



## BOUTIQUE 3 BED RESIDENCES

**SITE ADDRESS:**  
Bharat Auravistas,  
Opposite Windermere, Oshiwara,  
Andheri (W), Mumbai - 400 058.

**SALES LOUNGE ADDRESS :**  
Bharat Experience Centre Lokhandwala Circle,  
Lokhandwala Complex, Andheri (W),  
Mumbai - 400 053.

**CORPORATE OFFICE ADDRESS:**  
502, 5<sup>th</sup> Floor, Supreme Chambers, 17/18  
Shah Industrial Estate, Off Veera Desai Road,  
Andheri (W), Mumbai - 400 053.



MahaRERA Registration No: **P51800077277**  
Also available on: [maharera.mahaonline.gov.in](http://maharera.mahaonline.gov.in)



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YOUR LATEST CONQUEST:  
YOUR HOME.  
WELCOME TO THE AURA OF

*Resplendence.*

Transcending from mere opulence to a harmonious blend of distinction, elegance, and a profound sense of belonging, Bharat Auravistas epitomizes refined living. Each experience here delicately unfolds the essence of a refined retreat where one finds solace in a rarified atmosphere of exclusivity and privacy.





OWNED ONLY BY THOSE  
WHO DEMAND THE

*Very Best.*

With 36 storeys of carefully curated homes, Auravistas offers boutique homes that exude an aura of sophistication and individuality. These bespoke abodes, surrounded by the verdant embrace of lush green mangroves, provide a sanctuary where the city and sea converge with vistas rarer than any work of art. Designed to cater to the refined tastes of global travelers, this landmark boasts world-class amenities, providing an unparalleled experience of quintessential living.





NO REASON TO STEP OUT,  
ALL REASONS TO

*Move In.*

A gated community of meticulously crafted boutique residences that connect you effortlessly with nature, as it does to the city. Featuring impeccable indulgences enveloped by the greens, get used to waking up to a life that makes living expansive, elevated, and fulfilling in every sense.



THE AURA OF

*Seamlessness*

DISCONNECT FROM THE CITY.  
CONNECT WITHIN MINUTES.





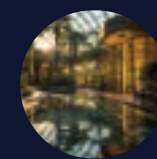
WHERE YOU STAY MATTERS.  
A POSTCODE ENOUGH TO COMMAND

*Attention.*

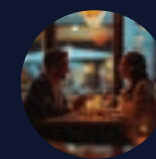
A SOUGHT-AFTER SUBURBAN PARADISE,  
OSHIWARA IS EVOLVING AS AN ICONIC  
LANDMARK OF LUXURY LIVING IN THE CITY.

WHAT HOLDS IT AS A PROMISING  
INVESTMENT HUB,

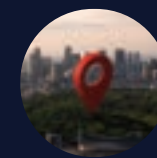
*Includes,*



UNRESTRAINED LUXURY  
AND NATURAL ABUNDANCE



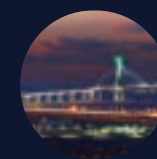
ORCHESTRATED  
CONVENIENCES



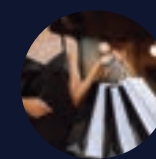
OSHIWARA  
BUSINESS DISTRICT



GROWING  
COMMERCIAL ZONES



SEAMLESS  
CONNECTIVITY



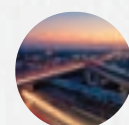
HIGH STREET  
RETAIL AVENUES



# THE UNSPEAKABLE COMFORTS JUST MOMENTS AWAY FROM

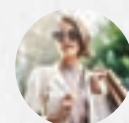
Home.

Where everything is just a touch away, life is beyond an escapade. For the ones who travel the world, presenting a sanctum that nurtures the finest lifestyle, empowers the distinct visionaries, and elevates city-nature balance. In the heart of tomorrow, there is always enough time to do more.



## CONNECTIVITY

Link Road	0.5 km
S.V. Road	1.9 km
Western Express Highway	4 km
International Airport	6.5 km
Versova-Madh Flyover	
(Upcoming)	10 km
Coastal Road (Upcoming)	4.2 km



## MALLS

Vicino	0.4 km
Infiniti Mall	1.6 km
Citi Mall	1.7 km
Inorbit Mall	3.1 km



## EDUCATION

RIMS International	0.29 km
C.P. Goenka School	0.45 km
JBCN International School	1 km
Ryan Global School	1.2 km



## RESTAURANTS

Juliette	1.7 km
Yazu	1.7 km
Foo	1.8 km
Osteria	2.3 km



## BUSINESS HUBS

Laxmi Industrial Estate	2.3 km
Nirlon Knowledge Park	4.2 km
Mindspace Malad	5 km
Nesco Goregaon	5.5 km



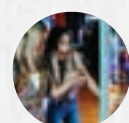
## METRO

Metro Line 2A	0.5 km
Metro Line 7	4 km
Metro Line 6	1.7 km
Metro Line 1	3 km
Metro Line 2B (Upcoming)	0.5 km



## HEALTHCARE

Axis Multispeciality	2.4 km
Kokilaben Hospital	2.9 km
Bellevue Multispeciality Hospital	3 km
SRV Hospitals	3.2 km



## ENTERTAINMENT

PVR Inox Cinema	1.9 km
Hop up Mumbai	2.2 km
Fun Republic	2.4 km
Shott	3.5 km



SOURCE: GOOGLE MAPS

MAP NOT TO SCALE



THE AURA OF

*Excellence*

ABOVE THE CITY,  
THE SKIES AWAIT.





Actual Impression

36 STOREYS.  
ALWAYS HITTING THE

*High Note.*

Embrace the elegance of this boutique landmark, a lifestyle graced by global appeal and thoughtfully curated spaces designed by world-renowned designers. Rise to an icon, where your life sets the benchmark and makes its mark like never before. Surrounded by exclusivity and serenity, this pincode places you at the center of the finest possibilities the city has to offer. Step into a world where every aspect is tailored to your sophisticated taste.

BOUTIQUE 3 BED RESIDENCES



Vastu Compliant  
Spacious Homes



Sweeping Vistas Of Sea,  
Mangroves And City



Expansive Decks  
In All Apartments

PROJECT HIGHLIGHTS



Exclusive Ramp  
With 6 Storey Podium



High Street  
Retail



Seamlessly Connected  
To The City & Beyond





Artistic Impression

## OUR *Alliances*



PENTASPACE CONSULTANTS PVT. LTD.  
ARCHITECT

Pentaspaces Consultants Pvt. Ltd. stands as a dynamic collaboration of young and talented architects and designers. Established in 2007, the firm has carved its presence in Mumbai, India's financial capital, and Gujarat, the industrial capital of India.



WHITBY WOOD PRITAMDASANI  
RCC CONSULTANT

The Whitby Wood Group is a premier engineering design and advisory consultancy with an international footprint. Since its founding in 2016 by Sebastian Wood and Mark Whitby, the practice has rapidly expanded, leveraging long-standing relationships with numerous esteemed companies. Operating across the UK, Europe, India, and the Middle East, Whitby Wood is dedicated to delivering innovative engineering solutions on a global scale.



EPLA STUDIO LLP (EP+LA)  
LANDSCAPE ARCHITECT

EP+LA is dedicated to crafting contextually appropriate landscape designs that offer a unique experience for each project. Based in Mumbai, this esteemed Landscape Architecture firm has consistently delivered innovative projects that meet global standards, creating captivating environments that stand out for their creativity and excellence.



NOESIS SERVICE CONSULTANT  
MEP CONSULTANT

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SOME INDULGENCES ARE WORTHWHILE,  
NO MATTER WHAT THE MOOD

*High Street Retail.*

Immerse yourself in the refined retail therapy at Auravistas' curated esplanades. These chic boulevards choreograph an overture of haute couture, where every store is a masterfully composed convenience of style and sophistication - at your doorstep.



Artistic Impression



THE AURA OF

Abundance

THE KIND OF LIFE  
OTHERS WOULD ENVY.

Experiences spread across 2 levels



Podium



Rooftop



# A LIFETIME OF EXCLUSIVE PRIVILEGES BEGIN WITH AN EXPERIENCE LIKE

*No Other.*

6<sup>th</sup> Floor Podium Amenities Floor Plan

- LEGEND:
1. Walking Track (1.5m Wide)

2. Seating Alcove

3. Kids Play Area

4. Jungle Gym

5. Musical Play Equipments

6. Rock Climbing Wall

7. Multipurpose Hall

8. Party Lawn

9. Party Deck

10. Barbeque Area With Seating

11. Pool Deck

12. Swimming Pool

13. Jacuzzi

14. Decorative Screen

15. Kids Pool With Bubblers

16. Open Showers

17. Trampoline Park

18. Gymnasium

19. Open Air Seating With Wi-Fi

20. Indoor Play Area

21. Reading Lounge







Artistic Impression

AN ELEVATED ARENA TO  
MATCH YOUR FITNESS LEVELS.

*Gymnasium*

A REFRESHING LAP  
BETWEEN YOU AND  
YOUR WORK DAY.

*Swimming Pool*



Artistic Impression





Artistic Impression

KEEPING THEM OCCUPIED  
IS NO MORE A HASSLE.

*Kid's Play Area*

THE PERFECT EXCUSE  
TO HOST ANY CELEBRATION.

*Multipurpose Hall*



Artistic Impression





Artistic Impression

RAINY DAYS  
WILL NO MORE BE GLOOMY.

*Indoor Games*

THE HIGHER YOU GO,  
THE LIGHTER IT FEELS.

*Jungle Gym*



Image For Representation Purpose Only



# MAKES YOU FEEL LIKE YOUR PIECE IN THE SKY.

Welcome to "The Sky Edition" by

*Auravistas.*

Terrace Amenities Floor Plan

LEGEND:

- |    |  |     |                               |
|----|--|-----|-------------------------------|
| 1. | Walkway With Decorative Screen (1.5m Wide) | 7.  | Viewing Corner With Telescope |
| 2. | Leisure Walkway (1.5m On Each Side)        | 8.  | Multipurpose Lawn / Yoga Lawn |
| 3. | Seating Deck With Outdoor Screen           | 9.  | Aroma Garden                  |
| 4. | Putting Green                              | 10. | Decorative Pergola            |
| 5. | Pet Area                                   | 11. | Meditation Corner             |
| 6. | Stargazing Deck                            | 12. | Sculpture                     |







Artistic Impression

THE ALFRESCO  
CINEMATIC EXPERIENCE  
UNDER THE STARS.

*Outdoor Screen*

ELEVATE YOUR GAME  
ON THE EMERALD GREENS.

*Putting Green*



Artistic Impression





Artistic Impression

A PAW-SOME PLAYGROUND  
FOR YOUR FURRY FRIENDS.

*Pet area*

USHER IN THE  
COOLING BREEZES.

*Pergola*



Artistic Impression



THE AURA OF

# *Residences*

WELCOME HOME,  
TO YOUR VERY OWN DYNASTY.



NOT JUST HOME,  
YOUR SPACE FOR

*Palatial Living.*

The Living Room



Artistic Impression





ENDLESS. ENCHANTING.  
ABSORBING

*Views*

TO FRAME YOUR LIFE.

The Balcony



RETIRE YOUR WORRIES.  
RECHARGE FOR A

*Fresh Day*

The Master Bed



Artistic Impression





LOOKS LIKE A WORK OF ART,  
FEELS LIKE A  
BADGE OF HONOR.

*Bedroom 01*

LOOKS LIKE A SUMPTUOUS  
HOTEL SUITE,  
FEELS LIKE HOME.

*Kitchen*







Artistic Impression

LOOKS LIKE A  
DESIGNER SPACE, FEELS  
LIKE COMFORT & PRIVACY.

*Bedroom 02*

LOOKS LIKE A  
STATELY BATH, FEELS  
LIKE A PERSONAL SPA.

*Bathroom*



Artistic Impression



WE ARE  
COMMITTED  
TO OUR CRAFT,

*So you can  
have it all!!*



MASTER LAYOUT





GROUND FLOOR PLAN





TYPICAL FLOOR PLAN





# EXTRAVAGANCE IN EACH

*Corner*

With an exclusive aesthetic that nurtures grand interiors, Auravistas hosts comfort and elegance that enhances each space. Embodying privacy and discretion, each feature is carved with distinct design experiences.

## CONSTRUCTION

Earthquake resistant structure.

## FLOORING

Imported marble in living room, dining.  
Vitrified flooring for bedroom.

## WALL

Gypsum with approved plastic paint on wall.

## WATER PROOFING

Water proofing by branded company.

## WINDOW

Anodised / Powder coated aluminium sliding window with clear glass.

## DOORS

Laminated flush door.

## KITCHEN

Vitrified / ceramic for kitchen.  
Kitchen platform finished with polish granite top.

## BATHROOM & TOILET

Vitrified /ceramic anti-skid tiles for toilets & approved dado tile up to beam bottom.  
Concealed plumbing with CP/sanitary fittings of American standard / Grohe or equivalent brand.  
Geyser in all bathrooms.

## ELECTRICAL

Concealed wiring in the entire flat with ELCB & MCB switches in the main board.  
Adequate points for lights, fans & TV.  
Intercom connection in the living room.

## ENTRANCE LOBBY LIFTS

Double height entrance lobby finished with Italian marble.

## EXTERNAL FINISH

Entire building painted with water-proof external grade texture paint.

## SAFETY

Intercom facility.  
Video door phone.  
Firefighting and fire detection system.  
C.C.T.V. camera in common areas and lift.

## AIR-CONDITIONING

Sleeves provision In all rooms i.e. living, dining, bedroom.

## LIFTS

All lifts shall be Schindler / Toshiba / Mitsubishi or equivalent make.

## PARKING

Adequate covered parking.







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A LEGACY  
BUILT OVER DECADES.  
NURTURED

*Everyday.*

With a spirit to elevate skylines,  
we create legendary landmarks  
that offer thoughtful spaces.

We set the trend with a thought-through  
vision & commitment to deliver excellence.  
Our developments entice customers with  
our state-of-the-art offering-cutting-edge  
technology and strategic locations. That is  
why all of our projects are highly successful  
and sought-after by all.

20  
YEARS OF  
BUILDING TRUST

5000+  
HAPPY  
FAMILIES

15  
AWARDS OF  
EXCELLENCE

22 LAKH  
SQ. FT. OF  
DEVELOPMENTS











