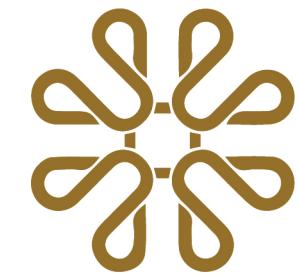




140

SHIVAJI PARK

LUXURY AS IT'S MEANT TO BE...



URBANIA  
REALTY

## ABOUT URBANIA REALTY

We are a contemporary, yet forward-thinking real estate company that creates homes with global best practices. Our promoters strongly believe in creating structures that enhance its lifetime value while maintaining sustainability practices that give back more and restores the environment



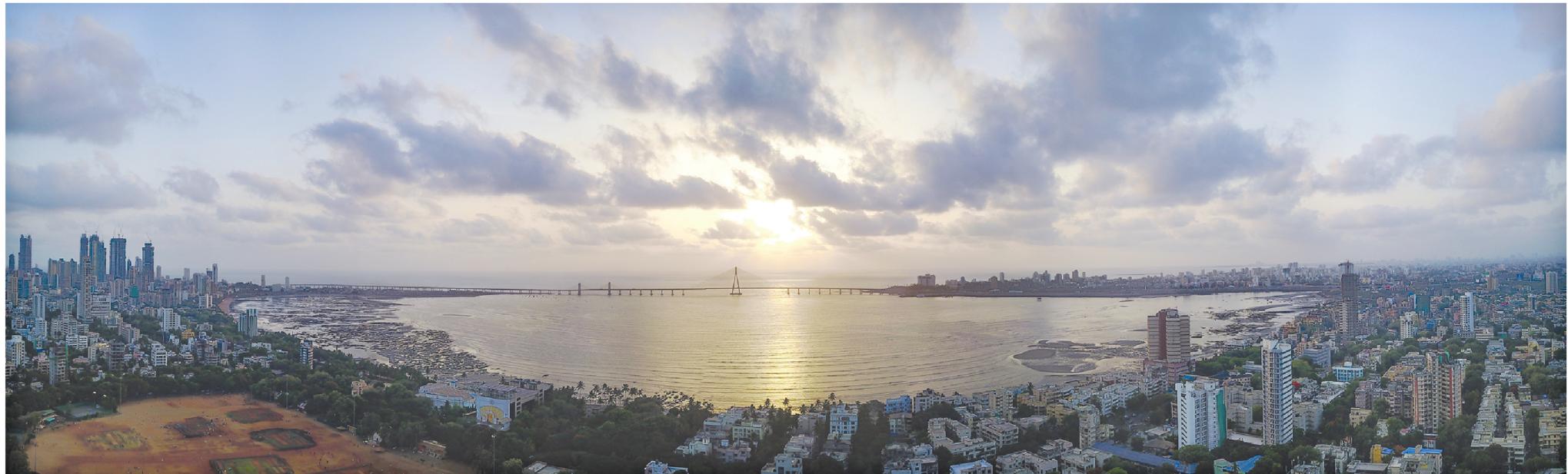
## A TOWER THAT RISES ABOVE ALL ELSE

### 3, 5 & 6 BHK

140 Shivaji Park is a multi-layered, faceted project that puts its inhabitants at the center of the experience process influenced by art, aesthetics, engineering, lifestyle, interiors, sustainability, and more.

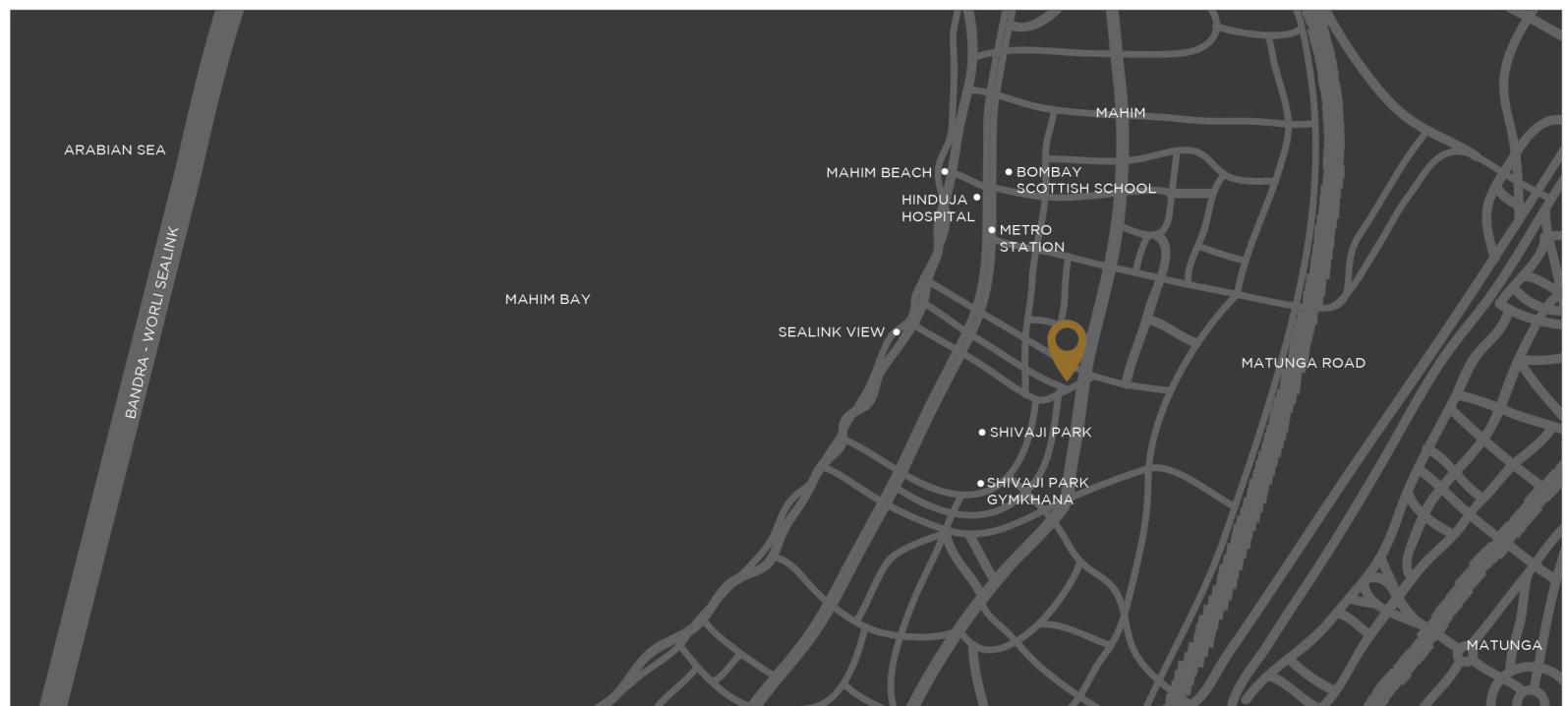
## ICONIC RESIDENCES WITH SPECTACULAR AND EXPANSIVE VIEWS

Your apartment has a heritage address in South Mumbai that needs no introduction. As the tallest tower in Shivaji Park precinct, each apartment boasts of unobstructed views encompassing the Bandra-Worli Sea Link along with the open green pastures of Shivaji Park. Not to mention the old worldly charm of a locale dotted by quiet and leafy by lanes.



# AN ADDRESS WITHOUT PARALLEL IN SOUTH MUMBAI

- An art deco precinct with immense history
- Great connectivity to the western and central parts of the city including the airports, Bandra-Worli sealink and more
- Close to major commercial districts like Lower Parel, BKC and more
- Metro development at a walking distance from the project
- Surrounded by leisure and entertainment hubs
- Easy access to top schools, colleges, hospitals and other important needs.



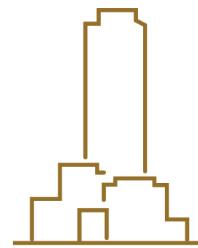
# WHAT MAKES 140 SHIVAJI PARK UNIQUE?

## **Biggest Plot**



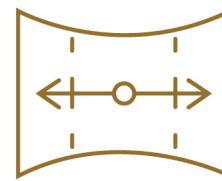
Amalgamation of  
4 plots as single  
development

## **Tallest Tower**



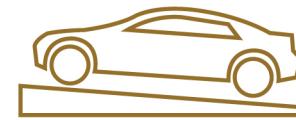
Above all the existing  
towers in the precinct

## **Unrestricted View**



Choice of 1st Residence  
20th floor and above  
with clear view

## **Ramp Parking**



6 levels of covered  
podium ramp parking

# WELCOME TO A WORLD WHERE EVERY SMALL DETAIL DELIVERS A BIGGER EXPERIENCE

Tremendous detailing has gone into the making of 140 Shivaji Park. Our lobby for example, is intended to be more than an entrance to your home.

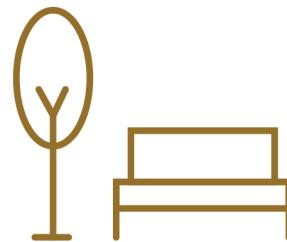




YOUR SHARED SPACE

# ESSENTIAL AMENITIES

All amenities have been planned keeping in mind the lifestyle requirements of residents. So, whether you enjoy doing activities or just like to lay back; there's something for all members of the family to do.



Outdoor Seating Lawn



Kids Plant Theatre



Kids Rock Climbing



Organic Garden



Kids Play Area



Cycle Hub



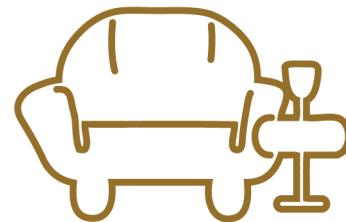
Concierge Services

# QUINTESSENTIAL AMENITIES

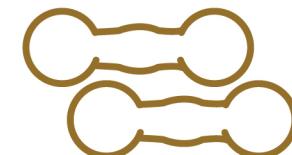
Witness the pleasures of an upgraded lifestyle at 140 Shivaji park. Adding to your luxury one amenity at a time.



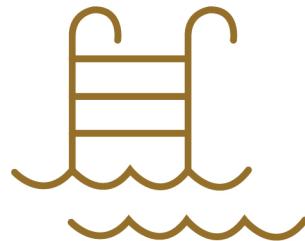
Deli



Multipurpose Lounge



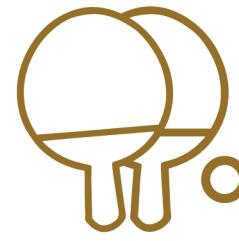
Gymnasium



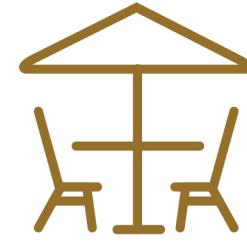
Infinity Pool



Yoga deck



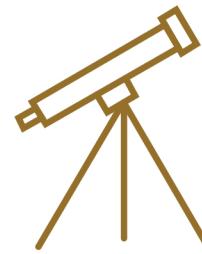
Indoor Games Room



Party Lawn

## ROOFTOP AMENITIES

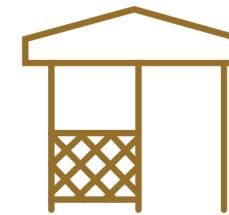
Terrace is an additional space to chill and entertain. Space can accommodate small events such as musical gigs, art events and more Star gazing through a telescope.



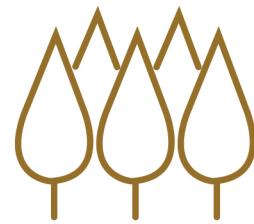
Viewing Deck



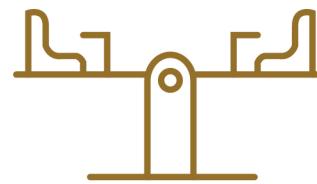
Sky Lounge



Gazebo



Landscaped Garden



Kids Zone



YOUR LIVING SPACE



## BUILT FOR YOUR IMAGINATION

Tall ceilings, full height sliding windows, no columns in the middle of floors and only 2 apartments per floor with separate staff, service and utility areas, our spaces reveal the core principles of our design philosophy; exclusivity and personalization

## AN ODE TO DESIGN HARMONY

The effort is to design something with great aesthetics that blends into its environment. Our design makes the inside space open out to the outside in a way that is seamless and making it feel like there are no boundaries between your home and what lies beyond.



## PRIVATE WFH STUDIO

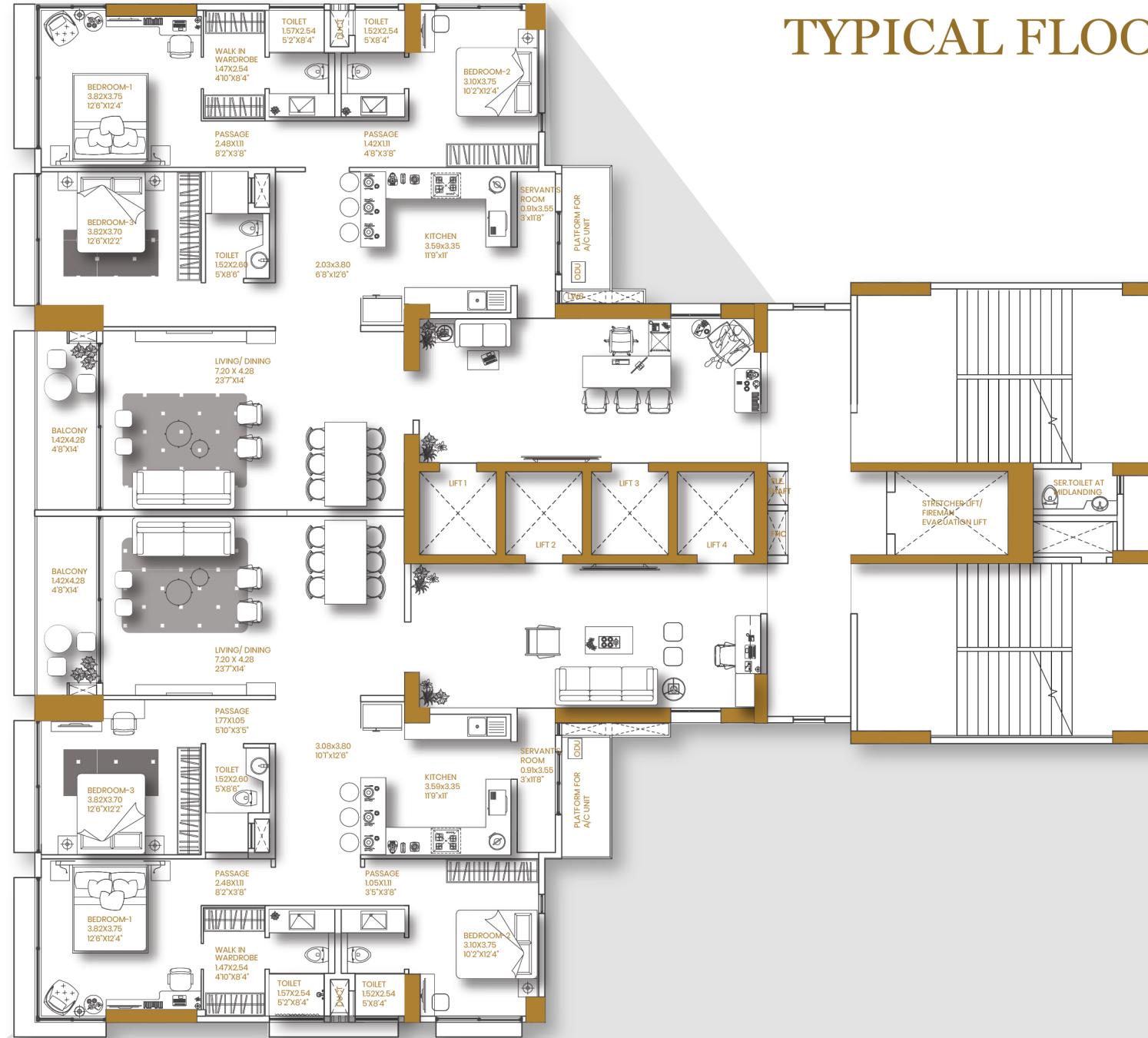
All apartments have private elevators landing area. This space is versatile and can be converted into a WFH office/studio or even a holding area for personal use so that you can restrict access for outsiders to family spaces if needed



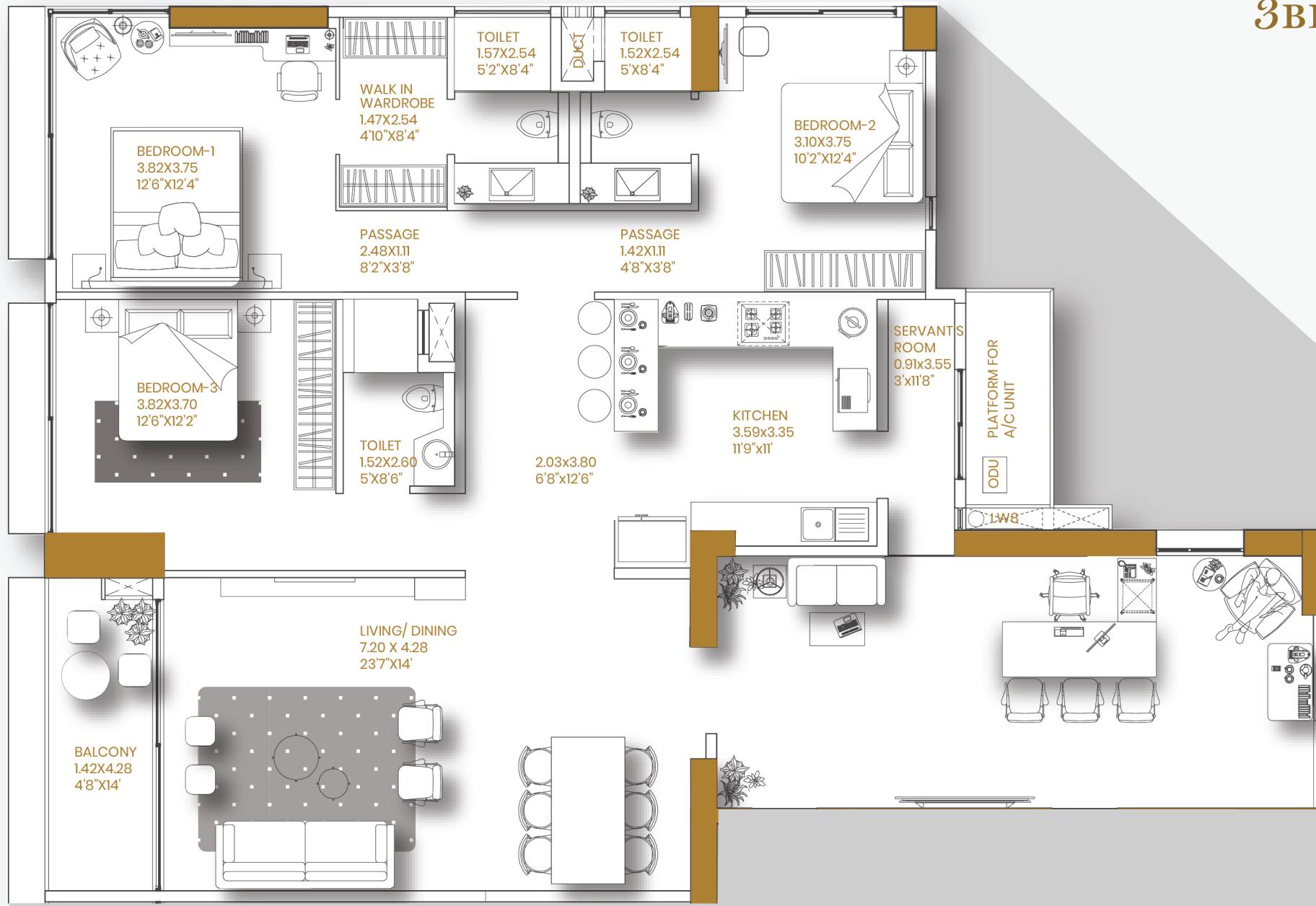
## GET THE FEELING OF SPACE

The bedroom layouts have been designed to give you a 360-degree view of the outside world, while the L-shaped design of glass windows give you a floating cloud kind of feel

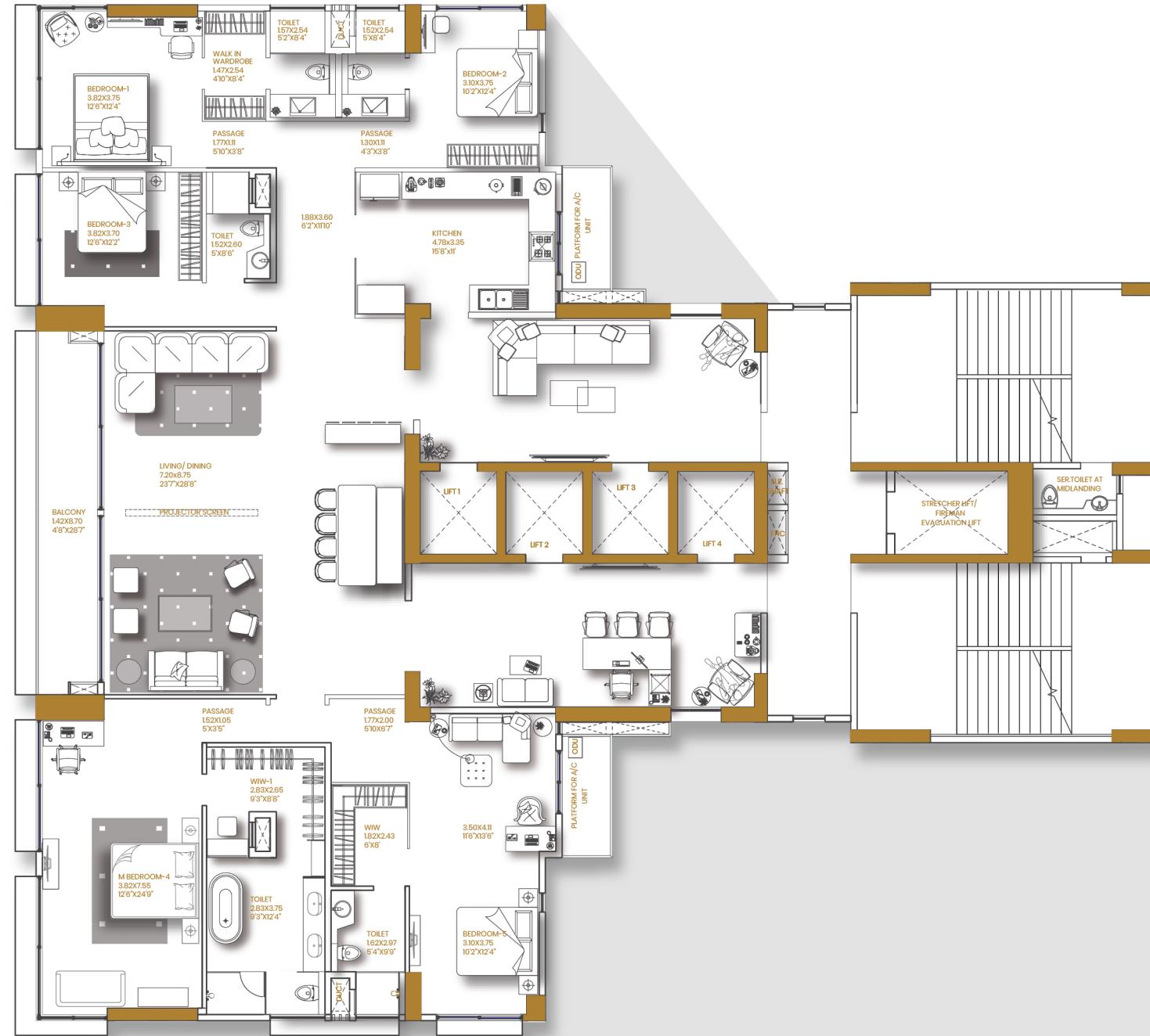
# TYPICAL FLOOR PLAN



**3 BHK**

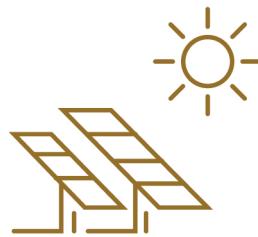


5BHK



# LEAVING BEHIND MORE THEN WE TAKE

Embrace a lifestyle of class, comfort and sensitivity with sustainable and environment friendly solutions that leaves you with sense of fulfillment.



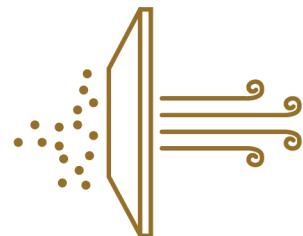
Solar panels in common areas,



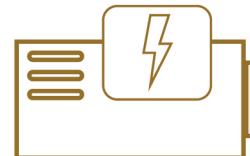
Rain water harvesting



IGBC Gold Certification



Option available to get Renson  
Air purification system



Electricity generating equipment



Organic waste compactor

# OUR PARTNERS



## Architectural Design Consultant

Access Architects is an architecture firm started in 1982 by Mr. Atul Shah. The firm has evolved into a design studio that believes in innovation and modernization while keeping the traditional principles of design intact. The firm is behind marquee projects like The Ruby Tower, Sofitel Hotel in BKC, Washington House at Altamount Road. The offices in Mumbai and Bangalore, Access Architects is the architectural firm of choice firm for clients seeking innovation in design.



## Structure Design Consultant

Thornton Tomasetti is a global engineering design, investigation and analysis services company working with clients across a variety of projects worldwide. A 100% employee-held organization of 1,300 engineers, architects, sustainability practitioners and support professionals, Thornton Tomasetti has offices across North America, Asia-Pacific, Europe, Latin America and the Middle East.



## Project Approval Architect

Established in 2000 Milind Samel, Architectural Consultant provides space planning along with estimates of project development of leading developers in Mumbai.

# OUR PARTNERS



## Interior Design Consultant

Interior Design, Art Environment, Installations & Landscape theme - Munawwar Sharifi Munawwar is responsible for the design story related to Interiors and landscape of 140 Shivaji Park. He is a designer and an artist and brings to spaces, a unique mix of art, installation, and aesthetics to transform them beyond the ordinary. His studio - 'The Design Company India' is currently involved in projects of multiple scale and genres.



## MEP Design Consultant

GRUNE is an engineering consulting firm specializing in a broad range of technical services and innovative solutions for sustainable, energy efficient systems, and complex projects nationwide. Founded by the Mr. Pradeep Nadkarni, Mr. T.M. Mathew and Mr. Sooraj Nair, Grune is a leader in the field of MEP & Sustainability.



## Civil Contractors

Eversendai is a leading global organisation in undertaking turnkey contracts; delivering highly complex projects with innovative construction methodology for high rise buildings as well as composite and reinforce concrete building structures in the Asian and Middle Eastern regions. They have worked on landmarks buildings in Malaysia, India, the UAE and Qatar.



# AN ADDRESS THAT IS COMPLETE IN EVERY SENSE!

To Book an Appointment:

Reach Out to Us on  
Ph. no. +91-9930559000

Site address:

140 Shivaji Park, Dr. M.B. Raut Road,  
Dadar (west), Mumbai- 400028.

MahaRERA Registered Project:  
P51800012248

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