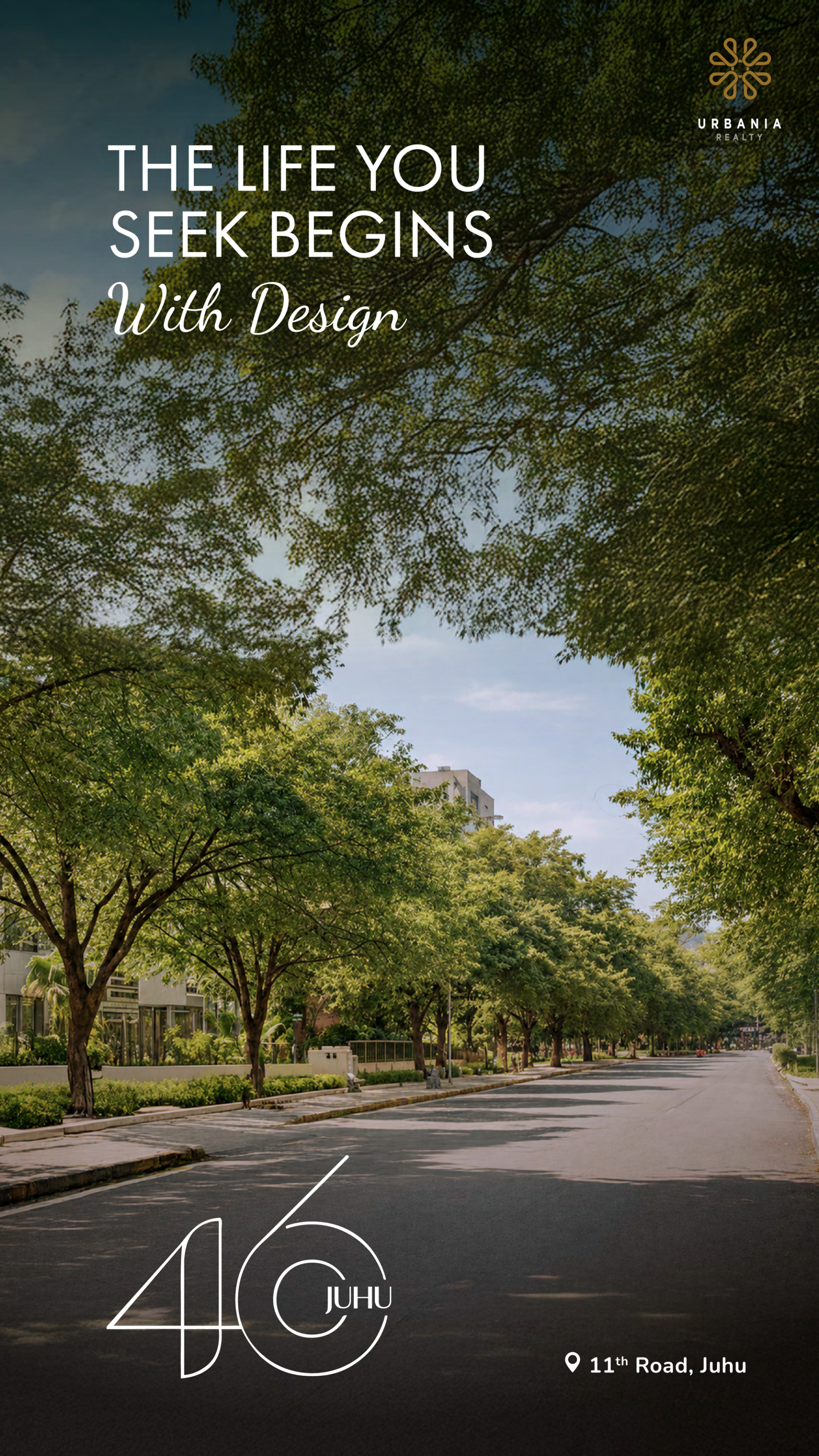

URBANIA
REALTY

THE LIFE YOU SEEK BEGINS *With Design*

46 JUHU

11th Road, Juhu

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URBANIA
REALTY

Urbania.
DESIGNED FOR TODAY. TIMELESS, TOMORROW.

Urbania is a forward-thinking real estate company shaped by global best practices and market-led insight. Every home begins with a strong functional foundation, refined through detailed execution and an uncompromising approach to design. The record response to 140 Shivaji Park stands as testament to this vision. Our homes are built for long-term value and grounded in responsible, restorative practices. These are homes designed with decisions that last.

Image for Representational Purposes

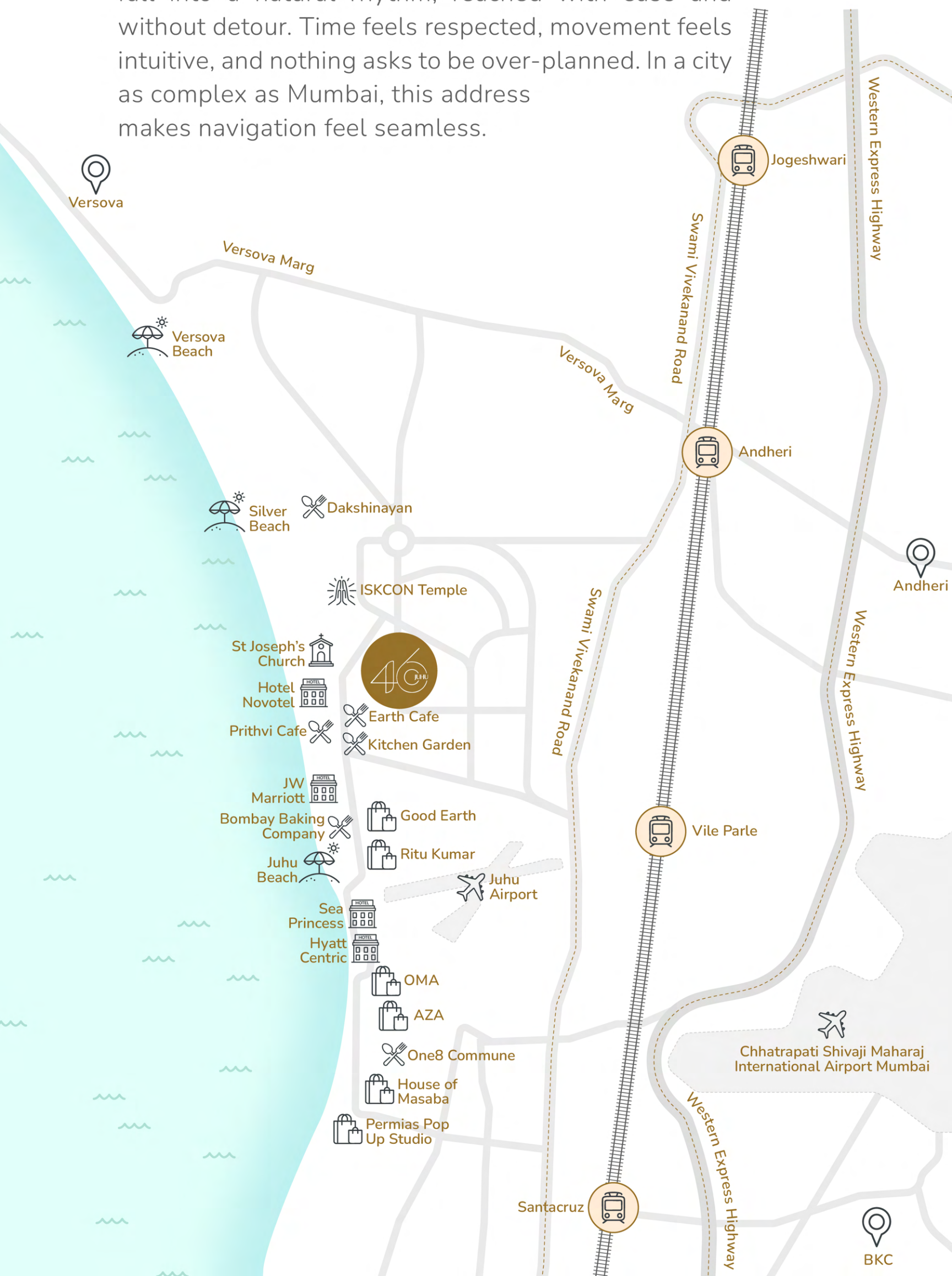
11th Road.

THE JUHU THAT LIVES UP TO *Its Promise.*

11th Road has long held a quiet distinction within Juhu. Calm yet connected, private yet assured, it carries the confidence of a neighbourhood that needs no introduction. Tree-lined and discreet, it has preserved its sense of calm for decades. The sea feels familiar, the city recedes at the turn. For those who understand the meaning of an address, 11th Road is where Juhu quietly endures.

AS IF THE CITY WAS DESIGNED *Around You.*

Work, dining, culture, fitness and everyday essentials fall into a natural rhythm, reached with ease and without detour. Time feels respected, movement feels intuitive, and nothing asks to be over-planned. In a city as complex as Mumbai, this address makes navigation feel seamless.



The Precision
BEHIND THE BEAUTY

Whether preserving a family legacy or shaping a new one, life is defined by quiet decisions made with long-term vision. At Urbania, homes are conceived with the same clarity of thought. Nothing is added for effect; every detail exists by design. Materials, proportions, and textures are chosen for their balance and intent. And when everything aligns, beauty is no longer an expression on display it becomes the way you live.

Image for Representational Purposes

AN ABODE CRAFTED FOR THE LIFE YOU LEAD.

A Life by Design

A life by design begins much like the way you live your own thoughtful, intentional, and guided by what truly matters. Every floor is composed around the natural rhythm of your day: how you move, pause, and inhabit each moment. Circulation is seamless. Light is precisely placed. Comfort feels instinctive, because every decision begins with your lifestyle. This is luxury that is shaped around you, never the other way around.

Image for Representational Purposes

Presenting
46 Juhu.

BUILT FOR THE SELECT, THE DISCREET, THE CERTAIN.

Artistic Impression

46 JUHU

With only a limited number of homes being offered, 46 Juhu is crafted for the select few. Each four-bedroom residence unfolds across an entire floor, accessed through a private elevator lobby, and planned to perfection. A sea-viewing deck looks over the tree-line of Juhu while the address itself sits in a lane known for its quiet power. The same discretion carries through to the amenities, designed with a level of refinement that is indulgent without seeking attention. This confidence in design continues in sculpted ceilings, custom lighting and crafted finishes, coming together with intent and certainty.

Artistic Impression

IT'S BUSY. IT'S CALM. AND FULL OF LIFE *In Between.*

Life here unfolds in layers rather than moments in this neighbourhood. Mornings feel grounded, evenings feel alive, and there's always something serene happening in the background. It's where culture feels lived-in, energy blends in naturally, and multi-generations share the same space with ease.

Image for Representational Purposes

A CURATED LIFESTYLE FOR THOSE FLUENT IN DISCERNMENT

The Grand Gallery
ELEVATED LIVING BEGINS WITH SELECT MATERIALS.

From the moment you enter, the grand lobby sets its intention through design. Every element is deliberate, shaping not just the arrival, but the time spent within. A space that establishes life here, and then allows it to unfold.

Image for Representational Purposes

Concierge Services
SERVICE THAT UNDERSTANDS YOU

Thoughtful assistance is always within reach. From managing everyday requests to coordinating life's finer details, the concierge service brings ease, efficiency and discretion, allowing your time to remain your own.

Image for Representational Purposes

The Outdoor Room
DESIGNED TO SIT BETWEEN SHELTER AND SKY.

Spacious decks become an effortless extension of daily living, with lounge spaces that feel inherent rather than introduced. Shaped for pause and conversation, the setting brings comfort, proportion, and context together with quiet intention.

Image for Representational Purposes

The Gymnasium
A SPACE THAT RESPECTS EFFORT

This is a place where training is treated with clarity and intent. Well-planned layouts, reliable equipment and a composed atmosphere allow effort to feel focused every time you show-up.

Image for Representational Purposes

The Meeting Lounge
FORMAL BY PURPOSE. FAMILIAR BY FEEL.

Designed to receive people rather than command attention, the Meeting Lounge is shaped for conversations that feel natural from the start. Materials, acoustics and light work quietly in the background, allowing discussion to unfold without effort.

Image for Representational Purposes

The Movie Theatre THAT COMMANDS YOUR ATTENTION

Designed with great acoustics and intelligent materiality, the theatre is built for immersion that feels spectacular.

- Great acoustic design calibrated for cinema, performance and gaming
- Handwoven carpets crafted by Indian artisans
- Engineered seating inspired by Italian design, handcrafted by India's master artisans
- EA Sports–ready configuration allowing the space to transform into a gaming arena

Image for Representational Purposes

A Private View,
A RARE PERSPECTIVE

Designed as a quiet extension of your home, the private view deck offers a place to pause above the city. Whether it's the first light of morning or the calm of the evening skyline, every moment is framed by uninterrupted views and complete privacy.

Image for Representational Purposes

The Multipurpose Court
AS ADAPTABLE AS THE WAY YOU PLAY.

Some days demand intensity, others precision, others a quick release of energy. Designed to support multiple sports with equal ease, the court adjusts to different forms of play without interruption.

Image for Representational Purposes

Yoga Pavilion
SLOW THE WORLD DOWN

Change your pace, not just your posture. In a space where the body aligns, the breath deepens, and the mind settles, allowing the day to resume on your terms.

Image for Representational Purposes

THOUGHTFUL, RIGHT DOWN TO THE LAST TURN.

Ramp Parking

Arrive on your own terms, smoothly and without interruption. The real luxury lies in time saved, effortlessly. With direct and secure access, your vehicle is parked with the same care as your home above it.

Image for Representational Purposes

SPECIFICATIONS

LOBBY

An atelier café with
a barista-led setup.

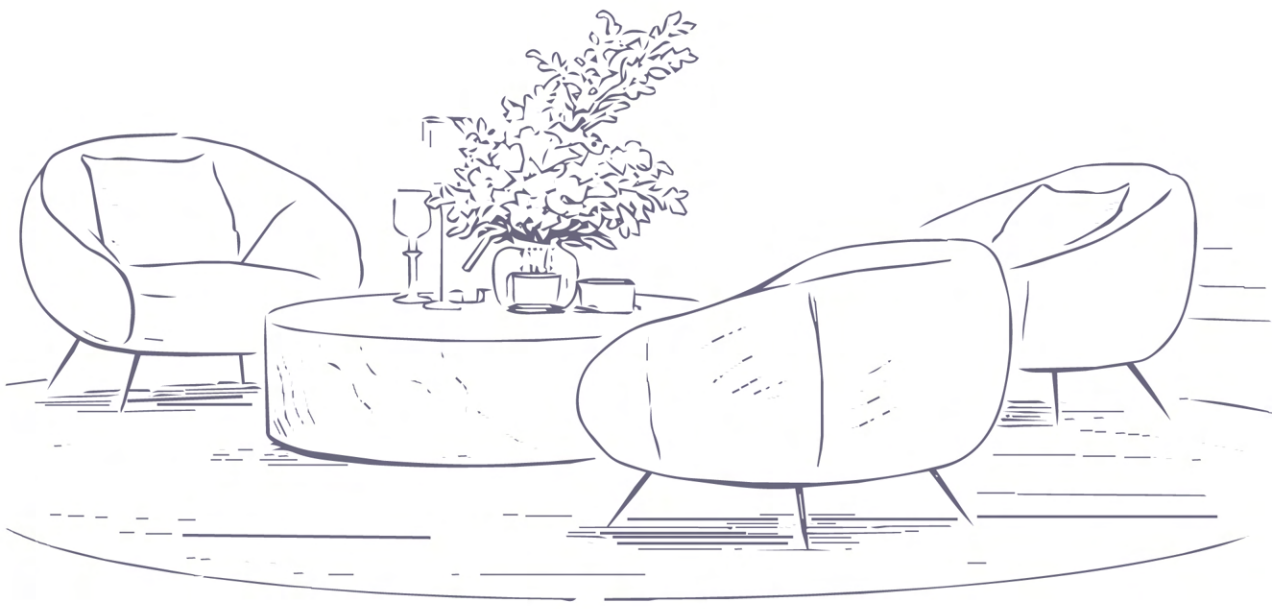
A sculpted ceiling finished in
sustainable yet luxe materials

A custom chandelier that anchors
the space with quiet presence

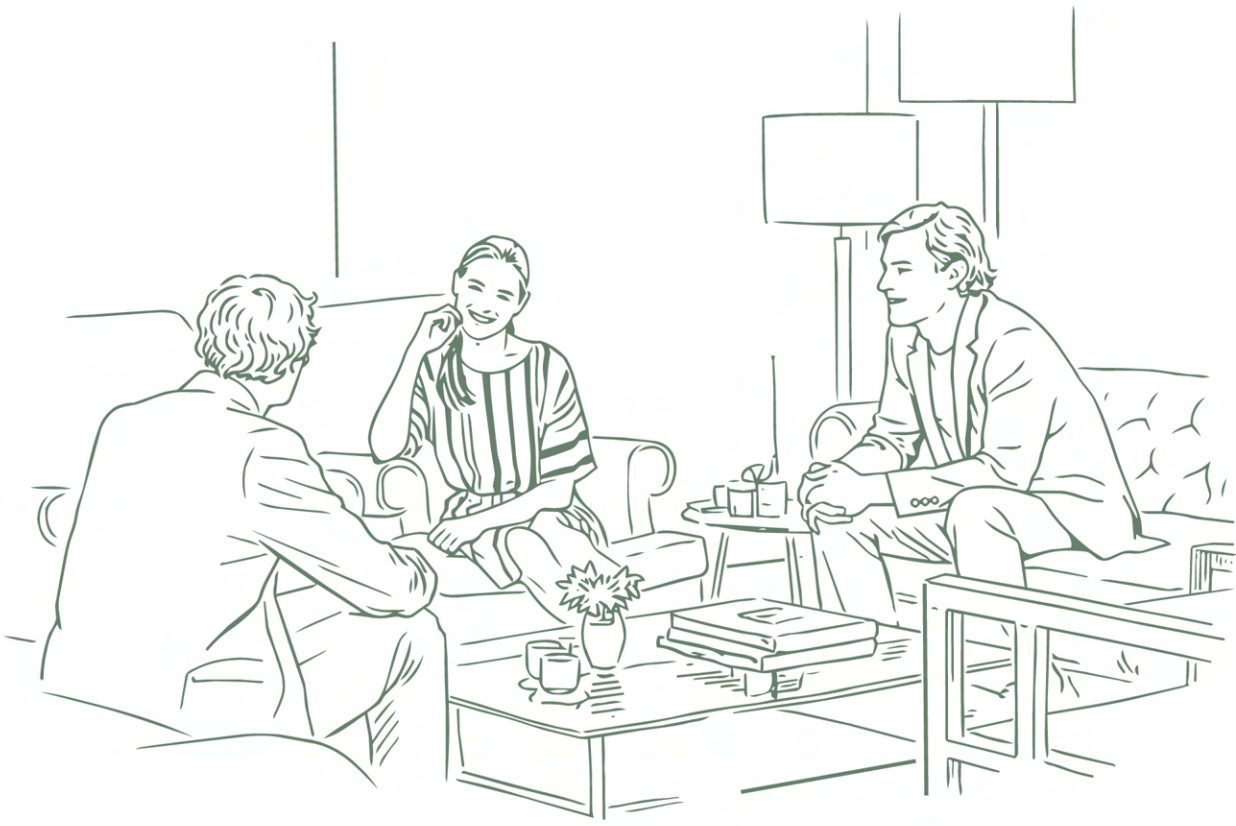
Curated soft furnishings upholstered
in designer stain-free fabrics

Layered lighting designed
to soften, not announce

Signature lobby flooring designed
to guide movement naturally



THE BUSINESS CENTRE



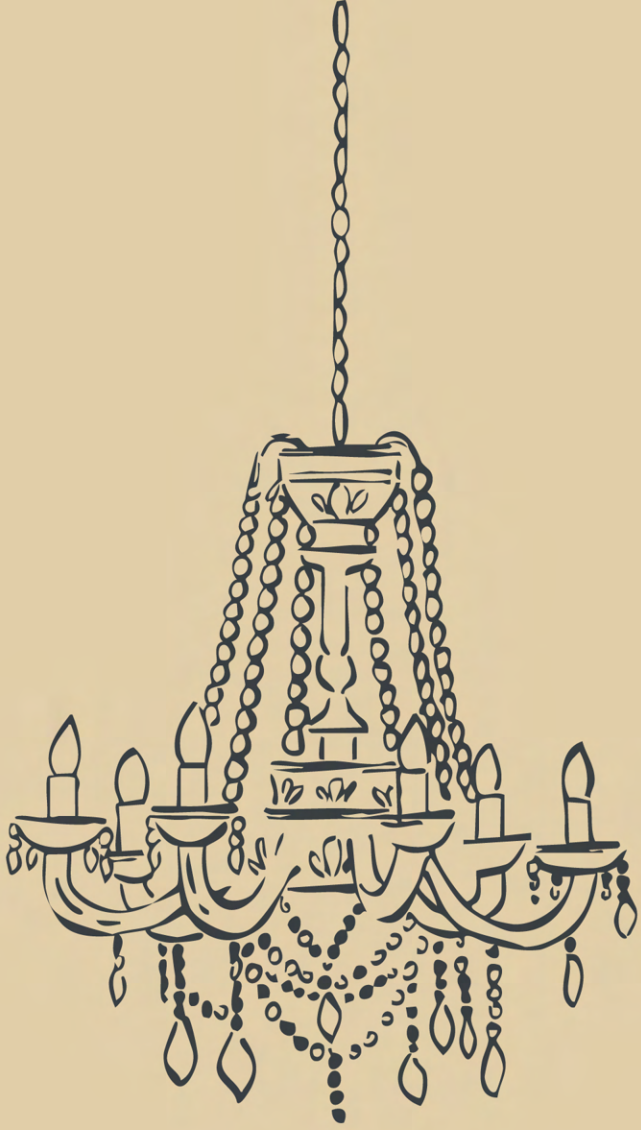
Detailed, ornamented ceiling design that mirrors the depth of conversations held here

Artisanal stone flooring sourced from select quarries, chosen over predictable materials

A sculpted staircase connecting levels, designed as a continuous architectural experience

An integrated reference library, designed to support long thinking and informed decisions

Intelligent spatial planning shaped by lived use rather than assumed function



THE FULL-FLOOR APARTMENT GRANDEUR THAT DOESN’T ANNOUNCE ITSELF.

Private Elevators
YOUR FRONT DOOR, REIMAGINED

Private elevators open directly into your full-floor residence, freeing the arrival space from shared corridors altogether. What would have been a passage becomes yours to shape as a waiting lounge, a quiet seating area, a display for art or simply a calmer threshold that lets the home begin on your terms.

Image for Representational Purposes

A Home
BY YOUR DESIGN

Kept deliberately bare shell, the home begins as a generous canvas, allowing your choices and sensibility to define the space. Scale, proportion and details are felt before anything else is added. The living room opens onto a deck conceived as part of the plan, bringing light, air and the view inward with ease, so nothing feels separate or imposed. If anything stands out here, it is the presence of the person who lives within.

Image for Representational Purposes

The Master Suite

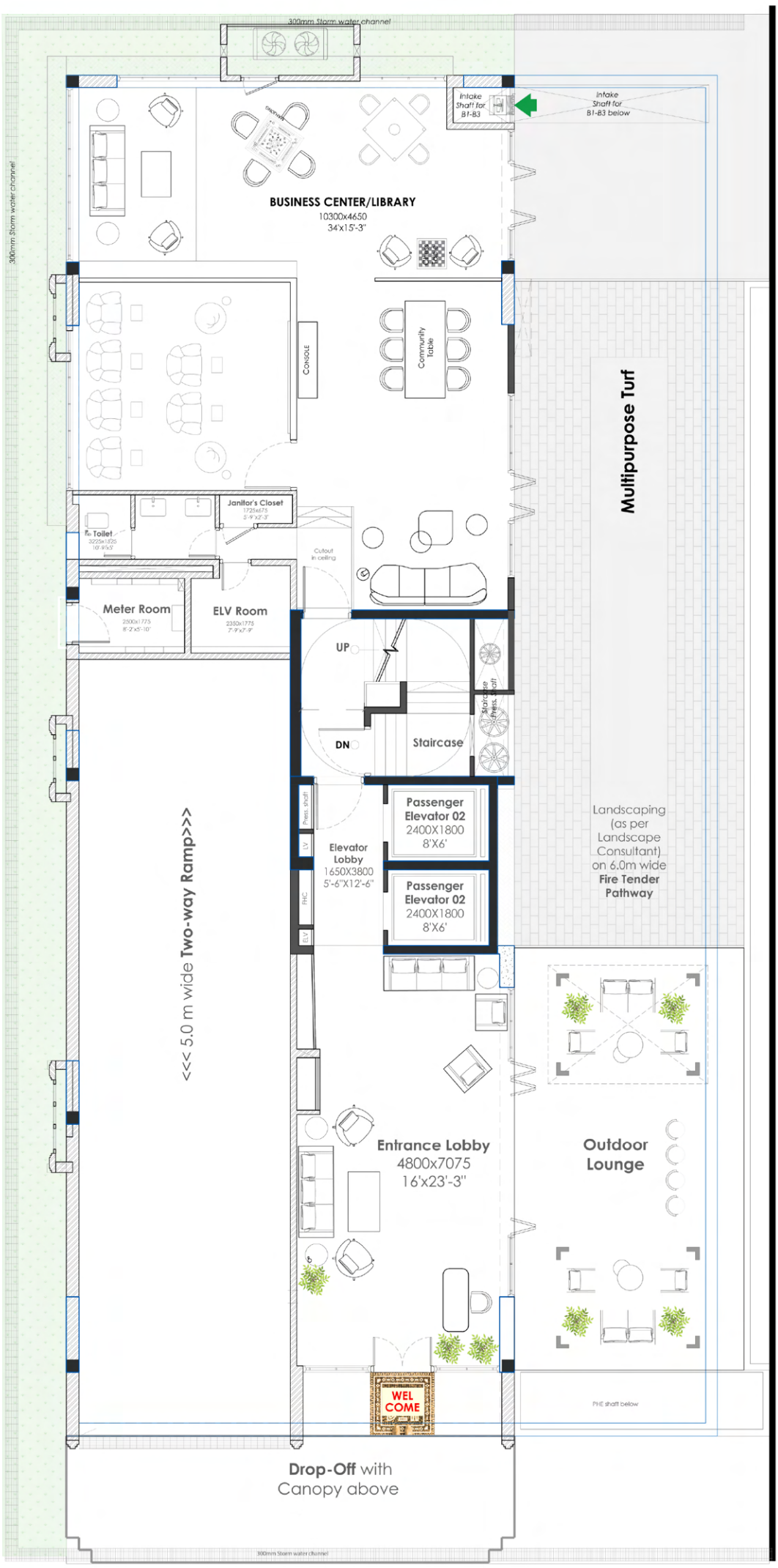
PLANNED TO ADAPT, NOT INSIST.

The bedroom is planned with a calm generosity that allows it to change as per your design. Proportions, storage and circulation are planned with clarity, so the space remains composed whether life feels expansive or pared back.

Image for Representational Purposes

THE CURATED OVERVIEW

GROUND FLOOR PLAN



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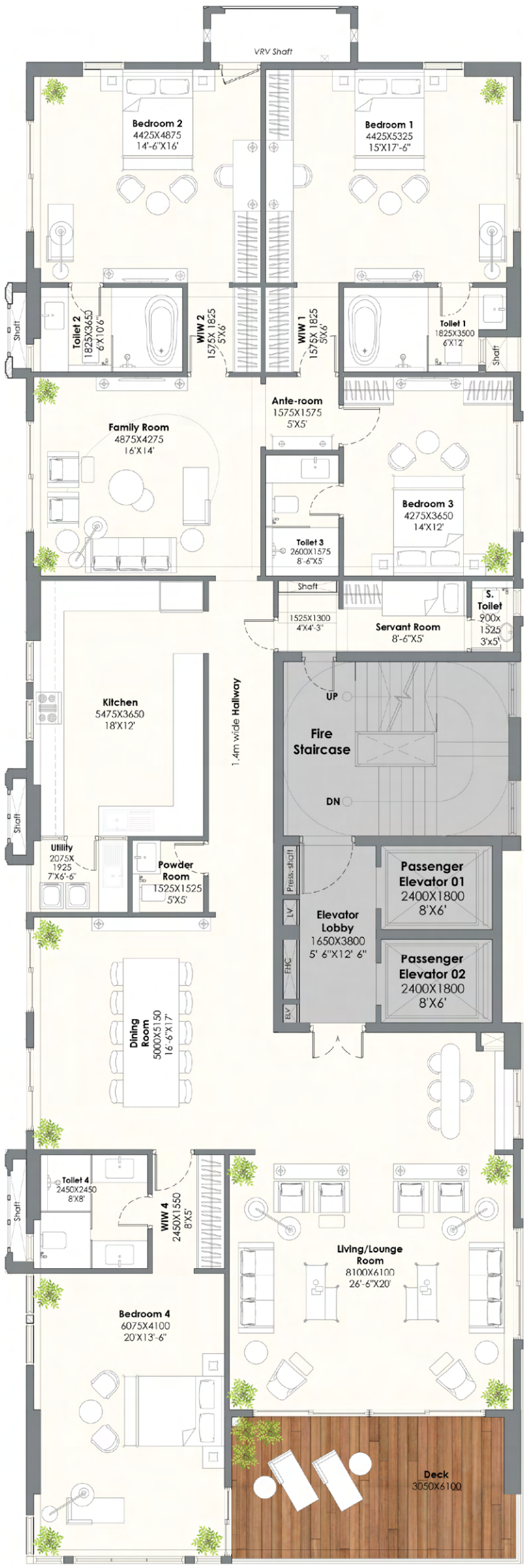
TYPICAL FLOOR PLAN



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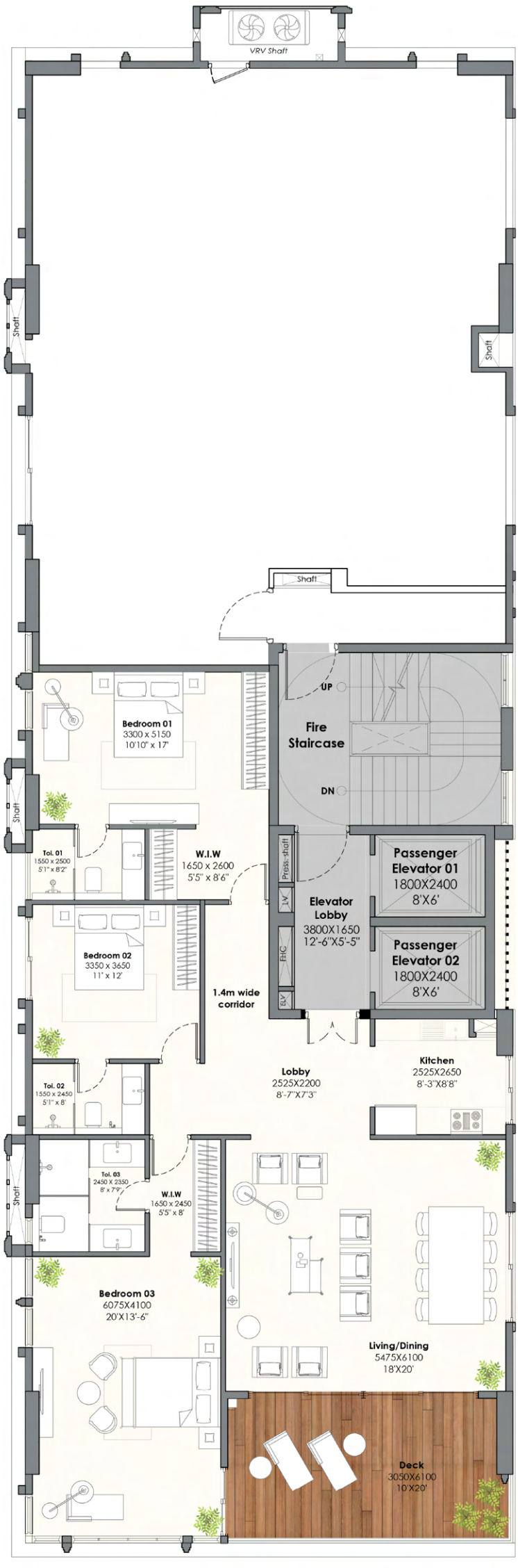
1ST FLOOR PLAN



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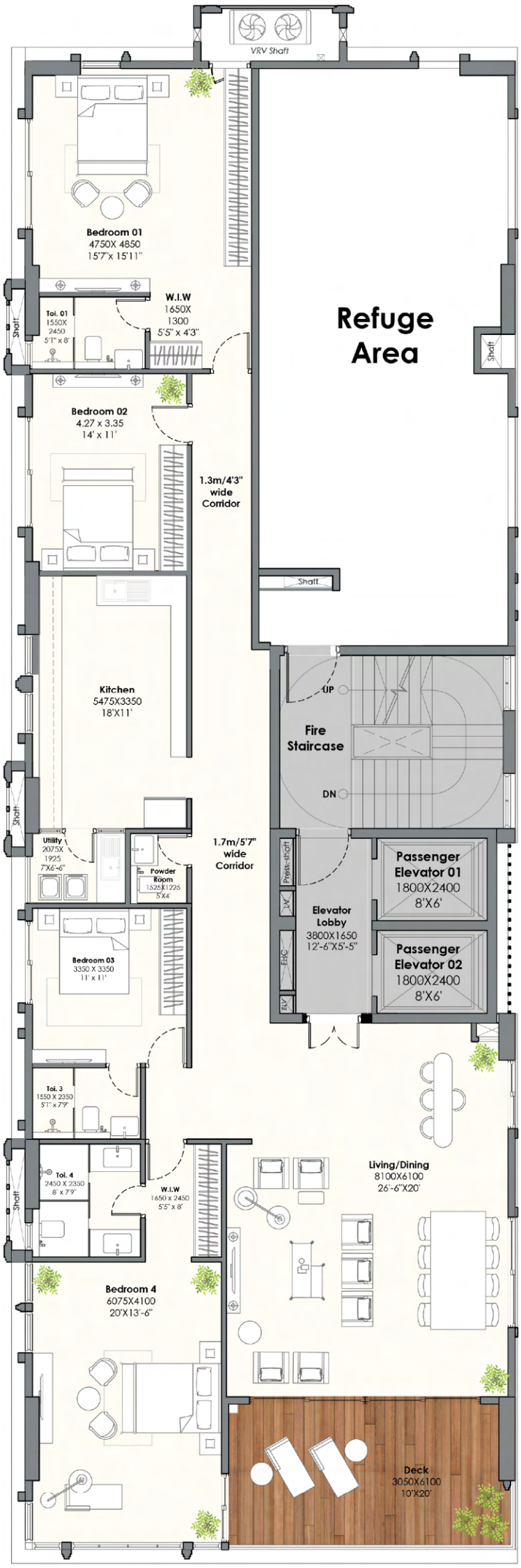
7TH FLOOR PLAN



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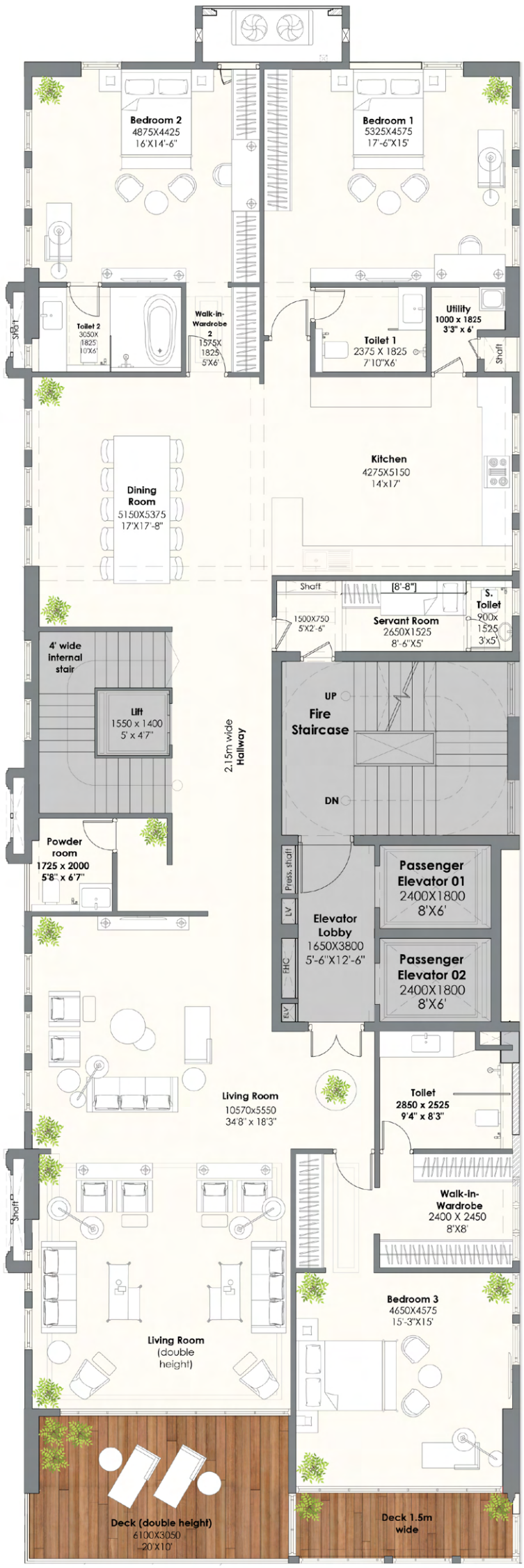
PENTHOUSE FLOOR PLAN
LOWER LEVEL



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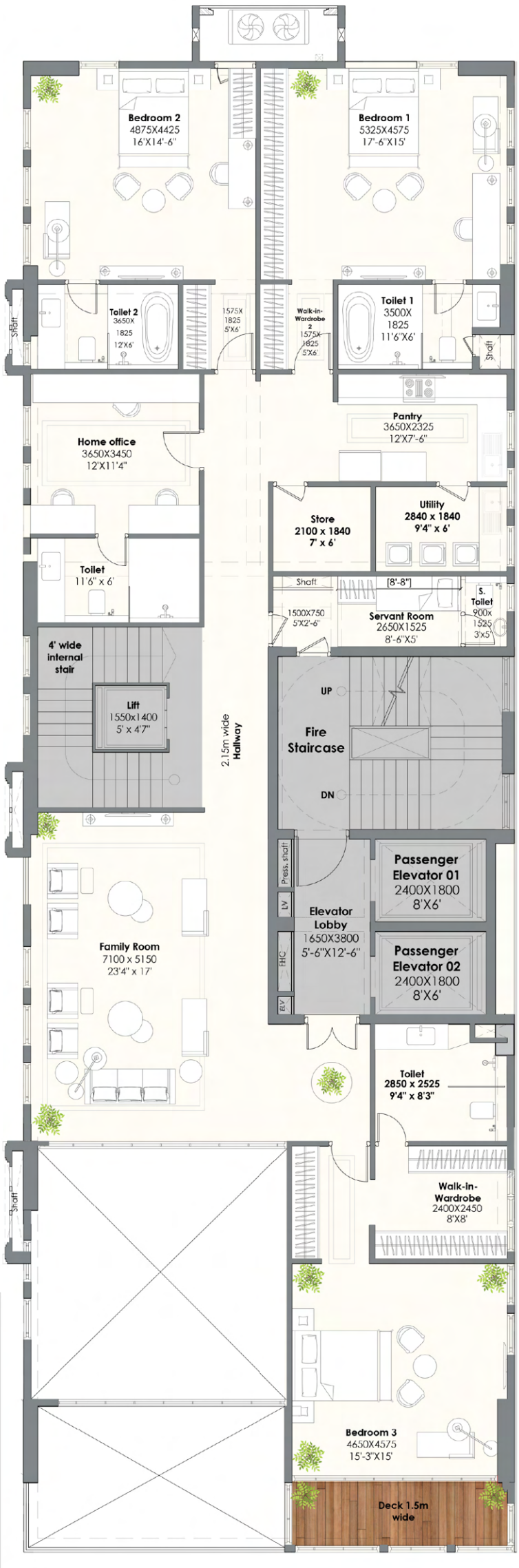
PENTHOUSE FLOOR PLAN
UPPER LEVEL



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TERRACE FLOOR PLAN

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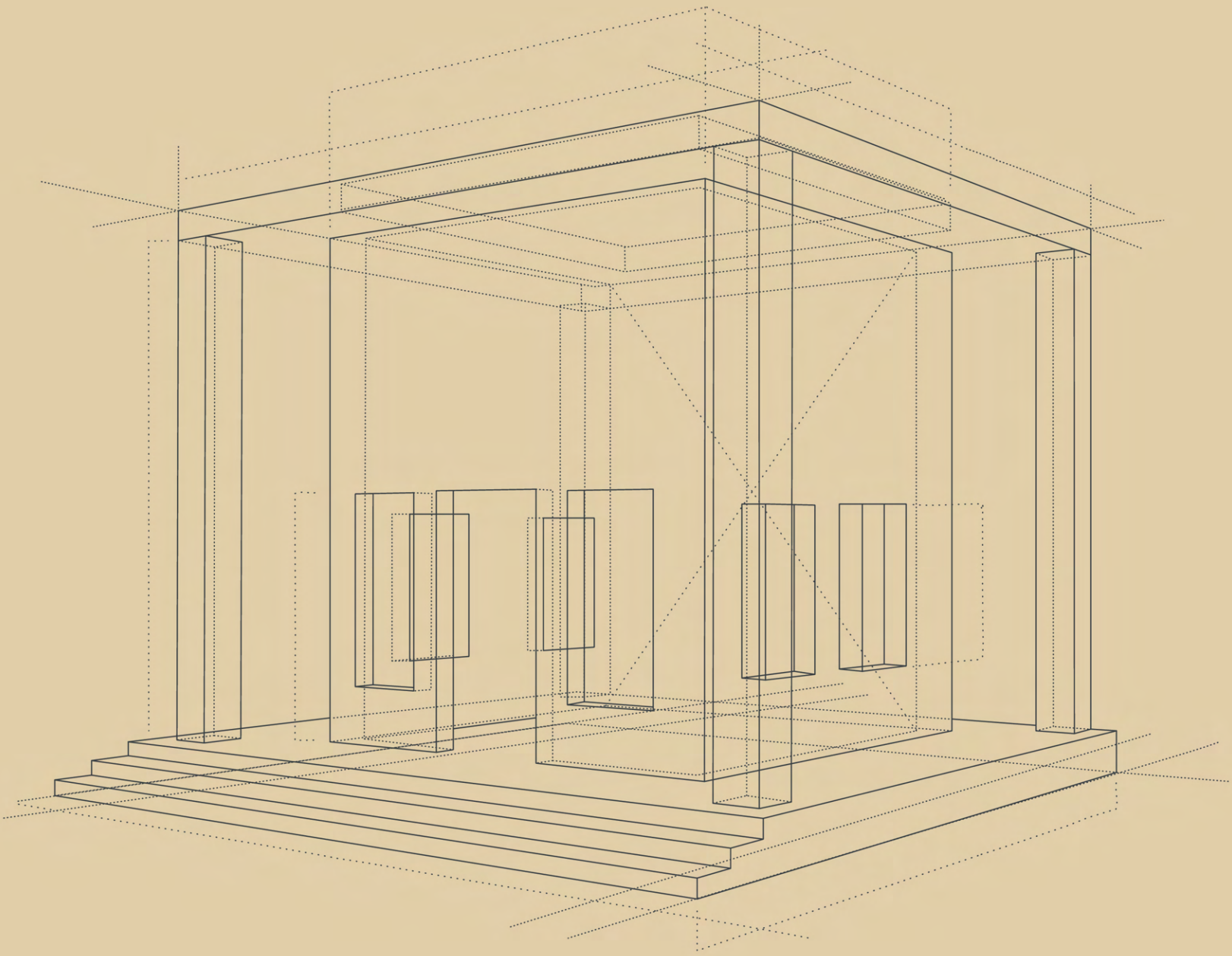
OUR PROJECT PARTNERS IN FINE COMPANY



THE MINDS BEHIND *The Measure*

Hafeez Contractor
Architectural Design Consultant

A Padma Bhushan awardee and one of India's most influential architects, Hafeez Contractor brings decades of experience shaping landmark residential and commercial buildings across the country. His work is defined by scale, clarity and an instinctive understanding of how people live in cities.

Thornton Tomasetti
Structural Design Consultant

A global engineering firm with over 70 years of expertise, Thornton Tomasetti brings advanced structural intelligence to complex buildings worldwide. Their work ensures strength, resilience and long-term performance across scales and geographies.

DesigM
Interior Design Consultant

Led by Munawwar Sharifi, DesignM brings together interior design, art and installation to create spaces with character and depth. Their work is defined by a rigorous approach to materiality, craft and narrative, shaping interiors that endure emotionally, culturally and aesthetically.

John Mech-El Technologies
MEP Consultant

John Mech-El Technologies (P) Ltd renders engineering design consultancy services for mechanical and electrical utilities & system. Establishments for which design services are provided range from SEZ's to townships, Premium Hotels, IT parks, Hospitals, Malls, Commercial Complexes, Research Facilities, apart from Industrial applications on Electro-Mechanical services

OUR COMPLETED *Projects.*

140 Shivaji Park

More than a successful development, 140 Shivaji Park set a new benchmark for luxury living in Shivaji Park. Defined by thoughtful planning, timeless design, and meticulous execution, the project received an exceptional market response, reaffirming Urbania's commitment to creating homes of enduring value.

OUR UPCOMING PROJECTS FORWARD.

By Design.

60 Perry Cross

An address where design, culture and a certain ease of living naturally intersect. The Bandra project builds on this rhythm, creating homes shaped for those who move comfortably between privacy and presence.

141 Shivaji Park

Rooted in one of Mumbai's most storied neighbourhoods, this project carries forward Urbania's legacy of thoughtful, low-density luxury. It reflects the openness, stature and generational continuity that define Shivaji Park living.

MahaRERA Registered Project:
P51800052291
https://maharera.mahaonline.gov.in

URBANIA
REALTY

46 JUHU

11th Road, Juhu

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