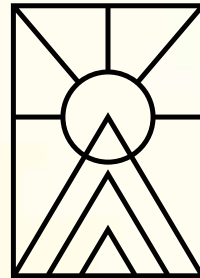




**Transcon**  
Art of Transforming



**ALTUS ZONE**

OFF LINK ROAD, MALAD WEST



**SHETH** CREATORS  
Envisioning Landmarks

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## QUICK FACTS

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Built  
**18000+**  
homes

Constructed  
**60+**  
mixed-use  
developments  
(completed  
& ongoing)

Won  
**32**  
international  
awards

Received  
LEED  
Certification,  
**ISO 9001:2008**  
&  
**ISO 14001:2004**  
certifications

Taken up  
**20+**  
mn. sq. ft.  
for development  
in India & abroad

# LOCATION ADVANTAGE & INFRASTRUCTURE STORY



## Road:

Western Express Highway 24 min



## Station:

Kandivali 2 km | 15 min  
 Malad 3 km | 15 min  
 Goregaon 4 km | 20 min



## Neighbourhood:

Mahatma Gandhi Nagar 4 km | 20 min  
 Kandivali West 5 km | 25 min  
 Pethe Nagar 5 km | 25 min  
 Malad East 4 km | 20 min

## Infrastructure:

Goregaon Sports Club 3 km | 15 min




Carmel of St. Joseph School 2 km | 15 min  
 Ryan International School 4 km | 20 min  
 Oberoi International School 6.5 km | 25 min  
 Witty International School 3.1 Km | 14 min



Infiniti Mall 3 km | 15 min  
 Evershine Mall 3 km | 15 min  
 Inorbit Mall 4 km | 20 min

Distances as per Google Maps



TILL WHEN  
SHOULD MORNINGS  
MISS PANORAMIC  
SUNRISES?

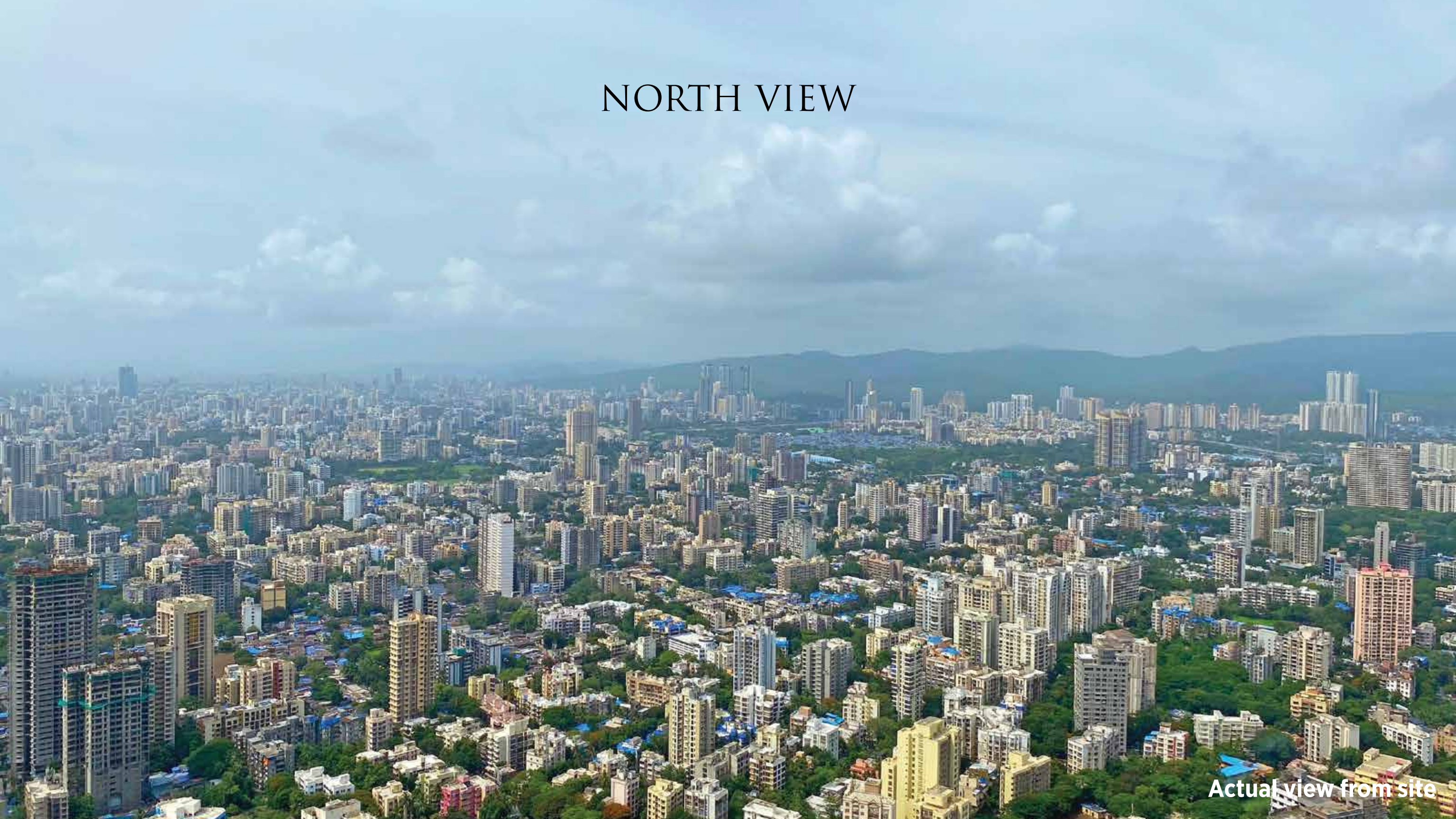
Move into the homes that are  
placed at 280 ft. and above.

# EAST VIEW



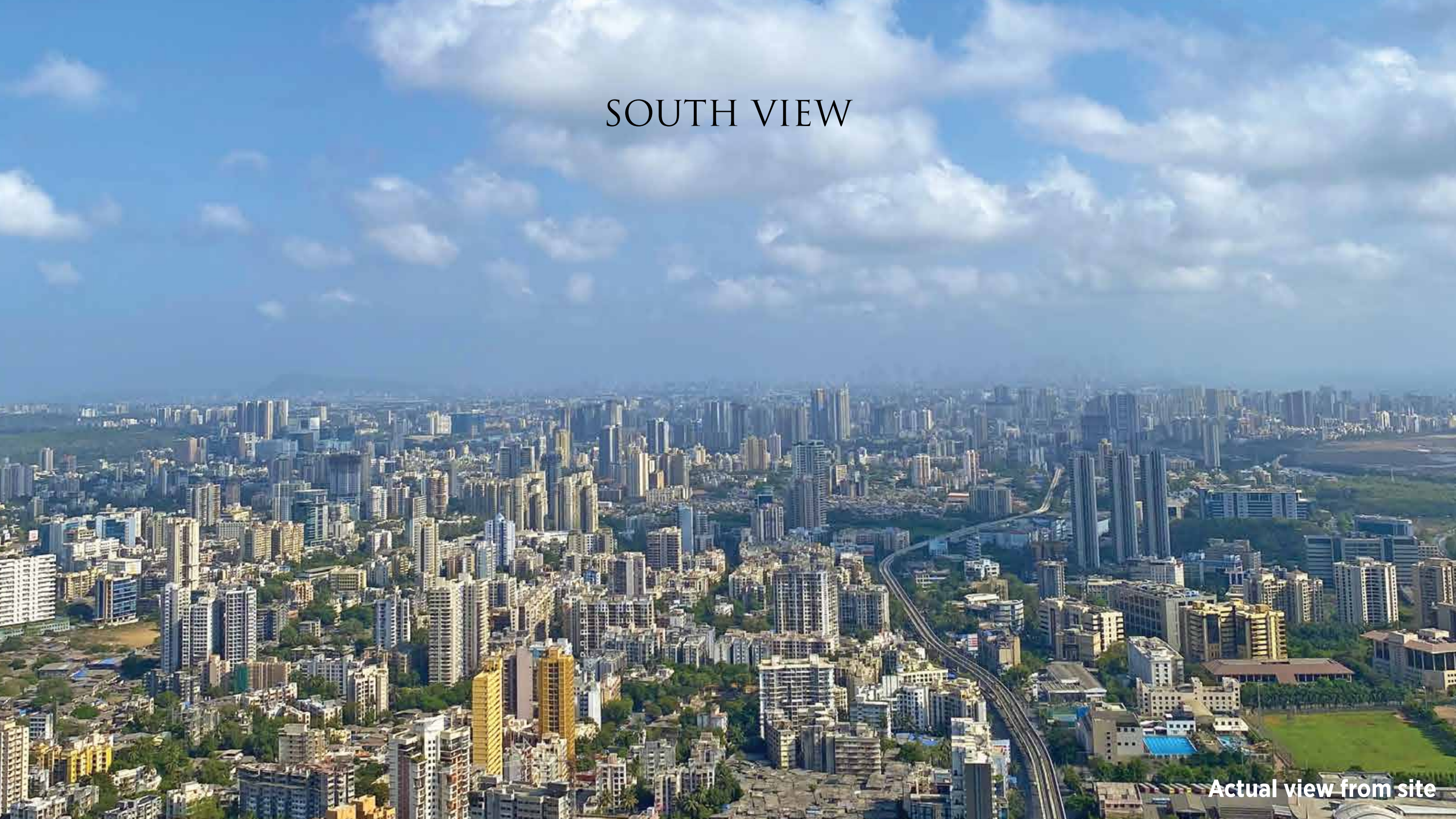
Actual view from site

# NORTH VIEW



Actual view from site

# SOUTH VIEW



Actual view from site

TILL WHEN  
SHOULD EVENINGS  
LEAVE OUT  
INDULGENCES?

It's time to move up  
to homes with 30+ lifestyle features.



Image for representation purpose.



# LIFESTYLE AMENITIES

## REVEL

1. Lobby
2. Pool Water Jets
3. Water Cascade
4. Alfresco Deck
5. Canopy Deck
6. Pool Deck
7. Barbecue Counter
8. Party Lawn
9. Seating Deck
10. Paved Plaza
11. Multi-Purpose Hall
12. Indoor Games Room

## REJUVENATE

13. Swimming Pool
14. Bubble Pool
15. Palm Grove
16. Walkway
17. Aroma Walkway
18. Gymnasium
19. Open-Air Gym
20. Reflexology Pathway

## REJOICE

21. Kids' Pool
22. Kids' Play Area
23. Tot Lot
24. Skating Area

## PROJECT AMENITIES

- CCTV in the Common Area
- High Speed Passenger Elevators
- State-of-the-Art Firefighting Equipment
- Provision of Piped Gas Connection
- STP Plant
- Rainwater Harvesting



Grand Entrance Lobby

Image for representation purpose.



Walkway



Gymnasium

Images for representation purpose.

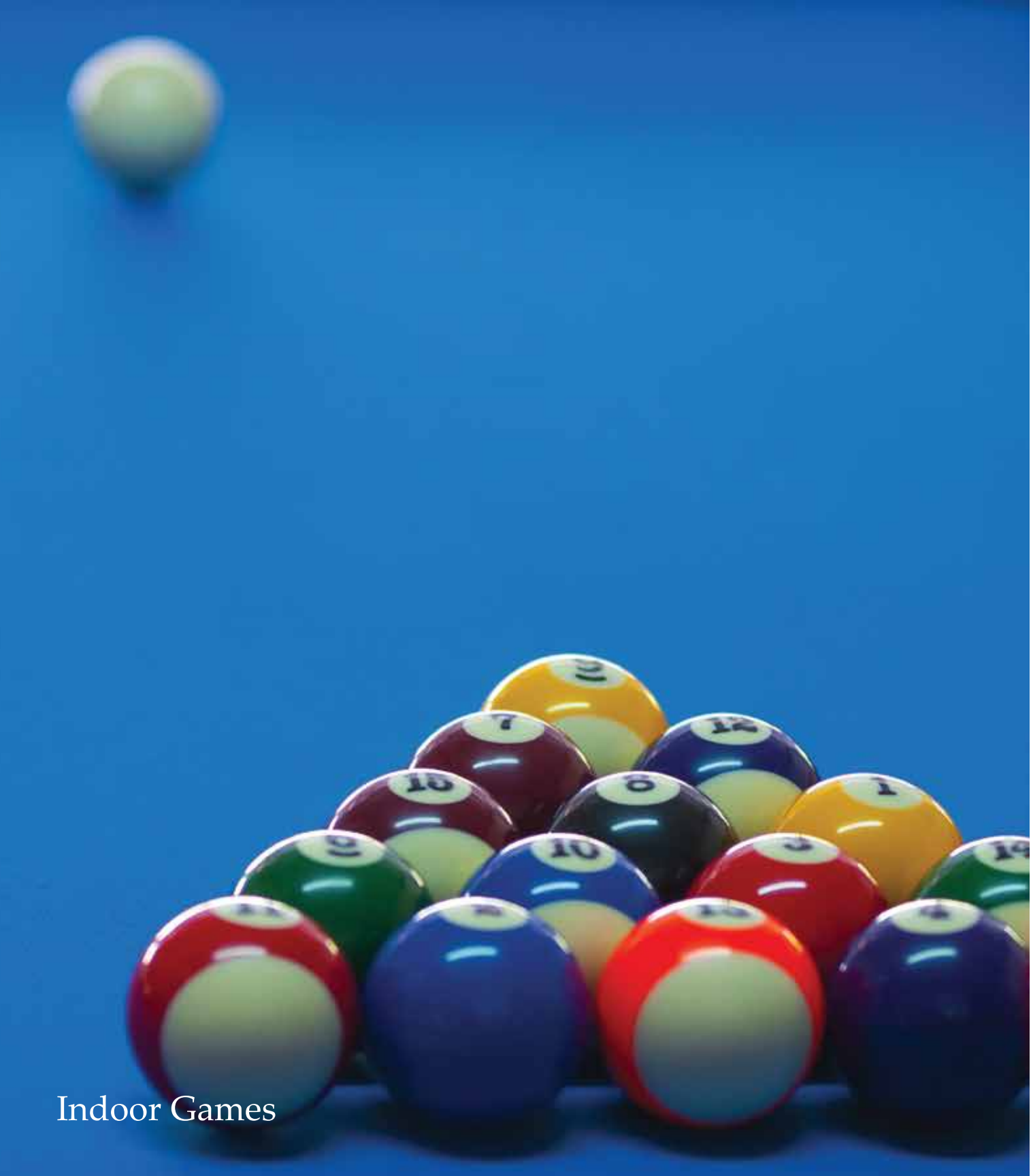


Kids' Play Area



Skating Area

Images for representation purpose.



Indoor Games



Images for representation purpose.



Pool Deck



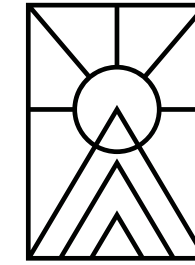
Barbecue Counter

Images for representation purpose.



Seating Deck

Image for representation purpose.



# ALTUS ZONE

OFF LINK ROAD, MALAD WEST

1 Basement

+

7 Level Podium

+

Eco-deck

+

40 Habitable Floors





## KEY CHARACTERISTICS OF THE PROJECT

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Total Size of the Project : 16 Acres approx

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Plot Area : 0.70 Acres

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Total Number of Buildings : One Tower

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No. of apartment on each floor : 8 Apartments

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No. of elevators : 10 Elevators

---

**TOTAL NO OF APARTMENTS : 310 Units**

**TOTAL 2.5 BHK UNIT SIZE : 676.5 sq.ft.**

# MASTER LAYOUT



## PURCHASE PROPOSITION



Avail **5:90:5** scheme\*



No View Premium



Rental assurance of ₹1 lakh\*\* per month if your home is not delivered by December 2022



Price Protection Guarantee



No floor rise



Limited Period Offer

**Luxurious 2.5 BHK residences starting at ₹ 1.57 Cr\***

\*Subvention at an additional cost \*\*Guaranteed delivery by December' 2022

## LEGACY



**Transcon**  
Art of Transforming

Spanning beyond 25 million square feet of developments across Mumbai and Thane region, Transcon Developers are the pioneers of integrated townships (with its development at Gokuldham, Goregaon).

Since its Inception in 1985, by Mr Kirti Kedia, the group has been amongst the foremost developers in the MMR region. The group is also responsible for providing social housing to over 10,000 people across its various projects.

With customer needs at the epicenter, Transcon Developers have prioritised Eco-sustainability & green-living to be clearly entwined in their designs. Their multitude of awards, reflect the magnitude of their towering landmarks.



**SHETH** CREATORS  
Envisioning Landmarks

Sheth Creators is one of the leading and most prominent real estate companies with over 30 years of experience. Sheth Creators have conquered many benchmarks, bedecking the city's skyline with landmarks. The company boasts of 20 million square feet residential, commercial and retail projects across India and abroad.

With the moto of 'Envisioning Landmarks' as the guiding beacon, Sheth Creators is all set to move forward and herald an era of luxury the world has never seen before.



**Transcon**  
Art of Transforming



**SHETH CREATORS**  
Envisioning Landmarks



# ALTUS ZONE

OFF LINK ROAD, MALAD WEST

Altus Zone, Auris Serenity, Kanchpada, Malad (West), Mumbai - 400 064

The project has been registered via MahaRERA registration number: P51800000970 and is available on the website <https://maharera.mahaonline.gov.in/> under registered projects.

Disclaimer: The plans, specification, elevation, conceptual designs, visuals, images, dimensions, photograph, furniture, fixtures, amenities, facilities, etc. are strictly provided for representation purpose only and are subject to requisite approvals from the competent authorities unless otherwise stated herein. The 2bhk is being remodelled to 2.5bhk for optimum utilisation of space. This does not constitute an offer and/or contract of any nature between the company and the prospective purchaser/ customers has independently satisfied himself before any conclusive decision. All brand names and trademarks stands reserved. Stamp duty and registration applicable on booking. Government taxes & other society charges will be charged extra. T & C Apply.