



Transcon
Art of Transforming


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**TIRUMALA
HABITATS**

MULUND - WEST

SITE ADD.: Tirumala Habitats Sales Experience Centre, 622B, Balrajeshwar Road, Off L.B.S. Marg, Opp. S.H.Kelkar Co., Near R Mall, Mulund-West, Mumbai-400080
CORP ADD.: C-302, 3rd Floor, Waterford Building, Juhu Gali, Above Navnit Motors. Andheri (W), Mumbai - 400 058 | Call: 022 4111 4000

Disclaimer: The specifications, images and details herein are only indicative and the owners reserve the right to change any of these in the development. This printed material does not constitute of any type of offer and/ or contract between the owners and the recipients. Any purchaser/lessee of this development shall be governed on the terms of the sale/Lease entered into between the parties and no details mentioned in this printed material shall in any way govern such transactions. All written communication refer to carpet area in sq. ft. for ease of reference. "This Project is mortgaged to ICICI bank and we will provide NOC from ICICI bank as and when required."  ICICI Bank

thoughtprints.com



UNTHINK

THE LAVISH LIFESTYLE YOU'VE EVER SEEN

Unthink the life's extravagances you have experienced before.

Unthink the views that promised to mesmerise you.

Unthink the location that assured you self-proclaimed conveniences.

Unthink the exaggerated lifestyle amenities & facilities made available on books.

Unthink the home that takes you away from luxury in your dreams.

It's time to reverse your thoughts for a life you really desired.

It's time to think and choose a life that's nestled in the heart of Mulund (W).

A life where views of spellbinding green hills are attached to your window.

A life where luxury indulgences match with only one best thing of the world. You!

WELCOME TO THE

TIRUMALA HABITATS

Signature Luxury. Distinct Living Experience.

**MULUND'S
SIGNATURE LUXURY RESIDENCES
REDEFINING STATUS
WITH SOPHISTICATION**



ACTUAL PHOTOGRAPH OF SIGNATURE RESIDENCE

UNMATCHED LUXURY

ADDRESSING YOUR STYLE & STATUS

Conceived to cater to the refined sophisticate, Tirumala Habitats consists of 1 aerodynamic tower rising 41 storeys above stilt level with thoughtfully appointed signature luxury apartments. Every facet of the building reflects the core essence of classic sophistication making it the perfect embodiment of luxury called Tirumala Habitats.

SIGNATURE HALLMARKS

1.8 Acre Luxury Community Development

A Magnificent Tower of 41 Storeys

70% Open Spaces

2, 3, 3-Luxe & 4 BHK Signature
Luxury Residences

Pre-certified Platinum Rated Green
Building by IGBC

SUPERLATIVE LUXURY AMENITIES

45,000 Sq. Ft. of Podium Indulgences

16,000 Sq. Ft. of Lavish Club-life

Luxury Residences Embellished with Finest Brands

4 Level Vehicle Parking Spaces

Advanced Safety & Security System



UNBELIEVABLE LIFESTYLE

OFFERING A LIFE NEVER IMAGINED BEFORE



AMAZING VIEWS
PANORAMIC VIEW OF GREEN HILLS & CITY'S SKYLINES



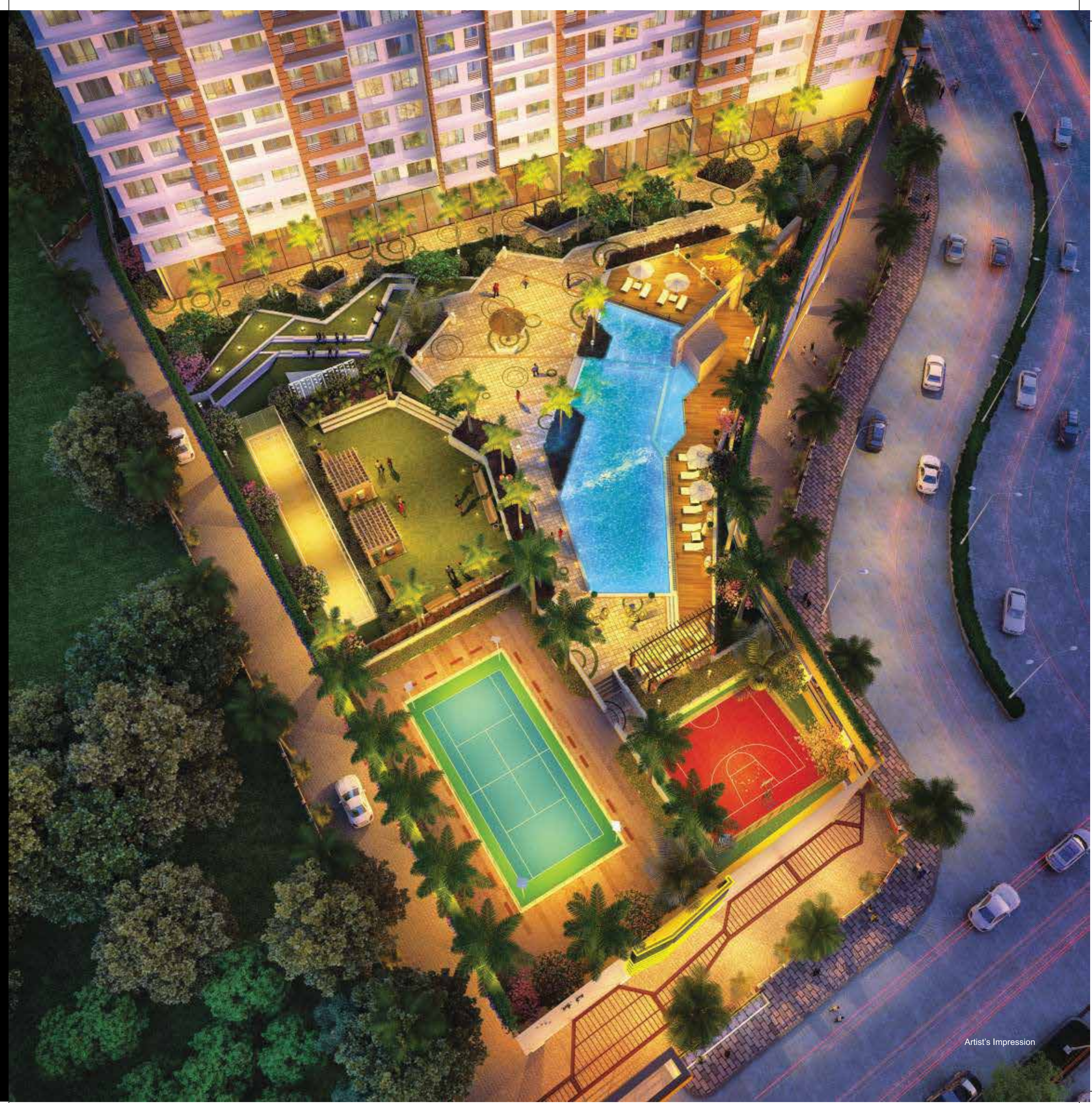
AWE-INSPIRING PODIUM LIFESTYLE
45,000 SQ. FT. PODIUM INDULGENCES



ASPIRING CLUB-LIFE
16,000 SQ. FT. LAVISH CLUBHOUSE AMENITIES

UNCOMPROMISING LIFE

WHERE BEST LUXURIES MEET NATURE'S VISTAS
IN THE HEART OF THE CITY



MULUND

THE PRINCE OF SUBURBS

Dating back to the times of the Great Mauryan Empire, Mulund is the earliest planned suburb located in north-east of Mumbai. Nestled amidst the mesmerising foothills of Sanjay Gandhi National Park with supreme access to Eastern Expressway, this signature address of mixed cosmopolitan culture is a junction between Thane & Navi Mumbai.

The prestigious address of Tirumala Habitats, Mulund (W) boasts serene endless hill views and enchanting greenery surrounding the project. Close to city yet far from its cacophony, here accessibility to rail, road & everyday conveniences is at its best.

ACTUAL VIEW FROM THE RESIDENCE



LOCATION MAP

TIRUMALA HABITATS
MULUND - WEST



Proposed Metro Station



Eastern Expressway



R Mall



International Airport



Balrajeshwar Temple

- Lal Bahadur Shastri Marg (LBS Road) - 0.2 KM
- Mulund Railway Station - 1.5 KMS
- R Mall - 0.3 KM
- Balrajeshwar Temple - 0.2 KM
- ESIS Hospital - 0.3 KM
- Major Banks - 0.2 KM
- Eastern Expressway - 5 KMS
- International Airport - 15 KMS
- Proposed Metro Station - 0.4 KM

LANDMARK OF CONVENIENCE & CONNECTIVITY

Tirumala Habitats is the perfect example of nature meeting luxury. Prominent malls & multiplexes, multi-speciality hospitals, renowned schools & colleges, major banks, corporate houses are located in the vicinity to add convenience in your luxurious life. Eastern Expressway, Railway Station and Bus Stations being situated very close, makes your world well-connected with everything.

EXPERIENCE

THE GRAND WORLD OF UNMATCHED
LUXURIES & INNOVATION



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Transcon



UNFORGETTABLE EXPERIENCES

ELEVATING YOUR LIFESTYLE

PODIUM LIFESTYLE FEATURES

EXTRAVAGANCE THAT'S SPREAD AROUND THE CORNER

PODIUM INDULGENCES (ACROSS 45,000 SQ. FT.)

- Landscaped Garden with Gazebos & Sit-Outs
- Lush Green Lawn Tennis Court
- Open-Air Party Lawn for Celebrations
- Designer Amphitheatre with Seatings
- Jogging Track and Walkways
- Kids Play Area with Latest Equipment
- International Standard Cricket Pitch
- Cascading Waterfall, Flowerbeds & Plantations
- Senior Citizen's Corner with Reflexology Pathways
- Magnificent Jain Temple in Premises



**LANDSCAPE GARDEN
WITH PARTY LAWN**

**For your Prized & Precious
Personal Moments**



DESIGNER AMPHITHEATRE

Discovering a Talented Performer in you



INTERNATIONAL STANDARD CRICKET PITCH

A Practice Pitch to Become a Professional



TENNIS COURT & HALF BASKETBALL COURT

To Feel Energetic and Playful

**KIDS PLAY AREA
& TODDLERS ARENA**

A Paradise for the Little Ones



MAGNIFICENT JAIN TEMPLE

To Search Inner-bliss & Peace

ENJOY YOUR BEST IN CLASS CLUB-LIFE EXPERIENCES

LAVISH CLUB-LIFE (ACROSS 16,000 SQ. FT.)

- Refreshing Swimming Pool & Kid's Pool
- Hi-Tech AC Gymnasium with Modern Equipment
- Air-Conditioned Banquet Hall for Parties
- Indoor Games with Carrom, Chess, Table-Tennis & Snooker
- World-Class Squash Court
- Serviced Cafeteria and Barbeque Corner
- Well-Paved Skating Rink for Kids
- Peaceful Yoga & Meditation Room



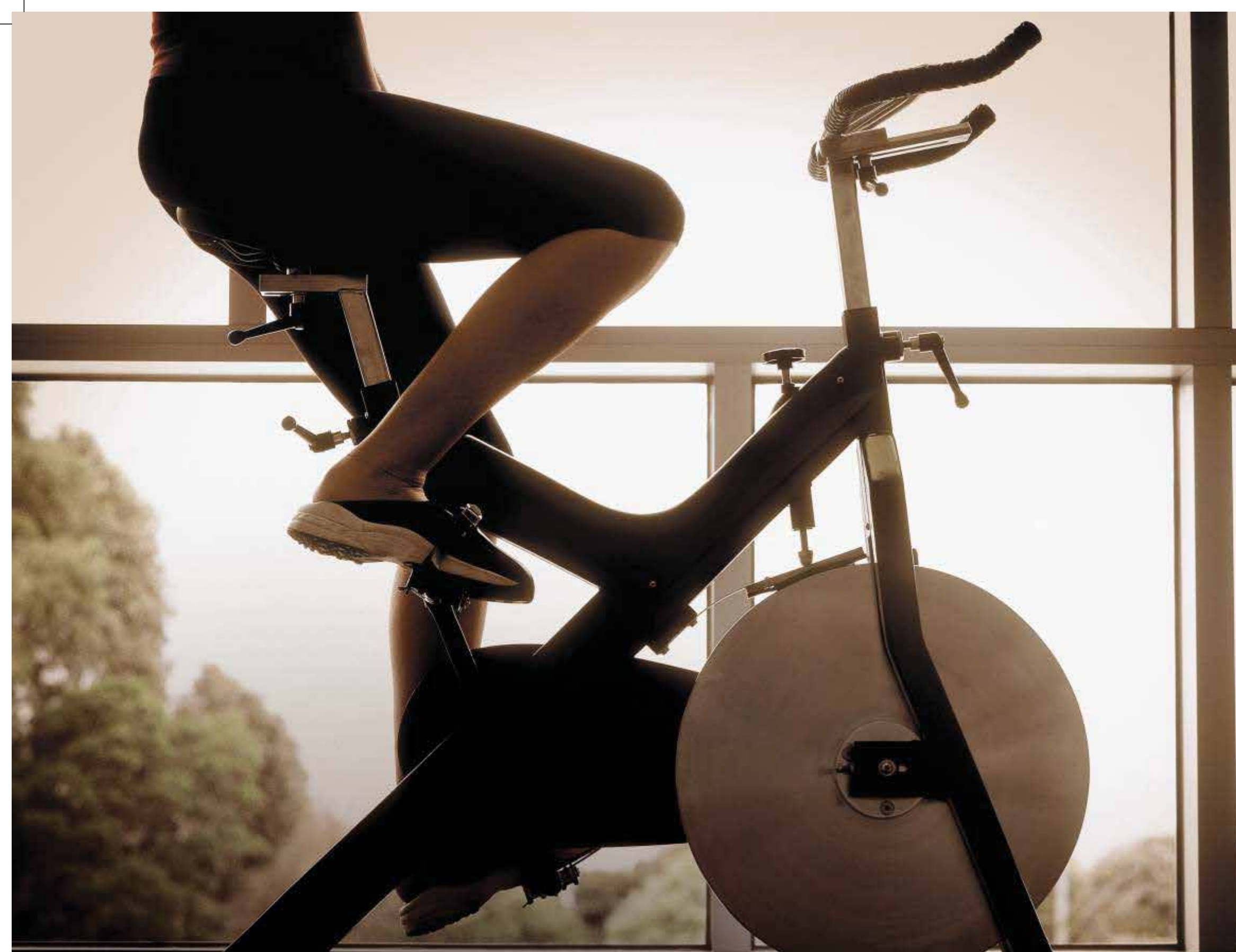


BANQUET HALL

Making Every Moment a Grand Celebration



SWIMMING POOL & KIDS POOL
For the Most Refreshing Dip Everyday



**ULTRAMODERN
AIR-CONDITIONED GYMNASIUM**

To Keep Up the Level of Fitness and Energy



INDOOR GAMES ROOM

For the Chess, Table-tennis
Snooker & Carrom Players and Audience



AIR-CONDITIONED SQUASH COURT

Where Every Shot Boosts your Health & Happiness



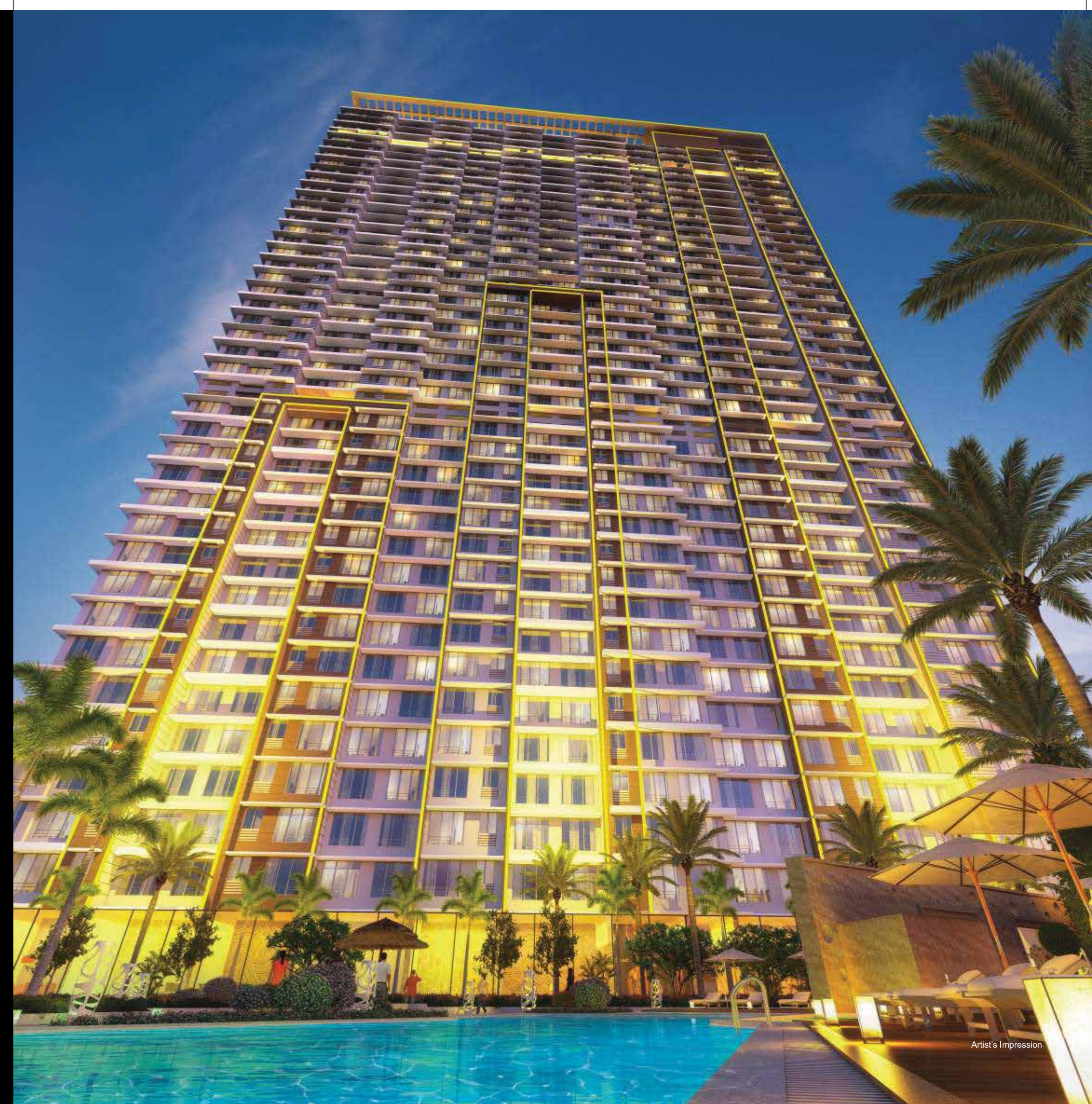
SERVICED CAFETERIA

To Eat, Laugh & Cherish
the Bonds of Togetherness

**WELCOME TO THE HOME OF
PREMIUM LIFESTYLE
ADDRESSING GRANDEUR & ELEGANCE**

**INDIA'S FIRST LUXURY DEVELOPMENT
WITH INNOVATIVE WINDOWS
BY EUROPEAN FACADE PRODUCTS**

**ENSURING STYLE, SOPHISTICATION
AND SAFETY LIVING**



UNPARALLELED LIVING

CREATING PRICELESS
MOMENTS FOREVER

EXTRAVAGANT APARTMENT FEATURES



HOMES BUILT BY
THE WORLD FINEST BRANDS

Actual Photograph



DESIGNER TILE FLOORING
BY
SIMPOLO



WORLD'S BEST SWITCHES
& ELECTRICALS
BY
LEGRAND & POLYCARB



Dedicated to People Flow™

HIGH-SPEED ELECTRICITY
GENERATING ELEVATORS
BY
KONE



INNOVATIVE WINDOWS
SYSTEM
BY
EFP



BIOMETRIC
DOOR LOCKS
BY
YALE



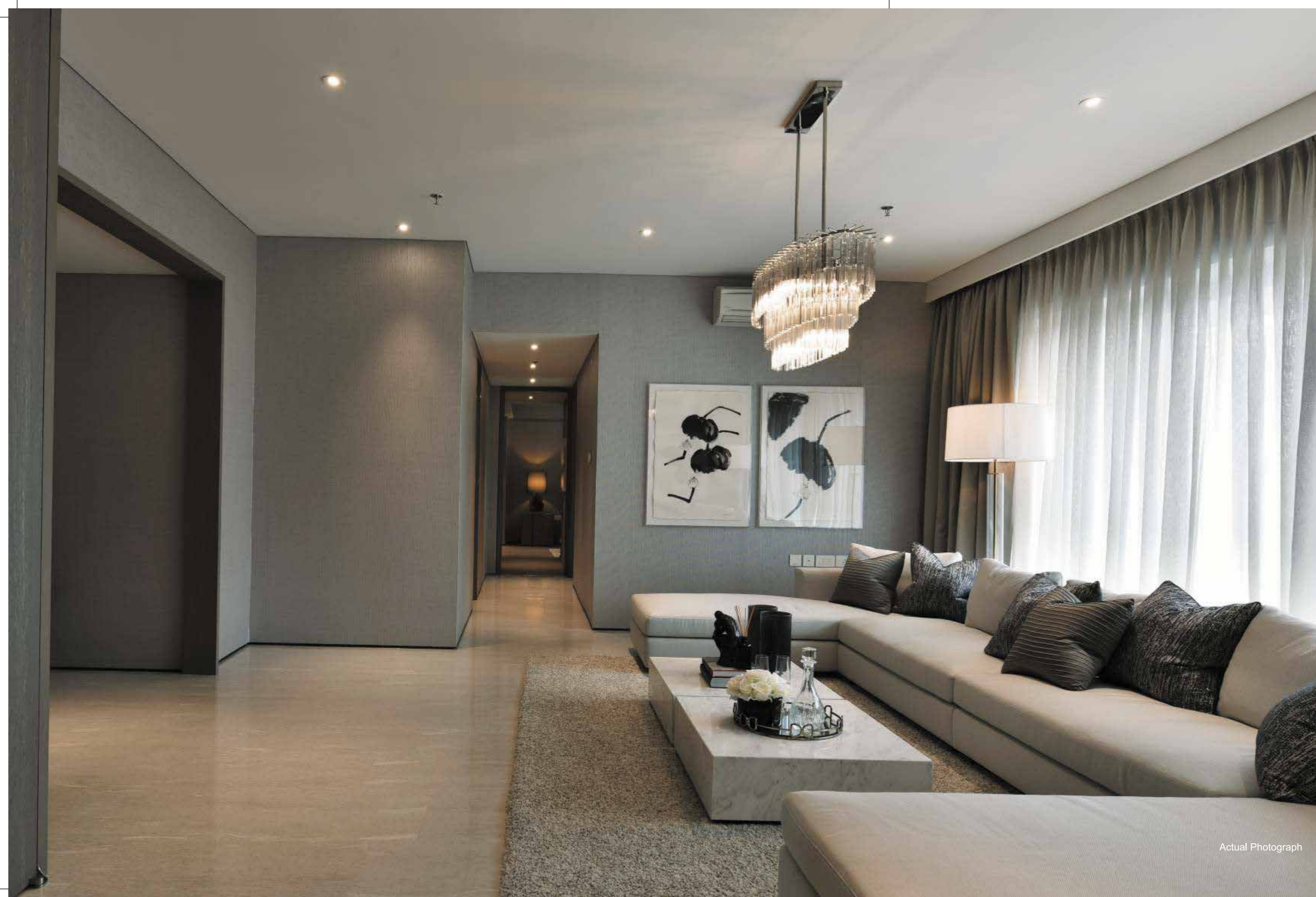
FINEST
SANITARY WARE
BY
AMERICAN STANDARD



PREMIUM CP FITTINGS
BY
GROHE



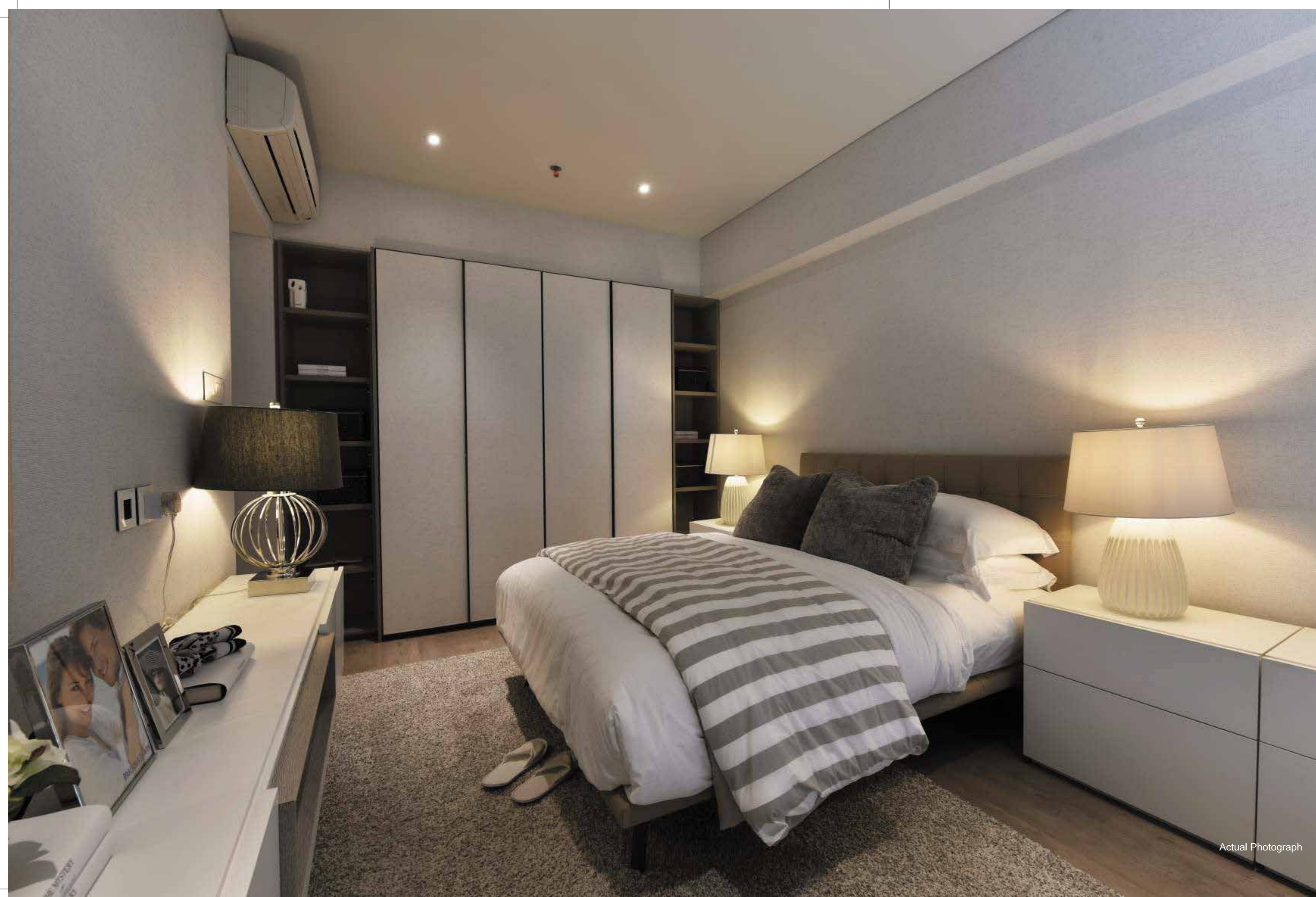
BEST-IN-CLASS GYPSUM
& CEMENT
BY
SAINT GOBAIN GYPROC
& AMBUJA



**LUXURY HANDPICKED
TO MEET
EXACTING STANDARDS**

Apartments with Designer
Vitrified Flooring

Actual Photograph



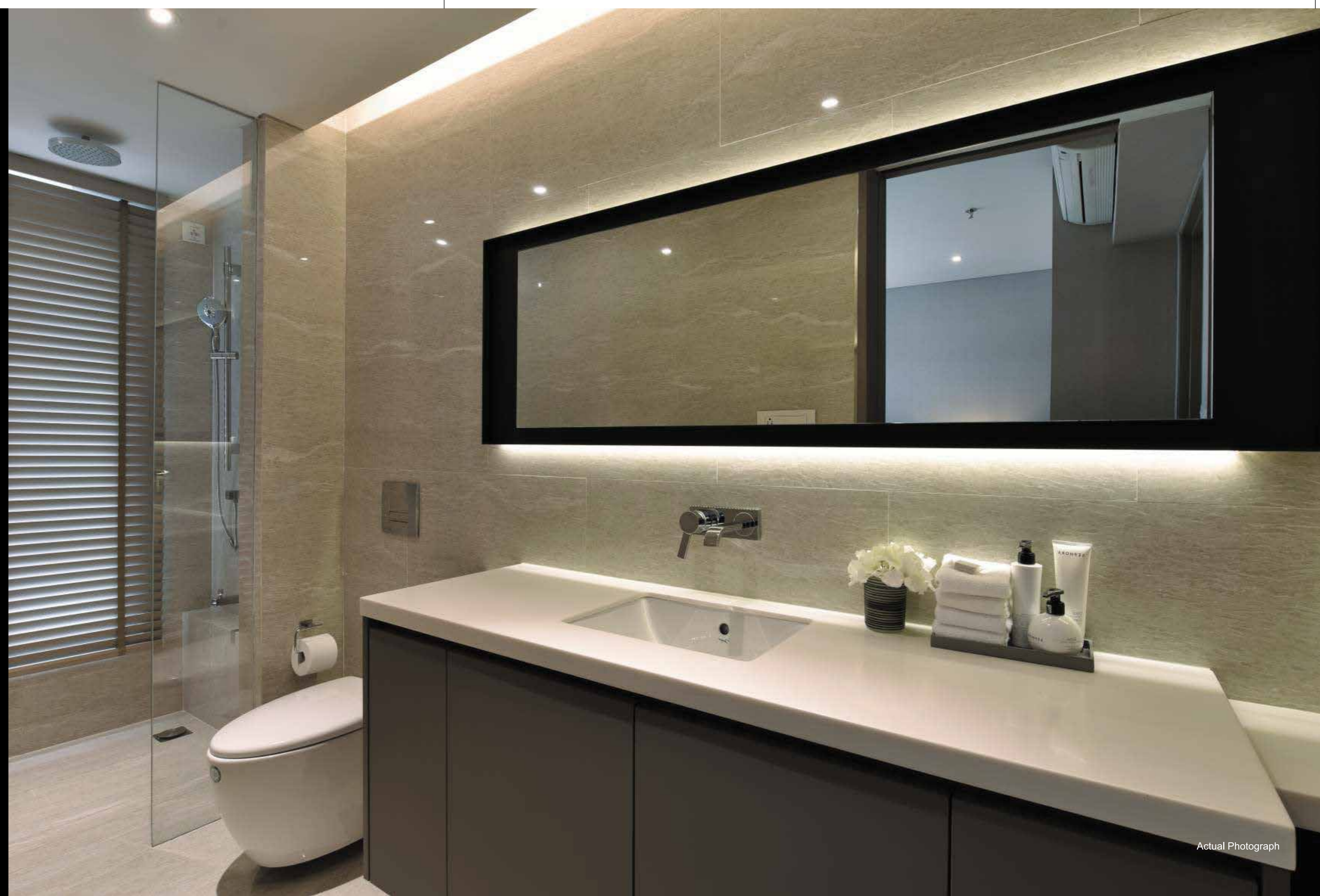
SPACIOUS BEDROOMS

Realising your Dreams of
Comfort & Elegance

Actual Photograph

**LUXURY
BATH SPACES**

Redefining the Feeling
of Freshness





ULTRAMODERN KITCHEN

For the Connoisseurs
of Fine Taste

Actual Photograph

PODIUM LAYOUT PLAN



Artist's Impression



LANDSCAPE PODIUM - LEGEND

1. Half Basketball Court
2. Tennis Court
3. Pool Lounge Deck
4. Swimming Pool
5. Kids Pool
6. Kids Play Area
7. Amphitheatre
8. Open Lawn
9. Cricket Pitch
10. Senior Citizen Corner
11. Jain Temple
12. Entry / Exit Gate

2 BHK UNIT PLAN

RERA Carpet Area - 830 Sq.ft.



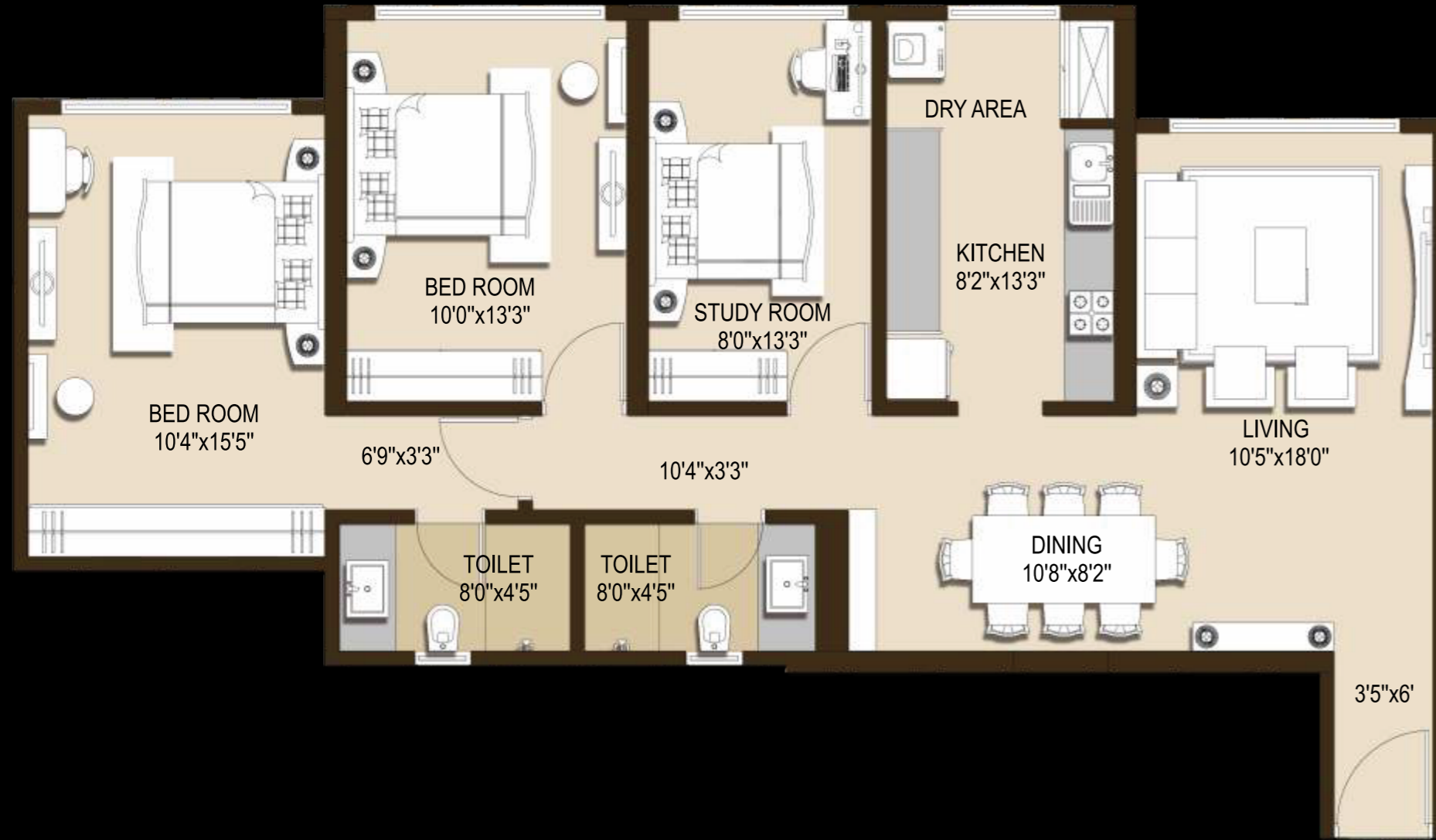
2 BHK UNIT PLAN

RERA Carpet Area - 802 Sq.ft.



3 BHK UNIT PLAN

RERA Carpet Area - 975 Sq.ft.



3-LUXE BHK UNIT PLAN

RERA Carpet Area - 988 Sq.ft.



4 BHK UNIT PLAN

RERA Carpet Area - 1830 Sq.ft.



PLATINUM RATED GREEN BUILDING BY IGBC

Green Living Making
Nature Friends Forever



ECO-FRIENDLY FEATURES



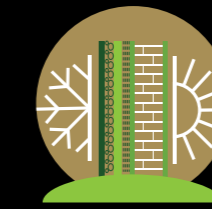
Rainwater Harvesting System



Sewage Treatment Plant



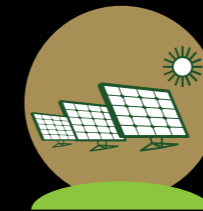
Energy Efficient Lighting



Homes Designed to Ensure
Maximum Light & Ventilation



Green Landscaping Avenues



Solar Lights in Common Areas



Eco-friendly Construction Material



Centrally Located Landmark
with Conveniences at Walkable
Distance Saving Fuel

TIRUMALA HABITATS AT A GLANCE

SIGNATURE HALLMARKS

- 1.8 Acre Luxury Community Development
- A Magnificent Tower of 41 Storeys
- 70% Open Spaces
- 2, 3, 3-Luxe & 4 BHK Signature Luxury Residences
- Pre-certified Platinum Rated Green Building by IGBC
- 45,000 Sq. Ft. of Podium Indulgences
- 16,000 Sq. Ft. of Lavish Club-life
- Luxury Residences Embellished with Finest Brands
- 4 Level Vehicle Parking Spaces
- Advanced Safety & Security System

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- World-Class Squash Court
- Serviced Cafeteria and Barbeque Corner
- Well-Paved Skating Rink for Kids
- Peaceful Yoga & Meditation Room

RESIDENCES WITH WORLD'S FINEST BRANDS

- Designer Tile Flooring by Simpolo
- World's Best Switches & Electricals by Legrand & Polycab
- High-speed Electricity Generating Elevators by KONE
- Innovative Windows System by EFP
- Biometric Door Locks by Yale
- Finest Sanitary Ware by American Standard
- Premium CP Fittings by GROHE
- Best-in-class Gypsum & Cement by Saint Gobain Gyproc & Ambuja

BEST-IN-CLASS TOWER FACILITIES

- Grand Entrance Lobby
- 24x7 CCTV Surveillance
- Manned Security at the Entrance Gate
- 4 Level Vehicle Parking Spaces
- Hi-speed Lifts by KONE
- Central Wi-Fi Connectivity
- Advanced Fire Safety System
- 24 Hours Power Backup
- Common Seating for Drivers

ECO-FRIENDLY LIVING (IGBC PRE-CERTIFIED)

- Rainwater Harvesting System
- Sewage Treatment Plant
- Solar Lights in Common Areas
- Energy Efficient Lighting
- Homes Designed to Ensure Maximum Light & Ventilation
- Eco-Friendly Construction Material
- Green Landscaping Avenues
- Centrally Located Landmark with Conveniences at Walkable Distance Saving Fuel
- Motion Censors



TRANSCON DEVELOPERS - ART OF TRANSFORMING

Much more than homes, Transcon residences are lifestyles. Finer in every aspect, they command appreciation in value and identity, transforming the lifestyle of its customers & associates.

Since 1985, the passion to make the world a luxurious yet eco-friendly place drives us to work incessantly. Always at the forefront of transforming luxury & innovation, our residences & commercial landmarks are the vanguards of change, redefining the skylines of the cities across Mumbai and its suburbs.

Promoting sustainable living and holistic life experiences, Transcon Developers associates with global realtors, renowned designs houses and world-class architects to create spaces that mirror the soul of the cities where they take shape.

Transcon residences make lifestyles more stylish, more luxurious, more you.



Transcon
Art of Transforming

PROJECTS DELIVERED: Over 6 Million Sq. Ft.

PROJECTS UNDERDEVELOPMENT: Over 12.5 Million Sq.Ft.

LAND BANK FOR FUTURE DEVELOPMENT: Over 1,000 Acres

PRIME LANDMARKS: TRANSCON FORTUNE 500, Mulund (W), TRANSCON RESIDENCES, Bandra (W),
TRANSCON TRIUMPH, Andheri (W), AURIS SERENITY, Malad (W), AURIS BLISS, Malad (W),
FLORA HEIGHTS, Lokhandwala, URBANIA, Thane (W).

UNTHINK

BECAUSE LIFE'S BIG DECISIONS ALWAYS NEED A SECOND THOUGHT

