



aayush aurum

BESPOKE BOUTIQUE RESIDENCES

## NEW CHAPTER OF PRESTIGE BEGINS IN *Chembur!*

Step into a place where living feels like a quiet symphony—each detail composed for those who treasure the extraordinary. In the city's most coveted enclave, these 2BHK and 2+2 Jodi residences cradle everyday life in soft luxury and effortless grace.

### HALLMARKS



Stilt +13 Storeys



3 High-Speed  
Elevators



Free-Hold Land



Fully Automated Concealed  
Parking Tower



Rooftop Amenities



Deck Residences



Vaastu Compatible  
Plans





 aayush aurum

Artist's Impression



# Connectivity

## THAT KEEPS YOU AHEAD OF EVERYONE!

Perfectly positioned at the intersection of convenience and prestige, enjoy effortless access to business districts, elite schools, fine-dining destinations, healthcare excellence, and entertainment hubs—all just moments away. Here, connectivity isn't just a feature; it's a way of life.



1 Min from Eastern  
Express Highway



1 Min from  
EEH Metro Station



5 Mins  
from SCLR



3 Mins from  
BKC Connector



10 Mins from  
Chembur Station



30 Mins from  
Chhatrapati Shivaji  
International Airport





**BKC CONNECTOR**

**EASTERN EXPRESS HIGHWAY**

**MONORAIL**

**CHEMBUR STATION**

**EASTERN FREEWAY**





# WHERE *leisure* RISES ABOVE THE ORDINARY.

Every moment on the Skydeck is life, elevated. Beneath a canopy of stars, amid laughter-filled gatherings or serene family reverie, the Skydeck turns the ordinary into the extraordinary—where recreation, relaxation, and togetherness open new horizons.



Pickle Ball Court



Kids Play Area



Sky Deck Theatre



Alfresco Party Lounge



Yoga Deck



Senior Citizen's Corner





Artist's Impression



VIBRANT SPACE FOR LITTLE ONES TO BE THEIR *Playful* SELF.



Kids Play Area

Artist's Impression



*Play,* UNWIND AND ACE EVERY SERVE!



Pickle Ball Court

Artist's Impression



EVERY HOUR FEELS LIKE A *Happy* HOUR.



Alfresco Party Lounge

Artist's Impression



INDULGE IN *Cinema nights* BENEATH THE OPEN SKY!



Sky Deck Theater

Artist's Impression



*Step in* AND FEEL INSTANTLY AT HOME.

The grand entrance lobby welcomes you with timeless elegance, a threshold to a life defined by refinement. At the lobby level, sun-dappled courtyards, state-of-the-art fitness facilities, and thoughtfully designed kids' recreation spaces create a sanctuary where wellness, play, and connection intertwine.





  
aayush  
aurum

Grand Entrance Lobby

Artist's Impression



# *Joyful* PLAYTIME IN A SAFE HAVEN!



Toddler's Playpit

Artist's Impression



TICK OFF YOUR *Fitness* GOALS IN A WELL-EQUIPPED PLACE.



Fitness Center

Artist's Impression



CONVENIENT SPACE FOR QUICK AND SMOOTH VEHICLE *Drop-offs.*



Drop-Off Lobby

Artist's Impression



SPEND YOUR MOST RELAXED MOMENTS SURROUNDED BY *lush greens.*



Verdant Courtyard

Artist's Impression



# *Thoughtfully* PLANNED HOMES CRAFTED FOR COMFORT.

Every residence is a testament to thoughtful design, where well-planned spaces flow effortlessly and every detail speaks of style, comfort, and security. Here, daily living is transformed into a graceful experience—where form and function converge to create homes of refined elegance and timeless grandeur.





Deck Residences

Artist's Impression



# Heart OF YOUR HOME, FILLED WITH LAUGHTER AND LIGHT.

- Designer laminated doors with decorative hardware
- Gypsum finished internal walls with acrylic emulsion paint
- Vitrified tile flooring in the entire flat



Living Room

Artist's Impression



# *Private,* PEACEFUL, AND PERFECTLY YOURS.

- Air conditioners
- Anodized aluminium/ UPVC windows



Master Bedroom

Artist's Impression



# YOUR PERSONAL SPACE FOR PEACE AND *Refreshment.*

- Instant water heaters
- Anti-skid tile flooring
- Designer vitrified wall tiles
- Premium sanitary ware & tap fittings
- Naturally ventilated bathroom with an exhaust fan



Bathroom

Artist's Impression



# HUB OF *Flavours*, GATHERINGS, AND FAMILY MOMENTS.

- Fully modular kitchen
- Scratch resistant stainless steel sink
- Exhaust fan
- Dry yard





# *3 high-speed elevators*

## **RISING TO EVERY LEVEL, EFFORTLESSLY.**

Experience seamless, effortless movement across every level with three high-speed elevators. Each landing floor is thoughtfully designed, blending elegant finishes to create spaces that are as welcoming as they are functional—turning every arrival and departure into a moment of understated luxury.





Lift Lobby Passage

Artist's Impression



ENJOY ADVANCED *Security* WITH FINGERPRINT-ENABLED ACCESS.



Biometric

Artist's Impression



*Home* THAT LISTENS, LEARNS, AND RESPONDS.



Voice Automation

Representative Image



HOME THAT OPENS ONLY TO YOUR *Command.*



Video Door Phone

Artist's Impression



*Safeguarding* YOUR HOME WITH UNMATCHED PRECISION.

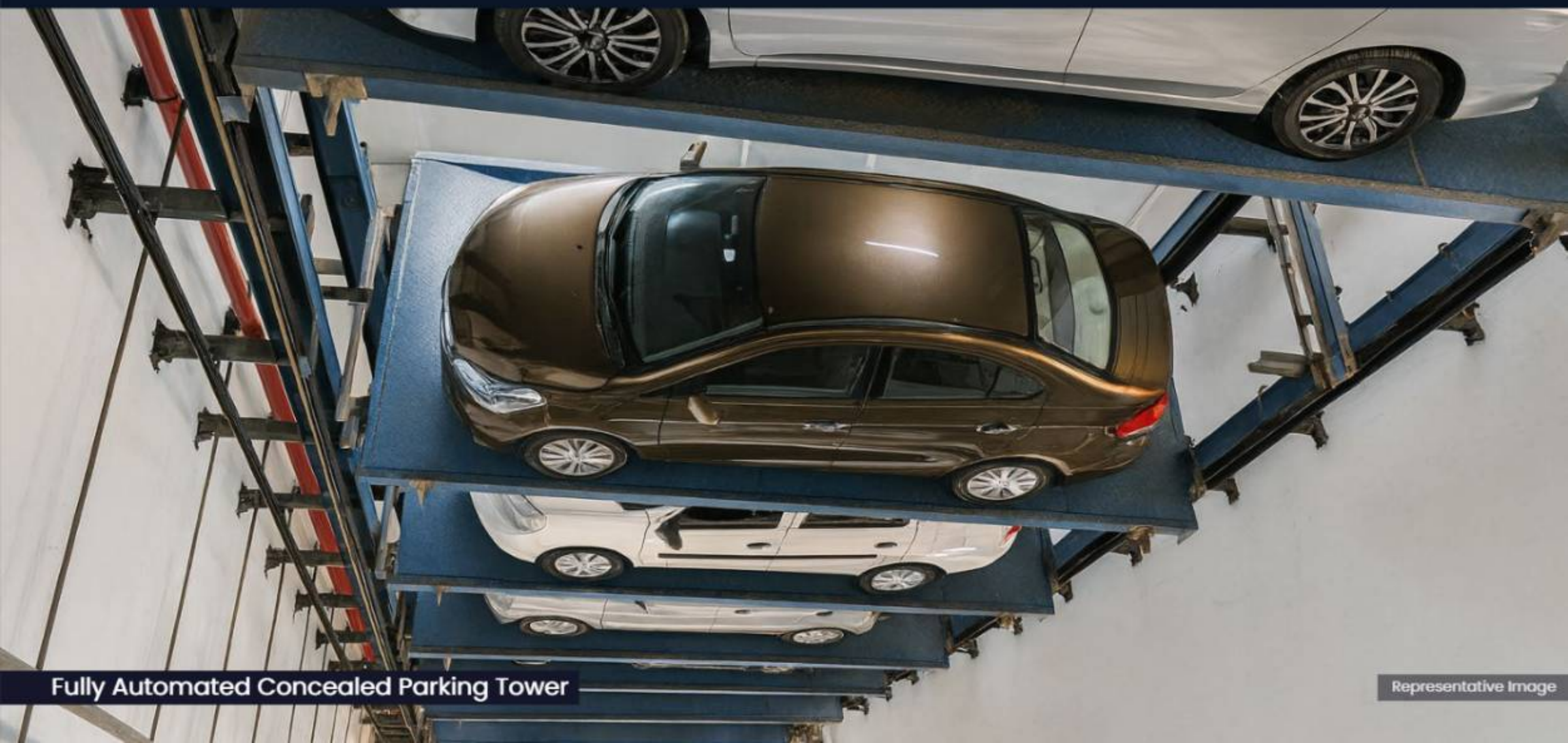


24x7 CCTV Surveillance

Representative Image



*Smart* PARKING THAT TAKES CARE OF THE REST.



Fully Automated Concealed Parking Tower

Representative Image



READY FOR THE NEXT GENERATION OF *Sustainable* MOBILITY.



EV Charging Station

Representative Image





GROUND FLOOR PLAN



# TYPICAL FLOOR PLAN



## FLAT NO - 03 & 04

CONFIGURATION	2BHK
RERA CARPET AREA	645 SQ.FT.
DECK	70 SQ.FT.
TOTAL CARPET AREA	715 SQ.FT.

## FLAT NO - 01, 02, 05 & 06

CONFIGURATION	2BHK
RERA CARPET AREA	677 SQ.FT.
DECK	58 SQ.FT.
TOTAL CARPET AREA	735 SQ.FT.



# TERRACE PLAN



- 01- PICKLE BALL COURT
- 02- SKY DECK THEATRE
- 03- ALFRESCO PARTY LOUNGE
- 04- KIDS PLAY AREA
- 05- SENIOR CITIZEN CORNER
- 06- YOGA DECK





### FLAT NO - 01 & 05

CONFIGURATION	2BHK
RERA CARPET AREA	677 SQ.FT.
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### FLAT NO - 03

CONFIGURATION	2BHK
RERA CARPET AREA	645 SQ.FT.
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### FLAT NO - 02 & 06

CONFIGURATION	2BHK
RERA CARPET AREA	677 SQ.FT.
DECK	58 SQ.FT.
TOTAL CARPET AREA	735 SQ.FT.





### FLAT NO - 04

CONFIGURATION	2BHK
RERA CARPET AREA	645 SQ.FT.
DECK	70 SQ.FT.
TOTAL CARPET AREA	715 SQ.FT.



# Expand YOUR WORLD WITH UNMATCHED ACCESS.

Aayush Aurum keeps you seamlessly connected to Mumbai, with proximity to Central and Harbour train lines, major roads, and transit hubs. Enjoy effortless travel to business districts, entertainment hubs, and key destinations across the city.



## STATIONS, MONORAIL & HIGHWAY

Eastern Express Highway	1 Min
BKC Connector	3 Mins
Chembur Monorail	5 Mins
Chembur Station	10 Mins



## EDUCATIONAL INSTITUTIONS

The Green Acres Academy	1 Min
JBCN	5 Mins
Swami Vivekanand High School & College	5 Mins
K.J. Somaiya College	14 Mins



## RESTAURANTS

McDonald's	4 Min
Starbucks	6 Mins
Hotel Jewel of Chembur	7 Mins
Hotel Grand Central	8 Mins



## RECREATION

Club Emerald	1 Min
The Acres Club	5 Mins
Chembur Gymkhana	7 Mins
The Bombay Presidency Golf Club	10 Mins



## MANDIR

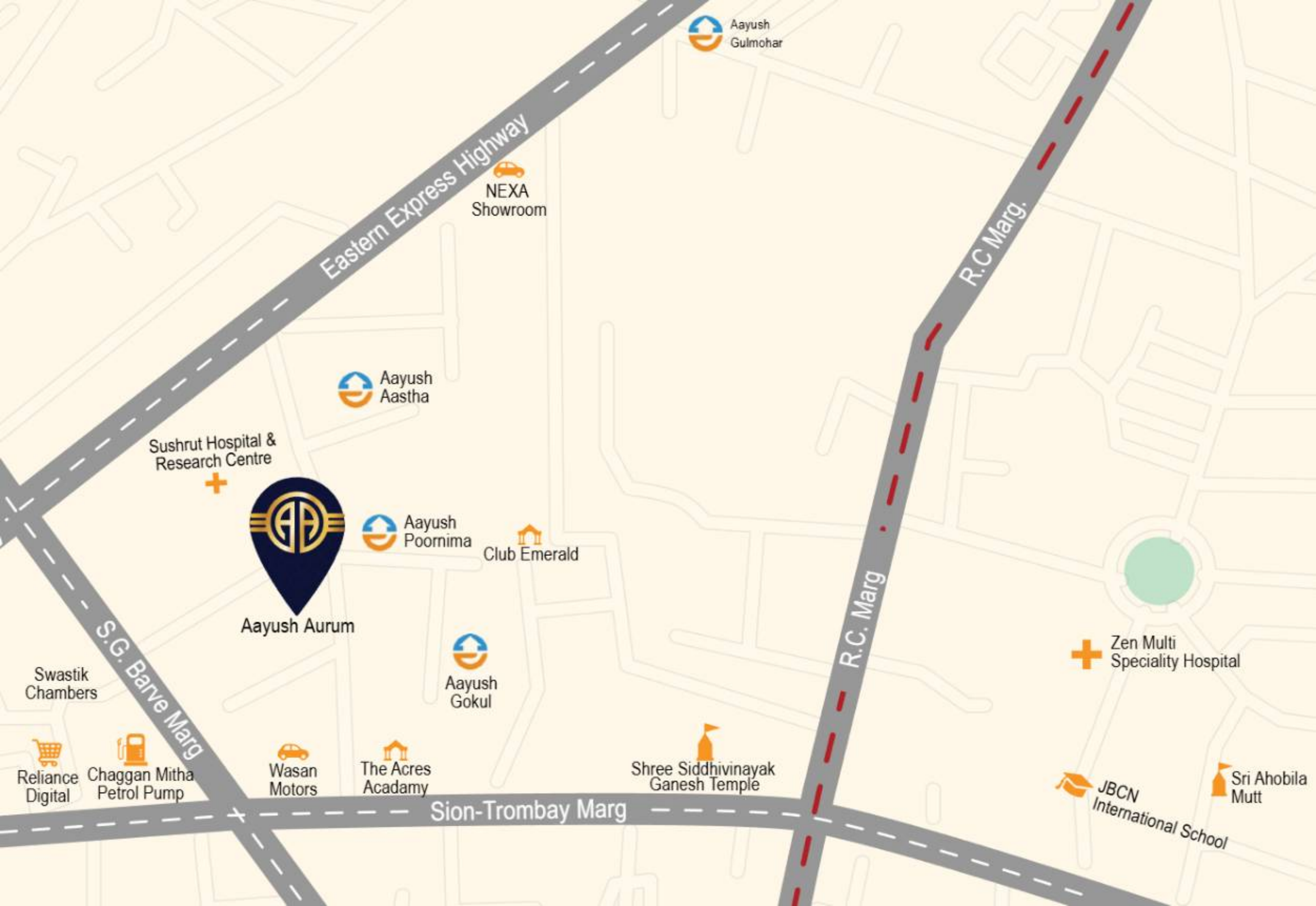
Bombay Kali Bari	1 Min
Shree Siddhivinayak Mandir	6 Mins
Adinath Jain Mandir	9 Mins
Sri Ahobila Mutt	10 Mins



## HEALTH CARE

Mangal Anand Hospital	1 Min
Sushrut Hospital & Research Centre	1 Mins
Swastik Hospital	1 Min
Zen Hospital	9 Mins





Aayush  
Gulmohar

NEXA  
Showroom

Aayush  
Aastha

Sushrut Hospital &  
Research Centre



Aayush Aurum

Aayush  
Poomima

Club Emerald

Aayush  
Gokul

Swastik  
Chambers

Reliance  
Digital

Chaggaan Mitha  
Petrol Pump

Wasan  
Motors

The Acres  
Acadamy

Shree Siddhivinayak  
Ganesh Temple

Sion-Trombay Marg

R.C. Marg

R.C Marg.

Zen Multi  
Speciality Hospital

JBCN  
International School

Sri Ahobila  
Mutt



EXPANSIVE *legacy* OF TRUST AND QUALITY.

COMPLETED PROJECTS



Aayush Ayaansh



Aayush Gulmohar



Aayush Aarna



Aayush Aura



Aayush Poornima



Aayush Aastha



Aayush Saraswati



Aayush Aangan



**PROJECT ASSOCIATES**

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Chhadva Associates

**RCC Consultant**

Associated Structural  
Engineers LLP

**Designing Architect**

Apices Studio. Pvt. Ltd

**Legal Consultant**

Aditya Khanna,  
Advocate





**aayush**  
GROUP  
ISO 9001:2015

## CONTACT US

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📄 **MahaRERA Registration No. PR1180002501281 available at website: <http://maharera.mahaonline.gov.in>**

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