



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



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



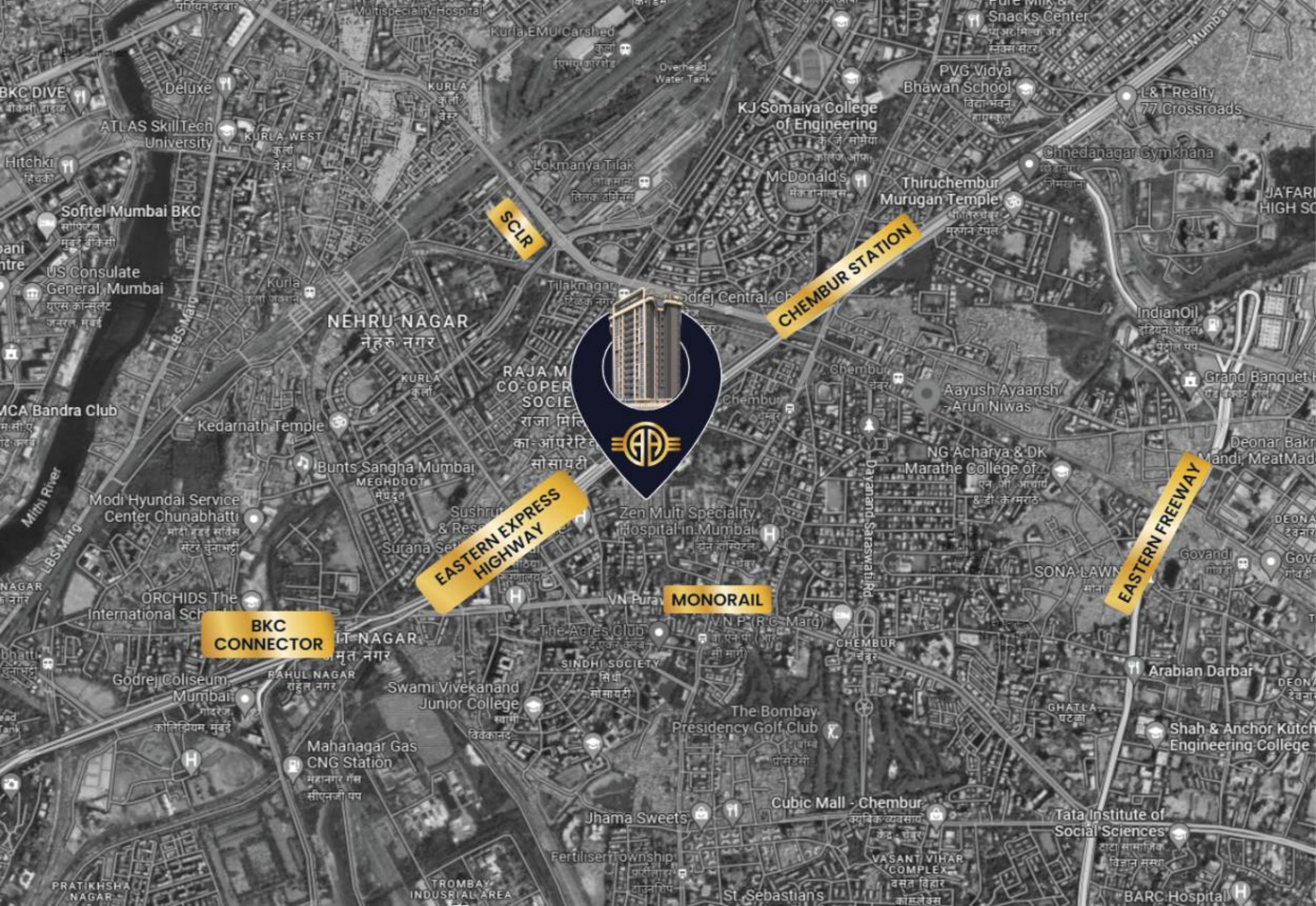
3 Mins from BKC Connector



10 Mins from Chembur Station



30 Mins from Chhatrapati Shivaji International Airport



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 Impressi

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.



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.

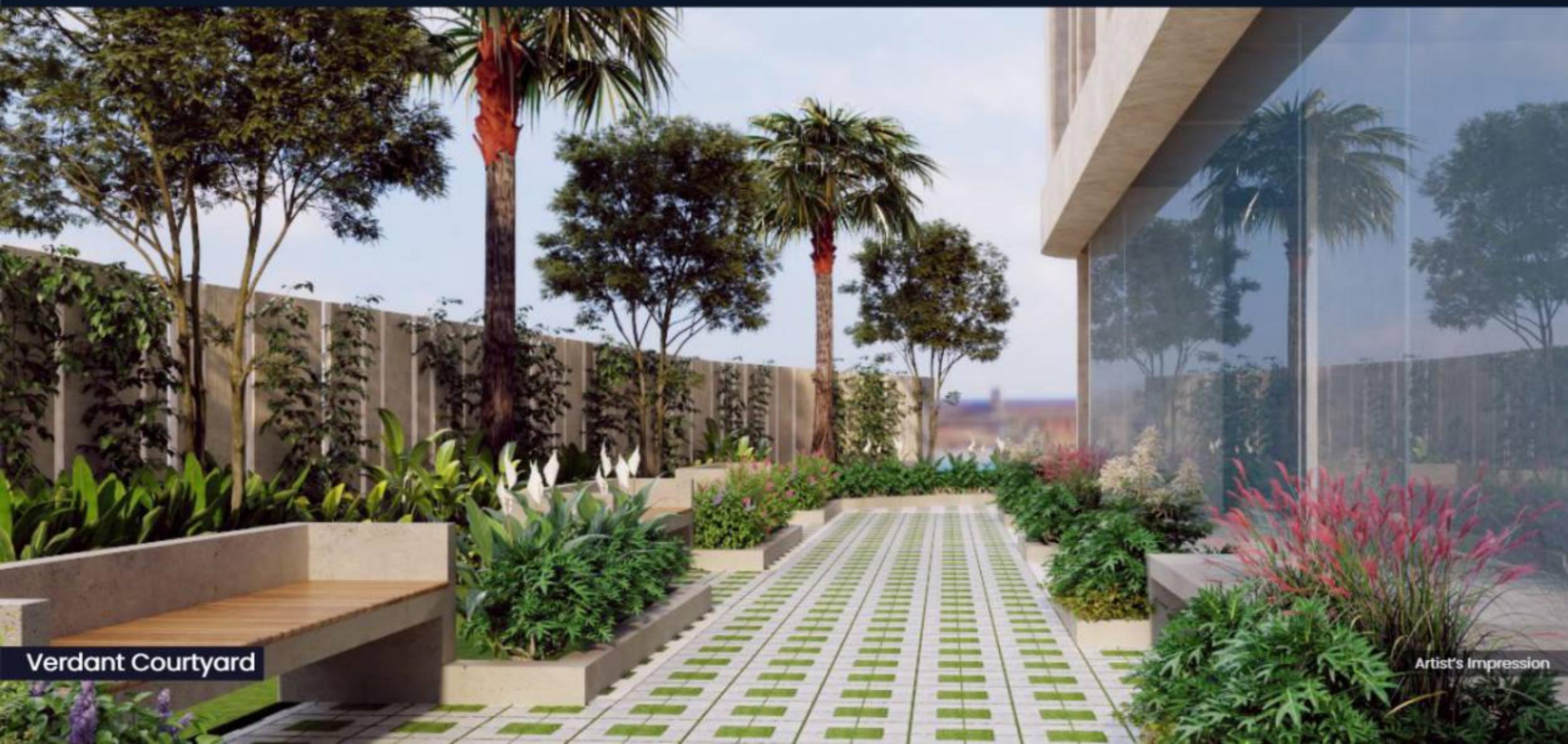


Drop-Off Lobby

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



Kitchen

Artist's Impression

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.



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.

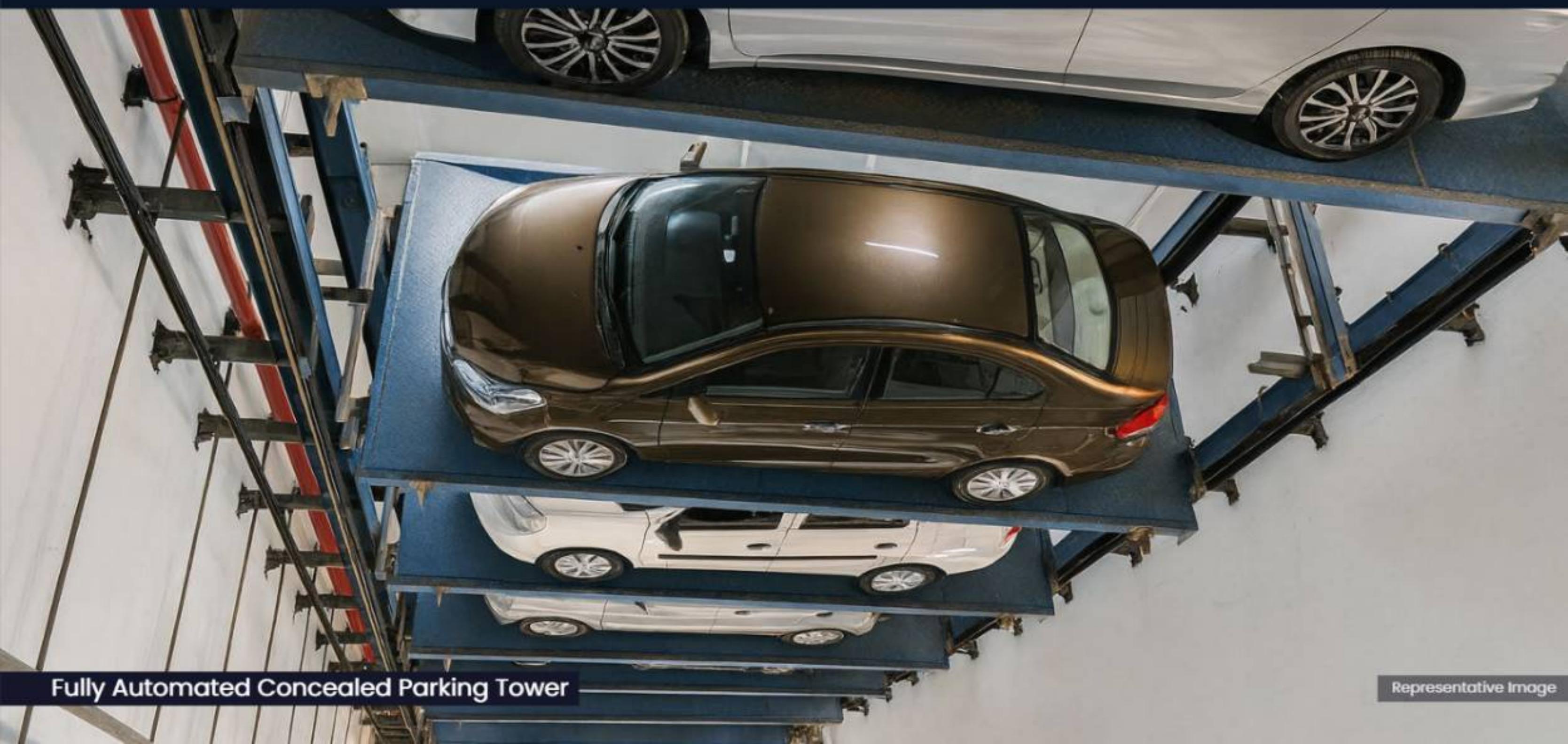


24x7 CCTV Surveillance

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



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





FLAT NO - 01 & 05

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



FLAT NO - 03

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

CONFIGURATION	2BHK
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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



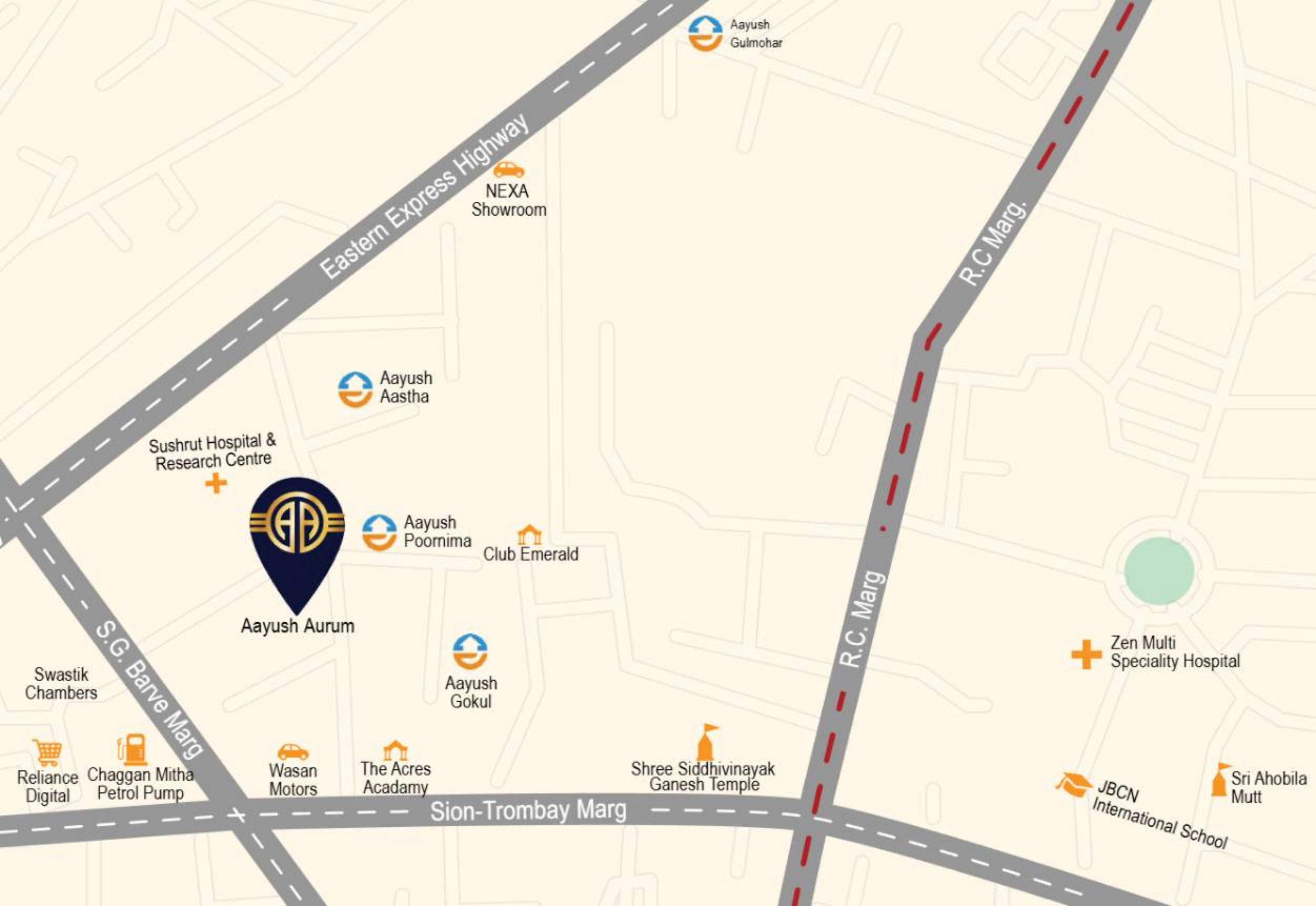
MANDIR

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



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

Liaisoning Architect

B.H. Wadhwa &
Chhadva Associates

RCC Consultant

Associated Structural
Engineers LLP

Designing Architect

Apices Studio. Pvt. Ltd

Legal Consultant

Aditya Khanna,
Advocate



CONTACT US

📍 Site Add: Plot No-8 & 9, Aayush Aurum, Opposite Club Emerald, Swastik Park, Chembur, Mumbai- 400 071

📍 Head Office: A-1101 & 1102, 11th Floor, The Epicenter, W.T. Patil Marg, Above DMart, Chembur E, Mumbai -400 071

☎️ Office Landline: 022 6901 1481 | Office Mobile: +91 97029 90990 | Sales Number: +91 99305 50000 | +91 8689 860123

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

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