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**aayush**  
developers



*"aayush aastha"*

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The layout and building plan are subject to change as per the discretion of developers and as approved by Municipal Corporation and other Authorities. The Developers reserve their right to make additions, alterations and amendments as they may deem fit from time to time. No right of any nature should be construed from the data given.



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quality & beyond



Discover pure power of Quality & Lifestyle...

*"aayush aastha"*

1, 2, 2.5 BHK Residence ~ Stilt + 7 Floors  
Plot No. 55, Swastik Park, Chembur.

*We believe homes are not about acquisitive pleasures; they are about creating a warm and friendly space that offers every imaginable comfort to you and your loved ones.*

*At Aayush, We lay special emphasis on bringing comfort and convenience into your homes. Located in the serene suburbs of Chembur, "aayush aastha" provides an environment which is conducive to a good life...*

*Still +7 storey building consisting of 1, 2, 2.5 BKH Ultra Modern flats with thoughtful amenities.*

# "aayush aastha"

## Project Highlights

- Spacious Bathroom with premium tiles and beautiful finish.
- Well-planned toilets with royal C.P. fittings and sanitary ware.
- The heart of the house, the kitchen, has a granite platform with stainless steel sink and service platform.
- There is a provision for separate connections for bore well and municipal drinking water, as well as an exhaust fan.
- Feel safe with multi-tier security which also includes bio-metric door lock for the main door and intercom.

## Connectivity Advantages

- Seconds away from Eastern Express Highway
- Close Proximity to Chembur/Kurla/Tilak Nagar Railway Station
- Chembur Monorail Station 500 meters away
- Shopping destinations like Shoppers Stop, K Star Mall in close vicinity
- Close to reputed education centres like Somaiya College, Gregorious School, Garodia International School and Swami Vivekananda High School & College
- Prominent clubs like Acres Club, Chembur Gymkhana and Golf Course in the vicinity
- Major Hospitals like Sushrut, Mangal Anand in the vicinity



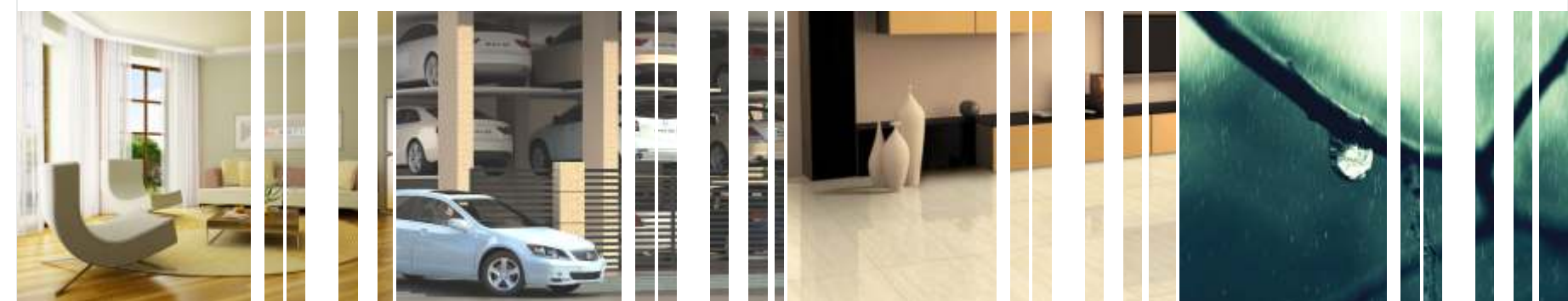
## Typical Floor Plan



## Ultra Morden 2.5 BHK residence Carpet Area: 670 Sq. Ft.



## Project Features



Natural Lighting  
& Optimum Cross Ventilation

Sufficient Stilt/Open  
Mechanised "Stack Parking"

Vitrified Tiles Flooring in entire  
Flat (RAK/Asian or equivalent)

Rainwater  
Harvesting



"VASTU" compatible plan

## Apartment Features

- Planning considering natural lighting & optimum cross ventilation
- Vitrified tiles flooring in entire flat
- Elegant laminate finished entrance door & painted internal doors
- Synchronized light at main door
- GYPSUM finished walls with acrylic paint
- Heavy section anodized aluminum sliding windows
- Concealed electric fittings in all rooms and concealed plumbing fittings in bathrooms and kitchen



## Kitchen Features

- Granite Platform with ceramic tiled dado full height above the platforms.
- Scratch resistant stainless steel sink with drain board
- Exhaust fan
- Provision for water purifier



## Bathroom Features

- Antiskid flooring
- Designer tile dado up to door height
- Premium sanitary fixtures & CP fittings of jaguar/equivalent make
- Naturally ventilated bathrooms with an exhaust fan & mirror



## Safety & Security Features

- Seismic resistance structure
- 24 hours surveillance by CCTV covering designated common areas including stilt areas
- Advanced fire-fighting systems
- Sprinkler system



## Other Features

- Sufficient Stilt / Open / Mechanised "STACK PARKING"
- Rain water harvesting shall be provided as per specification
- High speed elevator [Otis/Shindler/Equivalent]
- Elevated compound wall with attractive lights and exclusively designed main gates
- Security guard cabin with intercom facility
- Provision for 24x7 supply of boring water
- Peaceful alcove for senior folks



Sophisticated  
1 BHK residence  
Carpet Area: 350 Sq. Ft.



Uber chic  
2 BHK Residence  
Carpet Area: 540 Sq. Ft.