

# Live The Beach Life

**SBR**  
Sunteck Beach Residences

Beach Residences & Villas



Rendered Image



# About Sunteck

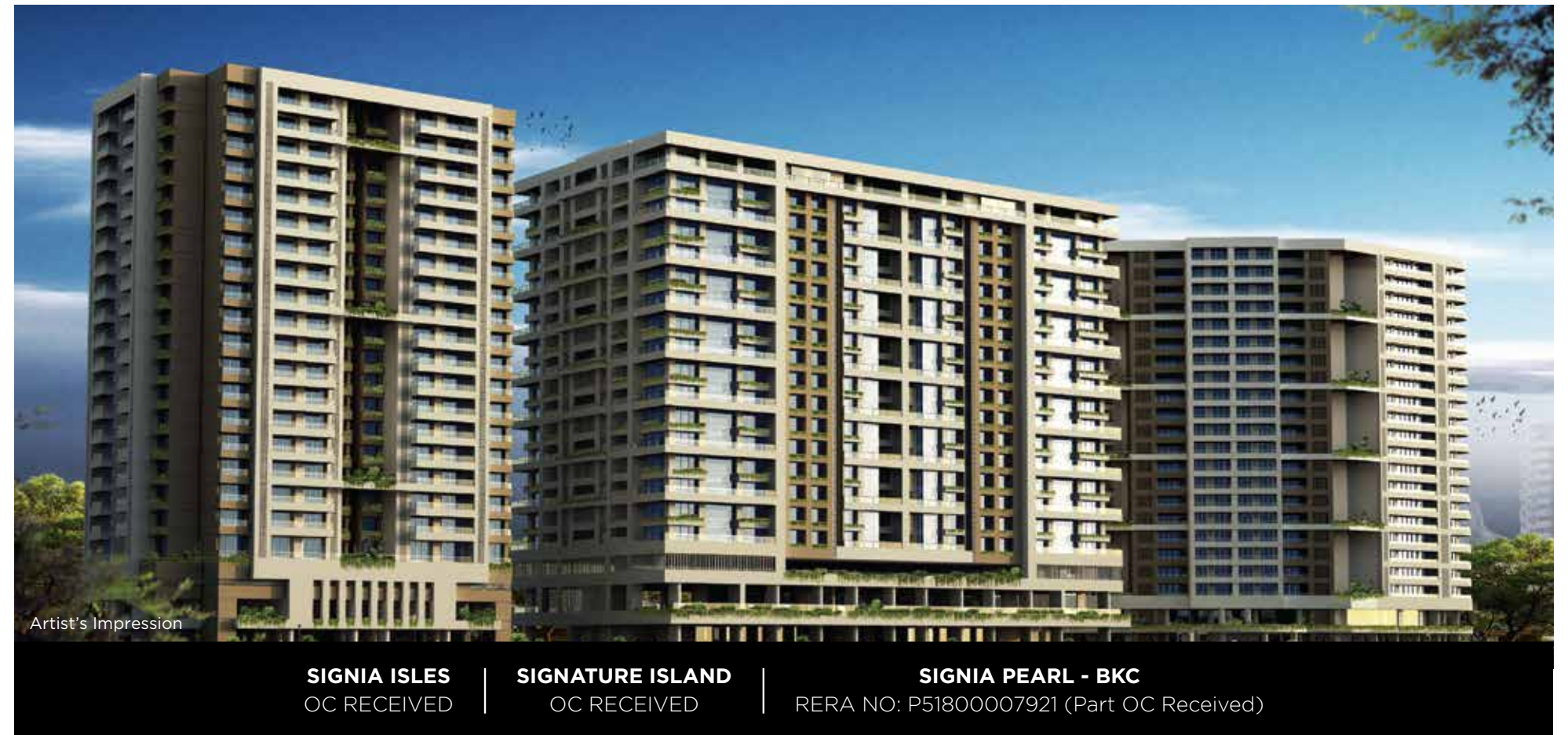
Sunteck Realty Limited (SRL) is one of the fastest growing Mumbai-based real estate development company.

Sunteck is amongst the Top Listed Real Estate companies on National Stock Exchange & Bombay Stock Exchange.

Sunteck holds one of the Strongest Balance Sheets with almost Negligible Debt levels and robust cash flows.

SRL focuses on a city-centric development portfolio of about 50 million square feet spread across 19 projects and 13 projects completed and delivered.

Sunteck's presence across the spectrum is differentiated by Uber Luxury, Ultra Luxury, Marquee Luxury, Premium & Aspirational Luxury segments. SRL's Flagship Project Signature Island in Bandra-Kurla Complex (BKC) is home to some of the most renowned head honchos of leading financial institutions, corporates, global conglomerates and renowned celebrities.



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# Sunteck's luxury brand portfolio

Signature

Uber Luxury Residences

Signia

Ultra Luxury Residences

SunteckCity

Premium Luxury Residences

SunteckWorld

Aspirational Luxury Residences

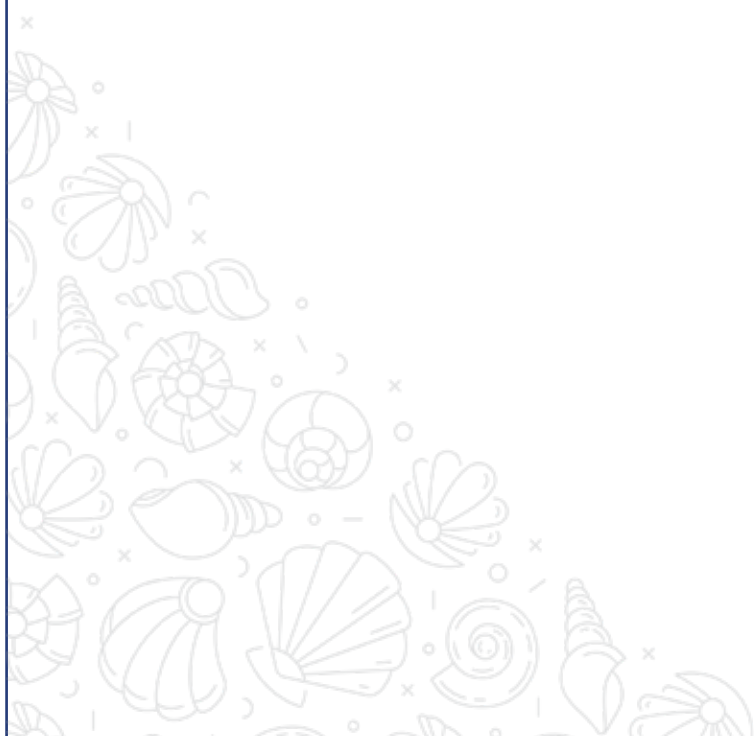
Sunteck

Commercial & Retail

SBR

Sunteck Beach Residences

Marquee Luxury Destination



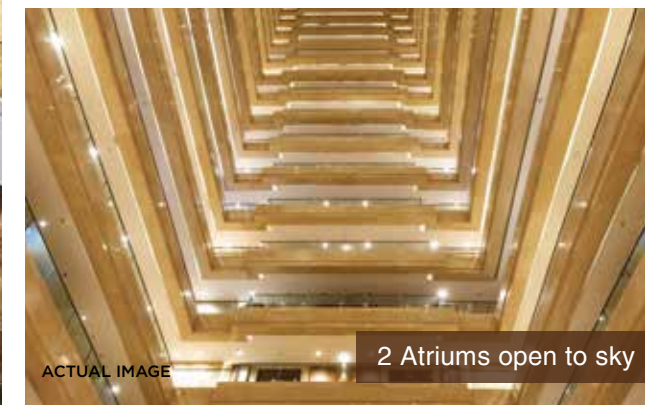
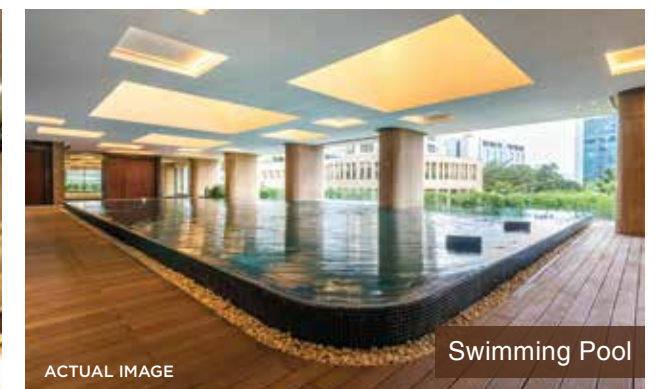
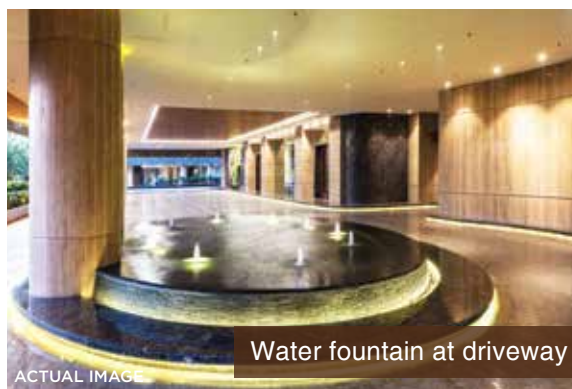
# Signature ISLAND

G - BLOCK, BKC

## An iconic landmark

As the chosen residence of the finest business minds of India, Signature Island chooses comfort over ostentation. The timeless, iconic and distinctive property finds its beauty within its purpose. Redefining the skyline of Bandra Kurla Complex, Signature Island features only Duplex Residences which offer a bespoke design.

A masterpiece designed by Talati & Panthaky Associates (TPA), Signature Island is the embodiment of a design philosophy that transcends all trends. With Temperature Controlled Indoor Swimming Pool, State-Of-The-Art Gymnasium & Health Club, Business Club, Exquisite Landscaped Garden with Children's Play Area, Cutting Edge Security Systems and much more. Every space you tread into, you'll discover the luxuriously heady feeling that comes with a king-sized lifestyle.



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**DELIVERED AND HABITABLE.**

# Sunteck in news

## Aishwarya Rai Buys BKC Flat for ₹21 cr

Actor purchases 5,500 sq ft apartment in Signia Isles property

Kailash.Dabar@timesgroup.com

Mumbai: Bollywood actress Aishwarya Rai Bachchan has bought a luxury apartment spread over 5,500 sq ft at a high-end residential complex in Bandra-Kurla Complex for ₹21 crore, said two persons familiar with the development. "The deal was concluded and reg-

istered last week. It's a five-bedroom apartment," said one of the persons mentioned above. The actress has bought the sprawling apartment in Signia Isles property, which is part of three-tower complex of Sunteck Realty, in the commercial district. The deal values the place around ₹38,000 per sq ft. The complex has three towers Signia Island, Signia Isles and Signia Pearl.

Recently actress Sonam Kapoor bought a 7,000 sq ft duplex apartment in Signia Island in the same complex for over ₹35 crore. This is the same apartment where billionaire and banker Uday Kotak had bought an apartment a few months ago.



## Sonam Kapoor splashes on a ₹35 crore home

naulik.vyas@timesgroup.com; kailash.dabar@timesgroup.com

Bandra Kurla Complex is already some to some of Mumbai's high-profile figures. The latest addition to the neighbourhood is about to be Sonam Kapoor, who has bought an apartment in the area for over ₹35 crore. "The apartment is a 7,000 sq ft duplex flat in Signia Island Property in BKC," said a person directly involved in the deal. "The registration has recently taken place. The deal values the place around ₹50,000 per sq ft."

Signature Island Property is where billionaire and banker Uday Kotak had bought a 11,000 sq. ft apartment a few months ago.

In 2013, former CITI Group head Vikram Pandit and Gunit Chadha, Deutsche Bank co-CEO, Asia/Pacific, had reportedly bought apartments in the same complex. "The properties are in two variants of 11,600 sq ft and 7,000 sq ft each," said the source. However, in an email response, Signature Island Property only says, "We are unable to comment on the transaction due to client confidentiality terms."




**HER NEW NEIGHBOURS**

Gunit Chadha

Uday Kotak

Sonam Kapoor

HOME / INDUSTRY / Sunteck Realty To Launch Seven Projects With Rs 22000 Crore Revenue Potential

## Sunteck Realty to launch seven projects with Rs 22,000-crore revenue potential in next 5-8 years


Sunteck will be launching the first phase of these projects next fiscal, with the Vasai West and Shahad in Kalyan projects fetching Rs 1,150 crore each.

Written by PTI  
January 16, 2022 3:13:24 pm



These projects are expected to make it one of the largest realtors in terms of the topline. (File)

## Sunteck Realty January-March pre-sales at Rs 503 crore



Property developer Sunteck Realty has recorded pre-sales of around Rs 503 crores in the quarter ended March, up 43% on a sequential basis and 36% from a year ago.

On a full-year basis, the developer has registered pre-sales of around Rs 1,303 crores in 2021-22, up 27%, making it one of its best annual performances in terms of sales.


The company has collected over Rs 404 crores during the quarter, up 50% sequentially and up 26% from a year ago. Collections for the year rose 35% to over Rs 1,053 crores. Both on a sequential basis as well as annual basis, this is the company's best collection.

Home > News > Business > REAL ESTATE

## Sunteck Realty buys 50 acres at sea-facing locale in Mumbai's Vasai, expects Rs 5,000 crore revenue

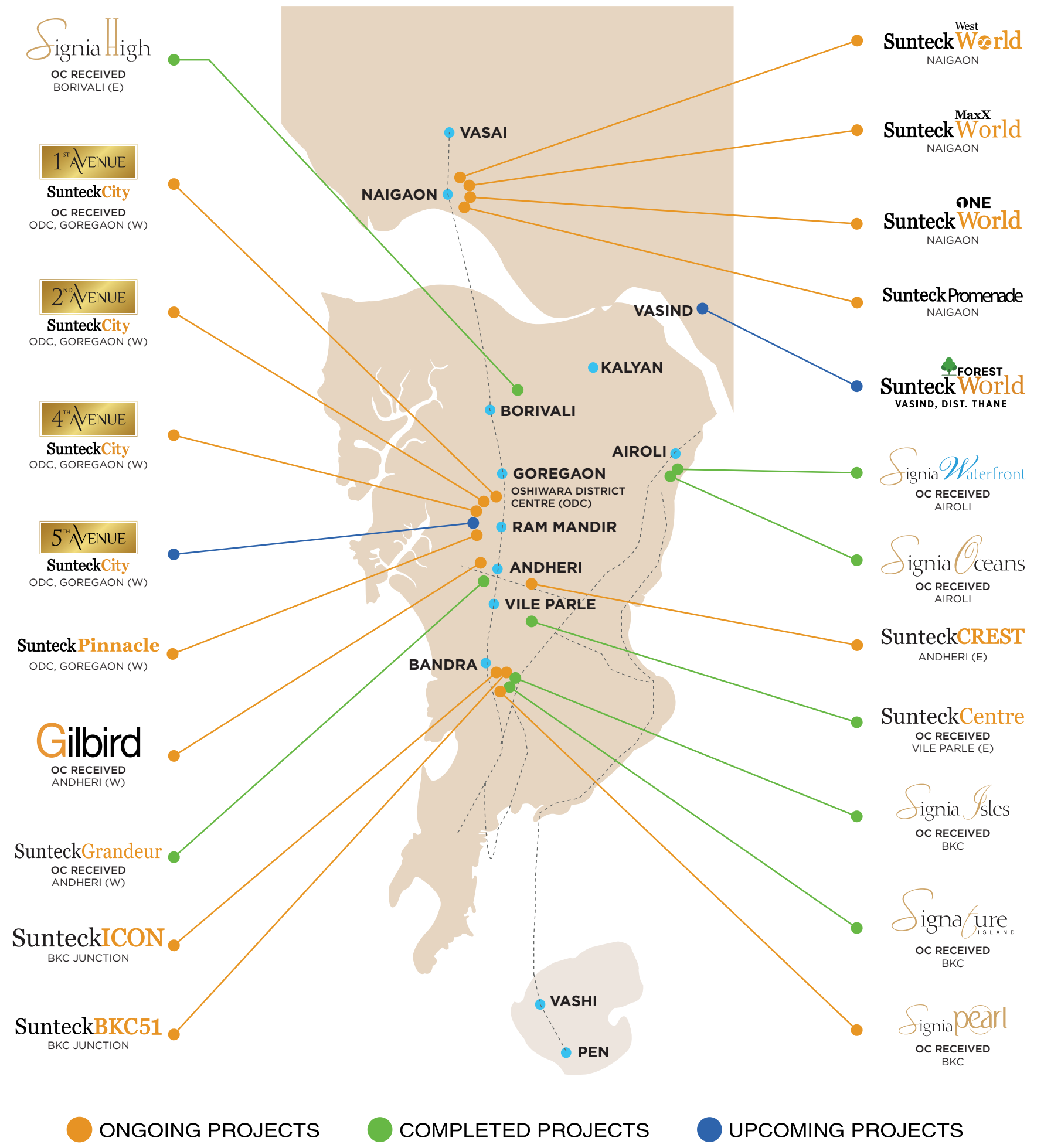
The project with a development potential of about 4.5 mn sq ft, will have an unobstructed view of the Arabian Sea and cater mostly to the mid-income segment

MONEYCONTROL NEWS |



In one of the biggest real estate deals since lockdown, luxury developer Sunteck Realty has acquired a prime project of approximately 50 acres in the posh location of Vasai having a development potential of approximately 4.5 million square foot (mn sq ft) in the prime Mumbai Metropolitan Region (MMR).

# Crafting luxurious spaces



# Live The Beach Life

Miami, Florida

Jumeirah, Dubai

Sydney, Australia

Experience a Beach  
address at par with  
the world's best,  
in Mumbai

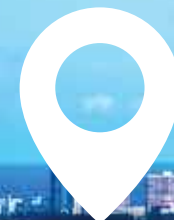
REFERENCE IMAGES



# India's largest beachfront township in Mumbai

Introducing Sunteck Beach Residences, an iconic and distinguished address rising by the sea located at Vasai. It brings with itself, a beautiful history and marvellous beachfront living, that rivals the best of seaside living from around the world. This fresh new address offers you a life by the sea that brings with itself all that you seek. Discover a new lifestyle with fine dining options and premium boutiques to high - street luxury, from a romantic getaway to a club culture and night life at par with the world's best. It's exotic and exquisite in every detail.

**SBR**  
Sunteck Beach Residences



**VERSOVA**



**JUHU**



**BANDRA**



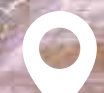
**WORLI**



**MARINE LINES**



**COLABA**



REFERENCE IMAGE

# Vasai - Captivating natural beauty combined with a rich cultural heritage

Vasai is one of the most peaceful places to live in Mumbai. It is a perfect amalgamation of nature and heritage. Surrounded by the pristine beaches. Vasai is a treasure trove of culture, music, dance and art form that can be enjoyed during local festivals and celebrations. The old houses of Vasai have a rich portuguese touch signifying it's colonial history.



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# Seven wonders of Vasai

## DISCOVER PRISTINE BEACHES

Surrounded by 7 pristine beaches, one is not far away from the hustle bustle of the city.

Suruchi Beach is a timeless beauty crafted by nature with precision and great passion offering a lifetime of serenity, unmatched scenic view and fresh air.

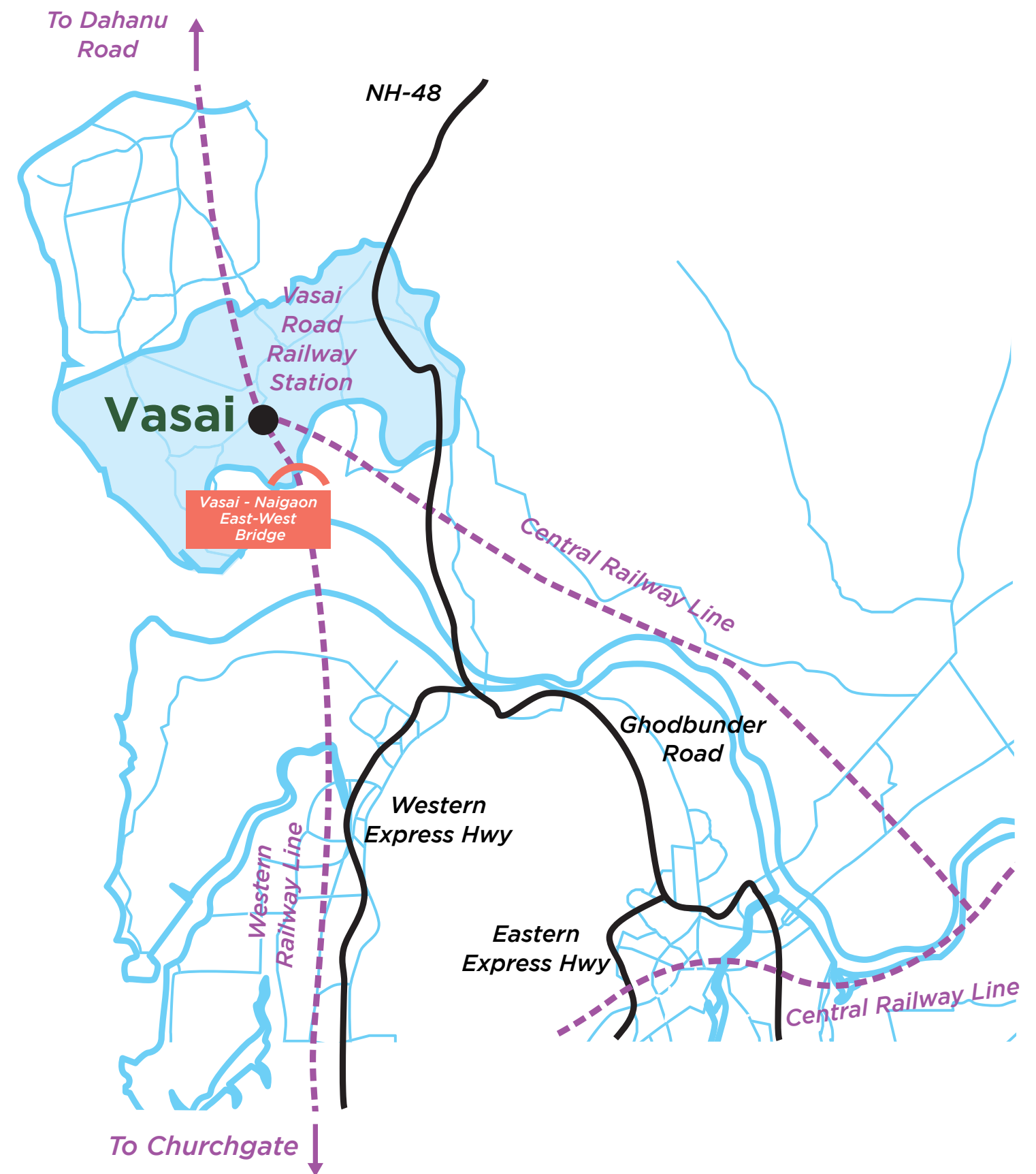


REFERENCE IMAGE

# Vasai - Close to everything






## VASAI IS CONNECTED TO THE OTHER PARTS OF THE CITY THROUGH ROAD AND SUBURBAN RAILWAY NETWORK

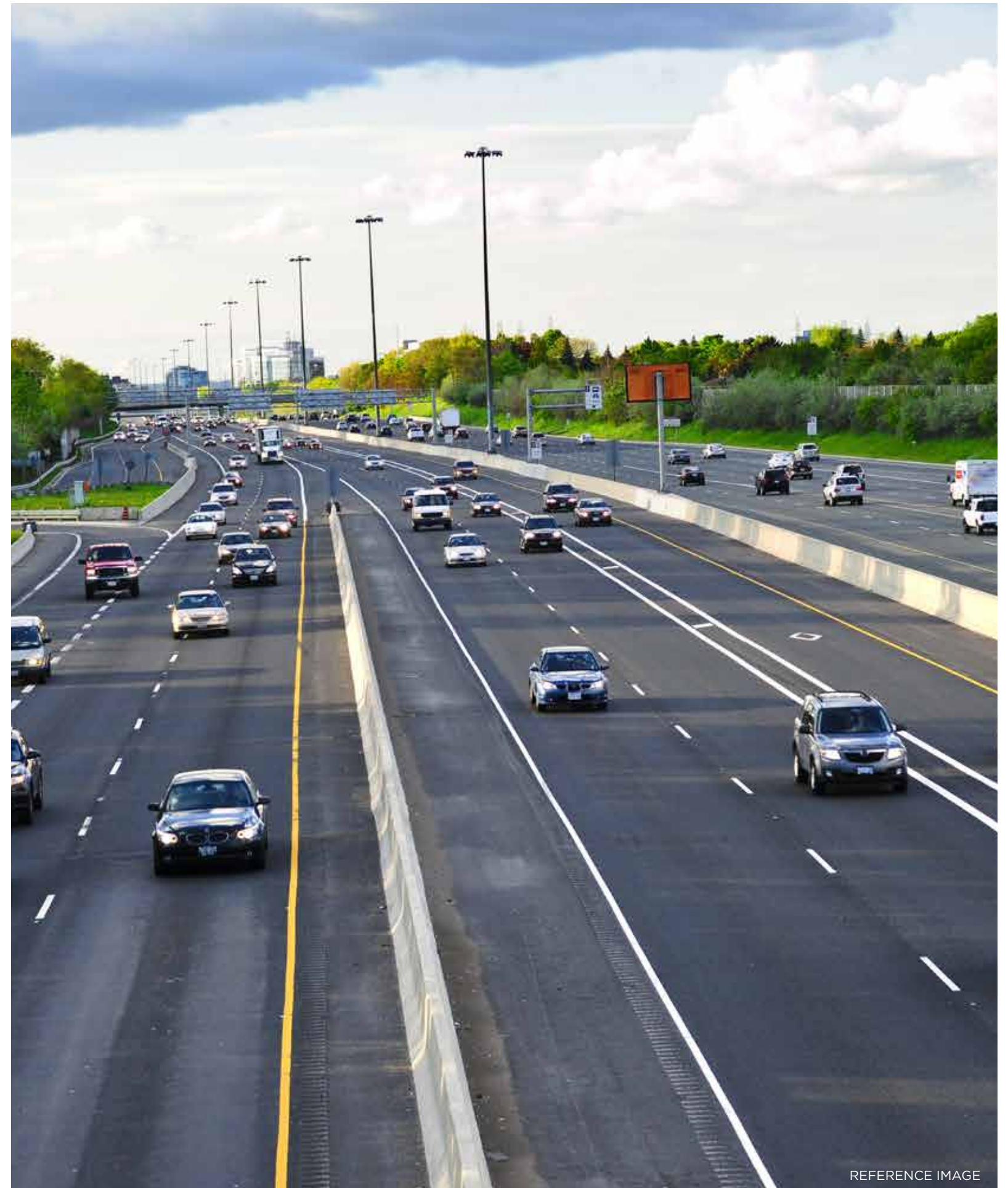
- The western line of Mumbai connects Churchgate to Dahanu Road through Vasai Road railway station. It runs parallel to the west coast.
- Vasai Road - Roha Line connects the Western line, Central line, and Harbour line of the Western Railway zone and Central Railway zone making commuters to commute to any part of city with ease.
- To cut your long journey short, all fast trains halt at Vasai Station, which will give you more time to spend with your family & you will never be late at work.
- Vasai also enjoys excellent road connectivity to Mumbai city, Thane, and Bhiwandi through NH-48 which further connects to Western Express Highway. So, a long drive is never too far from your home
- Recently completed Naigaon East-West bridge improves connectivity with Vasai West which further eases internal commute.
- Vasai is also a junction for many long distance trains which means you can reach your hometown with absolute ease.



Map not to scale, for representation purpose only







# Major upcoming infrastructure projects

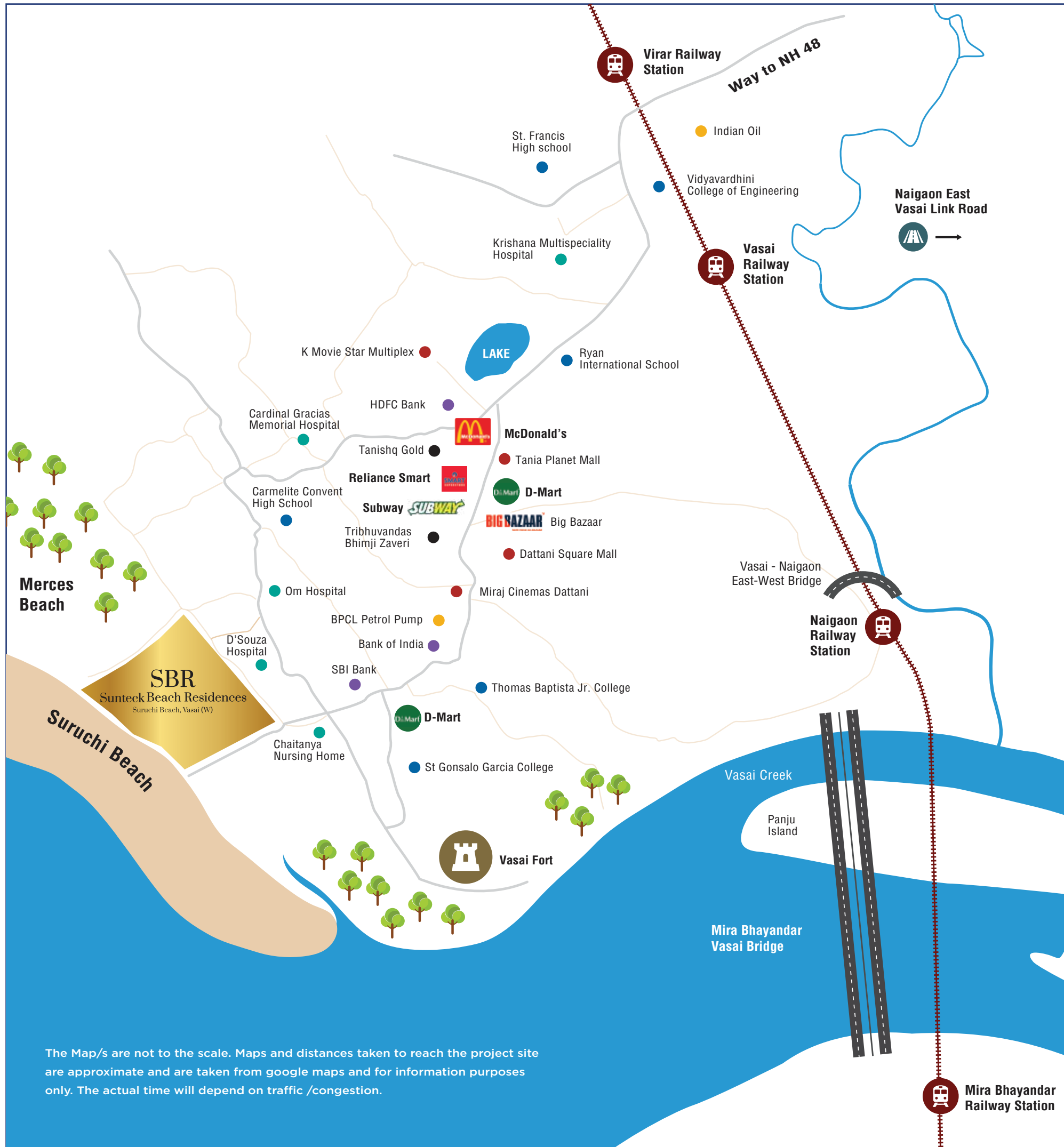
Project Name	Details	Implications
 <b>Metro Rail</b>	23 km long purple metro line from Shivaji Chowk (Mira Road) to Virar.	The metro line will pass through Vasai and improve its connectivity to the various parts of MMR.
 <b>Coastal Road</b>	29.2 km freeway to connect Marine Lines to Kandivali.	The project is likely to enhance Vasai's connectivity to other parts of Western suburbs and the island city.
 <b>MMR Ring Road</b>	Mumbai-Trans Harbour Link, Virar-Alibaug Multimodal Corridor, Vasai to Mira-Bhayandar bridge and another sea link from Versova-Virar together form a ring road in and around Mumbai city.	The project is likely to enhance Vasai's connectivity to other parts of the city through multiple modes.
 <b>Bullet Train</b>	Connectivity between Ahmedabad and Mumbai.	This project will improve Vasai's connectivity to Ahmedabad.
 <b>DMIC</b>	A project of USD 90 Bn with financial & technical aids from Japan, covering an overall length of 1,483 km between Delhi and Mumbai.	The alignment of Dedicated Freight Corridor passes through Vasai which will uplift its economic profile.



REFERENCE IMAGE

# Social Infrastructure

-  Hospitals
-  Schools & Colleges
-  Petrol Pump
-  Malls & Multiplex
-  Banks
-  Jewellery



The Map/s are not to the scale. Maps and distances taken to reach the project site are approximate and are taken from google maps and for information purposes only. The actual time will depend on traffic /congestion.

# In the company of everything good

Vasai is home to a series of brands to fulfill all your shopping needs.

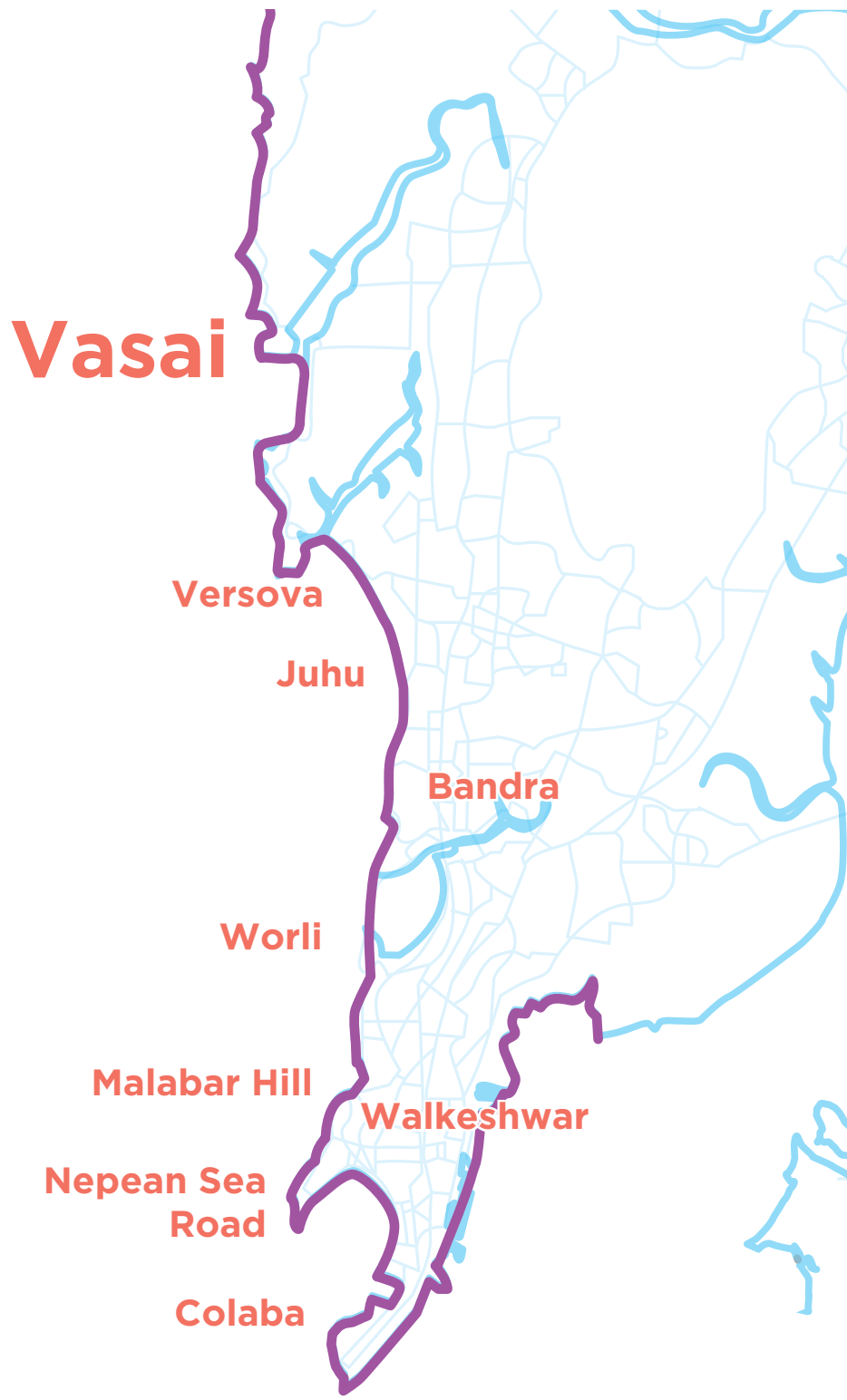
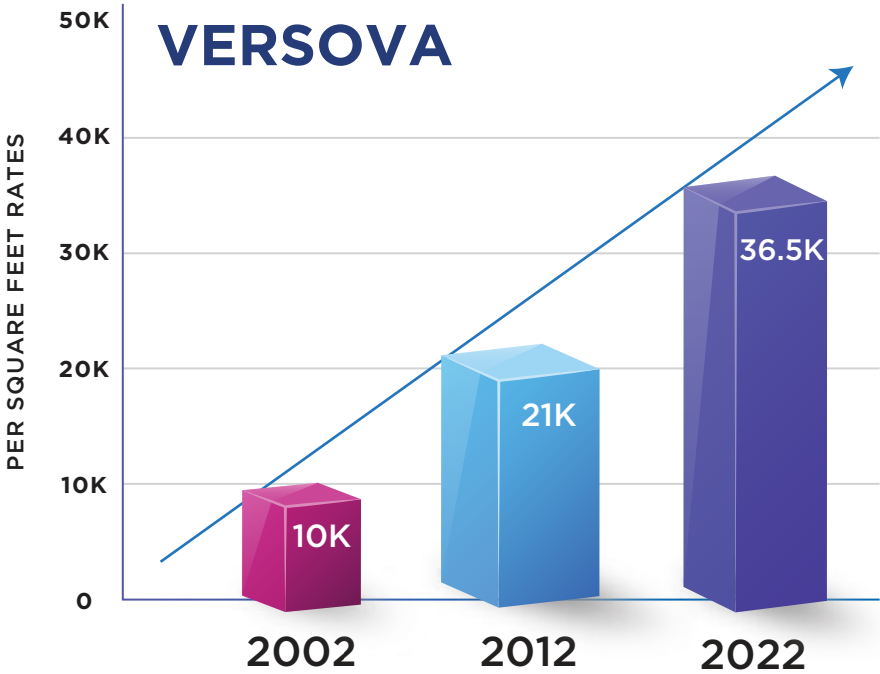
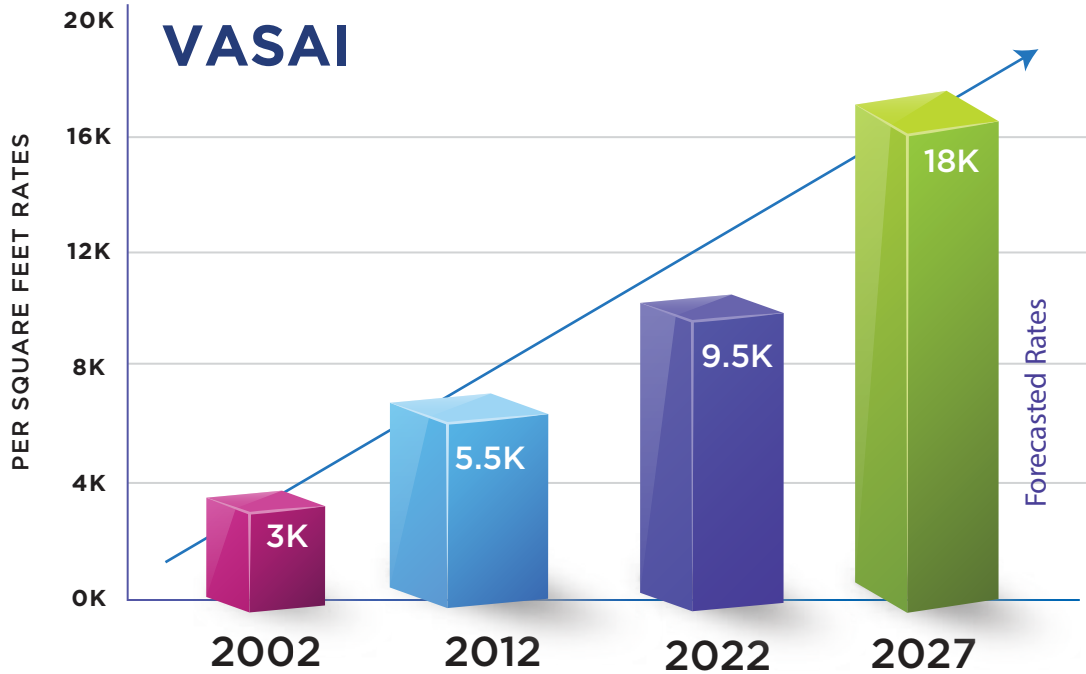
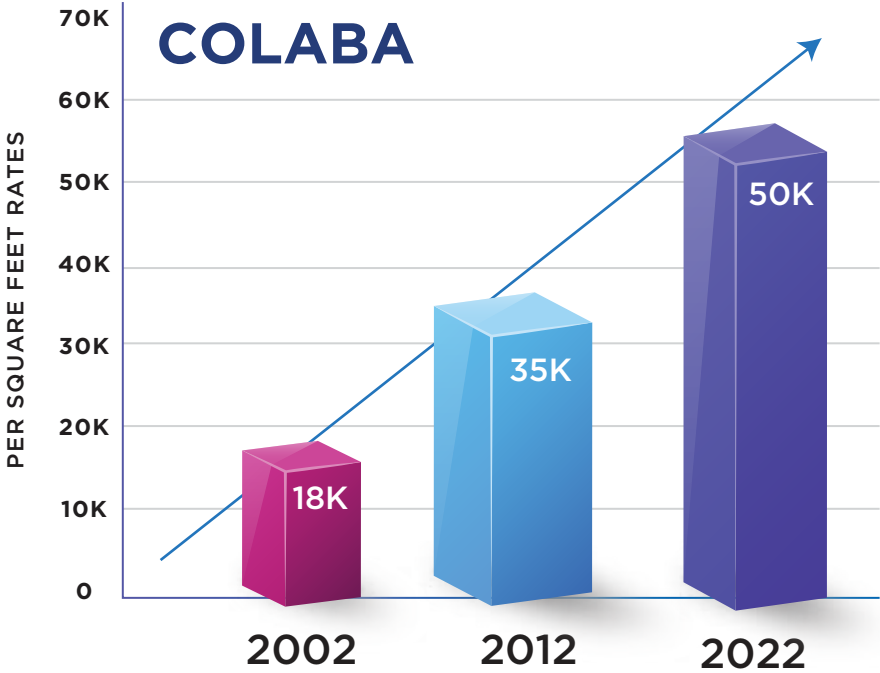


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# Coastline localities on MMR map

Residential projects with proximity to the coastline generally command a premium over other areas in the city.



Disclaimer: The rates are approx and may vary from year to year

Map not to scale, for representation purpose only



— INTRODUCING —

**SBR**  
Sunteck Beach Residences

Beach Residences & Villas



ARTIST'S IMPRESSION

[www.realtyventuresindia.com](http://www.realtyventuresindia.com)

**SBR**  
Sunteck Beach Residences

# Mumbai's luxurious beachfront living



A woman with her hair in a ponytail is sitting in an infinity pool. The pool's edge is perfectly aligned with the horizon of the ocean, creating a seamless transition between the pool water and the sea. The sky is a clear, vibrant blue. The overall scene is serene and luxurious.

# Homes for the Beach Generation



ARTIST'S IMPRESSION



**SBC**  
Sunteck Beach Club

A clubhouse marvel,  
to relax & rejuvenate



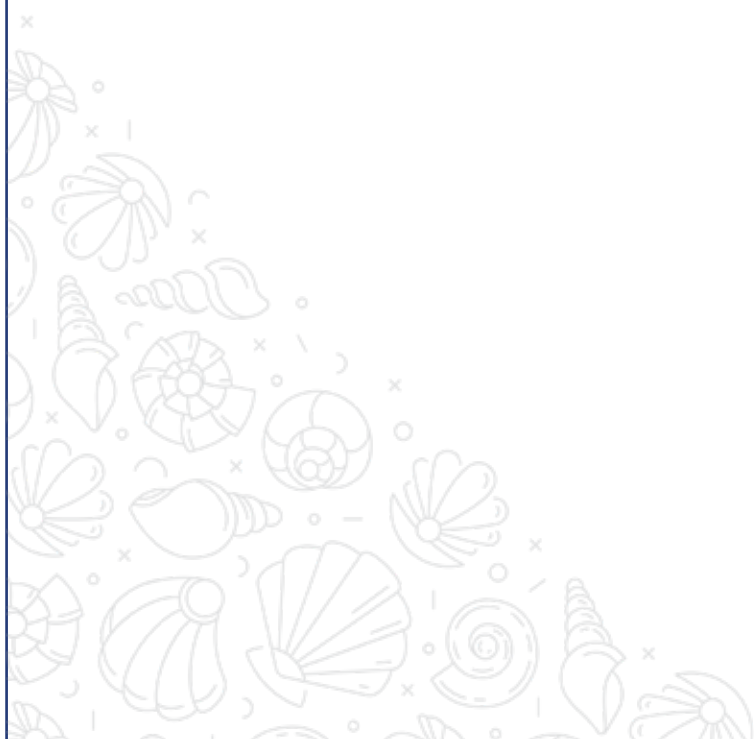


An artist's impression of a modern high-rise apartment building at dusk. The building features a mix of light blue and dark grey panels, with many windows illuminated from within. The ground floor is a retail area with large glass windows and palm trees. A pedestrian walkway with a green-painted section and a car is visible in the foreground. The sky is a mix of blue and orange, suggesting sunset or sunrise. The overall scene is a vibrant, modern urban environment.

# Luxury Hi-street and Retail at your doorstep

ARTIST'S IMPRESSION

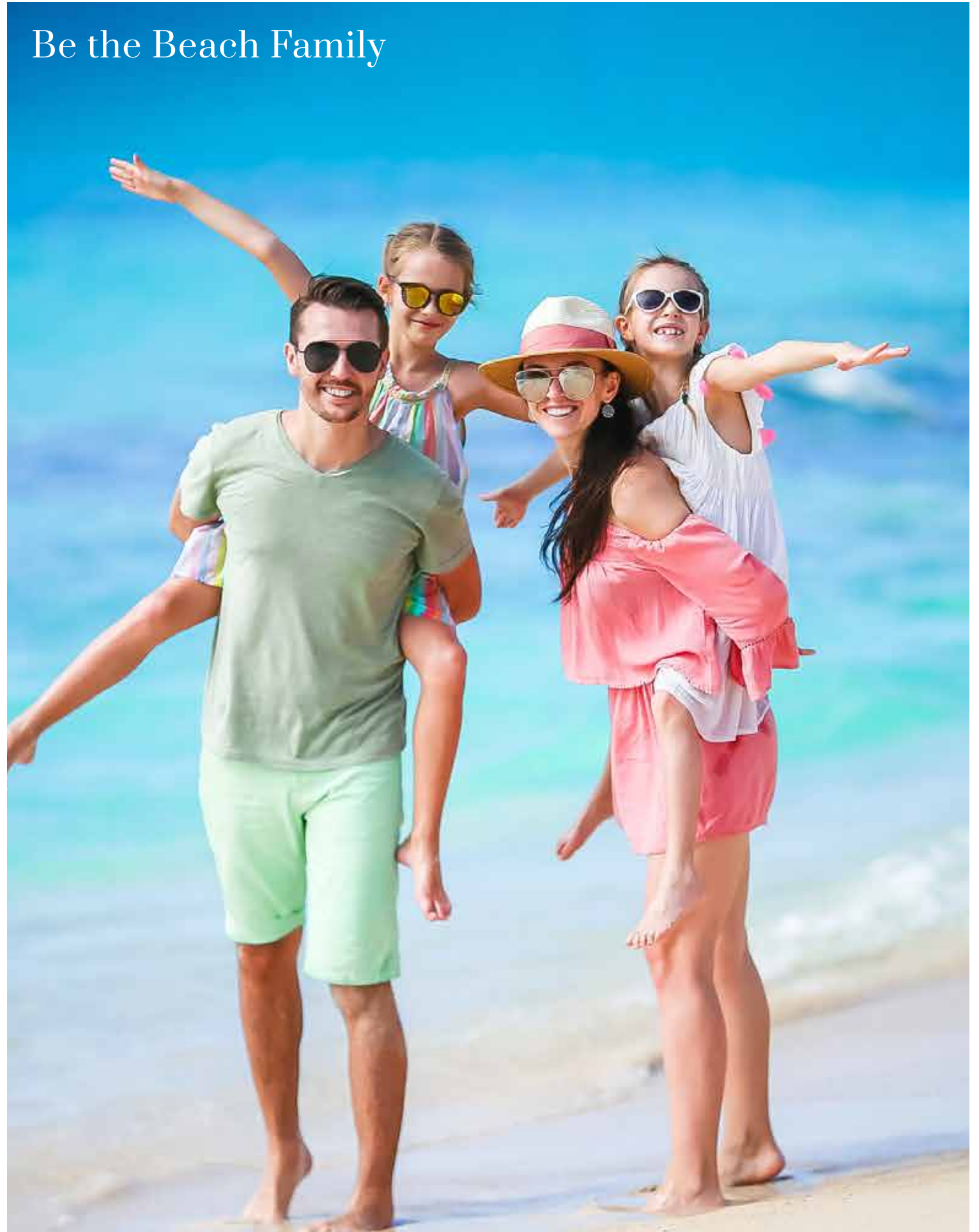
# Live the beach life



Celebrate Moments

Jog by the Beach

The Beach Fun



# Enjoy an array of luxurious amenities



Infinity Pool



Gym



Amphitheatre



Tennis Court



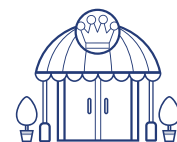
Jogging Track



Viewing Deck



Basketball Court



Entrance Plaza



Water Feature



Landscaped Garden

**+ MANY MORE**

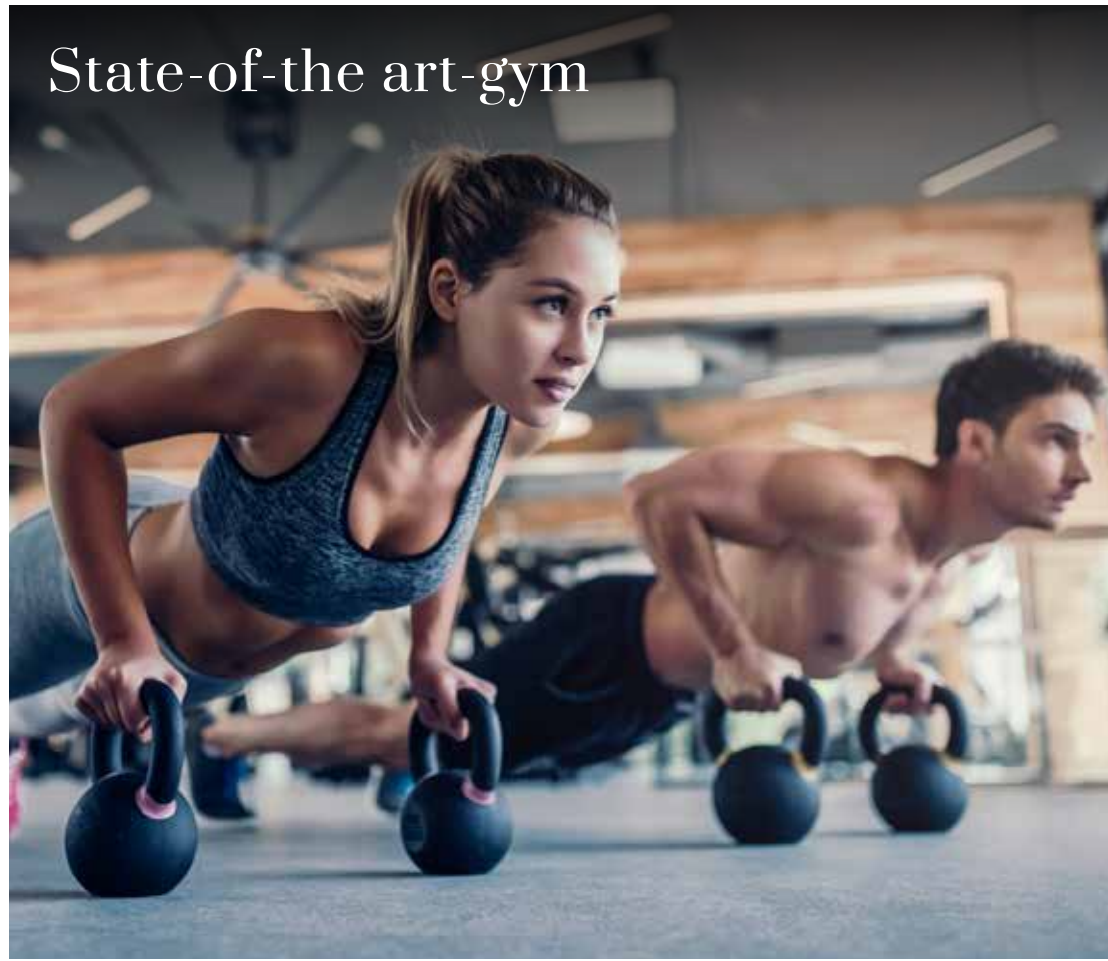
## Golf Amenity



Breathe Fresh Air  
AQI of 65\*

## Jogging Track





Open Green Spaces

State-of-the art-gym



Sunteck Beach Drive

\*REF.: ANAROCK REPORT APRIL 2022. IMAGES ARE FOR REPRESENTATION PURPOSE ONLY.

# Master Layout Plan



## LANDSCAPE AMENITIES LEGEND

- |                                   |                             |
|-----------------------------------|-----------------------------|
| 1. GRAND CLUB                     | 27. LILY POND               |
| 2. SWIMMING POOL                  | 28. FLORAL SWEEP            |
| 3. KIDS POOL AREA                 | 29. GREEN GLADE             |
| 4. DECK                           | 30. LAWN                    |
| 5. CHANGING ROOM                  | 31. SITOUT                  |
| 6. GOLF AMENITY                   | 32. GEOMETRIC MOUND         |
| 7. MULTIPURPOSE COURT             | 33. COVE SEATING            |
| 8. HALF BASKETBALL COURT          | 34. MOUND SITOUT            |
| 9. TENNIS COURT                   | 35. SHADED SEATING          |
| 10. CRICKET PRACTICE PITCH        | 36. SEATING COURT           |
| 11. FITNESS COURT                 | 37. CRESCENT SEATING        |
| 12. GARDEN                        | 38. SENIOR CITIZEN SITOUT   |
| 13. SKATING RINK                  | 39. PAVILION SEATING        |
| 14. AMPHITHEATRE                  | 40. ARRIVAL WATERBODY       |
| 15. STAGE WITH PERIPHERAL SEATING | 41. CLUB WATER FEATURE      |
| 16. JOGGING TRACK                 | 42. CONTEMPLATIVE WATERBODY |
| 17. PARTY LAWN                    | 43. REFLECTIVE WATERBODY    |
| 18. SQUARE PAVILION               | 44. PAVED PLAZA             |
| 19. YOGA GARDEN                   | 45. STEPPED RETAIL PLAZA    |
| 20. KIDS PLAY AREA                | 46. ROUND ABOUT             |
| 21. SANDPIT                       | 47. ENTRY/EXIT              |
| 22. LANDSCAPE COURT               | 48. DROP OFF                |
| 23. FLOWER GARDEN                 | 49. FEATURE WALL            |
| 24. MEDITATION COURT              | 50. PEDESTRIAN PATHWAY      |
| 25. AROMATIC GARDEN               | 51. SECURITY CABIN          |
| 26. TREE GROVE                    | 52. DRIVEWAY                |



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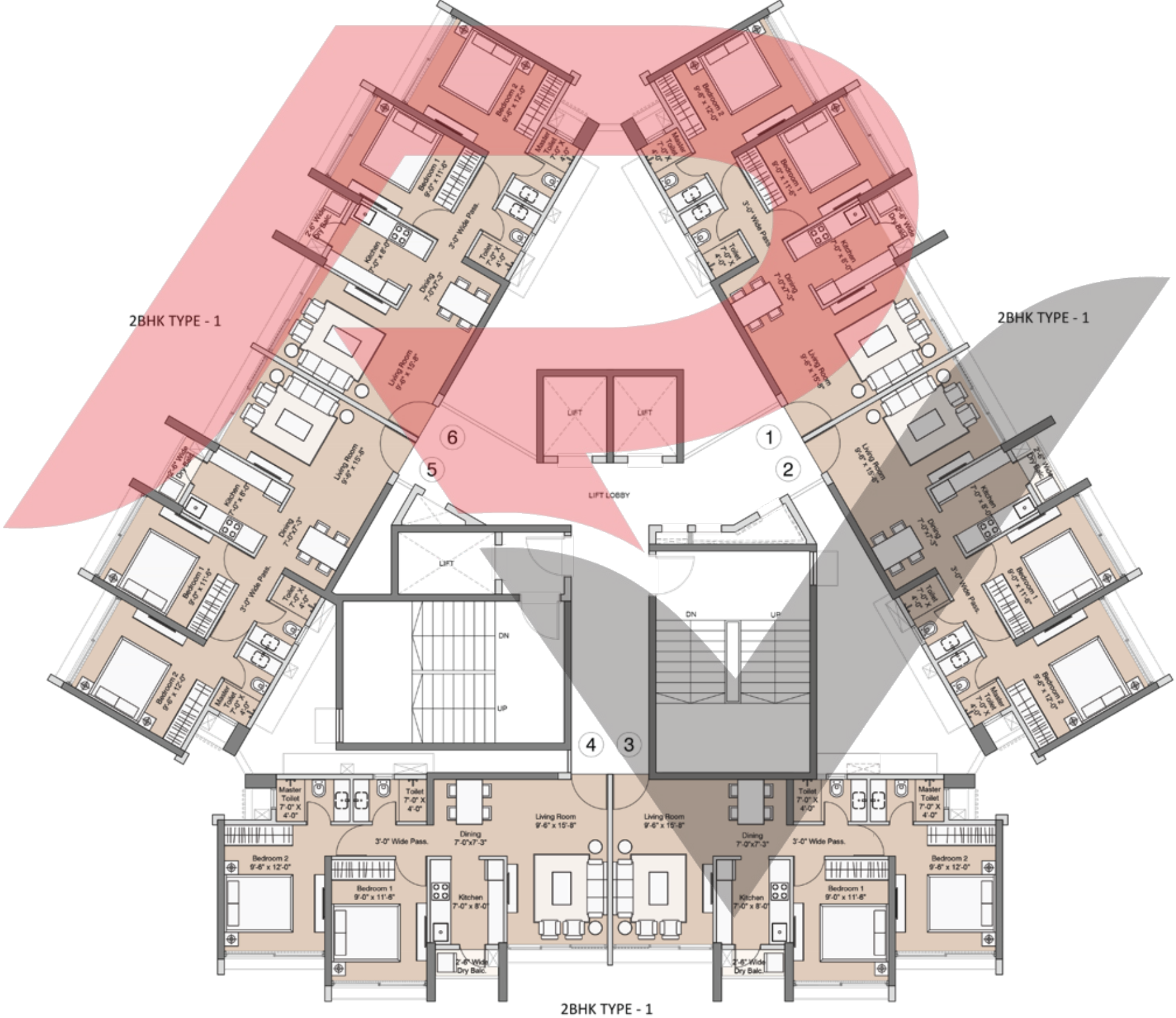
**MAHARERA NO: P99000045490 | P99000045499 | P99000045599. Details available at <https://maharera.mahaonline.gov.in>**

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# TOWER TYPE 1 (B1 & B2)

## TYPICAL FLOOR PLAN

### FLOORS 1 - 14



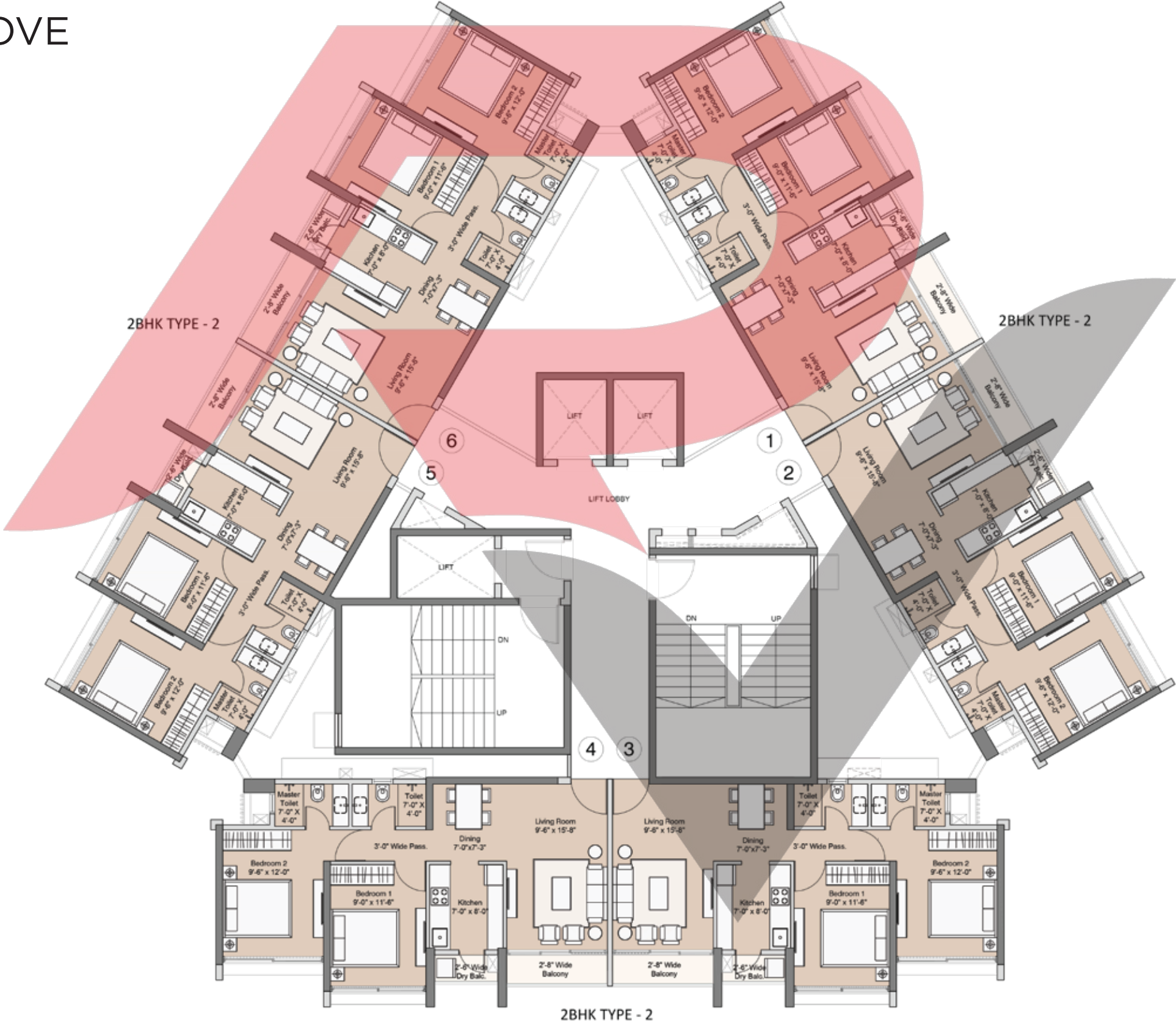
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# TOWER TYPE 1 (B1 & B2)

## TYPICAL FLOOR PLAN

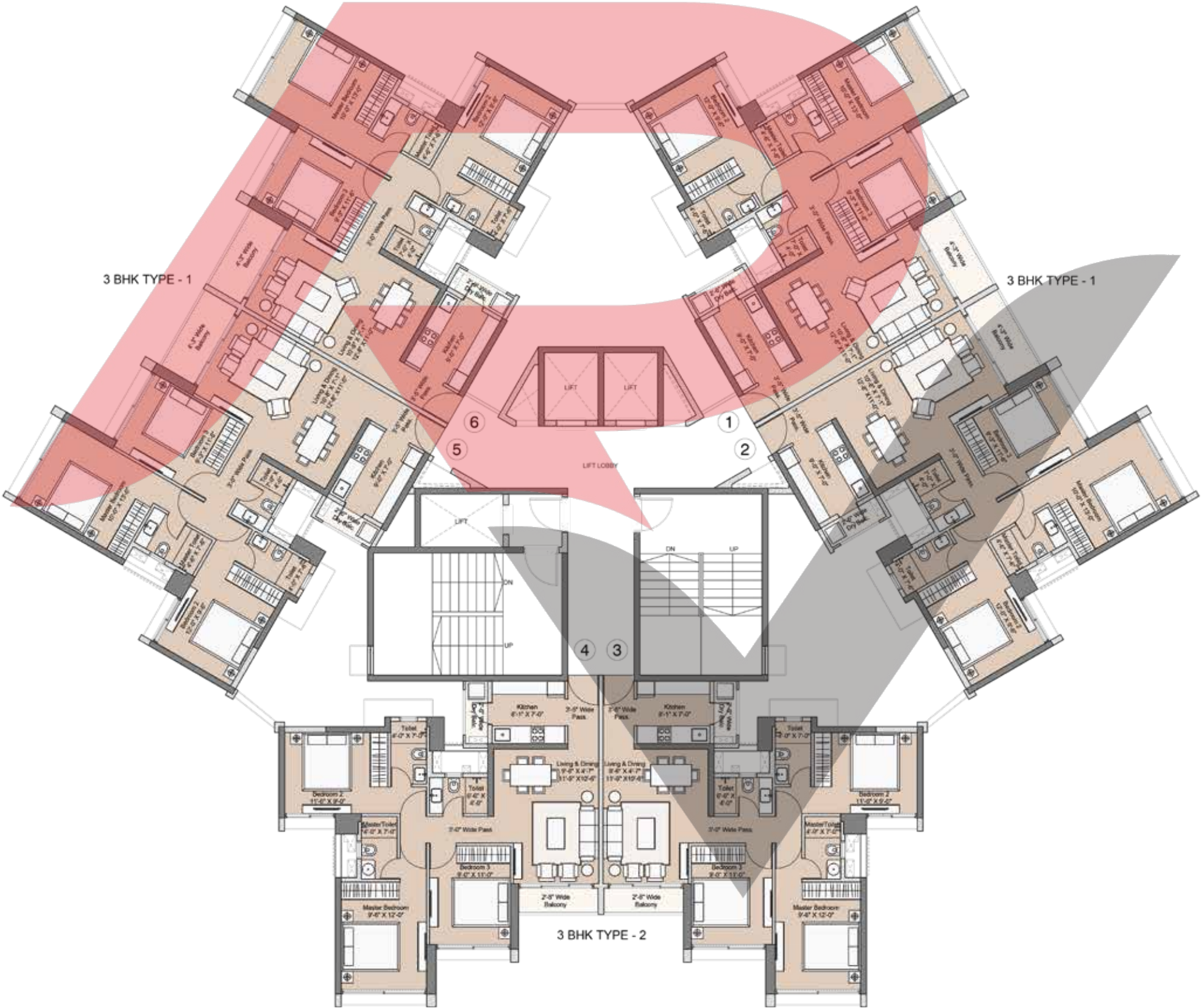
### FLOORS 15 & ABOVE



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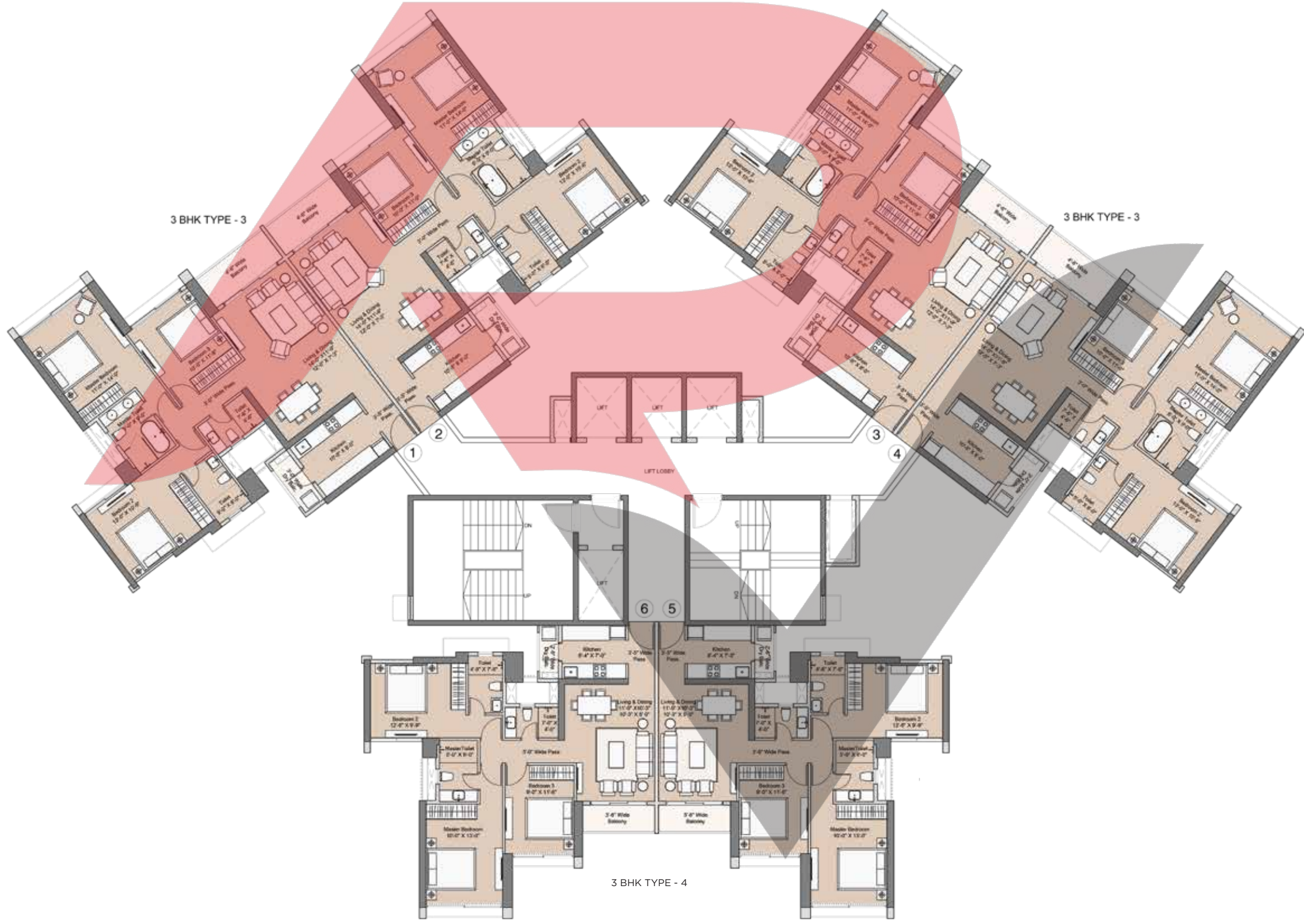
# TOWER TYPE 2 (A1 & A2)

## TYPICAL FLOOR PLAN



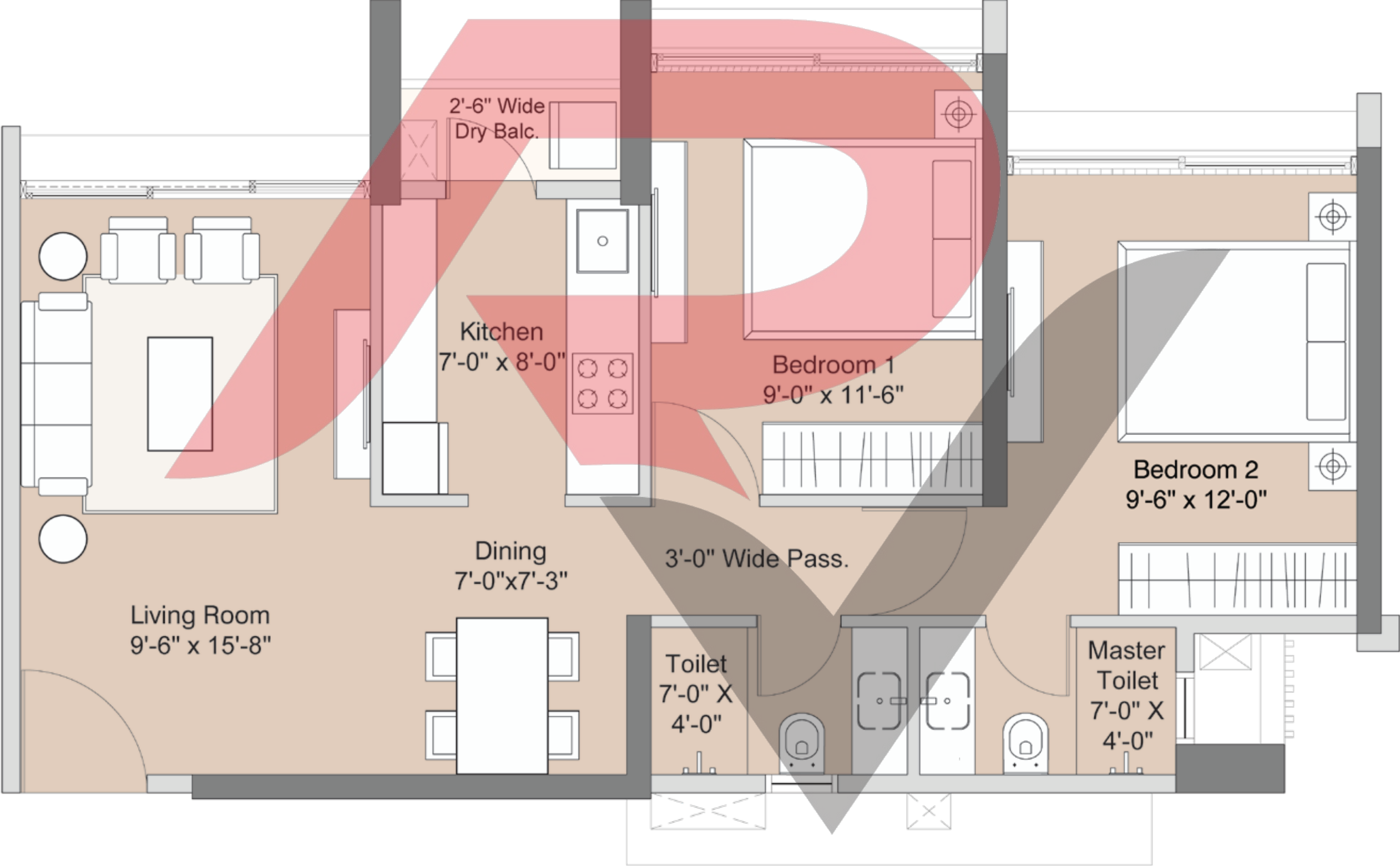
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# TOWER TYPE 3 (A3) TYPICAL FLOOR PLAN



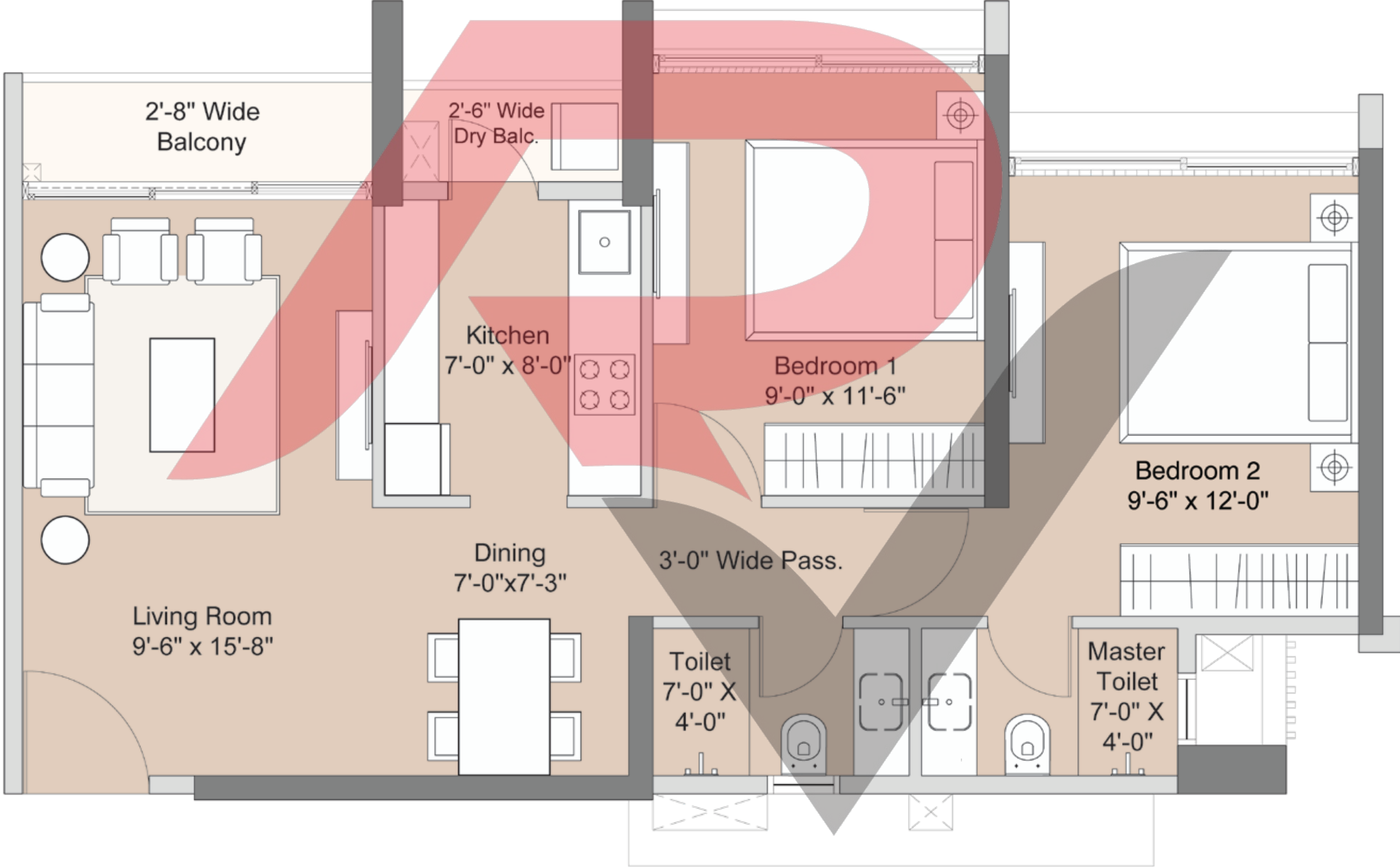
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# 2 BHK TYPE - 1



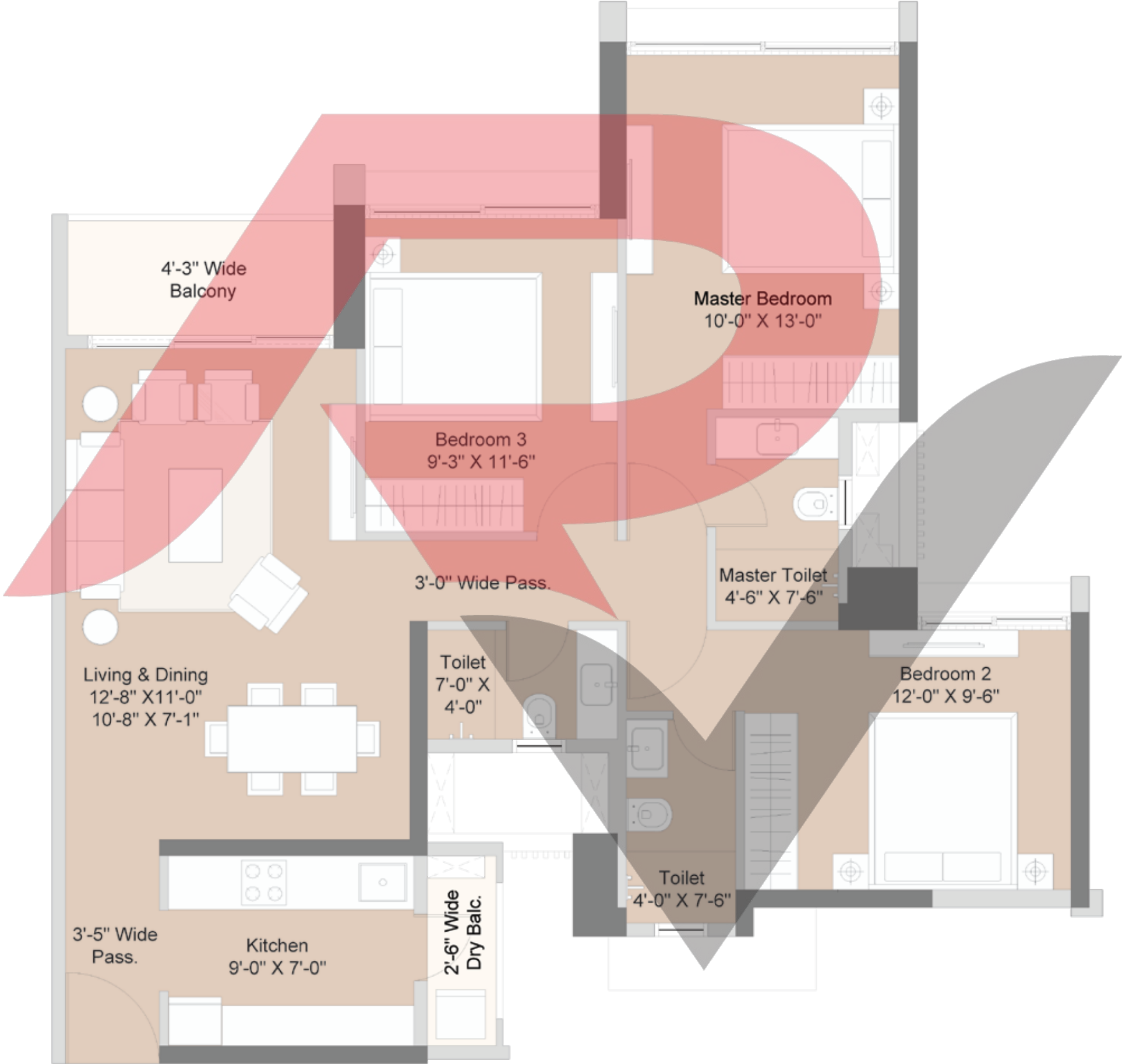
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# 2 BHK TYPE - 2



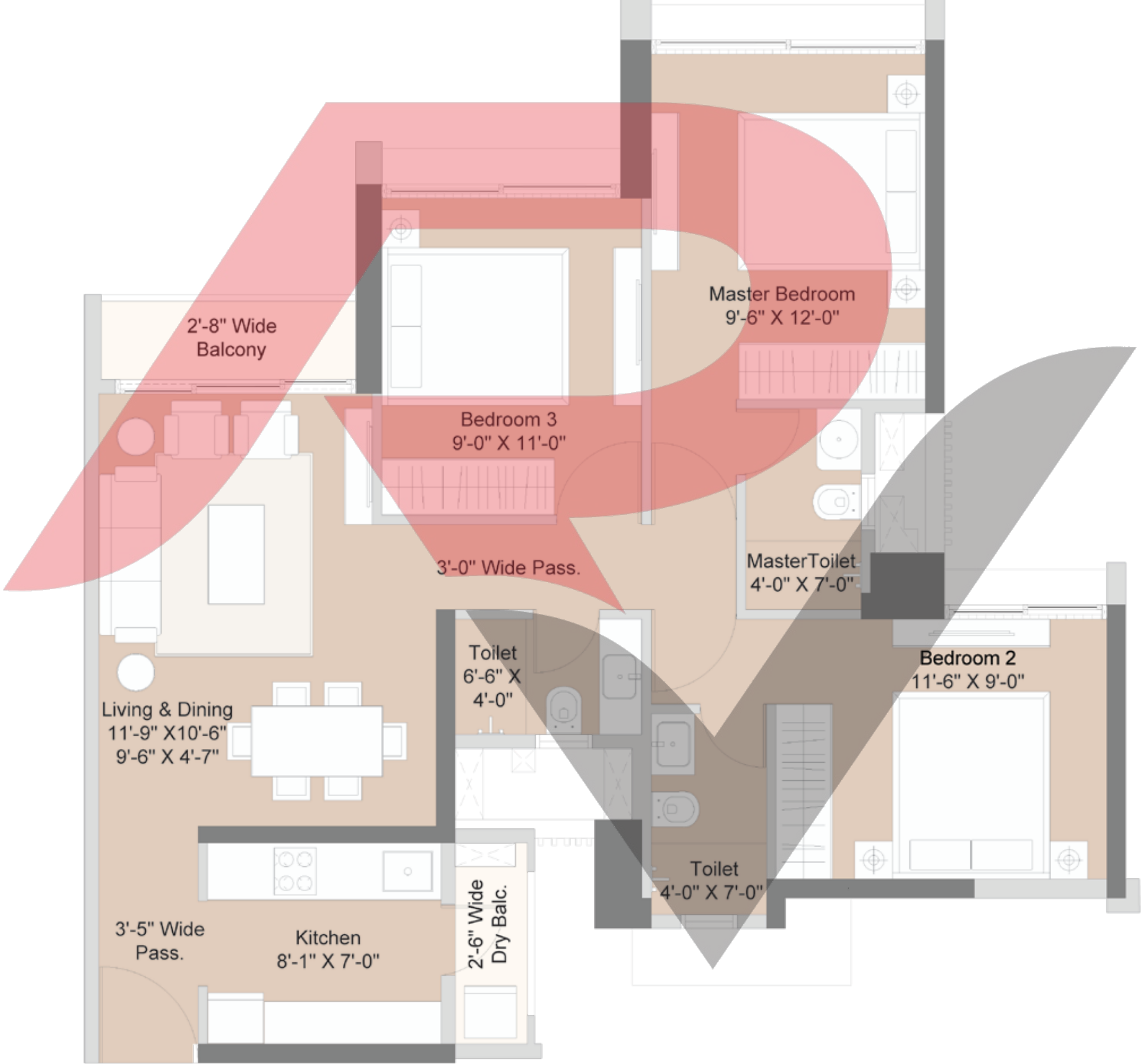
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# 3 BHK TYPE - 1



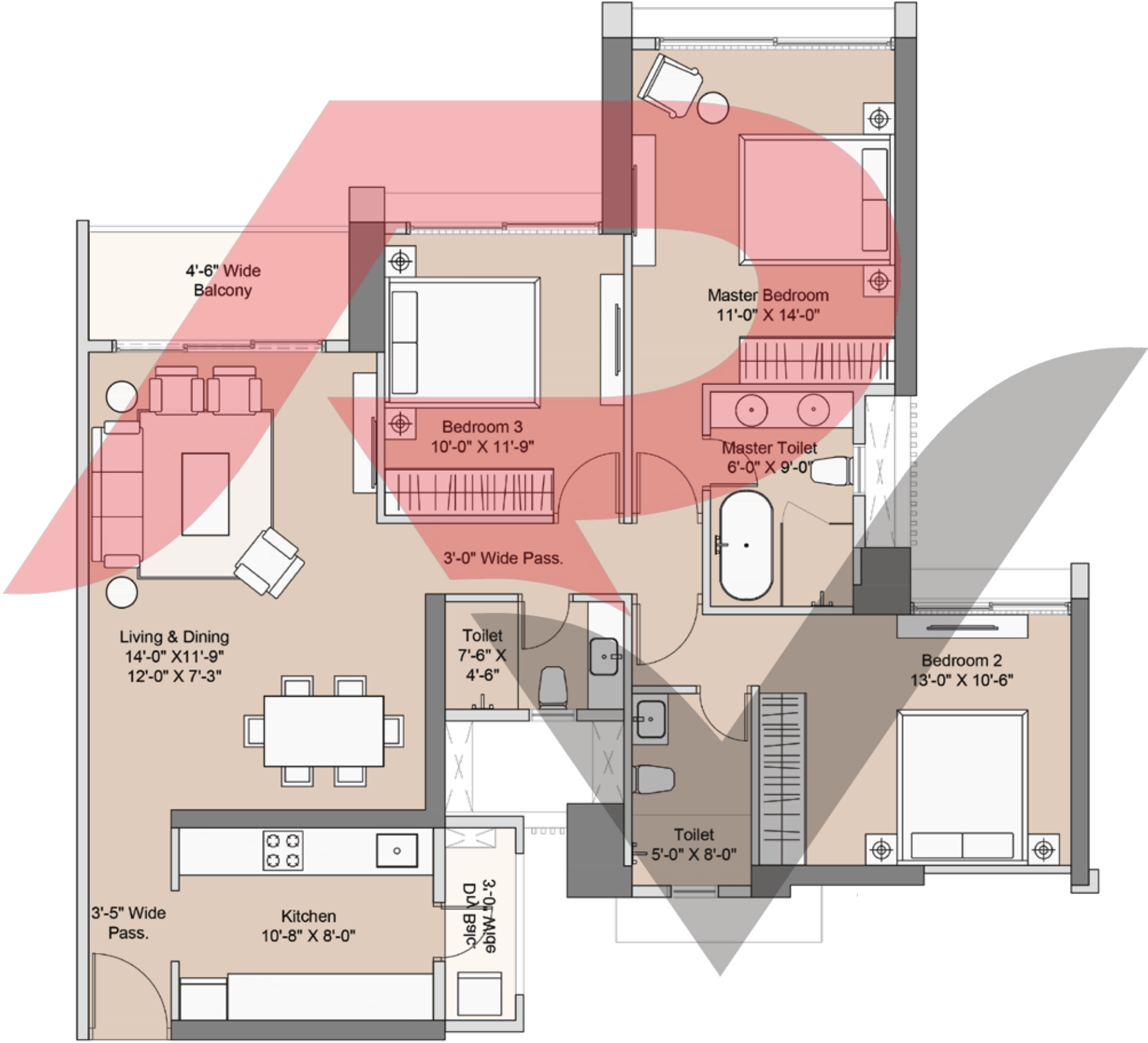
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# 3 BHK TYPE - 2



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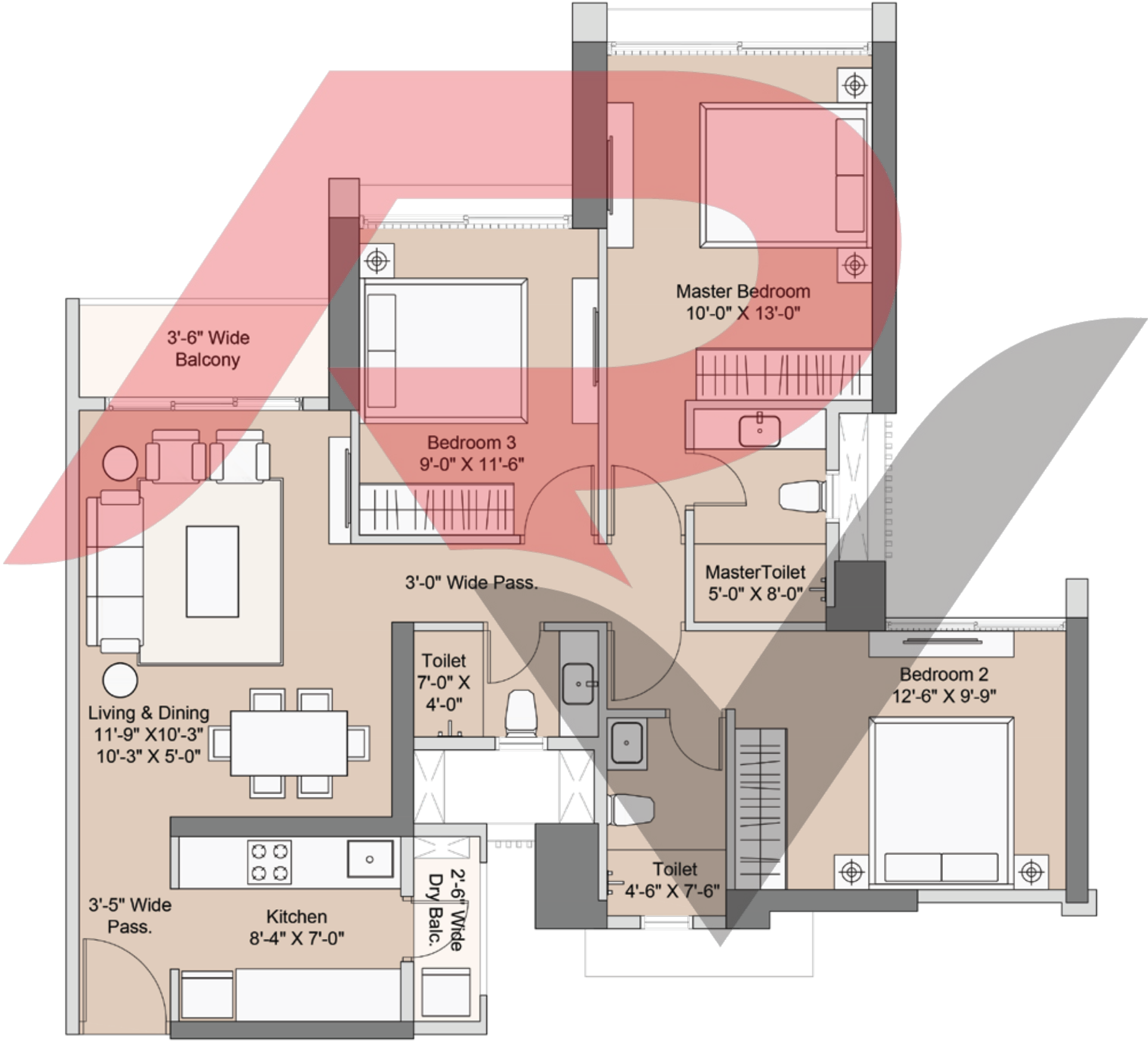
# 3 BHK TYPE - 3



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# 3 BHK TYPE - 4



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# Sustainable beach lifestyle drive

Sunteck Foundation, along with Sunteck Realty, joined hands to organize a sustainable beach lifestyle drive at Suruchi beach, Vasai (W), in association with leading NGO, United Way Mumbai.

Actress Dia Mirza, prominent citizens, and enthusiasts from Mumbai and other parts of the MMR thronged the beach to participate in the sustainable beach lifestyle drive at Suruchi beach.



**Double fault**  
Tennis legend Boris Becker, accused of concealing his trophies, properties and \$2.3 million, will go on trial in London over charges related to his bankruptcy

**THE ECONOMIC TIMES**  
**EMT** **Pana**

## A sustainable beach drive

Sunteck Realty and Sunteck Foundation initiated one of the biggest drives at Vasai's pristine Suruchi beach as part of its ESG initiative

**M**ost of us cherish a soothing walk on a beach to many other pleasures in life. But new ways of thinking show that a beach can offer much more than a beautiful backdrop. Besides numerous health benefits derived from a lay stroll, a few minutes on the beach can clear your mind and heal you beyond belief.

Modern science says living close to the sea itself is healthier and life-enhancing.

Rated as one of the cleanest and most environment-friendly beaches in and around MMR, Suruchi beach — known for its long line of beautiful trees (Casuarina) trees — is a favourite locale for beach lovers for its magnificent sunset and sunrise views as well as visually alluring scenery around the spot.

Located at Vasai West, Suruchi beach offers the pleasant experience of an unexplored, pristine and highly scenic Mumbai coastline.

Mumbai's premier luxury developer, Sunteck Realty and Sunteck Foundation initiated one of the biggest beach initiatives at Vasai's pristine Suruchi beach as part of its Environmental Social Governance (ESG) initiative, aptly

named, 'Sustainable Lifestyle Drive'.

The event was conducted in association with the leading NGO, United Way Mumbai. It attracted widespread participation from beach enthusiasts including former Miss India and actress Dia Mirza, a Goodwill Ambassador of the United Nations Environment Program.

**Beach enhancement**  
Sunteck's on-going programme will periodically undertake beach and peripheral enhancement. The plans that seek to improve the overall beach quality have been highly successful in most popular beaches like the Miami beach.

The programme has also enhanced the pathways to the beach, flood with plants

around us and keeping it healthy and pristine for everyone. We hope to inspire more nature lovers to join such efforts in the future," added Anupam Khosla, the customer experience evangelist at Sunteck Realty.

The initiative witnessed tremendous enthusiasm and attendance. Mirza too voiced her support and support for the drive: "As a proud Mumbaikar, I am always concerned about preserving Mumbai's coastline and its natural beauty. I see this activity by Sunteck as a valuable step taken in that direction."

**Sunteck's on-going programme will periodically undertake beach and peripheral enhancement**

**EMT** **Pana**

**AS A PROUD MUMBAI RESIDENT, I AM ALWAYS CONCERNED ABOUT ITS NATURAL BEAUTY AND ITS PRESERVATION. I SEE THIS AS A POSITIVE STEP IN THAT DIRECTION**

**BUZZSTOP**  
MIND | ERNA | CLASH

**Bombay Times**

March 25<sup>TH</sup>, 2022.

## Dia Mirza takes part in a beach enhancement drive

For those who seek ultimate serenity and a beautiful view of the coastline, Mumbai's beaches offer several options. In fact, our beaches have been part of Bollywood history and Bollywood movies, too. They receive a blast of pride in Mumbai's heritage and on its distinct identity. However, maintaining the freshness and beauty of Mumbai's beaches has become an immediate priority.

Taking a step in that direction, Sunteck Realty in association with Sunteck Foundation, conducted a Sustainable Beach Lifestyle Drive as part of the Environmental Social Governance (ESG) initiative. The beach enhancement drive was held at Vasai's Suruchi Beach, United Way Mumbai, in 500 participants with the company in this environmental initiative that was tagged off early morning.

Lead by actress and United Nations Goodwill Ambassador Dia Mirza, the event attracted volunteers from all over the Mumbai Metropolitan Region. Volunteers from Sunteck, United Way Beach, college students and Millennials of various age groups were seen cleaning up the beach.

Dia said, "I am happy to be associated with such a noble initiative. As a proud Mumbai resident, I am always concerned about its natural beauty and its preservation. I see this as a positive step in that direction. All of us collectively pulled up our sleeves and got down to cleaning Suruchi beach was cleaner and closer to its pristine self. I urge everyone to refrain from using plastic and green."

Senior Executive Director, Chairman and Managing Director highlighted the importance of the Suruchi beach restoration project and its relevance. "Our initiative to maintain the coastal beauty of Suruchi Beach is a significant step towards preservation of environment for Mumbai and hence we intend to have a serene and clean beach experience. As a responsible corporate, we stay committed to sustainability. We believe 'My coast is indeed my responsibility'. I am highly delighted to say that Sunteck is on a mission to inspire and

enhance our future legacy".

Ajeet Goshal (Vice President, Community Impact, United Way Mumbai) said, "With the support of Sunteck, the initiative of Suruchi beach is a tremendous step towards the restoration of the beach. With today's sustainable lifestyle drive, we look forward to creating more vibrant, green spaces and avenues to connect our citizens to the beach."

Amrita Ghoshal (Customer Experience Executive, Sunteck Realty) stated, "Enhancing our beaches is vital for the coastal and overall experience. We remain the champions of contributing to the preservation of green spaces and keeping it healthy and pristine for everyone. We hope to inspire more nature lovers to join such efforts in the future."

**AS A PROUD MUMBAI RESIDENT, I AM ALWAYS CONCERNED ABOUT ITS NATURAL BEAUTY AND ITS PRESERVATION. I SEE THIS AS A POSITIVE STEP IN THAT DIRECTION**

**BUZZSTOP**  
MIND | ERNA | CLASH

**Bombay Times**

March 25<sup>TH</sup>, 2022.

**LEONA LEWIS** was reported to be expecting her first child with husband Dennis Johnson and the Recording Artist has now shared a photo of her growing



# Sunteck

☎ 022 5064 5644 | [www.sbrmumbai.com](http://www.sbrmumbai.com)

**Site Address:** Sunteck Beach Residences, Suruchi Beach Road, Vasai (W) - 401201 | **Corporate Office:** Sunteck Centre, 5<sup>th</sup> Floor, 37 - 40 Subhash Road, Vile Parle (E), Mumbai - 400 057, India.

**MAHARERA NO: P99000045490 | P99000045499 | P99000045599. Details available at <https://maharera.mahaonline.gov.in>**

Disclaimer: The project Sunteck Beach Residences 1, Sunteck Beach Residences 2 & Sunteck Beach Residences 4 ("Projects") are being developed by Sunteck Real Estates Private Ltd. ("Promoter"). The photographs, images, pictures, visuals used are stock photography. The photograph is for illustrative purposes only. The specifications and other details herein are merely an Architect impression of the Projects. The Specifications, amenities and facilities will be as set out in the Agreement for Sale and on the RERA website under Registration No. P99000045490 | P99000045499 | P99000045599. Details available at <https://maharera.mahaonline.gov.in>. The plans and the location of the amenities may be subject to modification/change/revision/alteration in terms of approvals, orders, directions and/or regulations of the concerned/competent authorities, and/or for compliance with laws/regulations in force from time to time. The common areas and common amenities for the entire layout shall be made available for the entire project and will be completed and handed over after completion of the development of the entire building layout. The layout will have additional towers and each of building in the layout will have additional floors upto 40 floors or such upper floors as may be approved by competent authority & details of such proposed/ additional FSI & amended plans will be uploaded on RERA web site from time to time. The approved villas (as per current plan) are a separate part of the layout and will have independent ingress/egress from the internal layout roads. The additional villas are part of future development subject to the approval of competent authorities. The proposed club and hotel are not part of common amenity of the layout and are additional facilities (that can be availed by the residents of the layout as per applicable terms & conditions for their use) on the plot appurtenant to the layout. The modification/alteration will be by following due procedure as prescribed under the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 and the Rules and Regulations framed under RERA for Maharashtra ("RERA Rules") and the relevant applicable disclosures shall be made at an appropriate time. This electronic/printed material does not constitute an offer and/or contract of any type between the Promoter and the recipient. No booking or allotment shall be deemed to have been made on the basis of this electronic/printed material. \*Terms & Conditions Apply. Offer's, if any provided subject to loan eligibility of the customer. Any offer/scheme is at the sole discretion of the Promoter and/or banks/financial institutions and is subject to change/alteration/modification/withdrawal without any prior notice. #Post booking, customer will have to pay a balance amount as per applicable payment schedule mentioned in the Booking Application form/Agreement For Sale. The rendered image depicts the view from the beach side to your home. The Beach view will be available from the units as per their location specific, from their respective buildings.

