

**WHAT'S  
LIVING  
A LOT  
MORE  
IN A LOT  
LESS  
CALLED?**

**CLEVER  
LIVING**



**SMGK  
URBANA**  
NEW JVLR EXTENSION ROAD

RELAXING ROOFTOP GARDEN WITH JOGGING TRACK



ARTIST'S IMPRESSION

## WELCOME TO SMGK URBANA YOUR HOME TO CLEVER LIVING

Located in the buzzing new neighbourhood of New JVLR Extension Road at Jogeshwari West, SMGK Urbana - Heights is a perfect blend of affordability, luxury and space optimization\*

SMGK Urbana - Heights is a development planned with smart features and amenities deploying the latest construction technologies to give you a life that's simply clever.

## EXPERIENCE LUXURY THAT'S AMAZINGLY CLEVER

Affordable doesn't always mean compromising luxury. And luxury doesn't always have to be wasteful and high-priced. A symphony of luxury, cleverness and affordability, SMGK Urbana stands as a perfect example.

This project offers you all you've ever wanted and more...

ROOFTOP INFINITY POOL 23 FLOORS HIGH



ARTIST'S IMPRESSION

## CLEVER LIVING

Clever Living, a revolutionary new way of living in this bustling metropolis. It's a new concept that we are proud to introduce through some serious ingenious thinking and smart space planning techniques. In short, it's a way to enjoy a 2 BHK lifestyle in a 1BHK apartment.

Call it Clever Thinking. Or call it Clever Living.

Bringing alive the Clever Living concept is Able Space Saving Solutions.

With these solutions coming alongside your residence there is a lot more that you can explore and do to make your life extra large at SMGK Urbana - Heights.

## LIVING ROOM BY DAY...



## ...BECOMES BEDROOM BY NIGHT



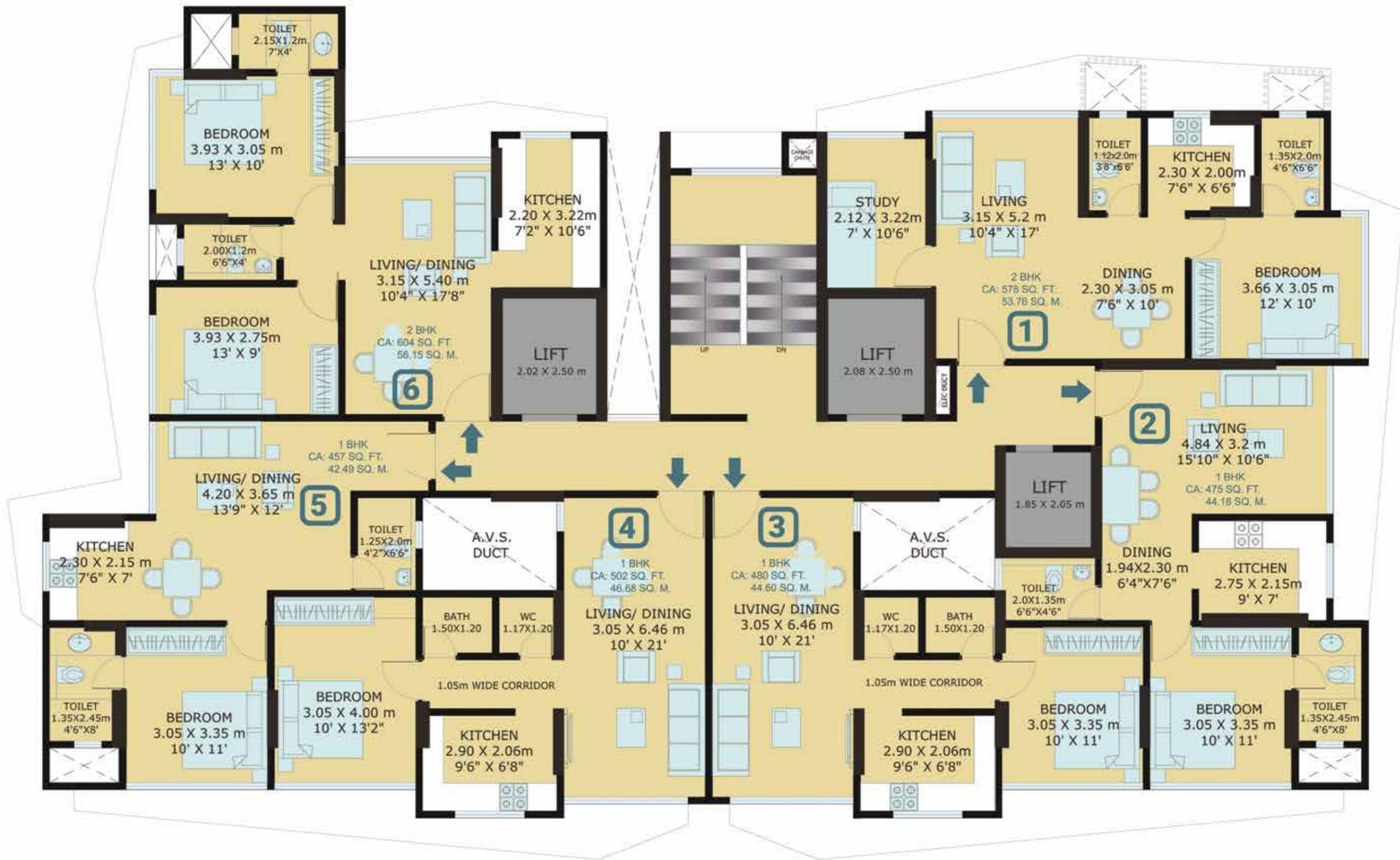
**INTRODUCING MUMBAI'S  
FIRST FLEXI-SUITES**



**LUXURIES  
THAT MAKE SENSE**

## AMENITIES

- 3 Fully Automatic High Speed Lifts
- Air-Conditioned Entrance Lobby
- Generator Backup For Essential Services
- CCTV Installation
- Car Lifts
- Vertical Garbage Shafts For Hygienic Garbage Disposal
- PVC Copper Coated Wiring
- Vitrified Flooring Tiles
- High End CP Fittings & Sanitary Ware
- POP Finish On Internal Walls & Ceiling
- Modular Kitchen With Granite Platform And Cooktop (Optional)
- Security System with Biometric Locks & Video Door Phone (Optional)
- Home Automation System (Optional)
- Able Space Saving Solutions (Optional)



**TYPICAL FLOOR PLAN**

