

A woman with long dark hair is sitting on a white sofa in a modern living room. She is wearing a white blazer over a light pink top, olive green trousers with a large circular belt buckle, and a gold necklace. The background features a blue bookshelf, a potted plant, and large windows with sheer curtains. The lighting is soft and natural.

FIRSTLUXE
— H O M E S —

Shapoorji Pallonji
VICINIA

Chandivali - Powai, Mumbai

Stock image for representation purpose only.



A B O U T

Shapoorji Pallonji Real Estate

SPRE is a well-regarded and reputed player in the Indian real estate sector with a roster of several landmarks across the country. It has a sterling reputation for cutting-edge design innovation, construction quality and architectural excellence.

The residential portfolio extends across 5 major cities and cuts through segments, extending from luxury residences in Mumbai, to India's largest mass housing project in Kolkata.

Built to last, since 1865...
The Shapoorji Pallonji
global footprint

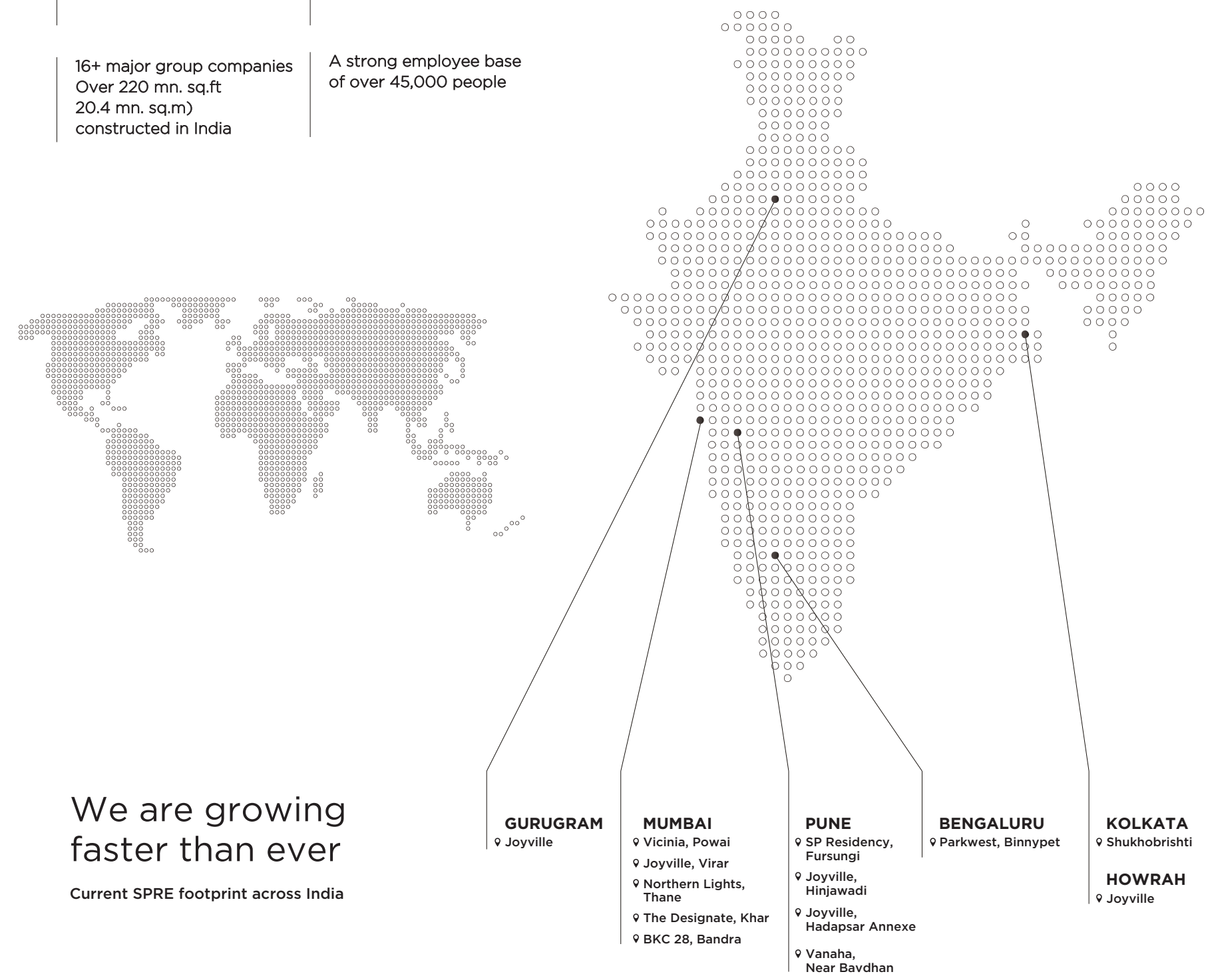
Creating landmarks
for over 155 years

16+ major group companies
Over 220 mn. sq.ft
20.4 mn. sq.m)
constructed in India

Global presence
in over 50 countries

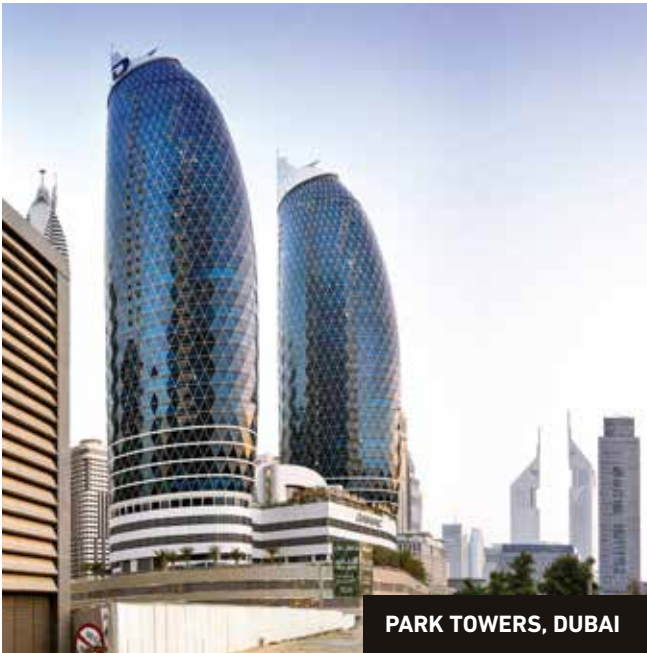
A strong employee base
of over 45,000 people

INTEGRITY
HONESTY
TRANSPARENCY



We are growing
faster than ever

Current SPRE footprint across India

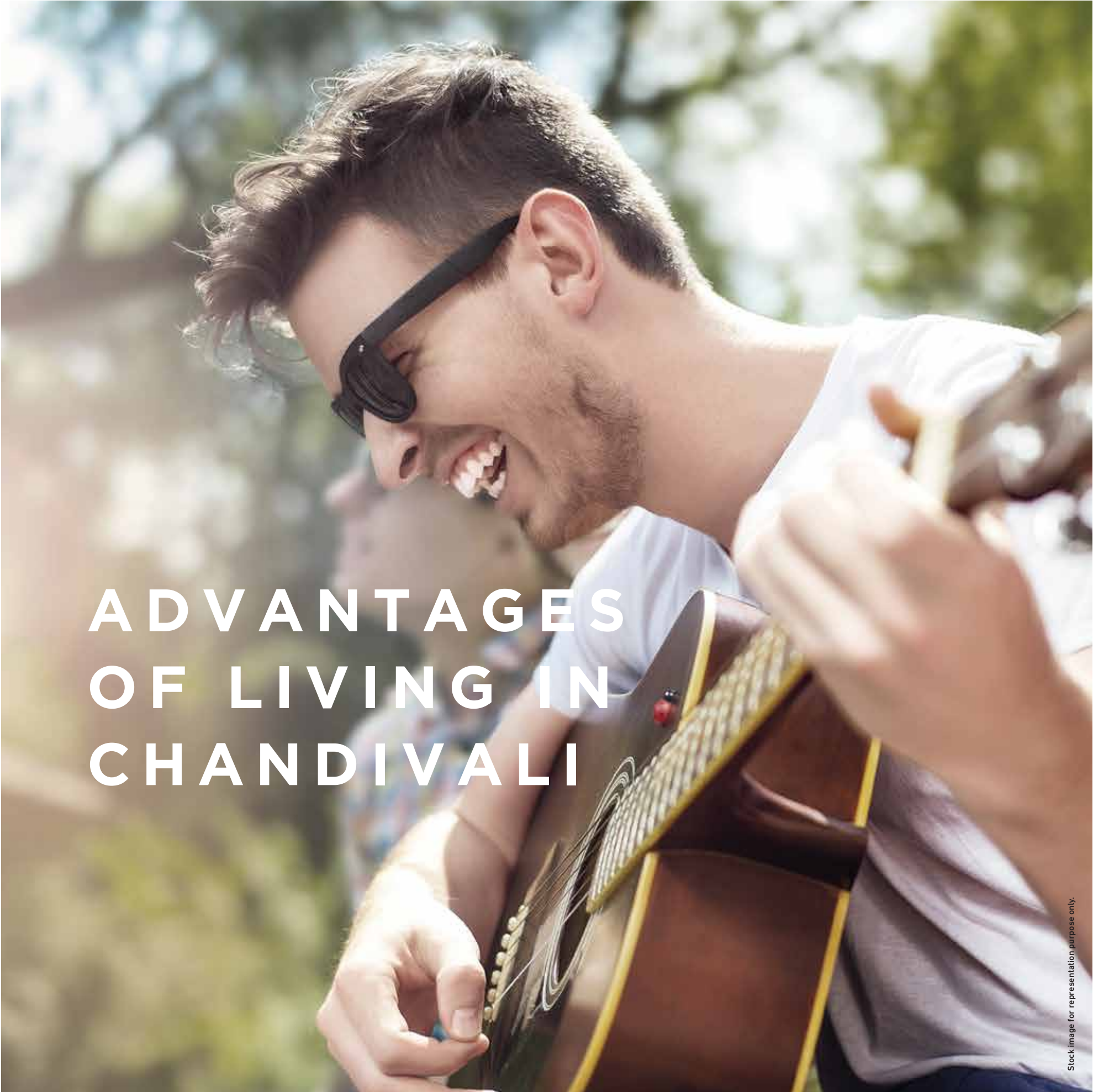


CHANDIVALI

A POWAI IN THE MAKING

Why Chandivali?

The rapid urbanisation of Mumbai has spilled over to the suburbs like Chandivali, Chembur, Ghatkopar etc. Chandivali has seen rapid real estate development and demand as a result of Powai's growth as a tech hub and residential micro-market. Chandivali has ample green and open spaces, lower property rates compared to Powai, whilst enjoying the same civic infrastructure which leaves a good room for further appreciation.



ADVANTAGES OF LIVING IN CHANDIVALI

Stock image for representation purpose only.

Vicinia, located at the centre of prominent landmarks, is unarguably the most coveted address of the suburbs. Equidistant from the Eastern and Western suburbs, the project lies in close proximity to schools, malls, hospitals, highways and the rest of the city.



SCHOOLS

- SM Shetty School
1.1 km
- Hiranandani Foundation School
1.5 km
- Bombay Scottish School
1.6 km
- SDA Bocconi Asia Center
2.5 km
- ICFAI Business School
2.7 km



HOSPITALS

- Nahar Medical Center
1 km
- Hiranandani Hospital
2.8 km
- Axon Hospital
3.3 km



ENTERTAINMENT / LIFESTYLE

- DMart
0.5 km
- Powai Lake
1.2km
- Haiko
2 km
- Meluha 'The Fern'
2 km
- Breeze Lounge
2 km
- Galleria Shopping Mall
2 km
- Nitro Bespoke Fitness
2.1 km
- Rude Lounge
2.2 km
- A Team Sports
2.2 km



CONNECTIVITY

- Jagruiti Nagar Metro
3 km
- Saki Naka Metro
3.2 km
- International Airport
5.2 km
- Eastern Expressway
6 km
- Western Expressway
6 km

Disclaimer: All distances mentioned are approximate and based on moderate traffic and normal road conditions. Source: Internet.



WELCOME TO THE
FIRSTLUXE LIFE!



Life is short. The time we live in the homes we always dreamt of, is even shorter. So why wait, to enjoy the finest luxuries that life has to offer. Why not make your first home, your best one, filled with all those things you always imagined. Why spend a lifetime to achieve what you can have right now? Welcome to **FIRSTLUXE HOMES** at Shapoorji Pallonji Vicinia.

This is a home that balances your desire for luxury with your need for economy. Offering you every privilege possible, at a price that won't affect your precious savings. Giving you homes that are cosy, and perfect for young couples in every way. And yet, brimming with indulgences in every corner – indeed, you'll ask for nothing more.

So come inside and discover what life is like at Vicinia, and experience **FIRSTLUXE HOMES**, firsthand.



Right Sized
Homes



Easy Payment
Plans



Home Furnishing
Assistance



Active Lifestyle
Amenities



Easy Access to Retail &
Commercial Zones



A LIFESTYLE THAT
COMES WITH LAVISH
INDULGENCES

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HOMES

Indulgence begins early

Your First Luxury Home (FirstLuxe in short) is designed around your lifestyle and your needs. It has everything a young couple needs to get started – cosy spaces housed in elegantly designed homes with simple layouts and thoughtful features to make life easier. Centred within a location that is fast becoming the pride of Mumbai. Vicinia is indeed the home you have always wanted – only, a lot sooner than you expected it.

Artist's Impression



A M E N I T I E S

A world unto itself

Vicinia is not just another residential complex. It's a place that boasts a life unlike any other in Mumbai. With wide open spaces and verdant greenery all around, lavish features to befit your lifestyle, amenities to keep you entertained through every minute of every day, and like-minded people and cultures, you'll find Vicinia is the perfect microcosm of the ideal life.





Welcome to the tranquil spread.

Surrounded by the best of amenities, Vicinia offers the best of lifestyles. Explore spaces for health, sports and leisure, perfectly placed amidst bountiful greens. From wide open spaces, clubhouse, leisure spaces, to celebration zones and more, Vicinia is a confluence of culture, entertainment and sports.







TENNIS COURT



SENIOR CITIZENS' CORNER



ADVENTURE WALL



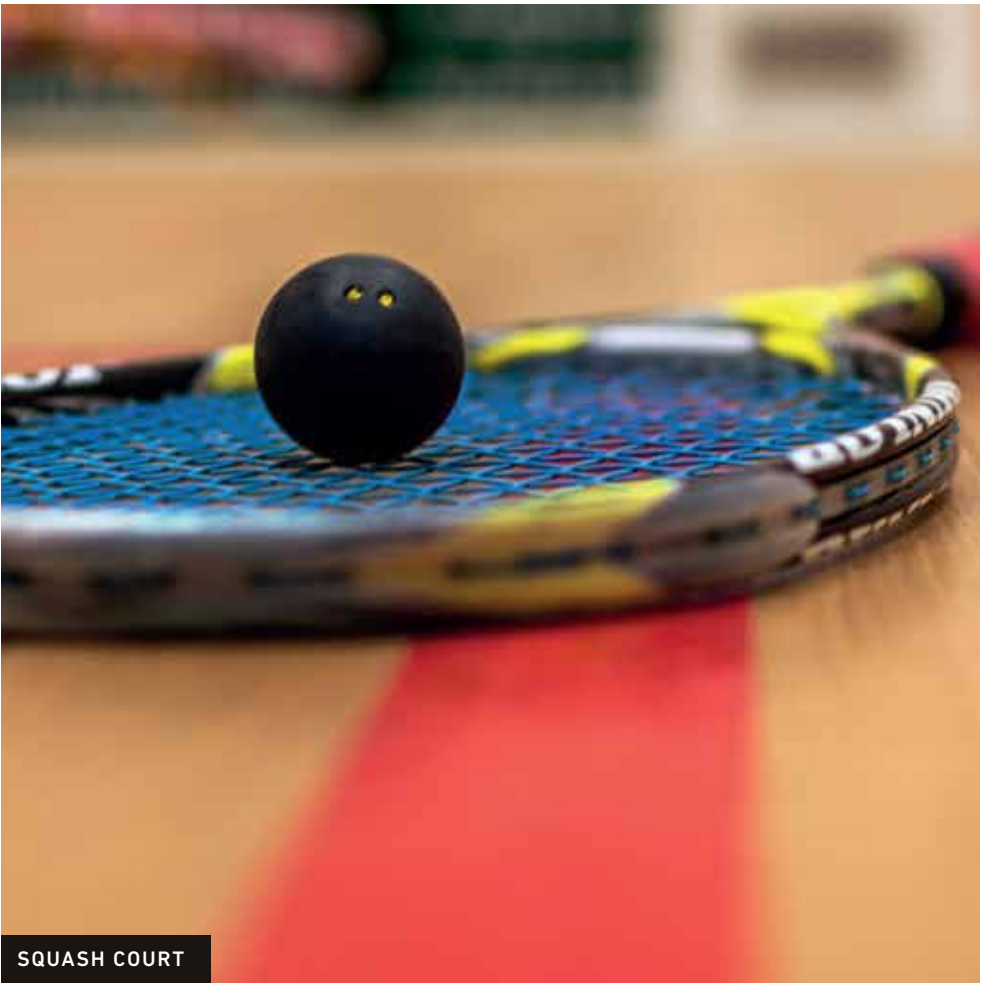
GYMNASIUM



CYCLING & JOGGING TRACK



BOX CRICKET



SQUASH COURT



SWIMMING POOL WITH KIDS' POOL



BADMINITON COURT

WHERE SPACE
IS NOT
A CONSTRAINT



Stock image for representation purpose only.

2 BHK Typical Plan

(Tower G & H)



CONFIGURATION	TOTAL RERA CARPET	
2 BHK	670.9 sq. ft.	62.3 sq. m.

Products, features, furniture, floor coverings, light fittings, furnishing, pictures, images & etc. shown in these Floor/Unit plans are shown as illustrations and for reference only.
*RERA carpet area subject to variation as per terms mentioned in Agreement of Sale.

Only 4 apartments on each floor



Specifications

(Tower G & H)

STRUCTURE

- Earthquake resistant structure (Seismic Zone III compliant)
- Mix of RCC and block masonry

FLOORING

- Imported marble or equivalent for living, dining, passages and master bed room
- Vitrified flooring in kids bedroom
- Vitrified flooring in kitchen
- Rough textured vitrified tiles flooring in all toilets
- Rough textured vitrified tiles in the utility area

TOILET

- Granite vanity with counter top wash basin in all the toilets
- Sanitary ware (wash basin, EWC) in all toilets of repute make
- Bathroom CP fittings (Shower Mixer, Health Faucet and other CP fittings) of repute make
- Geyser / hot water system and exhaust fan in all toilets

KITCHEN/UTILITY

- Modular Kitchen (without kitchen appliances)
- Granite platform with high end stainless steel sink with drain board Dado upto 2'0" above platform

- Adequate Electrical Points for Kitchen appliances
- Exhaust Fan in Kitchen
- CP fittings of repute make
- Gas Leak Detector
- Piped Gas Provision

DOORS

- Main Door - Red Miranti frame with elegant flush door shutters finished with veneer
- Internal Doors - Red Miranti frame with elegant flush door shutters finished with premium laminate finish
- Toilet Doors - Flush doors with laminate on both sides
- Good quality brushed steel hardware of repute make

ELECTRICAL

- Concealed electrical wiring in apartments with ISI marked copper wires
- Adequate Electrical Points of branded modular switches and sockets of repute make
- Split A/C in living / dining and all bedrooms
- Points for TV, telephone and internet provision in all bedrooms & living room
- ELCB for each apartment
- Video Door Phone (VDP) with integrated intercom at the entrance to the apartment

Specifications

(Tower G & H)

WINDOWS

- Powder Coated Aluminum sliding doors/windows with clear glass and granite/marble still

COMMON AREAS

- Entrance lobby; polished granite and imported marble flooring with cladding, plastic emulsion or acrylic or texture paint on ceiling
- Vitrified and granite combination in the typical lift lobby (all levels) and vitrified tiles in typical lift lobby (terrace) plastic emulsion or acrylic or texture paint on ceiling
- Staircase flooring upto first floor in polished granite and plaster finish with acrylic or emulsion paint. Upper floors flooring with kota stone and plaster finish OBD with kota skirting
- Servant's toilet flooring with rough textured tiles, and ceiling plaster finish with OBD
- Smoke Detectors / Heat Detectors, Sprinklers, Fire Hydrants and Extinguishers in designated common areas as per norms
- Elevators from a reputed make
- DG power backup for common areas and critical loads
- CCTV coverage of designated common areas

FIRE SAFETY

- All lift lobbies & common corridors will have sprinkler system
- Fully automatic fire protection system
- Fire hydrant and sprinkler at each floor as well as car parking areas in the basement & stilt on the ground floor, including external yard hydrants as per norms

ENVIRONMENT CONSERVATION

- Sewage effluent shall be treated and the treated water shall be used for flushing and landscaping
- OWC - Organic Waste Converter would convert all organic waste to manure which will be used for landscaping
- IGBC certification for reducing the consumption of energy, water and materials to ensure improvement of public health, safety and environment