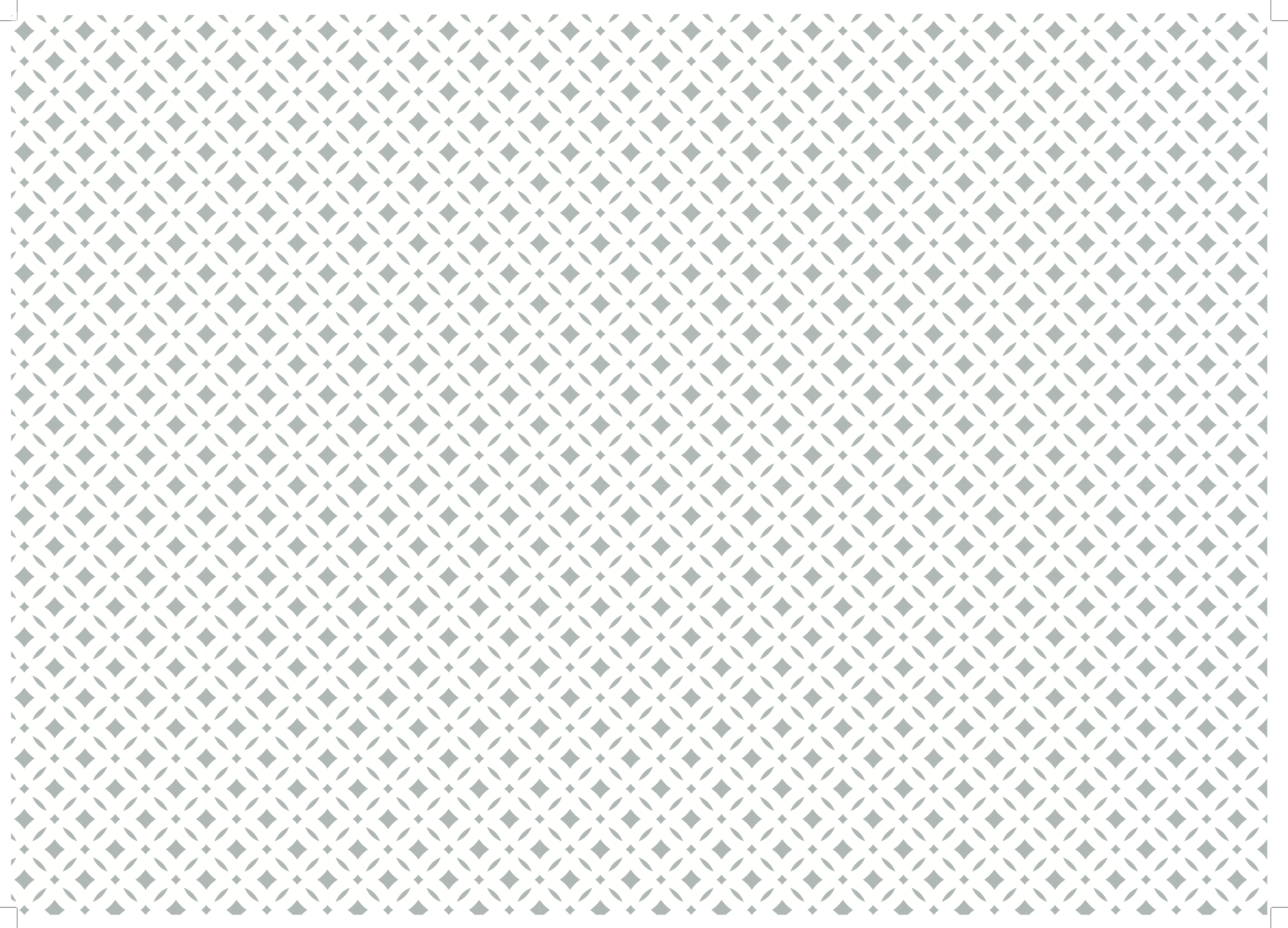




**SHETH** CREATORS  
Envisioning Landmarks



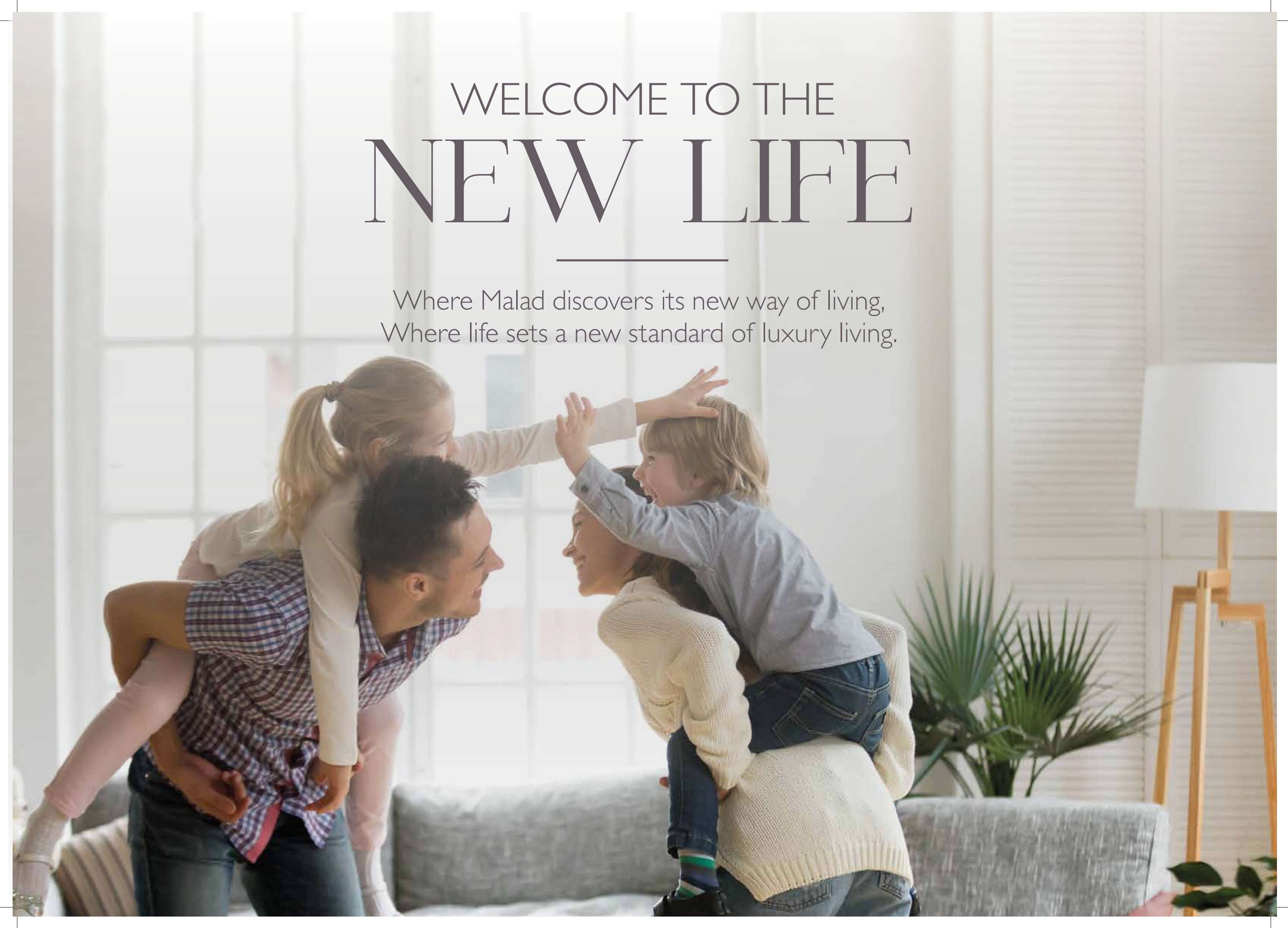
**SUN-VISION**<sup>®</sup>  
REAL ESTATE - HOSPITALITY  
*The Vision behind every landmark*



# WELCOME TO THE NEW LIFE

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Where Malad discovers its new way of living,  
Where life sets a new standard of luxury living.



Where the expanse of grand homes surprises you,  
Where the beauty of open spaces enthralls you.





Where lifestyle pampers your every desire,  
Where every sq. ft. is designed to inspire.



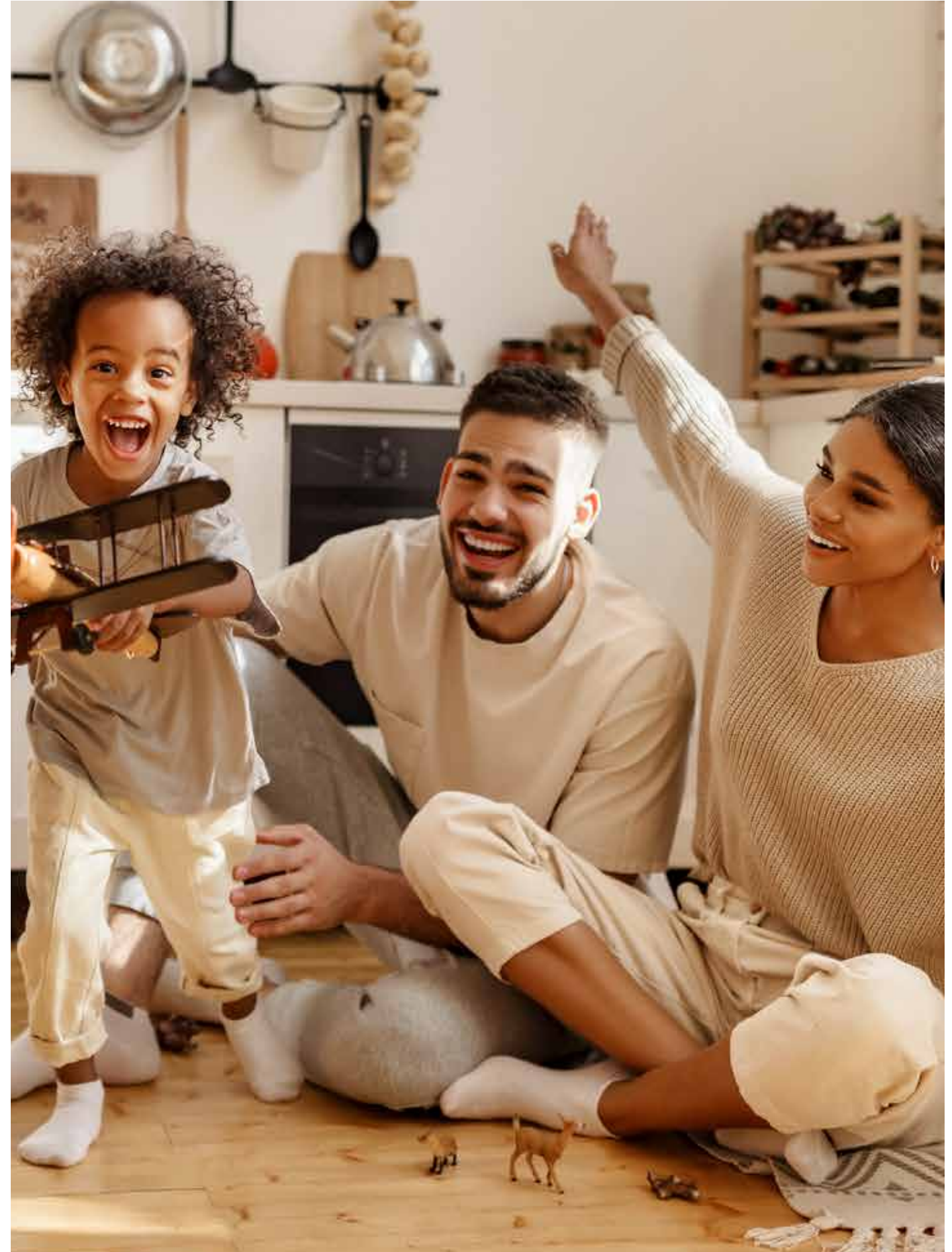
WHERE YOU COUNT

# MEMORIES

AND LET GO  
OF STRESS

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Where you pursue passion and  
unleash happiness.





DISCOVER AN  
UNPARALLELED  
UPGRADE

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Envisioned for the citizens of tomorrow, IRENE is pioneering a new definition of luxury living. It combines the finest architecture and world-class amenities along with beautiful green surroundings. Here, everything is planned to give you an upgraded living experience in Malad.

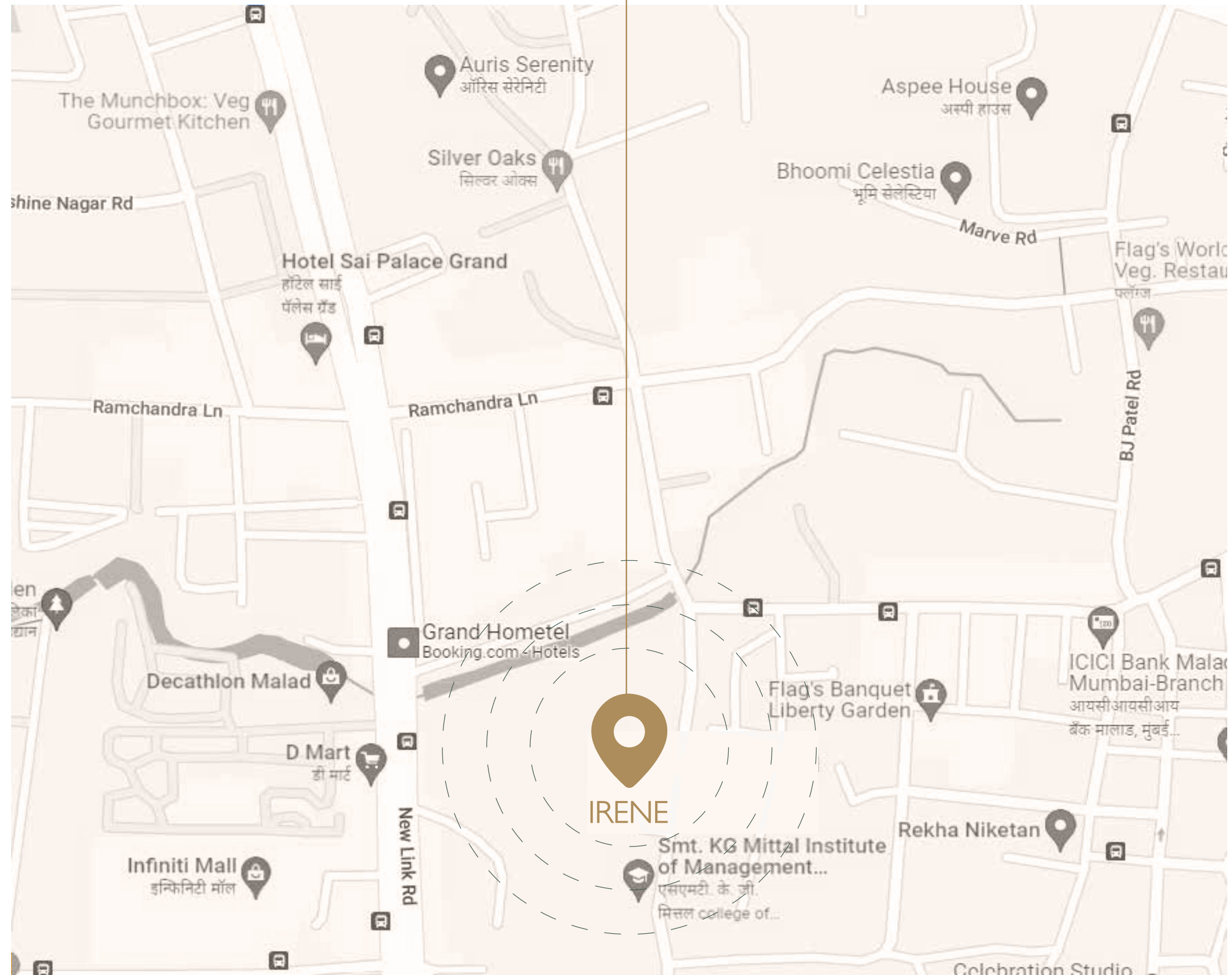




Actual View

# MALAD

IT'S LIVELY,  
CONVENIENT  
AND DESIRABLE.





LIVING SPACES DESIGNED  
TO MAKE ROOM FOR  
**LUXURY**

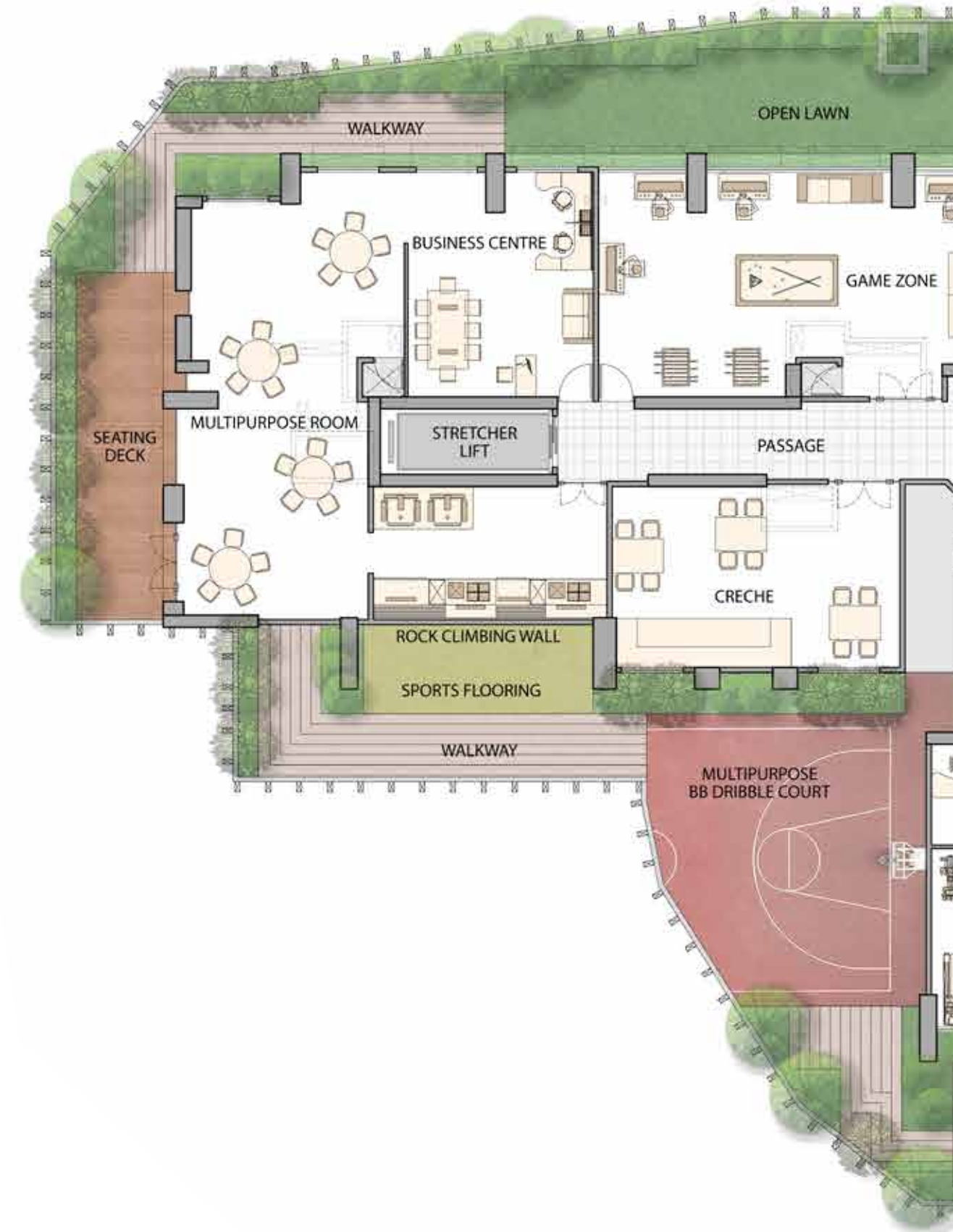
- 
- 1 & 2 BHK spacious homes
  - 2 wings of 45 storeys each
  - Relaxing eco deck on level 10
  - Habitable floors begin from the 11<sup>th</sup> floor
  - State-of-the-art amenities
  - Stunning balcony attached with all 2BHK residences



PURSUE EVERY  
**LEISURE**  
YOU COULD THINK OF

Swimming Pool  
BBQ Deck  
Amphitheatre  
Party Lawn  
Alfresco Deck  
Reading Zone  
Old Folks Area  
Gymnasium

Yoga Deck  
Reflexology Area  
Walkway  
Kids Play Area  
Multipurpose Court  
Outdoor Seating  
Landscape Area  
TV Lounge





E Deck Plan



LUXURY, CRAFTED  
IN THE

# DETAILS

Residences at IRENE are designed to maximize your living space. The thoughtful design, cutting-edge installations and flawless finishing set your home apart from the ordinary.





EXPERIENCE  
ELEGANT  
SETTINGS  
IN EVERY CORNER

## LIVING & DINING ROOM

- Vitrified Flooring
- Concealed copper wiring
- Modular switches
- TV, Telephone & A.C. points with adequate extra points
- D2H point
- Intercom system

## BEDROOM

- Vitrified Flooring
- Concealed copper wiring
- Modular switches
- TV, Telephone & A.C. points

## SAFETY & SECURITY

- CCTV in entrance lobby and designated common areas
- DG power back up for designated areas of apartments and elevators
- Fire safety features as per norms
- Panic button in living room
- Gas Detector in kitchen

## KITCHEN

- Vitrified Flooring
- Granite kitchen platform with stainless steel sink
- Tile dado till lintel level
- Adequate electrical points for kitchen appliances
- Provision for pipe gas onnection

## MASTER BEDROOM

- Vitrified Flooring
- Concealed copper wiring
- Modular switches
- TV, Telephone & A.C. points

## DOOR & WINDOW

- Wooden solid core flush doors with laminate finish
- Fire rated main door
- Powder coated aluminium windows
- Windows with Granite / Marble sills
- Safety Guard Bar

## COMMON TOILET

- Vitrified flooring
- Tile dado till lintel level
- Geyser and electrical points for exhaust fan
- Branded sanitary ware and CP fittings

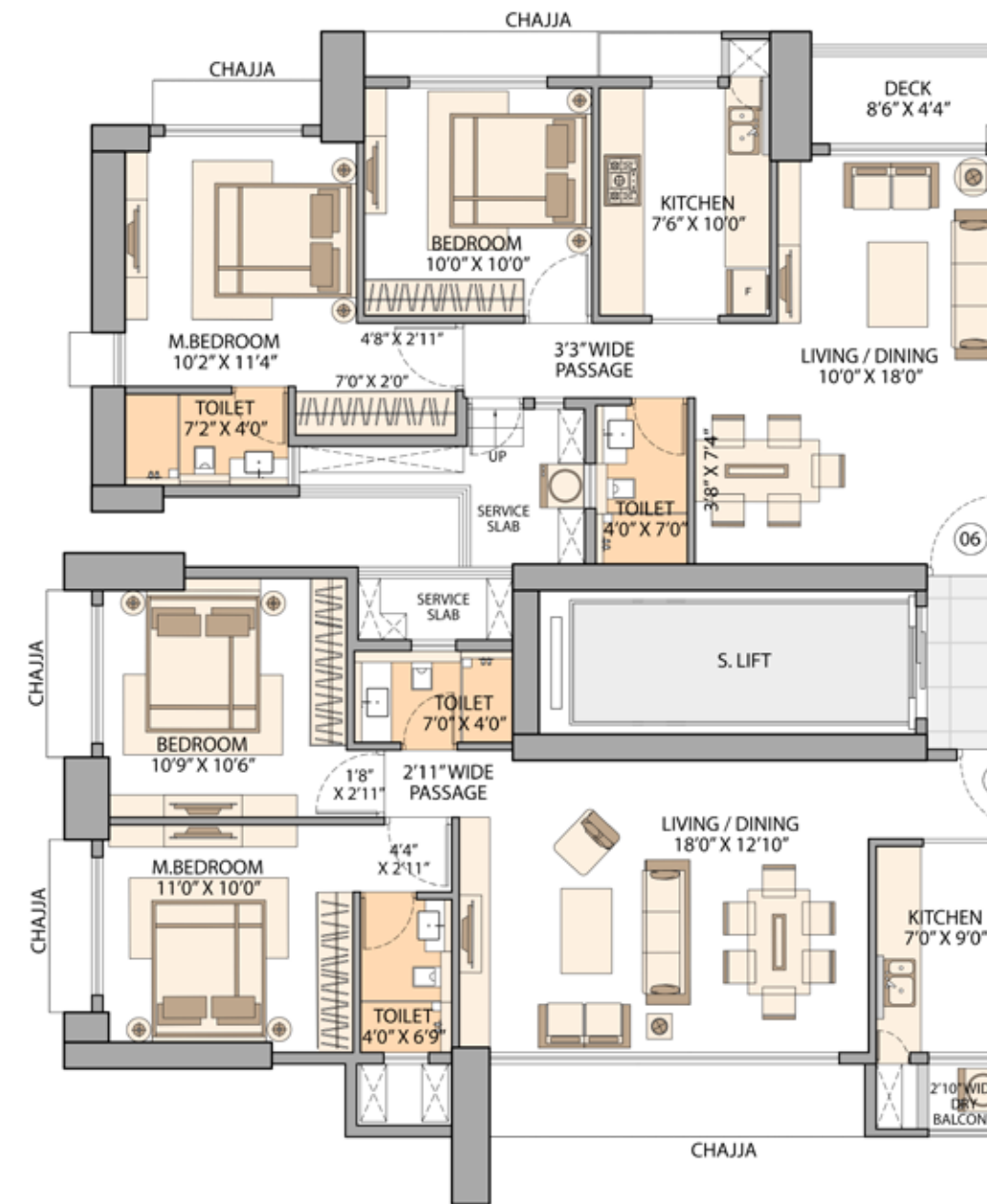
## INTERNAL WALL FINISH

- Gypsum wall finish with paint door
- Wooden solid core flush doors with laminate finish
- Fire rated main door

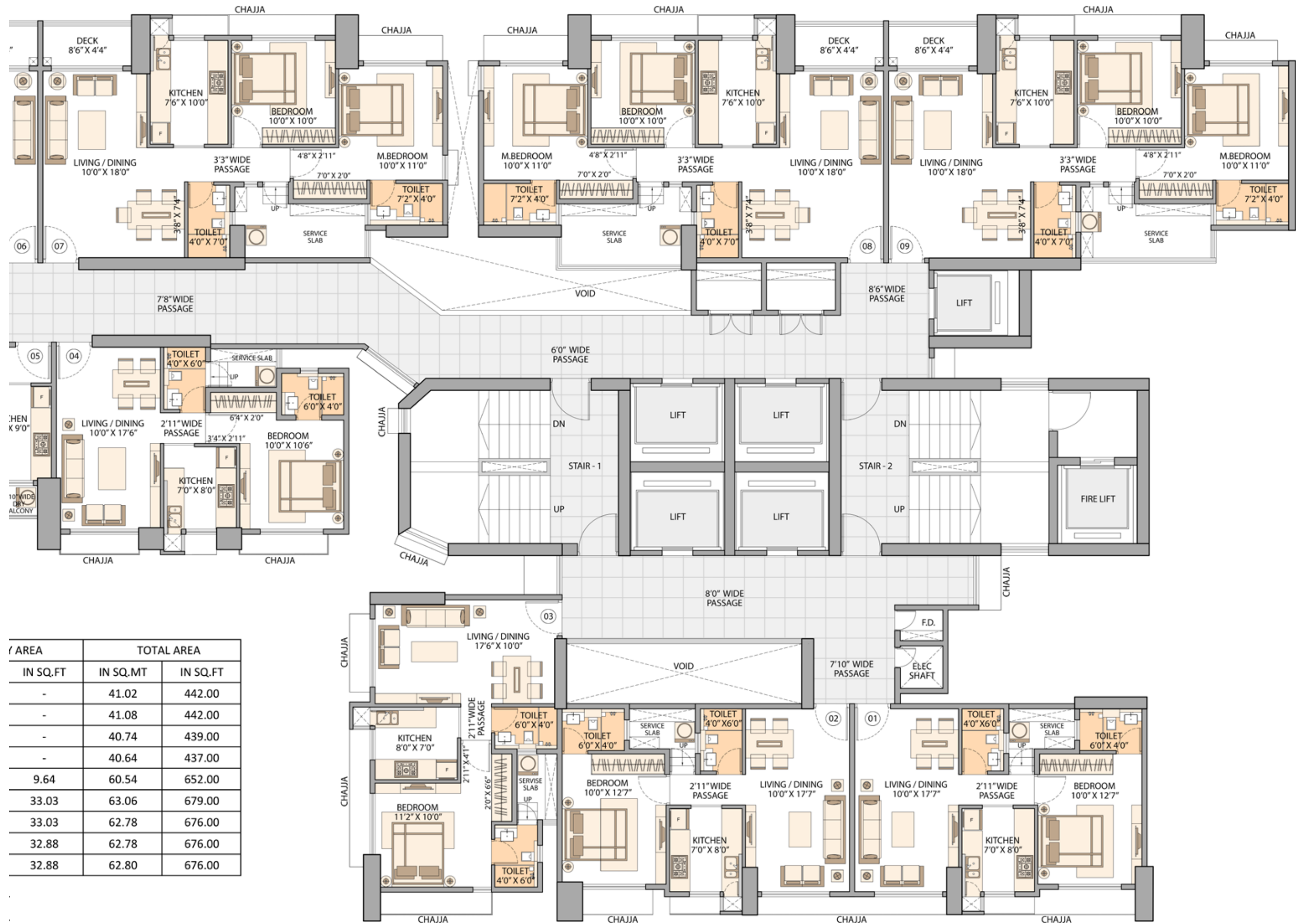
## SAFETY & SECURITY FEATURES

- CCTV in entrance lobby & designated common areas
- DG power back up for designated areas of apartments and elevators
- Fire safety features as per norms
- Panic button in living room
- Gas detector in kitchen

# FLOOR PLAN



FLAT NO	TYPE	RERA CARPET		BALCONY AREA	
		IN SQ.MT	IN SQ.FT	IN SQ.MT	IN SQ.FT
1	1 BHK	41.02	442.00	-	-
2	1 BHK	41.08	442.00	-	-
3	1 BHK	40.74	439.00	-	-
4	1 BHK	40.64	437.00	-	-
5	2 BHK	59.64	642.00	0.90	9.84
6	2 BHK	60.00	646.00	3.07	33.24
7	2 BHK	59.71	643.00	3.07	33.24
8	2 BHK	59.72	643.00	3.06	33.24
9	2 BHK	59.74	643.00	3.06	33.24



AREA	TOTAL AREA	
	IN SQ.FT	IN SQ.MT
-	41.02	442.00
-	41.08	442.00
-	40.74	439.00
-	40.64	437.00
9.64	60.54	652.00
33.03	63.06	679.00
33.03	62.78	676.00
32.88	62.78	676.00
32.88	62.80	676.00

## AN ODE TO ENVISIONING LANDMARKS

Sheth Creators is one of the leading and most prominent real estate companies in Maharashtra. Founded in 2011, Sheth Creators have conquered many benchmarks, bedecking the city skyline with landmarks. The company boasts of 20 million square feet residential, commercial and retail projects across India and abroad. With the motto of 'Envisioning Landmarks' as the guiding beacon, Sheth Creators is all set to move forward and herald an era of luxury the world has never seen before.

## SHAPING SPACES TO CREATE DIFFERENCE

The Sun's far reaching rays give light and life to the farthest planet of the solar system. The same values are embedded in the philosophy of Sun-Vision Group. The Group has been actively envisioning and executing landmark projects across Mumbai, Lonavala and Pune for more than 2 decades. Sun-Vision Group has created a strong and trusted reputation for itself through its focus on Quality and Timely delivery

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## OUR PARTNERS IN BUILDING PERFECTION

### J+W Consultants (Structural Consultant)

JW Consultants LLP is a well-known name in structural consultancy, over the years they have been working with reputed construction companies across India as well as foreign countries like Sri Lanka, Nepal, Bhutan, Tanzania and Russia. While continually maintaining the superior quality standards in their work, JW Consultants LLP has also endeavoured to bring in the advantage of innovation into numerous projects. JW Consultants LLP has been recognized as India's first organization to use Post Tensioning Technology for Building Structures.

### EP + LA (Landscape Consultant)

EP+LA are renowned landscape architects that provide comprehensive urban design and environmental solutions. With imaginative design gesture and immaculate planning, they have delivered many innovative projects across residential and commercial sectors.

### S. N. Joshi (MEP Consultant)

With a success record consolidated across 25 years, S. N. Joshi is one of the leading Indian firms recognized for its exclusive engineering and design consultancy services. Firm stands apart with its distinctive expertise in the domains of HVAC systems, electrical installations, fire fighting BMS and plumbing for residential & commercial projects.

### DSP Designs Associates Pvt

DSP Design Associates Pvt. Ltd. is a PAN India based multidisciplinary design firm known for delivering relentlessly high standards of design innovation and partnering with Clients to achieve new-generational office spaces which speak to the future.