



STARWING REAL ESTATE COMPANY

Sales Office: 402, Kaatyayni Business Centre, Off Mahakali Caves Road, MIDC, Andheri (East), Mumbai - 400093.

Site Office: Behind Seven Hills Hospital, Near Marol Metro Station, Marol, Andheri (East), Mumbai - 400059.

Corporate Office: 501, Kaatyayni Business Centre, Off Mahakali Caves Road, MIDC, Andheri (East), Mumbai - 400093.

Call: +91 829 1000 900 | www.i-stay.com | sales@starwinggroup.in



Tower - K is registered under Maharashtra Real Estate Regulatory Authority vide MahaRERA Registration No. P51800048681. Available at website: <http://maharera.mahaonline.gov.in>.

Disclaimer: The details and the illustrative representations herein, including the images, layouts, facilities & amenities, are merely creative imagination and for an artistic impression only. The photograph and images contained herein are used only for indicative purposes. All the plans, designs, images, specifications, dimensions, facilities and other details herein are purely indicative in nature and the intended recipient should note that these are to be treated as purely for informative purposes only. Unless otherwise specifically indicated, these details should not be intended as an offer or solicitation for purchase or sale. Any reliance on such information by any person is therefore strictly at his / her own risk. The Developer reserves the right to modify / alter /and or to delete any details specified herein in view of overall project development which may please note. Please take note that a few amenities / facilities showcased / presented herein will be exclusively provided on a chargeable basis. The property is secured by "Tata Capital Limited". The No Objection Certificate / permission of the said bank/institution would be provided for the sale of flats/units/property, if required.



an abode for the next generation

Coming Behind Seven Hills Hospital
Marol, Andheri East



Call: +91 829 1000 900



When ambitions are high,
achievements are determined,
goals are secured,
you need a lifestyle that's
**intelligent,
smart, and
the one that
matches your
personality.**

welcome to
a start-up
home,
a lifestyle
designed for
the next
generation



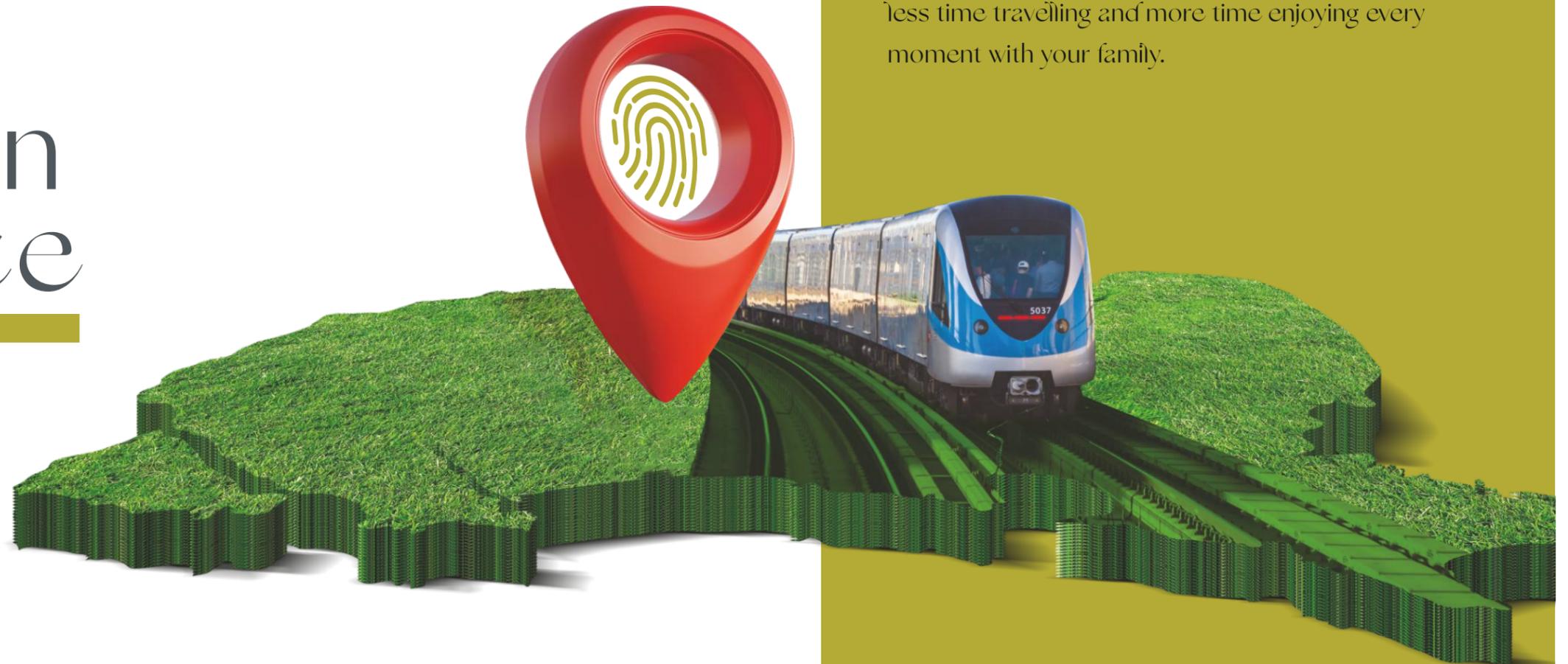
welcome to

 **START-UP HOMES**
i-stay®
BY STARWING
My-Rule - My-Way

I-Stay is a fully furnished Start-up Home with smart amenities & intelligent offerings. Strategically located and meticulously planned with maximum space utilization, these homes offer a perfect lifestyle for the next generation, who demands more from life.

- Sky touching 22 Storeyed Tower
- Fully Furnished Studio Apartments
- Lifestyle with 50+ Amenities
- Smart Indulgences

an address for next generation convenience



Located very close to Marol Metro Station and just behind Seven Hills Hospital, I-Stay is an abode that's easily connected to important avenues and landmarks. Its proximity to business districts and essential infrastructure ensures that you spend less time travelling and more time enjoying every moment with your family.

a secured life for next generation living

- Smart Door Lock
- Video Door Bell
- Fibre Optic Wi-Fi
- Voice Command Home Automation
- Fire Retardant Main Door
- Fire Sprinkler & Extinguisher



Actual Images

a
celebrated
living for
next
generation
spaces



I-Stay is a fully furnished start-up home for the Gen-Z. It's an abode that enhances them, embraces them, comforts them, and uplifts them with built-in home amenities.



- Lord Ganesha Statue
- Wall-mounted Bed with Mattress
- Pillows & Duvets for two people
- Modular Wardrobe
- Loft for Extra Storage
- Steam Iron with Folding Board
- All-in-one Printer
- Digital Locker
- French Window with Roller Blind
- Wireless Vacuum Cleaner
- Air-conditioner (0.75 Ton)
- Wall-mounted Smart TV with Web Cam
- Study Table with Pen Holder
- Digital Clock
- Ludo Table
- Full-length Dressing Mirror with Shelf
- Mini Bar, Ice Bucket & Wine Glasses



Modular Wardrobe



Wall-mounted Bed



Wall-mounted Smart TV with Web Cam



Study Table & Chair

a
modular
kitchen &
stylish fitments
for next
generation
elegance



A smart kitchen for the next generation of chefs. It's not only modern but also complete with a smart modular design.



- Modular Kitchen with Moulded Platform
- Induction Hob
- Ductless Chimney
- Water Purifier
- Refrigerator
- Microwave Oven & Gloves
- Washing Machine
- Dishwasher
- Dustbin
- Stainless Steel Sink
- Toaster
- Cutlery Tray & Crockery for 2 people
- Knife Holder Set
- Bottle Opener
- Egg Boiler
- Blender cum Grinder
- Tea Kettle
- White Board



Show Flat Images



Show Flat Images

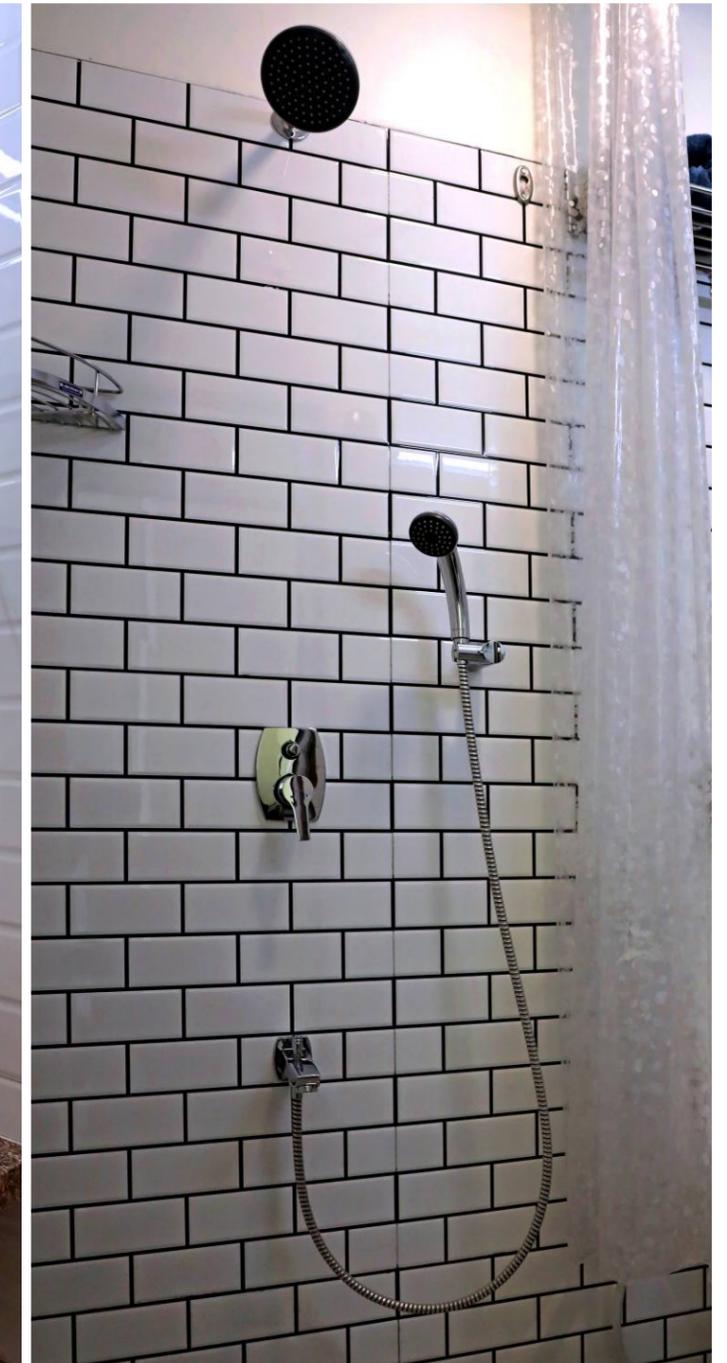
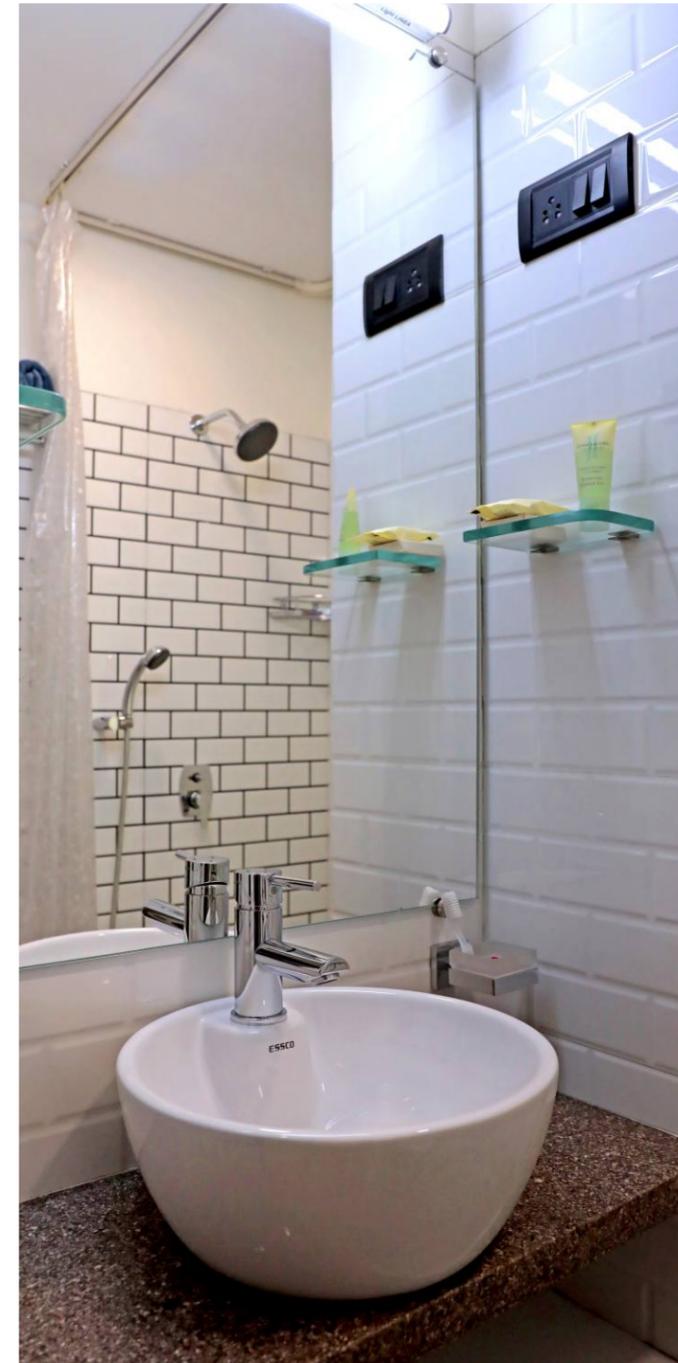


Show Flat Images

Stylishly & comfortably
designed bathroom with the
finest fittings to embrace every
corner of your home.



- Wall-mounted WC
- Umbrella with Holder
- Towel Holder Stand
- Multipurpose Corner Rack
- Collapsible Cloth Drying Rack
- Branded Faucets
- Branded Shower Panel
- Geyser & Exhaust Fan
- Wash Basin with Storage
- Shaving Mirror
- Soap Holder & Dispenser
- Toothpaste & Toothbrush Stand
- Mirror & Hair Dryer
- Adjustable Shower Curtain
- Cloth-line Adjustable Dryer





a sky life retreat for next generation indulgences

Treat yourself to amenities that touches the sky. A perfect rooftop lifestyle to engage in fitness, meditation, wellness & leisure play activities.

- 300 Mtr Jogging Track
- Yoga & Meditation Centre
- Sit-out Area
- Children's Play Area
- Open Gymnasium
- Chit-chat Zone
- Skyscape Gymnasium

a calm environment for next generation

Walk into the beautiful podium garden spread across I-Stay.

Refresh your morning routine amidst thousands of trees and fresh air.

- Buddha Statue with Waterfall
- Zen Garden
- Cycling Track
- Skating Track
- Community Gathering Area
- Sitting Area
- Multipurpose Court :
 - Badminton
 - Volleyball
 - Pop Tennis



Image for representation

exciting activities for next generation enjoyment

Enjoy the spacious 8-floor clubhouse spread across 25,000 sq.ft recreational area to indulge in multiple activities on a chargeable basis.

- Swimming Pool
- Boxing Ring
- Banquet Hall
- 2 Level Gymnasium with Modern Equipment
- Mini Theatre
- Cafeteria



Artist's Impression

Boxing Ring



Artist's Impression

Banquet Hall



Artist's Impression

Gymnasium



Artist's Impression

Mini Theatre



Artist's Impression

Canteen

Images for representation only

next generation convenience & security



- ATM
- Laundry
- Convenience Store
- Doctor's Clinic
- Cloud Kitchen
- 24x7 CCTV Surveillance
- Secured Gated Community
- Society Security Mobile App



next generation society

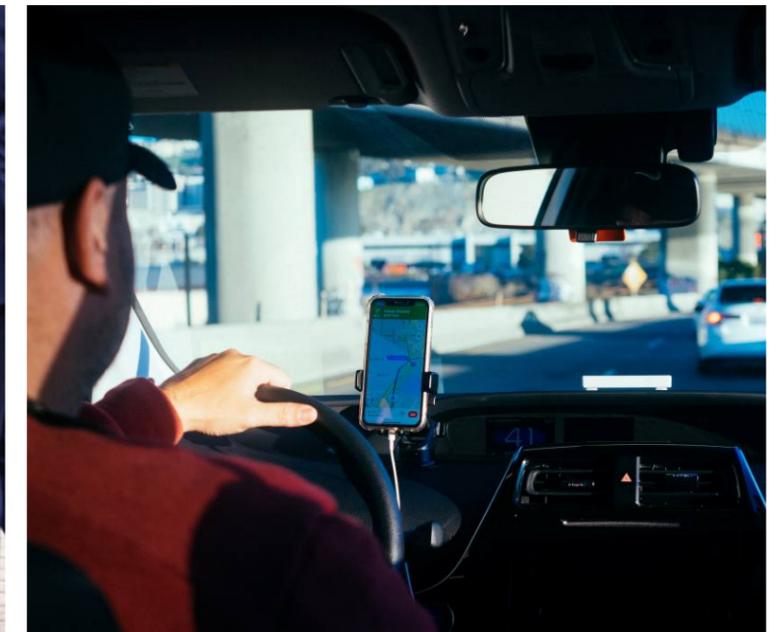


- Visitor Log Management
- Staff Attendance Management
- Service Providers Management
- Domestic Help Record
- Solar Panel
- Rain Water Harvesting
- Sewage Treatment Plant

Shared AC EV Car Service



A shared pick & drop service from your doorstep to Marol Metro Station for a one-way trip would be ₹35 per person*.



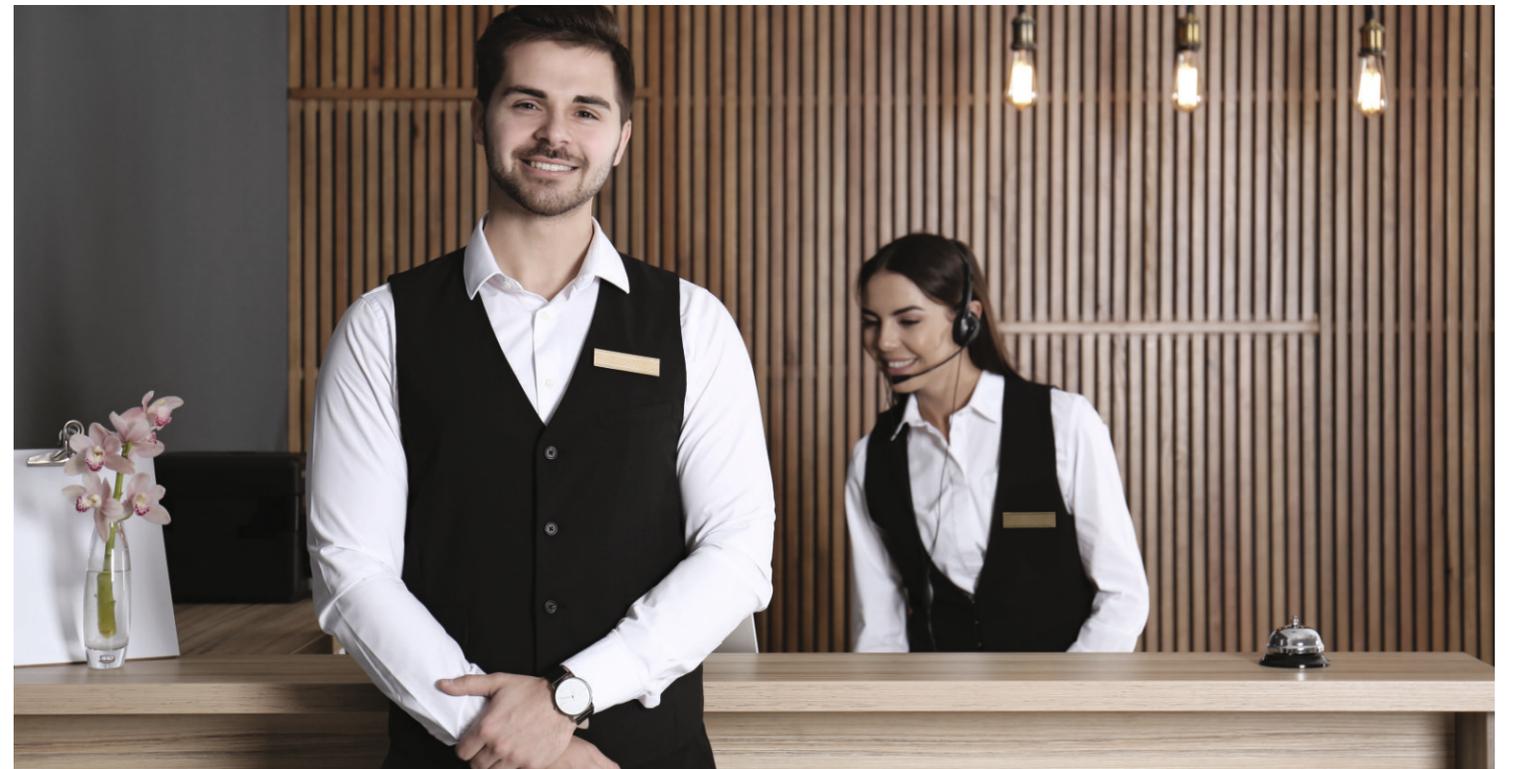
*Rates and service policy can be changed as per management decision.

Image for representation

next generation privileges



- Sky Cinema
- Rooftop Personal Party Area
- Open Sky Lounge
- Open Air Bar with BBQ
- Concierge Service





next generation connectivity



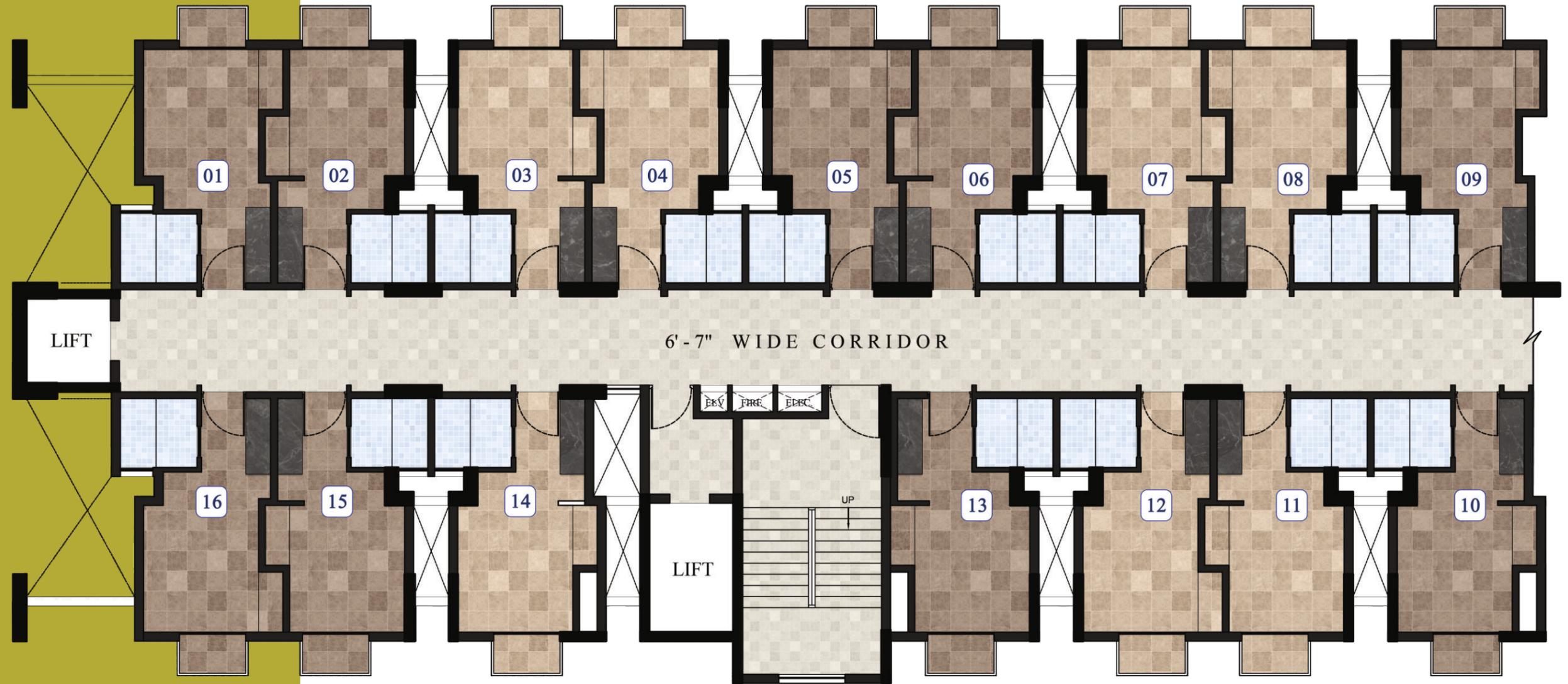
- Metro Station : 10 mins
- Andheri-Kurla Link Road : 5 mins
- JVLR : 10 mins
- International Airport : 10 mins
- MIDC : 10 mins
- SEEPZ : 10 mins
- Powai : 15 mins
- Domestic Airport : 16 mins





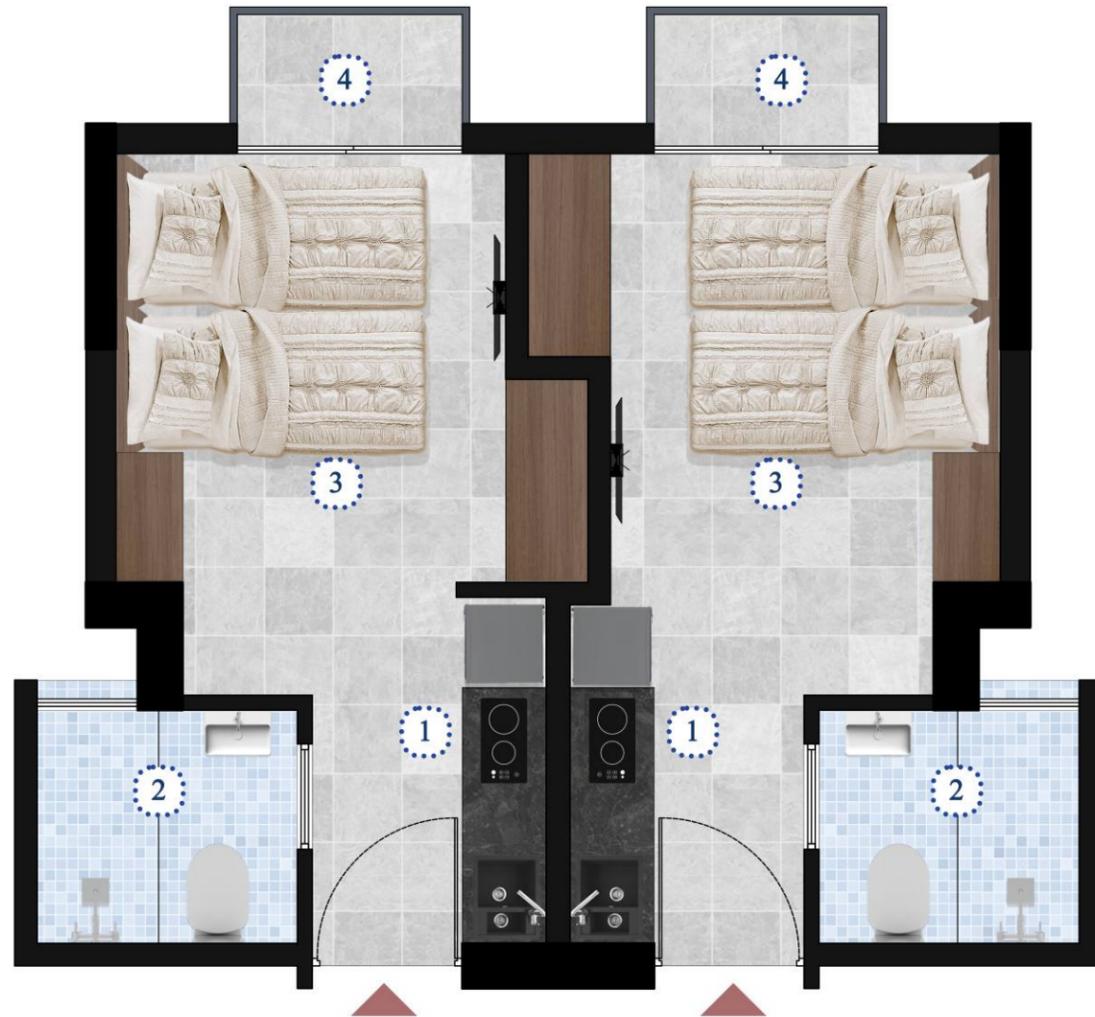
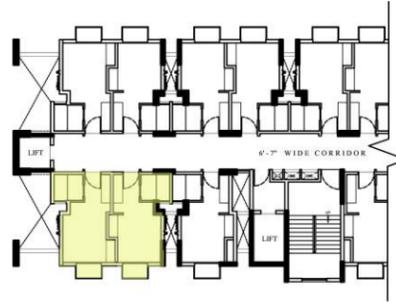
**Tower - K
Typical Floor Plan**

Total Area - 185 Sq.Ft.
RERA Carpet - 170 Sq.Ft.
Sundeck - 15 Sq.Ft.



Tower - K : Studio Plan

Total Area - 185 Sq.Ft.
 RERA Carpet - 170 Sq.Ft.
 Sundeck - 15 Sq.Ft.



① KITCHEN 5'1" X 7'7"
 ② WASHROOM 5'8" X 5'1"

③ LIVING & BEDROOM 8'6" X 9'8"
 ④ SUNDECK 5'0" X 3'0"

SHOW FLAT READY



Tower - K : Studio Plan

Total Area - 185 Sq.Ft.
 RERA Carpet - 170 Sq.Ft.
 Sundeck - 15 Sq.Ft.





Project at Glance

PODIUM AMENITIES

- Games Room: Video Games, Air Hockey Table, Football Table
- Fitness Centre: Zumba, Cross Fit, Aerobic
- Library & e-Library
- Indoor Game: Pool Table, Card Room, Carrom & Chess Board Games
- Kids' Play Area: Art Corner, Children's Play Area, Sculpture Wall
- Extra-Curricular Activities: Dance, Karaoke Singing and Taekwondo / Karate Room

SKY LEVEL AMENITIES

- Walking & Jogging Track
- Skyscape Gymnasium
- Yoga and Meditation Pavilion
- Sky Cinema with Artificial Bonfire
- Open Air Bar with BBQ
- Telescopic Stargazing Corner
- Hammock & Pergola Sitting Area
- Rooftop Snake & Ladder
- Floor Chess and Ludo
- Adda Zone & Party Lawn

HOTELS NEAR THE PROJECT

- The Leela
- Hilton
- Waterstone Club & Hotel
- Hyatt Regency
- I.T.C.

COMMERCIAL HUBS

- MIDC
- SEEPZ
- Powai Hiranandani Business Centre

HOSPITALS

- Seven Hills
- Mukund Hospital

An investment that outperforms the traditional investments

Earn approx 3% P.A. Rental Yield
(Rs. 15,000/- Monthly Rental Income)

Plus Higher Appreciation on Real Estate Investment.

No Tax with Long Term Capital.

Come Home to the Most Safest and Rewarding Investment.

Disclaimer: The above details are for the reference purpose only. Please take adequate advice from your financial advisor.



building happiness that lasts forever



Since our inception in 1989 as a boutique residential construction outfit, Starwing Group has shaped luxurious places that have embodied them as a pinnacle of extravagance across Mumbai's Western Suburbs.

Backed with over 3 decades of strong experience & expertise in real estate development, we have transformed the dreams of thousands into reality by delivering 22 residential & commercial projects on time with OC and Societies formation.

We believe in being true to ourselves and delivering what we promised. We approach our work with the hope of creating a home for shelter and nurturing the philosophy of honesty & transparency to carry out our business. We constantly work towards establishing and nurturing relationships that are genuine and lasting.

Today, we have scaled to new heights and have become one of the most renowned names in Mumbai's housing sector.



Actual Photos

building happy homes since generations



ॐ भुः भुवः स्वः ।
तत्सवितुर्वरेण्यं
भर्गो देवस्य धीमहि ।
धियो यो नः प्रचोदयात्

MR. RAJEEV DUBE
Chairman - Starwing Group

In 1920, my grandfather Shri. Mataprasad Dube and his elder brother Shri. Ambika Prasad Dube came to Mumbai. They worked hard and developed a "Chawl cum Building" called "Dube Building" which exists till date at Andheri (East) near the station.

Since my childhood I have seen & realized how my grandfather played an important role as a navigator in the life of young people. These minimal facility rooms were rented out to people who came to Mumbai with dreams and these rooms became their first milestone of their growing career.

Since 1954, Mumbai has grown exponentially and people have moved from these minimal facility rooms to skyscrapers, with technological-driven facilities. But, one thing I realized is that whether it was 1954 or today, these Start-up Homes will always support young generations to start their career with big dreams, and this trend will never change.

Taking ahead the tradition laid by my grandfather and his brother of providing a home for youngsters, it's time for me to give a definite shape to the idea of Start-up Home with space engineering. These Star-up Homes are the need of the younger generation, because due to the economic meltdown and the real estate prices touching skyrockets, they weren't in the position to even think about buying a decent living space in Mumbai. We need a home which actually suits the lifestyle of Gen Z and is ideal as per their initial earnings.

Also, our Honourable Prime Minister, Honourable Chief Minister and other ministers, even the people of Mumbai are demanding and insisting on affordable housing, came to me as an additional encouraging factor.

Affordability in real estate has not been spoken of in a real sense by anyone in a city like Mumbai, and when we got this opportunity, I immediately conceptualised this idea. I shared this idea with my Architect friend Mr. Milan Bandyopadhyay and together we came up with a vision of Start-up Homes with space engineering for our Gen Z. Now me and my son Rohan, are proactively working and designing these spaces, which will be a smart masterpiece of the future.

the man behind breath-taking marvels



MILAN BANDYOPADHYAY
Principal Architect

20 years of experience in Architectural Design
Expert in Affordable Housing, Residential,
Industrial & Commercial Design

Set Square Architecture & Interiors is an Architectural & Interior consultancy firm that started its journey in August 2008. Set Square Architecture & Interiors offers Architectural works for Residential, Industrial, Commercial and Assembly, along with Interior Design and Project Management Consultancy. It's an established firm that has secured a prominent place in West Bengal as well as in other states of India for its outstanding proficiency in architectural jobs.

Set Square Architecture & Interiors has the energy of young minds and the guidance of experienced veterans. It is well-equipped with the most advanced software & technology and is a trustworthy name in the industry for its excellence, professionalism, punctuality, and cooperation.

Currently, Set Square Architecture & Interiors is engaged in Affordable Housing Projects which involve the development of more than a million square feet. Apart from this, it serves residential, commercial & mixed-use building projects. The company has its own architectural aspect and philosophy of work. It creates a healthy living environment by bringing nature close to people and thereby adding humanistic value to the living environment. It emphasizes both functional and aesthetic aspects.

The company believes in executing every project with complete passion, dedication, hard work, and delivering the best value to its clients, along with following the bylaws, safety, and the schedule.





our esteemed consultants

LIAISON

MITI Designers & Planners
Mr. Suyog Ramesh Shet

ADVOCATES & SOLICITORS

S. Mahomedbhai & Co.
Mr. Mukul Talp

ADVOCATES & SOLICITORS

Mr. Nikhil Bhatt
LL.M., CS, PGIP

Ms. Trupti Suresh Deoruhkar
BLS, LL.B

STRUCTURAL

Associated Consultants
Mr. Vikas Vinayak Gokhale

CONCEPT AND COMMUNICATION

Another Idea (Concept & Design)
Ms. Jackvalin Macwan (Social Media)

AUDITORS AND CONSULTANTS

Mr. Gajendra H. Golchha
Chartered Accountants

Kiran Matani & Associates
CA Ashish Matani