

Grandeur

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ROMELL
GROUP
An address of pride



19°16'79.46"N 72°8'53.952"E

Imagine a time and space that is exquisite in its splendour. Where every detail serves a larger purpose. Where the whole is greater than the sum of the parts. Where subtlety is natural. Where every point your eye rests on is impressive. When you arrive at a place like this, something poetic happens. In that moment, you see the majestic grandeur of life itself.



Grand

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In the city's frenetic pace we often lose ourselves. While we race against time, the good life we seek passes us by. And that is a sad irony. However, it does not have to be that way. When there is perfect harmony between life and work, happiness blossoms. It becomes your second nature.

Ease is the heart of the story

Travel time will be appreciably reduced as Goregaon is not only a major local railway station on the western line, but also has many bus pick-up points. The Mumbai International Airport is just about 7 kilometres and approximate commute time is about 12 minutes. If you travel a lot for work, this is the best place to get back home quicker. Getting to the East West flyover is a walk in the park at just 500 metres. When you are in Grandeur, your neighbour is the bountiful Aarey Colony, which is a splendid stretch of bio-diverse landscape. Goregaon is also home to the Sanjay Gandhi National Park. Besides the wonderful environment, the entire suburb is dotted with schools, hospitals, shopping malls, ATMs – everything that our contemporary lives require to function seamlessly.



Work and play made smarter

Grandeur was built with the urban professionals in mind. For instance, those in sectors like IT, banking, advertising, media and so on. While conceptualising Romell Grandeur, the focus was on creating homes that are smart and resonate with the contemporary individual. The idea was

to build a smart home in an environment that allows the spirit to grow. To create that perfect place where work merges with life in equal measure. After all, quality leisure time and creativity go hand in hand.

Romell Grandeur - just 7 mins walking distance from Goregaon Railway Station, 5 mins drive from Western Express Highway, 5 mins drive from East West flyover, 10 kms from Domestic Airport and 7 kms from International Airport

Areas Nearby: within a 1 km radius

ATM
SBI
HDFC
Axis
ICICI Banks etc

Airport
International & Domestic

Shopping Mall
Oberoi Mall
The Hub Mall
Inorbit, etc

School
Vibgyor High
Oberoi International School
Ryan International School
Gokuldham High School & Junior College
St.Thomas High School, Yashodham Vidyalaya

College
Patkar College of Commerce & Science
Yashodham High School & Junior College
Vikas College

Market
Big Bazaar
KB's Fair Price
Reliance Supermarket

Hospital
Gokuldham Medical Center
Life Line Medicare
Sai Sparsh Hospital
Yashada Maternity & Surgical Hospital

Entertainment Zones:
PVR
Cineplex
Movietime

Hotels:
Grand Sarovar
Westin
Hometel

Restaurants:
Mainland China
Copper Chimney
Moshes
Lucky Restaurant
Sai Veg
Udipi Vihar





In Mumbai, but out of the world

Grandeur's location was meticulously selected to ensure that you find the perfect balance between work and life. Goregaon, a western suburb of Mumbai, is turning into a comfort zone for young professionals. It is a stone's throw away from the bustling Malad's information technology and business hubs. A 12-minute drive is all you would need to reach the heart of the hub, where major international players like J P Morgan Chase, Deutsche Bank, Net Magic, Reliance, Samsung, Piramal and Ebay have set up their base.




*"We don't design apartments.
We design better lifestyles."*

Chief Architect, Romell Grandeur



Homes with a heart

As our chief architect puts it, "We don't design apartments. We design better lifestyles." And to have a lifestyle that makes a connection with your inner well-being, compromises on nothing. At the Grandeur homes, we ensured the best of all worlds keeping in mind that which a truly fulfilling lifestyle needs. As the name suggests, homes in Grandeur are spacious and vastu-compliant. Every detail of the Grandeur has been thoughtfully designed keeping you in mind.



*Here's what to
expect in your
Grandeur home*

Vitrified flooring
Luster paint finish
Jaquar sanitary fittings (or equivalent)
Modular kitchen
Legrand switch boards (or equivalent)
Intercoms in every apartment
Video door phones



Philosophy

We deal with brick and mortar but we're driven by the spiritual element – the source of all life. Each project we undertake is an outcome of our spiritual evolution backed by industry experience. We intend to create better real estate for people and believe that a small step of looking inward can truly recreate a perspective. That is what we do before we embark on our journey to build the most thoughtfully designed spaces in India.

Our residential and commercial projects in Mumbai are testament to our joy of constructive real estate. Our success is based on the never-ending quest to realise spiritual connection through the homes we build and find ourselves through our customer's satisfaction. That is the ultimate goal.



green

*“The glory of gardening:
hands in the dirt, head in the sun,
heart with nature.*

*To nurture a garden is to feed not
just the body, but the soul.”*

-Alfred Austin, English poet

LET THE SUN- SHINE IN

The writer Hans Christian Andersen had once said that living is not enough. One also needs sunshine, freedom and flowers to evolve into a higher state. So, the mantra for a good life is very simple: let some

sunshine in and joy will sparkle like dewdrops. The sun is the core of life, the root of all energy. It keeps you healthy and happy. It is the fountain of smiles, and the human smile is, but, a reflection of the sun.





*“Every now and then go away,
have a little relaxation,
for when you come back to
your work your judgment will be surer.”*

- Leonardo Da Vinci



*Make a grand entrance,
everyday.*

We welcome you to enter the world of Romell Grandeur like a king who enters his kingdom with pride. A 22-feet high luxurious designer lobby and our reception desk will welcome you with the warmth of our hospitality. The walls of the grand entrance lobby have been designed with a contemporary texture. Also, we have ensured there are enough elevators for our residents so that they do not have to wait for their turn.

Here's what you can expect at the entrance lobby.

Double height luxurious designer lobby

Security 24 x 7

Four Lifts

Italian Marble flooring

Textured walls

In the middle of a boom

So, why invest in Grandeur? The answer is simple: it has a great locational balance. It is close to the business and IT hub in Malad, while its neighbour is the breathtaking natural expanse of the Aarey Colony. It's the perfect home for the urban professional looking to balance life and work.

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Stringent Security Checks



Vehical Free Zone




CCTV Camera



Additional Security Door
& Grills for Windows



Video Door Phone



*“Mumbai was found to be
the most preferred city for
both buying and renting a property.
In the current quarter,
the city recorded a rise in
capital values in over 65 % of
the tracked localities.”*

- Economic Times, September 2014

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Also, the project is near completion. Add the business centres, malls, schools and colleges around it to the mix and you have a veritable investment goldmine. Grandeur is certain to draw great rentals because of its proximity to places of work and leisure.

a day at Grandeur



*The good life is waiting for you.
Go forth and seize the day.*

Meet the Adhikaris, a young working couple. Every morning, Gautam and Tara wake up at 7 am and walk to Aarey Colony. The air is crisp and sights, green. The only sounds you can hear are that of the birds who live there. After a jog around the lake and a wee bit of bird watching, they head back home and get ready for work. A quick breakfast, and they head out. They don't have to hurry on most days because the local station is just a 7-minute walk. They take a train to Malad, walk to their respective offices. The best thing: all of this takes about 30 minutes. After work, they meet at the coffee shop (where, incidentally, they first met) and head back home. After that, they chill at home and if they are not in the mood to cook, they just order some take-out from Mainland China, which is close by. After dinner, they drive down to the Oberoi Mall (which Gautam doesn't mind as it is a short drive) and catch a movie at the multiplex. And then it's back home again.



A fine balance

They love Mumbai because living in Grandeur is like having the best of both worlds – a career and a life.

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A weekend at Grandeur

After a week at work, it is time to recharge your batteries. It is time to be you. And at Grandeur pressing the rewind button is a breeze, literally. If you are not in the mood to do nothing, a contemplative walk around the Aarey colony will revive your weary soul. The Aarey forest is a natural spa. Get on a bicycle and let the soft light and the crisp air be your guide as you ride along. You could even visit the zoo, and the kids would love that. The lake is another great destination here to while away a few hours reading a book and soaking in the grandness of Nature, amidst bird songs. When you get hungry, ride out and you will find many places to catch a brunch. After you are done, you can enjoy a movie at the nearby theatre, which is around 4 kms away, would bring the day to a great end. In the evening, you could up the ante by going to one of the fine dining restaurants here, which again is less than 5 kilometres away.

3 BHK Apartment

LIVING - 10'0" x 16'6"
 DINING - 5'6" x 8'6"
 KITCHEN - 10'9" x 11'0"
 BEDROOM 1 - 10'0" x 12'6"
 BEDROOM 2 - 10'0" x 14'0"
 BEDROOM 3 - 13'0" x 10'0"
 BATHROOM 1 - 4'0" x 8'6"
 BATHROOM 2 - 5'0" x 8'0"
 BATHROOM 3 - 4'6" x 8'0"
 LOBBY - 4'0" x 9'2"



2

BHK
Apartment

LIVING - 10'0" x 18'6"
DINING - 3'4" x 13'9"
KITCHEN - 8'6" x 9'x7"
BEDROOM 1 - 10'0" x 13'0"
BEDROOM 2 - 10'0" x 12'0"
BATHROOM 1 - 4'0" x 10'0"
BATHROOM 2 - 10'0" x 5'0"
LOBBY





World of Romell

Romell Group has been at the forefront of the construction industry. Some of the smartest buildings in Mumbai bear the Romell moniker. Right now, several other projects are underway, which have been designed to fulfill a multitude of requirements. Here is a quick glance at some of them...

Completed projects by Romell

I-Flex Park - Goregaon East
R-Tech Park - Goregaon East
Serenity - Oshiwara
Empress - Borivali West
Sunrise - Dahisar
Allan Villa - Kalina
Clemon's Croft - Ville Parle East

Domann Villa - Ville Parle East
Maheshwari Milan - Parle
Ram Sadan - Ville Parle East
Residency X - Goregaon East
Sarla Garden - Vakola
Tech Web Park - Oshiwara



Oracle



R tech



Empress



Romell Aether

Simply ethereal

Aether, which is also coming up in Goregaon, is designed to make suburban living a true pleasure. In keeping with the spirit of the name, which means the "upper sky" in Greek, the space has been built to keep you in a quiet and plush environment that lets you be in the city but still away from it. Every apartment is a little castle in itself. This has been achieved by creating residential spaces that begin around 100 feet above the ground, perched atop a multi-level podium parking. Even if you were to live on the first floor, you would still get a breathtaking view of the city.

This is perfect for those of you who do not want immediate possession. Aether's trump card, from the point of view of investment, is that it was rated as top-four property by NDTV Profit. Approved by leading banks and financial institutions, Aether has also been registered for IGBC Green Homes.



Romell Diva

Enchanting abode

Imagine a space where you can be the best version of you effortlessly. Welcome to Romell Diva, which is ready for possession. Every line in this architectural beauty is a marriage of simplicity and sophistication. Close your eyes and let your surroundings take over. Tranquility and luxury merge like the wind and the sky at Diva.

Made for the connoisseur of the good life, Diva will thrill you with its rooftop swimming pool, world class lifestyle amenities, great parking spaces and premium construction quality. Diva is the kind of address that will make you feel special, as you bask in the impeccable comfort of these sunshine homes.



Peyton Place

A home on world's engineering marvel

Peyton Place is one of our ongoing projects in the heart of Mumbai. While choosing the location, our idea was to have an address where Peyton, which means regal, can meet the city in all its modernity. It is located on the newly opened Santacruz-Chembur link road (SCLR) which was voted as an 'engineering marvel' by the National Geographic Society.

Situated in close proximity to Bandra Kurla complex, Peyton Place has both 2 and 3 BHK smart homes. If you want an address which catches every beat of Mumbai in all its glory, a lifestyle which offers lively environs with high-end amenities, and a commute life that's easy on your car and time, then the new SCLR—Mumbai's first and the country's second double-decker flyway—is one hot place to be.

Would you like to know more about Romell projects? Give us call on (+91) 88 79 666 991

Grand design

At Romell Grandeur, the idea was to build smart homes for people who seek the right mix of work, life and play. Keeping this at the core of our philosophy behind Grandeur, we have equipped it with world-class amenities to make your life not only comfortable but also smarter, time conscious and close to nature. Just so you can follow the purpose of your life while living it in all its bliss and tranquility.

Project Features

Green Design

- Rain water harvesting
- Energy Saving Fittings for common areas

Safety & Security

- Video door phones
- Firefighting equipment
- Seismic resistant design
- CCTV surveillance
- Security personnel at key entry and exit points

Features/Utilities

- Power backup for essential common facilities
- Anti-termite treatment
- Impressive main entrance & lobbies
- Car parking
- Clean Water supply
- Sanitation facility for drivers & servants
- Automatic High speed elevators
- Concealed copper wiring with branded modular fittings
- Sufficient electrical points
- Powder coated aluminium sliding windows
- Mosquito mesh for windows and sliding doors
- Vitrified flooring
- Luster paint finish
- Jaquar sanitary fittings (or equivalent)
- Modular kitchen
- Legrand switch boards (or equivalent)
- Intercoms in every apartment

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If it has never occurred to you, here is what we must tell you: You are bigger than yourself. You are the best version of you. This means that if you get lost in the rat race, you become a dot in a sea of aspiration. The idea is to bridge the gap between work and leisure, and you will find your centre. Once you do that, you go back to your individual essence – that part of you which reminds you that you need to slow down in order to make life meaningful.



Disclaimer

The layout & building plans are subject to change as per discretion of the developers and as approved by competent authority. The developers reserve the right to make additions alterations and amendments as they deem fit from time to time .No right of any nature should be construed from this presentation. Investments in Real Estate are subject to market risk.The buyers are and shall be solely responsible for the consequences of their own investment decisions."



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SINCE 1982

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