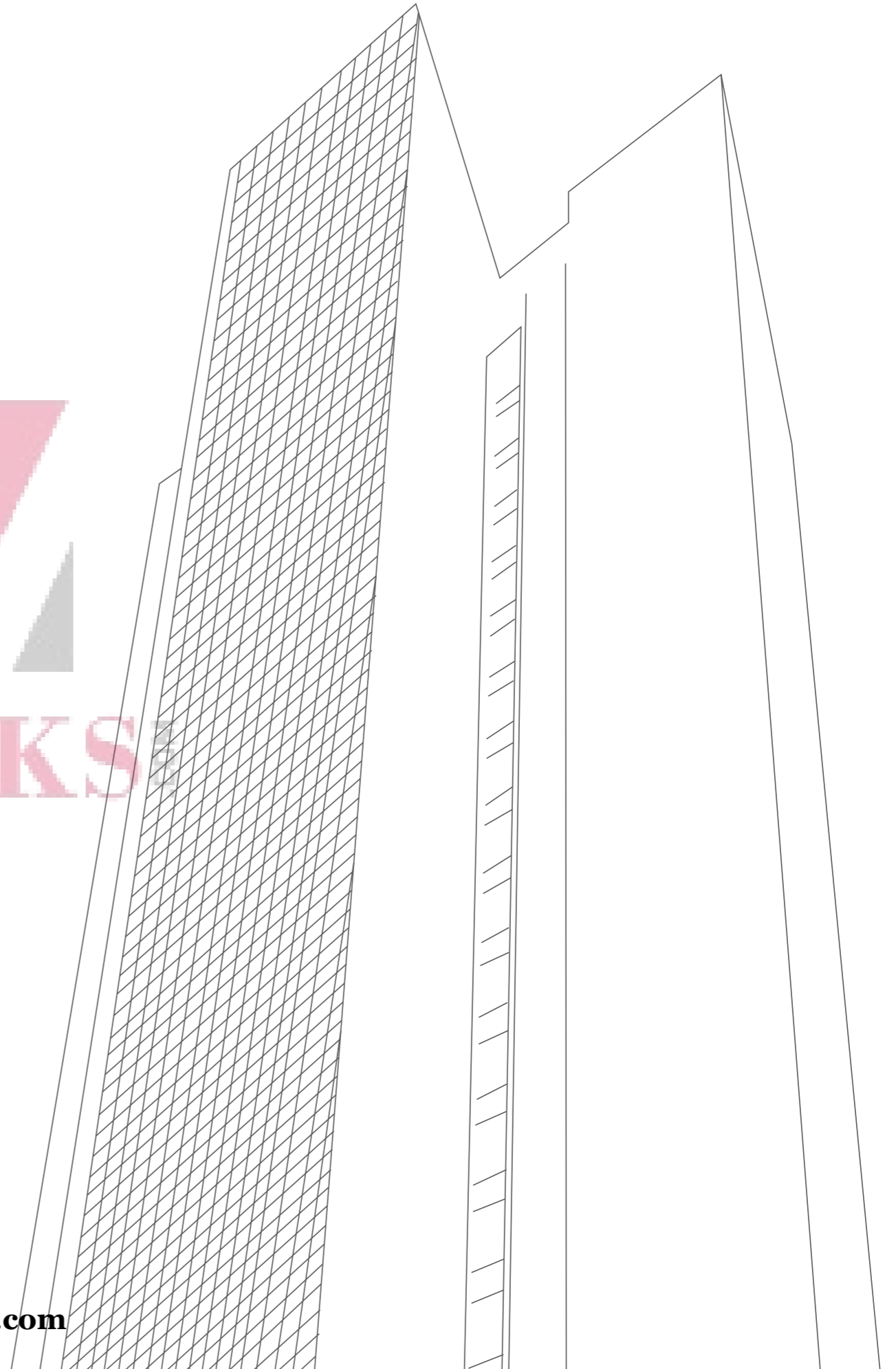




THE  
EPITOME  
AT IMPERIAL HEIGHTS  
ZRICKS.COM

WHEN  
YOU'VE  
HAD IT  
ALL,  
WHAT'S  
THAT  
ONE THING  
MISSING?



WHAT  
IMPRESSES  
THE UNIMPRESSED?



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[www.Zricks.com](http://www.Zricks.com)

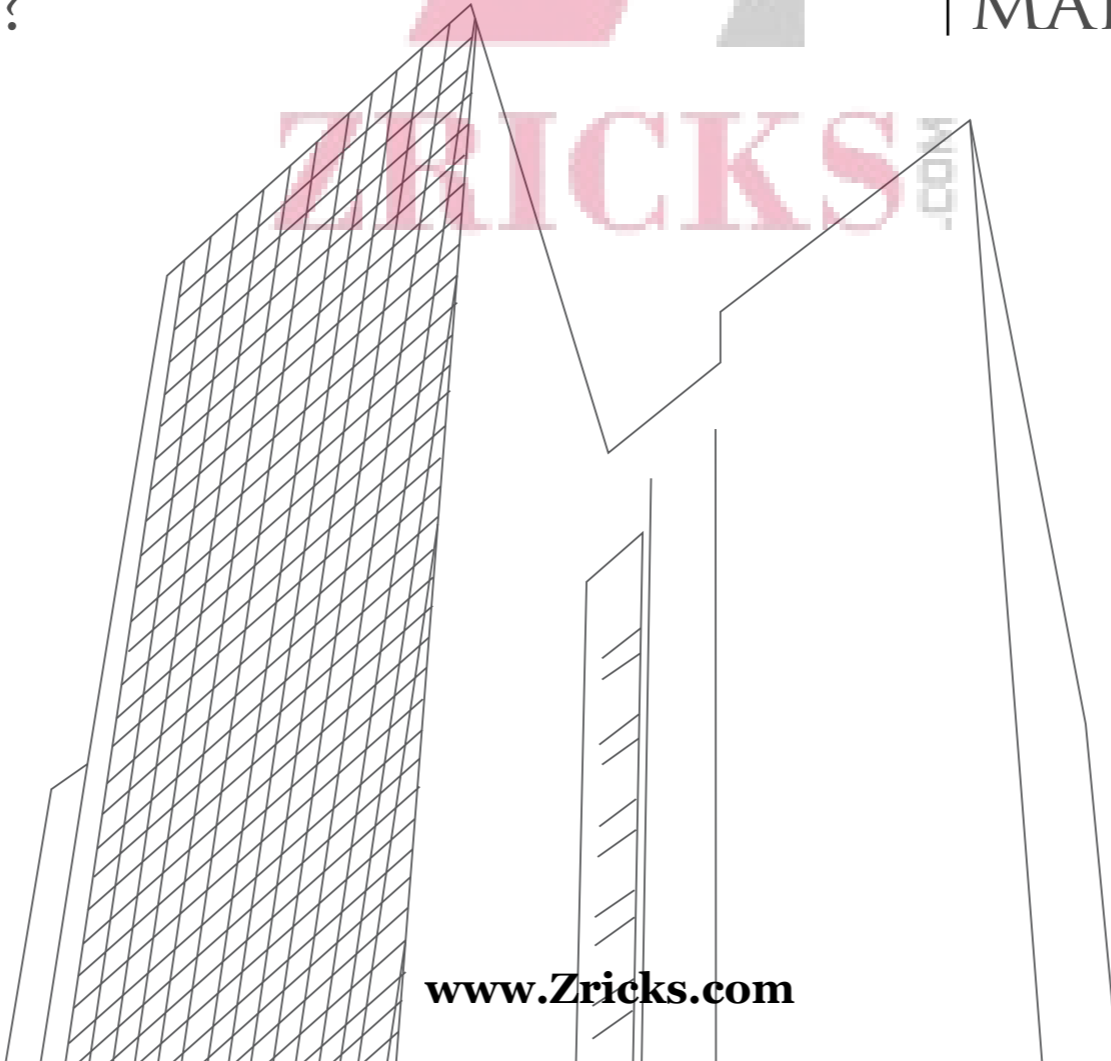


WHEN  
DO THE POMPOUS  
TURN HUMBLE?

WHERE  
DOES NICHE BECOME  
MAINSTREAM?



ZRICKS.com



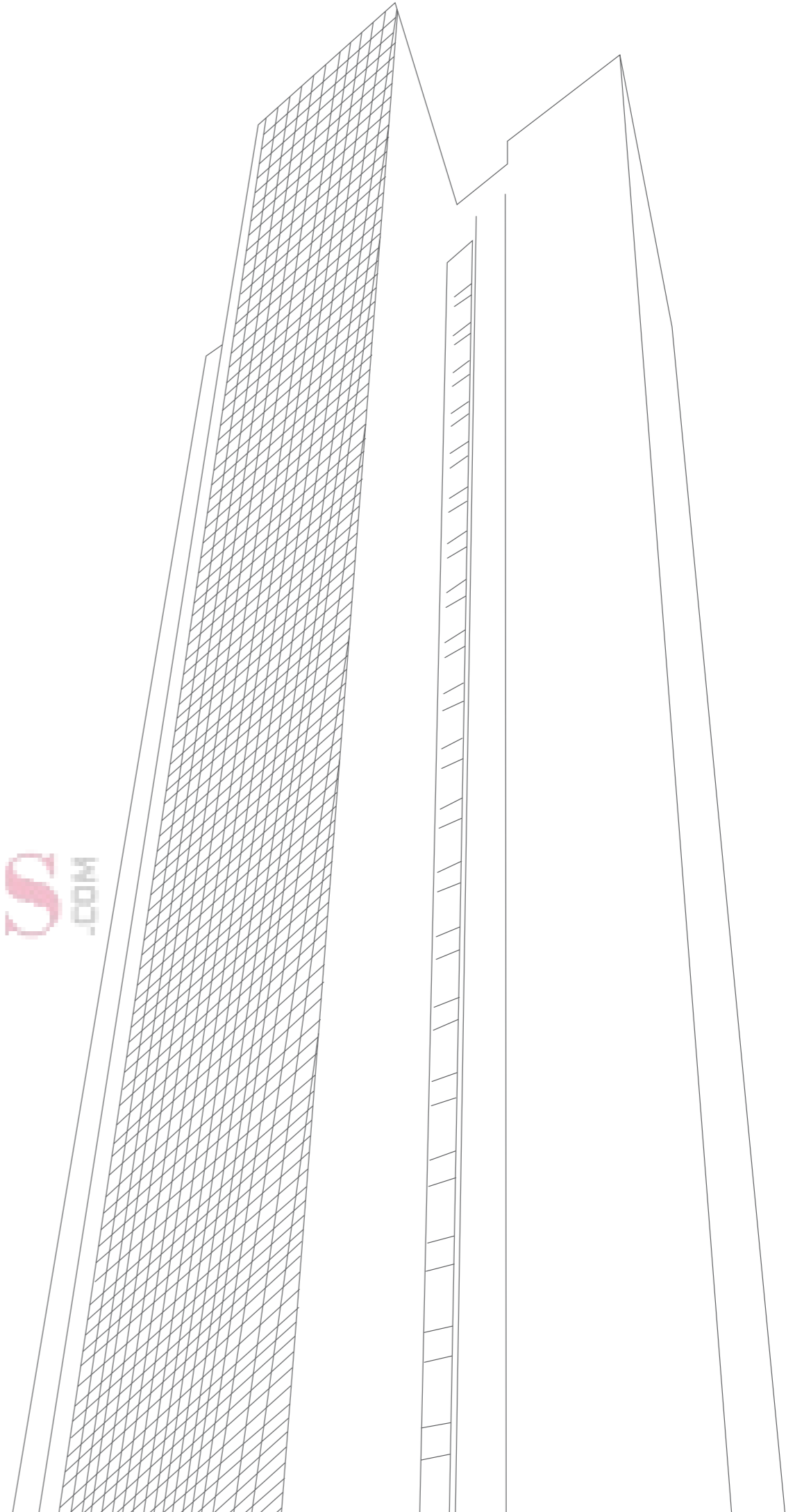
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WHAT DO THE  
CREAM OF SOCIETY  
CALL HOME?



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THE  
EPITOME

AT IMPERIAL HEIGHTS



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# THE EPITOME

AT IMPERIAL HEIGHTS

## THIS IS IT.

Luxury is not an attraction here, it is the very default. From the spacious and picturesque landscape gardens, to the palatial homes & clubhouses; you are simply spoilt for choice. With 'The Epitome', we have spun every single piece of this new residential tower into a crème de la crème experience. If it is space you are looking for, this is it. If it is classy neighbours, then this is it. If it's about being well connected, this is the place to be.

**Welcome to 'The Epitome', this is as good as it gets.**

**Tower: 4 level podium car park & 44 storeys**

**2.5 BHK, 3 BHK, 3.5 BHK, 4 BHK, Duplexes & Penthouse**



# 'THE EPITOME' OF AN IMPECCABLE LOCATION.

Nestled in the heart of Goregaon West, 'The Epitome' exemplifies great connectivity. Flanked by the arterial S.V. Road and Link Road and with connectivity to Western Express Highway, no destination is too far from here. With an apt mix of solitude and impeccable connectivity, this project is a residential dream come true.

## MAIN ROADS

|                           |           |
|---------------------------|-----------|
| Aarey Colony Road         | - 8 kms   |
| SV Road                   | - 1 km    |
| Andheri-Malad Link Road   | - 1 km    |
| Goregaon-Mulund Link Road | - 2.9 kms |

## SHOPPING & RETAIL

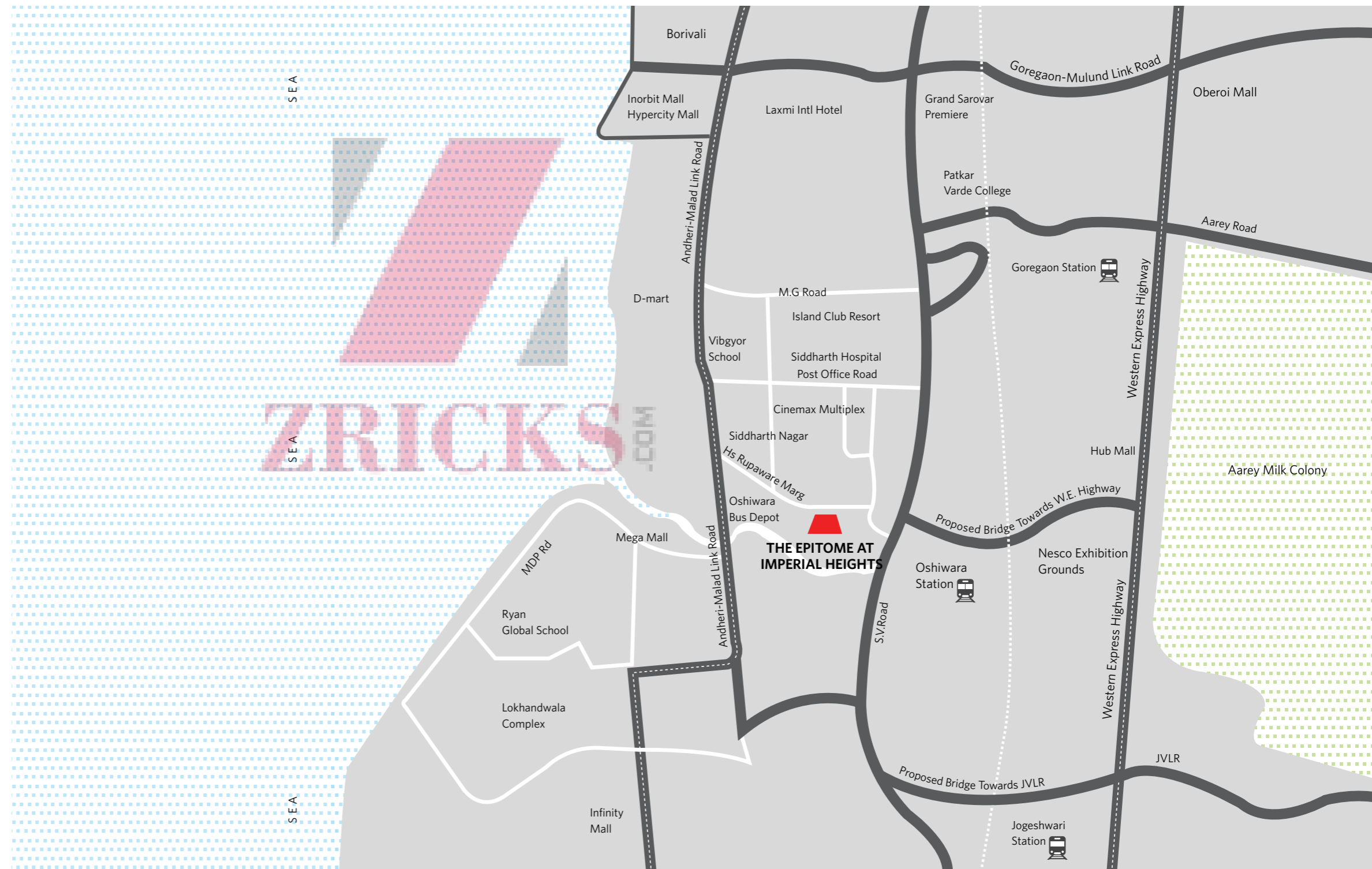
|                |           |
|----------------|-----------|
| Hypercity Mall | - 2.6 kms |
| Mega Mall      | - 1.5 kms |
| Inorbit Mall   | - 3.7 kms |
| Infinity Mall  | - 2.9 kms |

## EDUCATION

|                               |           |
|-------------------------------|-----------|
| Ryan Global School            | - 2.8 kms |
| ITA School of Performing Arts | - 2.9 kms |
| Vibgyor High School           | - 1.1 kms |
| Mumbai Actors Studio          | - 1.7 kms |
| Ujjwal Musical Institute      | - 1.5 kms |

## HEALTH & ENTERTAINMENT

|                                     |           |
|-------------------------------------|-----------|
| Mumma's Pride Daycare               | - 1.7 kms |
| Kokilaben Dhirubhai Ambani Hospital | - 4.4 kms |
| Talwalkars Gym                      | - 1.1 kms |
| Inox                                | - 3.7 kms |
| Cinemax                             | - 2.9 kms |





# 'THE EPITOME' OF AN EXEMPLARY VIEW

You will run out of adjectives but the beauty of the seamless view from every window of 'The Epitome' will stay true to its course. Set in the backdrop of a no construction zone, the tower boasts of an unobstructed view of the skyline with the glistening sun spreading its natural light brightening every corner of your apartment.

ANDHERI VERSOVA VIEW



MADH MARVE CREEK VIEW

ZRICKS.COM

# 'THE EPITOME' OF A CLASSY NEIGHBOURHOOD.

Birds of a feather flock together, when you choose a home at the 'Imperial Heights', you are part of an exclusive league. A league of influential bureaucrats, media personalities and entrepreneurs. It's not a society, it's a commune of new urban aristocracy.

**Towers A & B - Home to more than 300+ families.**



[www.Zricks.com](http://www.Zricks.com)

# 'THE EPITOME' OF LUXURY LIVING.

---

Life here, is a life worth envying; from the palatial luxuries, to the state-of-the-art facilities every aspect of this residential experience is planned to overwhelm. 'The Epitome', carves its exquisite interiors using some of the world's best names in interior design and fittings. When state-of-the-art design and top notch luxury meet, you have an insignia of premium residential luxury.



LIVING AREA

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MASTER BEDROOM

---

## BEDROOM

---



## DINING

---

## POOJA GHAR & KITCHEN



STUDY

## RECREATIONAL AVENUES

---

When was the last time you came home to a vacation?  
Well, this is it. The 'Recreational Avenues' at 'The Epitome' brings a recreational experience that's just like a tropical vacation.



## SWIMMING POOL

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Dive into the lap of luxury. Drench your body and cleanse the mind. The sprawling pool at 'The Epitome' is a true aquatic escape from the daily routine. Go ahead, have a blast!

## GYMNASIUM

---

A fit body complements a healthy mind. From pumping iron, to aerobics, to cardio; fitness is at your door step. Enjoy state-of-the-art equipment and qualified instructors to keep you fit and fine.



## TENNIS COURT

---

Loosen-up and stay fit, the court is calling you. Push your physical limits at the tennis court and feed the champ in you with smashing wins.



## SECURITY

---

What's most dear to you is most secured. The premises are equipped with state-of-the-art CCTV cameras and experienced security personnels. Rest assured your family and belongings are in safe hands.



## VISITOR'S PARKING

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Hospitality goes for a toss, when your guests are asked to park their vehicles outside the premises. Not at 'The Epitome'. The visitor's parking ensures that guests are greeted the right way.

## SPA

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Tranquility, rejuvenation, serenity, luxury, energizing are just a few words to describe the spa experience you will find at 'The Epitome'. Enjoy a spa getaway within the serenity of your own premises and fulfil your need to indulge!



## KIDS POOL

---

Don't let the name fool you. An expansive pool dedicated exclusively for your tiny tots. Whether they want to spend a leisurely afternoon or make a splash 'this is it'!

# MASTER PLAN

ANDHERI VERSOVA  
VIEW

SOUTH MUMBAI  
& AIRPORT VIEW

MADH MARVE  
CREEK VIEW



## Site Plan

- |                                 |  |
|---------------------------------|--|
| 1. RAMP TO P5 LEVEL             | 13. WATER FOUNTAIN                     |
| 2. PAVING PATHWAY               | 14. TREE LINED AVENUE                  |
| 3. BADMINTON COURT              | 15. GLASS PERGOLA                      |
| 4. OUTDOOR EXERCISE STATION     | 16. SKATING RINK                       |
| 5. SCULPTURE W/T BOULDER        | 17. MULTI - GAME LAWN AREA             |
| 6. FIRE TENDER PATHWAY          | 18. KIDS PLAY AREA (2 TO 13 AGE GROUP) |
| 7. PLANTING AREA                | 19. KIDS PLAY AREA (2 TO 6 AGE GROUP)  |
| 8. PEBBLE SHAPE SEATING         | 20. POOL DECK AREA                     |
| 9. HALF BASKETBALL COURT        | 21. KIDS POOL (EXISTING)               |
| 10. SEATING WITH TREE PLANTER   | 22. MAIN POOL (EXISTING)               |
| 11. AMPHITHEATER                | 23. PERGOLA                            |
| 12. SEATING W/T STEPPING STONES | 24. TENNIS COURT                       |

**Towers A & B** Home to more than 300+ families

**Towers C & D** Construction in full swing



# TYPICAL FLOOR PLAN

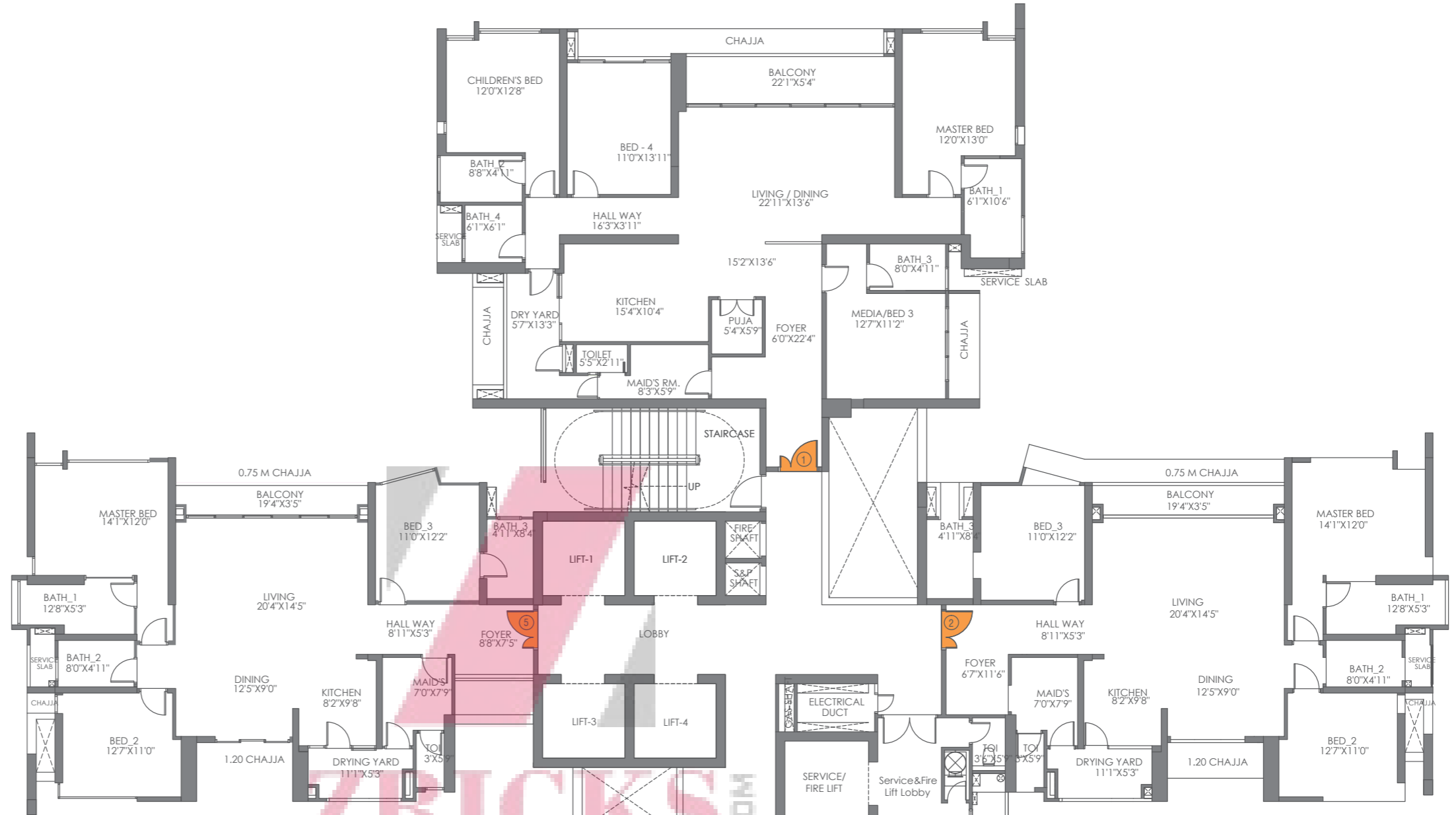


TOWER C  
TYPICAL FLOOR PLAN

| FLAT NO. | FLAT TYPE | TOTAL CARPET AREA |
|----------|-----------|-------------------|
| 1.       | 2 BHK     | 728               |
| 2.       | 3.5 BHK   | 1445              |
| 3.       | 3 BHK     | 1267              |
| 4.       | 3 BHK     | 1267              |
| 5.       | 3.5 BHK   | 1434              |
| 6.       | 3 BHK     | 1102              |

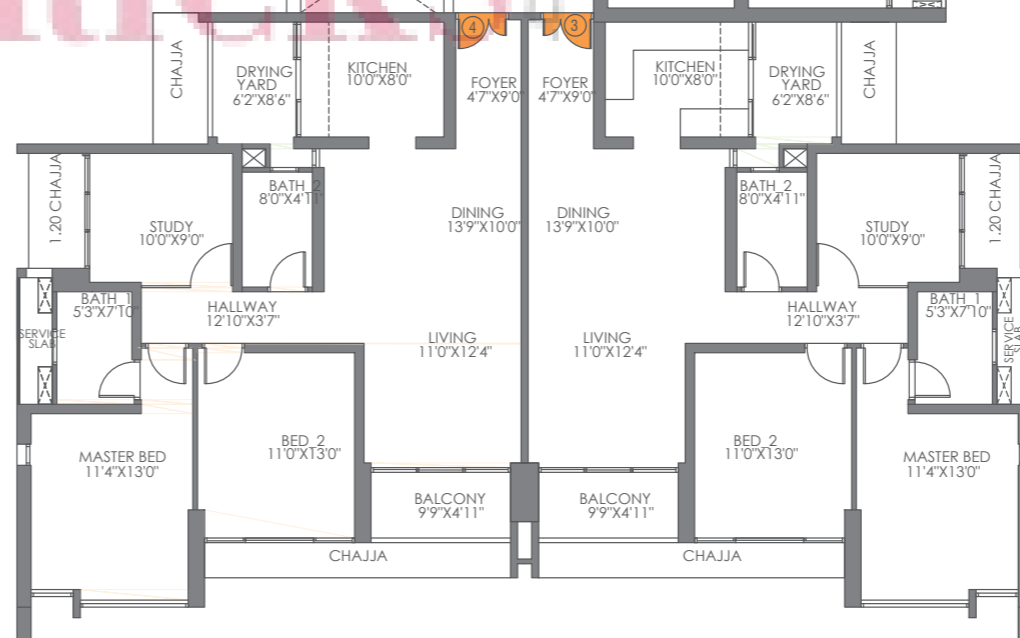


# TYPICAL FLOOR PLAN

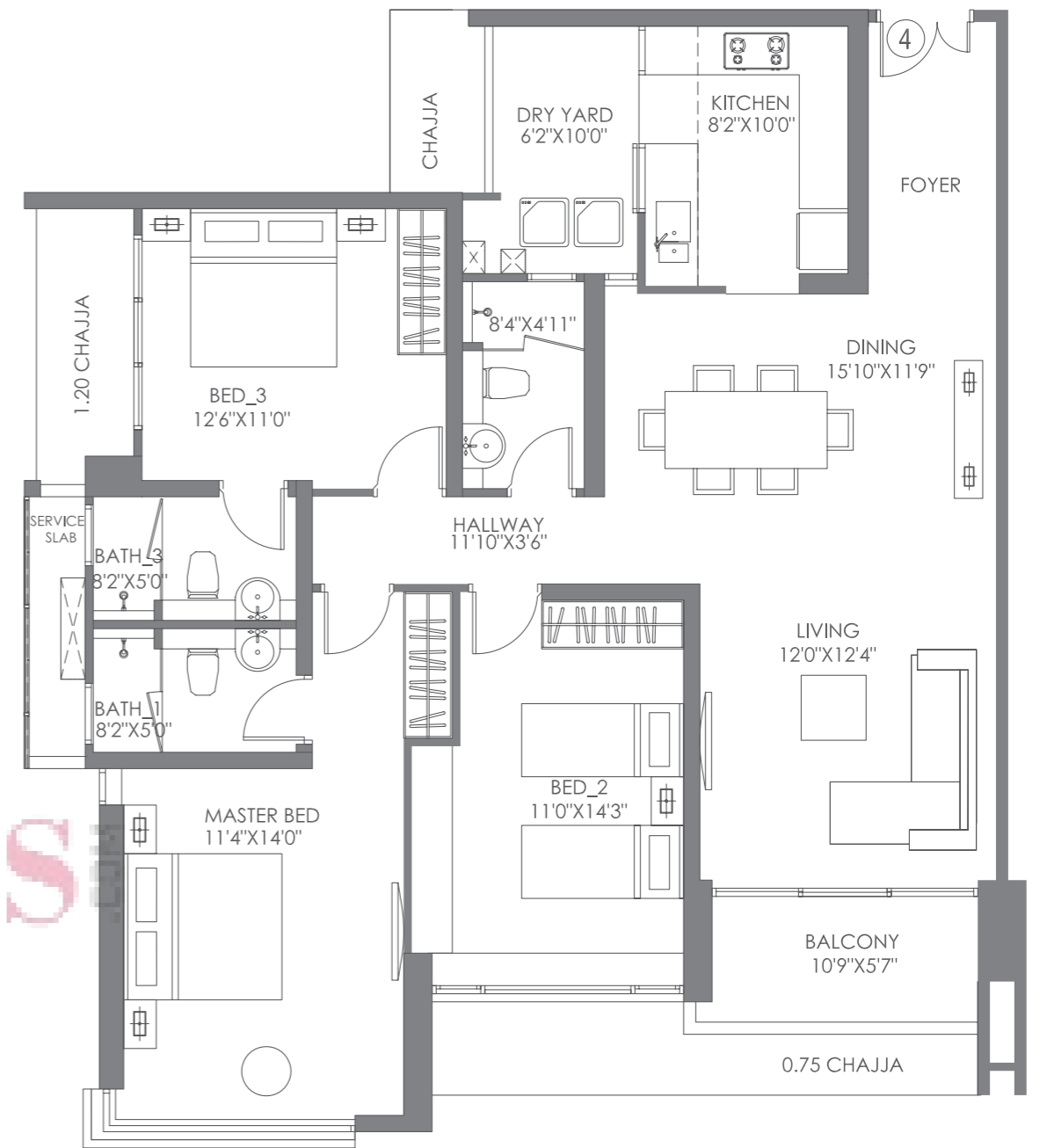
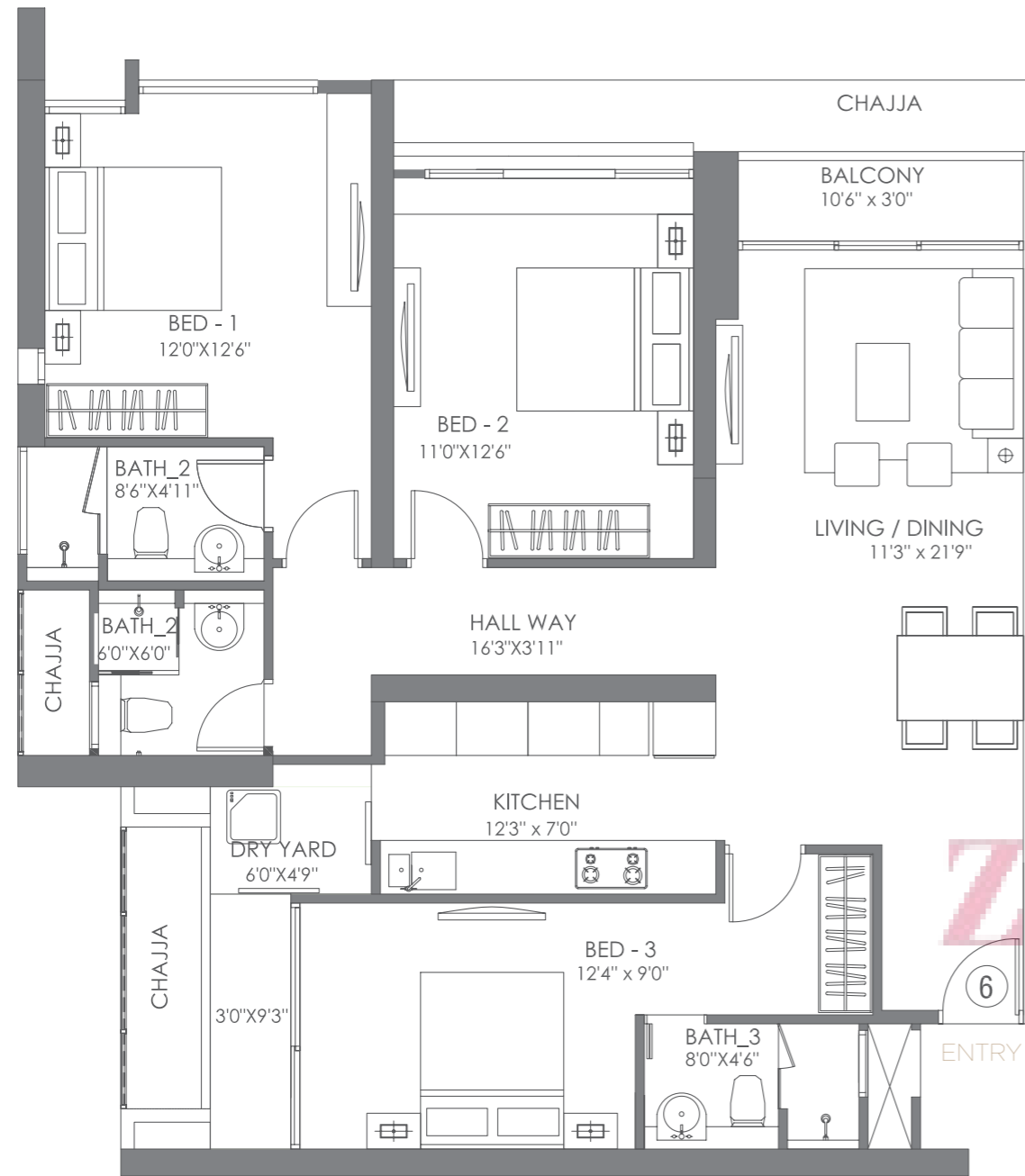


TOWER D  
TYPICAL FLOOR PLAN

| FLAT NO. | FLAT TYPE | TOTAL CARPET AREA |
|----------|-----------|-------------------|
| 1.       | 4 BHK     | 1952              |
| 2.       | 3.5 BHK   | 1445              |
| 3.       | 2.5 BHK   | 1042              |
| 4.       | 2.5 BHK   | 1042              |
| 5.       | 3.5 BHK   | 1434              |



# UNIT PLAN



TOWER C

| FLAT NO. | FLAT TYPE | TOTAL CARPET AREA |
|----------|-----------|-------------------|
| 6.       | 3 BHK     | 1102              |

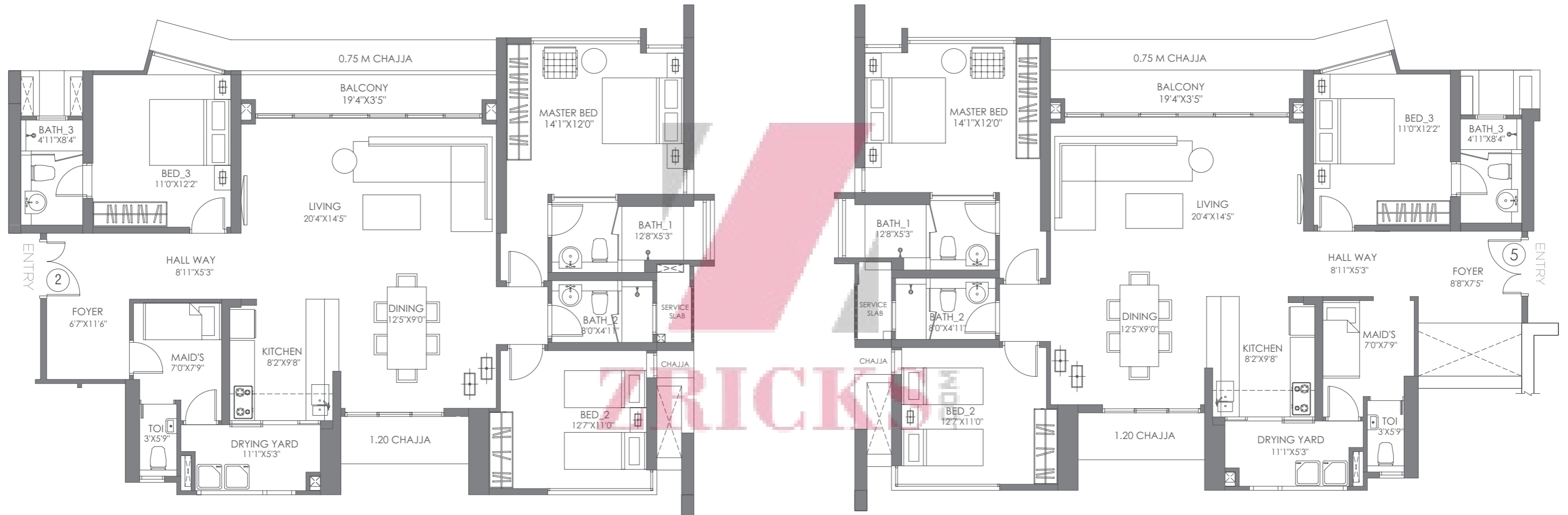


TOWER C

| FLAT NO. | FLAT TYPE | TOTAL CARPET AREA |
|----------|-----------|-------------------|
| 4.       | 3 (L) BHK | 1267              |



# UNIT PLAN



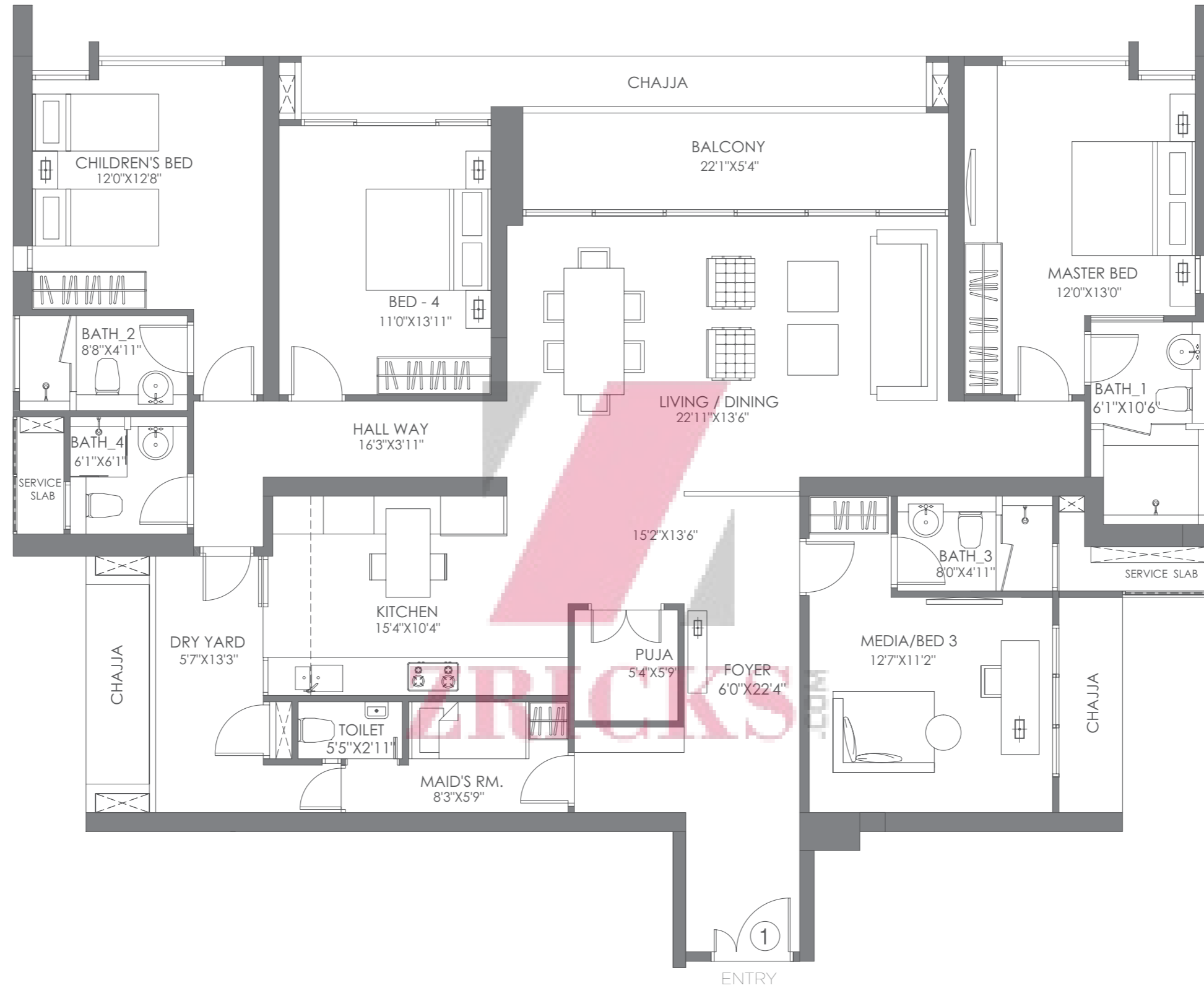
TOWER C / D

| FLAT NO. | FLAT TYPE | TOTAL CARPET AREA |
|----------|-----------|-------------------|
| 2.       | 3.5 BHK   | 1445              |

TOWER C / D

| FLAT NO. | FLAT TYPE | TOTAL CARPET AREA |
|----------|-----------|-------------------|
| 5.       | 3.5 BHK   | 1434              |

# UNIT PLAN



TOWER D

| FLAT NO. | FLAT TYPE | TOTAL CARPET AREA |
|----------|-----------|-------------------|
| 1.       | 4 BHK     | 1952              |



# THE WORLD IS YOUR OYSTER!

If you ever imagined having all the pleasures and opportunities under one roof then 'this is it'. 'The Epitome' brings with it a plethora of world class amenities you ever dreamed of having and then some more right at your doorstep.

## Outdoor

Sky gym in A & B wing

Swimming pools: adults & children

Sundecks

Floating timber deck pavilion

Club house – gym, library, steam, spa, multi-purpose hall

Children's play area – wet and dry

Relaxing plaza – bamboo planting and flower garden

## Indoor

West & East views of Mumbai's cityscape

Spacious international interior design

Lavish balcony in living room

Wooden flooring in one bedroom

Columnless apartments

4 Level podium car park

4 High speed passenger lifts  
+ 1 service lift in each tower

Property management professionals

Centralized garbage chute

100% Power backup for common area lighting

Video door phones

Dedicated ledges for AC compressor units

AC fittings in all rooms

## Common facilities ready



OUR PARTNERS

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Construction



Landscaping

HBO+EMTB

Financial



ZRICKS.COM

Architects

RGK Architects Pvt. Ltd.





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YOU ARE OUR RADIUS.

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RADIUS IS A BOLD NEW VISION IN REAL ESTATE THAT AIMS AT PUSHING THE BOUNDARIES OF DESIGN AND CIVIL ENGINEERING. WHAT SETS OUR PROJECTS APART IS THE UNIQUE WAY IN WHICH TECHNOLOGY IS DRIVEN BY HUMAN INSIGHT. OUR CUSTOMER CENTRIC APPROACH, ADHERES TO THE COMPANY'S CORE PHILOSOPHY 'BUILT AROUND YOU'.

ZRICKS

WE AT RADIUS BRING A MODERN TAKE ON REAL ESTATE, WHICH AIMS AT REDEFINING THE MUMBAI SKYLINE. STEMMING FROM THE WADHWA LEGACY OF OVER FOUR DECADES, WE STRIVE TO HOIST THE MANTLE EVEN HIGHER. EQUIPPED WITH SHEER ZEAL AND STATE-OF-THE-ART TECHNOLOGY, WE ARE AT THE FOREFRONT OF GENRE DEFINING PROJECTS THAT SPAN ACROSS VERSATILE DOMAINS LIKE RESIDENTIAL, COMMERCIAL AND MIXED DEVELOPMENTS. LET'S RECOMPOSE THE CIRCLE OF LIFE WITH RICHER COLOURS, WITH A BETTER VIEW AND A WHOLE NEW RADIUS.

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## COMMERCIAL

---

ONE BKC.  
BKC, MUMBAI.

Project Size:  
1.5 million sq. ft.

## PROJECTS BY RADIUS

---

### OUR ICONIC VENTURES.

THE RADIUS PORTFOLIO IS AN EPITOME OF VERSATILITY AND QUALITY.

THE COMPANY CURRENTLY HAS OVER  
1,500,000 SQ. FT. OF COMMERCIAL SPACE AND HAS OVER 1,500,000 SQ. FT. OF FUTURE PROJECTS  
IN THE PIPELINE. OUR PROJECTS RANGE FROM A FIRM PRESENCE IN COMMERCIAL REALTY TO A  
RENOWNED NAME IN RESIDENTIAL REAL ESTATE.

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ZRICKS

Actual Photograph



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## COMMERCIAL

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THE CAPITAL.  
BKC, MUMBAI.

Project Size:  
1.2 million sq. ft.

Actual Photograph



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## RESIDENTIAL

---

VICEROY.  
BORIVALI, MUMBAI.

Project Size:  
10.5 million sq. ft.

Actual Photograph



## UPCOMING PROJECTS

Radius, today operates on a scale that is impressive, yet only a glimpse of its dreams for the Mumbai skyline.

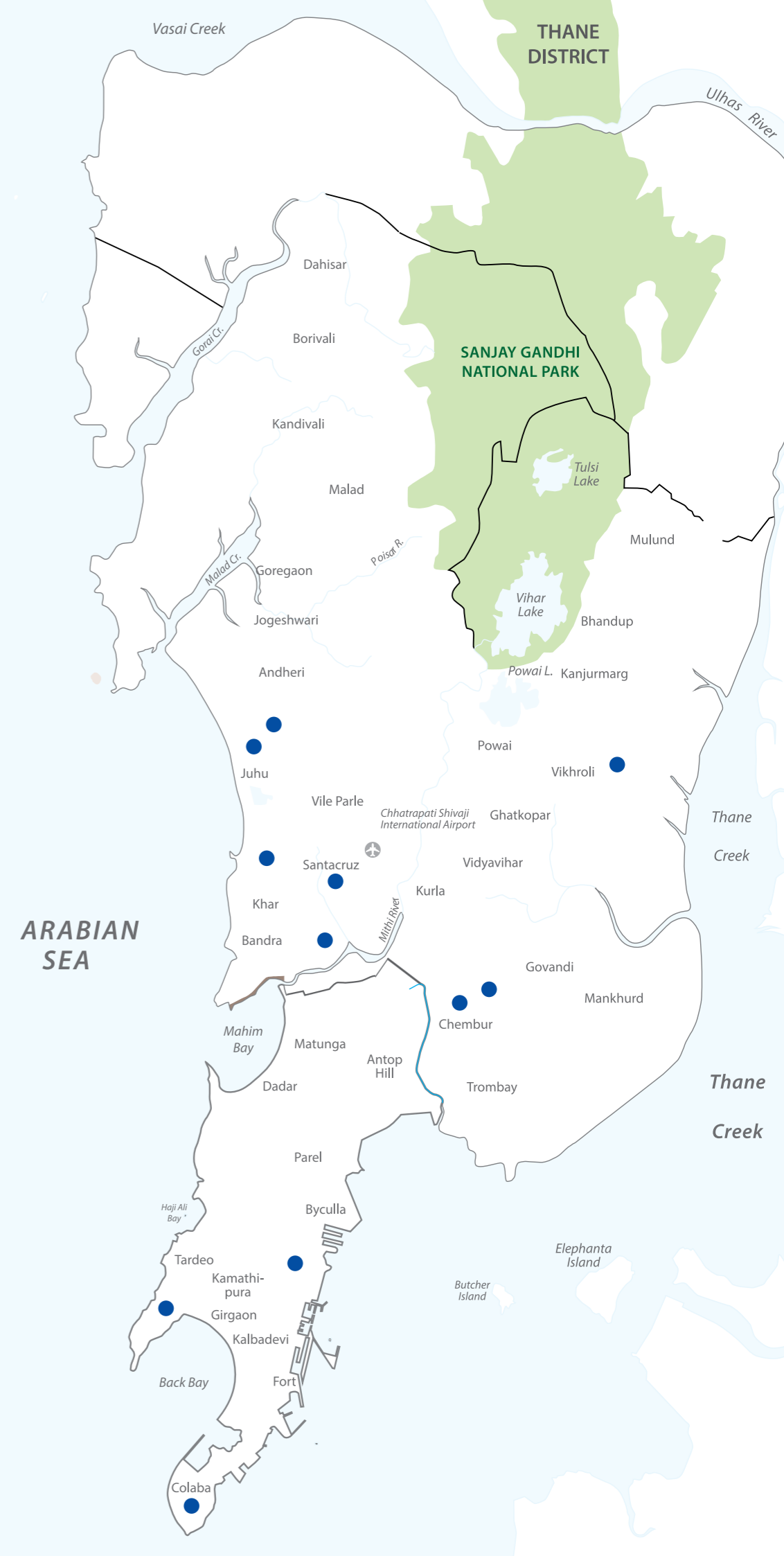
A legacy of over 4 decades | 50 million Sq Ft delivered | 30 million Sq Ft of proposed development |

21 projects in the pipeline | Pan MMR presence.

With prime locations and the craft of innovation by our side, here are some of our landmarks in the making.

| Location of the project | Type        | Development Potential (Sq. ft.) |
|-------------------------|-------------|---------------------------------|
| Mazgaon                 | Residential | 2,900,000                       |
| Bandra                  | Residential | 1,500,000                       |
| Kalina                  | Commercial  | 200,000                         |
| One Central Avenue      | Residential | 67,000                          |
| Santacruz West          | Residential | 1,450,000                       |
| Colaba                  | Residential | 1,000,000                       |
| Hughes Road             | Residential | 1,000,000                       |
| Dariya Mahal            | Residential | 50,000                          |
| Yari Road               | Residential | 150,000                         |
| Kharpada                | Township    | 15,000,000                      |
| Chembur                 | Residential | 6,000,000                       |

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**Site address:** Off Link Road, Near Lokhandwala Complex, Behind Goregaon Bus Depot, Goregaon (W), Mumbai - 400 062.

**Corporate address:** ONE BKC, A Wing, 14th Floor, BKC-Bandra (E), Mumbai - 400051.

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