

.....  
 THE ART OF LUXURY LIVING  
 .....



Link Road, Malad (W), Mumbai

**Transcon**  
 DEVELOPERS  
 let's create a green world

**TRANSCON-SHETH CREATORS PRIVATE LIMITED**

**ZRICKS**  
 JAYA  
 SHETH CREATORS  
 Envisioning Landmarks

Registered Office : Transcon Developers,  
 Waterford Bldg, C - 302, 3rd floor,  
 Juhu Lane, above Navnit Motors,  
 Andheri (W), Mumbai - 400 058.  
 T +91 22 6689 4000

Site Office: Auris Serenity, Next to Agrawal B2B  
 Centre, Opp. Vasant View, De Monte Lane,  
 Kanchpada, Malad (W), Mumbai- 400 064  
 Call +91-22 4200 4400  
 sms AURIS 56767

Corporate Office: Sheth Creators, Hallmark  
 Business Plaza, 12th Floor, 1201-1204, Sant  
 Dyaneshwar Marg, Near Guru Nanak Hospital,  
 Kalanagar, Bandra (E), Mumbai - 400 051.  
 T +91-22 4200 5300 F +91-22 4200 5301

E [aurisserenity@transcon-scpl.com](mailto:aurisserenity@transcon-scpl.com) W [www.aurisserenity.com](http://www.aurisserenity.com), [www.transcon.in](http://www.transcon.in), [www.shethcreators.com](http://www.shethcreators.com)

Note: All the plans, drawings, facilities, layout design etc. are subject to the approval of the respective authorities and would be changed if necessary. The discretion remains with the Transcon-Sheth Creators Pvt. Ltd. All renderings and maps are artist's conception and not actual depiction of the walls, driveways or landscaping and Transcon-Sheth Creators Pvt. Ltd. reserves the right to make changes at any time, without notice or obligation, to the information contained in this brochure. This Brochure is meant for guidance only and does not constitute part of an offer or contract.

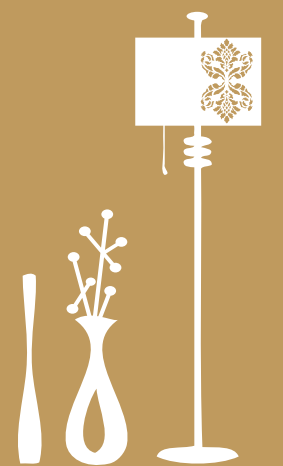
**www.Zricks.com**





.....  
CONCEPT AND  
*Design*  
.....

Auris Serenity has been conceptualized on the principles of an urban luxury retreat close to nature. Today, more than ever before, the New Age individual recognizes the need to find serene experiences within a rejuvenating ambience, and add back to his energies. This tranquil life is exemplified in every aspect at Auris Serenity. The project embraces spectacular luxury, an internationally styled contemporary lifestyle and path breaking innovations to enable high quality living which enables complete well being.







Clubhouse and Moonlight deck - Perspective view



Clubhouse - Perspective view

BREATHTAKINGLY

*innovative*

.....

Auris Serenity brings many unique and international offerings for the first time to the city. Now, add pride to the blissful joy of living here.

---

4 towers of 54 storeys each, spread on 8 acres

---

Luxurious 2,3 & 4 BHK apartments

---

40 lifestyle luxuries

---

Sea-view facing apartments off Link Road

---

1st habitable floor at 98 feet from ground level

---

2 level eco-deck spread across 4 acres

---

7 level car parking of 4 acres each for 3,225 cars

---

2 Clubhouses of 2 levels each

---

2 large swimming pools

---

Olympic size tennis court

---

2-level retail space forming an open deck area for recreation on the roof top

---

Open layout with no negative spaces

---

Secure gated community

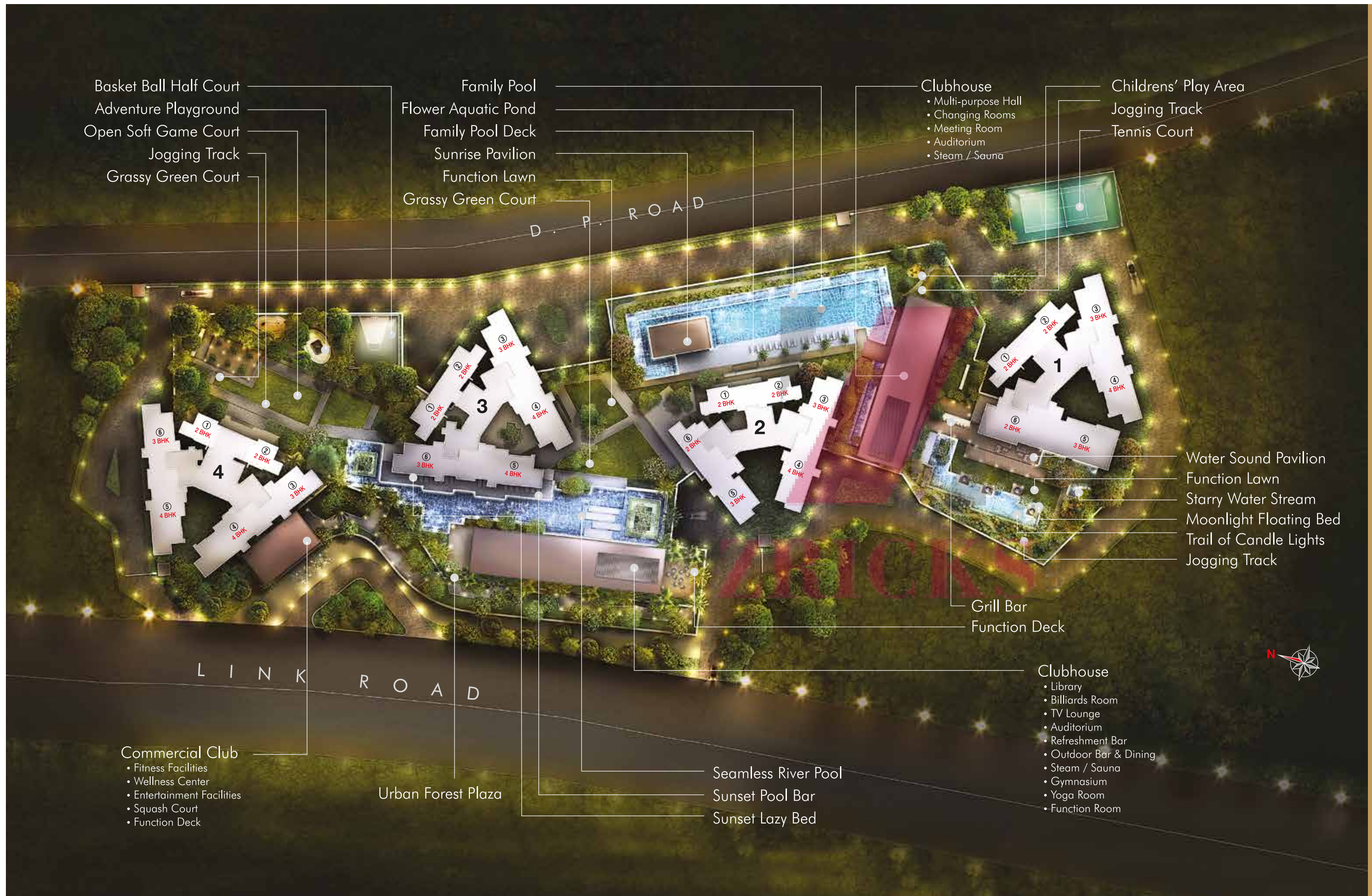
---

International Architects & Landscape Consultants from Singapore

---



# Layout Plan



- Basket Ball Half Court
- Adventure Playground
- Open Soft Game Court
- Jogging Track
- Grassy Green Court

- Family Pool
- Flower Aquatic Pond
- Family Pool Deck
- Sunrise Pavilion
- Function Lawn
- Grassy Green Court

- Clubhouse
- Multi-purpose Hall
- Changing Rooms
- Meeting Room
- Auditorium
- Steam / Sauna

- Childrens' Play Area
- Jogging Track
- Tennis Court

- Water Sound Pavilion
- Function Lawn
- Starry Water Stream
- Moonlight Floating Bed
- Trail of Candle Lights
- Jogging Track

- Grill Bar
- Function Deck

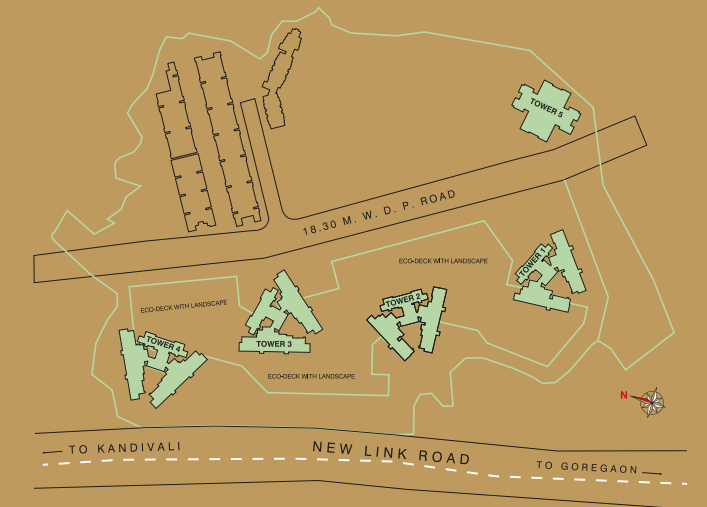


- Commercial Club
- Fitness Facilities
- Wellness Center
- Entertainment Facilities
- Squash Court
- Function Deck

Urban Forest Plaza

- Seamless River Pool
- Sunset Pool Bar
- Sunset Lazy Bed

- Clubhouse
- Library
- Billiards Room
- TV Lounge
- Auditorium
- Refreshment Bar
- Outdoor Bar & Dining
- Steam / Sauna
- Gymnasium
- Yoga Room
- Function Room





.....

# A destination

URBAN RETREAT

.....

Auris Serenity is an urban retreat that will leave you breathless with the enchantment of its landscaped surroundings, and assist in redefining your lifestyle to include a wellness agenda combined with the best of luxury.

Every experience here is a complete therapy unto itself; working holistically for the mind, body and soul.




*Space*  
THERAPY

Luxuriously Large Apartments  
Panoramic Views




*Hydro*  
THERAPY

Family Pool  
Seamless River Pool  
Sunset Lazy Bed  
Moonlight Floating Bed



*Naturo*  
THERAPY


Urban Forest Plaza  
Flower Aquatic Pond  
Trees  
Bamboo Stalks



*Oxygen*  
THERAPY



Sunrise Pavilion "outdoor tea terrace"  
Grassy Green Court







*Sound*  
THERAPY

Water Sound Pavilion  
Starry Water Stream



*Wellness*  
THERAPY

Spa  
Yoga Room  
Steam- Sauna  
Facial/ Massage  
Treatment Room


*Fitness*  
THERAPY

Gymnasium  
Tennis Court  
Squash Court  
Jogging Track  
Basketball Half Court  
Adventure Playground  
Aerobics Room

*Leisure*  
THERAPY

Intellectual hub - Library  
TV Lounge  
Auditorium  
Refreshment Bar  
Trail of Candle Light  
Open Soft Games Court  
Childrens' Play Area  
Indoor Games




*Social*  
THERAPY

Multipurpose Hall (events/dining)  
Barbeque Area  
Outdoor Bar & Dining Area  
Sunset Pool Bar, Family Pool Deck  
Function Lawn, Function Deck  
Grill Bar  
Meeting Room  
Entertainment Facilities




*Retail*  
THERAPY

Grand Retail Arena  
with a 425 ft. frontage





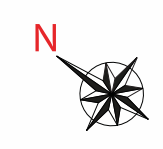


ZRICKS.COM



Flat No.	Type	Carpet Area
1	2 BHK	759 Sq. Ft.
2	2 BHK	759 Sq. Ft.
3	3 BHK	1184 Sq. Ft.
4	4 BHK	1579 Sq. Ft.
5	3 BHK	1304 Sq. Ft.
6	2 BHK	763 Sq. Ft.

Typical Floor  
Tower 1 PLAN



Flat No.	Type	Carpet Area
1	2 BHK	759 Sq. Ft.
2	2 BHK	759 Sq. Ft.
3	3 BHK	1184 Sq. Ft.
4	4 BHK	1579 Sq. Ft.
5	3 BHK	1304 Sq. Ft.
6	2 BHK	763 Sq. Ft.

Typical Floor  
Tower 2 PLAN



# Amenities

THAT BEFIT LUXURY

## Living & Dining Room

- Vitrified flooring up to passage
- Extensive electrical layout
- Cable point, telephone point
- Decorative main door
- Windows, granite sills
- Intercom system, AC points

## Bedroom

- Vitrified flooring
- A.C. points
- Extensive electrical layout
- Telephone points

## Master Bedroom

- Laminated wooden flooring
- Extensive electrical layout
- Telephone and A.C. points

## Kitchen

- Vitrified flooring
- Granite kitchen platform (dry & wet) with stainless steel sink
- Designer tiles on dado
- Electric points for water purifier, refrigerator, exhaust and mixer-grinder
- Provision for piped gas connection

## Bathroom

- Vitrified flooring
- Designer tiles dado up to door height
- Geyser, electrical point for exhaust
- Sanitary: Mid end Sanitary ware fixtures and CP fittings

## Master Bathroom

- Designer bathroom
- International standard well designed bathroom with imported marble Flooring and Dado upto door height
- Imported marble counters
- Hot & cold mixer
- Geyser, electrical point for exhaust
- Sanitary: High end Sanitary ware fixtures and CP fittings

## Powder Room

- Vitrified flooring
- Designer tiles dado upto door height
- Electrical point for exhaust
- Sanitary: Mid end Sanitary ware fixtures and CP fittings

## Internal Wall Finish

- Gypsum plaster
- Luster paint in living room and passage

## Utility Space

- Designer tiles dado up to 8' with wash basin fitted

## Doors

- 8ft high decorative
- Fire rated main door and 8' ft high flush
- Laminated doors in bedrooms & toilets

## Windows

- Heavy section aluminum powder coated
- Windows with granite sills and guard bars

## Electrification

- Concealed copper wiring with extensive layout
- Modular switches in flats and generator power facilities for designated areas
- Provision for telephone, lights, fans & TV points with adequate extra points, D2H

## Entrance

- Grand and Designer entrance lobby

## Security System

- CCTV in Entrance Lobby and common areas
- Gas leak detector/ Fire alarm

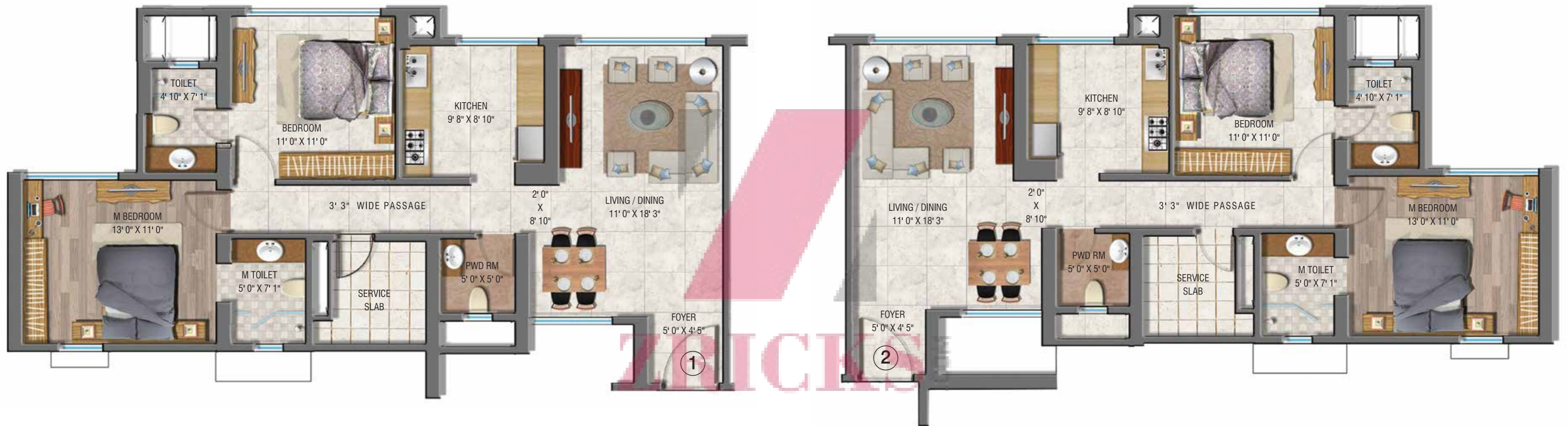
## SAFETY FEATURES

- DG Power back up for designated areas of apartments and elevators
- Intercom facility
- Panic button in the living room
- Gas leak detector in the kitchen
- CCTV in the common area

## COMMON AMENITIES

- High speed passenger elevators
- Grand entrance lobbies
- Separate service & servant's elevators
- Internet connection, cable network & intercom connectivity with security
- Garbage chute (wet/dry) for easy disposal of waste





  
**2 BHK**  
 .....  
 759 Sq. Ft.

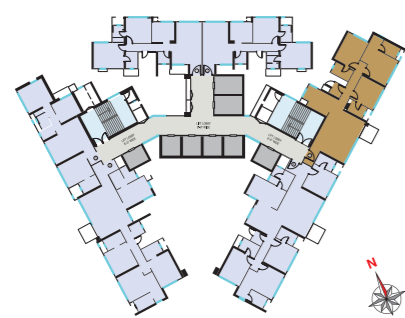


  
**2 BHK**  
 .....  
 759 Sq. Ft.





ZRICKS.COM

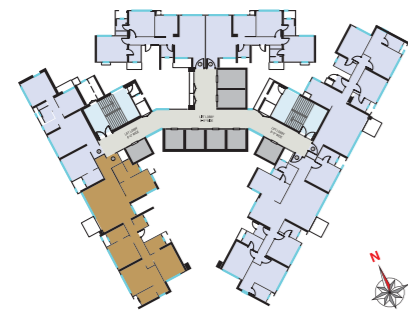


  
**3 BHK**  
 .....  
 1184 Sq. Ft.



  
**4 BHK**  
 .....  
 1579 Sq. Ft.





  
**3 BHK**  
 .....  
 1304 Sq. Ft.



  
**2 BHK**  
 .....  
 763 Sq. Ft.





A forest experience right in the city



Who needs a Shikara, to float alongside the flowers

## Location Plan

