



Precious. Precise. Perfect.

KULelixir 
Lokhandwala Circle, Andheri (W)

www.Zricks.com

So many storeys to talk about.



We have been around for a long time, and our history is dotted with little anecdotes. Our story has humble beginnings with small re-development projects. Modest our start may have been, but we were aiming for the sky. In the years that have passed, KUL has matured into one of India's leading real estate development organizations. This eagle has truly soared.

What is KUL?

KUL stands for Knowledge, Usefulness to society, and Legacy. Headquartered in Pune, KUL is involved in projects across Mumbai, Bengaluru and Panchgani-Mahabaleshwar. With characteristic zest, we have stamped our mark of excellence across the residential, commercial, retail and SEZ sectors. We have grown in leaps and bounds and are today known for quality real estate development.

The Company is led by the enigmatic Mr. Lalit Kumar Jain (CMD) whose entrepreneurial skills are legendary. His vision of a truly world-class organization has become a reality. Today, KUL is synonymous for trust and quality, two sentiments that are the cornerstone of any asset-buying transaction. This is especially true in the case of an emotional purchase like a home. That is why we emphasize on building relationship based on trust, through honest and transparent dealings. And we believe the best way to gain trust is by committing ourselves to the pursuit of the highest standards of quality in material and design.

Today, our impressive list of multinational and national clients is an affirmation of our value system and drive for customer satisfaction.

The road ahead

The long and often arduous journey has been enriching in many ways. We have grown from strength to strength, and are today known for quality real estate development. A truly 21st century success story, we are now gearing up for the challenges ahead.

We are now focused on bringing our world-class expertise, immense knowledge and sharp business acumen to the healthcare and education sectors. As of now, KUL is involved in 14 on-going projects across cities with an estimated area of 3.91 million sq. ft. Add to that 73.13 million sq. ft. of space in 50 projects that will soon be launched, and you have a company that looks to the future.

Awards

The values and commitment we spoke of above helped us win these awards below:

- Top Ten Real Estate Companies in India
- Best Systems for an IT Park
- Best Real Estate Company in Pune

By the time we are ready to write another brochure, we are certain we'll have added to this list.





We call them the three Ps of KUL Elixir. And there's a good reason why. Actually, there are many reasons why.

Precious

When you move into KUL Elixir you'll literally be living among the stars. Located in one of Mumbai's prime locations, Lokhandwala Circle, it's like living on a silver screen. Don't be surprised if your neighbour turns out to be a rising star. Perhaps the only thing you'll miss is the red carpet.

Precise

Everyone dreams of their ideal home. Chances are, you'll find it in KUL Elixir. A beautifully and thoughtfully designed building, it makes living so easy. Every brick is placed in a manner to make it most convenient to you. Even things like the elevator are considerably and strategically positioned in the building. Living here is going to be a breeze.

Perfect

You follow a certain lifestyle that you will never compromise on. And why should you? You've worked hard to achieve all that you have. At KUL Elixir, you'll find everything your heart desires in an idea home - state-of-the-art facilities, world-class amenities and the finest in modern-day luxury. To perfectly match your lifestyle.

This monument to high-living is the Elixir of Life.

KULelixir 
Lokhandwala Circle, Andheri (W)

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Precious 



Hospital, Schools, Sports Complex, Mall & Restro

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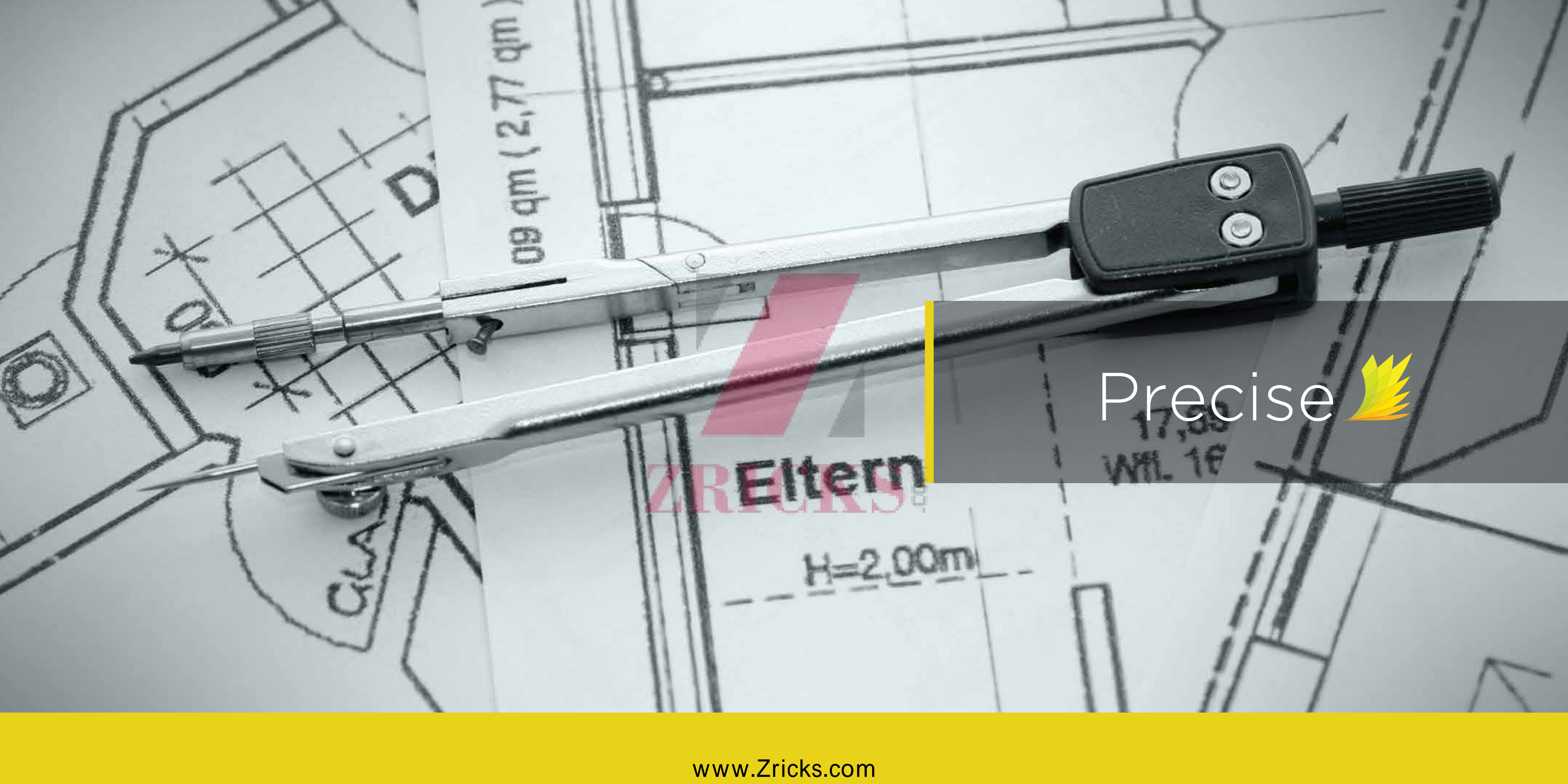
A circle that's as precious as a diamond 

In the bustling high-end suburb of Mumbai, Lokhandwala Circle is home to the rich and famous... to the bold and the beautiful. It is also the heart of filmdom and could easily qualify as India's Rodeo Drive.

More importantly, Lokhandwala Circle is strategically located and well-connected to almost every part of the metropolis. The area is dotted with everything from convenience stores to pharmacies, from restaurants to grocers. It even boasts of a state-of-the-art hospital and a world-class sports complex. Almost everything you'll ever need will be within a short walking distance from home.

The best part of living in or near Lokhandwala Circle is that you'll probably run into a celebrity every now and then. So if one day you have paparazzi knocking at your door make sure you're at your stunning best.





Precise 

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Beautiful things are
not built with satisfaction 🌿

Soaring towards the sky, the Stilt+32 storey KUL Elixir is a monument to architecture itself. Flawless as a diamond, it is the epitome of style. The building boasts of an ultra-modern design with all the conveniences and luxuries that today's technology can offer. Every block and every brick has been placed after utmost deliberation. Plans were drawn, torn up and drawn again. This process continued till we could draw no more. By the end of it all, our wastebaskets were full of discarded plans that just wouldn't be good enough for you.

Gone are the days when you struggle to find parking in our over-cramped city. Well, at least not when you come home! KUL Elixir has dedicated multilevel car parking structure, that offers ample space for all the residents. And unlike most parking lots in most buildings, this one is spacious and there is more than enough room for you to maneuver into your allotted space or go round the turns.

If you don't feel like going home directly, the fully-equipped clubhouse is conveniently located on the top-most floor above the car park level. Socialize with your neighbors and their guests, catch up on the day's events over a game of chess or just unwind after a long, hard day at work. Come, live in a modern-day wonder.

KUL Elixir 🌿





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Welcome to
the beautiful life 🌿

In spite of everything we say here, you'll be speechless when you actually see it for yourself. You are welcomed with a sprawling and magnificent lobby where the outside world seems like a distant memory.

The ergonomically designed KUL Elixir delivers a powerful combination of modern technology and thoughtful craftsmanship. In fact, you'll be pleasantly surprised at the amount of intelligence involved in making it a comfortable home for you.

The society compound is paved with non-skid chequered tiles so that you can take your evening stroll without worrying about falling. Even the lobby is equipped with a ramp to make entry as smooth and effortless as possible for the physically challenged. And at KUL Elixir, you'll never go thirsty; the building has been designed to harvest rain water. Strategically placed benches mean that senior citizens can have a sit down when and where they like. These and other such thoughtful features make this building a truly world-class living experience. Your ideal home, to be precise.

Features:

- Sand faced external plaster with an acrylic-based paint
- Non-skid chequered tiles in the compound
- Modern security measures, intercom and security cabins
- Sewage treatment plant, rain water harvesting and bore well as per BMC guidelines
- Fire fighting systems with BMC approval
- Provision for piped gas connection
- A grand entrance lobby with a ramp for the physically challenged
- State-of-the-art elevators
- Club House
- Benches for senior citizens
- Lockers/drop boxes
- Toilets for drivers and domestic staff
- Chemical waterproofing for bathrooms and toilets



Perfect 

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The perfect home for the perfect lifestyle 🌿



P.O.P, Luster/plastic paint on the walls

'Elegant' appropriately describes the tastefully designed living room. It's an area of your home that will be viewed most by your guests. And you'll be hosting quite a few of them once you move in here.

Italian marble flooring in living and dining area with decorative cornices add to the glamour. Luster/plastic paints make your home come alive. Strategically located cable and telephone points ensure your big screen TV and your telephone are placed right where they should be.

Come, live the beautiful life.

Features:

- Italian marble flooring in living and dining area
- P.O.P on walls with decorative cornices on the ceiling
- Heavy gauge sliding windows with mosquito protective screens
- Adequate points for cable and telephone
- Luster/plastic paint on the walls
- Door Fixtures from Reputed Brands
- M S grill to windows
- Teak wood door frame with laminated flush door



Savour the eclectic flavours of the beautiful life

Happiness isn't something you'll need to cook up. It comes in dollops at KUL Elixir. With intricately designed kitchens, you'll love cooking up a storm for your entire family. And perhaps for your neighbours, as well.

The kitchens come with all the right ingredients for a happy life. Vitrified flooring, granite kitchen platform, skin mixer, mosquito net, gorgeous sink fittings and an amazing amount of space. Gone are the days when kitchens were the most cramped area of a home.

Come, indulge your taste buds and your sense of style at KUL Elixir.

Features:

- Vitrified flooring with height tiles dado
- Granite built-in L-shaped kitchen platform
- Stainless steel sink and open type sink mixer
- Copper or 'C' PVC concealed piping
- Angle stop cock as provision of with water purifier
- Modular switches of Roma/Anchor or equivalent make
- Door Fixtures from Reputed Brands
- Heavy gauge aluminum frames with tinted float glass and a mosquito net



L-shaped kitchen platform, Vitrified flooring & Stainless steel sink



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Your bedroom is your inner sanctum 🌿

It's your sanctuary from the world outside and the hordes of guests in your living room. It's where you can be yourself, away from the daily grind of being someone else. Lie down on a lavish bed or sit by the window and read the latest novel by your favourite author.

Every bedroom has beautiful secrets. Spacious and artistically planned, bedrooms in KUL Elixir come with vitrified flooring, strategically placed points for your TV and other gizmos, and fabulous wall paint. In a nutshell, you'll hate leaving the bedroom, much to your spouse's delight.

Features:

- Vitrified flooring
- Door fixtures from reputed brands
- POP punning on walls & ceiling
- Modular switches - MK/Roma or equivalent make
- Aluminum sliding windows in heavy series with tinted float glass
- M S grill to windows
- Teak wood door frame with laminated flush door



5-amp points for TV, Vitrified flooring & Modular switches



Designed to excite 



Wash basin with a counter, Jaguar fittings & European WC

Equipped for your pleasure, the bathrooms are designed to overwhelm your senses and come with the finest fittings that money can buy. They are so hot you'll want to have a shower every time you step into one. They flush with radiance and do away with the need for something to read. The bathrooms have been created to offer you a titillating experience.

The bathrooms are equipped for your pleasure. They adorned with eye-catching fittings from luxury brand-Jaguar. It's quite possible that you'll be turned on even before you turn on a tap. Even the wash basins are eye candy. Come, excite your senses at KUL Elixir.

Features:

- Copper or C PVC concealed
- Non-skid flooring from reputed brands and full HT dado decorative wall tiles
- CP & sanitary fittings of reputed brand
- Modular switches of ROMA/MK make or of equivalent quality and repute
- Aluminum louver with an opaque glass along with a M S grill



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Chill-out





Fully equipped gym, club house, indoor sports & banquet hall



Brimming with action 🌟

Whoever said that everyday is not Sunday hasn't lived at KUL Elixir. Living here is like taking a permanent vacation. There's never a dull moment. When every TV station is playing the same old boring re-runs of re-runs, head down to what you could call the Chill-out Zone.

Stretch yourself at table tennis or pit your brains against your neighbours in a game of chess. And if it takes your fancy, dive into the inviting swimming pool that's big enough to tire you and your family. It will make a big splash with your kids. You could also keep yourself in top-shape by hitting the fully-equipped gym.

With such world-class facilities at your finger tips, life at KUL Elixir is going to be action-packed.

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Location map

Kokilaben
Dhirubhai Ambani
Hospital



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4 BHK

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4 BHK

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Carpet area 1070 SqFt.
(wing A - Flat no. 1)



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Carpet area 1042 SqFt.
(wing A - Flat no. 2)



2 BHK



Carpet area 710 SqFt.
(wing A - Flat no. 3)

All plans shown are subject to BMC approval.

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2 BHK



Carpet area 700 SqFt.
(wing B - Flat no. 1)

All plans shown are subject to BMC approval.

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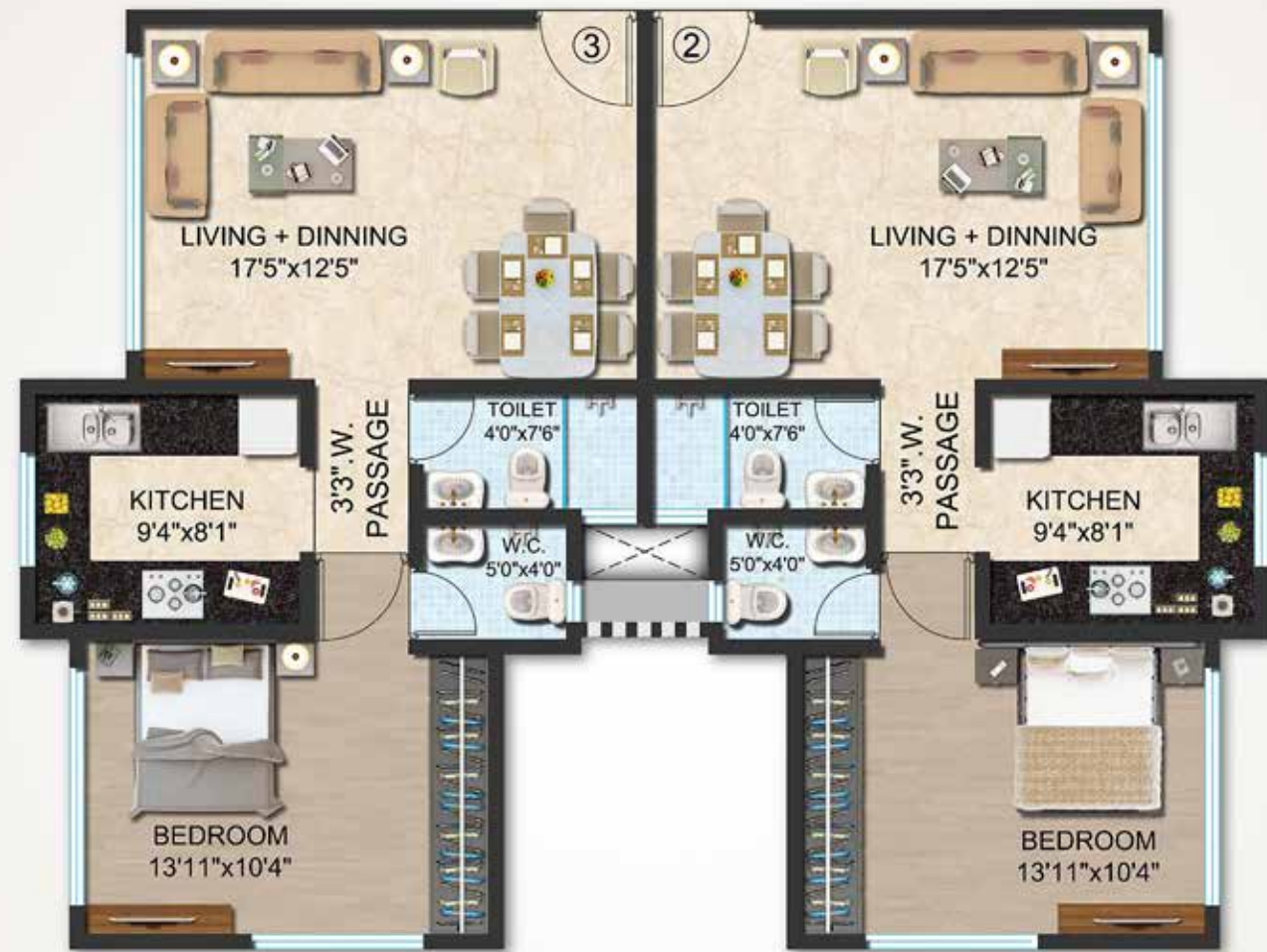
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1 BHK

KULelixir 

3 BHK

KULelixir 



Carpet area 511 SqFt.
(wing B - Flat no. 2 & 3)



Carpet area 984 SqFt.
(wing B - Flat no. 4)



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Our rising towers 



KUL COUTURE, Worli, Mumbai.




KUL ECHELON, Tardeo, Mumbai.



KUL MANOR, Dadar (W), Mumbai.



KUL RADIANCE, Bandra (E), Mumbai.

The monument to high-living
KULelixir 
Lokhandwala Circle, Andheri (W)



Kumar Urban Development Limited

Site Address

Kul Elixir

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Andheri (W), Mumbai 400 053

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