



- Connectivity :**
- 2 minutes from LBS Marg and R-CITY Mall.
 - 10 minutes from Ghatkopar Station.
 - 10 minutes from Eastern Express Highway.
 - 15 minutes from Powai.
 - 25 minutes from International Airport.

Kumar Urban Development Limited



Site : Jagdusha Nagar, Ghatkopar (W), Mumbai 400 086 • Tel.: +91 22 3265 5615, 77383 91224, 90044 65588

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Note: This brochure is purely conceptual and not a legal offering. Number of floors and number of flats may be revised in light of amendment in development control rules. Developers reserve rights to amend the layout, plans, elevation, specifications and amenities etc.

Your private oasis



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Living in the clouds.

Actual picture of surroundings



2 & 3 BHK Spacious Apartments

'Kul Aura' located at Ghatkopar (W) is a premier project that redefines your concept of luxurious lifestyle. Brought to you by Kumar Urban Development Ltd., the most trusted real estate developer since 1966 having completed more than 100 projects and has over 14,000 satisfied customers.

'Kul Aura' is being developed to be your personal paradise that is 'as lavish as your desires'. Conceptualized by a team of reputed and experienced architects, 'Kul Aura' has exquisitely crafted 2 & 3 BHK spacious living spaces. Each apartment is meticulously designed and embellished with unmatched features that offer the finest international standard lifestyle that only a privileged few will enjoy.

'Kul Aura' is in close proximity to prime commercial destinations like Bandra Kurla Complex, Andheri Kurla Road, Powai, Andheri MIDC and International Airport. It is just a few minutes away from Eastern Express Highway, Ghatkopar Railway Station and the soon to begin Metro Rail Services thereby offering excellent connectivity to both the central and western suburbs of Mumbai. Also leading hospitals, schools, colleges, malls and multiplexes are its immediate neighbours.

Space, svelte design, finely honed planning, swanky amenities, warmth and coziness form the core and soul of 'Kul Aura'. Complementing the exemplary exteriors is the flawless internal beauty of its residential apartments.

Internal Amenities:

- 1 m x 1 m vitrified flooring in living, dining and bedrooms.
- Aluminium heavy duty sliding windows.
- Granite counter with SS sink and drain board.
- Ceramic tiles dado above platforms.
- Well designed bathrooms with superior quality sanitary fixtures and CP fittings.
- Concealed plumbing systems.
- Concealed copper wiring with modular switches.
- Safety features like MCB and ELCB.
- Provision of telephone, cable points in living room and bedroom.



KUL|aura

Jagdusha Nagar, Ghatkopar (W).





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General Amenities :

- Attractive architectural elevation.
- Earthquake resistant construction
- Grand and well designed entrance-lobby.
- Podium garden.
- Kids play area.
- Club house
- Well equipped gymnasium.
- Meditation and yoga area.
- Senior citizens corner.
- Complete fire fighting and alarm system.
- Hi-tech security system.
- Well finished lift lobbies on each floor.
- High speed elevator of reputed brand.
- Ample car parking.
- Rain water harvesting.



Typical Floor Plan 2 BHK



A	Living	10'0" x 18'0"
A-1	Dining	7'7" x 10'4"
B	Kitchen	7'5" x 8'0"
C	Master Bedroom	11'0" x 11'0"
D	Attached Bathroom	4'6" x 7'8"
E	Bedroom - Second	10'8" x 10'0"
F	Common Bathroom	5'0" x 6'10"
G	Passage	3'3" wide

Typical Floor Plan 3 BHK



A	Living	18'6" x 9'7"
A-1	Dining	9'7" x 6'2"
B	Kitchen	9'1" x 7'6"
C	Master Bedroom	12'0" x 10'7"
D	Attached Bathroom	5'11" x 7'3"
E	Bedroom - Second	10'7" x 9'9"
F	Common Bathroom	5'11" x 7'3"
G	Bedroom - Third	10'6" x 10'0"
H	Attached Bathroom	5'0" x 6'6"
I	Passage	3'3" Wide