

**127**  
**UPPER EAST**  
SANTACRUZ (E), MUMBAI



**Site Address:** Plot No. 127, Prabhat Colony, Off Western Highway, Santacruz (E), Mumbai – 400 055.

**Mumbai Office:** Vaibhav Chambers, 1st Floor, Opp. Income Tax Office,  
Bandra - Kurla Complex, Bandra (E), Mumbai - 400 051.

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**PUNE | MUMBAI | NASHIK | KOLHAPUR | CHIPLUN | RATNAGIRI | BENGALURU | VADODARA**

## 127 UPPER EAST

In a city of cookie-cutter homes and lifestyles, enjoy a rejuvenating breath of fresh air with 127 Upper East.

An elegant complex of forty five 2, 3 and 4 BR homes, 127 Upper East spells exclusivity, right from its name.

The words Upper East are inspired by the dramatic rise of the western suburbs, both in magnitude and elegance. Flanking 127 Upper East is a unique mix of the exclusive, modern, classy and state-of-the-art.



## BOUTIQUE HOMES - THE RIGHT FIT FOR YOUR UNIQUE SENSIBILITIES.

Boutique homes are a revolutionary concept in housing which proves that homes can be as individualistic as the people who live in them.

A blend of luxury, convenience and exclusivity, boutique homes offer you the amenities of a big complex, without the anonymity. They also let you get closer to the action, while staying in your own oasis of calm by the poolside.

Enjoy these privileges and many more at 127 Upper East.





## 127 UPPER EAST. THE ADDRESS.

Santacruz Railway Station	0.6 km
Jain Temples	1.3 km
Market	2.7 km
Linking Road	3 km
Chhatrapati Shivaji International Airport	4.4 km
University of Mumbai	3 km

Located in Santacruz East, 127 Upper East is fringed by almost everything you're ever likely to want. The city's best shopping and eating destinations are in close proximity. The Bandra Kurla Complex is a short drive away. The University of Mumbai is closely connected by road as well as public transport.

And should work or pleasure take you out of town, the Western Express highway runs right behind the complex. And the airport is just a short drive away.





## Be amidst the buzz !

It's been some time since the power centre of India Inc moved from Nariman Point in South Mumbai to Bandra Kurla Complex. With companies like Jindal Steel, Raheja Corporation, Tata Communications, Reliance Infocom Ltd., Indian Oil Corporation Ltd., ONGC Ltd., Idea Cellular Ltd., L & T, Kotak Mahindra, Videocon, Johnson & Johnson, Volkswagon, HUL, Ambuja Cement, Ultratech Cement etc. BKC exudes an aura of Corporate Power and means that some of the best career opportunities in the country are present in your vicinity. BKC and the Airport have ensured that this area has the highest concentration of star hotels and has emerged as a worthy rival to the haloed, 'stiff upper lip' South Bombay citadel of Colaba, Cuffe Parade and Nariman Point.



# 127 UPPER EAST

SANTACRUZ (E), MUMBAI

2, 3 and 4 BR Boutique Homes

LAYOUT PLAN







## AN OASIS IN THE HEART OF ACTION

Known as the place where Mumbai's beautiful people live, the western suburbs have always been Mumbai's capital of individualistic living. While the suburb has developed in terms of modern conveniences, its elegant facet has lingered on.

Today, mega movie watching experiences coexist in the western suburbs, along with high street brand outlets in old Portugese villas and the city's top restaurants and pubs.

A true blue Shopper's delight that is Linking Road, Epicenter of Bollywood glitz and glamour like Juhu and Lokhandwala, eating places that have become a legend...the aura, mystique and lure of Western Suburbs keeps glowing, and grows on you!

It would be inaccurate to say that Santa Cruz has arrived in the world. The truth is that the world has arrived around Santa Cruz.

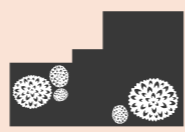




HEALTH CLUB



ROOF TOP POOL



TERRACE LANDSCAPE



PUZZLE PARKING SYSTEM



ELEGANT ENTRANCE LOBBY



CCTV SURVEILLANCE

## A WORLD OF COMFORT. YOURS ON DEMAND.

What would you choose as a perfect way to relax?  
An energising workout, or an hour of me-time lounging  
on a deck chair.

A walk along beautifully landscaped paths, or gazing at  
the horizon from the roof top pool.

Whatever is your favourite form of relaxation, you can  
access it without stepping out of the gates. The boutique  
amenities at 127 Upper East are designed to satisfy your  
every whim.







# SPECIFICATIONS

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## FLOORING

- Imported Marble for Living, Dining, Kitchen and Passage areas
- Vitrified tiles for Bedrooms

## WALL TILING

- Color Glazed Dado Tiles in Kitchen up to Lintel Level
- Color Glazed Dado Tiles up to Lintel Level in All Toilets

## KITCHEN PLATFORM

- Modular Kitchen with Granite Platform and Double Bowl Stainless Steel Sink

## DOORS AND WINDOWS

- Powder Coated Aluminum Sliding Windows with Double Glass Unit
- All Door Shutters will be Flush Doors with Laminate on Both Sides
- Toilet Doors of Flush Door and Granite Frame
- Powder Coated Aluminum Toilet Ventilator with Exhaust Fan

## PAINTING AND FINISHES

- Internal Walls - Except Kitchen, Toilets and Utility Area will be Coated with Gypsum Punning and Emulsion Paint
- External Walls - Water Resistant Synthetic Texture and Emulsion Paint

## ELECTRICAL AND PLUMBING

- Electrical & Plumbing Provisions with Water Purifier and Exhaust Fans in Kitchen
- Electrical and Plumbing Provisions with Water Heater and Exhaust Fans in All Toilets
- Concealed Plumbing with Premium Quality CP Plumbing Fixtures
- Concealed Wiring with Modular Switches
- T.V. and Telephone Points in Living Room and in All The Bedrooms
- A.C. Point In All The Bedrooms

# AMENITIES

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- Designed Entrance Lobbies and Lift Lobbies
- Landscaped Roof top Terrace
- Roof top Health Studio with Swimming Pool
- Puzzle Parking System
- Video Door Phone
- CCTV Cameras in Main Areas
- Generator Backup for Lift, Water Pumps and Common Lights
- Piped Gas System



## INSPIRED BY YOU

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At Paranjape Schemes (Construction) Limited, we live by the belief that homes should fit the people who live in them, not the other way round. This conviction has driven us to depart from the cookie cutter models of homes, and to innovate in every project we take up.

Athashri, for example, a brand pioneered by us, specialises in homes and facilities for the senior citizen. Our residential projects in the country's IT zone are equipped with facilities like schools and tie-ups with top sports clubs, to offer peace of mind to the busy IT professionals.

Today, Paranjape Schemes (Construction) Ltd. has over 160 top-of-the-line projects spread over several million square feet of Maharashtra. Over 9000 families across age groups proudly announce to the world that they own a Paranjape home!



CREDITS

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