

FLORA
HEIGHTS

SUPERIOR. SOPHISTICATED. SIGNATURE

Lokhandwala, Andheri (W)



ZRICKS .COM STARRING ABOVE ALL ELSE.

Shree Venkatesh  Multiservices
Private Limited

Site: Flora Heights, Off Dr. K. L. Walavalkar Road, Lokhandwala, Andheri (W), Mumbai - 400052 | www.floraheights.in

 Flora Marmo industries Pvt. Ltd.
Main Marble Market,
Domestic Airport Side Service Road,
Western Express Highway,
Vile Parle (E), Mumbai - 400099
Tel.: +91 22 26631573/4
www.floramarmble.com

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DEVELOPERS
let's create a green world
Transcon Developers
C - 302, Waterford Building, Above Navnit Motors,
Juhu Lane, Andheri (W), Mumbai - 400058
Tel.: +91 22 66894000 | Fax: +91 22 66894004
www.transcon.in

THE WHO'S WHO
CRÈME DE LA CRÈME
THE A-LISTERS
FLAMBOYANT TASTES
POLISHED ETIQUETTE
ON THE MOVE DECISIONS
THE GOLF CLUB
PRIVATE JETS PRIVATE PARTIES
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GLITTERATI
THE NEWS-MAKERS
THE GAME CHANGERS
POWER MAGNATES
RED CARPET
GLOBE TROTTERS

A HOME THAT BEFITS YOUR LIFESTYLE.

www.Zricks.com

360° view



THE MOON, THE STARS AND YOU.

Ladies and Gentlemen we assure you that your next residence shall last for a life time. And it would take you right where you belong. With Mumbai's skyline saluting you on one side and the Arabian Sea stretching its arms on the other, it's time you raise a toast towards the sky, and invite all those stars for your house warming.

THE WELL-THOUGHT LAYOUT PLAN OF FLORA HEIGHTS

- Centrally Located Plot
- High Street Lokhandwala at walking distance
- Panoramic View – City View on one side and Arabian Sea on the other
- Modern Architecture and Amenities and Maximum Natural Daylight and Ventilation
- 11' Feet Floor to Floor Height
- Boutique Building



- Ground + 6 level podium
- 1 Entertainment Floor + 27 Storey elevation + 1 Terrace ○
- Lavish 3BHK, 4BHK and Penthouse Apartments
- 360° view ○
- Fully Airconditioned Residence and Entrance Lobby ○
- Ample Car Parking
- Gymnasium, Sauna and Steam Room ○
- Swimming Pool
- Open Lush Garden ○
- Kids Play Area
- STP Plant ○

SUPERIOR
SOPHISTICATED
SIGNATURE

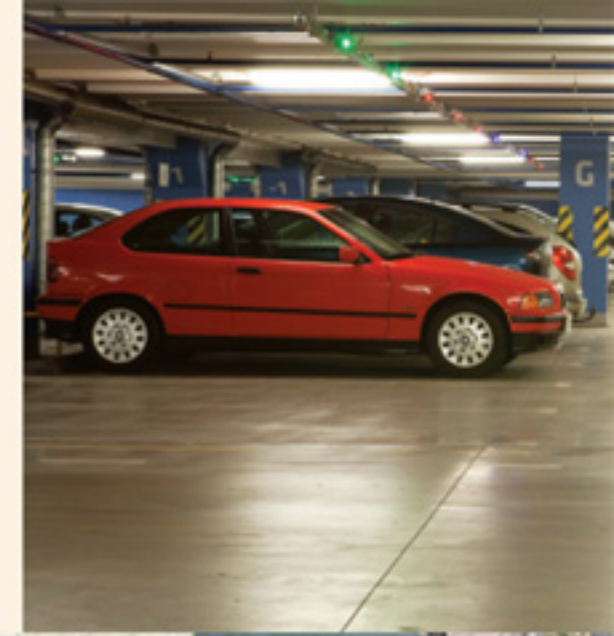


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IDEAL TO PARK YOUR STATURE

Even your wheels deserve their own private space. After smoothly gliding through the chaotic rush of the city streets, they should come back to park in style. A 6-level covered still parking is well structured and organised to let four wheelers rest with ease. Parking shall also be a prestige issue henceforth.

6-LEVEL CAR PARKING



SINCE YOU ARE USED TO A GRAND WELCOME

You know you have made a mark when you are welcomed by an air-conditioned entrance lobby that's double the usual. Reciprocating your grandeur, it makes an ordinary day seem extraordinary, just how you want it to be.

GRAND ENTRANCE LOBBY



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RECREATION TO LAST FOREVER

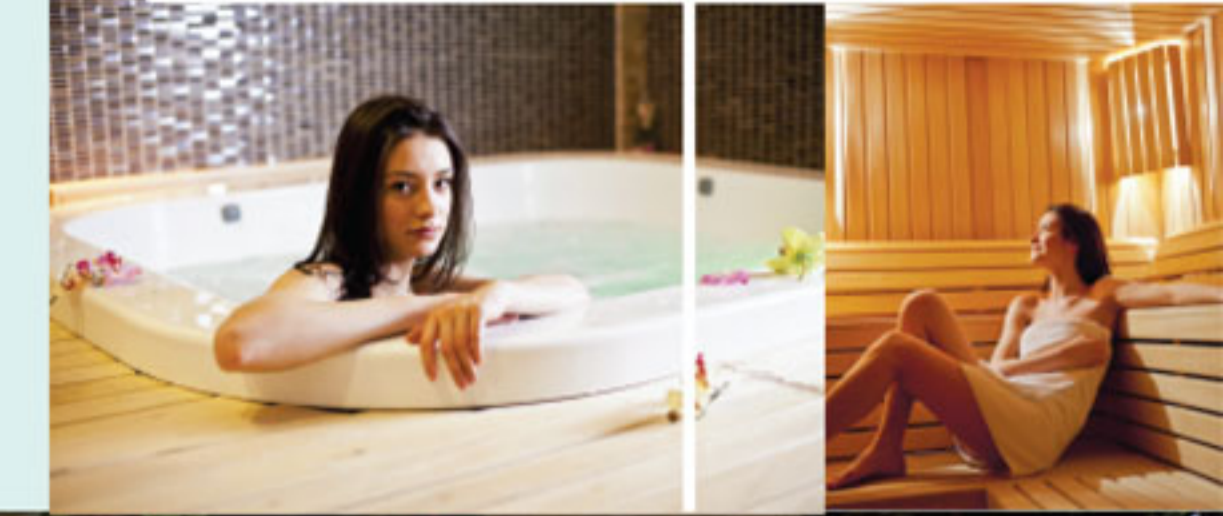
The happiest place on earth is where your children have room to grow, where worries have no entry, where you can happily celebrate life. At Flora Heights you find that dedicated space, where entertainment and nature co-exist. Where the daily splash of laughter awaits you eagerly, where playing is fun and partying hard is just a way of life.

AMENITIES

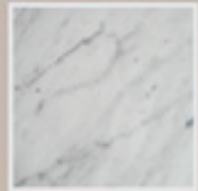
- Gymnasium
- Swimming Pool
- Steam & Sauna Room
- Lush Garden
- Kids Play Area



RECREATION AREA



DESIGNER
3 BHK APARTMENTS



Imported Marble



Now you can
design your own space

ZRICKS.COM



ROOM FOR MORE, ALWAYS

Life in BHK's will no more feel restricted, because here the rooms are vast and expand as far as your desires go. Get enough space to run about with your kids and spread out at ease with your loved ones. Finally you have a place that gives you space and walls that don't hold you back.



CREATE AN IMPRESSION FOR A LIFETIME

Your home is not just bound with four walls. It is thoughtfully designed in such a fashion that there's enough room for praises and admiration. Quite naturally, your lavishness and panache will be the most talked about topics for social rendezvous and for friendly reunions.



XXXL LIVING ROOM



11 FT. CLEAR HEIGHT



WATCH THE SUN RISE BENEATH YOU

As the world dreams about becoming another you, you will most probably be sipping on that cappuccino, day dreaming about your sleep at night. A grand bedroom with an 11 feet high ceiling that not only gives you a hangover for life but also a beautiful view you can never get tired of.



ADD SOME FLAVORS TO YOUR INDIVIDUALITY

Culinary art needs fine taste, a dash of personality, a perfect spot. A place that offers you what you have been thinking without having to do much. A modular kitchen that respects your space is perhaps a thrill that can excite the Master Chef hiding inside you and your better half!

ULTRA MODERN KITCHEN



PERFECT FOR YOUR SPONTANEOUS GET-TOGETHERS.

Here is a space that spins a perfect cocktail for every occasion, be it a mood flip or a bigger bash. A terrace that has excitement and openness written all over it. That too, in a city like Mumbai! Here is the perfect place to get close to nature through your very own terrace garden and watch your kid's paint their colourful pots to create a space that is as unique as you.

LUXURIOUS TERRACE SPACE



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APARTMENT AMENITIES

FLOORING

- Imported Marble

BATHROOMS

- Kohler fittings or equivalent make
- Full height imported

KITCHEN

- Modular Kitchen

WINDOWS

- Full height French windows in Living Room & Bedrooms
- Anodised Sliding Windows

RECREATIONAL AMENITIES

- Swimming Pool
- Wooden Decks next to the Pool
- Gymnasium
- Steam and Sauna
- Kids Play Area
- Lush Green Garden

GENERAL AMENITIES

- Grand Entrance Lobby
- Ample Car Parking
- Hi-tech Hi-Speed Elevators
- Premium Electrical fittings
- Recycling Water by Use of STP Plant
- Water Efficient Fixtures
- Efficient Lighting System



LIFESTYLE THAT CAN BE MEASURED.

The tiniest of things that comes in contact with you is crafted for your comfort, be it the smooth walls or the fittings. Every feature, every nook and cranny exists to



ARCHITECTURE & LANDSCAPING

Design Architect



BMC Architect
Teearch Pvt. Ltd.

CONSULTANTS

Structural Consultant
J+W Consultants

Advocates and Solicitors
IC Legal

Project Management Consultant
Nexus Project Solutions Pvt. Ltd.





LOCATION ADVANTAGES:

Schools\Colleges

- Ryan Global School
- City International School
- Sophia College
- Oriental College

Hospitals:

- Kokilaben Dhirubhai Ambani Hospital
- Ruby Hospital

Banks:

- Indian Bank
- ICICI Bank
- HDFC Bank

Malls:

- Infinity Mall
- Citi Mall

Railway Station:

- 20 min from Andheri Railway Station

Airport:

- 25 min from Airport