

allure by Aadi

# about the project

Charm, Temptation, Desire - all emotions of the heart that conjure a feeling of attraction towards something so powerfully enticing that you cannot resist it. In a word, Allure.

Nestled amidst vast open spaces all around with spellbinding views of green mangroves and Kanjur Bay, ALLURE is directly connected to the Eastern Express Highway.

Cocooned within luxurious amenities your eyes will be treated to strikingly beautiful vistas through our signature full height glass windows

ALLURE encloses meticulously crafted 1 BHK and 2 BHK apartments that blend functionality with vogue and lend a new meaning to contemporary living.



Kanjurmag Bay



Existing Playground



Public Garden

A 5 acre public park or lush mangroves spread over vast open salt pan land. Alluring views from every window guaranteed.

 Eastern Express Highway

 J.V.L.R Junction

# allure's locality

Vihar lake

IIT Mumbai

St. Xavier's High school  
& Jr college

D mart

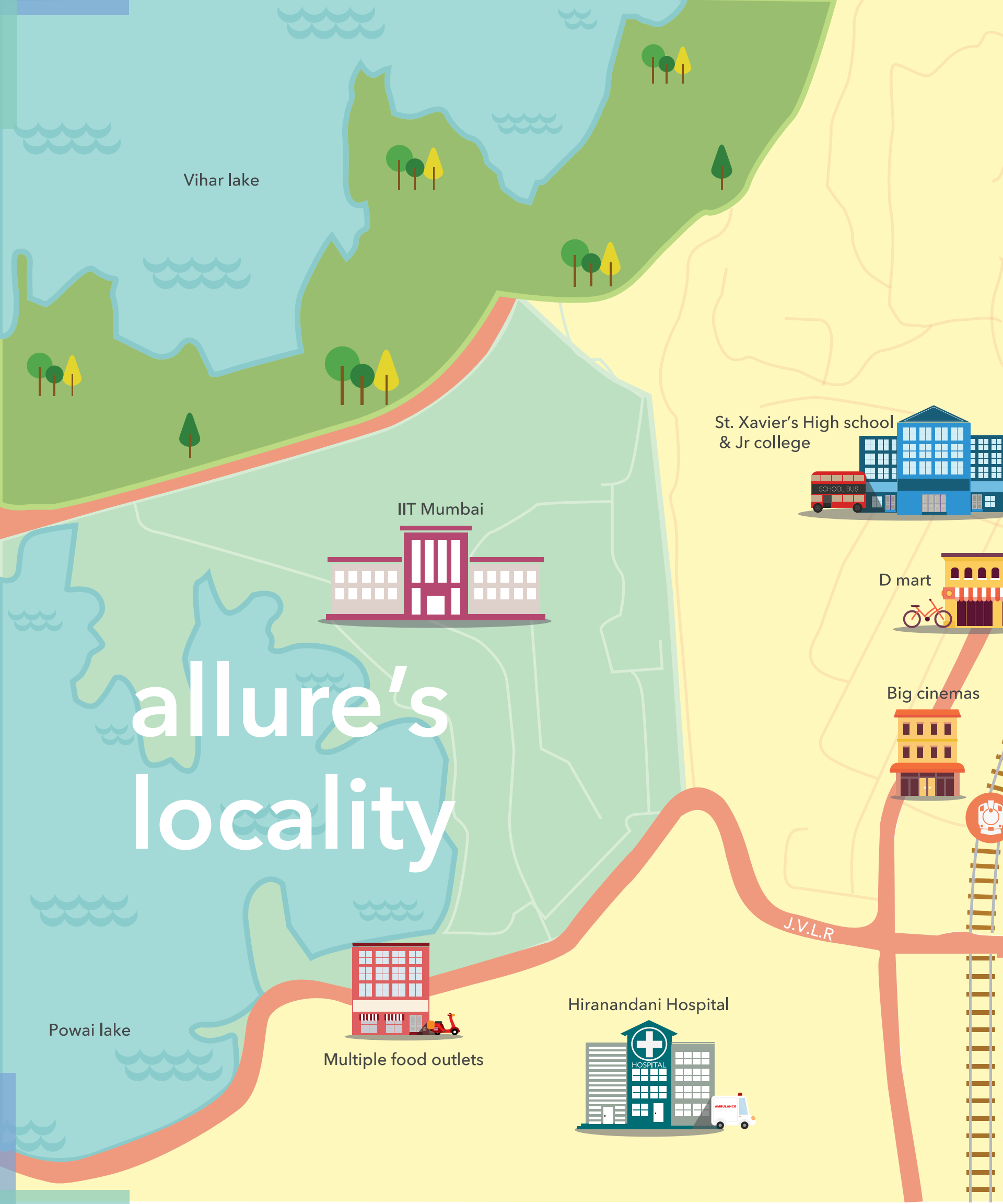
Big cinemas

Powai lake

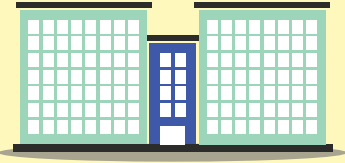
Multiple food outlets

Hiranandani Hospital

J.V.L.R



Neptune Magnet mall

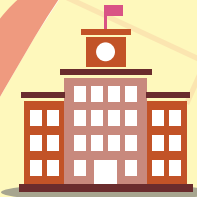


Cinepolis

Bhandup railway station



Indian Post Office



R.A.D.A.V college



St. Francis Xavier Church

LBS Road

Eastern Express Highway

allure



Y.C.M Udyan

Kanjurmarg station

Kanjurmarg bay

All of Mumbai is within your reach. But all the action is in your neighbourhood.

# location advantage

Kanjurmarg, a quaint charming suburb, is fast transforming into a well- developed urbane destination with excellent road and rail connectivity.

With the new Eastern Freeway connecting South Mumbai to Eastern Express highway and the under construction Elevated Road connecting BKC to Chunabhatti on eastern highway, getting to the business

districts is a breeze. Flying out is even easier with SCLR or JVLR connecting you to the Airport in 15-20 minutes.

With the proposed Elevated Road connecting Navi Mumbai

directly to Kanjurmarg and the Metro Line connecting Thane to Ghatkopar via Kanjurmarg, the heart of the city is set to be redefined.

**09**  
kms  
**to Thane**  
10 min

**27**  
kms  
**to Navi Mumbai**  
35 min

**16**  
kms  
**to Airport**  
25 min

**21**  
kms  
**to S.Mumbai**  
30 min

 NITIE  
🕒 16 min  
8 km


 Nirmal Lifestyle  
🕒 15 min  
6.4 km

 Fortis Hospital  
🕒 12 min  
5.4 km

 IIT Bombay  
🕒 6 min  
3.2 km


Eastern  
express  
highway  
🕒 5 min


 Kanjurmarg  
Station  
🕒 5 min

 IES Secondary School  
🕒 3 min  
1 km

# allure

 Renaissance  
🕒 14 min  
7.6 km  
6.5 km

 Galleria  
🕒 10 min  
4.9 km

 Big Cinemas  
🕒 5 min  
2.3 km

5.4 km

 D Mart  
🕒 5 min  
1 km

 Radisson Blu  
🕒 7 min  
2 km

 LH Hiranandani  
🕒 9 min  
4.7 km

 Home Town  
🕒 8 min  
3 km

 IBS Business School  
🕒 6 min  
4.7 km

JVLR  
🕒 5 min

🕒 14 min

 Bombay Scottish  
🕒 12 min

 R City  
🕒 11 min









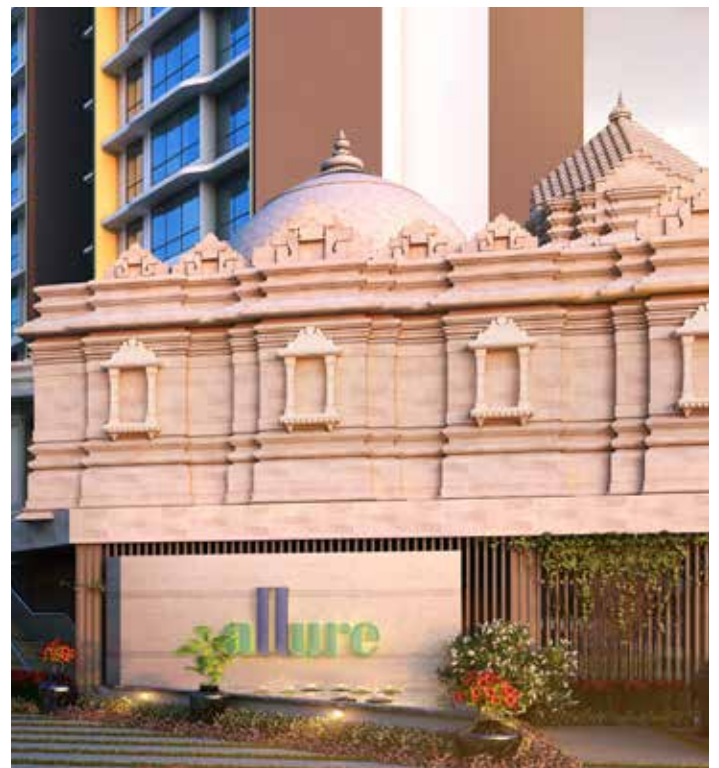


# outdoor amenities

Unwind in the **Amphitheatre** with your friends, or sweat it out in the air-conditioned **Gym**. Take a book and relax in the **Zen Garden** or chase your kids in the **Park**. Stroll along the **Jogging Track** or rejuvenate your senses in the **Steam Room**. Kindle your soul in the **Jain Temple** or invigorate yourself in the open to sky **Yoga Corner**.

You can do it all, and more, at **ALLURE**.

Jain Temple



Relax or meditate in one of the many thoughtfully landscaped serene spaces



Toddlers interactive play area with outdoor toys and sensory activity zone

Indoor Games room with Table tennis, Pool, Carrom and many others



Amphitheatre surrounded by accent lawn and fruit orchard, well equipped playzone for children of all ages, open air Fitness Zone and Multipurpose court for your recreation



Club House with Banquet & Fully Equipped Air-conditioned Gymnasium With Steam Room

# indoor amenities

Intelligently designed and aesthetically pleasing interiors coupled with air-conditioned bedrooms make everyday living delightfully comfortable.

Loads of sunshine, gusts of natural air and breath taking views from each apartment are complimentary.

Full height glass windows



Airconditioned bedrooms with split units



Fully finished bathrooms with **KOHLER** fitting and geyser

Hot pressed, Laminated doors with solid wood frames



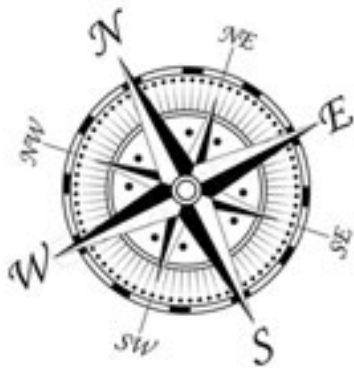
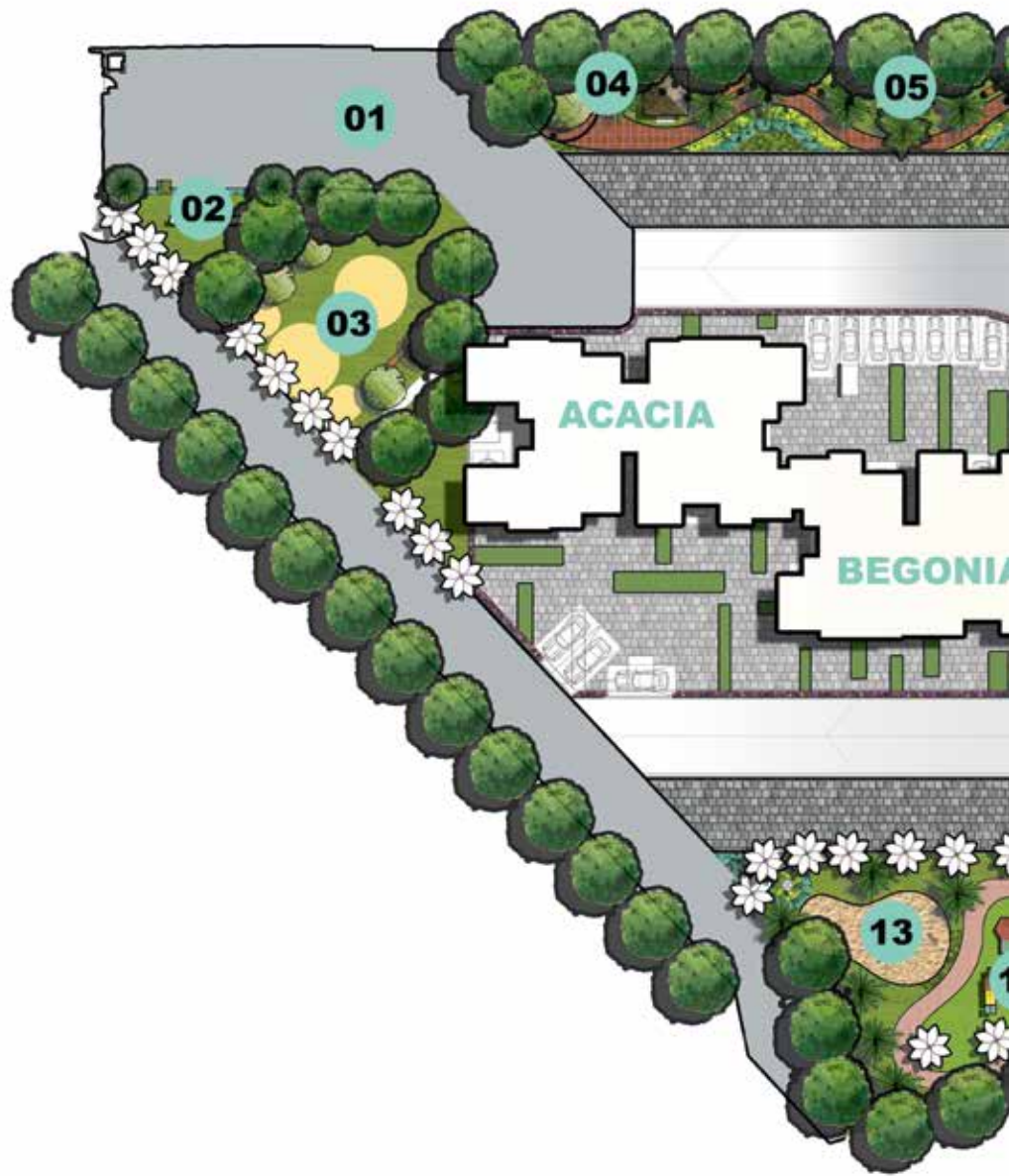
Modular switches and concealed copper wiring



Kitchen with parallel granite platforms and sink

# Site

# Layout





//// Garden & Internal Club House View //////////////////////////////////////



LEGEND

- |                                 |                                  |
|---------------------------------|----------------------------------|
| 01 MAIN ENTRANCE                | 08 YOGA & MEDITATION ZONE        |
| 02 NAME FEATURE WALL            | 09 ZEN GARDEN                    |
| 03 JAIN TEMPLE COURTYARD        | 10 ACCENT LAWN AND URBAN ORCHARD |
| 04 SENIOR CITIZEN CORNER        | 11 MULTIPURPOSE COURT            |
| 05 GARDEN AREA                  | 12 KIDS PLAYZONE                 |
| 06 CLUB HOUSE                   | 13 RELAXING ZONE                 |
| 07 READING CORNER UNDER PERGOLA |                                  |

//// Salt Pan & Internal Garden View //////////////////////////////////////

The image features a detailed architectural floor plan in the foreground, showing various rooms, corridors, and structural elements with precise dimension lines and numerical values. In the background, two large rolls of white paper, presumably containing more blueprints, are stacked and partially unrolled. The scene is set against a light, neutral background, emphasizing the technical nature of the documents.

# Floor

# Plan

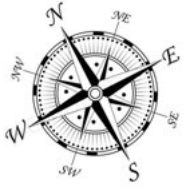
# ACACIA

Garden & Internal Club House View



Salt Pan & Internal Garden View

BEGONIA



CAMELLIA



DAHLIA



EMILIA





**1 BHK Cozy**



**1 BHK Cozy**

Carpet Area = 458.22/461.02 sq. ft.



**1 BHK Grandé**

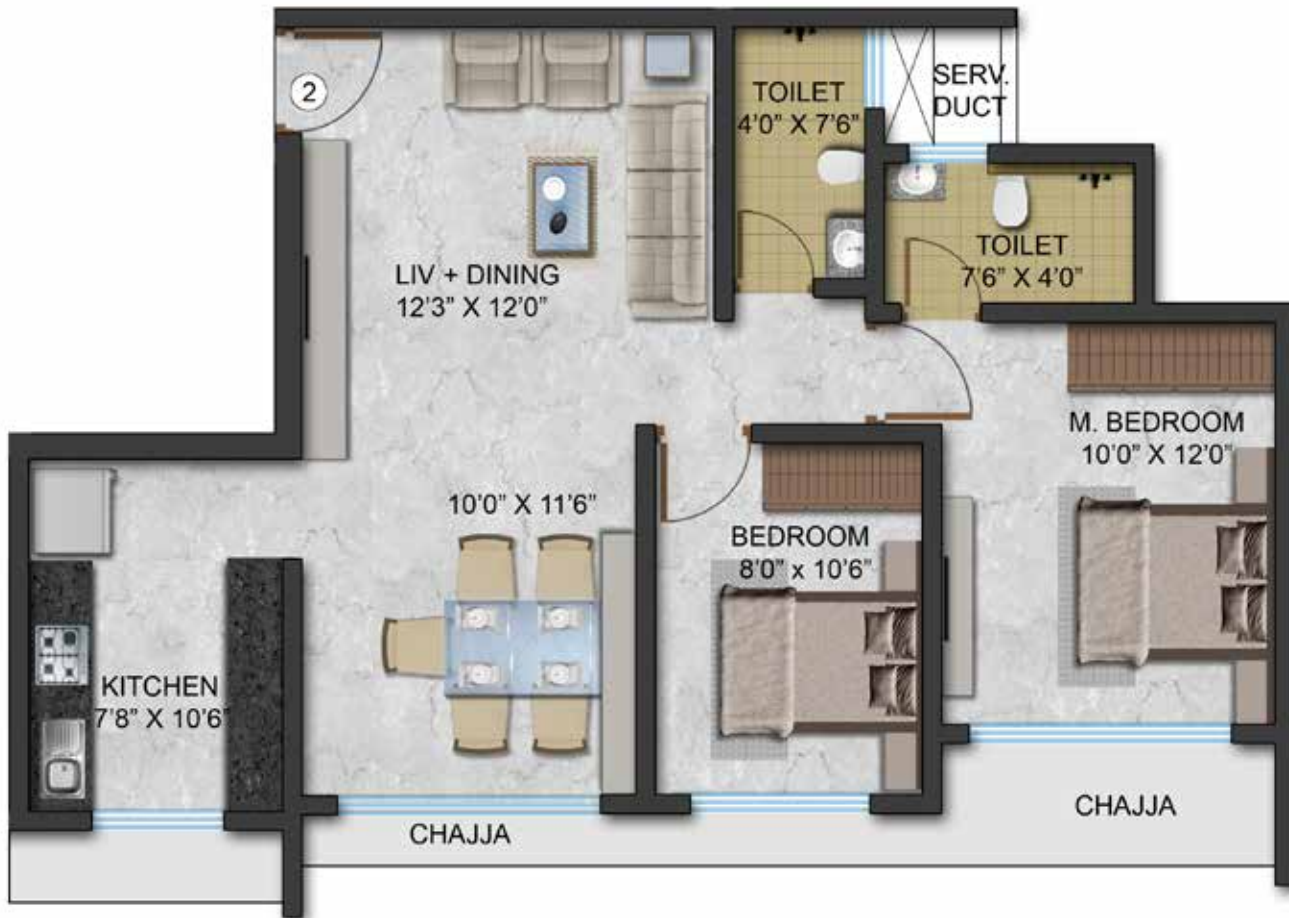


**1 BHK Grandé**

Carpet Area = 503.32/503.43/506.98 sq. ft.



**2 BHK Cozy+**



**2 BHK Cozy+**

Carpet Area = 665.11 sq. ft.





**2 BHK Grandé**



**2 BHK Grandé**

Carpet Area = 720.65/730.01/732.6/732.92 sq. ft.



**Aadi**  
Properties



Foundation  
for Life

Our past creations



Together, the two groups have built and delivered over 30 lakh square ft area to thousands of customers.

# about the group

Aadi Properties is a newly formed joint venture between two seasoned real estate houses; the Leo Group and the Prashasti Group.

Leo Group, the makers of Parivar Society in Kanjurmarg, have completed almost a dozen landmark projects in Borivali, Kandivali, Andheri, Bandra and other areas of Mumbai in the last 2 decades. Growing every year, Leo Group has over a million sq. feet area under construction today.

Prashasti Group has worked jointly with several major Real Estate companies such as Skyline, Atul and Bhoomi group amongst others and built iconic landmarks all over Mumbai including South Mumbai, Central Mumbai and Western Suburbs.

With a strong track record of delivering on-time and armed with all necessary permissions including full Commencement Certificate for ALLURE, the team is confident of exceeding highest expectations and erecting ALLURE before promised.

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Architecture & Layout Design: Mandivala Qutub & Associates [MQA]  
Civil Architect: Shree Vijay Turbhadkar  
Landscape Design: Nilambaree Vaidyanath  
RCC Design: JCV Consultat & Bapuji Consultant

MEP Consultants: Pankaj Dharkar & Associates  
Legal Advisors: Wadia Ghandy & Co.  
Construction Partner: Generic Engineering Construction & Projects Ltd.

# allure by Aadi

<http://allure.aadiproperties.in>

Member of **MCHI** **CREDAI**



Approved and Registered under  
MahaRERA No: P51800008521

Available on <https://maharera.mahaonline.gov.in/>



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