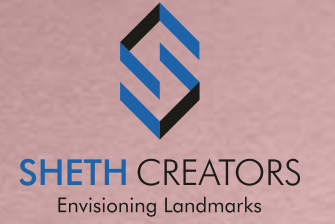


LIVE THE HIGH LIFE



AURIS  
CLARA  
Malad West



# ARRIVE AT YOUR DESIRED ADDRESS OF LUXURY LIVING.

Revere your dream of owning a luxury home in Mumbai and choose to move into an address that upgrades your life notches higher.

Sprawling in the heart of western suburbs, Auris Clara is an emergent blend of serenity and connectedness.



Soaring 40 storeys  
in the sky



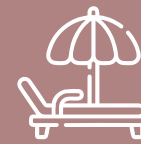
2 basements + ground + 40 storey  
(including 6 levels of podium)



35+ exceptional  
experiences



Renowned landscape  
consultant



Landscape spread across  
40,000 sq. ft. on  
eco-deck & ground



6-levels of  
car park and 2 basements



1<sup>st</sup> habitable floor  
starts 20 feet above ground level



Magnificent clubhouse  
on E-deck level



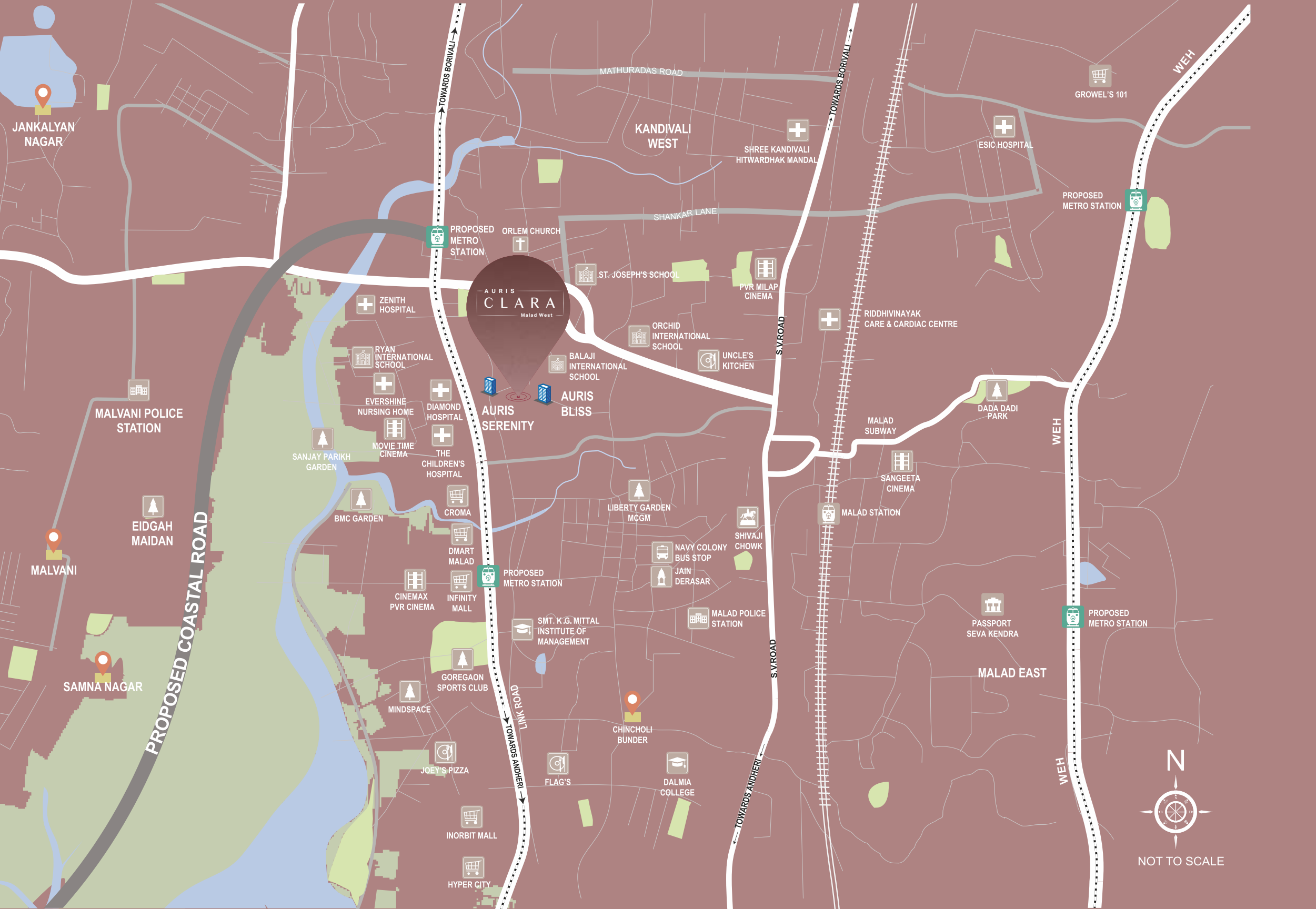
Opulent  
swimming pool



Secure gated  
community

AURIS  
CLARA  
Malad West





# MALAD: MUMBAI'S MOST COVETED LOCATION WELCOMES YOU.

Malad has always been the hot spot for home buyers due to its close proximity to commercial and business hubs. A judicious mix of social infrastructure, also adds more privileges for Malad's residents and makes the location coveted.

- COMMERCIAL SPACES**
- Mindspace.....7 mins
  - DLH Park.....13 mins
  - Regus.....14 mins

- RETAIL**
- Infinity 2 Mall, Malad.....6 mins
  - Evershine Mall.....7 mins
  - Inorbit Mall.....8 mins
  - Hypercity.....12 mins

- EDUCATION**
- Billabong International School....12 mins
  - Ryan International School.....12 mins
  - Witty International School.....14 mins
  - Oberoi International School.....17 mins

- HEALTHCARE**
- Evershine Hospital.....8 mins
  - Cloudnine Hospital.....8 mins
  - Mamta Hospital.....11 mins

- RECREATION**
- Uncle's Kitchen.....3 mins
  - Landmark Restaurant.....4 mins
  - Sigree Global Grill.....5 mins
  - Stacks And Racks.....6 mins
  - Goregaon Sports Club.....6 mins
  - Joey's Pizza.....8 mins
  - Aksa Beach.....23 mins



# A UNIVERSE OF LUXURIES AT YOUR DOORSTEP.

Crafted for enhanced living experiences, each indulgence is curated to provide you rejuvenation, leisure and adventure at your doorstep. Get ready for exciting routines and leap forward for new experiences.

ENTRANCE LOBBY



CLUB HOUSE



SWIMMING POOL



KIDS' PLAY AREA





# 35+ EXCEPTIONAL EXPERIENCES SPREAD ACROSS FLOORS.

## ECO-DECK AMENITIES

1. BBQ lawn
2. Pool deck
3. Kids' play area
4. Soothing water jets
5. Kids' pool
6. Relaxing pool cabanas
7. Main pool
8. Outdoor dining area
9. Open amphitheatre
10. Party lawn
11. Outdoor fitness corner
12. Jogging track
13. Rock climbing wall
14. Reflexology area
15. Senior citizens corner
16. Multipurpose play area
17. Covered seating area
18. Sand pit
19. Box cricket
20. Urban farming corner
21. Seating alcoves
22. Sculpture garden
23. Aqua gym
24. Mound garden
25. Activity lawn
26. Sunken lounge
27. Ginger pocket/garden
28. Flower pocket/garden
29. Aroma pocket/garden
30. Activity deck/stage
31. Outdoor reading corner
32. Outdoor toddlers play area
33. Tree grove seating

## SEMI-COVERED AMENITIES

1. Entrance lobbies
2. Lounge and seating zone
3. Toddlers' play area
4. Study area
5. News and magazine reading area
6. Games zone
7. Yoga studio
8. Meditation studio
9. Music studio
10. Arts and Crafts studio
11. Martial arts studio
12. Multipurpose area

## CLUB HOUSE AMENITIES

1. Reception/Lounge
2. Multi games room
3. Banquet
4. Pool changing rooms
5. Steam
6. Jacuzzi
7. Gym







Artist's impression

# BUILDING SPECIFICATIONS.



### FLOORING:

Living, Dining, Kitchen - Vitrified Flooring  
 Master Bedroom - Vitrified Flooring  
 Other Bedrooms - Vitrified Flooring  
 Master Toilet - Ceramic Tiles Floor and Dado  
 Other Toilets - Ceramic Tiles Floor and Dado



### WALLS:

Gypsum Plaster with Paint finish



### DOORS AND WINDOWS:

Laminated Flush Doors  
 Windows -Al Powder Coated Window



### PLUMBING:

Concealed Plumbing with quality C.P. Fittings



### KITCHEN:

Granite Platform with S.S. Sink



### SAFETY/SECURITY SYSTEMS:

Gas Leakage Detector, Magnetic Door Sensor & Panic Switch



### ELECTRIFICATION:

Concealed Copper Wiring with Extensive Layout, Modular Switches, Generator Back-up Facilities for Emergency Generator Back Up For Emergency Lighting In All Lobbies Generator Back Up For All Lifts Intercom Facility



### TOWER AMENITIES:

Automatic Reputed Brand Passenger & Service Elevators Fire Alarm In All Entrance Lobby & Lift Lobbies CCTV In Entrance Lobbies Designer Ground Floor Entrance Lobby Fire Safety Features As Per Norms



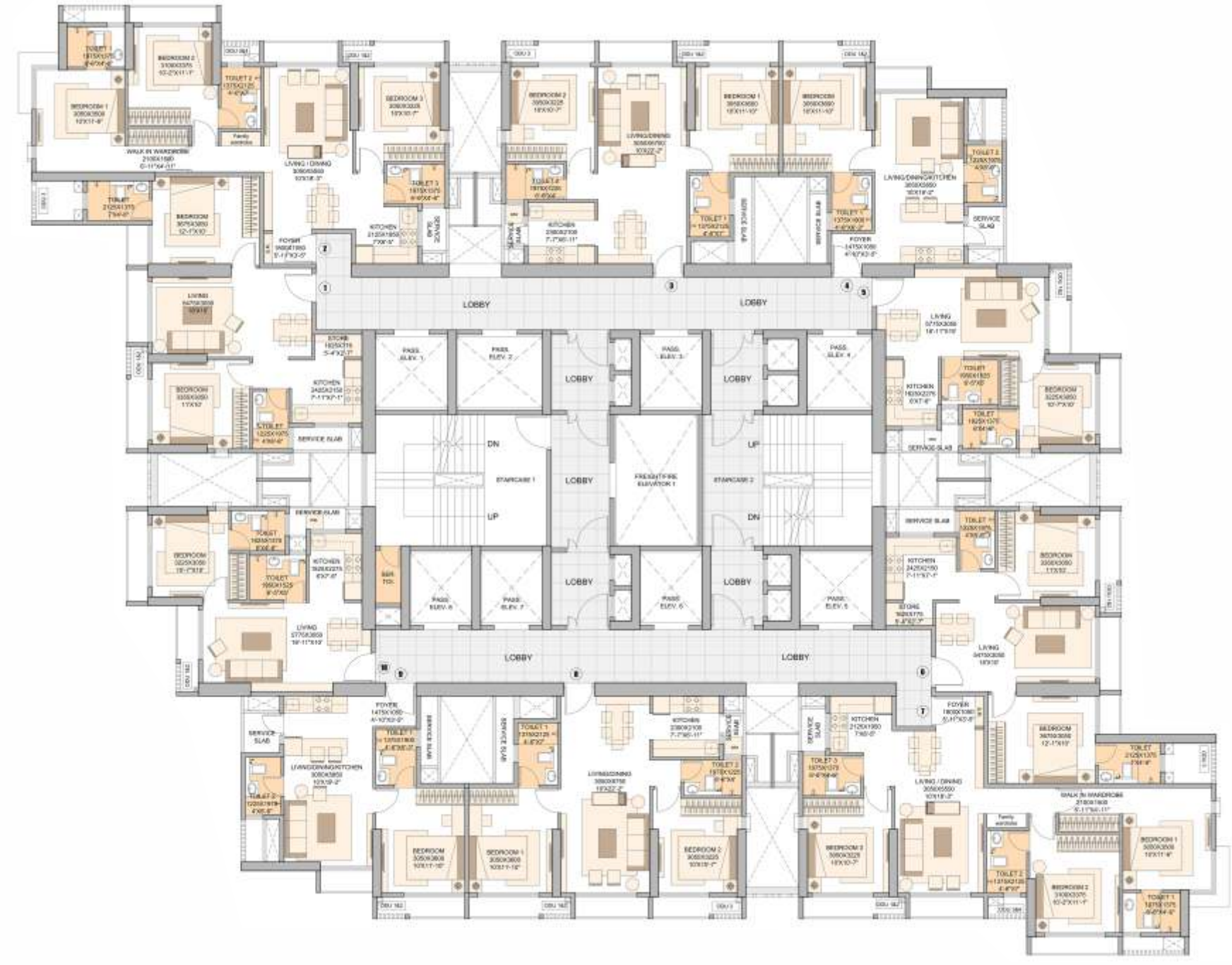
# MASTER LAYOUT



## LEGEND:

1. Lap pool area
2. Pool steps
3. Kids' pool
4. Pool cabana
5. BBQ area
6. Pool lounge
7. Outdoor dining area
8. Seating lounge
9. Open amphitheater
10. Party lawn
11. Flower pocket garden
12. Tree court
13. Yoga studio
14. Covered seating
15. Skating rink
16. Rock climbing wall
17. Children's play area
18. Sand pit
19. Toddlers' play area
20. Sculpture garden
21. Tree groove seating
22. Game zone
23. Senior citizens' corner with reflexology
24. Fitness area
25. Reading corner
26. Fitness center
27. Seating plaza
28. Meditation studio
29. Clubhouse with rooftop multi-purpose court

# TYPICAL FLOOR PLAN





## A LEGENDARY ALLIANCE TO CRAFT AN ICON.



Transcon is a sustainability-focused developer with a prominent history of developing modern projects with global standards. With a history of futuristic properties dotting skylines across India, the brand combines creative design with honest, functional engineering to bring world-class spaces to India.



Sheth Creators is a leading real estate company, synonymous with building luxurious and landmark projects. In a record span of 26 years, the group has been at the helm of 60 mixed use developments (complete and ongoing), 18,000 homes and have developed 20 million square feet residential, commercial and retail projects in India and abroad.





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Site Address: Sales Lounge, Next to Auris Serenity, Opp. Landmark Restaurant, Off Link Road, Kanchpada, Malad West, Mumbai - 400064.

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