



**Owner / Developer:  
M/s Komal Developers**

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on, Mumbai - 400 010, India  
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**For Booking Call  
+91 8888 999 208**



**AURUM  
HEIGHTS**

**MAHALAXMI**

**LUXURY MUST BE COMFORTABLE,  
OTHERWISE IT IS NOT LUXURY.**



The project has been registered via MahaRERA registration number:  
P51900010998 and is available on the website  
<https://maharera.mahaonline.gov.in> under registered projects

## ABOUT AURUM GROUP

Aurum Group was established in 2014, with property development as its main focus. Today, Aurum Group is one of Mumbai's leading property developers. As a well-established firm we have a rich experience in land development for both residential and commercial purposes.

We believe in providing high quality aesthetic living spaces which offers comfort and includes all the necessary amenities. Our commercial properties have the strength to attract customers, high level visibility, and unparalleled facilities. We have thoroughly analyzed our customers psyche and plan each of our projects to suit their requirements. Our determination to achieve exact balance of architectural designs, state-of-the art technology, and construction practices to cater to our customer's requirement and present and future needs

## ART DECO DESIGN

Art Deco, also called style moderne, movement in the decorative arts and architecture that originated in the 1920s and developed into a major style in western Europe and the United States during the 1930s. Its name was derived from the Exposition Internationale des Arts Décoratifs et Industriels Modernes, held in Paris in 1925, where the style was first exhibited. Art Deco design represented modernism turned into fashion. Its products included both individually crafted luxury items and mass-produced wares, but, in either case, the intention was to create a sleek and antitraditional elegance that symbolized wealth and sophistication.

# FLOOR PLANS

## APARTMENT DIMENSIONS

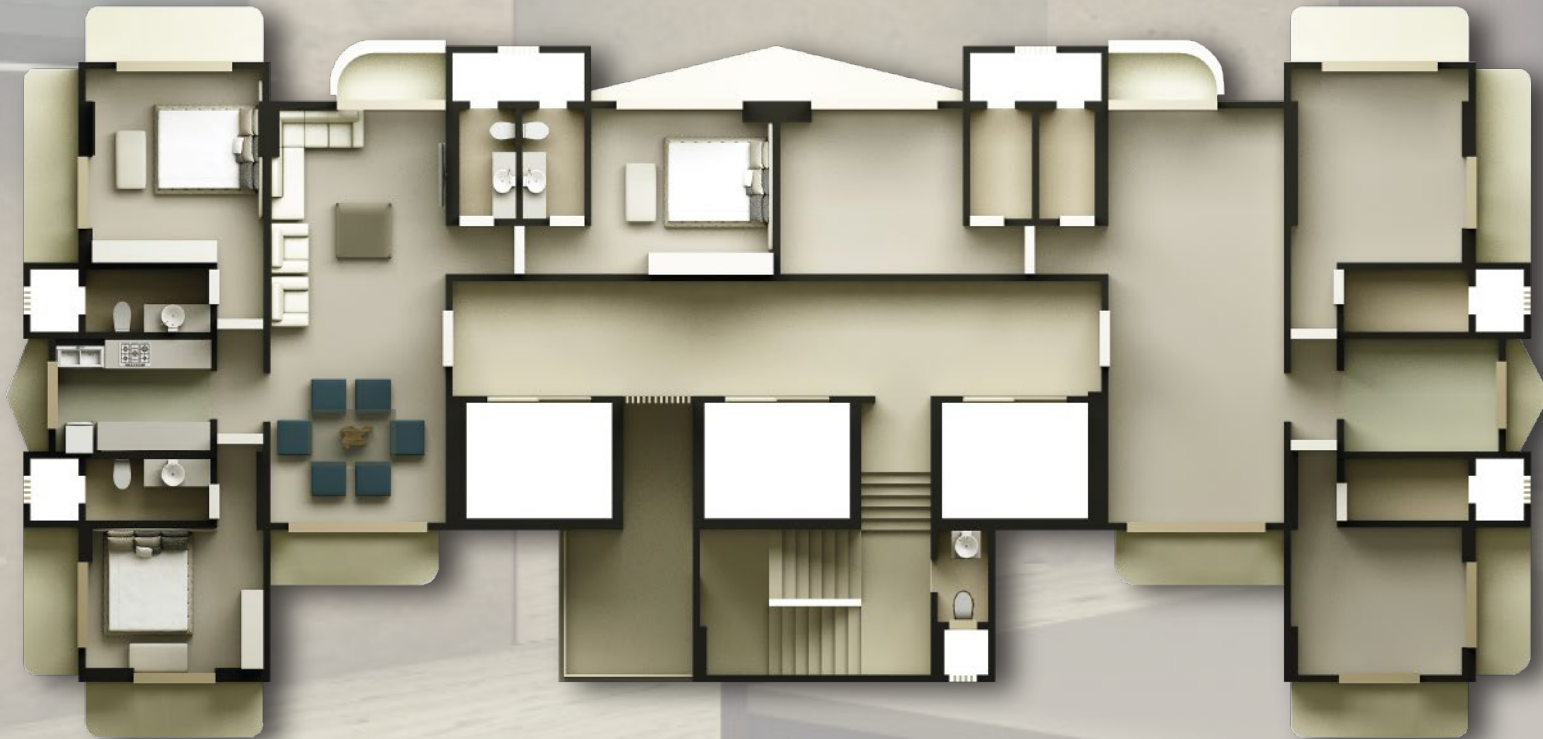
(All the dimensions are in meters)

**Living /  
Dining Room**  
9.00x3.80

**Bedroom 1**  
3.85x4.20  
Passage 1.00x1.65  
Bathroom 2.70x1.35

**Bedroom 2**  
3.85x3.20  
Passage 1.00x1.65  
Bathroom 2.70x1.35

**Bedroom 3**  
3.95x3.60  
Passage 1.65x1.05  
Bathroom 1.35x2.40



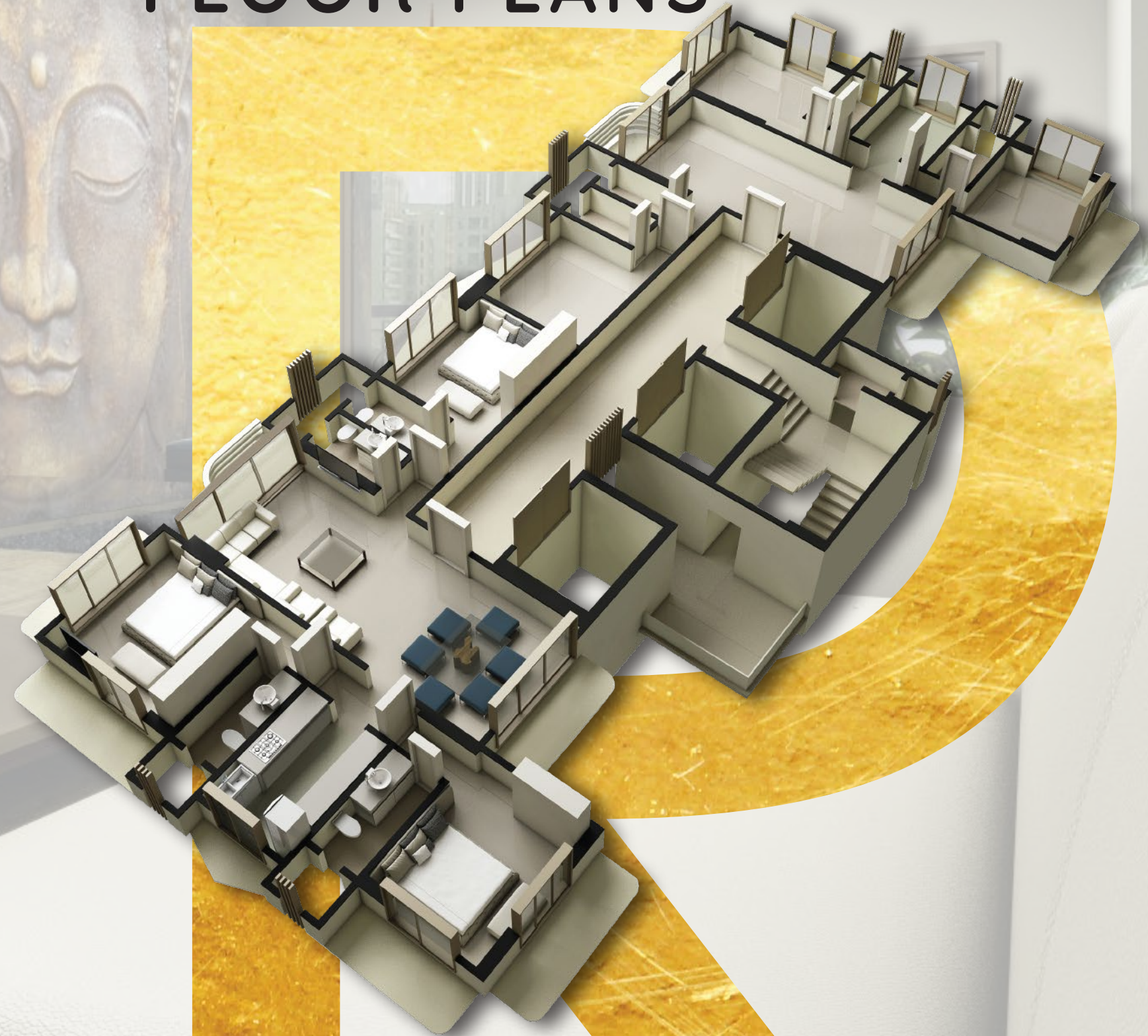
**Kitchen**  
3.35x2.45

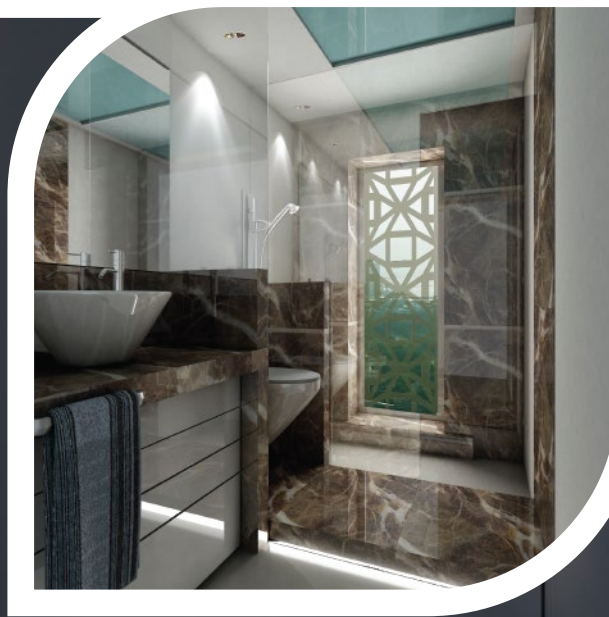
**Passage**  
1.50x1.05  
1.00x2.45

**Powder Room**  
1.35x2.40

**Balcony**  
1.05x2.21

RERA Carpet Area	106.06 m <sup>2</sup>
Enclosed Balcony Area	7.81 m <sup>2</sup>
Balcony Area	2.33 m <sup>2</sup>
<b>Total Area</b>	<b>116.20 m<sup>2</sup></b>





# BUILDING FEATURES

Aurum Heights is a beautiful upcoming real estate project that boasts of a meticulously designed 20 floor building on a FREEHOLD land. Featuring only two apartments per floor with modern 3 BHK apartment, this upcoming grandeur residential project is worth the investment. Exclusively crafted with spacious apartments, this real estate project is designed to improve the quality of living for people residing in this immaculately designed apartment. Smartly planned and aesthetically designed, this beautiful project features a basement + 2 Podiums for car parking. Get in touch with us to learn more about this exclusive project which is sure to meet your aspiration.



2 Car Lifts



Gymnasium



Fire Fighting System



CCTV & Intercom Facility



Apartment with 3 Side Opening



Apartment's Floor to Floor height 3.30 m (10.82 ft)



3 High Speed Passenger Elevators (from reputed multinational brand)



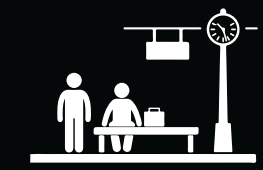
90 ft Wide Road Access

# CONNECTIVITY



## Highways

- ◆ Eastern Express Hwy (1.20 km)
- ◆ Bandra - Worli Sea Link (4.20 km)
- ◆ Eastern Freeway (4.30 km)



## Stations

### ◆ Western Railway

- Mahalaxmi Station (0.55 km)
- Mumbai Central Station (1.70 km)

### ◆ Monorail

- Jacob Circle Station (0.65 km)

### ◆ Central Railway

- Byculla Station (1.20 km)

### ◆ Metro

- Mahalaxmi Station (0.55 km)

# CENTRALLY LOCATED



## 5-Star Hotels

- ◆ The St. Regis Hotel (1.80 km)
- ◆ Four Seasons Hotel (1.90 km)
- ◆ ITC Grand Central (2.60 km)



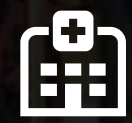
## Clubs

- ◆ Royal Western India Turf Club (1.30 km)
- ◆ The Willingdon Sports Club (1.80 km)
- ◆ The National Sports Club of India (4.00 km)



## Malls / Multiplex

- ◆ High Street Phoenix (1.90 km)
- ◆ Atria Mall (3.40 km)



## Hospitals

- ◆ Wockhardt Hospital (0.80 km)
- ◆ Nair Hospital (1.10 km)
- ◆ Global Hospital (2.90 km)



## Business Hub

- ◆ Lower Parel (1.90 km)
- ◆ Nariman Point (8.10 km)
- ◆ Bandra Kurla Complex (11.60 km)



## Airport

(16.00 km)



Double Heighted Grand Entrance Lobby

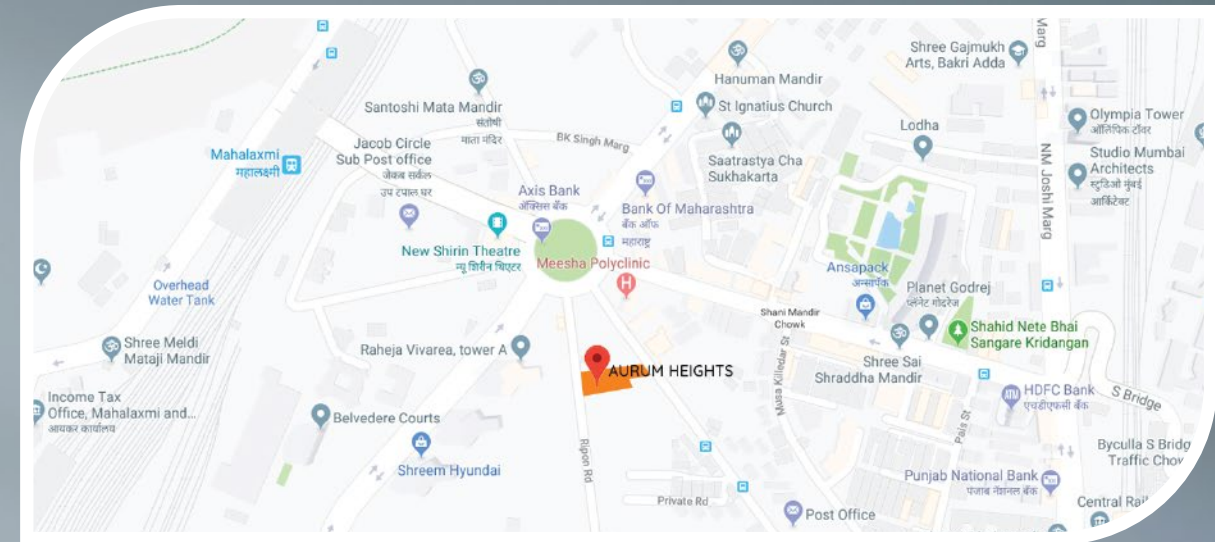
Architect:  
Mr Anish Chouhan & Mr Kaushal Chouhan

Structural Consultant:  
M/s Sura & Associates

MEP Consultant:  
M/s Transven Consulting Pvt Ltd

**SITE ADDRESS**

C.S. No. 1981 & 1980, Maulana Azad Road, Opp. Raheja Vivarea, Jacob Circle, Mahalaxmi, Mumbai - 400 011



The Project has been approved by leading Bank / NBFC



Disclaimer: "All the plans, drawings, amenities, features, specifications, images and other information / details mentioned herein are for indicative purpose and/or suggestive of the kind of development proposed to be undertaken and are subject to the approval of the respective authority. Owner / Developer reserves the right to make changes or alterations at its own sole discretion without any obligations and or any prior notice. This printed material does not constitute an offer and / or contract of any type between the Developer / Owner and the recipient. Any purchaser / lessee of this development shall be governed by the terms and conditions of the agreement of sale / lease entered between the parties and no details mentioned in this printed material shall in any way govern such transaction."