


Embrace the
luxury lifestyle
like never
before.



LINK PARK

LINK ROAD MALAD (W)



Ahuja Link Park enthralls you with the perfect residences in the very heart of Mumbai. With quality infrastructure and massive open spaces featuring a host of amenities, Link Park offers the perfect blend of luxury and state-of-the-art facilities.



LINK PARK

LINK ROAD MALAD (W)

Artist's Impression

See luxury in an all new light.

Sophisticated and spacious, each corner of your home is poised for your family's memorable moments. That's why, the Link Park offers luxurious 2, 2.5 and 3 bed residences.

From the welcome to the breath-taking views, the finer things in life are all right here.

- Magnificent G+49 storied sky rise to allow you a beautiful view from the top
- 1st habitable floor at height of 93'6" feet from the ground
- Higher level residences with choice of Creek or Sunset and City or Sunrise views, because we love to spoil you for choice
- Air-conditioned Apartments with modular kitchen for the finest living
- Ample sunlight and cross-ventilation
- Floor-to-ceiling height of 9'10" feet
- Grand, air-conditioned entrance lobby of 1100 Sq. Ft. after all it's all about first impressions
- Ample car parks made available for absolute comfort

Your link to the desired life.

Nestled in Malad, true to its name, Link Park is the ideal residence to indulge in a well-connected living. After all, true luxury in Mumbai is akin to easy connectivity.

SOCIAL INFRASTRUCTURE

| | |
|------------------------------|---------|
| ORLEM CHURCH | 1.1 KM |
| LAXMI NARAYAN TEMPLE | 1.2 KM |
| CROMA | 400 M |
| INFINITY MALL | 550 M |
| INORBIT MALL | 2.1 KMS |
| OBEROI MALL | 4.5 KMS |
| AKSA BEACH | 7 KMS |
| MOVIE TIME CINEMA | 150 M |
| MINDSPACE | 1.1 KM |
| GOREGAON SPORTS COMPLEX | 900 M |
| PVR CINEMA KANDIVALI | 1.7 KM |
| ZENITH HOSPITAL | 800 M |
| NAMAHA SPECIAL CARE HOSPITAL | 1.9 KM |
| ALL MAJOR RESTAURANTS WITHIN | 1 KM |

CONNECTIVITY

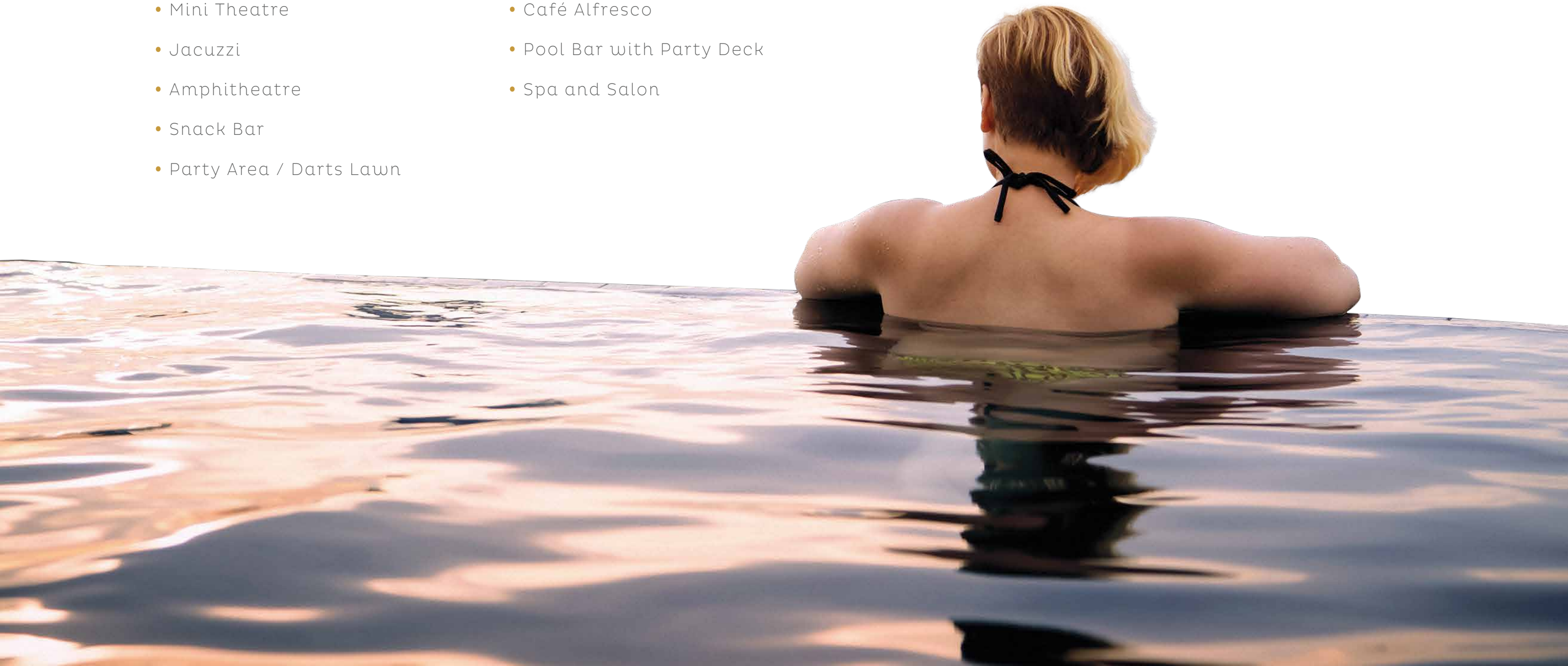
| | |
|---------------------------------------|---------|
| LINK ROAD | 92 M |
| S.V. ROAD | 1.2 KM |
| METRO STATION NEAR MITH CHOWKY | 1 KM |
| METRO STATION AT INFINITY MALL, MALAD | 550 M |
| PROPOSED ENTRANCE OF COASTAL ROAD | 1 KM |
| MALAD RAILWAY STATION | 2.2 KMS |
| KANDIVALI RAILWAY STATION | 3.6 KMS |
| WESTERN EXPRESS HIGHWAY | 3 KMS |
| ANDHERI LOKHANDWALA | 6.4 KMS |
| OSHIWARA BUSINESS DISTRICT | 5.7 KMS |



Mastering the fine art of luxury living.

Revel in an oasis of luxurious facilities that will rejuvenate your body, mind and soul. Because you deserve nothing but the best.

- Lap Pool
- Mini Theatre
- Jacuzzi
- Amphitheatre
- Snack Bar
- Party Area / Darts Lawn
- Private Lounge
- Café Alfresco
- Pool Bar with Party Deck
- Spa and Salon



An invigorating life awaits.

Healthy living is integral to lead a healthy life. Naturally, Link Park offers an array of facilities to make your everyday better, healthier.

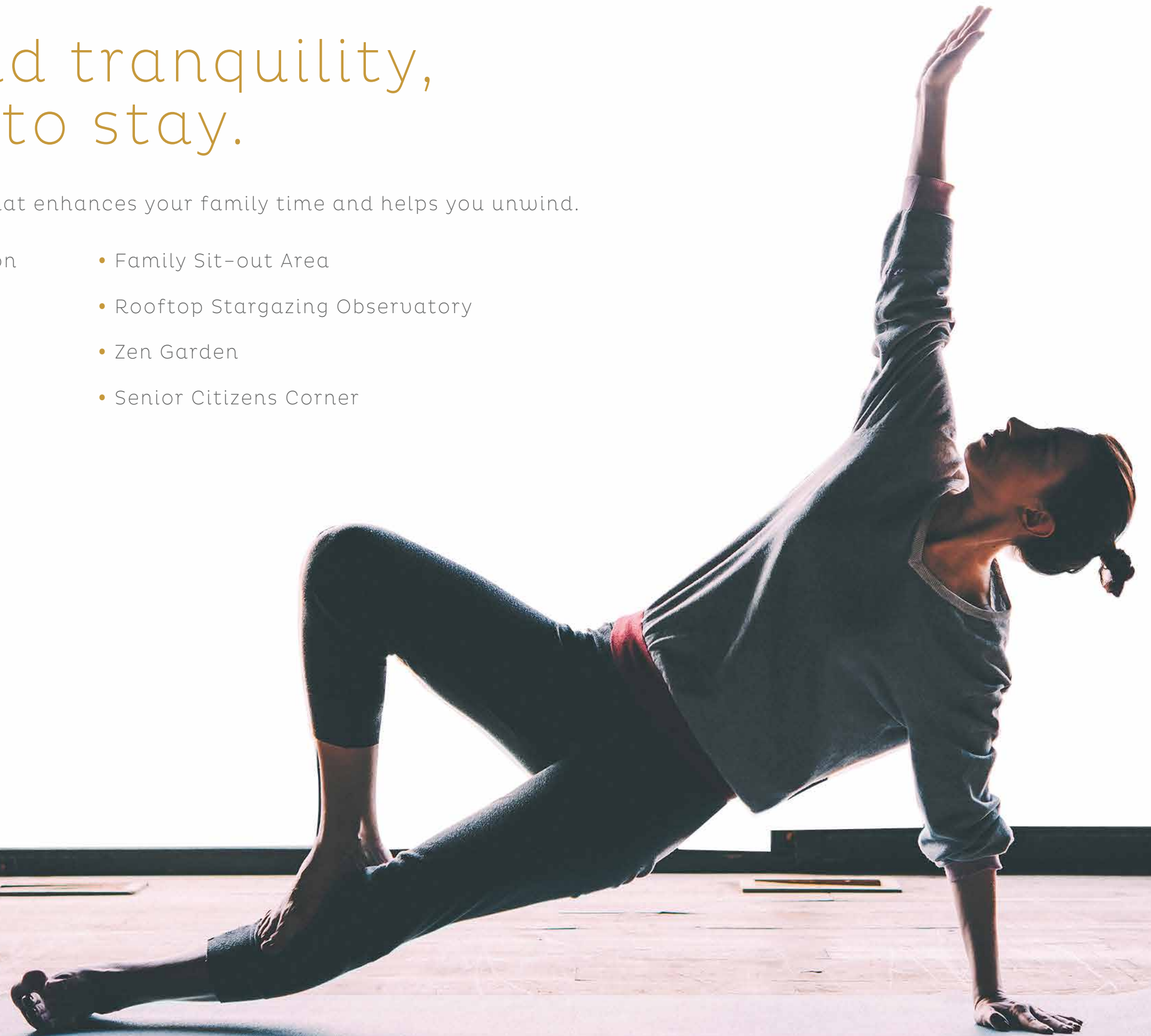
- Jogging Track
- Zen Garden
- Dance Pavilion
- Sports Pavilion
- Aqua Zumba
- Gymnasium
- Steam Room



Peace and tranquility, are here to stay.

The perfect home is one that enhances your family time and helps you unwind.

- Yoga / Meditation Pavilion
- Herb Garden
- Aroma Garden
- Barbeque Pavilions
- Sun Deck
- Sunrise Pavilion
- Family Sit-out Area
- Rooftop Stargazing Observatory
- Zen Garden
- Senior Citizens Corner



Luxury living for the fussiest residents.

At Link Park, even the smallest residents, have a lot to do. Numerous activities have been designed around the property to make their everyday eventful and magical.

- Funky Monkey with Rock Climbing Wall
- Kids Play Area
- Sand Pit
- Indoor Games Room



Raise a toast to the finest of residences

Bestowed with beautiful views and thoughtful planning, the residences at Link Park offer a lifestyle that is simply unmatched. The spacious apartments create the most perfect setting for unforgettable family time

- Spacious, well-designed 2, 2.5 and 3 bed apartments with choice of creek / sun set and city / sunrise view
- Linear shape living-dining with virtual segregation of living and dining space to minimize wastage
- Vitrified tile flooring in living-dining & Bedrooms



A kitchen that stirs up the gourmet in you

Tastefully designed, modular kitchen is sure to rekindle your hobby of cooking. Keeping in mind your desire to serve the neatly crafted delicacies piping hot, the kitchen is placed in close proximity to the dining area.

- Well designed, spacious & ventilated kitchen in close proximity to the dining area for effective coordination
- Modular kitchen with hob and chimney



FOSUN HIVE

复星蜂巢

Partners for an upward journey.

Fosun Hive is world's leading Hive City Practitioner. With over 26 years of industry investment and management experience across Finance, Healthcare, Entertainment, Travel and Logistical industries, they have a total AUM exceeding US \$47 billion, covering approximately 120 projects worldwide and around 90% projects located in the 1st and 2nd tier global cities.

Hive Methodology:

- Value Investment: Focus on health, happiness and wealth ecosystem
- Global Landscape: Opportunities among different cycles of macroeconomic markets, industries, and corporations
- Presence in 40 cities worldwide



For homes crafted to perfection.

At Ahuja constructions, art joins forces with science to create spaces par excellence. Three decades of rock-solid experience, an eye for detail and a passion for innovations have made Ahuja constructions, today, a real estate brand renowned for creating luxury spaces for the upwardly-mobile individuals.

- 44 projects spread across 3.5 million sq. ft
- Projects span a portfolio of greenfield, society re-developments, joint ventures as well as SRA developments catering to luxury, mid as well as value-for-money segments
- Projects are partnered by ace landscape, space design and technology teams

FOSUN HIVE
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Project Financed by **YES BANK**

Site Address: Opp. Sai Palace Banquet, Ramchandra Lane, Off. Link Road, Malad (West), Mumbai - 400 064
Corporate Address: Rajipla, Opp. Standard Chartered Bank, Linking Road, Santacruz (West), Mumbai - 400 054

 This project has been registered under MahaRERA Registration No.: P51800005832 & is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Disclaimer: All plans, drawings, amenities, features, specifications, other information, etc. mentioned are indicative of the kind of development that is proposed and are subject to the approval of the respective authorities. All pictures, plans, and view of building and apartments are artist's impression or actual images. The developers reserve the right to make the change at their sole discretion without prior notice/obligation in the interest of the project. All written communication refers to the carpet area in sq. ft. for ease of reference the same can be converted to metric scale with conversion ratio of 1 sq. mt. = 10.764 sq. ft. and 1 meter = 3.28 feet. The carpet area of the flat mentioned is as per definition mentioned in Maharashtra Real Estate Regulatory Authority (MahaRERA), vide Notification No.23, dated 8 March 2017. *T&C Apply. Project Financed by YES Bank Ltd. The property is mortgaged with IDBI Trusteeship Services Ltd. The No Objection Certificate (NOC)/ permission of the mortgagee would be provided for sale of flats/units/property. All images used are stock images, for representation purpose only.

Pamper yourself with space, everywhere!

A perfect design is one that focuses on the smallest of spaces in your luxury abode. The well decorated personal spaces are further accentuated by the best of branded accessories and fixtures.

- 3 Fixture bathrooms (Shower, Wash Basin and WC)
- Branded CP fittings



Project at a glance

PROJECT HIGHLIGHTS

- 1 Tower with G + 5 Level Podium + 6th Level E Deck Podium + 7 to 49 Habitable floor
- Landscape features spread across 3 Levels - Ground floor, E Deck level (6th Podium) and Terrace level
- Ample Car Parks spread across Ground and 5 Podiums connected to the ramp, Separate Lift and Staircase
- Wide entrance to enhance arrival with drop off at an 1100 sq.ft. double height air-conditioned, entrance lobby
- 2, 2.5 and 3 Bed Residences with choice of 360 degree view of Western suburbs from most of the higher floors
- Floor to ceiling height of 9'10"
- 1st Habitable floor is at a height of 93'6" feet from the Ground

APARTMENT FEATURES

- Spacious, well-designed 2, 2.5 and 3 bed apartments with choice of creek / sun set and city / sunrise view
- Linear shape Living-dining with virtual segregation of living and dining space to minimize wastage
- Vitrified tile flooring in living-dining & bedrooms
- Engineered wooden flooring in master bedroom
- Gypsum finished wall, painted with acrylic paint
- Cable TV, telephone point in all rooms
- Split AC in living / dining room and bed rooms
- Concealed copper wiring with ISO Certified / Equivalent accessories
- Distribution box

DOORS, WINDOWS & RAILINGS

- Single leaf 45 mm thick, main door finish with veneer on both sides
- Internal door finish with laminate on both the sides
- All doors are 8' height and wide / corner windows for grand look of the spacious apartments
- Wide and low sill height windows for maximum light and air ventilation
- Powder coated aluminum sliding windows with mosquito net shutter on separate track
- Corner windows in bed rooms maximizing the light ventilation and the view
- Granite sill in all windows

KITCHEN

- Well designed, spacious & ventilated kitchen in close proximity to dining area for effective coordination
- Modular kitchen with hob and chimney
- Vitrified tile flooring in kitchen for ease of maintenance
- Granite Parallel platforms i.e. main & service, for increased storage space
- Granite frame to kitchen door
- Dedicated space with provision for refrigerator and washing machine
- Tile dado up above the platforms for easy cleaning of wall
- Stainless steel sink
- Provision for Water purifier and exhaust fan
- Provision for piped gas

BATHROOM FEATURES

- 3 Fixture bathrooms (Shower, Wash Basin and WC)
- Anti Skid tile flooring in master bath room and common bath room
- Designer tile + marble dado in master bath room and common bath room
- Branded CP fittings
- Quality sanitary ware
- Concealed plumbing
- Naturally ventilated bathrooms complimented with exhaust Fan
- Instant geyser in common & master bathrooms
- Water proofed treated floors of bathrooms

SAFETY FEATURES

- Seismic resistant structure
- Fire Sprinkler in typical floor lift lobby and car parking spaces
- Fire hydrant along with fire control and fire alarm systems
- Video Door Phone with Intercom facility
- 24 X 7 Manned Security

TOWER FEATURES

- Majestic Entrance Gate for enhanced arrival experience
- Contemporary elevation with optimum usage of glass
- 6 High speed, stainless steel finished elevators including 2 Service elevators
- Spacious & Premium finished, naturally ventilated entrance lobby and typical floor lift lobbies
- Vitrified tile flooring on the typical floor common area and entrance lobby
- Designer tile dado in lobby area for ease of maintenance
- Spacious ventilated two staircases for fire evacuation
- Electrical duct
- Fire-fighting duct
- Ascending and Descending fire evacuation system
- Garbage collection chamber and OWC at Ground level
- Segregated underground and over head water tank for Fire tank, Domestic tank and Flush tank
- Wash room facility for service staff and security guard on ground floor
- Spacious air-conditioned society office
- 100% Power back-up for elevator and common areas

LEISURE FEATURES

E-DECK LEVEL

- Pool bar with Party Deck
- Kids' Play Area, Rock Climbing wall and Sand pit
- Male and Female changing room
- Gymnasium
- Steam room
- Spa and Salon
- Mini Theater
- Indoor games rooms
- Jacuzzi
- Lap pool, Aqua Zumba & Kids' pool
- Senior citizens area
- Amphitheatre
- Café Alfresco
- Herb Garden and Aroma Garden
- Barbeque and Yoga Pavilions
- Sun Deck

ROOF TOP TERRACE

- Snack bar
- Function Party area / Darts lawn
- Yoga / Meditation pavilion
- Zen garden
- Sunrise pavilion
- Star-gazing observatory
- Private lounge
- Dance pavilion
- Sports pavilion