



ICON BY THE BAY



# It <sup>All</sup> Started By The Bay

## Gateway of India

Soul of the city overlooking the sea,  
A proud Inheritance, a gateway of glory,  
To welcome the visitors from far far away,  
Everything Iconic stands tall by the Bay

## Chhatrapati Shivaji Maharaj Terminus

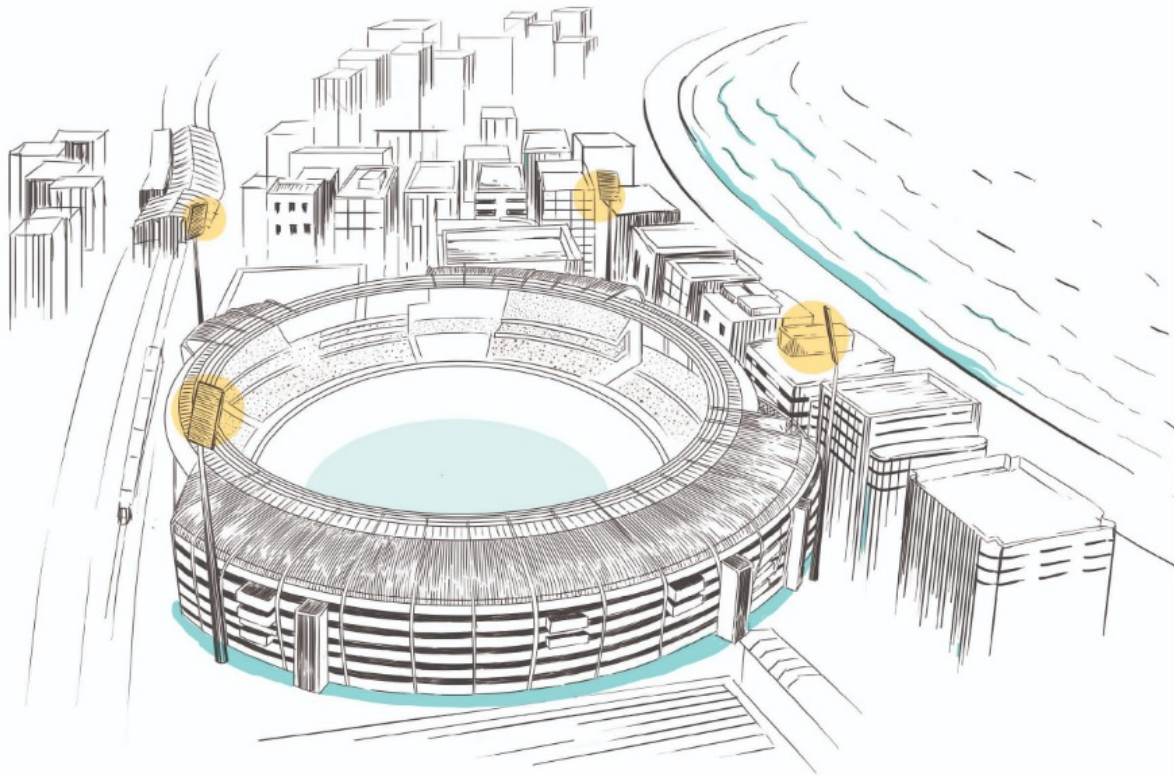
A timeless witness in the city's story,  
Telling timeless tales of the city's glory,  
An art, a heritage, to reminisce old days,  
Everything iconic stands tall by the bay



## Royal Opera House

A culture crown on a house of art,  
Holding music and dance in its heart  
The artists, the passion, the applause to say  
Everything iconic stands tall by the bay





## Wankhede Stadium

Colossal enough for the city's Cricket Fever  
Racing hearts cheering LIVE for the Team Players  
Allies and fans believe it's time to win the day  
Everything Iconic stands tall by the Bay



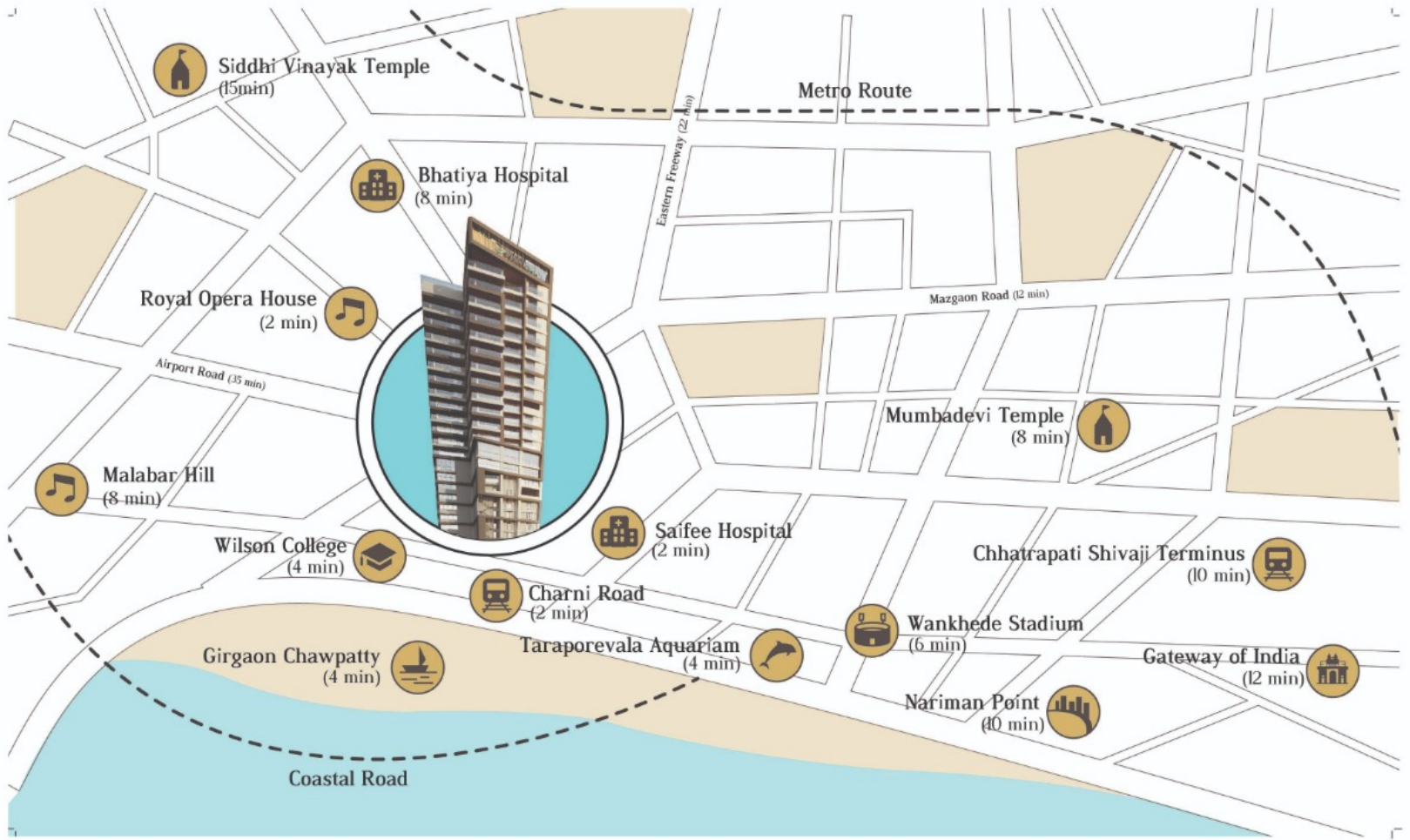
## Queen's Necklace

A Queen's grandiose lifestyle is here to unfold,  
With a Necklace that paints everything in gold  
An old charm Chowpatty, a Scintillating Driveway  
Everything Iconic stands tall by the Bay



## An iconic **JEWEL** for **MUMBAI'S** **SKYLINE**

Sanghvi Parrsssva Group has been committed to give back to this city, an Icon of the stature it deserves. We personify our uncompromising commitment towards luxury & quality standards with *ExcellenSea*, our signature project at Charni Road, in the heart of South Bombay. Ensuring a paramount location for the project, The Iconic ExcellenSea, wrapped in its grandiose lifestyle, is topped with breathtaking seaviews, music of the waves and a panoramic skyline among other scenic treats. Sanghvi Parrsssva gifts the city, a project that can be a dream come true residence of a choicest few. Leaving no stone unturned, we remain resolute, progressing towards the uncompromising goal of creating an icon with one of the most lavish residences, surrounded by everything Iconic!









### Entrance Lobby

The iconic Entrance of the iconic property is highlighted with ExcellenSea's designer entrance lobby. Two high speed elevators help you reach your high safely. Well lit corridors and a pleasant ambience are designed to help your guests and clients get warm welcome as soon as they step into your New Address By The Bay.

With presidential apartments  
of a quality scale that begins at **11**

If you are looking for a home that scores a perfect 10, then get ready to step up your expectations; because our quality scale begins at 11. ExcellenSea proudly waits to reassert your palatial living by elevating luxury apartments from 11th to the 21st floor with premium 3 BHK residences, glazed with bewitching sea views.





The  
Living  
space



### Living Room

Your living space is sealed with an ultra modern lock and a master key. The designer entrance door opens into expansive luxury accessorized by vitrified flooring and French windows. Footlight, concealed wiring, AC points, Modular Switches, Sun Control glasses, pre-wired internet and telephone connectivity and more is wrapped in MCB and ELCB safety.



## Master Bedroom

At ExcellenSea your personal space has an iconic personality of its own. With Vitrified Flooring in each bedroom, you can gaze out at the scenic views through highly sophisticated French Windows. Windows with Anodized Sliding Windows and Sun Control Glasses ensure that maximum light and minimum heat enters your bedroom space.



## Bathroom

With full height designer dado, finest sanitary wares and premium quality chrome plated fittings, Bathrooms in your new house at ExcellenSea promises nothing less than indulgence. Notching up the ease of practicality, we also ensure antiskid rustic tiles, FRP water-proof doors and anti-rust PVC body exhaust fans for better safety.

## Bedroom

Above all aesthetics, this iconic project focuses on the convenience that a right amalgamation of technology and a utilitarian approach brings forth. Each room at ExcellenSea comes with footlight, AC Points, Concealed Wiring and Modular Switches to make the atmosphere in your space as pleasant as the bay outside.



## Master Bedroom

At ExcellenSea your personal space has an iconic personality of its own. With Italian Marble in each bedroom, you can gaze out at the scenic views through highly sophisticated French Windows. Windows with Anodized Sliding Windows and Sun Control Glasses ensure that maximum light and minimum heat enters your bedroom space.



## Kitchen

Granite Kitchen Platform  
Safety Features MCB & ELCB  
Anti Rust PVC body exhaust fans  
Concealed Wiring with Modular Switches  
Anodized Sliding Windows with Sun-Control Glasses



The  
Wellbeing  
Space





## Gymnasium

When the day feels heavy, go to the gym. You'll see you can take much more weight than you think you can. Packed with a state-of-the-art gym, ExcellenSea living is fully equipped to help you break your limits. For those who aren't satisfied with health or fitness, for those who strive for strength, we give you a place to build.

## Infinity pool overlooking the Queen's Necklace

Overlooking the Queen's Necklace, is an Infinity Pool that meets your need for a vacation every day. A charming landscaped deck invites you to slip into pleasant reveries By the Bay. Drenched in the color of Opulence, experience the best of the cityscape here. Wake up to a reality as beautiful as your dreams every day. Come home to ExcellenSea - Icon By the Bay.







ROAD







ROAD







**UNCOMPROMISING**



## Company Profile

Established in 1983, SANGHVI PARRSSVA GROUP OF COMPANIES is Mumbai's premier Real Estate group. Primarily involved in the development and the sale of residential and commercial properties, the group takes pride in developing a range of custom-made projects from budget residences to exclusive luxury penthouses and villas.

Spread over three decades as SANGHVI GROUP, the legacy SANGHVI PARRSSVA GROUP is strongly based on its founding principle of Uncompromising Values. Along with a strong team of Professionals, it Innovates, builds Trust and creates Sustainable Solutions. With several landmark developments and Accolades to its credit, the recent one, 'Iconic Commercial Project of the Year 2008' presented by the Honorable Chief Minister Devendra Fadnavis and, 'The Best Affordable Housing Project of the Year 2007' was awarded to Sanghvi Golden City at the 32nd National Real Estate Annual Awards.

Going beyond its role of premier real estate developer, SANGHVI PARRSSVA GROUP OF COMPANIES has been a socially responsible corporate, contributing towards betterment of society through various green initiatives, blood donation camps and a pledged responsibility towards the Indian Military through 'SEEMA SANGHVI WELFARE FOUNDATION'.



Corporate Office : IT 24, Building no. 32, 1st floor, Rajabhadur Mansion, Ambala Doshi Marg, Opp. BSE, Fort, Mumbai 400023.

Site Address : Sanghvi Parrsssva ExcellenSea, Raja Rammohan Roy Road, Nr. Saifee Hospital, Opp. Charni Road Station, Charni Road (E), Mumbai 400004

Disclaimer: The information in this brochure is indicative of the development that is proposed. Subject to the approval of the authorities, the builder/developer reserve the right to change plans, specifications or fixtures without prior notice or obligation.