

READY MADE  
LIFESTYLE — ON THE — **MOVE**  
1 & 2 BHK FULLY FURNISHED APARTMENTS



 **SETHIA**

**IMPERIAL**  
— AVENUE —

Fully Furnished 1 & 2 BHK Apartments

Malad (E), Western Express Highway

ONE OF THE MOST COMMON QUESTION  
ASKED TO THE MUMBAIKARS...

HOW DO YOU BALANCE  
WITH THE FAST  
LIFESTYLE OF MUMBAI  
CITY



One of the largest & most trusted Developer of Mumbai, has a strong presence in its Western Suburbs with more than 5 million square feet of planned development, understanding the needs and requirements of Mumbaikars. Here we present to you 'READY MADE LIFESTYLE ON THE MOVE' - SETHIA IMPERIAL AVENUE, served with every elements of pleasure and opulence at the most significant location near Western Express Highway, Malad (E). SO UNBOX THE SURPRISES FOR YOUR PREMIUM LIVING IN THE HEART OF MUMBAI, THE FASTEST CITY OF THE NATION.

 **SETHIA**  
**IMPERIAL**  
— AVENUE —

Fully Furnished 1 & 2 BHK Apartments  
Malad (E), Western Express Highway



STEP-OUT  TO REACH OUT  
*Anywhere*  
& ANYTIME



10 Min from Oberoi Mall



On Western Express Highway



5 Min from Growel's 101 Mall

 **SETHIA**  
**IMPERIAL AVENUE**  
Fully Furnished 1 & 2 BHK Apartments  
Malad (E),  
Western Express Highway



5 Min from Malad Railway Station



1 Min from Upcoming Metro Station



10 Min from Thakur International School

JUST **STEP-IN**   
TO YOUR READY MADE *World*

1 BHK & 2 BHK  
FULLY FURNISHED  
APARTMENTS WITH HOME APPLIANCES\*





**SETHIA**  
**IMPERIAL**  
**AVENUE**

Fully Furnished 1 & 2 BHK Apartments  
Malad (E), Western Express Highway

Sethia Imperial Avenue personifies completeness. It is offering Ready Made Homes for Mumbaikars, equipped with world-class amenities and ease of life. It is ideally located, connecting the main stream city with the convenience of extravagant luxury.

- Stylish 1 & 2 BHK Apartments
- Fully Furnished Homes with Home Appliances
- Located off Western Express Highway
- Premium Lifestyle Amenities
- At the Centre of Optimal Proximity



*Lifestyle* SERVED  
TO YOU WITH A  
DIFFERENT LEVEL  
OF COMFORT

INDOOR SWIMMING POOL



GYMNASIUM



STEAM CUBICLE



DIGITAL PLAY ZONE



GUEST ACCOMMODATION FLATS



INDOOR GAMES

VIEW OF  
*Ecstasy* GREET'S YOU EVERY MORNING

**Living & Bedroom**

Decorative Main Door with Quality Fittings & Safety lock  
Intercom System in Living Room  
TV Unit with 32 inch Television in Living Room  
Sofa Cum Bed in Living Room  
Dining Table with Chairs  
Aluminium Sliding Windows, Vitrified Flooring, Fan,  
Tubelights and Curtains in Living and bedroom  
Designer Flush Doors in all Bedrooms  
Queen Size Bed with Storage and Mattress in Bedroom  
Wardrobe in Bedroom  
TV Unit with 24 inch Television in Bedroom  
Air Conditioner in Master Bedroom  
Premium Quality Electrical Switches

**Toilets**

Designer Dado Tiles upto Lintel Level  
Concealed Plumbing with Exclusive Fittings & Fixtures  
Instant Geyser in Master Toilet  
Aluminium Ventilator with Exhaust fan

**Other Features**

Solid R.C.C. Frame Structure  
Garbage Chute  
Multi Levels Car Parking  
Society Office  
Double Height Entrance Lobby  
24 hour CCTV Surveillance in Common Lobby Areas  
High Speed Elevators with Power Backup

**Kitchen**

Granite Kitchen Platform with SS Sink  
Modular Kitchen with Overhead Storage  
Designer Dado Tiles up to Lintel Level  
Aluminium Sliding Windows with  
exhaust fan  
Premium Quality Electrical Switches  
Vitrified Flooring  
Tubelight and Fan  
Fridge and Washing Machine



DOUBLE HEIGHT GRAND ENTRANCE LOBBY



KITCHEN



LIVING ROOM



BEDROOM



Established in 2000, with a firm view of providing value for money solutions in real estate, the Sethia Group today is a multi-faceted entity with projects that span the spectrum of the industry verticals, ranging from construction of residential, commercial and industrial parks.

The Sethia Group has a strong presence in the western suburbs of Mumbai with more than **5 million square feet** of ongoing and planned development to their credit and a satisfied customer base of more than **5,000 happy families**.

In tune with evolving urban lifestyles, the **Sethia Group** has continuously sought to provide the best solutions that cater fully to customer needs within affordable budgets without compromising on design, quality and timely delivery.

## COMPETED PROJECTS



Sethia Sea View - Goregaon (W)



Sethia Green View - Goregaon (W)



Sethia Link View - Goregaon (W)



Sethia Grandeur - Bandra (E)

 **SETHIA**  
**IMPERIAL**  
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Fully Furnished 1 & 2 BHK Apartments  
Malad (E), Western Express Highway



# TYPICAL FLOOR PLAN

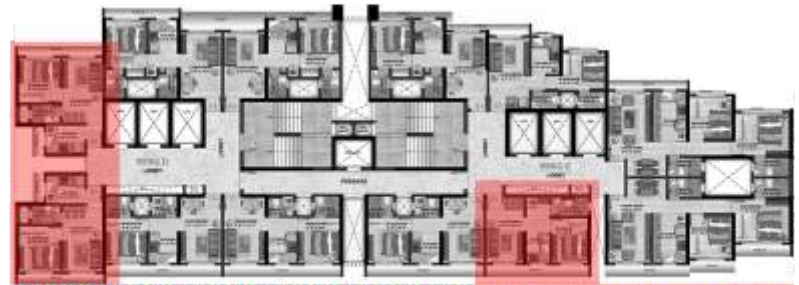
T-1			T-2		
FLAT NO.	RERA CARPET AREA	TYPE	FLAT NO.	RERA CARPET AREA	TYPE
01	365 SQ.FT	1 BHK	01	365 SQ.FT	1 BHK
02	365 SQ.FT	1 BHK	02	328 SQ.FT	1 BHK
03	330 SQ.FT	1 BHK	03	569 SQ.FT	2 BHK
04	330 SQ.FT	1 BHK	04	569 SQ.FT	2 BHK
05	308 SQ.FT	1 BHK	05	308 SQ.FT	1 BHK
06	308 SQ.FT	1 BHK	06	330 SQ.FT	1 BHK





RERA CARPET : 308 Sq. Ft

1 BHK



KEY PLAN



RERA CARPET : 328/330 Sq. Ft

1 BHK

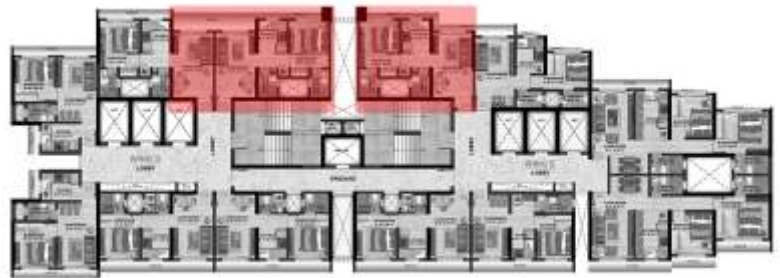


KEY PLAN

# 1 BHK



RERA CARPET : 365 Sq. Ft



KEY PLAN

# 2 BHK



RERA CARPET : 569 Sq. Ft



KEY PLAN



1 Min from Upcoming  
Metro Station

On Western  
Express Highway

5 Min from Malad  
Railway Station

10 Min from Thakur  
International School

10 Min from  
Oberoi Mall

5 Min from  
Growel's 101 Mall

The project has been registered via **MahaRERA registration number: P51800015798** and is available on the website [www.maharera.online.gov.in](http://www.maharera.online.gov.in) under registered projects.



Developer : Sai Enterprises

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Architect: T N Hassan | Design Architect : The Design Studio | RCC Consultant : Haresh L. Patel  
Advocate : Sanjeev Singh & Associates

**Note:** This brochure is a presentation. All drawings, amenities, facilities etc. shown in this brochure are artistic impressions. This Property is mortgaged to ECL Finance Ltd and NOC shall be obtained and provided at the time of Registration of Agreement of Sale

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