

# Live The Beach Life

Homes for the Beach Generation



Reference Image

**SBR**  
Sunteck Beach Residences

## Beach is the way of life

Pristine Beaches are timeless beauty crafted by nature with precision and great passion, offering a lifetime of serenity, unmatched scenic view and fresh air. Imagine being surrounded by this beauty and owning this piece of paradise for a lifetime. One of the most coveted addresses around the world is a beachfront and sea-facing residence.

The magnificent view, the serene surroundings and infinite possibility an address like this holds, is the ultimate luxury one can behold, all crafted for you by Sunteck. Explore the best possible lifestyle here for you with a forever view.



# Live The Beach Life

**Miami, Florida**

**Jumeirah, Dubai**

**Sydney, Australia**

Experience a Beach  
address at par with the  
world's best, in Mumbai

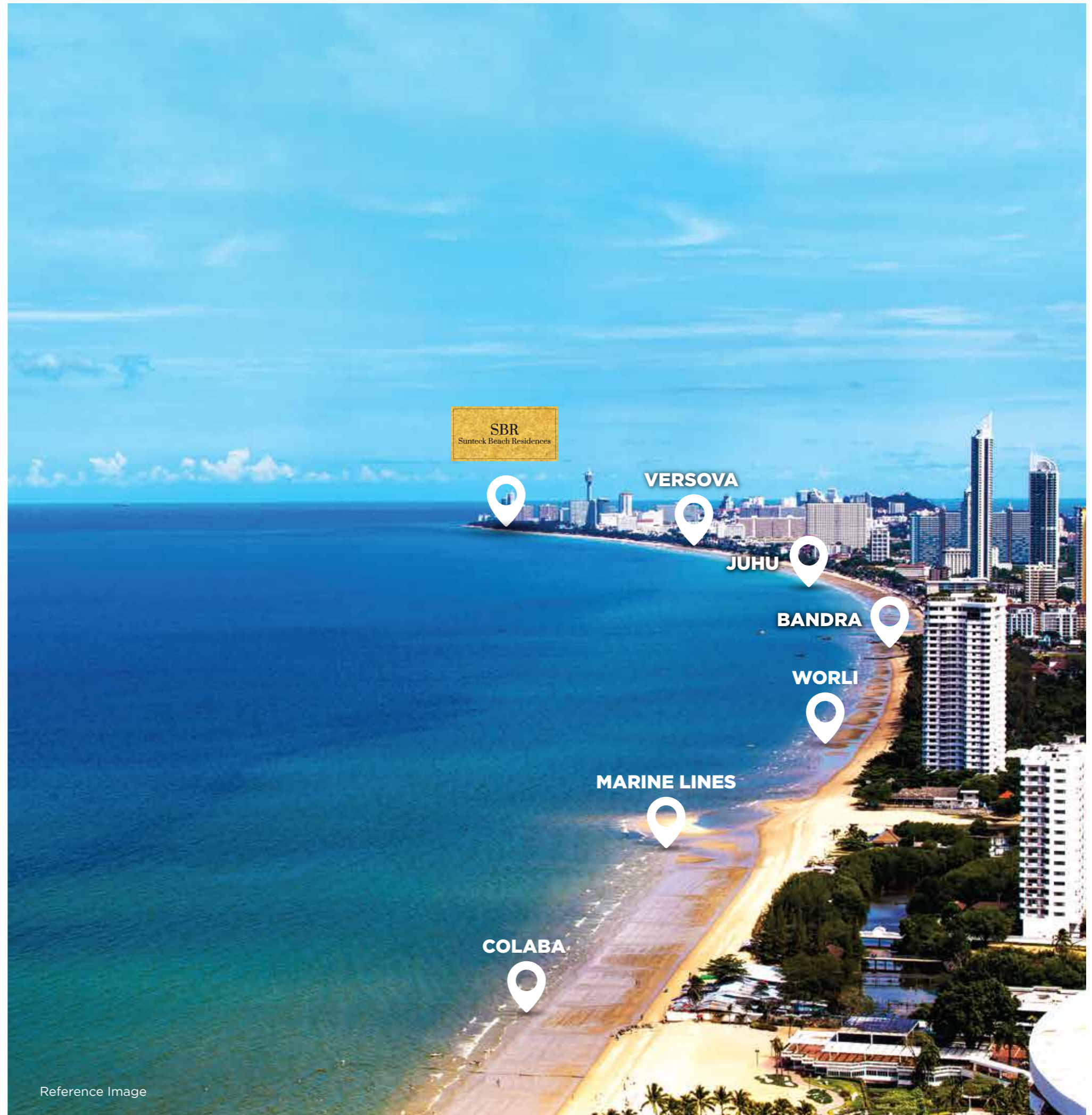
Reference Image

# SBR

Sunteck Beach Residences

## India's largest Beachfront township in Mumbai

Introducing Sunteck Beach Residences, an iconic and distinguished address rising by the sea located at Vasai. It brings with itself, a beautiful history and marvellous beachfront living, that rivals the best of seaside living from around the world. This fresh new address offers you a life by the sea that brings with itself all that you seek. Discover a new lifestyle with fine dining options and premium boutiques to high-street luxury, from a romantic getaway to a club culture and night life at par with the world's best. It's exotic and exquisite in every detail.



Reference Image

## Vasai - Captivating natural beauty combined with a rich cultural heritage

Vasai is one of the most peaceful places to live in Mumbai. It is a perfect amalgamation of nature and heritage. Surrounded by the pristine beaches. Vasai is a treasure trove of culture, music, dance and art form that can be enjoyed during local festivals and celebrations. The old houses of Vasai have a rich portuguese touch signifying it's colonial history.



**Scenic Coast Line**



**Historic Churches**



**Luxury Living**



**The Beach Life**








**Rich Heritage**

# Excellent Beachfront Location



# Major Upcoming Infrastructure Projects

Project Name	Details	Implications
 <b>Metro Rail</b>	23 km long purple metro line from Shivaji Chowk (Mira Road) to Virar.	The metro line will pass through Vasai and improve its connectivity to the various parts of MMR.
 <b>Coastal Road</b>	29.2 km freeway to connect Marine Lines to Kandivali.	The project is likely to enhance Vasai's connectivity to other parts of Western Suburbs and the island city.
 <b>MMR Ring Road</b>	Mumbai-Trans Harbour Link, Virar-Alibaug Multimodal Corridor, Vasai to Mira-Bhayandar bridge and another sea link from Versova-Virar together form a ring road in and around Mumbai city.	The project is likely to enhance Vasai's connectivity to other parts of the city through multiple modes.
 <b>Bullet Train</b>	Connectivity between Ahmedabad and Mumbai.	This project will improve Vasai's connectivity to Ahmedabad.
 <b>DMIC</b>	A project of USD 90 Bn with financial & technical aids from Japan, covering an overall length of 1,483 km between Delhi and Mumbai.	The alignment of Dedicated Freight Corridor passes through Vasai which will uplift its economic profile.

An artistic rendering of a modern, curved building with a large infinity pool overlooking the ocean. The building features white, curved balconies with glass railings. The pool is a vibrant blue, and the ocean is a deep blue. The sky is a clear, light blue. In the foreground, there are lounge chairs, umbrellas, and tropical plants. A person is visible on a balcony, and another person is in the pool. The overall scene is bright and sunny.

Homes for the  
**‘BEACH GENERATION’**



## Experience 50 acres of beachfront luxuries for a lifetime

For the new Beach Generation, Sunteck is bringing you unique luxury experiences that will last a lifetime. Find yourself surrounded by the blue waters, a pristine beach and 50+ luxuries spread across 50 acres land. Sunteck Beach Residences provides you with a Beachfront lifestyle complete with every comfort you could ask for that rivals the opulent Beachfront locations from around the world. Located at the best Beach destination of Mumbai, SBR is set to transform the city's shoreline with its lifestyle, luxury and views.



Your Beachfront Legacy,  
An address for a Lifetime & Beyond



# Iconic lifestyle with a Forever view

Sunteck Beach Residences, set on the shores of pristine Suruchi Beach, at Vasai is a luxurious township that's unique for its forever sea view. This one-of-its-kind lifestyle is the epitome of luxury, complete with opulent Beach Residences and Villas facing the sea. Experience the forever nature view with the finest of luxuries for a lifetime and beyond.



An artistic rendering of the Sunteck Beach Club at night. The scene features a large, modern building with a glass facade and a swimming pool in the foreground. The building is illuminated from within, and the pool reflects the lights. Several palm trees are planted around the pool area. In the background, several high-rise apartment buildings are visible against a dark blue sky with stars. The overall atmosphere is luxurious and serene.

**SBC**  
Sunteck Beach Club  
A clubhouse marvel, to relax  
& rejuvenate

Discover beautiful  
shore lines



Artist's Impression

Live the Beach Life



Soulful Meditation & Yoga



Jog by the Beach



The Beach Fun



Be the Beach Family



Discover Water Sports



Celebrate Moments



Fun Filled Weekends



Let the little ones build Castles

Enjoy an array of  
luxurious amenities



Live a Healthy Life



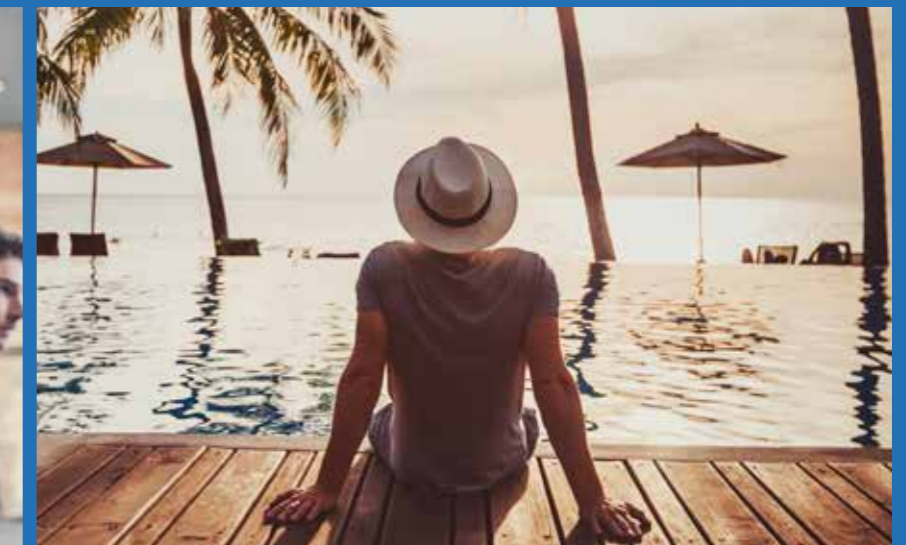
Rejuvenate your Mind, Body & Soul



Celebrate joyous Occasions



Best in Class Gymsnasiums



Unwind & Relax

# A Sustainable Beach Lifestyle Drive at Pristine Suruchi Beach Vasai

Sunteck Foundation, along with Sunteck Realty, joined hands to organize a sustainable beach lifestyle drive at Suruchi beach, Vasai (W), in association with leading NGO, United Way Mumbai.

Actress Dia Mirza, prominent citizens, and enthusiasts from Mumbai and other parts of the MMR thronged the beach to participate in the sustainable beach lifestyle drive at Suruchi beach.



Actual Image



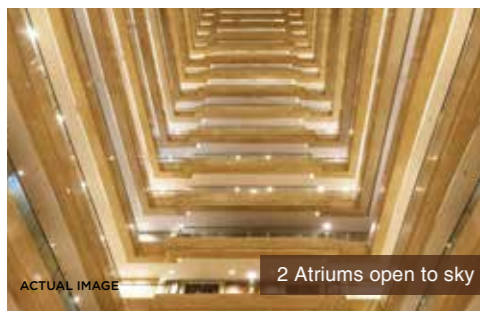
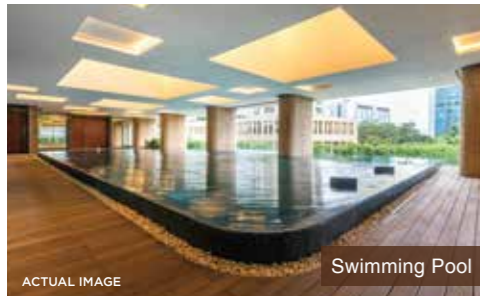
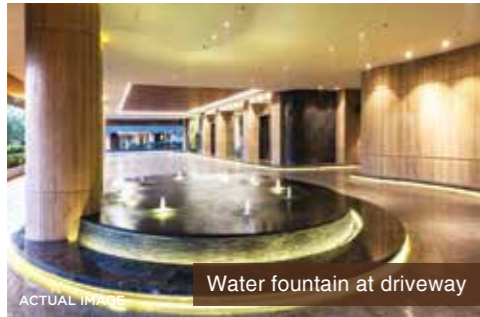
Actual Image



March 25<sup>th</sup>, 2022. Actual Image

# Signature ISLAND

G - BLOCK, BKC



## An Iconic Landmark

As the chosen residence of the finest business minds of India, Signature Island chooses comfort over ostentation. The timeless, iconic and distinctive property finds its beauty within its purpose. Redefining the skyline of Bandra Kurla Complex, Signature Island features only Duplex Residences which offer a bespoke design.

A masterpiece designed by Talati & Panthaky Associates (TPA), Signature Island is the embodiment of a design philosophy that transcends all trends. With Temperature Controlled Indoor Swimming Pool, State-Of-The-Art Gymnasium & Health Club, Business Club, Exquisite Landscaped Garden with Children's Play Area, Cutting Edge Security Systems and much more. Every space you tread into, you'll discover the luxuriously heady feeling that comes with a king-sized lifestyle.



**SIGNIA ISLES**  
OC RECEIVED

**SIGNATURE ISLAND**  
OC RECEIVED

**SIGNIA PEARL - BKC**  
RERA NO: P51800007921 (Part OC Received)

## About Sunteck

- Sunteck is one of the fastest growing Mumbai-based real estate development company.
- It is amongst the top listed real estate companies on National Stock Exchange & Bombay Stock Exchange.
- Sunteck holds one of the strongest balance sheets with almost negligible debt levels and visible cash flows.
- It focusses on a city-centric development portfolio of about 50 million square feet spread across 19 projects and 13 completed projects.
- It's presence across the spectrum is differentiated by Uber Luxury, Ultra Luxury, Marquee Luxury, Premium Luxury & Aspirational Luxury segments.
- Sunteck's flagship project Signature Island in Bandra-Kurla Complex (BKC) is home to some of the most renowned head honchos of leading financial institutions, corporates, global conglomerates and renowned celebrities.



# Sunteck



022 5064 5604 | [www.sbrmumbai.com](http://www.sbrmumbai.com)

**Site Address:** Sunteck Beach Residences (SBR), Suruchi Beach Road, Vasai (W) - 401201

**Corporate Office:** Sunteck Centre, 5<sup>th</sup> Floor, 37 - 40 Subhash Road, Vile Parle (E), Mumbai - 400 057, India.

**MAHARERA NO: P99000045490 | P99000045499 | P99000045599. Details available at <https://maharera.mahaonline.gov.in>**

Disclaimer: The project Sunteck Beach Residences 1, Sunteck Beach Residences 2 & Sunteck Beach Residences 4 ("Projects") are being developed by Sunteck Real Estates Private Ltd. ("Promoter"). The photographs, images, pictures, visuals used are stock photography. The photograph is for illustrative purposes only. The specifications and other details herein are merely an Architect impression of the Projects. The Specifications, amenities and facilities will be as set out in the Agreement for Sale and on the RERA website under Registration No. P99000045490 | P99000045499 | P99000045599. Details available at <https://maharera.mahaonline.gov.in>. The plans and the location of the amenities may be subject to modification/change/revision/alteration in terms of approvals, orders, directions and/or regulations of the concerned/competent authorities, and/or for compliance with laws/regulations in force from time to time. The common areas and common amenities for the entire layout shall be made available for the entire project and will be completed and handed over after completion of the development of the entire building layout. The layout will have additional towers and each of building in the layout will have additional floors upto 30 floors or such upper floors as may be approved by competent authority & details of such proposed/ additional FSI & amended plans will be uploaded on RERA web site from time to time. The approved villas (as per current plan) are a separate part of the layout and will have independent ingress/egress from the internal layout roads. The additional villas are part of future development subject to the approval of competent authorities. The proposed club and hotel are not part of common amenity of the layout and are additional facilities (that can be availed by the residents of the layout as per applicable terms & conditions for their use) on the plot appurtenant to the layout. The modification/alteration will be by following due procedure as prescribed under the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 and the Rules and Regulations framed under RERA for Maharashtra ("RERA Rules") and the relevant applicable disclosures shall be made at an appropriate time. This electronic/printed material does not constitute an offer and/or contract of any type between the Promoter and the recipient. No booking or allotment shall be deemed to have been made on the basis of this electronic/printed material. \*Terms & Conditions Apply. Offer's, if any provided subject to loan eligibility of the customer. Any offer/scheme is at the sole discretion of the Promoter and/or banks/financial institutions and is subject to change/alteration/modification/withdrawal without any prior notice. #Post booking, customer will have to pay a balance amount as per applicable payment schedule mentioned in the Booking Application Form/Agreement For Sale. The rendered image depicts the view from the beach side to your home. The Beach view will be available from the units as per their location specific, from their respective buildings.

