


x'czar

Grandeur and opulence, for your indulgence



Experience precision and expertise at its best, from someone who understands life's zest.

Welcome to the  'czar  
Building spectacular homes with brilliance.

Structurally grandiose and majestic, Xczar will undoubtedly be the envy of the quaint neighbourhood of J.V.P.D. Setting high standards of living, enjoying life to the peak and lavish living at its best, are some of the things that Xczar stands for.

A residential space which will be a symbol of magnificence at its best. Serving you with the most stupendous and dazzling of services and offerings that you would only have dreamt of. "Name your desires and they shall be fulfilled in incomparable style and panache", is the motto of this grand and impressive piece of art that is being constructed with utmost proficiency and architectural savoir faire.

Xczar - residences that will make you proud.

# Introduction



## Imperial Amenities offered at X'czar

Your dream abode is nothing less than a palace. So here's your chance to turn that reverie of yours into a reality with X'czar's state-of-the-art amenities and facilities for your supreme pleasure and comfort.

Some of the features that make us proud and will make you yearn for more are:

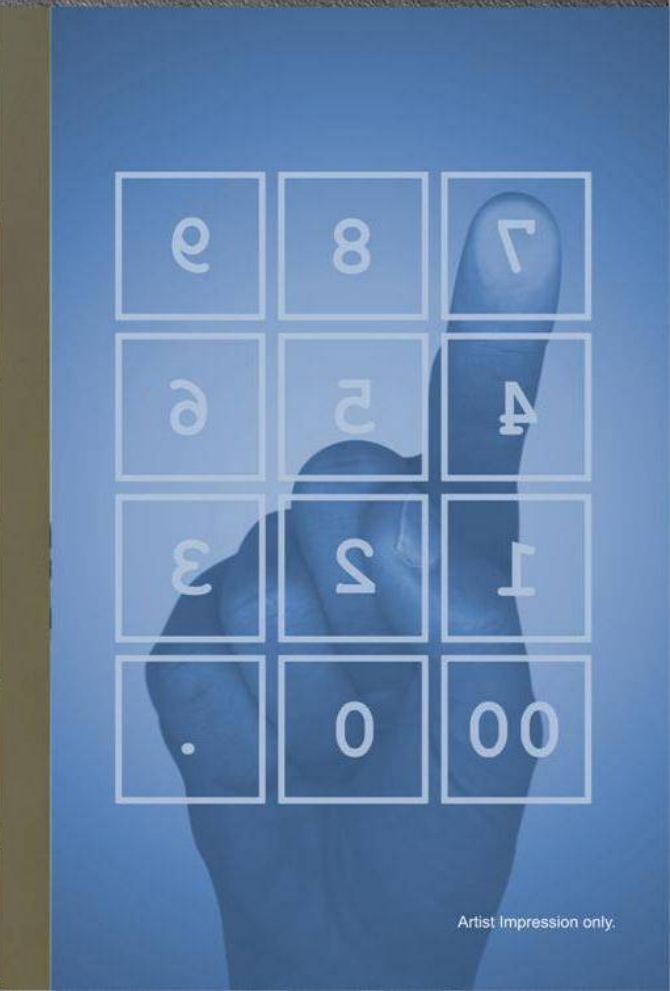
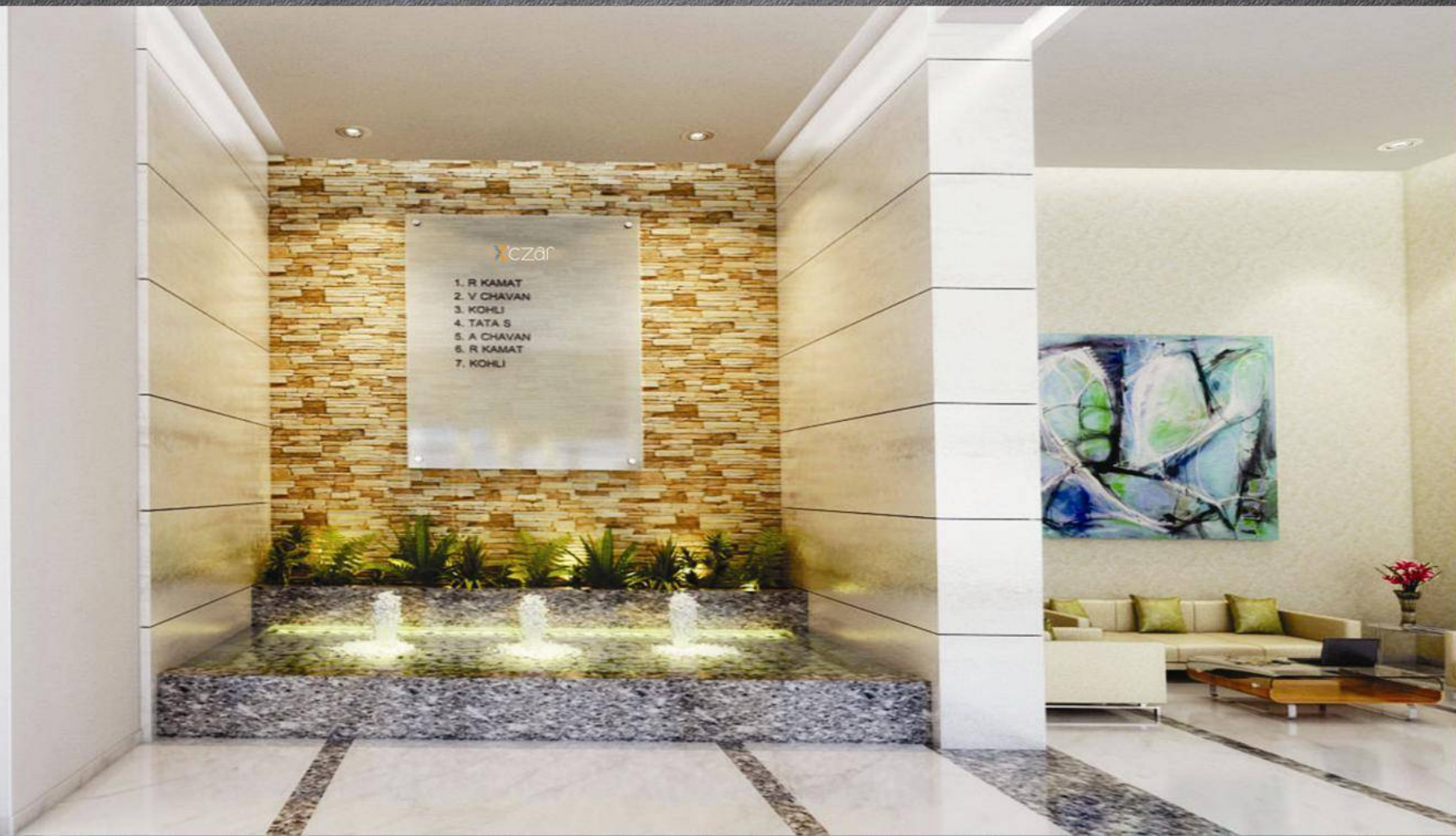
- **Lush Landscapes & Ambient Lighting**  
Enveloped by blossoming fresh and lush greenery, subtle and enjoyable lighting that adds beauty to the already magnificent ambience of this structure.

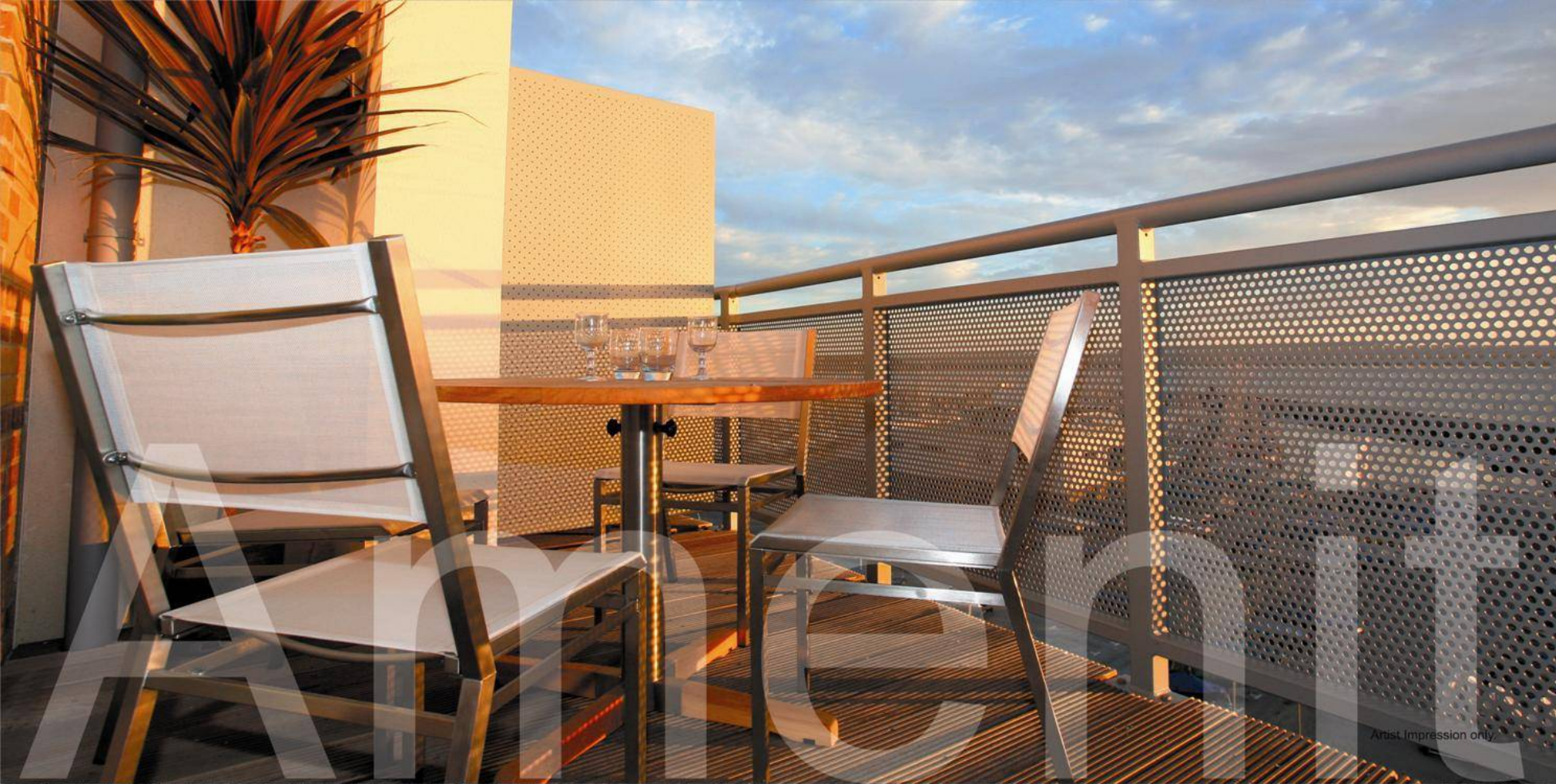
- **Corbelled Driveway**  
Sturdy vertical landscaped compound walls surrounding the building for further safety and privacy have been incorporated, accompanied by a corbelled driveway.
- **Stylish Air-Conditioned Reception Area**  
The building's fully air-conditioned captivating swanky reception area with a double height entrance lobby is a piece of art in the true sense of the word.

- **Automated Light Controls**  
X'czar is well equipped with extremely expedient automated light controls in all the common areas of the complex so as to assist you even further.
- **Modern Car Lifts**  
Automated car lifts with super sensitive sensors & remote controls that facilitate convenient parking are part of the exquisite building plan as well... "Intelligent automated car lift"

- **Internationally Acclaimed Elevators**  
Our high speed internationally acclaimed elevators with biometric access systems and auto rescue devices, definitely add to your safety and comfort and redefine luxuriant living.

# Amenities





Artist Impression only.



Artist Impression only.

- **Alluring Lobbies for Each Floor**

Classy and elegant lobbies on each floor lead to your dream abode and make the entire experience of living in the best of homes, even more special.

- **Stainless Steel Gates, Rails and Toughened Glass**

The unmatched strength of the stainless steel gates combined with the strong rails and glass, are intelligently designed keeping in mind your utmost safety and security.

- **Intelligent Building Designing**

X'czar is designed intelligently & innovatively by making it seismic force resistant.

- **Efficient Rain Water Harvesting**

In today's conscious world of alertness, our buildings have been designed in a manner that accommodates a rain water harvesting system with an extremely efficient filtration plant as well.

- **External Anti-Fungal P.U. Texture Paint**

The external anti-fungal P.U. texture paint with biocides ensures longevity of the structure and keeps its external facade as good as new always.

- **PA and Intercoms**

Adding to the safety and convenience of our residents, PA and a very efficient intercom system is part of the project.

- **Modern Fire-Fighting System**

Adding to the safety systems list, is our modern fire-fighting and protection system, as prevention is definitely better than cure.



Artist Impression only.

- An Air-Conditioning VRV System  
Yet another addition to the comfort angle is the superior air conditioning VRV system for
- Level Security, Gated Entry and Swipe Card Lobby Access  
The best in technology and highest safety security for you and your loved ones is now at your service. With highly safe gated entry and a system with swipe card lobby access, you can rest assured that you are being taken care of.

- Video Door Phones and Private In-Unit Alarm Systems  
As a safety measure, excellent quality video door phones have been installed with private in-unit alarm systems that warn you well in advance of any kind of trouble at the door.
- Wi-Fi and Direct to Home Satellite System  
Experience comfort and convenience at its best with Wi-Fi connections and Direct To Home satellite systems for all the residents.

### Superior features for every residence

- Visually Optimised 10 Storeyed Domicile  
Each home has its own distinguished interior as well as superior exterior. A home personalised as per your likes and choices.
- Your Private Residence. Your Private Floor  
Experience not just your private pad on your terms, but actually an entire floor will be dedicated solely to you, making you the proud owner of an entire floor.
- Pent House and Duplex Apartment  
The home of your dreams. A pent house & a duplex apartment with decks on the top floors with a spectacular view, is something you will trade for nothing in the entire world.
- Double Glazed French Windows  
Windows that optimise lighting, save energy and give a sense of tranquillity and peacefulness. Besides which add elegance and style to your already gorgeous home.



Artist Impression only.

Optional customised features for all residences

- Designer Interiors
- Intelligently Crafted Furniture
- Bathroom Ware at its Best
- Irresistible Italian Wood Flooring
- Stylish Modular Kitchen



Artist Impression only



Artist Impression only.



Artist Impression only.

Optional Customised Bed room

## Green design features at Xczar

### Site Efficiency

- Adherence to local regulations
- Landscaping with tot-lots
- Prevention of soil erosion

### Water Efficiency

- Rain water harvesting
- Sewerage treatment plant
- Water Efficient fixtures with lesser flow rate
- Water Metering

### Energy Efficiency As Per Ashrae Standards

- CFC free air-conditioning
- LED light fixtures
- Energy metering

### Materials

- Local materials, renewable materials
- Certified wood based furniture
- DGU glass reduces air-conditioning operation cost

### Indoor Environment Quality

- Enhanced fresh air intake
- Cross Air Ventilation
- Tobacco Smoke Control



## Stilt Level Floor Plan

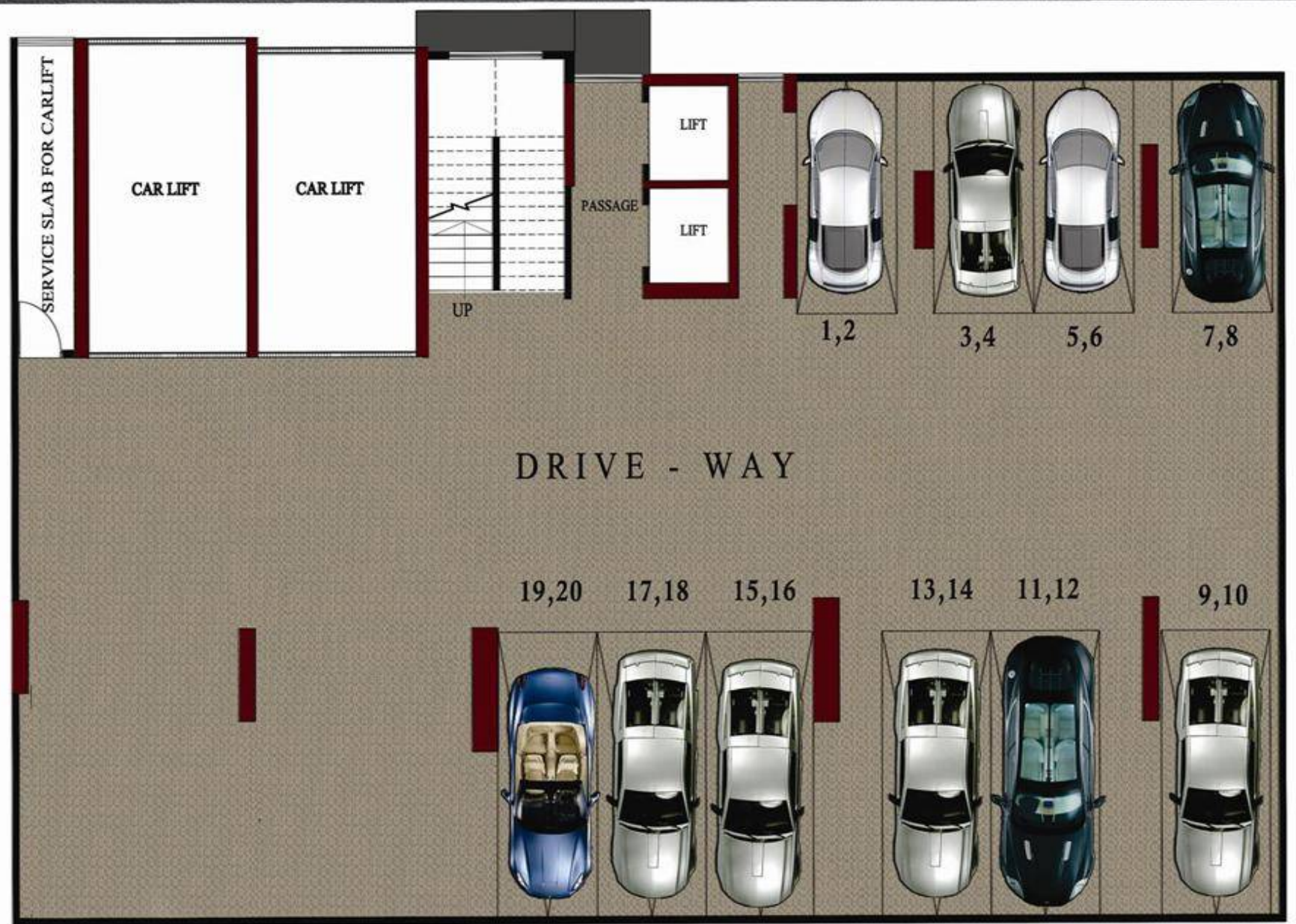


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## 1st & 2nd Podium Level Floor Plan



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## Typical Floor Plan- Single Flat



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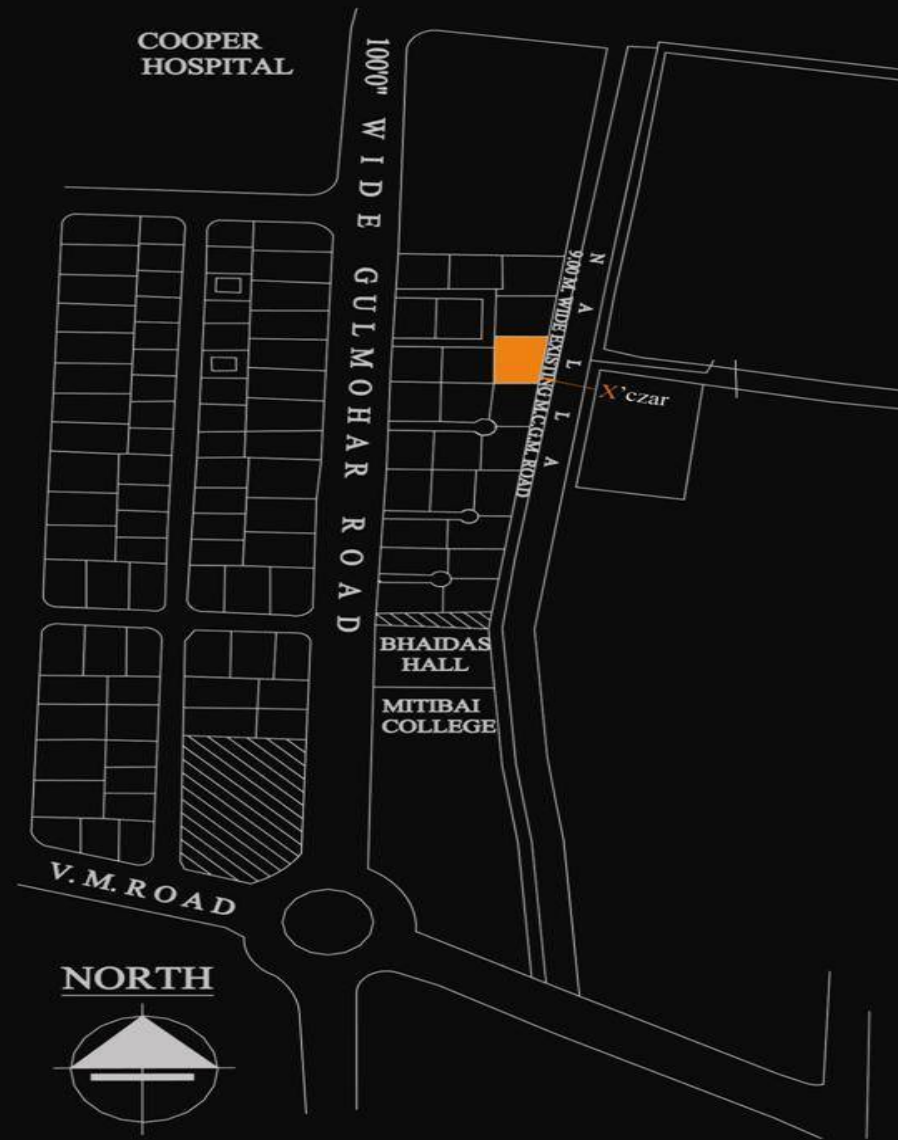
Typical Floor Plan



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# Location MAP



Plot No.7/10, Azad Nagar Co-operative Housing Society,  
Near D.J.Sanghavi College, Road No.1, Juhu Scheme  
Ville Parle (W), Mumbai - 400049

## Strategically Located

In a city where distance can be your deadliest enemy, X'czar is very strategically located.

Located in a prime area of posh Juhu, X'czar is far from nothing. Every vital destination is just a jiffy away, adding to the convenience factor of Xczar.

In close proximity to school, colleges and hospitals, it gives you your personal space yet a sense of safety and security.



Perspective to Perfection

401, X Cube, Plot # 636, Opp. Fun Republic Theater, Off Link Road,  
Andheri West, Mumbai - 400 053, Maharashtra, India.

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Registered with IGBC for Green Building Certification