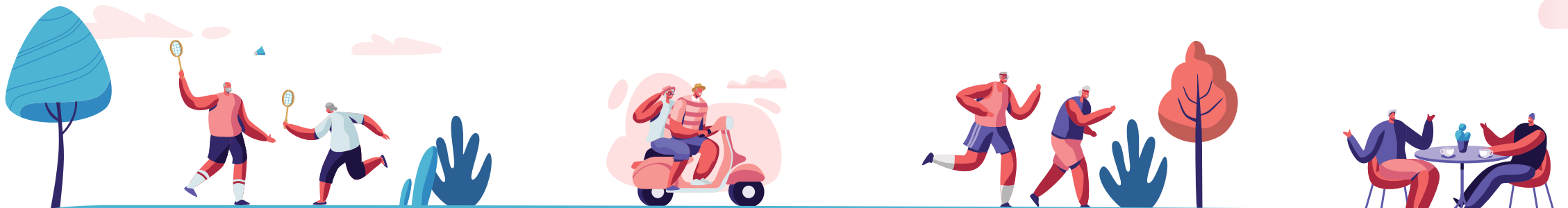


**EXPERIENCE THE  
LUXURY OF MORE.**

— WELCOME TO —

**UK LUXECITY**  
KANDIVALI (E)



# A LITTLE ABOUT US

UK Realty is an amalgamation of the renowned real estate entities: Unique Builders and Keemaya Build. What began as a small but sincere step in the year 2007, has taken giant strides in the Real Estate scenario of Mumbai, Rajasthan & NCR.

To be one of the emerging names in Mumbai Real Estate, holding 12 years of rich experience, we are blessed to have earned the faith of 5000 happy customers and crafted 50+ prestigious properties across India. The world is moving forward and we are happy to lead the way.





# A GLIMPSE OF OUR WORK



## PROJECTS DELIVERED:



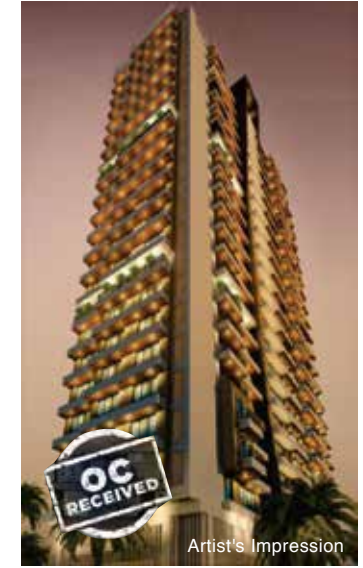
**UK VEDIC HEIGHTS**  
KANDIVALI (EAST)



**CHALET AMAR**  
JUHU



**JP DECKS**  
GOREGAON EAST



**UK SANGFROID**  
ANDHERI (WEST)  
RERA NO. P51800007085

## ONGOING PROJECT:



**BOULEVARD**  
ANDHERI (EAST)  
RERA NO. P51800002133 (TOWER 4)  
P51800001690 (TOWER 5)



# YOU ASKED FOR MORE. WE GOT MORE.

Scarcity of large land parcels is a real problem in Mumbai, owing to which, we don't see many township projects in the city. But, it's in our human nature to want more in life.

UK Realty has the perfect solution to this issue with its best-in-class township project sprawling across 20 acres that offers residential and retail spaces. With an enviable location, premium amenities, and elegant homes with stunning views, at UK LUXECITY, you get the luxury of more.

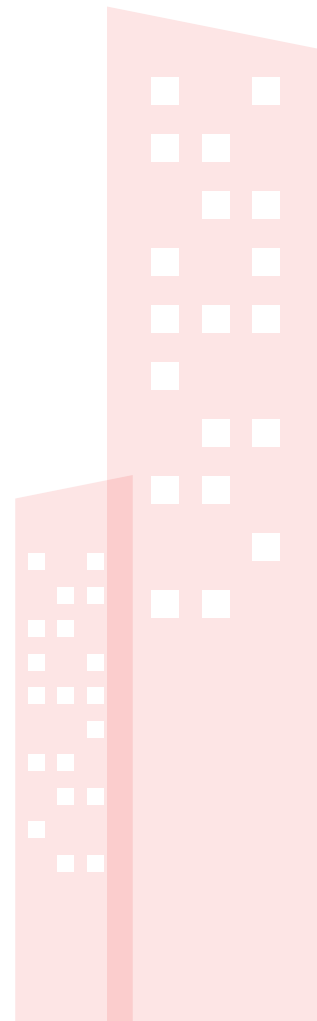


Artist's Impression



# WHERE LUXURY AND CONVENIENCES CONVERGE

Strategically located in Kandivali (E), UK LUXECITY effortlessly brings together a premium lifestyle and seamless access to the city. Spread across 20 acres with Phase-I having 3.5 acres of land, this township is adorned with more than 30 amenities dedicated to 4 towers that'll spoil you every day. With the luxurious, vastu-compliant 1 BHK compact, 1 & 2 bed residences that have spectacular vistas of lush green hills and the city, along with the finest of comforts, it's an ideal home for you and your family.





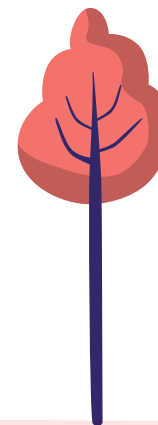
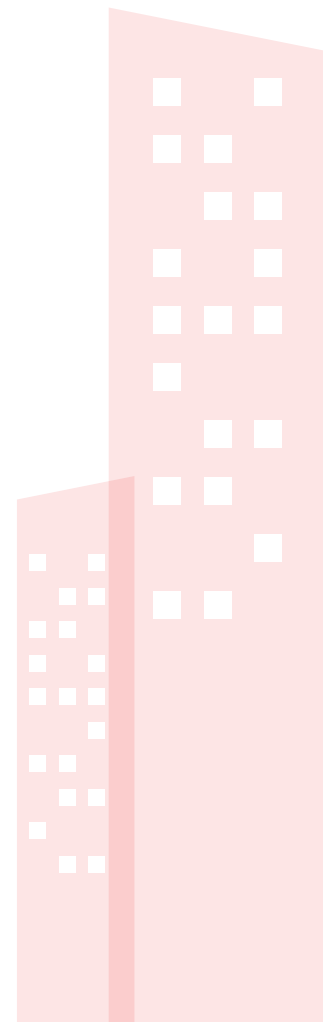




# THE LUXURY OF ALL-ROUND CONNECTIVITY.

Situated in Mumbai's ever-buzzing western suburb, Kandivali (E) brings the city at your feet.

Seamless connectivity to every part of the city has turned the area into one of the most sought-after locations to reside in. Its central location, proximity to major business hubs, along with a host of conveniences around the corner, make commuting and life in general, effortless and easy.



-  **Landmark**
-  **Area**
-  **Railway**
-  **Metro Line 7**
-  **Commercial**
-  **Residential**
-  **Bank**
-  **Restaurant**
-  **Education**
-  **Shopping**
-  **Sports**
-  **Garden**
-  **Forest**
-  **Hospital**

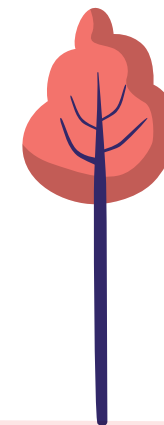
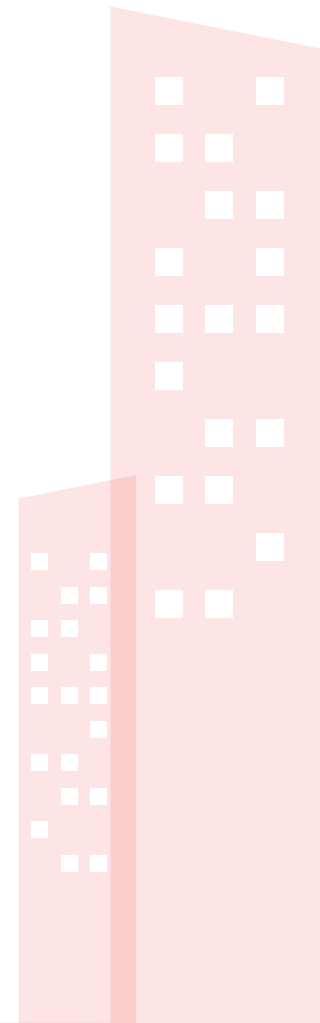
MAP NOT TO SCALE  
METRO LINE 7 IS UNDER CONSTRUCTION





# AN ADDRESS THAT INSTANTLY MAKES YOU FEEL AT HOME.

Kandivali (E) is on its way to become one of the most desirable areas to live in. With a well-connected location that's surrounded by a wide range of social and cultural hotspots, you wouldn't wish to stay anywhere else. Upcoming infrastructure like the 29.2 km long proposed Coastal Road which will connect major commercial centres from Marine Lines to Kandivali, and the upcoming Metro lines that'll connect Dahisar-Andheri-Mankhurd, will further improve accessibility.



### Connectivity

- Western Express Highway - 1min
- Mahindra Metro Station - 1 Min
- Kandivali Railway Station - 5 Mins
- Proposed Coastal Freeway - 15 Mins
- SV Road/ Link Road - 10 Mins
- Mumbai International Airport - 20 Mins
- Domestic Airport - 25 Mins

### Business Districts

- Infinity Park - 7 Mins
- Nirlon Compound/ NESCO - 8 Mins
- Mindspace - 10 Mins
- MIDC/ SEEPZ - 15 Mins
- Andheri–Kurla Business District - 15 Mins
- BKC 30 Mins

### Educational Institutions

- Lokhandwala Foundation School - 1 min
- Thakur College Of Engineering & Tech - 5 mins
- Thakur Public School (CBSE) – 5 mins
- Ryan International School (CBSE) - 5 mins
- Oxford Public School (ICSE) 5 mins
- Cambridge School - ICSE - 5 Mins
- Oxford International School – (4.5 kms) 10 mins
- Thakur International School – (4.5 kms) 10 mins
- Gudencha Education Academy – (3 kms) 10 mins

### Healthcare Facilities

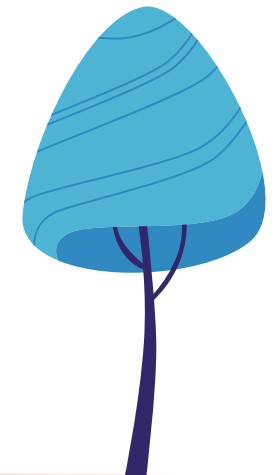
- Sever Star Multi-Speciality Hospital – (2 kms) 5 mins
- ESIC Speciality Hospital – 5 mins
- DNA Multi-Speciality Hospital – 7 mins
- Sanjeevani Hospital – 8 mins
- Apex Multi-Speciality Hospital – (3.5 kms) 10 mins
- Manavhit Hospital – (3 kms) 10 mins

### Shopping & Entertainment

- 101 Growel's Mall – 1 Min
- Lokhandwala Shopping Complex – 1 Min
- Thakur Shopping Mall – 4 Mins
- D Mart – 4 Mins
- Raghuleela Mall – 5 Mins
- Oberoi Mall – 5 Mins
- Hotel Sai Palace – (4.5 kms) 15 mins

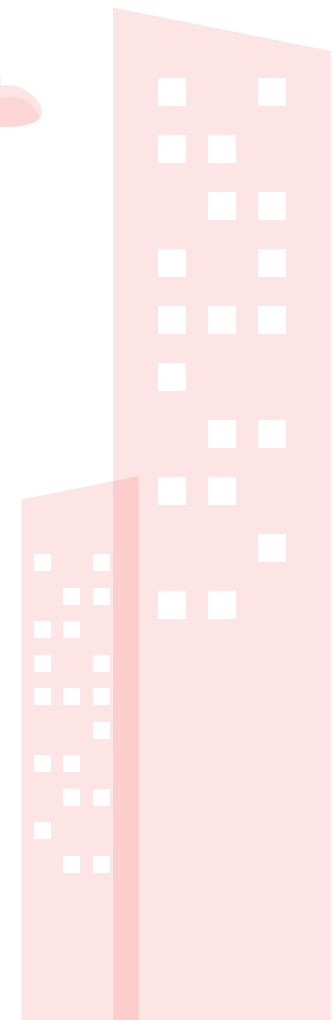
### Recreation

- Sports Authority of India – 1 min
- Sachin Tendulkar Gymkhana – 7 mins
- Essel World and Water Kingdom – 15 mins



# WHERE THE GREENS AND THE CITY PAINT A MASTERPIECE TOGETHER.

Blessed with abundance of greenery and a well-planned infrastructure, this premium project is home to breath-taking, uninterrupted views of the majestic greens and the surrounding city. A warm cuppa accompanied by these stunning vistas is the perfect way to begin your day.



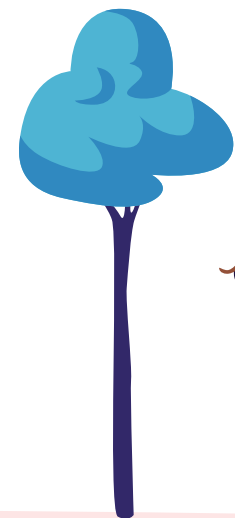
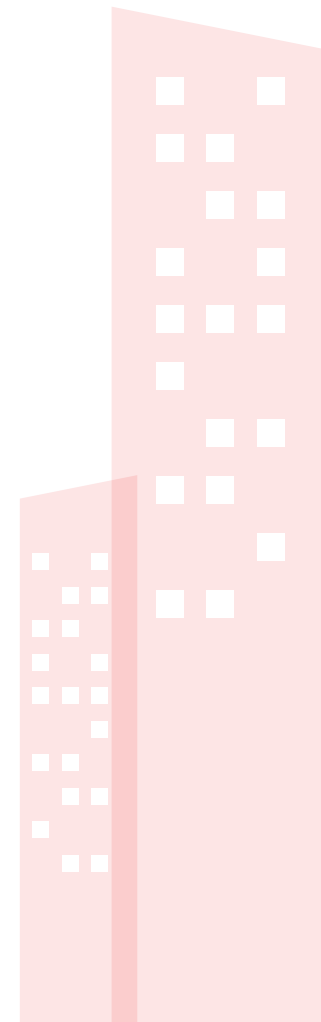
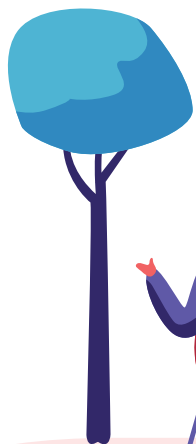




# A LIFESTYLE THAT'S READY TO SOAK YOU IN LUXURY.

Owning a home at UK LUXECITY won't just be a shift in address, but a lifestyle upgrade. One that comes with a host of amenities to make your every day, more luxurious.

- Water cascade
- Valet parking
- High speed Elevators
- Grand Entrance
- Gated Lifestyle Community
- Pool Deck
- Air Deck
- Cafeteria





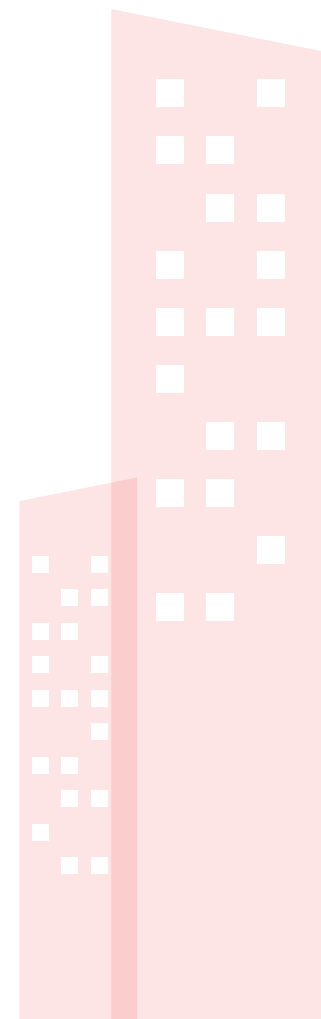




# YOUR DAILY DOSE OF FITNESS.

It is extremely important to take care of your health. A healthy body leads to a peaceful mind and thus, we have a state-of-the-art fitness centre to ensure you live an active lifestyle every day.

- Swimming Pool
- Gymnasium
- Yoga Room
- Multi-purpose Court
- Aerobics

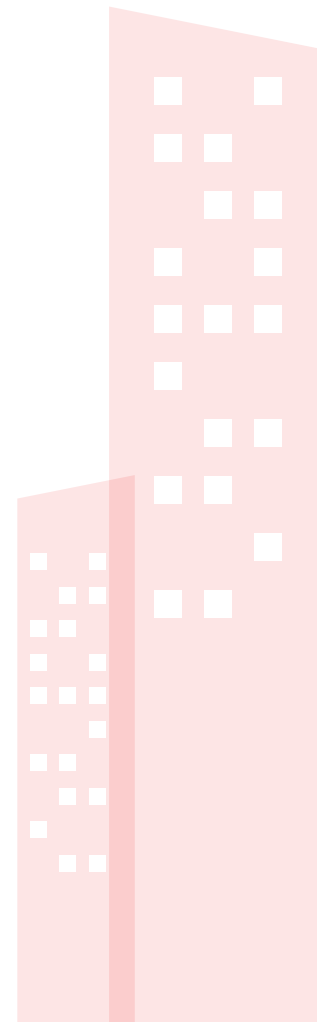
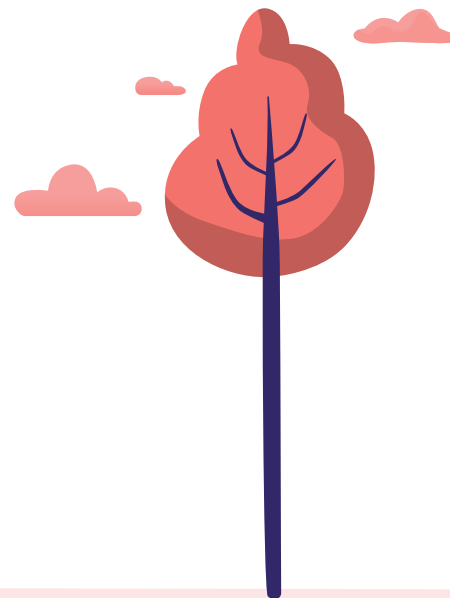




# THEMED GARDENS THAT CALM YOUR MIND AND SOUL.

Here, each garden has its own tranquil quality that rejuvenates you the minute you step in. So, go take that much-needed break from your daily hustle to spend time with yourself and your loved ones at these beautiful gardens.

- Zen Garden
- Five Element Garden
- Flower Garden
- Terrace Garden





# FORGET ALL YOUR WOES, IT'S PLAYTIME!

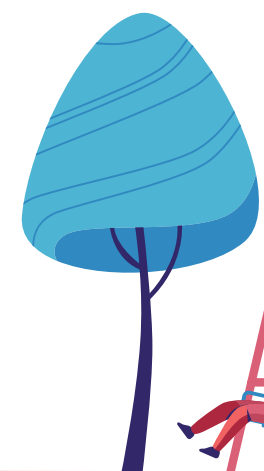
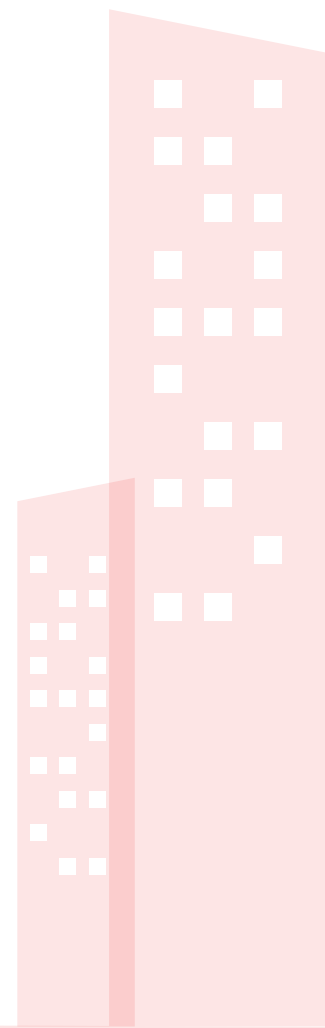
Gather your friends and family for a super fun and exciting games night at the arcade zone and create your own leagues, while the kids have their own special corner to revel in!

## **Arcade**

- Cards Room
- Chess
- Billiards
- Carrom
- Table Tennis
- Foosball Table

## **Kids Corner**

- Splash Pool
- Soft Ball Room
- Bounce Room
- Study Room
- Ropes and Ladders





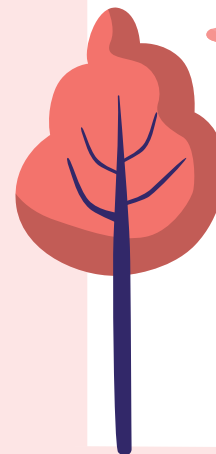


# A HOME THAT KEEPS YOU AND YOUR ENVIRONMENT, SECURE.

We believe in preserving nature and making the most of the available resources by taking active measures to ensure the same. With your security being our priority, know that we are well-equipped with all the modern technology along with a diligent force to protect you.

## Common Amenities

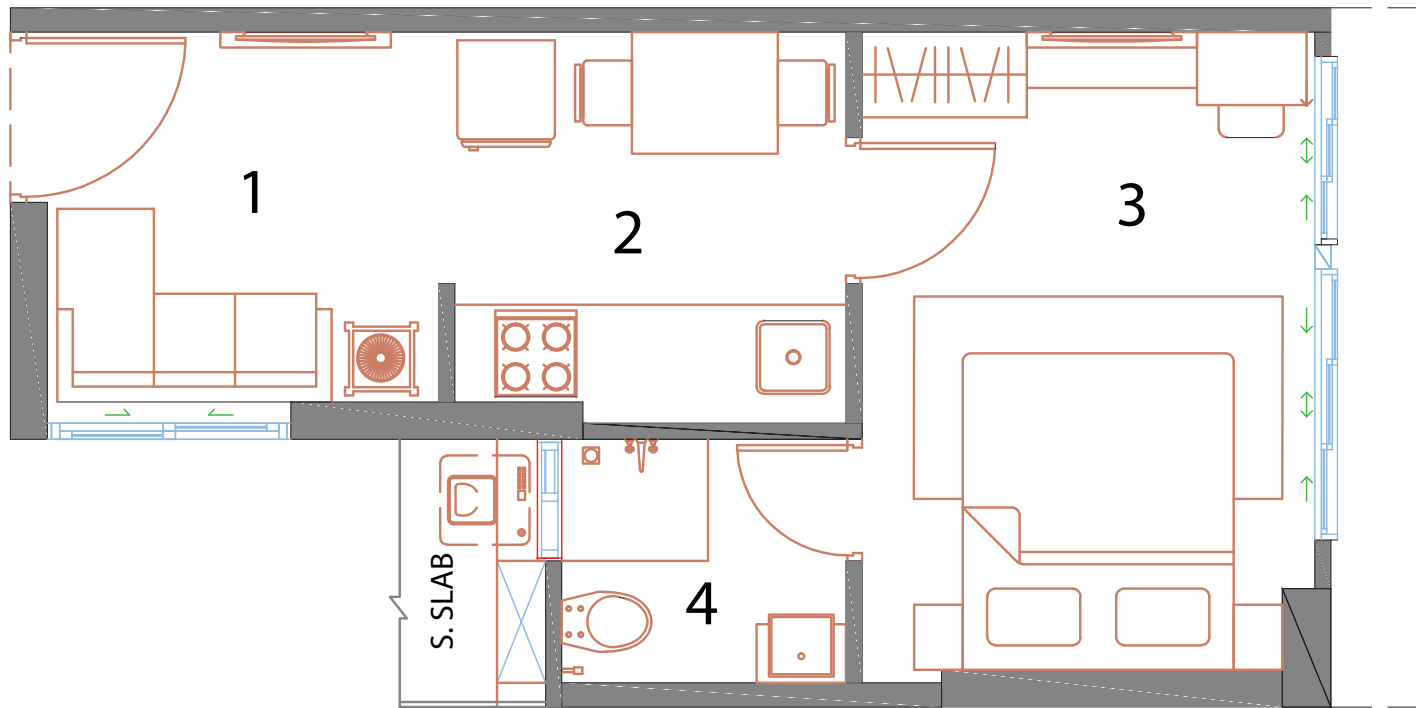
- Solar Panels
- Sewage Treatment Plant
- Rain Water Harvesting
- Boom Barrier
- CCTV
- High Trained Security Force



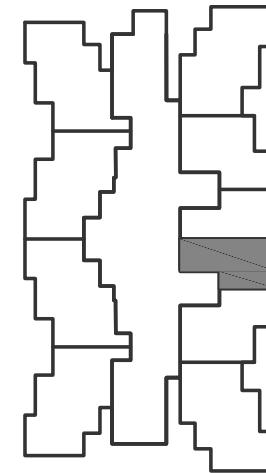




# UNIT PLAN - 1 BHK COMPACT

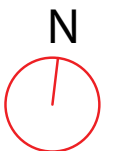


WING A - 1 BHK COMPACT		
NO.	PARTICULAR	SIZES
1	LIVING	8'0" X 8'0"
2	ALCOVE	8'0" X 8'0"
3	MASTER BED	9'2" X 13'2"
4	ATTACHED TOILET	5'9" X 4'11"

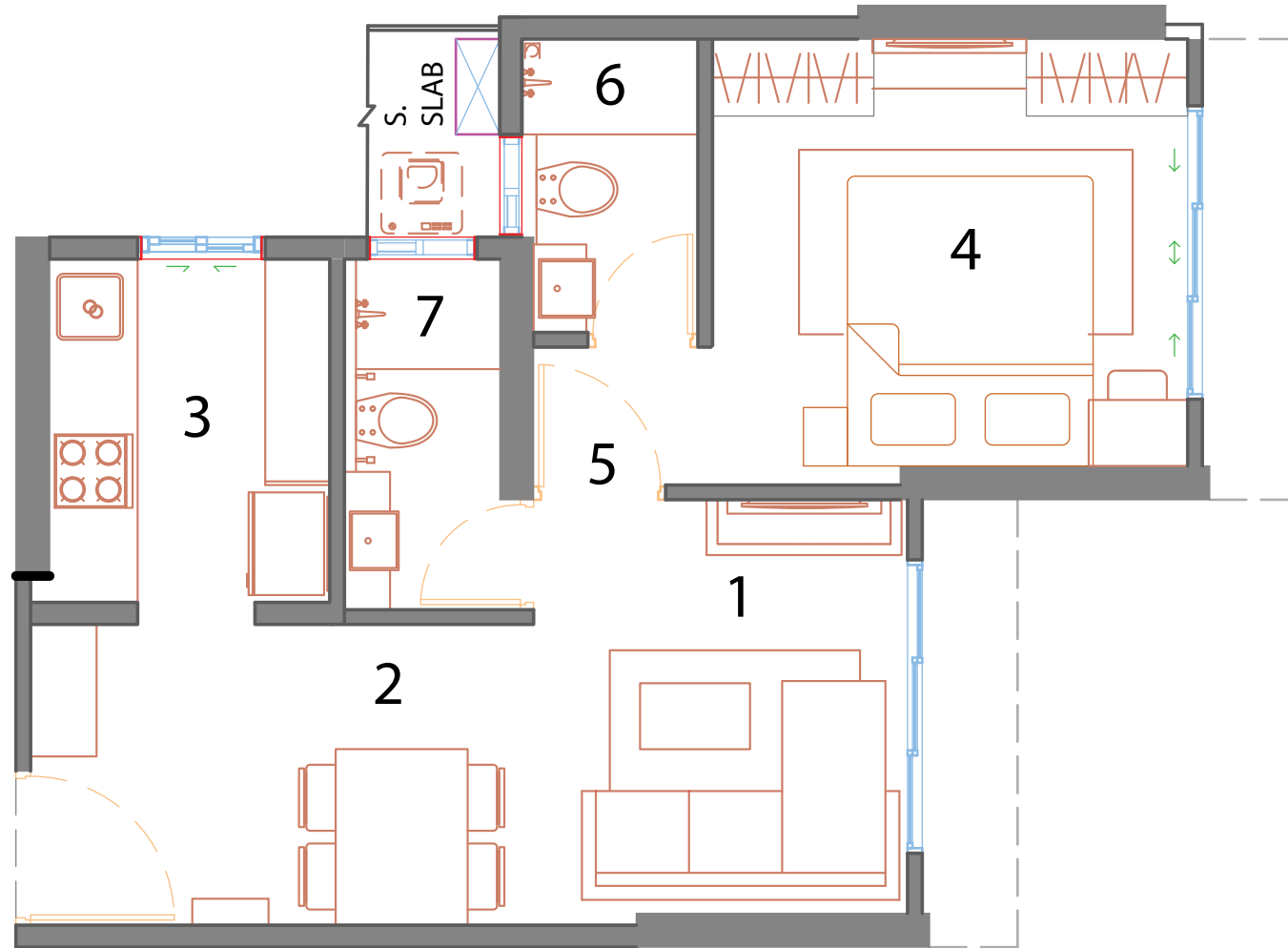


KEY PLAN

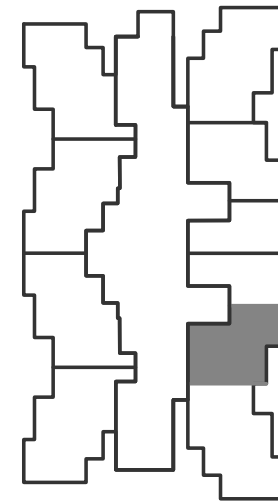
RERA CARPET AREA - 282.12 Sq.ft.



# UNIT PLAN - 1 BHK

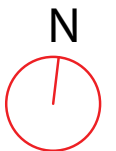


WING A - 1 BHK		
NO.	PARTICULAR	SIZES
1	LIVING	12'7" X 9'6"
2	DINING	7'1" X 6'9"
3	KITCHEN	6'3" X 7'8"
4	MASTER BED	10'8" X 10'
5	M. BED FOYER	4'0" X 3'1"
6	ATTACHED TOILET	4'0" X 6'7"
7	COMMON TOILET	3'6" X 7'10"

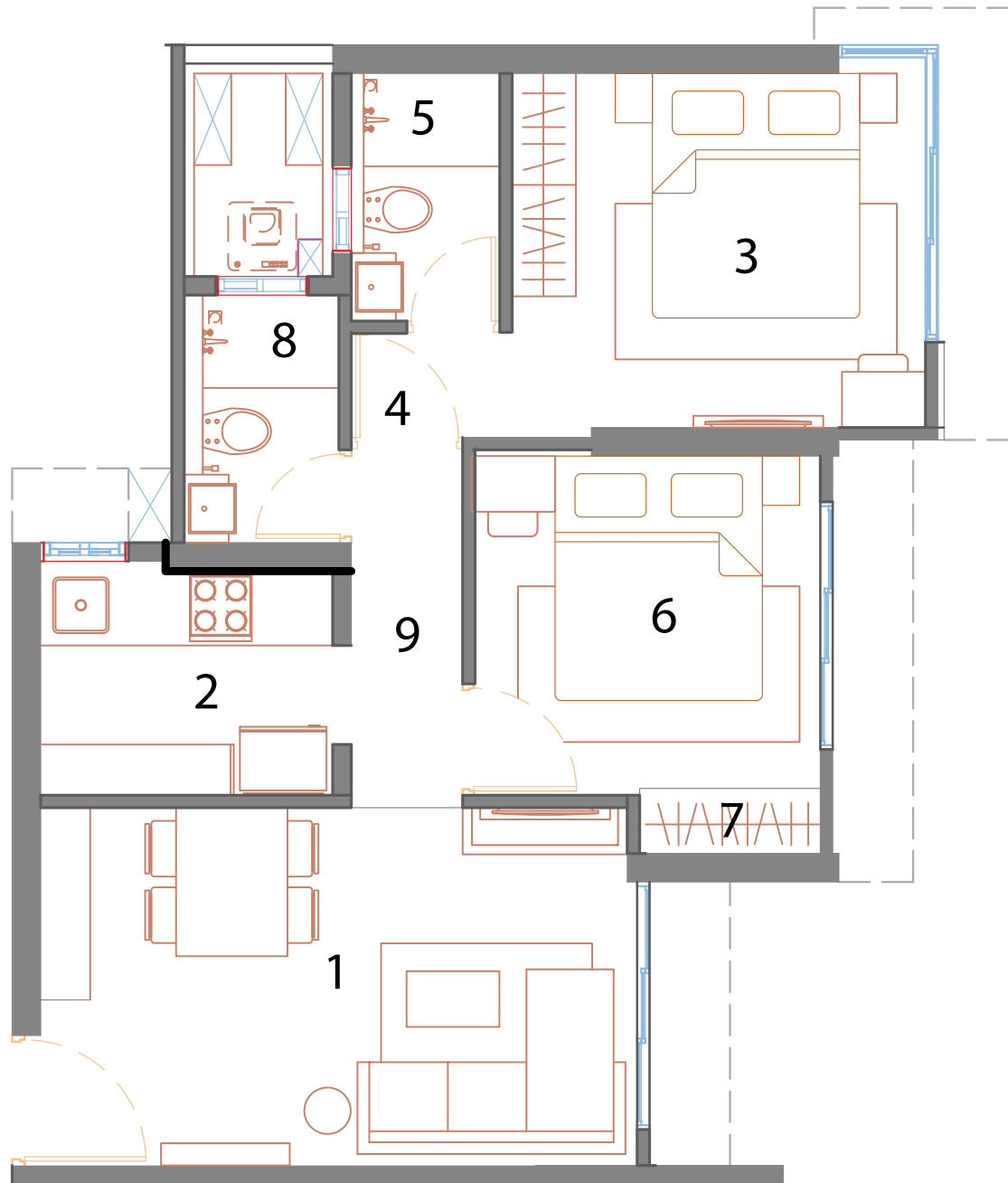


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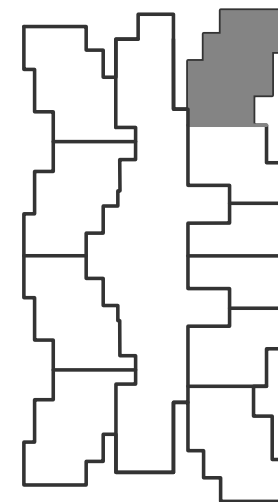
RERA CARPET AREA - 396.65 Sq.ft.



# UNIT PLAN - 2 BHK

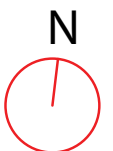


WING A -2 BHK		
NO.	PARTICULAR	SIZES
1	LIVING & DINING	15'10" X 9'6"
2	KITCHEN	7'9" X 6'3"
3	MASTER BED	11'0" X 9'10"
4	MASTER BED FOYER	4'3" X 2'9"
5	ATTACHED TOILET	4'0" X 6'7"
6	BEDROOM	9'2" X 9'2"
7	BED(WARDROBE)	4'10" X 1'7"
8	COMMON TOILET	4'1" X 6'7"
9	PASSAGE	3'0" X 9'6"

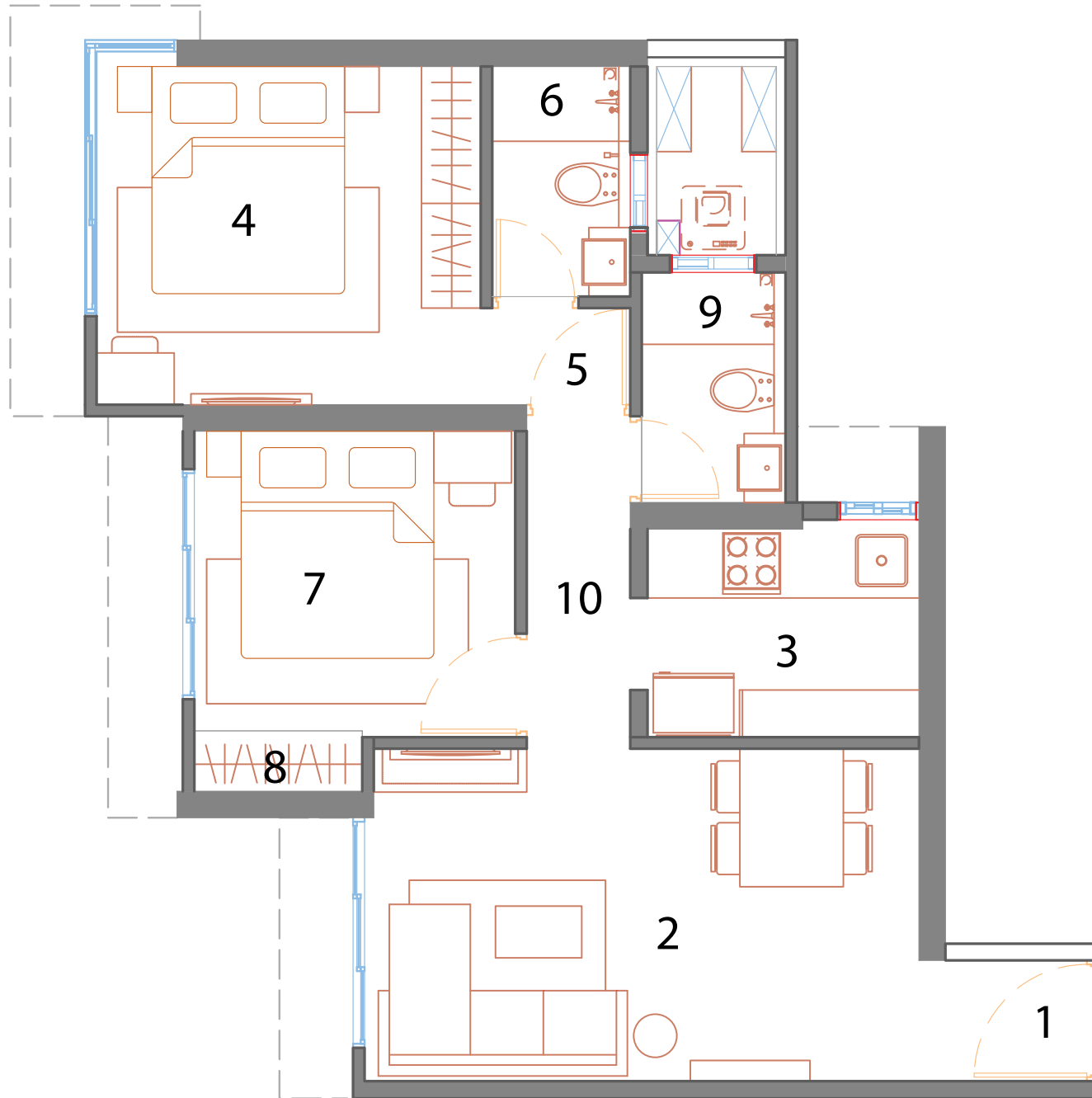


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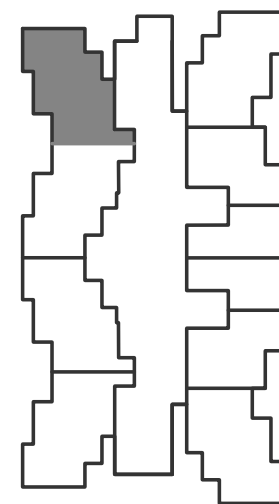
RERA CARPET AREA - 517.96 Sq.ft.



# UNIT PLAN - 2 BHK WITH FOYER

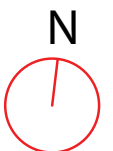


WING A -2 BHK WITH FOYER		
NO.	PARTICULAR	SIZES
1	FOYER	5'1" X 3'6"
2	LIVING & DINING	15'10" X 9'6"
3	KITCHEN	7'9" X 6'3"
4	MASTER BED	11'0" X 10'1"
5	MASTER BED FOYER	4'3" X 2'9"
6	ATTACHED TOILET	4'0" X 6'7"
7	BEDROOM	9'2" X 8'9"
8	BED(WARDROBE)	4'10" X 1'7"
9	COMMON TOILET	4'1" X 6'7"
10	PASSAGE	3'0" X 9'6"



KEY PLAN


RERA CARPET AREA - 533.68 Sq.ft.





**SITE ADDRESS:** UK LUXECITY - SALES LOUNGE, HANUMAN NAGAR, AKRULI RD., OPP. MAHINDRA YELLOW GATE, KANDIVALI EAST, MUMBAI, MAHARASHTRA 400101.

**CORPORATE OFFICE:** 310, ABHISHEK, C-5, DALIA INDUSTRIAL ESTATE, ANDHERI LINK ROAD, ANDHERI (WEST), MUMBAI - 400053, MAHARASHTRA, INDIA.

 **MAHARERA REGISTRATION NO. :** P51800007275; P51800028266 | **AVAILABLE ON :** <https://maharera.mahaonline.gov.in>

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