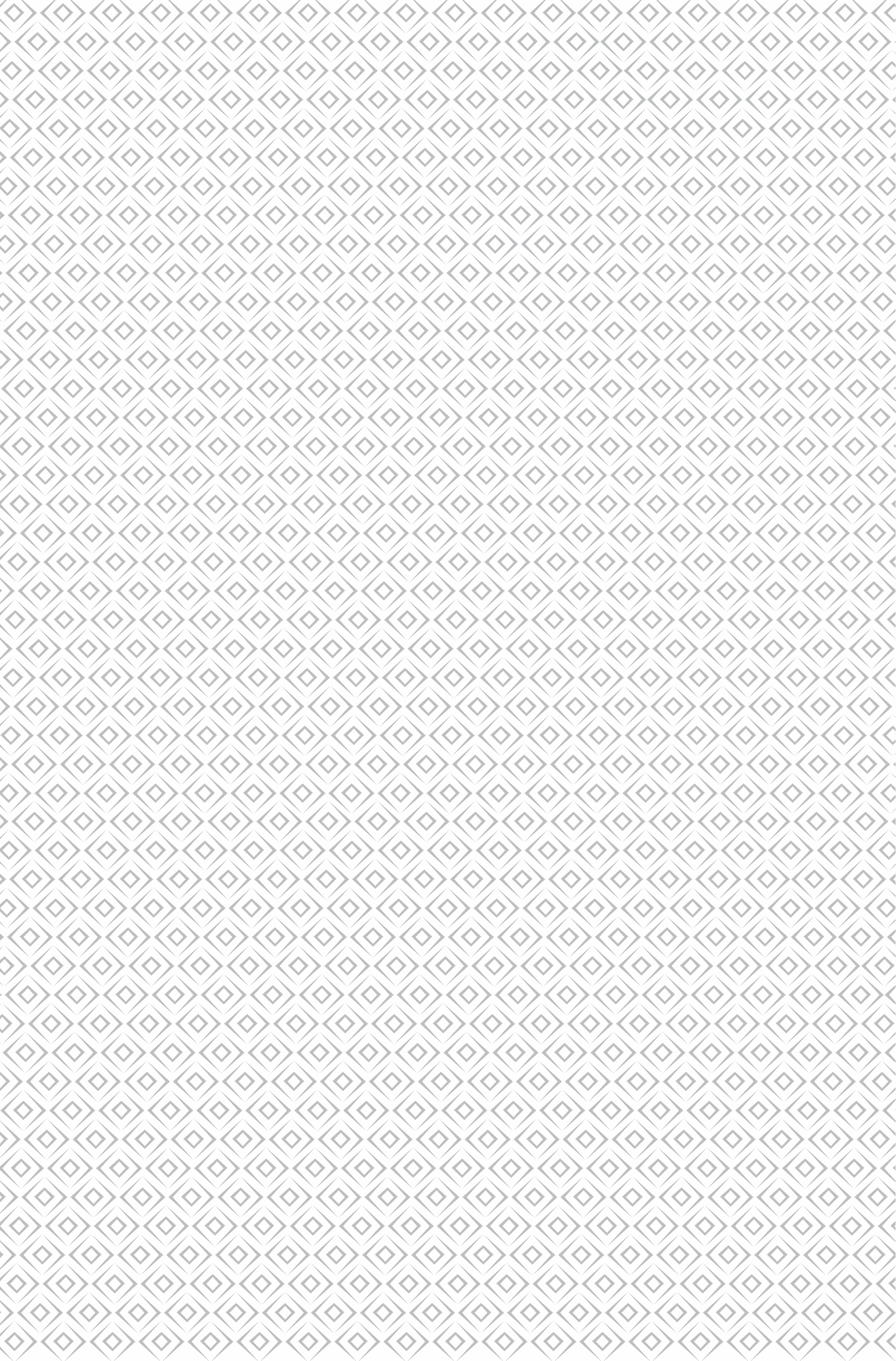


# 49 IDEAL

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JUHU. MUMBAI

A WORLD OF WHOLESOME PRIVILEGES



*In the HEART OF THE CITY,  
49IDEAL is a SANCTUM that nurtures  
the FINEST LIFESTYLE, brimming  
with OPPORTUNITIES that  
EMPOWER SUCCESS.*

*TRANSFORMING the  
STREETSCAPES of a PINCODE that  
blends the SHORE and the SKY,  
THE BEST OF JUHU gathers here.*



*Beyond a  
POSTCODE,  
the LIFESTYLE you can call  
HOME.*

BEACHES. ART.  
ENTERTAINMENT. LIFESTYLE.  
*Juhu makes it a complete circle.*

Brimming with artistic curations, embrace the culture, eccentricity, and cadence of the sentimental postcode. Beyond bespoke conveniences, Juhu is home to niche Retail, Dining, Health-care, and Recreational marvels. Amid the mighty beach and ceaseless accessibilities, delve into serenity.



*A foundation that propels*  
**EXCELLENCE.**



Home to the most sought-after International schools and colleges, Juhu is focused at nurturing spontaneous adventures to structured, intellectual, and creative experiences. The program, contemporary technology, and expert tutors offer a top-notch approach to starting right. Rooted in exclusive privileges, the schools make for a destination of young geniuses.

**EDUCATION THAT**  
*fosters achievers*



Jamnabai Narsee School  
École Mondiale World School

Utpal Shanghvi Global School  
Arya Vidya Mandir School

**KNOWLEDGE THAT**  
*defines your journey*



Narsee Monjee College of Commerce & Economics  
Mithibai College  
Mukesh Patel College Of Technology Management & Engineering  
DJ Sanghvi College of Engineering  
CMP Homeopathic College

*A dynamic*  
NEIGHBOURHOOD.



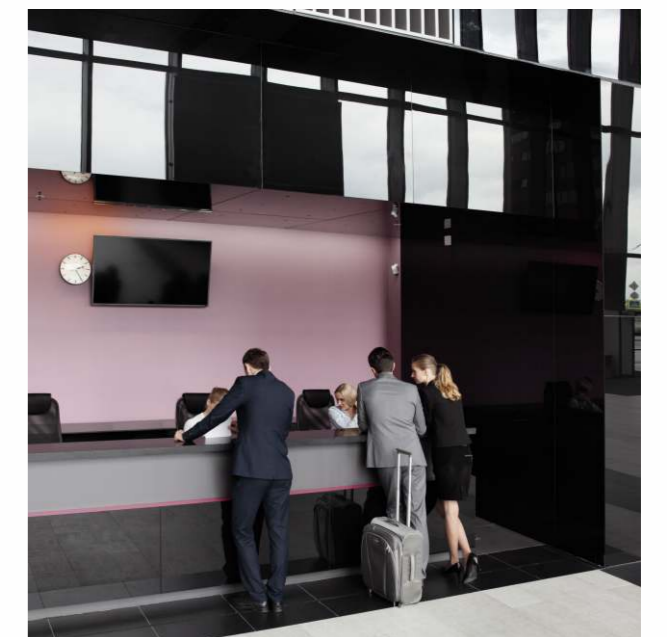
An epicurean epicenter of the city, Juhu is a playground for the well-heeled. Elevating the wholesome experience of indulgent living, here you'll find impeccable culinary experiences and recreational clubs, just a stroll away. Revel in a delightful experience that marks the paradigm of luxury and hospitality.

*A curated*  
EXAPANSE OF  
LUXURY



Juhu Gymkhana Club  
The Club  
Club Millenium

*World-class*  
HOSPITALITY



JW Mariott  
Novotel  
Sea Princess

*An array of*  
CULINARY  
DELIGHTS



Estella	Sampan	Fable
Copa	Peche Mignon	Silver Beach Cafe
Myxx	Lotus Café	Razzberry Rhinoceros
Jeon	Gadda Da Vida	

*Home to holistic*  
**WELLNESS.**



A sanctum of urban spaces, the neighborhood sits at the nexus of the most rejuvenating experiences. Energize your potential with elite training and invigorate your senses at the innovative spas. Peace of mind is inevitable when you are at the heart of all things exclusive.

*The serenity of*  
**RUMINATION**



Juhu Beach

*The balance of*  
**TRANSFORMATION**



The Space

*The harmony of*  
**REJUVENATION**



Sohum      Quan Spa (JW Marriott)  
Myrah      O2 Spa (Novotel)  
Caressaa

MOZART, SHAKESPEARE,  
AND VAN GOGH  
*are icebreakers here.*



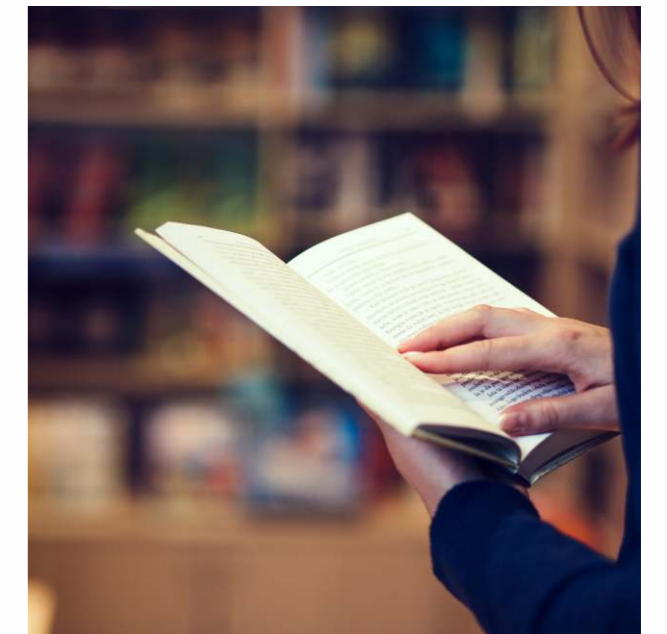
Housed with enthusing conversations and a cabinet of curiosities, immerse in interactive artistic performances at the nearby theatres. Strategically situated at Juhu, in the company of avant-garde achievers, here children can find their muse in a closet full of wisdom within renowned bookstores, and bask in the serenity of lush gardens just a short walk away.

*A backdrop of*  
ARTISTIC  
WONDER



Prithvi Theatre  
Bhaidas

*A gallery of*  
TIMELESS  
IMPRESSIONS



Granth Book Store  
Crossword

*An abundance of*  
NATURE



Juhu Joggers Park  
Pushpa Narsee Park  
Kaifi Azmi Park



AN ADDRESS  
*that flaunts eminence.*

In the most desirable neighborhood of the city, frequent encounters with eminent exemplars from Business and Bollywood, here acumen is an alluring elevation. A star-studded sighting is common when you are amongst the elite where popular faces come to play at this locale.



*The Convenience of*  
**SEAMLESS CONNECTIVITY.**

Interconnected to an expanse of opportunities, the ease of networking is a ride away. Integrated for enhancement, the property provides a rapid and reduced commute distance. The central location gives residents swift access to the most premiere combinations of necessities and indulgences that are globally acclaimed.

Western Express Highway - 6.26 km  
Link Road - 3.28 km  
S.V. Road - 2.84 km



*Encircled by the*  
**EXCLUSIVE.**

From amenities to architecture, surround yourself amid a myriad of unprecedented experiences. A holistic grandeur that makes for a privileged neighborhood and a well-crafted lifestyle.



JW MARRIOTT



SOHUM SPA



ESTELLA



STARBUCKS



MELTING POT



JUHU GYMKHANA  
CLUB



THE BAR STOCK EXCHANGE



NOVOTEL



SHOPPERS STOP



PRITHVI THEATRE



JEAN CLAUDE BIGUINE



NATURALS



THE SPACE



PVR



GRANTH



FABLE



SILVER BEACH CAFE



O2 SPA

THE CLUB

49 IDEAL  
JUHU, MUMBAI



# A NETWORK OF *Absolute Lifestyle*



ANDHERI STATION

SUJAY HOSPITAL

CRITICARE

DEVLE ROAD

CD BARFIWALA ROAD

JUHU CIRCLE

SILVER BEACH

SHOPPERS STOP

ISKCON

UTPAL SANGHVI SCHOOL

AVM SCHOOL

ECOLE MONDIALE WORLD SCHOOL

KAIFI AZMI PARK

SUN N SAND HOTEL

NOVOTEL

JUHU BEACH

JUHU GYMKHANA

JUHU CLUB MILLENNIUM

NS ROAD NUMBER 10

INDRAVADAN OZA ROAD

JAMNABAI WARSEE MONJEE SCHOOL

COOPER HOSPITAL

IRLA ROAD

S.V. ROAD

ARABIAN SEA

NM COLLEGE

KAMLA NAGAR

NMIMS

MITHIBAI COLLEGE

JW MARRIOTT HOTEL

VM ROAD

JUHU BEACH

PAWAN HANS

JUHU TARA ROAD

RAMADA PLAZA

VILE PARLE STATION

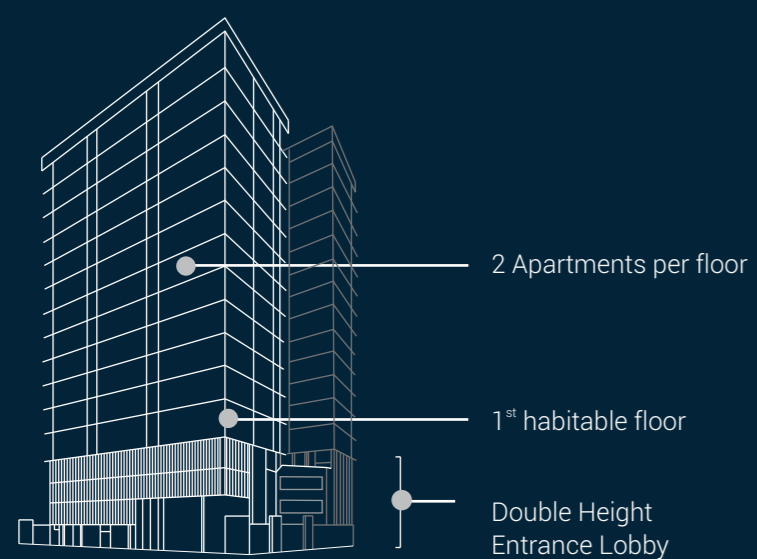
NANAVATI HOSPITAL



Disclaimer: Illustrated map for reference. Not to scale.

*Comradery  
that takes you  
A NOTCH HIGHER.*

Exclusively designed as one of the most prestigious addresses, 49Ideal makes celebrating amongst the clouds worthwhile. With 2 apartments per floor, exclusivity makes room for panoramic views and indulgent seclusion. Experience a lifestyle where thoughtfully detailed spaces dominate the city's skyline.



\*Subject to Approval

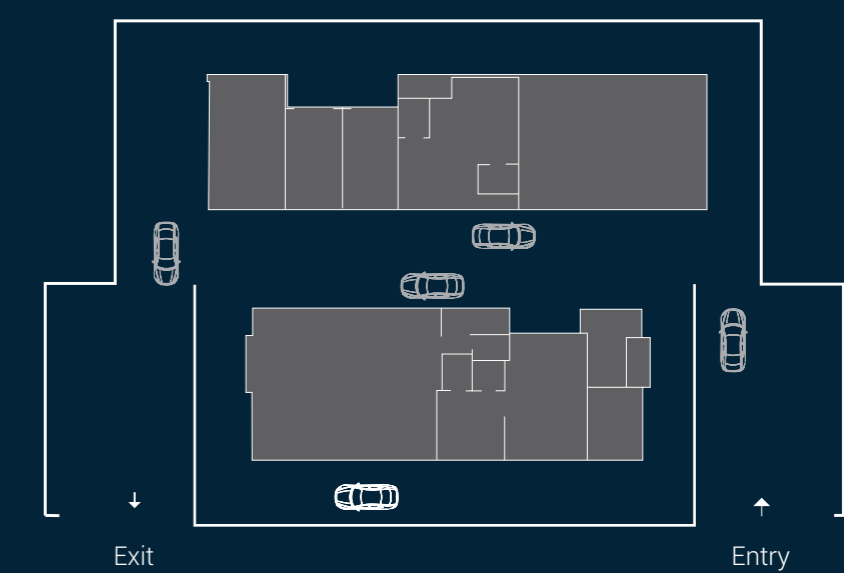




## AN ARRIVAL *that marks a statement.*

### DOUBLE HEIGHT ENTRANCE LOBBY

Being swept off your feet is quite an understatement where every welcome is crowned. Here, an expansive lobby greets you into a soaring space, acting as a cue to spectacular comfort. Observe the grandeur of endless possibilities.

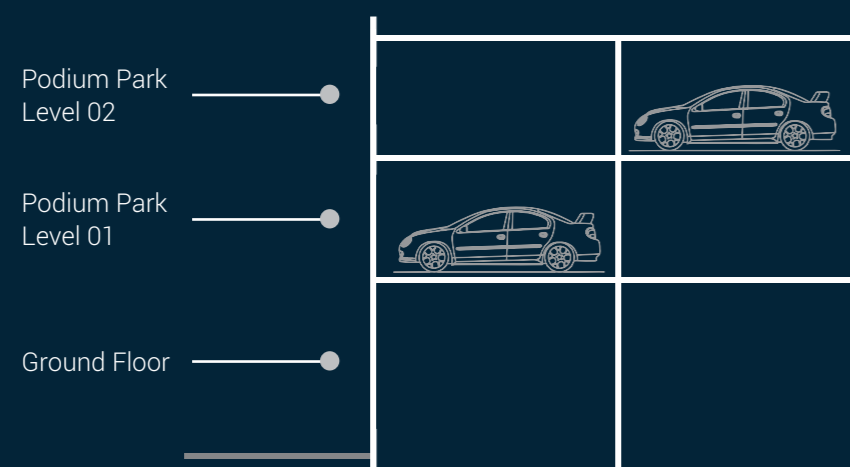


\*Subject to Approval

# AUTOMATED EASE.

## PODIUM PARKING WITH CAR LIFT SYSTEM

Prioritizing personal comfort, 491deal hosts enhancements that are built for sublime ease in daily living. The layout of thoughtful podium parking augmented with a car lift system ensures that you come home to a space that is truly yours.



\*Subject to Approval







*Residences*  
**THAT MAKE FOR**  
*vibrant living.*

LUXURY 3 BED RESIDENCES

Etched in exuberance and plush features, 49Ideal is a charm of comforting layouts of modernity. Enter a zone of seclusion that is progressively hospitable yet extremely discrete. With an exquisite facade, here, elevation isn't a far-fetched pinnacle.

 10 Feet  
Floor-to-floor Height

 Rooftop  
Pool

 Flexible Space  
Plans

 Fitness  
Center

 Cross-Ventilated  
Homes



A PLUNGE  
*in the company of stars.*

ROOF-TOP POOL

A dimly lit constellation reflected on the rooftop pool isn't the only starry appearance here. Watch their potential unleash as the children indulge in this rooftop pool. The azure waters, unrivalled thrills, and lively company make for an epitome of enriching experiences.



A FITNESS ROUTINE  
*that enhances living experiences.*

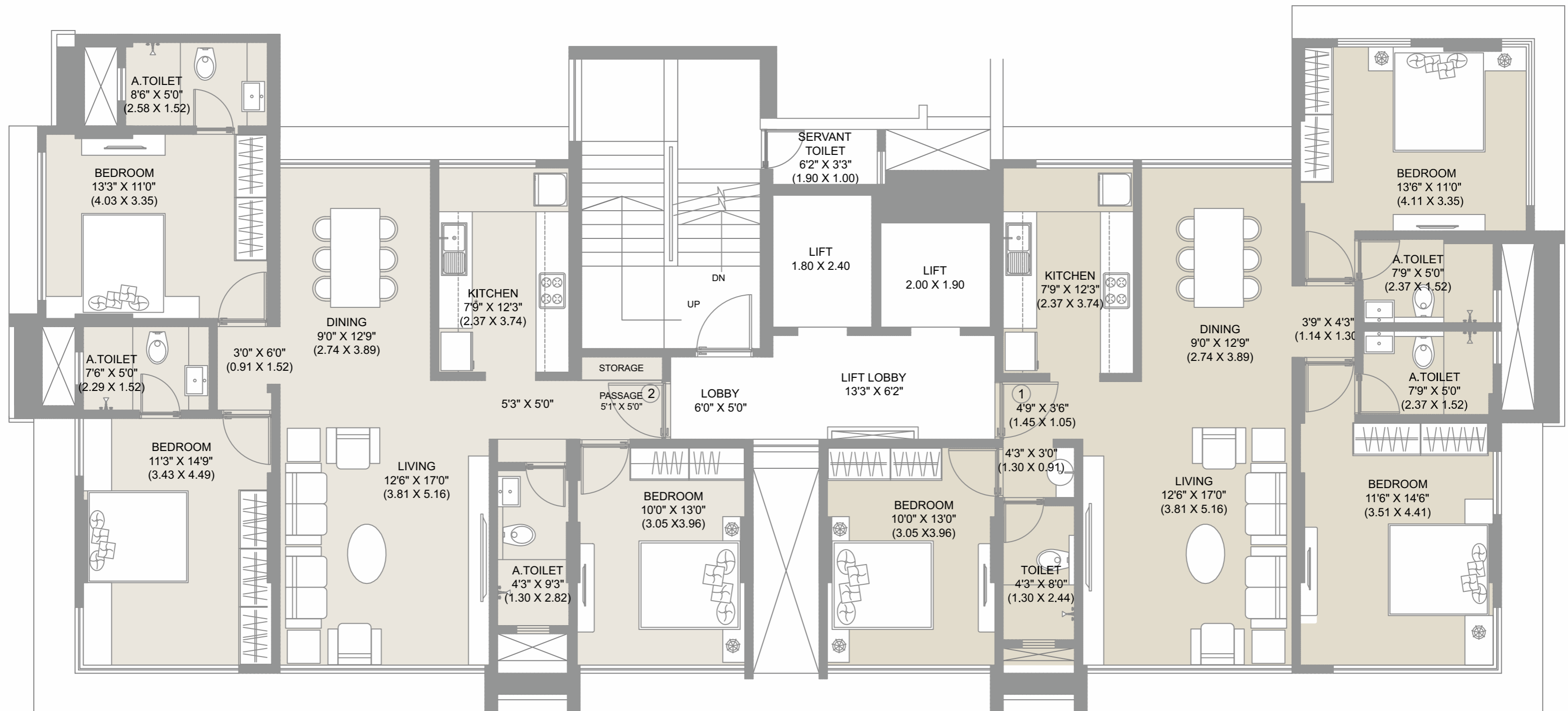
FITNESS CENTRE

Experience explosive growth as you explore a balance of different intensities. Reinventing each movement and energizing the environment, the fitness centre sets a new standard for a holistic regime.



# FLOOR PLAN

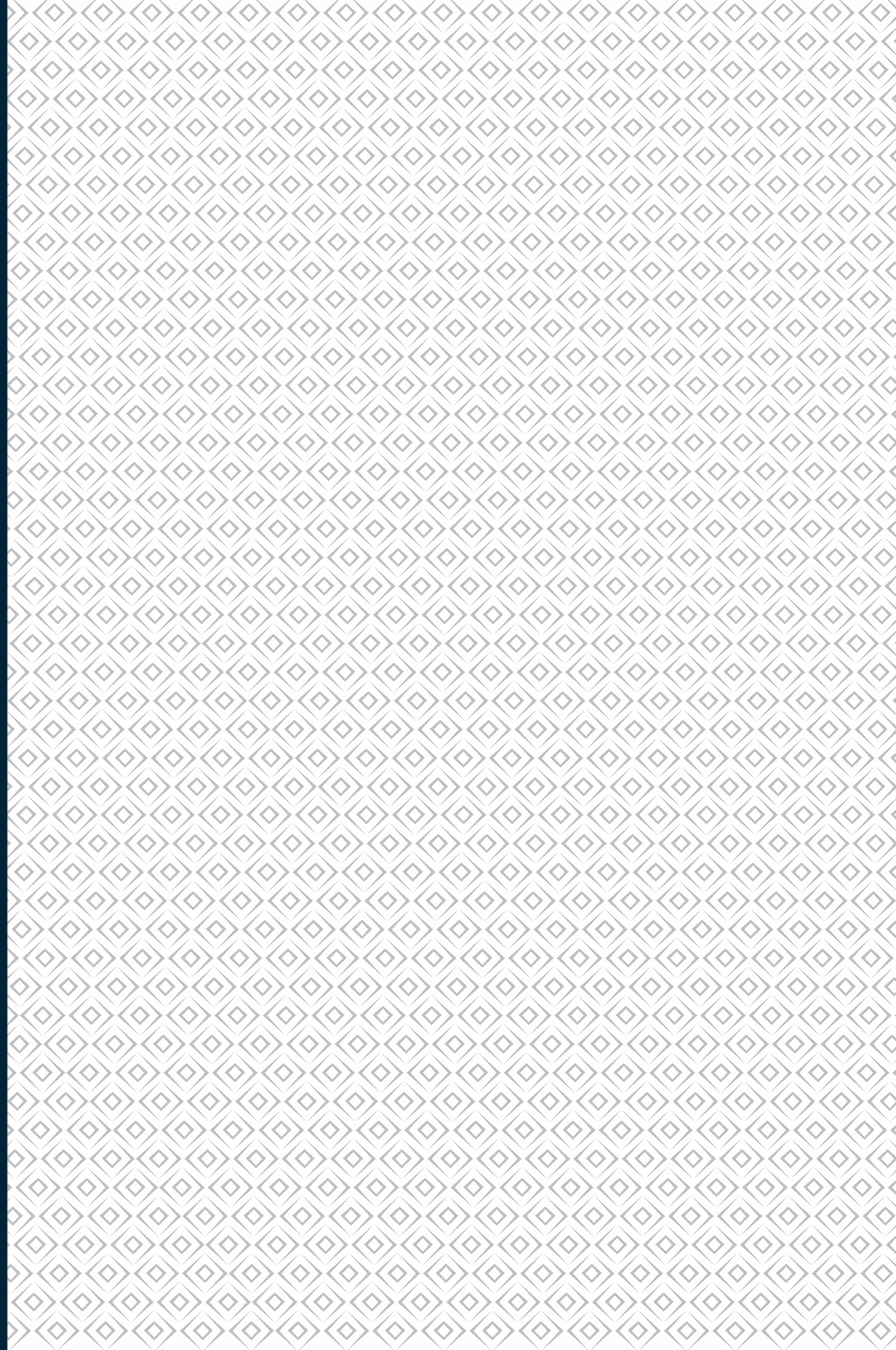
4<sup>th</sup> to 7<sup>th</sup> and 9<sup>th</sup> to 13<sup>th</sup> Floor



C.A = 1110 Sq.Ft.

C.A = 1104 Sq.Ft.

BE A PART  
*of it.*



PROMISES MADE.  
PROMISES KEPT.



#### Site Address

49Ideal, Gulmohar Road, JVPD Scheme, Juhu, Mumbai 400049

#### Address

Hubtown Solaris, 807/808, 8<sup>th</sup> Floor, N.S. Phadke Marg,  
Opp. Telli Gally, Near Regency Hotel, Andheri-East. Mumbai 400069

**Email:** sales@chandakgroup.com

RERA Registration No.: P51800001084

The project is registered with MahaRERA available at <https://maharera.mahaonline.gov.in/>

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Note: The project '49Ideal' is mortgaged with JM Financial Credit Solution Limited.