



DHAVAL
DEVELOPERS
Bringing spaces to life

sunrise

CHARKOP



FUTURISTIC LIVING IN A LEGACY NEIGHBOURHOOD



AT THE PEAK OF AN URBAN COMMUNITY...

**Artistic Impression*

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CONNECTIVITY AT ITS BEST...

Sunrise Charkop offers smooth access to all the essentials of a top-notch lifestyle. Proximity to three main roads ensures ample connectivity to anywhere in Mumbai. Popular shopping destinations are near-at-hand to provide a delightful shopping experience. Close access to reputed educational institutes means the very best education for young ones. And an impressive lineup of entertainment options in the vicinity means you're never left wanting for more.

MAIN ROADS

New Link Road – 2.5 kms
SV Road – 4 kms
Western Express Highway – 13.5 kms

SHOPPING & RETAIL

Apna Bazaar – 1.3 kms
Charkop Market – 1.6 kms
Infiniti Mall – 4.2 kms
D-Mart – 2.6 kms
Inorbit Mall – 6.3 kms

EDUCATION

St. Mary's High School – 0.5 kms
Indian Education Society School – 0.5 kms
Billabong High – 1.9 kms
Baby Steps Pre School – 1.9 kms
Swami Vivekananda Internantional School – 2.4 kms
Orchids International School – 3.8 kms
Ryan International – 4.1 kms
Podar jumbo kids – 1.6 kms
Podar jumbo kids – 3.8 kms
Thakur International School – 3.2 kms
Oxford School - 1 kms

ENTERTAINMENT

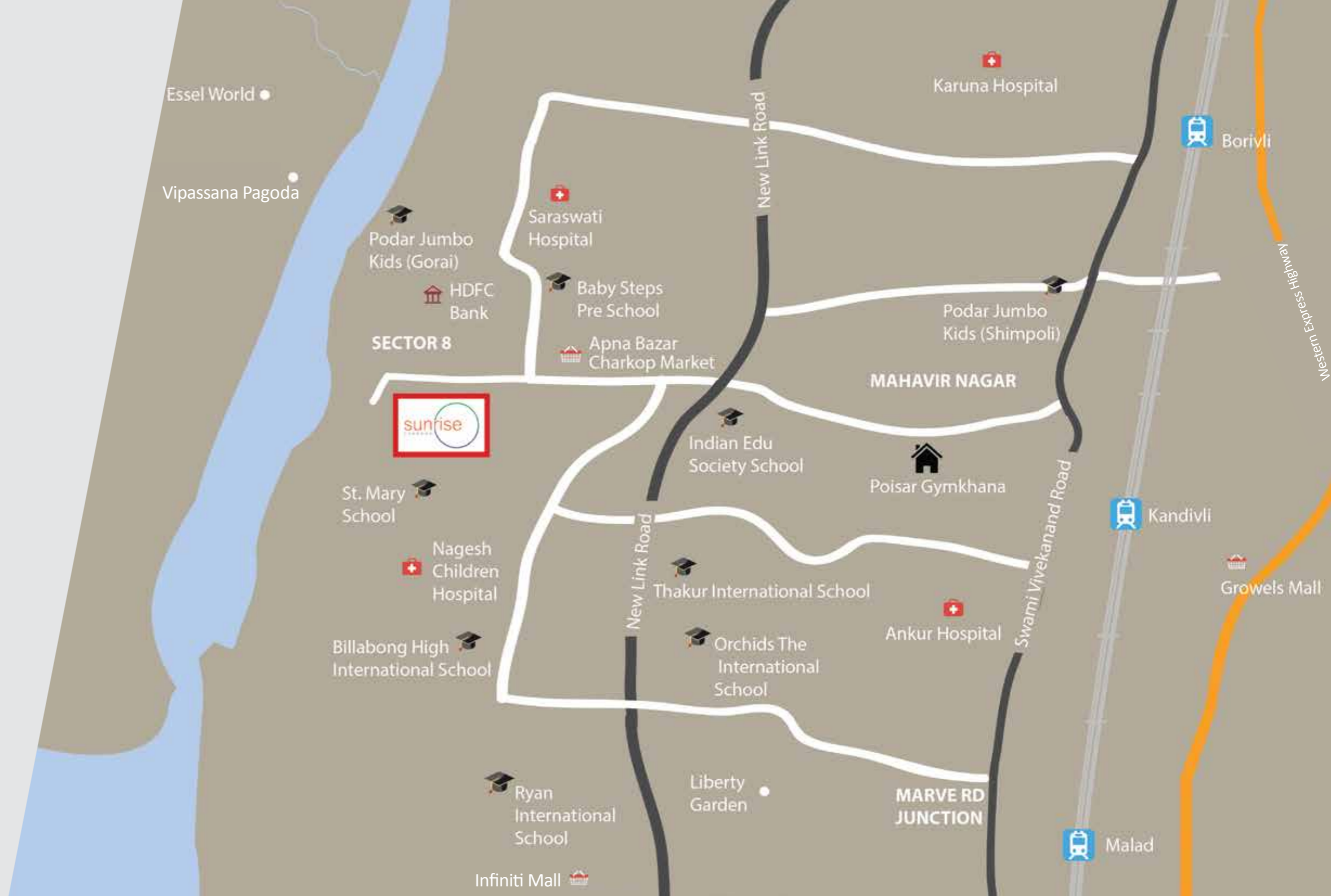
MCA Club, Kandivali – 2.7 kms
Poisar Gymkhana – 3.1 kms
Country Club – 4.4 kms
Goregaon Sports Club – 5 kms

CONNECTIVITY

Kandivali Station – 4.2 kms
Borivali Station – 5.7kms
Mahavir Nagar – 2.6 kms

HEALTH

Nagesh Children's Hospital – 1.3 kms
Ankur Hospital – 4.3 kms
Baba Saheb Ambedkar Hospital – 4.3 kms
Saraswati Hospital – 5.2 kms
New Sanjeevani Hospital – 6.5 kms
Lifewave Hospital – 6.7 kms
Karuna Hospital – 6.8 kms



AND IT GETS BETTER

PROPOSED METRO RAIL LINE 2A*

The 40-kilometer, Charkop-Bandra-Mankhurd line is expected improve connectivity of the Charkop locality by leaps and bounds. Recently, this 25,000 crore project was extended till Dahisar. Upon completion, the project is expected to reduce the travel time between Dahisar and Mankhurd to 80 minutes. By 2031, more than 21 lakh passengers are expected to benefit from this project.

*AS PROPOSED BY THE MMRDA

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MUCH, MUCH BETTER...

PROPOSED COASTAL ROAD PROJECT*

Sunrise Charkop is in close proximity of the upcoming coastal road project, a 34-kilometer road strip from Kandivali to Nariman Point. The ambitious infrastructure project is expected to reduce travel time by 75 to 90 minutes in each direction. The Central Government has already given the environmental clearances for this 9,000 crore project.

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WEST SIDE VIEW*



EAST SIDE VIEW*



A ROOM WITH A VIEW*

*The picture in this spread is an actual site photograph

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ABOUT SUNRISE CHARKOP

Located in one of the fastest-growing neighbourhoods in North Mumbai, Sunrise Charkop offers an aspirational lifestyle, unbounded leisure and unsurpassed connectivity. The complex features three magnificent towers of 20/20/38 storeys, making them the tallest residential towers in the locality. The option of 2-3 BHK apartments gives the flexibility to select a home according to your lifestyle and family size. A slew of modern amenities, combined with the esteemed legacy of Charkop area, make Sunrise Charkop a unique blend of modernity and tradition.

With a sea-facing view and surrounded by lush-green natural foliage, Sunrise Charkop brings you close to nature like never before. More than 70% of the project area is kept as open spaces to provide a naturally healthy environment to residents.

Sunrise Charkop is a project of Dhaval Developers, a trusted realty brand with over 15 years of proven success in developing world-class residences.

***THE BIGGEST GATED
COMMUNITY IN CHARKOP...***

**Artistic Impression*

THE USP_s

Designing world-class complexes is our passion. Keeping with our legacy, we've taken great care to make Sunrise Charkop a one-of-its kind project in the locality.

Largest Complex Layout in Charkop

Tallest Tower in the Neighbourhood

Well Planned

Modern & Scientific Planning

Amenities from Top-Notch Brands

Stunning Views of lush green Natural Foliage

All Apartments facing either Eastern or Western sides

70% Open Space within the Layout

Dedicated Visitors Parking Area

A UNIQUE COMPLEX FOR THE DISCERNING BUYER WHO ENJOYS PREMINENCE



**Artistic Impression*





**Artistic Impression*

THE CLIENT IS KING & SO IS THE ENVIRONMENT

Rainwater Harvesting

Use of Recycled Water for Car
Washing & Cleaning

Wastewater Management

Environment-Friendly Design

Lush green natural foliage

70% Open Green Spaces

Designs Allowing Maximum
Natural Light & Ventilation



PRE-CERTIFIED BY INDIAN GREEN BUILDING COUNCIL (IGBC) GOLD

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STRESS FREE PARKING



*ENJOY FREEDOM FROM PARKING
BLUES AND SAVE TREASURED TIME..*

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ELECTROMECHANICAL
MULTI-LEVEL PARKING



PARKING SPACE FOR 400+ CARS



DEDICATED VISITORS PARKING

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OUTDOOR FEATURES: INTERESTING VIVID SPACES

FROM GREY TO GREEN...

**Artistic Impression*

Sunrise Charkop offers a meticulously planned and well-resourced outdoor area. The plush entrance and waiting room allow to create a memorable impression in the minds of visitors. The spacious clubhouse offers ample social meeting space. A modern gym with the latest equipment gives freedom from expensive gym membership plans.

The lush landscape, an expansive kids' activity area and a toddler park area redefine the idea of recreation. With dedicated jogging and cycling tracks inside the complex, you don't have to worry about stepping out on the road for your morning ride and exposing yourself to pollution.

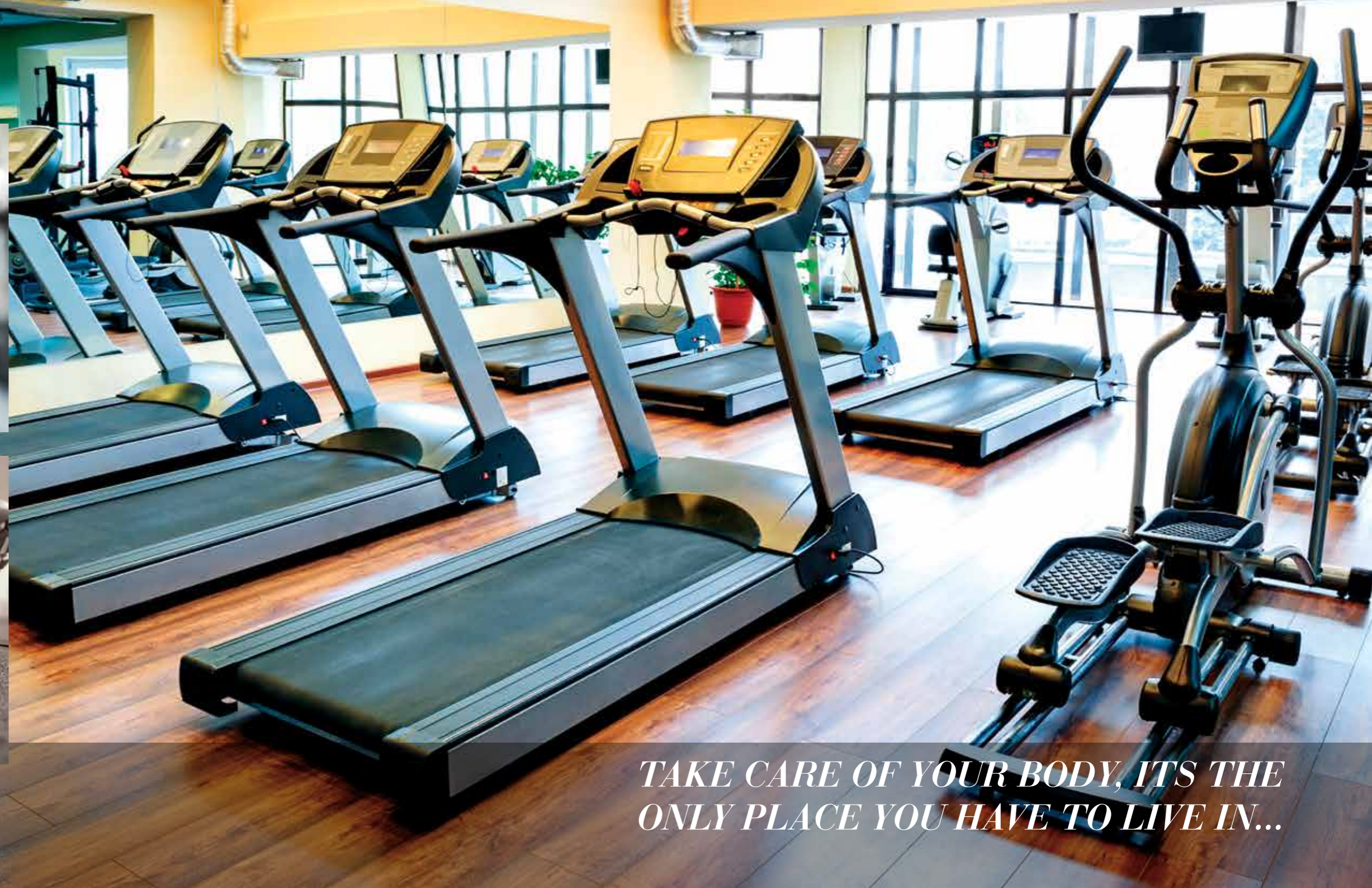
A dedicated reflexology path enhances the serenity of outdoors. The path, made of pebble stones, is designed to massage and provide a strong stimulation to the feet, thereby balancing the body's flow of energy.

Studies have shown that walking on a reflexology path provides various health benefits, including lowering of blood pressure and an improvement in overall mental and physical fitness.

A MULTI-PURPOSE GYMNASIUM

In today's times, we are in serious need of nurturing our physical well-being. Many a times, we get so caught up in the daily grind of life that we forget to look after our own bodies. At Sunrise Charkop, we believe the key to a good home is the health of its members.

Our state-of-the-art, multi-purpose gym gives access to high-end gym equipment, right inside the complex. Boost your health and your life without paying unreasonable membership fees. Now working out and staying fit is only a matter of stepping down a few storeys to your very own fitness centre.



TAKE CARE OF YOUR BODY, ITS THE ONLY PLACE YOU HAVE TO LIVE IN...

A STATE-OF-THE-ART CLUBHOUSE

Enjoy a quiet evening or bond with fellow Sunrisers in our ergonomically-designed & swanky clubhouse. With contemporary aesthetics and a relaxing ambience, the clubhouse reinvents the way you socialize. The spacious clubhouse is furnished with seating and accessories from renowned brands synonymous with luxury. It has various amenities like:

Social Spaces

Peddler Pool

Jogging & Cycling Track

Gym

Indoor Activities

Health Club

Reflexology Park

***SOCIAL NETWORKING:
THE TRADITIONAL WAY...***

**Artistic Impression*

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INDOOR FEATURES

BE ONE WITH LUXURY...

Sunrise Charkop offers a bunch of aesthetic and elegant indoor features. No matter where you live, ultimately it's the amenities and provisions inside the home that define the state of your well-being. Keeping this in mind, we have assembled the choicest of amenities from renowned brands to create a mesmerizing indoor experience.

Our bedrooms provide a marvelous view of lush green natural foliage. A large living room comes with a huge window for providing abundant natural light, a separate dining area and vitrified flooring. And the kitchen has been designed by professional ergonomics engineers to give a modern and classy feel. Finest materials have been chosen to meet the expectations of the clients.



PROVISIONS

Bedrooms with a stunning view

Spacious Living Room with a huge window providing natural light. Features a dining area and vitrified flooring

Kitchen with a classy modern look, designed by professional ergonomics engineers

Marble cooking platform with a stainless steel sink

Vitrified flooring for a long-lasting sheen

Sanitary Fittings – stylish WC and washbasin

Water heater and exhaust fan

Ceramic tile floor and dado tiles up to suitable height

Sliding window – UPVC with DG double toughened glass

Exclusive lift lobby – 3 high-speed elevators with designer flooring

Ceramic tile floor and dado tiles up to suitable height

Three-phase electric supply in each flat with distribution

Latest all-saving electrical safety (MCB and ELCB Concealed copper wiring)

Modular switches

Attractive main door with sliding windows and mosquito net

Provision for AC, TV and Telephone, Internet

Provision for water purifier

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SECURITY & SAFETY TO ANOTHER LEVEL

SECURITY

- Power Backup for common area
- Video door phones and intercom
- Advanced fire protection safety systems
- CCTV cameras in common areas
- Security monitored gates
- Fire-resistant doors in common areas



***SUNRISE CHARKOP BOASTS ADVANCED
SECURITY FEATURES WHICH KEEP YOU SAFE
24/7 IN THE FINEST SURROUNDINGS...***

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THE LAYOUT

70% Open spaces



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THE UNIT PLAN



2 BHK - 691 Sq. ft.*



2 BHK - 691 Sq. ft.*

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* this has been calculated as per the architect. There is a possibility of standard error in terms of overall tower, therefore a variation of 3-4% is expected. The carpet area for the respective flats, which is calculated keeping in mind standard sizing, for purpose of unity and ease in calculations. This Brochure does not constitute an offer and/ or acceptance and/ or contract and / or agreement and / or transaction and / or intention and / or disclosure under any statute of any nature whatsoever. This Brochure shall not be considered as our offer/promise/commitment of any nature in respect of the Project. This Brochure is merely conceptual and is not a legal document and the Developers reserve the right to change, amend and modify the contents and shall not be liable to any intending purchaser or any one for the changes/ alterations / improvements so made. For detailed disclaimers, refer to the page "Disclaimers", all of which are deemed to have been incorporated herein.

THE UNIT PLAN



3 BHK - 1002 Sq. ft*



3 BHK - 1002 Sq. ft*

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PARTNER AGENCIES

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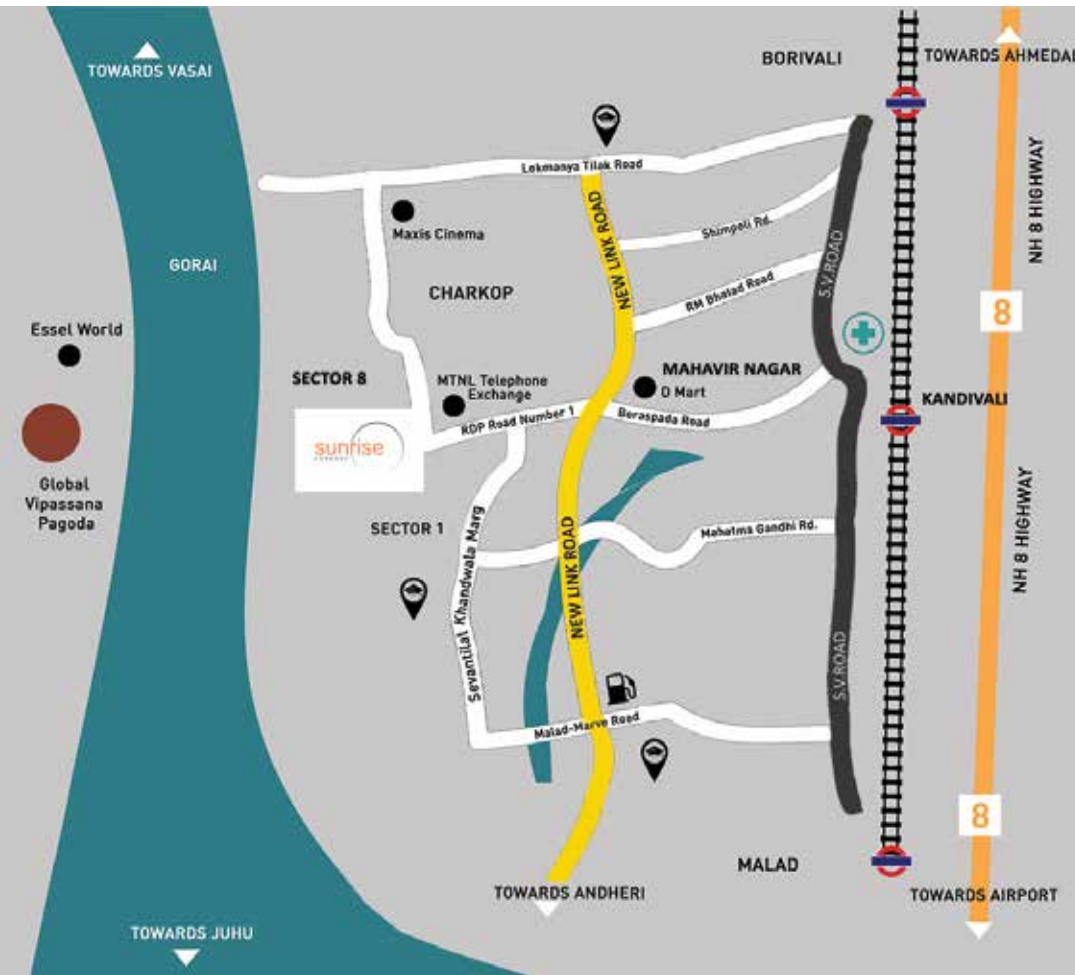
MR. HIREN TANNA
RCC CONSULTANT

MINISTRY OF LIGHT
LIGHTING CONSULTANT

ROYAL REALTY PVT. LTD.
PROJECT MANAGEMENT

HBO + EMTB
LANDSCAPE ARCHITECT

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www.sunrisecharkop.com



FUTURISTIC LIVING IN A LEGACY NEIGHBORHOOD

Sunrise Charkop Wing A - Occupation Certificate Received
Sunrise Charkop Wing B - P51800008496 / Occupation Certificate Received
Sunrise Charkop Wing C - P51800004387

The project details above will be available online on maharera.mahaonline.gov.in

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