

L O C A T I O N M A P



Reference Image

## LOCATION HIGHLIGHT

### AN URBANITE’S ECSTASY!

Goregaon is an epicentre of Mumbai’s infrastructure development offering unparalleled connectivity across Mumbai’s dominion., It also offers the distinctive advantage of being a central hub for basal and affluent exigencies.

#### COMMUTING OPTIONS:- within 5 – 30 mins\*

- Western Express Highway
- Goregaon Railway Station
- Jogeshwari-Vikhroli Link Road [ JVLR ]
- Chhatrapati Shivaji International Airport

#### MEDICAL FACILITIES: within 1 – 2 kms\*

- Lifeline Multispeciality Hospitals
- Panvelkar Hospital & ICCU
- Lifeline Medicare Hospital
- Suvidha Hospital & Polyclinic
- Gokuldharm Medical Centre

#### EDUCATIONAL INSTITUTIONS: within 1.5 – 2.5 kms\*

- Oberoi International School
- Ryan International School
- Vibgyor High School
- Yashodham High and Junior College
- Patkar College
- Vivek Vidyalaya and Junior College
- St Pius College

#### SHOPPING MALLS: within 2 – 3 kms\*

- Oberoi Mall
- City Centre Mall
- Inorbit Mall
- Infinity2 Mall
- Hypercity

#### ENTERTAINMENT HUBS: WITHIN 1 - 2 KMS\*

- The WESTIN Mumbai Garden City
- FILMCITY
- Goregaon Social
- Olive Bistro
- PVR Cinemas
- INOX Cinemas

#### FUTURE CONNECTIVITY:

Goregaon is also home to many parks and places of recreation like Sai Tennis Academy, Goregaon Sports Club and many more.

- Proposed Goregaon-Mulund Link Road It will act as a link between the Western Express Highway and Eastern Freeway connecting the city’s polar ends.
- Upcoming Metro Station at a walking distance less than 2 mins.

\*estimated travel time during average traffic conditions



## Bringing you the midas touch

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Sussanne Khan obtained an Associate Art Degree in Interior Design from Brooks College, Long Beach, California in the year 1995, and designed her first project in 1996. Further through the years she has practiced her unique style of interior design.

On Feb 26th, 2011 Sussanne founded and introduced The Charcoal Project, India's first and most unique design concept store. The store changed the meaning of curated interior design in India. Meticulously created by Sussanne herself, the 14000 sq. ft. store has two commanding levels and presents lines by premier global and Indian designers Andrew Martin, Abu Jani & Sandeep Khosla and her very own hand crafted furniture collection Sussanne Khan pret home. She uses metal, wood, natural fibers, concrete, geometric patterns, organic forms, embellishments, all subtly woven together to create what she calls quiet luxe, her signature style; a seamless blend of industrial masculine with feminine edgy chic. Her belief is that luxury is about emotion and design is her tool.

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At The Charcoal Project along with a team of architects, interior designers, product designers, Sussanne has delivered many conceptual projects in the world of residential, private homes, destination villas, commercial offices and model show apartments for various leading real estate brands. She continues to design and create intriguing new concepts that define her unique style of thought.

Sussanne resides in Mumbai with her two sons, Hrehaan & Hridaan and believes that through all journeys of life, stand tall and “dare to dream the impossible”.

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## SUSSANNE KHAN

(Interior Designer)



## Crafted with simplicity & sophistication

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Architecture has always been a natural choice for me. I love the thrill of solving a problem with an imagination and enthusiasm that has propelled me to always create something new. I believe that having a visual stimulus in your environment is important. I believe that space and places should always be distinguished by the freedom, freedom of expression of values that adds beauty to the ethics of architecture. It's not the beauty of the building I believe in, but the construction of the foundation that will bring strength to the firm. After having traveled countries, I confidently boast about changing the interpretation of architecture and drawing India to a new vision that yearns timelessness.

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Applaud 38 was my way of expressing 'Architecture', to be simple yet sophisticated carried to its extreme, to be elegant. To offer a superior sense of comfort with a touch of luxury yet affordable, to form green landscapes amidst the town and to seamlessly connect with the lives of people.

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## HAFSA KHAN

(Design Architect, Australia)



Artist's Impression



## EXQUISITE OPULENCE MERGES WITH INTELLIGENT CRAFTSMANSHIP

Welcome to a world of opulent living interwoven with luxury and panache at its core. Intricately crafted and suavely designed by the best impeccable talent in one of Mumbai's stellar locales. Applaud 38, heralds ethereal living spaces with surreal ambience.

Applaud 38 houses magnificent, contemporary, elite yet affordable residences conveniently located in the heart of Mumbai. Applaud 38 represents a unique blend of modern architecture and contemporary design. The residences have been planned meticulously keeping in mid the essential space required for furniture and home decor for a modern and comfortable living. Each amenity has been planned and designed to complement the needs of residents and also tastefully congruous to the project's style.

Strategically located in one of the most upscale locales of Goregaon, Applaud 38 enjoys remarkable connectivity to all essentials of a urban lifestyle such as multiple commuting routes, international education facilities, developed medical facilities, suave entertainment and shopping hubs.

Alongside its glitz, Applaud 38 is also a Green Certified Building promulgating the team's zest for an environmentally responsible and resource efficient project.



### IGBC "PLATINUM" ACCREDITATION

Applaud 38 has been awarded with the prestigious "Platinum" rating by Indian Green Building Council [IGBC] that promotes sustainable built environment which provides multiple benefits.



Artist's Impression

## ARRIVAL

The transition has never been more seamless;  
from the city to home.



## LOBBY

Marvel at the magnificence and perfection that greets you at the dazzling lobby designed with impeccable artistry.

Artist's Impression



Artist's Impression

## SKY LOUNGE

An oasis of respite under the sky  
studded stars



Artist's Impression

## CLUB HOUSE

Work hard, play harder or simply relax  
and rejuvenate with family and friends



Artist's Impression

## LIBRARY

Enlighten yourself with knowledge  
and wisdom.



Artist's Impression

## GYMNASIUM

Health is the greatest wealth. State-of-the-art gymnasium, yoga and aerobics zone, inspiring fitness to take on life's challenges.



Artist's Impression

## PARTY CORNER

An abundance of a lounge for you to  
relax and unwind at an unbelievable  
height



Artist's Impression

## SWIMMING POOL

Pamper and invigorate yourself with the  
elixir of life. Reclaim your energy and  
rejuvenate your mind, body and soul.



Artist's Impression

## GOLF COURSE

Hone your putting skills at the golf course.

## KIDS' PLAY AREA

A safe and stimulating environment for your little ones, while you go to work.

## SENIOR CITIZEN

Spend blissful evenings reminiscing about good times



Artist's Impression

#### LIVING ROOM

The living room is embellished with panache designed to make a style statement.



Artist's Impression

#### KITCHEN

Pamper your culinary fancies



## BATHROOM

Your cocoon of luxury

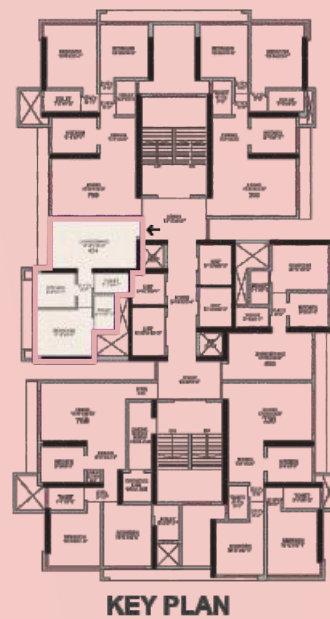


## MASTER BEDROOM

Wake up to the panoramic views of the cityscapes as well as scenic forests.

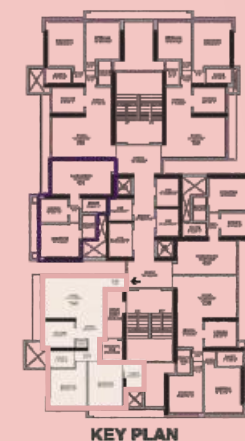
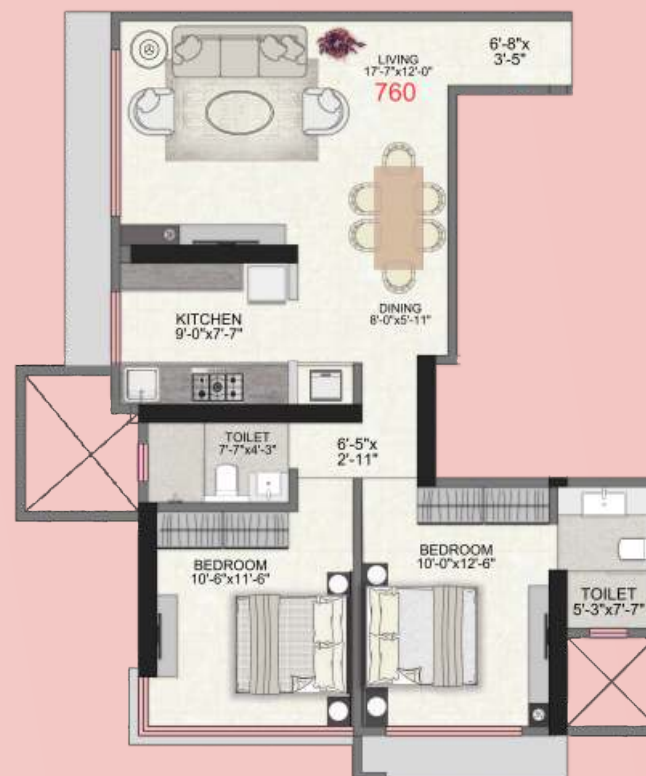
# ISOMETRIC PLANS

1 BHK  
454 SQ. FT. RERA CARPET





2 BHK 750 SQ. FT.  
760 SQ.FT. RERA CARPET

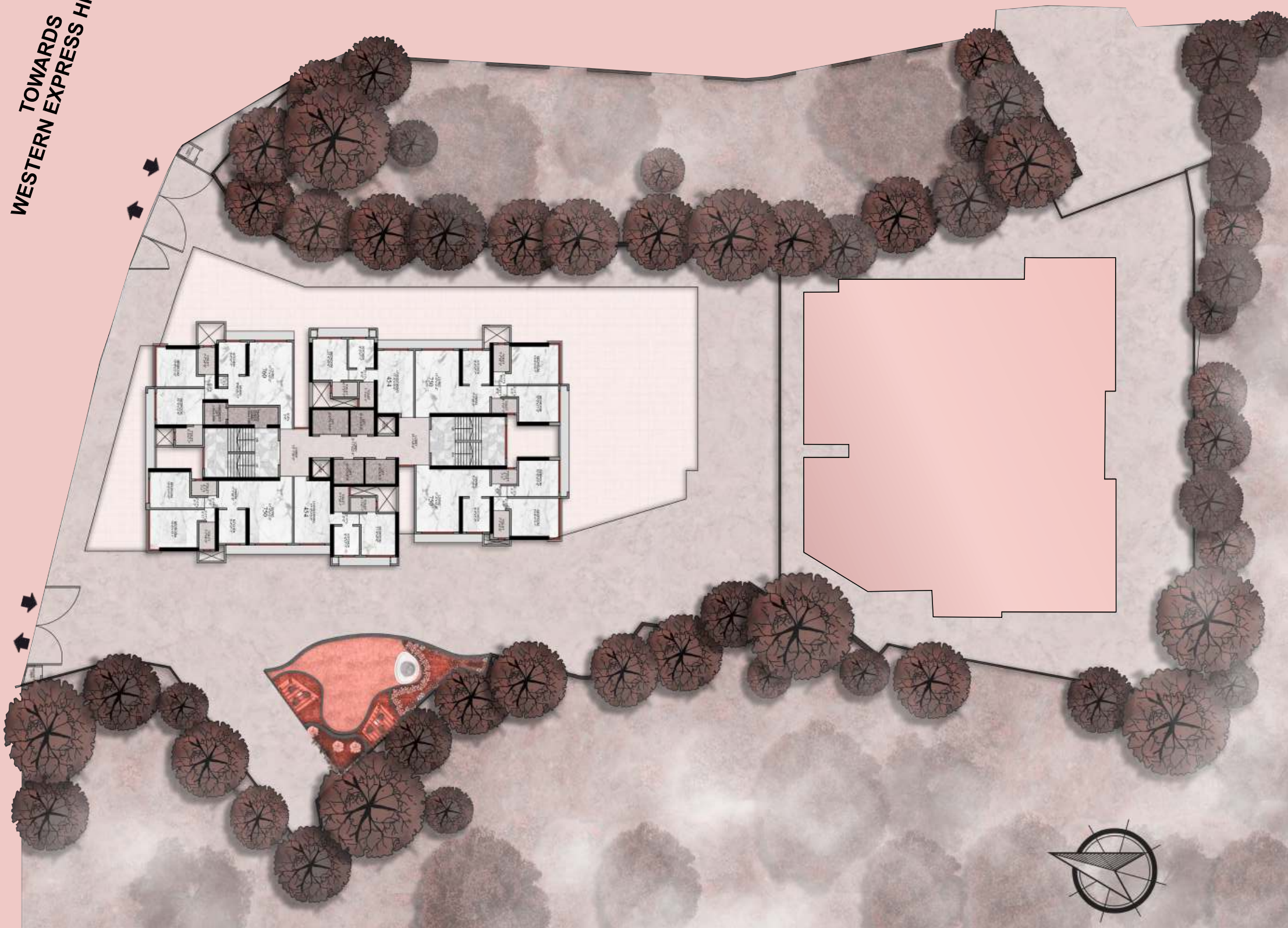




# MASTER LAYOUT

TOWARDS  
WESTERN EXPRESS HIGHWAY

EXISTING ROAD





# ENRICHING LIVES SINCE 2011

## ABOUT US

### **Integrity, Commitment, Innovation, Excellence & Reliability**

IM Buildcon, a name synonymous with integrity, lucidity, commitment, innovation, ethics and excellence, is a decade old real estate brand based in Mumbai. Incorporated in 2011, building wide range of residential and commercial projects across Mumbai, Palghar and Chennai, the company has managed to develop more than 10 lakh sq. ft. of properties across these cities with high class infrastructure. Our constant endeavor in precision planning, superior amenities and excellence in construction has made us synonymous with transparency, trust, quality construction, ethical practices and reliability.

IM Buildcon has been on the forefront of adapting modern architectural values with complementing lifestyle, amenities, first class infrastructure, choicest locales, high quality materials and elements and pocket friendly luxury. Over the years, we have developed a strong competency and strength in Slum Rehabilitation, Government Regulated Projects and also redevelopment projects.

IM Buildcon has constantly striven to build 'affordable luxury' homes for every individual. Pursuant to our motto we believe in adding value to our clients, by providing time efficient and cost-effective products and services and designing best in class residential homes and commercial spaces and in our endeavor, we have gained enormous admiration from our patrons, investors and stake holders in the world of real estate.

## IM MULTISPECIALTY HOSPITAL

IM Multispecialty Hospital is one of the finest hospitals available in Vasai that offers the best standards of healthcare practices. With more than 20 specialisations and 100+ qualified doctors, IM Hospital is one of the best healthcare centres of Maharashtra.

## THE VISION

### “WE STAND WHERE FEW STOOD”

Success comes with premeditated meticulous planning and consistent hardwork which empowers one to preserve and triumph. At IM Buildcon, we are constantly striving to achieve the highest standards of excellence to deliver excellent quality, time efficient and cost-effective services. Our steadfast devotion to quality, business ethics and an incredible dedication towards our craft lie in our core.

## EXCELLENCE

At IM Buildcon, it is either excellence or nothing.

## DEDICATION

Our belief is that dedication is the strongest pillar of a clairvoyant vision.

## ETHICAL PRACTICES

Zero compromise on our vision along with unconditional transparency in our dealings.

## IM SHIKSHAN SANSTHA

IM Shikshan Sanstha heads a school located in the southern region of Maharashtra, in Miraj. The school offers education to younger generations and have been shaping the foundation of the society since so many years.

