



# AURIGAE RESIDENCY

Phase 2

Kandivali East

1 & 2 BHK Spacious Homes



Reference Image

# AURIGAE RESIDENCY

Phase 2

## Where Smart meets Space

The city of aspirations, where everyone aspires to have their own dream home. Among the many suburbs that define Mumbai, Kandivali stands out. The suburb has an aspirational quotient attached to it and buying a home here has been a goal for many.

Unfortunately, the price deterred the plans of a lot.

The biggest dilemma for buyers is the ticket price and the size of the apartments. With Aurigae Residency, we aim to break this stigma.

#YesYouKan



## The 'Kandivali' Connect

 Close to Western Express Highway	 1.5 Km to Growels Mall
 Walkable Distance to Metro station	 Railway station 2 Km

- 30 minutes from the Mumbai International Airport
- Close proximity to more than 50 companies
- Local suburban train station, an upcoming metro station, and an important junction for public transport
- The road network is all set to expand with a proposed underground tunnel between Thane and Kandivali that will reduce travel time considerably
- The proposed coastal route between Colaba and Bhayandar has made Kandivali the most sought suburb in western Mumbai



Reference Image

## Live at the center of it all

The close proximity of schools has brought education right at the doorstep for its residents. While the malls and hospitals have enhanced the reputation of Kandivali several notches higher. Sanjay Gandhi national park's close proximity makes Kandivali look like it is in the lap of nature.



## Thoughtful. Connected. Peaceful.

At the heart of our gated community of 4 towers, the new 20 storeys high rise stands tall and overlooking the uninterrupted open view. The tower with its unparalleled connectivity to the social hubs, WEH, and metro station, allows you to be at the epicentre of growth while staying peacefully at your abode.

Project MAHA RERA No.: **P51800019096**. Available at <https://maharera.mahaonline.gov.in>



Artist Impression

# INTERNAL SPECIFICATIONS

Live smart with home automation and modern security features. The L-shaped windows open onto scenic views and the premium fittings add a touch of elegance to your lifestyle.



# EXTERNAL AMENITIES

Escape from your busy routine and elevate your quality of life with well-planned amenity spaces at the rooftop.



## STRUCTURE

- Environmentally Sensitive building, designed to Resist seismic force of zone III



## FLOORING

- Living Room - 800 X 800 Vitrified Tiles
- Bed Rooms - 800 X 800 Vitrified Tiles
- Kitchen - 800 X 800 Vitrified Tiles
- Toilets - Anti-skid Ceramic Tiles
- Lift Lobbies - Granite/Kotta/Tiles



## WALL FINISH

- Living Room - Putty Finished Wall
- Bedrooms - Putty Finished Wall
- Kitchen - Putty Finished Wall
- Toilets - 7" Ft Dado Tiles
- OBD Finished Paint Internally
- Externally weather shield acrylic paint
- Internal walls with Putty finish
- Sand plaster with external acrylic texture finish
- AEC Block Masonary



## DOORS & WINDOWS

- Main Door - Wooden frame with attractive designer door & Brass fittings/SS Fittings
- Bedrooms - Wooden frame with laminated flush doors
- Toilet - Granite frame with laminated flush doors
- 3 Track Powder coated aluminium sliding windows



## EXTERNAL FACADE

- Cement paving blocks/Concrete Roads



## PROVISIONS

- DTH, Broadband
- Concealed plumbing with standard CP fittings & Sanitary fixtures
- Concealed wiring with sufficient modular switches
- TV Point in Master bed and Living
- AC point in Master Bed



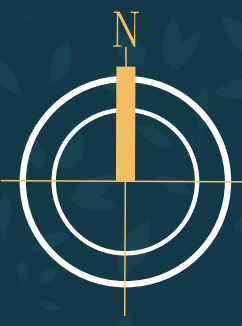
## KITCHEN

- Granite Top Kitchen Platform with SS Sink

**2 BHK**  
620 sq.ft  
Rera Carpet



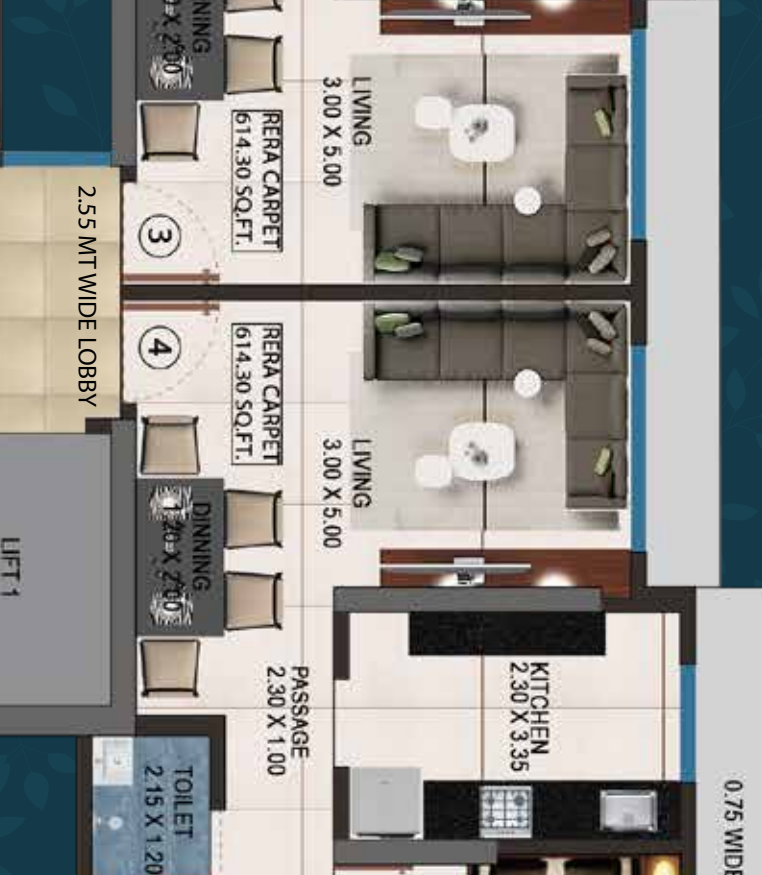
**2 BHK**  
615 sq.ft  
Rera Carpet



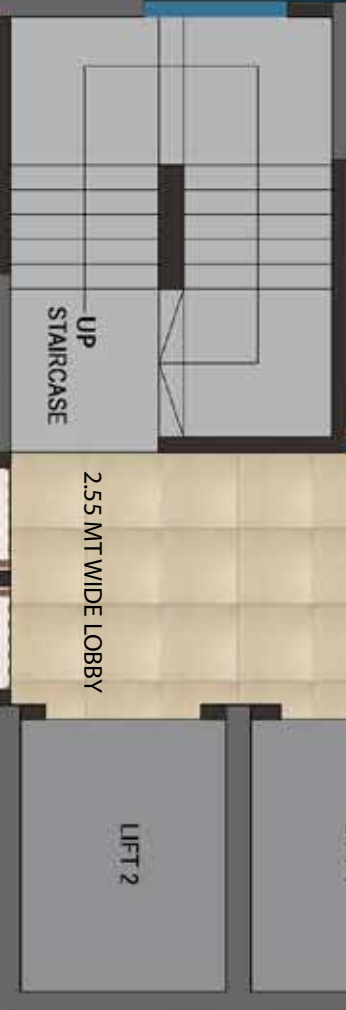
**1 BHK**  
457 sq.ft  
Rera Carpet



**2 BHK**  
615 sq.ft  
Rera Carpet



Typical Floor plan (1<sup>st</sup> to 20<sup>th</sup>)



Crafting meticulously designed spaces, our ongoing projects in Mumbai make the best use of modern techniques and innovation. Every establishment is a true reflection of quality, reliability, integrity, and on-time delivery, making us a trusted construction company in Mumbai.

**2**  
DECADES OF PROMINENCE  
IN MUMBAI REAL ESTATE

**20**  
PROJECTS DELIVERED

**8**  
ONGOING PROJECTS

**1000+**  
HAPPY FAMILIES



**VAIBHAVLAXMI**  
— Value Beyond Walls —

VaibhavLaxmi Builders and Developers  
Established in 1997

#### ABOUT US:

With the highest record of timely possession, we at VaibhavLaxmi Builders and Developers endeavor to craft value homes that offer an upgrade to your lifestyle.

We know what it takes to own a home, and that is why we put in a lot of hard work, persistence, and dedication into each of our projects to give you the best.

With uncompromised quality, we follow a conservative approach to give you high-quality features at modest prices. We ensure 100% transparency and openness with our customers, which is why we have a strong force of their unending support and trust.





VAIBHAVLAXMI

— Value Beyond Walls —

By Adinathay Enterprises

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