

**UK REALTY**  
Stronger together!

**UK IONA**  
ANDHERI EAST

A HOME SO PICTURESQUE  
THAT POURS SOPHISTICATION



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# WHY CHOOSE ANDHERI EAST?

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No less than an uncrowned capital suburban in Mumbai, Andheri East, is the hotspot for residential, commercial, and industrial establishments.

Andheri holds a majority stake of the bustle in the city of Mumbai with its thriving lifestyle, rapid movement, and economic opportunities.

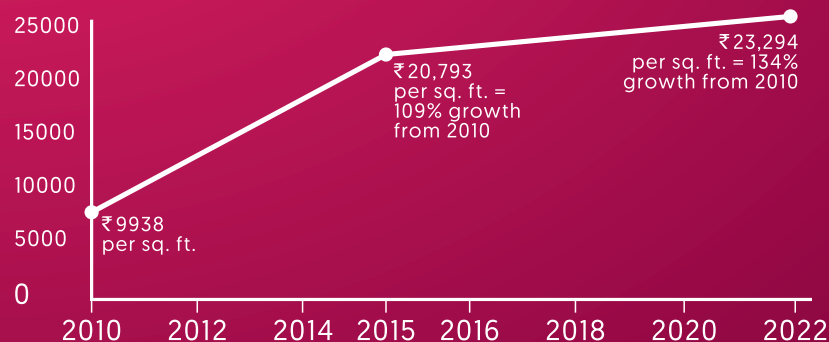




# IN EVERY WORKPLACE'S PERIPHERY

The transit accessibility of the location is a testimony to its exceptional residential growth in the last decade. Apart from residency, Andheri East is one of the largest commercial hotspots in the city of Mumbai, holding head offices and branches of top-tier organizations. All these commercial establishments have easy access to the project location with numerous road transit options connected to the Jogeshwari - Vikhroli Link Road (JVLR) and the Andheri - Ghatkopar link road.

## A TREND THAT ONLY APPRECIATES\*



# UPCOMING FUTURE INFRASTRUCTURE

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**ADDITIONAL METRO LINES & MULTINODAL INTERSECTION OF METRO LINES 6 & 7**

**PROPOSED JOGESHWARI - VIKHROLI LINK ROAD (JVLR) WIDENING AND EXTENSION**



Andheri East will host a multimodal integration of metro line 6 [Swami Samarth Nagar, Lokhandwala to Vikhroli EEH] and line 7 [Dahisar to Andheri East] to add more commute options and foresee exceptional property appreciation in the future. The markets of Delhi, Hyderabad, and Chennai have experienced an average **20%** increase in residential properties solely due to the advent of metro services.

The existing **Jogeshwari - Vikhroli Link Road (JVLR)** joins the city's west to the east and also brings out its connectivity potential to the most prominent parts of Mumbai. Additionally, JVLR is now proposed to be widened and expanded by the civic body.

This possible extension will allow:

- Smoother traffic movement
- Reduction of travel time from Andheri Lokhandwala to Eastern Express Highway from 40 minutes to merely 10 minutes

# A NEIGHBOURHOOD NEARING EVERY POSSIBLE DESTINATION



## COMMERCIAL HUBS

- Kanakia Wall Street 7 mins
- Divine Hub Co-working Space 7 mins
- WeWork 10 mins
- Times Square 15 mins
- The Empire Business Centre 15 mins



Visual Reference

## CONNECTIVITY

- JVLR 3 mins
- Western Express Highway 5 mins
- JB Nagar Metro Station 10 mins
- Andheri Station 15 mins
- Marol Metro Station 15 mins
- Domestic Airport 20 mins
- Sakinaka Metro Station 22 mins
- Chhatrapati Shivaji Maharaj International Airport 22 mins

## EDUCATION INSTITUTIONS

- Oberoi International School 5 mins
- S. P. D. T College 10 mins
- St. Lawrence High School 13 mins
- St. John The Evangelist High School 15 mins
- Narayana E-techno School 15 mins
- Marol Education Academy's 15 mins

## LUXURY LEISURE

- ITC Maratha Hotel 10 mins
- The Lalit 10 mins
- The Leela 10 mins
- Hilton Mumbai 15 mins
- JW Marriott 20 mins

## MALLS & ENTERTAINMENT

- Oberoi Mall 20 mins
- PVR 20 mins
- Maxus Cinema 25 mins
- Phoenix Marketcity 30 mins
- R-City Mall 35 mins

## SUPERMARKETS

- DMart 10 mins
- Grofers Hub 15 mins
- Orchid Supermarket 15 mins

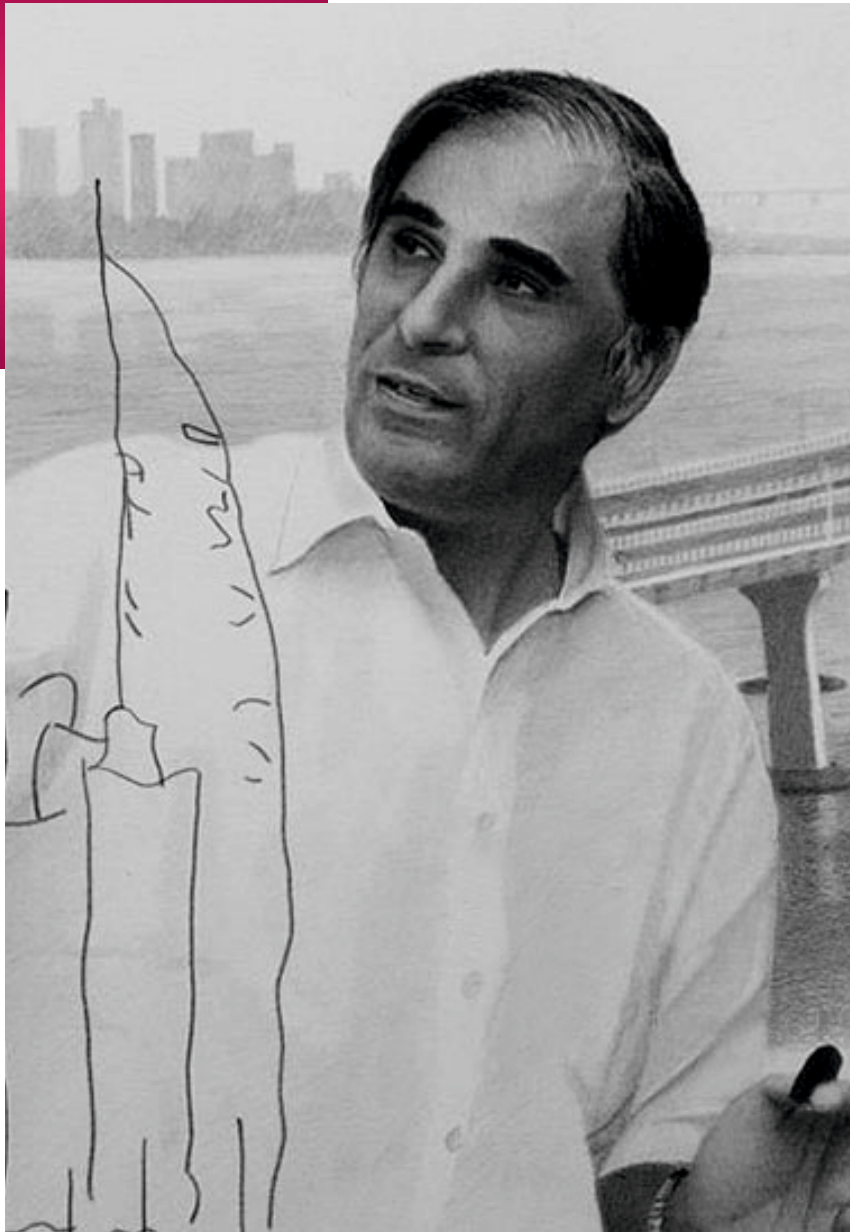
# THE PERFECT LOCATION







A LOCATION THAT IS  
NOT ONLY CONVENIENTLY  
ACCESSIBLE  
BUT ALSO EXTREMELY  
WELL CONNECTED.



Deservingly known as **“The Man Who Draws India,”** Mr. Hafeez Contractor holds the honor of the prestigious Padma Bhushan award with 75+ more national and international awards, such as CWAB Architect of the Year (2006 to 2013) and A+D Hall of Fame for the Decade Award for his impeccable art of designing the skylines of many prominent locations.



# THE ART OF 0 WASTAGE

“ “Zero passages and  
room planning are very, very  
important, and that's how we  
get the maximum value for  
what you pay. ” ”

ARCHITECT  
Mr. HAFEEZ CONTRACTOR



# ABOUT UKIONA

UK IONA is the influence of paramount choices that reflect your personality and stature. Located amidst the prime locale of the capital city, IONA, also meaning blessings, is an ideal opportunity for an influential living that not only dictates the signature class but also meets the most minute necessity.

Unlike poorly planned real estate, efficient homes with 0 space waste,

- Save capital spent on unused real estate.
- Save interest on capital spent on unused real estate.
- Save additional taxes on capital spent on unused real estate.

The correct investment is only the one that derives proportionate or augmented returns. Adhering to the same belief, UK IONA has curated C.A.R.E. Homes. C.A.R.E. is an abbreviation of Carpet Area's Real Efficiency, an initiative to deliver homes with 0 or minimal wastage of usable area. UK IONA is master crafted with intense design.



Artistic Impression





Artistic Impression





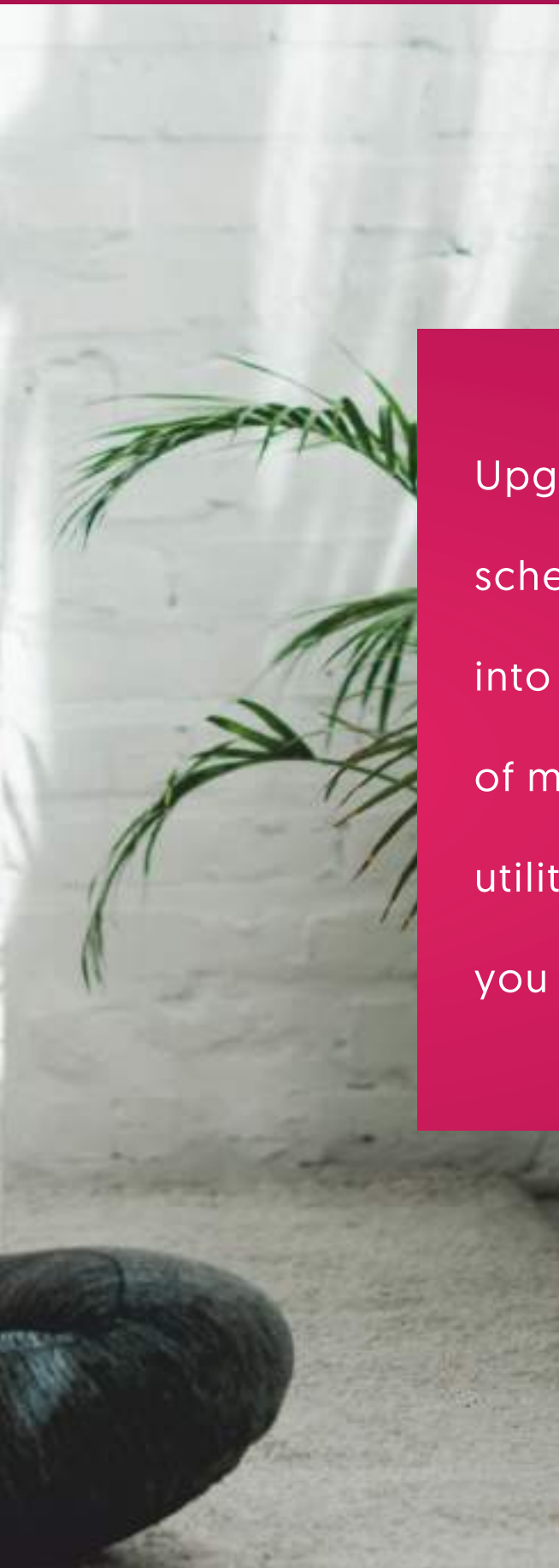




Artistic Impression



Visual Reference



Upgrade the everyday  
schedule to transform  
into the antonym  
of monotonous with  
utilities that levitate  
you above the minimal.



## Retail Shopping Center

Artistic Impression

Jogging Track

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Kids Area

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Yoga Area

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Senior Citizen Area

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Fitness Center

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Sky Cafeteria

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Meditation Deck

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Sunset Lounge

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Games Arcade

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Retail Shopping Center

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Creche

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Visual Reference

## Meditation Deck



## Senior Citizen Area



## Games Arcade





A modern, luxurious hotel lobby. The ceiling is dark with numerous small, glowing lights, resembling a starry sky. The walls are primarily wood-paneled. On the left, there is a dark wood reception desk with a computer monitor. In the center, a large glass window looks out onto a night scene with palm trees. In the foreground, there are two plush, light-colored armchairs. A large, patterned rug is on the floor. The overall atmosphere is warm and sophisticated.

GRAND ENTRANCE

A modern interior space featuring large, light-colored wooden pillars and a white sofa with a dark metal frame. The ceiling has recessed lighting and a large, curved pendant light. A potted plant is visible on the left side.

# UTILITIES

CCTV

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Grand Entrance

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Security Force

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Sewage Treatment

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Artistic Impression

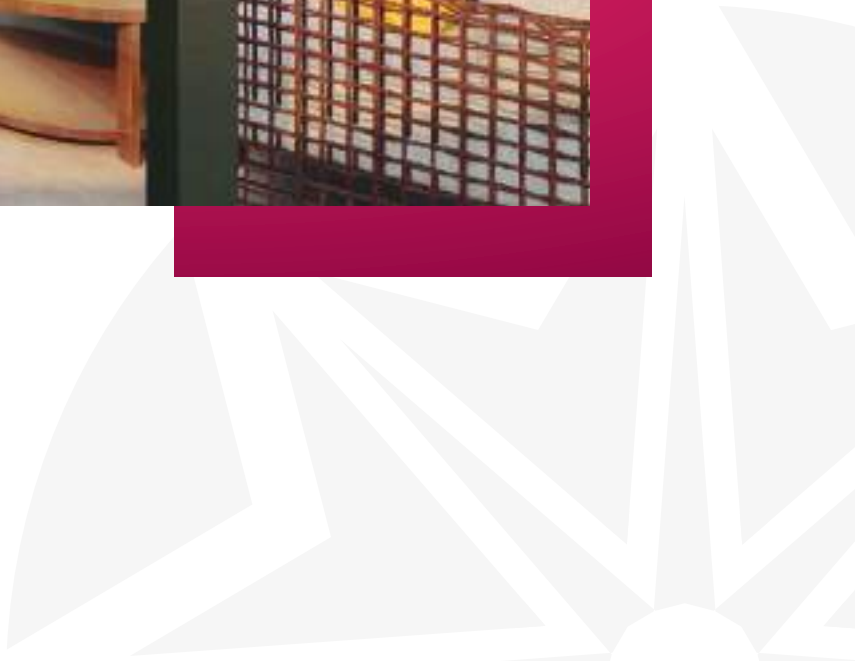
## Sky Garden





Artistic Impression

## Meditation Deck





Artistic Impression

## Fitness Center







## OUR COMPLETED PROJECTS

12+ YEARS OF EXPERTISE | 12+ UPCOMING PROJECTS |  
1 CR. SQ. FT. UNDER DEVELOPMENT



UK VEDIC HEIGHTS,  
KANDIVALI (EAST)



UK SANGFROID,  
ANDHERI (WEST)



CHALET AMAR,  
JUHU



J P DECKS,  
GOREGAON (EAST)



## ONGOING PROJECT



UK LUXECITY  
Kandivali East

# BRAND PROMISE

Minimal Wastage

|

Premium Homes

Uninterrupted Views

|

Seamless Connectivity

## OUR ACKNOWLEDGED TRIUMPH



**UKIONA**  
ANDHERI EAST

**Address:** 166A/1 & 169/7, Poonam Nagar, Near JVLR, Andheri East, Mumbai - 400060



The project has been registered with MahaRERA under registration No. P51800007275 | P51800007085 | P51800001488 | P52100004150 | P51800002133 | P51800001690 and is available on the website <https://maharera.mahaonline.gov.in> under registered

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