

INTRODUCING LUXURIOUS LIVING IN

14

STOREY TOWER

AT ULWE, NAVI MUMBAI

8. PROJECTED BY VIISHAN REALITY VENTURES



OTHER ONGOING PROJECTS



MAPLE CARNIVA, ULWE, NAVI MUMBAI



MAPLE VIVA, ULWE, NAVI MUMBAI



MAPLE GLORIA, DRONAGIRI





LIFE IS WORTH, SCALE UP YOUR LIFE WITH MAPLE IVY

MAPLE IVY, a residential & commercial development by Yushan Reality Ventures.

Standing tall in vast expanse of Ulwe, MAPLE IVY structure is built for those who want a lavish life and have a rich taste. It is a space where you can snugly rest and devour the breath taking views of nature.

MAPLE IVY is a grand & majestic project offering G+14 storied tower with a choice of well planned 2BHK Flats & Shops. An ensemble of modern amenities makes MAPLE IVY the perfect nesting place.

MAPLE IVY is the high rise that offers the ultimate urban living experience. The ultimate combination of convenience, comfort and elegance. Surrounded by the amazing amenities to create real comfort zone for your dream abode.

- Clear title CIDCO transfer plot
- Residential Cum Commercial Project
- Loan available from all leading Banks & Financial Institutes

LOCATION MAP



YOUR ADDRESS.. FUTURE READY HOMES...

Navi Mumbai is one of the fastest growing city of India. Ulwe is envisaged as the center point of the Navi Mumbai. Ulwe Being close to the upcoming Navi Mumbai International airport, having easy access to rest of Navi Mumbai through Seawoods - Uran Railway & Metro Railway Project.

It also connects to greater Mumbai by proposed Trans Harbor Sea Link, making Ulwe as a Home Seekers priority destination.

- Walkable distance from Proposed Kharkopar and Bamandongri Railway Station
- Excellent connectivity to Palm Beach Road, Mumbai - Pune Express Highway, CBD - Belapur, Nerul, Mumbai - Goa Highway, J.N.P.T.
- 10 Min. drive from the Navi Mumbai International Airport
- Banks, Markets, Hospitals, Schools, Colleges, Gardens, Play Grounds, Stadium, Railway Station, Mall & Multiplexes, Central Park, Iscon Temple, Wonders Park, Restaurants, Hotels at proximate distance from the project site
- 2.5 km. away from proposed Nhava Sheva - Sewree Sea Link
- 7 Min. drive from existing Seawood Darave - CBD Belapur



RISING ABOVE WITH.. VISION, PASSION & DEDICATION



YUSHAN REALTY VENTURES are young, dynamic and vibrant real estate developers from Navi Mumbai formed to fulfill the aspirations of people to have their own house. YUSHAN REALTY VENTURES has pledged itself towards fulfilling these aspirations of people and has over the last 5 years dedicated in creating residential landmarks in Navi Mumbai. It has worked towards establishing itself as one of the key players in real estate development.

The company commenced its operations in Navi Mumbai in the year 2007. Its primary business is building residences. In addition, it has also identified infrastructure development as a business line for future growth. Its operations span across various aspects of real estate development, such as land identification and acquisition, project planning, marketing and execution.

Project Architects: Soyuz Talib Architects Pvt. Ltd. (STAPL)

R. C. C. Consultants: B. S. Sukhthankar & Associates

Legal Advisor: PMG Legal Associates

Landscape Architects: PS Landscape design and Ecology

PODIUM FLOOR PLAN



3D 2BHK FLAT



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uppercrest

3D 3BHK DUPLEX FLAT



GROUND FLOOR PLAN



2, 4, 6 & 10TH FLOOR PLAN



3, 5, 7 & 9TH FLOOR PLAN



8TH FLOOR PLAN



12 & 14TH FLOOR PLAN



11TH FLOOR PLAN



13TH FLOOR PLAN





TRUE ELEGANCE OF LAVISH LIFESTYLE

ESSENCE OF IVY

Club and Lifestyle

Health and well-Being

Sports and Fitness

Children Activities

Graceful Outdoor

Facilities and Standard Utilities

Technology and Safety

Internal Amenities

ivy 
uppercrest



CLUB & LIFESTYLE

Pool Room

Squash Room

Indoor Badminton Court

Chess and Carrom

Table Tennis



CLUB & LIFESTYLE

Fully equipped Library

Health Cafe's

Mini Theater



HEALTH & WELL BEING

Gymnasium (Free Weights, Cardio)

Jogging, Cycling & Skating Track

Aerobics and Pilates area



HEALTH & WELL BEING

Jacuzzi Wave Pool

Steam & Sauna

Yoga and meditation room



SPORTS & FITNESS

Basketball Court

Box Cricket

Rink Football



— — — — — CHILDREN ACTIVITIES

Outdoor play area with Sand pit

Modern Play Equipments

Kids Arts and Crafts Studio

Kids Game Zone

Infant and Toddler Gym



— — — — —
GRACEFUL OUTDOOR

Rhythmic Fountains with Laser Lights

20,000sqft Landscaped Garden with Water bodies

Senior Citizens Priority Corner

Amphitheater



FACILITIES AND UTILITIES

Designer AC entrance lobby

Party lounge

Star gazing lounge on terrace

Hi Speed automatic Lifts

100% power back up for common area

Servants Recreation Area

Society Office



— — — — — TECHNOLOGY & SECURITY

Secured Wi-Fi connectivity in entire building

Hi tech fire fighting and security systems

CCTV Surveillance

Intercom Connectivity



INTERNAL AMENITIES

DOOR

Decorative Laminated Flush Main doors with Teak wood Frame

Decorative Laminated Flush Internal doors with wooden frame

Decorative Laminated Flush Bath and W.C. doors with Granite Moulding Frame

Good Quality Brass and Fixtures

FLOORING

Vitrified flooring in all rooms

WALLS AND PAINTS

Gypsum / POP finished internal walls with Plastic / Velvet / Luster Emulsion Paint

Acrylic emulsion / syntax matt paint for external walls

WINDOWS

Anodized aluminum sliding windows with Granite sill

One panel mosquito prevention net

Anodized aluminum, glass louvered window in Toilets



INTERNAL AMENITIES

ELECTRIFICATION

- Concealed copper wiring & fittings
- Provision of Cable TV, Telephone in Living and Master Bedrooms
- Intercom Point in Living Room
- AC Point Provision in all Bedrooms

KITCHEN

- Granite Kitchen Platform with S.S. Sink
- Full Height Wall Tiles above Platform

BATH AND W.C.

- Full Height Glazed tiles
- Branded sanitary Wires
- Concealed Plumbing with Premium Quality C.P. fitting



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Italian flooring in living room

Video Door Phone

Air conditioned homes

Home Automation

Dedicated Seating Area For Pooja Room



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Wooden flooring in master bedroom

Branded fan and light fixtures in all flats

Imported elite brand sanitary ware and fittings

Modular Kitchen with Gas Hob and Chimney



PROJECT BY :



R I S E A B O V E

CORPORATE OFFICE

1104, Satra Plaza, Plot No. 20, Sector - 19,

Palm Beach Road, Vashi, Navi Mumbai - 400 705

Tel : 022 278366 24 / 25

www.yushanrealty.com

SITE ADDRESS

Maple Ivy, Plot No. 95, Sector 9, Ulwe, Navi Mumbai

Disclaimer:

The information comprised in this brochure is disclosure of the end or development that is proposed. It is prepared and issued in good faith and is for guidance only. It does not constitute part of any offer or contract. It is subject to the approvals of the authorities and the need for the continuing improvement of the project and/or any changes as suggested by the authorities. The Developer reserves the right to alter the layout, floor plan, provision of fixtures, fittings, etc. without any prior notice. The photographs and the actual appearance of the building will be subject to the actual construction.