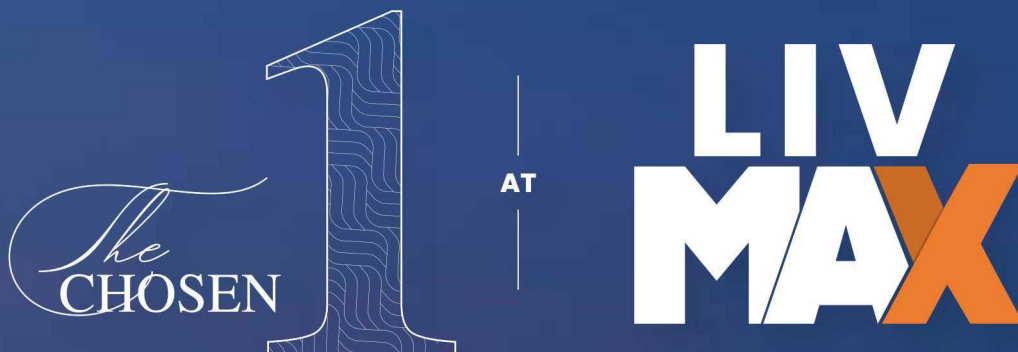


*Presenting*

Mumbai's Greatest

1 BED HOME

REVOLUTION



Balcony Homes in Andheri East





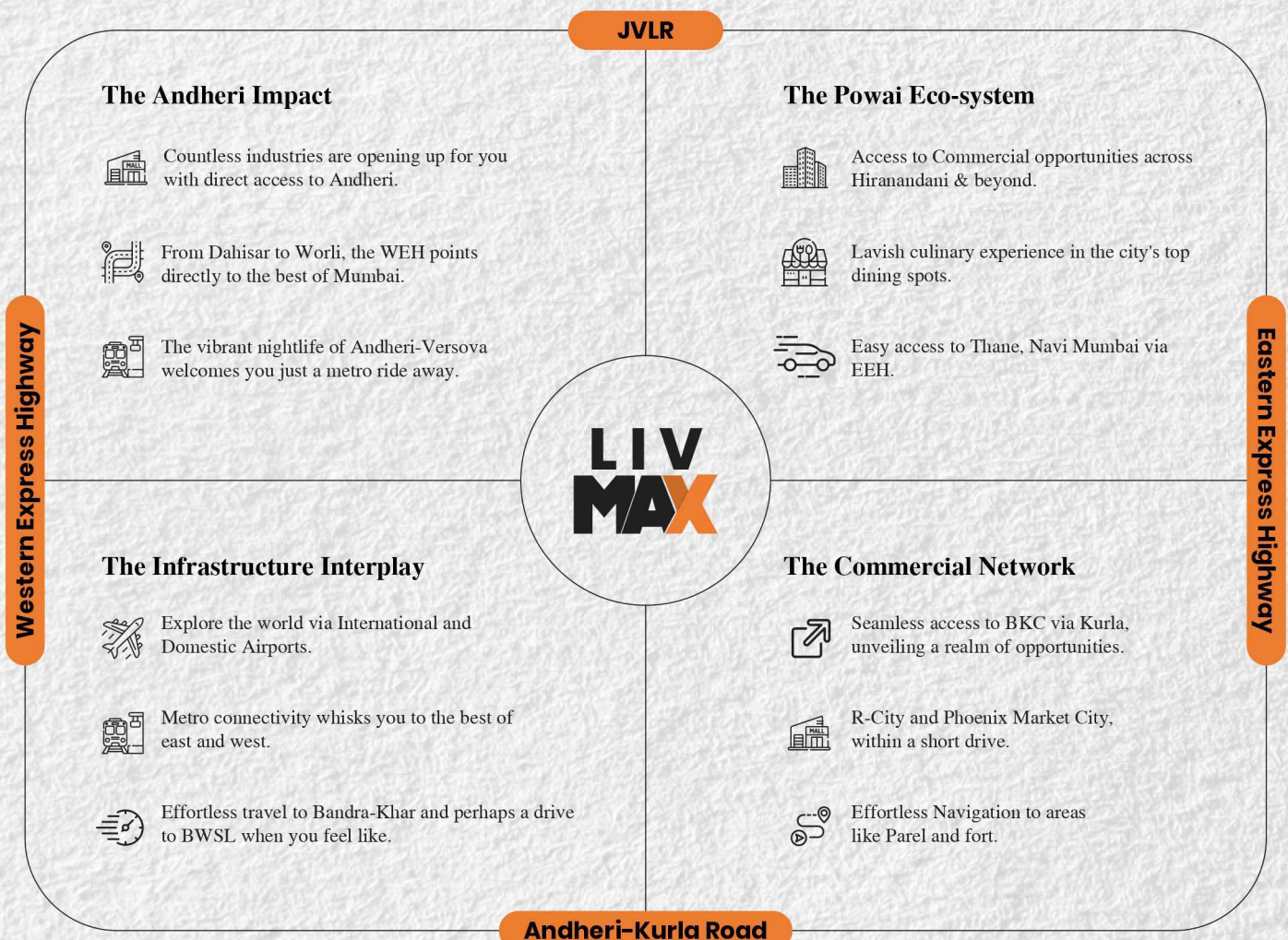
# A REVOLUTION IN CONNECTIVITY & GROWTH

*The one address that always keeps you connected to it all*

Marol is currently a hotspot for investors with its booming infrastructure development. The neighbourhood's strategic location, boasting easy access to key connectivity hubs such as the airport, metro lines, and major Mumbai roads, makes it an ideal choice for both convenient living and lucrative property investment.

<b>Seven Hills Hospital</b> 02 mins	<b>SEEPZ</b> 10 mins	<b>International Airport</b> 10 mins	<b>Powai</b> 15 mins
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# THE GOLDEN QUADRANGLE OF CONNECTIVITY & GROWTH





# THE COMMERCIAL INFRASTRUCTURE OF MIDC AND RESIDENTIAL ECOSYSTEM OF POWAI & ANDHERI EAST



## Connectivity

• Metro Station	05 Mins
• Andheri - Kurla Link Road	10 Mins
• JVLR	10 Mins
• MIDC	10 Mins
• Domestic Airport	16 Mins



## Healthcare

• Seven Hills Hospital	02 Mins
• Chiranjeevi Hospital	05 Mins
• Umang Hospital	08 Mins
• Goel Hospital	12 Mins
• Amey Hospital	12 Mins



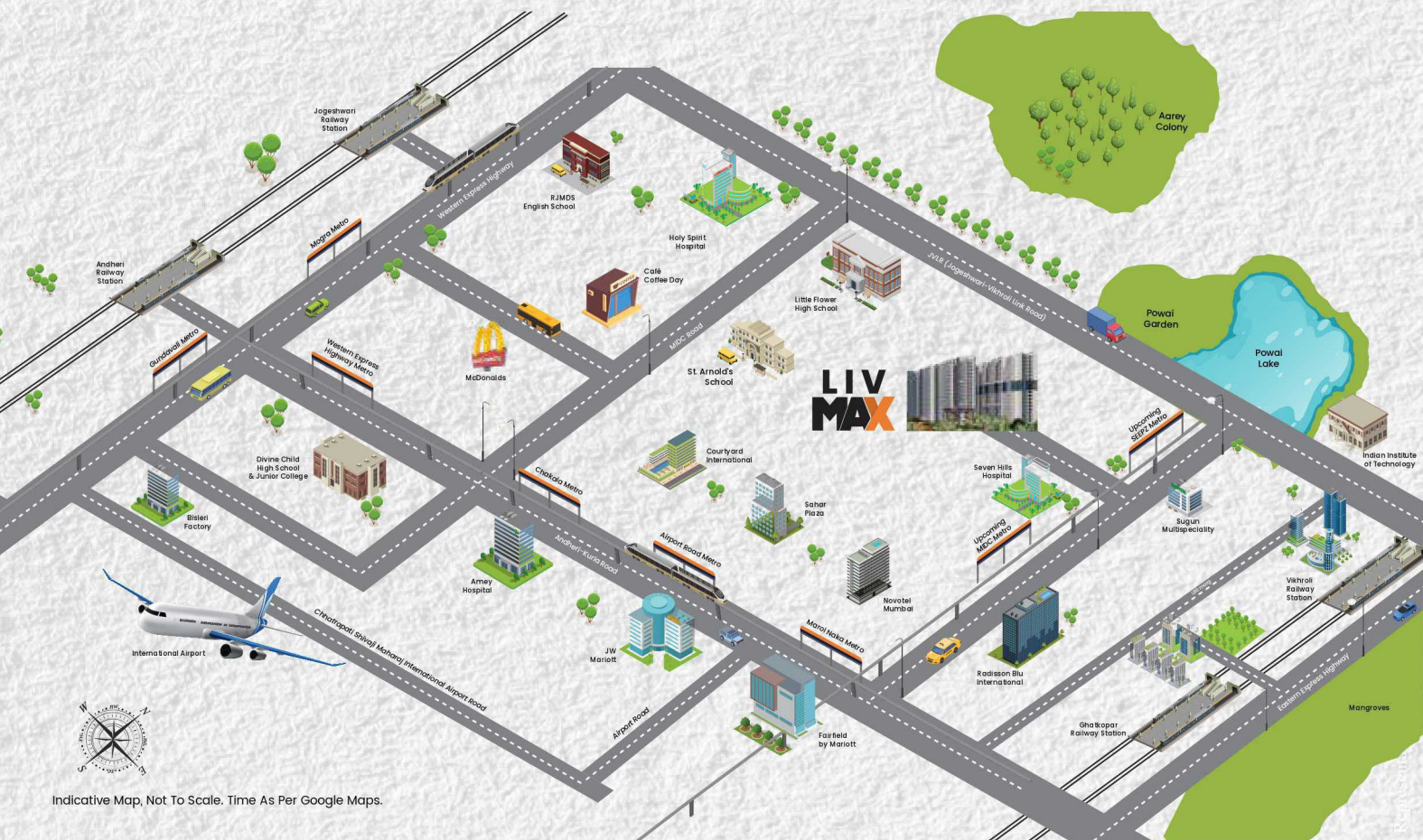
## Cafés

• Café Kohinoor	08 Mins
• Momo Café	10 Mins
• Tea Villa Café	20 Mins
• Friends Bench All Day Café	20 Mins



## Education

• Divine Child High School & Junior College	12 Mins
• The Little Buds International Pre-School	15 Mins
• St. Arnold's School	16 Mins
• Little Flower High School	17 Mins





The  
CHOSEN 1

AT

LIV  
MAX

Presenting Mumbai's Biggest 1 Bed Home Revolution. Launching a new tower with thoughtfully designed Balcony Homes in a development, situated on a sprawling 2.25-acre landscape, offering a distinctive architectural presence. The 21-storey tower stands tall, providing residents with breathtaking views of the surroundings. This development offers a holistic living experience, catering to diverse lifestyle preferences. A new revolution of spacious one-bedroom homes has arrived, set to shake up real estate as we know it.





# FINALLY, A ONE-BED THAT LIVES LARGE WITH A BALCONY THAT'S ALL YOURS.

Large & spacious homes that are Vastu compliant offer a harmonious blend of luxury and positive energy flow, meticulously designed to enhance well-being and prosperity. These homes feature carefully planned layouts that maximize space and ensure a seamless flow of natural light and air. Each area of the house is thoughtfully positioned to align with Vastu principles, promoting balance and harmony.

Spacious 1-bed homes

Thoughtfully planned windows for  
maximum daylight & ventilation

Vastu compliant spaces







## MORE ROOM TO LIFE.

Experience a planning revolution with **Zero Space Wastage**. Discover impeccably designed spaces that embody a truly well-lived life. Enjoy the convenience of two washrooms for easy urban living.



# A WARDROBE REVOLUTION

Experience a wardrobe that offers unparalleled space for both him and her. Enjoy a design that maximizes every inch without compromise.





# A Revolution in Experiences

15 Experiential Zone with 50+ activities

## Activity Zone

- Cricket Practice Net
- Jogging Track
- Cycling Track
- Sitout Area

## Kids Outdoor Zone

- Kid's Play Area
- Toddler Play / Sitting Area
- Sea-Saw & Swing

## Sports Zone

- Multi Purpose Court
- Basketball Court
- Badminton/Volleyball Court

## Nature Zone

- Vertical Garden

## Business Zone

- Business Lounge

## Kids Indoor Zone

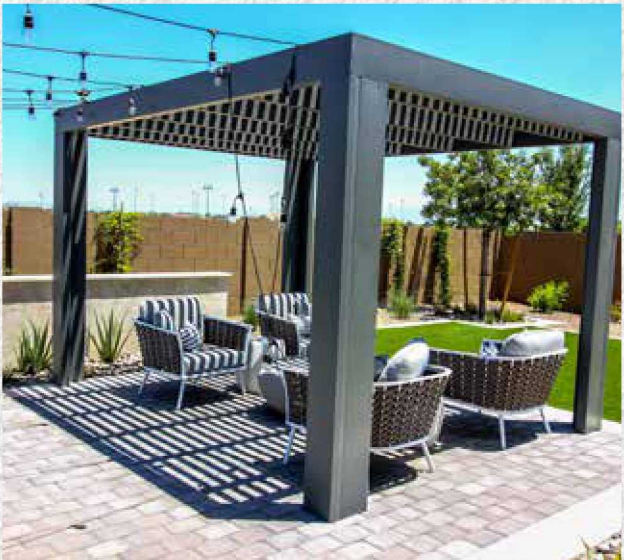
- Kid's Play Area
- Art Corner
- Chalk Drawing Wall

## Viewing Zone

- Sunrise Corner
- Sunset Corner
- Telescopic Stargazing
- Accupressure Area

## Entertainment Zone

- Pool Table
- Table Tennis
- Carrom Board



## Extra Curricular Zone

- Dance Area
- Karaoke Singing
- Karate / Taekwondo
- Zumba

## Fitness Zone

- Cross Fit
- Gymnasium

## Leisure Zone

- Hammock Sitting
- Pergola Siting
- Open Air Sitting
- Amenities Lobby Area
- Chit Chat Area
- Senior Citizen Sitout Area

## Reading Zone

- Books Corner
- Brain Board Games
- E-Library

## Play Zone

- Air Hockey Table
- Card Corner
- Foosball Table
- Chess & Ludo
- Video Games

## Wellness Zone

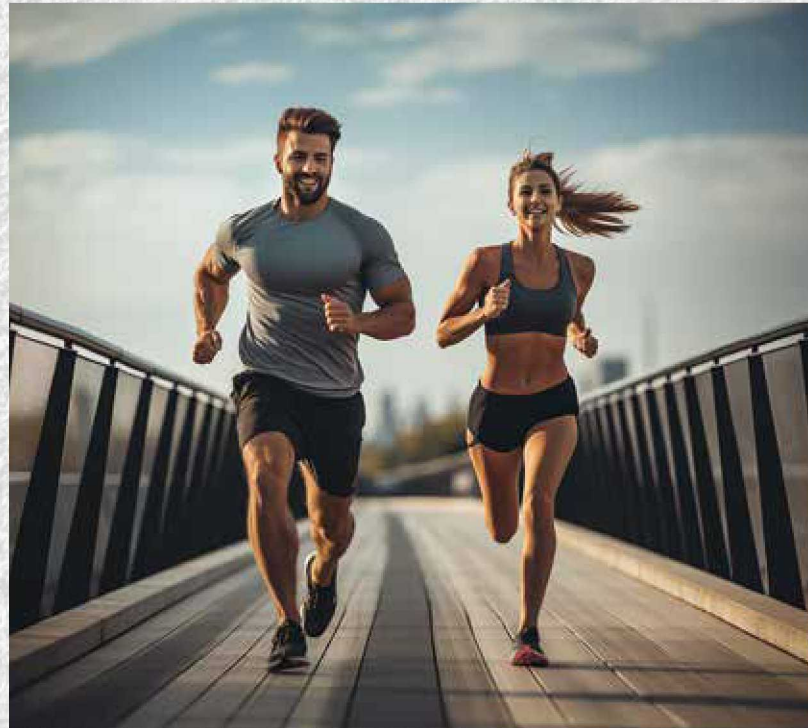
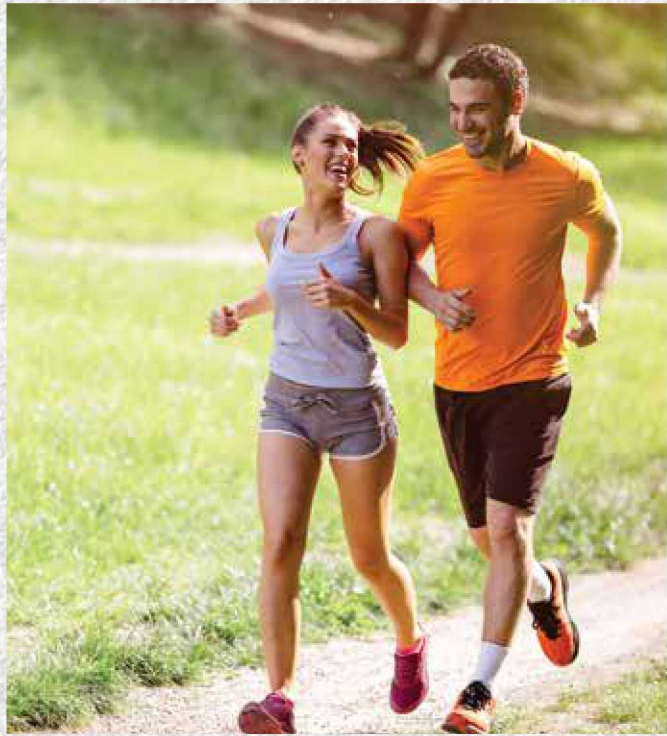
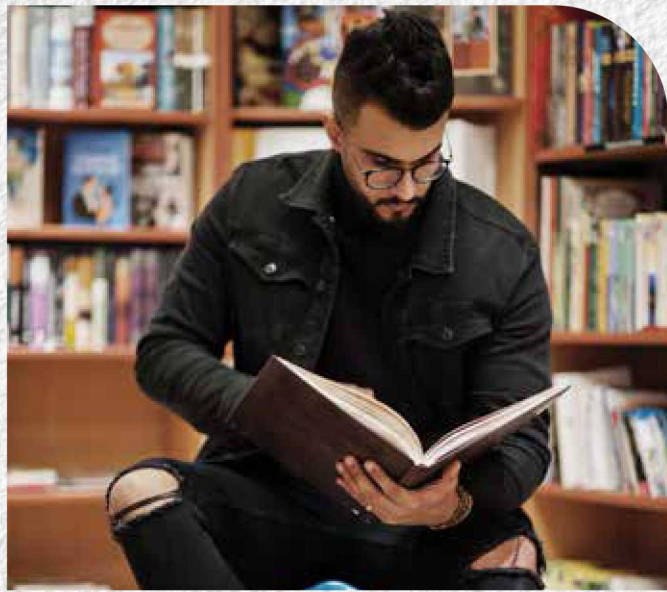
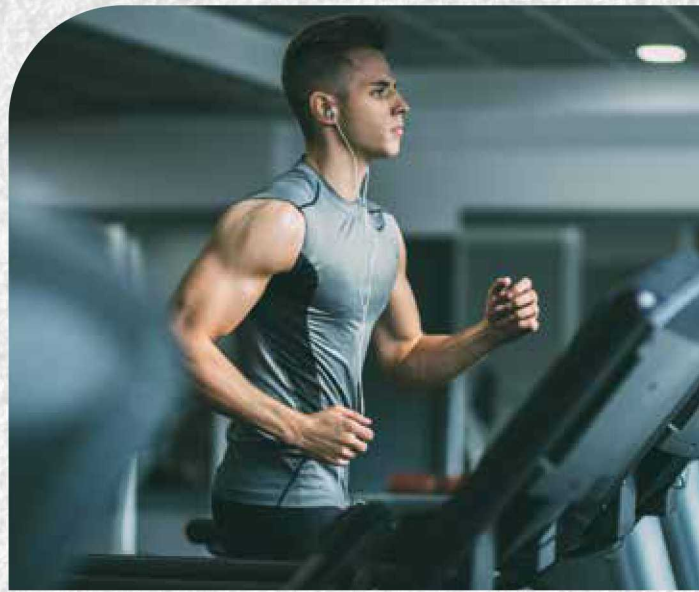
- Meditation Area
- Yoga Pavillion

## Party Zone

- Sky Cinema
- Sky Juice Bar
- Adda Zone
- Artificial Bonfire
- BBQ Area
- Sky Party Area

Representative Images

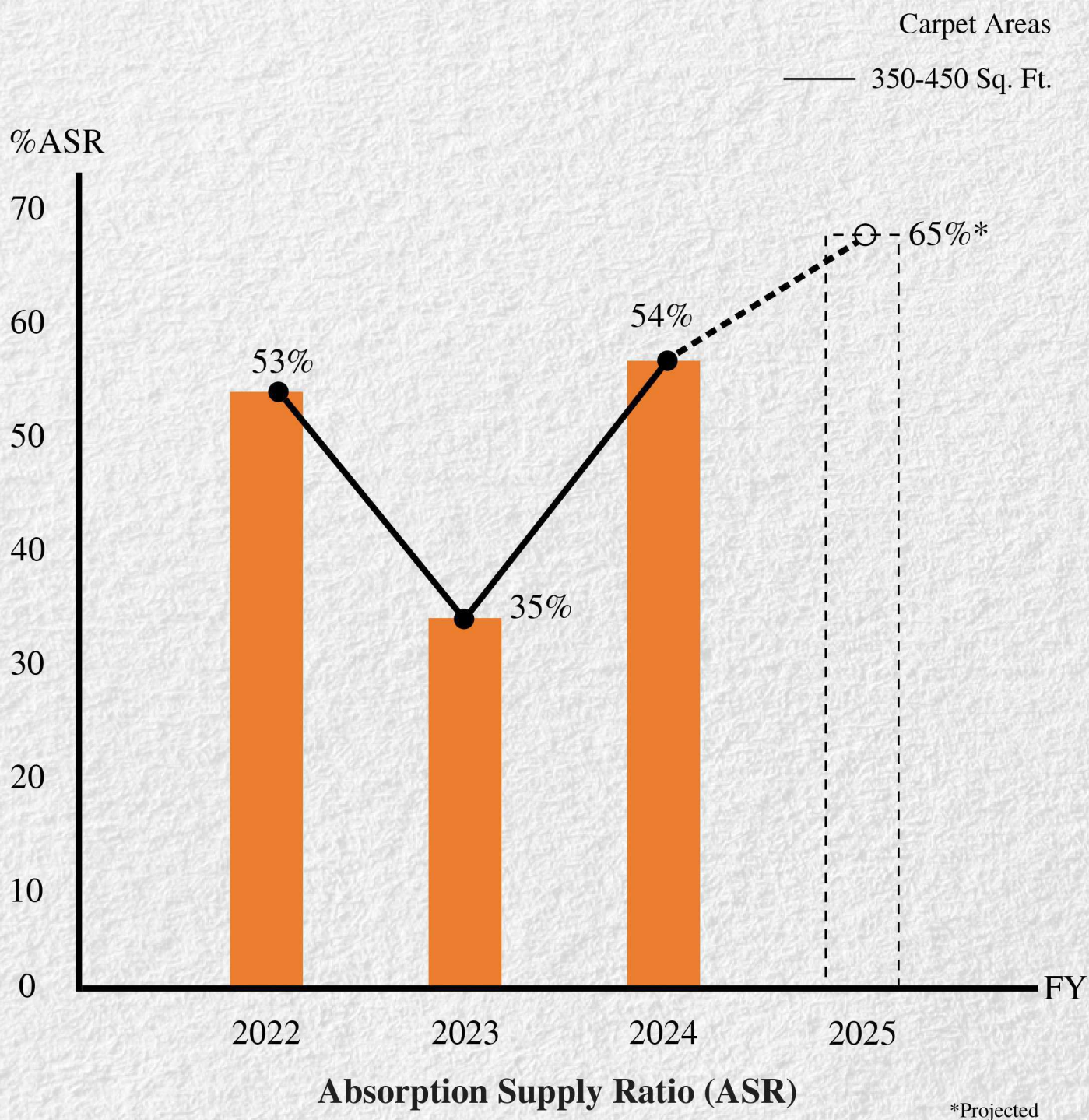






# A 1 BED HOME IN ANDHERI: A SOARING HOCKEY-STICK REAL ESTATE REVOLUTION

Good news for investors as the absorption of 1 Bed homes in the micro market is witnessing a rising Hockey-Stick effect led by ~400 Sq.Ft. Carpet Area 1 Bed Homes.



\*The value is derived by Estimation  
Source: PropEquity, Magicbricks, 99 acres, Housing.com



# AN IMPENDING ROI BOOM

7% Y-O-Y Capital Appreciation

+

4% Expected Rental Returns

Marol boasts impressive annual capital gains of 7% and rental yields of 4% which sets it apart from other nearby areas. Its strategic location, top-notch infrastructure and growing demand make it an ideal investment choice for those seeking reliable returns and long-term growth.

Over the last decade, Marol has consistently outperformed neighboring locations in capital appreciation. From 2012 - 2018, appreciation was **65%**, and from 2018 -2024, it was **45%**. Looking ahead, a further **35%** appreciation is expected by 2030

## DRIVEN BY THRIVING ECOSYSTEM AND PROMISING DEVELOPMENT



The Golden Quadrangle of  
EEH, WEH, JVLR and  
Andheri-Kurla Road



Domestic & International  
Airport within easy reach and  
so is its infrastructure



Versova-Ghatkopar Metro and  
Western Metro now ready.  
Seepz -Colaba Metro Line  
Coming soon



The only neighbourhood with  
central connectivity to  
Andheri-Powai-BKC  
Commercial Hubs



# A REVOLUTION IN TRUST AND LEGACY

Group founded in 1989 as a boutique residential construction outfit, has transformed the dreams of thousands into reality by delivering 22 residential & commercial projects on-time with maximum ROI everytime for its early investors.

30+

YEARS OF EXPERTISE IN  
REAL ESTATE DEVELOPMENT

22

RESIDENTIAL AND  
COMMERCIAL PROJECTS

2,500

HAPPY  
FAMILIES

# DELIVERED EXCELLENCE

Kaatyayni Business Centre

Kaatyayni Heights

Gayatri Apartments

Apurva Residency

Kalash Mahakali

Kaatyayni Enclave

Kaatyayni Residency

Bhagwati Apartment

Kalash Chakala







**Experience Centre - Liv Max, Behind Seven Hills Hospital, Marol, Andheri (East), Mumbai - 400 059.**



**Tower - D**  
PS1800051874



**Tower - K**  
PS1800048681

 The Chosen I at Liv Max is a marketing campaign name for I-Stay and is registered under MahaRERA and also available on <https://maharera.mahaonline.gov.in>

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