

The Unmissable Life



MONTANA

Off. LBS Road, Mulund (W)

Welcome to the Unmissable Life

Picture yourself living in a unique world within this world.

An epitome of urban indulgent lifestyle at a marquee address.

At a location that is easily accessible to the important places in the city.

In the spacious abodes that compliment the blissful and abundant greens outside.

Where modern-day comforts blend seamlessly with pristine nature.

Where you wake up to the melodies of chirping birds in different seasons and the resplendent Yogi Hill views.

Where you indulge in myriad lifestyle amenities with every day a delight to cherish.

Where you relish nature's beauty as well as lead the modern lifestyle.

Dwelling at the cusp of two worlds, enjoying nature's beauty as well as leading the modern lifestyle.

Now imagine living such a life, which is definitely unmissable.





Shot at Location

Electrifying Location At the Heart of All Action

CONNECTIVITY

• LBS Road	350 m
• Eastern Express Highway	3.3 km
• Domestic Airport	18.9 km
• International Airport	19 km

EDUCATION

• D.A.V. International School	1.8 km
• Rudraksha International School	2.4 km
• NES International School	2.6 km

HEALTHCARE

• Fortis Hospital	1.4 km
• Apex Hospital, Mulund	2.9 km
• Platinum Hospital, Mulund	3 km
• Jupiter Hospital, Thane	7 km

SHOPPING & RECREATION

• R Mall	2.5 km
• Viviana Mall	7 km
• R City Mall	9 km
• Phoenix Market City Mall	12 km

Quintessentially Mulund The Queen of Eastern Suburbs

One of the most sought-after destinations for a home in the Eastern Suburbs, Mulund offers the best of everything. Be it nature, connectivity, social infrastructure, lifestyle avenues and above all like-minded people, make the location attractive. What's more, one can be a part of the city's hustle-bustle and also be close to nature.



Captivating Living Spaces
Redefining Mumbai's Lifestyle

LAUNCHING
BLISSBERG

at


MONTANA
Off. LBS Road, Mulund (W)

2, 3 & 4 BEDROOM RESIDENCES

Project Highlights

- 7 acres development with blissful hill views
- 4 towers of 45 storeys each
- 40+ lifestyle amenities
- Abundant natural sunlight and ventilation
- Intelligently-designed apartments with zero space wastage
- Double-level eco-deck spread over 5 acres

Esteemed Partners



Architecture
by James Law (Hong Kong)



Landscape
by TROP (Bangkok)



Show Apartment Interiors
by HBA (Singapore)



Master Layout



INTERNAL ROAD

GIONA B

ROSA B

GIONA A

ROSA A

BLISSBERG

LAST PHASE DEVELOPMENT

SIERRA

ENTRY

EXIT

18.30 MT WIDE EXISTING ROAD



Alluring Amenities
An Assortment of Fabulous Facilities

It's one of the only few developments to offer a myriad range of enticements that meet the global criteria. With 40+ amenities spread across 6 acres of the Double Layered Eco Deck, we have left no space unused for pampering you and your family.

Radiant Magnificence

An Immense Splendour


Frankly, you got to be one of the exceptional few to behold and indulge in one of the largest Infinity Pool, 5000 sq.ft. to be precise, in the Central Suburbs.







Magnificent Conveniences For the Connoisseurs of Fine Living

Lead an awe-inspiring lifestyle with an assortment of handpicked amenities and facilities. Offered for unparalleled living and, of course, to make every moment appealing.


- 


Amphitheatre




Socializing Pavilions
- 


Park Walks




Children's Zone
- 


Banquet Hall




Party Lawn
- 


Refreshment Bar




Sunken Seats
- 


Business Centre




Private Library
- 


Toddlers' Creative Studio



Entertainment Room
- 

Lawn Pavilions



TV Lounge
- 

Auditorium

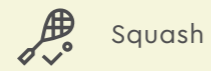
Intriguing Indulgences

A Clusters of Activities

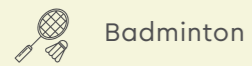
Everyone has a vivid set of interests. Which is why, we offer diversified spaces for children, youngsters and even the elders. Be it your championship dreams or fitness goals, we have it all.



Table Tennis



Squash



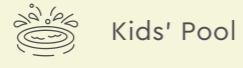
Badminton



Billiards



Basketball Court



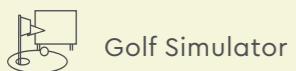
Kids' Pool



Games Room



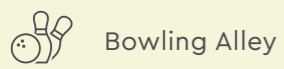
Kids' Play Area



Golf Simulator



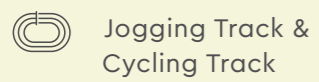
Senior Citizens' Area



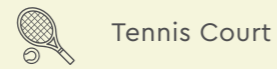
Bowling Alley



Cricket Nets



Jogging Track &
Cycling Track



Tennis Court





Fascinating Relaxations An Extravagant Retreat

Get pampered as you rejuvenate at select avenues, crafted to recharge you for life's challenges. Dive into the blue, head for the aqua therapy at the spa and choose yoga to relax your senses.



Steam and Sauna



Fitness Centre



Spa



Yoga Room



Swimming Pool &
Mini Pool



Jacuzzi



Enchanting Devotion An Ode to Spirituality

Pursue spiritual peace. Soak in the serenity of divinity closer to your home at an outstanding Jain Temple, spread across 3000 sq.ft.



Spectacular Panoramas
The Best of Both Worlds

Own a home that offers Stunning Hill Views, the Grandeur of Mumbai's Cityscape and Multidimensional Views. To top it all, each configuration offers a different view.

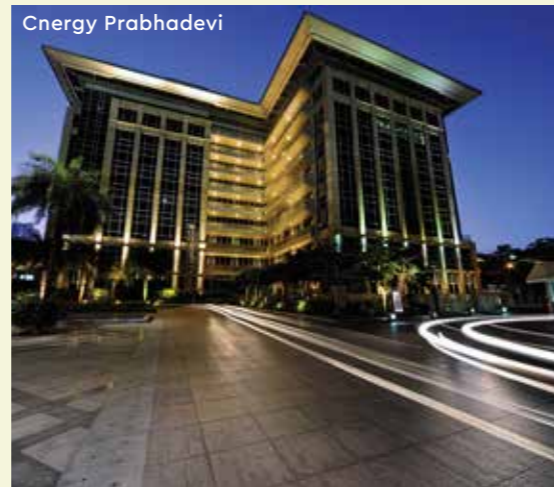


Stunning Spaces
Crafted for Fine Living

Get a preview of the lifestyle you are going to lead in the near future. And plan the exquisite decor you have in your mind, ahead of time.

ABOUT SHETH GROUP

Established in 1986, Ashwin Sheth Group is one of the leading real estate developers in the country, with an identity rooted in unique designs infused with contemporary thinking. Since its inception, the Group has delivered some of the finest Residential, IT, Commercial, and Retail projects in India and abroad, through resourceful planning, unwavering focus on quality and customer-oriented designs. With over 80 diversified luxury projects across Mumbai, including landmarks like Viviana Mall, BeauMonde and 2 international projects in Dubai, the brand has nestled over 25,000+ happy families in their dream homes and crafted over 20 million sq.ft. of brilliant spaces. Currently, some of the Group's ongoing projects are adorning the skyline in different parts of Mumbai and Thane. In Mumbai, the projects in full swing include 72 West at Lokhandwala, Avante at Kanjurmarg, Montana in Mulund, and Midori at Dahisar. While Avalon, Zuri, and Sheth Energy are shaping up in Thane.



Actual photos




ABOUT EMAMI

A renowned brand in the FMCG segment, Emami group has extended its footprints in the real estate world. From residential to commercial, from retail to infrastructure, they have expertise in developing diversified projects. The company has a pan India presence with over 3.6 cr. sq.ft. of development. Some of their landmark creations are: Emami City - Kolkata, Emami Tejomaya - Chennai, Emami Nature - Jhansi, Emami Swan Lake - Hyderabad.

SITE ADDRESS

Behind Vasant Oscar, Off. LBS Road, Mulund (W), Mumbai 400 080.

W: ashwinshethgroup.com

 The project has been registered via MahaRera registration No – Phase I MahaRera No: P51800000735, Phase II MahaRera No: P51800014539, Phase III MahaRera NO: P51800017754, Phase IV MahaRera No: P51800026393 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Disclaimer – The layout comprises 4 towers – Rosa (Phase 1), Sierra (Phase 2), Giona (Phase 3) and Blissberg (Phase 4) are all part of Montana and will be delivered in a phased manner. The amenities mentioned are part of the whole layout and will be shared by all. All layouts, locations, plans, specifications, designs, elevations, features, amenities, facilities, services, product/equipment type and brand mentioned are indicative of the kind of development proposed in this project and its finality is subject to the approval of the respective authorities or as required by the Promoter/Developer in the interest of continuing improvement, without prior notice or obligation. Minor variations (+/- 3%) in actual carpet areas may occur as a result of design/construction variances, finishing tolerances and column projections. The pictures/images and perspective views of the premises/building/layout are an artist's impression of the development and for representational purposes only and are not a part of actual deliverables. Furniture, soft furnishing, gadgets, etc. are not part of the offering. The details, pictures and images contained in the video or any other printed material do not constitute an offer and/or contract of any type between the Promoter/Developer and the Purchaser. All transactions in respect of this Project shall be subject to the terms and conditions of the Agreement for Sale to be entered into between the Promoter/Developer and the Purchaser.