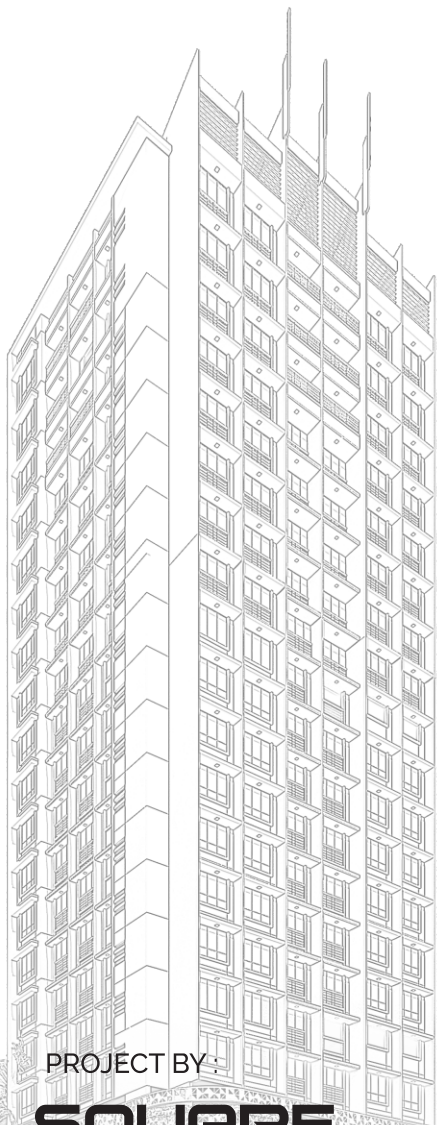


MAHA RERA : P51900046558



Ganga Avenue

AT
MAZGAON



PROJECT BY:

P. SQUARE

BUILDER AND DEVELOPERS

Where dreams meet luxury

ELEGANCE & STYLE...

Spectacular Views
Come Standard

Ganga Avenue has spectacular views on all sides.
The front view from each apartments captures the city and the intense greenery of rani baug zoo,
And the rear side has spectacular view of Arabian sea are blessed by beauty of nature
each apartment has it own distinctive elegance.



Cutting-edge design
Various size options

Excellent design has been the focus of this project.
From the external stylish architecture to the internal modern common areas, only the absolute best in design concepts and materials have been utilized.
We understands that modern lifestyle require various space options, Ganga Avenue offers 1-BHK, 2-BHK, 2.5 BHK & 3-BHK apartments, Ganga Avenue is a testimony to the group's vision to create new landmarks, in residential luxury for years to come.



Where dreams meet luxury....

1 BHK - TYPE 1 UNIT



1 BHK - TYPE 3 UNIT



1 BHK - TYPE 2 UNIT



2 BHK UNIT



2.5 BHK UNIT



3 BHK UNIT



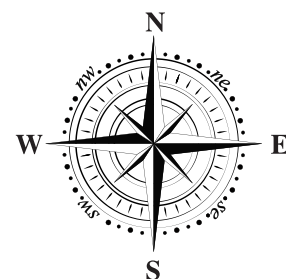
TYPICAL FLOOR PLAN (1-BHK)



TYPICAL FLOOR PLAN (1-BHK & 3 BHK)



TYPICAL FLOOR PLAN (2-BHK & 2.5 BHK)



13.25 MTR WIDE GHODAPDEV ROAD NO. 1

18.30 MTR WIDE RAMBHAU BHOGALE MARG



AMENITIES

Living Room

- Decorative Main Door
- Premium Quality Vitrified Tiles For Flooring
- Anodised Aluminum Sliding Window with Granite Framing
- P.O.P Finished Internal wall with premium quality paint
- Safety Railing in French Window Balcony
- Spectacular Sundecks are Blessed by Beauty of Nature
- Premium Quality Modular Electric Switches

Kitchen

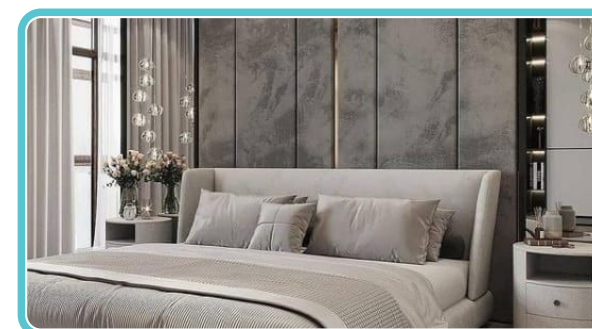
- Vitrified Floor Tiles
- Granite Kitchen Platform with S.S. Sink
- 2 Feet Height Dado Tiles Over The Platform
- Sufficient Electrical Point For Appliances

Bedroom

- Broad Layout
- P.O.P Finished Internal Walls with Quality Paints
- Premium Quality Vitrified Tiles for Flooring
- Anodised Aluminium Sliding Window with Granite Frame
- Wooden Frame, Flush Door
- Premium Quality Electric Switches

Designer Bathrooms

- Water Supply Throughout the Day
- Premium Quality Sanitary Fixture & Concealed Plumbing Fitting
- Anti Skid Ceramic Floor Tiles
- Full Height Glazed Tiles on Bathroom Walls
- Water Proof Flush Door
- Designer Toilets With Ultra Modern Fittings



The Privilege Special Features

- Thoughtfully planned to fully utilize the space
- Modern elevation Design
- Elegant & well designed entrance lobby
- Earthquake resistant building
- Anti termite pest control to the entire building
- High speed 2 nos of branded elevators
- Easy connectivity to Reay Road Station, School, Colleges, Hospital, Mazgaon Dock & Eastern Freeway
- Arabian Sea View

Entrance & Lift lobby

The Spacious lavish lobby area of Ganga Avenue gives a true measure of living in the lap of luxury. A wide hallway that leads all the way up to the artistically designed reception area provides easy accessibility while entering & exiting the premises. Elegant walls & floors adorned by marble. Ganga Avenue boasts of highly efficient elevators. 2 nos. of high speed branded elevators. Beautifully designed entrance and typical floor lift lobby. Decorative main entrance gate.

Parking

- Podium Floor for Covered Parking
- Broad Internal Driver way
- Special 24 hrs. Security For Parking Area
- Provision For Bike Parking

Fun & Leisure

- State of art Gymnasium with Modern Facilities
- Swimming Pool at Roof Top
- Children Play Area at Roof Top
- Senior Citizen Plaza
- Sun Bathing Area
- Anxiously Designed to Bestow the Space for the panoramic view of arabian sea

Electric and Power

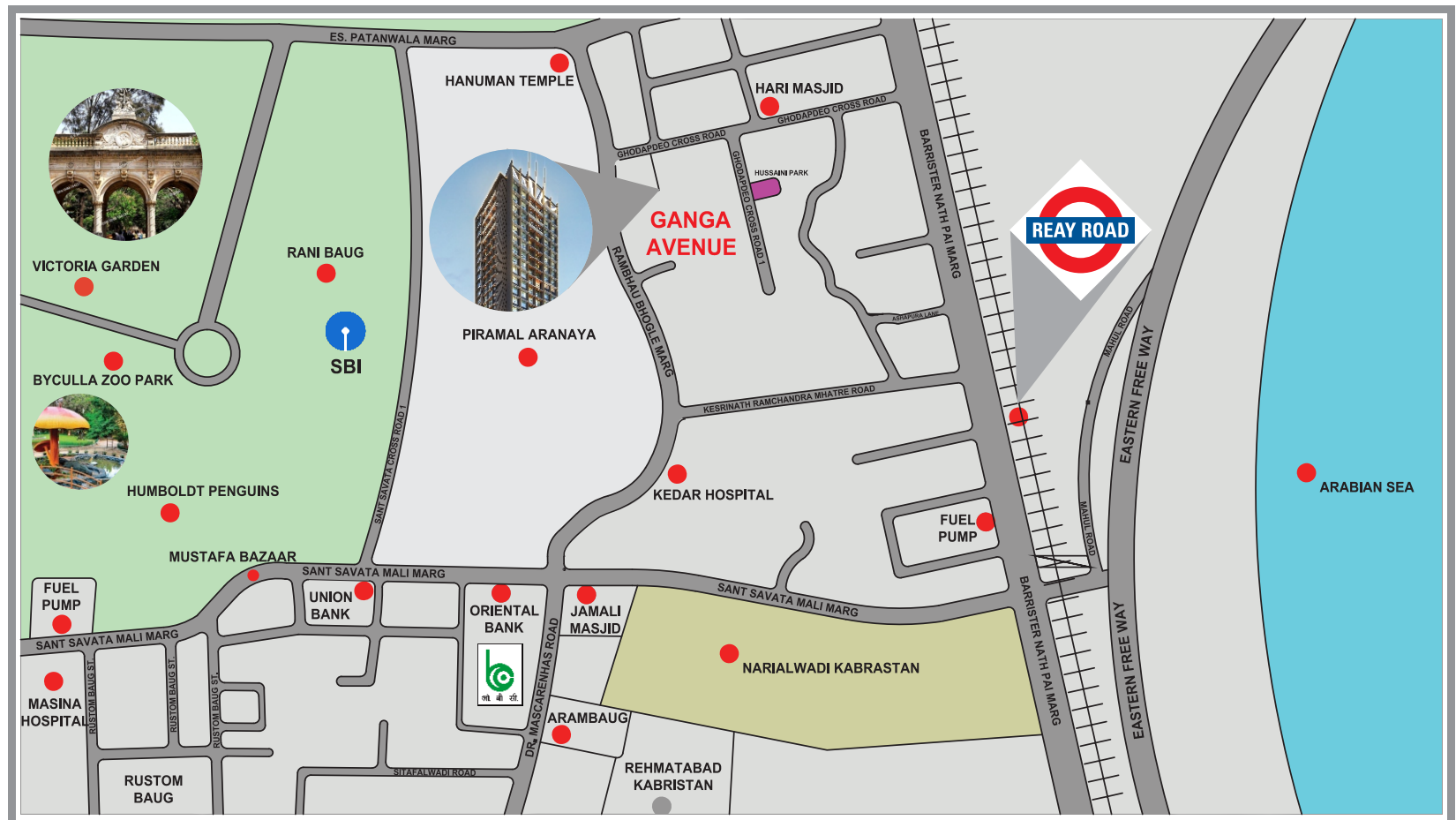
- 24 Hrs. Power Backup Facilities
- Adequate Electric Points in All Rooms
- Intercom & Telephone Line Facilities
- Split A.C. Provision
- Provision for Internet Connection
- Premium Quality Switches & Cable

Safe Secure 24 X 7

We have made sure that everyone Living in **Ganga Avenue** Lives In a safe and Secure Environment. The Project comes with the following Planned facilities

- 24 X 7 Strong Network of Security Guards. • Provision For Intercom in Building
- 24 hrs. C.C Camera Security • Sprinkler on all Floors Level
- Panic Alarm System
- Advance Fire Protection System our Most Important Priority is That You And Your Family Stay Safe and Enjoy Complete Peace of Mind In Your Home

LOCATION PLAN



PROJECT BY :

P. SQUARE

BUILDER AND DEVELOPERS

LIASONING ARCHITECT

M. SQUARE & ASSOCIATES

DESIGN ARCHITECT

A.M. SAQUIB

LEGAL CONSULTANTS

ABS ANSARI & CO.

R.C.C CONSULTANT

Z.Z. CONSULTANTS

SITE ADDRESS

Property Bearing C.S. No. 1A/643 Of Mazgaon Division, 'E' Ward, Ramubhau Bhogle Marg, Godapdev, Road No. 1, Mazgaon, Mumbai - 400 010.

OFFICE ADDRESS

Shop No. 19, Lambi Chawl, Shuklaji Street, Nagpada, Mumbai Central, Mumbai - 400 008.

SALES ENQUIRY

UMAR SHAAD KHAN

98922 73676 / 9819033430

UMESH PUROHIT

76660 44421 / 99676 32800

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The brochure is indicative of how the furniture can be arranged in the flat. No furniture of any nature to be supplied to the purchaser by the developer.