



ENTER THE
'BKC GATEWAY'
LIFESTYLE



Site Add.: O2, Swadeshi Mill Compound, V.N. Purav Marg,
Chunabhatti (East), Sion, Mumbai - 400 022.

Corp. add.: Rajpipla, Opp. Standard Chartered Bank, Linking Road, Santacruz (W), Mumbai - 400 054
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RERA Registration No.: P51800008513

thoughttrains

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A PROJECT BY :





A LOCATION THAT LETS **YOU**
ZOOM AWAY ANYWHERE IN THE CITY

SION - MUMBAI'S FIRST SUBURB IS
LOCATED CLOSE TO SOUTH, CENTRAL & NAVI MUMBAI.
CLOSER TO WESTERN SUBURBS VIA

BKCC



A LIFESTYLE WITH **MAGNIFICENT**
INDEPENDENT INDULGENCES

ME

TIME RELAXATIONS & FAMILY RECREATIONS,
EXCLUSIVELY FOR **O2** RESIDENTS



A LIVING THAT IS
SUPERIOR BY FAR

ELEVATED

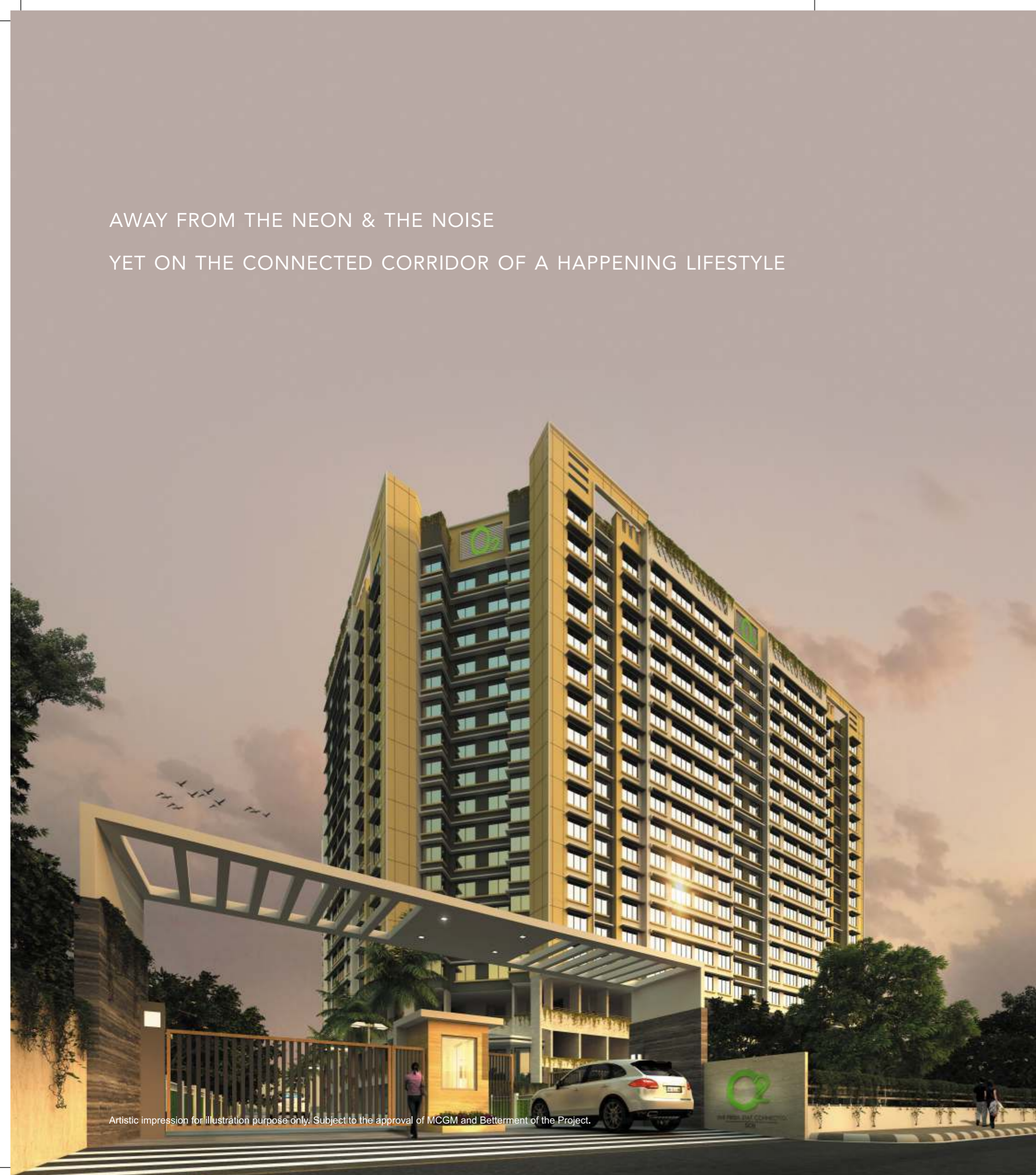
2, 2.5 & 3 BHK RESIDENCES WITH 10' 6" HIGH CEILING
THAT BEGIN 45 FEET ABOVE GROUND LEVEL

WELCOME TO
'BKC GATEWAY' LIFESTYLE

Q2
— S I O N —

PREMIUM 2, 2.5 & 3 BHK RESIDENCES WITH
A RED CARPET WELCOME FROM MUMBAI'S LARGEST
FINANCIAL HUB – 'BKC'.

AWAY FROM THE NEON & THE NOISE
YET ON THE CONNECTED CORRIDOR OF A HAPPENING LIFESTYLE



WELCOME TO

O2

IN A CITY WHERE TIME IS MONEY, AHUJA CONSTRUCTIONS BRINGS TO YOU A LIFESTYLE THAT REACHES YOU HOME OR OFFICE, FASTER, SURROUNDS YOU WITH EVERYTHING YOU DESIRED AND SIMPLY LETS YOU DO A LOT MORE.

PRESENTING O2 – A LIFESTYLE RIGHT ON THE BKC CORRIDOR THAT IS HIGH ON CONNECTIVITY, INDULGENCES, ENTERTAINMENT, SERENITY AND MORE. AND THE NEW, PROPOSED CROSSOVER BRIDGE FROM SION TO BKC IS JUST THE ICING ON THE CAKE.

PROJECT HALLMARKS:

- 2 MAGNIFICENT TOWERS WITH COMMUNITY LIVING IN 2.5 ACRES
- MULTIPLE LIFESTYLE FEATURES & SKY AMENITIES SPREAD ALL OVER THE SITE AT THE E DECK & THE ROOFTOP
- FIRST HABITABLE FLOOR BEGINS 45 FEET FROM THE GROUND
- SERENE SURROUNDINGS

Artistic impression for illustration purpose only. Subject to the approval of MCGM and Betterment of the Project.



Q2

— S I O N —

THE 'BKC GATEWAY' LIFESTYLE

AND
SUDDENLY,
EVERYTHING
IS JUST
AN ARM'S
LENGTH
AWAY

CITYSCAPE
FROM THE NEW
CROSS OVER
BRIDGE FROM
SION TO BKC

A 'BKC GATEWAY' LIFESTYLE.
AN ALL CONNECTED LIVING



SCLR- 5 MIN



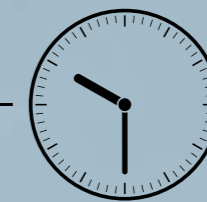
EASTERN FREEWAY- 12 MIN



BKC- 15 MIN



WESTERN EXPRESS HIGHWAY - 20 MIN



THANE- 30 MIN



AIRPORT- 30 MIN



SOUTH MUMBAI- 30 MIN



NAVI MUMBAI- 30 MIN

CHEMBUR

PRIYADARSHNI
CIRCLE

EASTERN
EXPRESS
HIGHWAY

SOMAIYA
GROUND

SOUTH
MUMBAI

BANDRA-WORLI
SEALINK

UNDER CONSTRUCTION
SION - BKC CROSSOVER BRIDGE

BKC

INTERNATIONAL
AIRPORT



ACTUAL VIEW FROM SITE

A WELL-CONNECTED LOCATION.
OR SHALL WE SAY,
A HIGH-PROFILE LIFESTYLE?



CONNECTIVITY

- BKC (VIA UNDER CONSTRUCTION SION - BKC CROSSOVER BRIDGE)
- EASTERN EXPRESS HIGHWAY
- LOKMANYA TILAK TERMINUS
- SCLR
- EASTERN FREEWAY
- PROPOSED 2 METROLINES, CHARKOP TO MANKHURD & WADALA TO THANE



CLUBS & ENTERTAINMENT

- MIG CLUB, BKC
- TRIDENT, BKC
- JOLLY GYMKHANA, VIDYAVIHAR
- FINE DINE RESTAURANTS, BKC
- PHOENIX MARKET CITY, KURLA
- R. CITY, GHATKOPAR



EDUCATIONAL INSTITUTIONS

- DHIRUBAI AMBANI INTL. SCHOOL, BKC
- ARYA VIDYA MANDIR, BKC
- MOUNT LITERA INTERNATIONAL SCHOOL, BKC
- GARODIA GROUP OF SCHOOLS, GHATKOPAR
- K.J. SOMAIYA, GHATKOPAR,
- ST. ANDREWS, BANDRA



MEDICAL FACILITIES

- ASIAN HEART INSTITUTE, BKC
- KIKABAI HEART HOSPITAL, KING'S CIRCLE
- SION HOSPITAL, SION
- JOY HOSPITAL, CHEMBUR EAST
- ZEN HOSPITAL, CHEMBUR EAST

AN ADDRESS THAT WILL MAKE YOU A PROUD OWNER

TOWER FEATURES

- G+18 earthquake resistant structure elevated on a podium with a total height of 75m. Truly one of a kind
- 4.5m High E Deck and Podium floor with provision of stack parking
- Splendid 270° view coverage. The design caters to natural sunlight, breeze and daylight throughout the day
- 6 Wings with 2 Elevators and a Staircase each with all wings connected on E Deck floor and terrace
- Landmark elevation with maximized Green cover on ground and feature walls



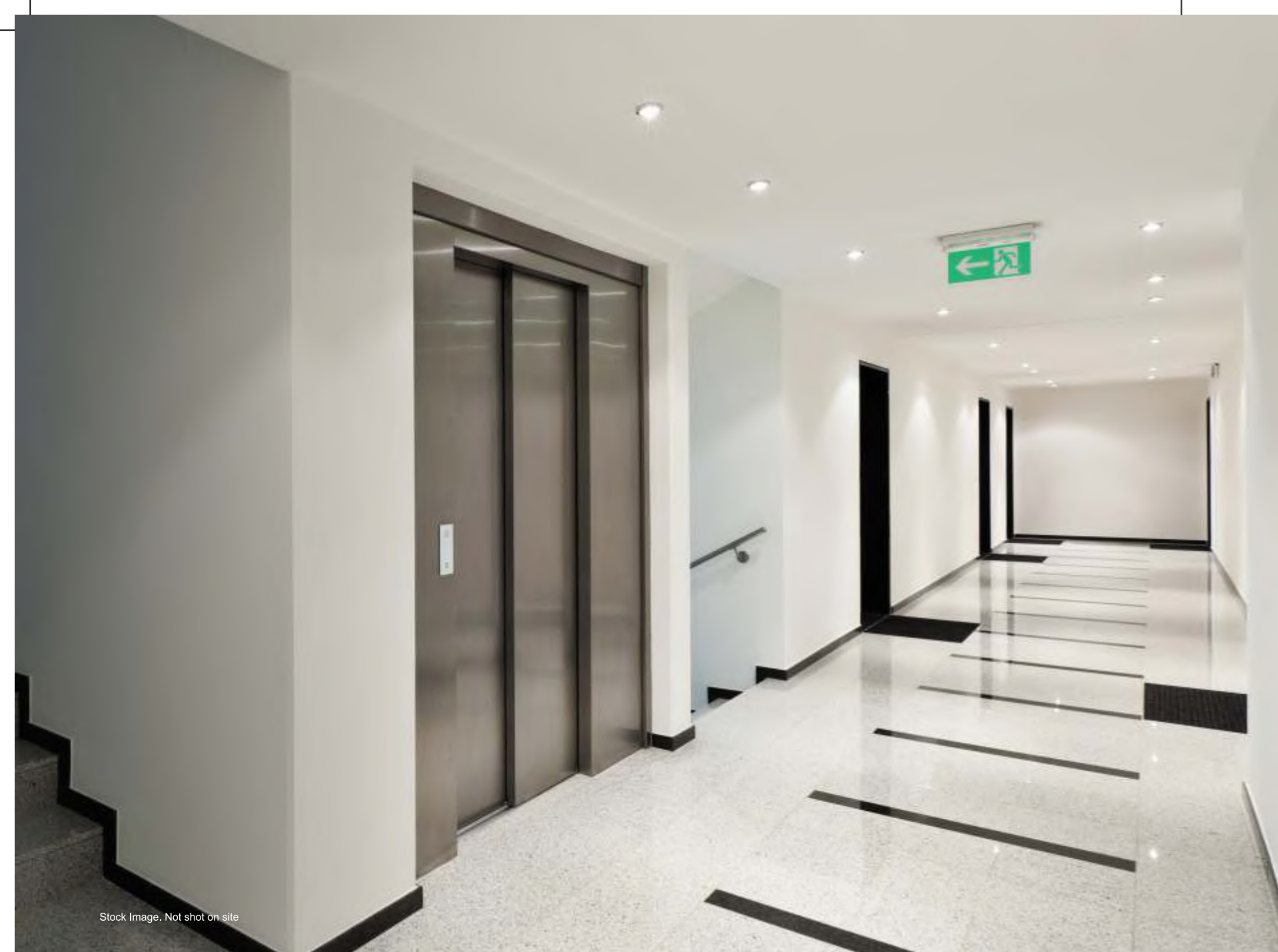
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MAKE AN IMPRESSION
EVEN BEFORE THEY STEP
INTO YOUR ABODE

DOUBLE HEIGHT AIR-CONDITIONED LOBBY
WITH SECURITY ACCESS AND DIRECT
CONNECTION TO THE AMENITY FLOORS.

IMPORTED MARBLE AND INTERIORS AT PAR
WITH INDUSTRY BENCHMARKS.



Stock Image. Not shot on site

A LIFESTYLE WORTH FLAUNTING

SEPARATE PASSENGER & SERVICE ELEVATORS IN EACH WING

AMPLE CAR PARKS WITH ROTARY & STACK FACILITIES

24 X 7 MANNED SECURITY & CCTV IN COMMON AREAS



Stock Image. Not shot on site



Stock Image. Not shot on site

MAKE EVERYDAY
SEEM LIKE A WEEKEND
GET-AWAY.

PODIUM RECREATIONS
AND RELAXATIONS



MAKE STAYING INDOORS FUN

PODIUM LEVEL RECREATIONS



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SWEAT FOR VICTORY

BASKETBALL HALF-COURT

KID'S PLAY AREA WITH SAND PIT

SCENIC WALKWAYS



A SKY LIFE FULL OF FAMILY, FRIENDS & FUN

SKY FEATURES INCLUDING
ROOFTOP SWIMMING POOL

ROOFTOP FEATURES

- Multipurpose air-conditioned hall
- Outdoor space for yoga
- Open theatre
- Outdoor zumba lawn
- Barbeque/party lawn
- Xeriscape garden
- Sculpture garden
- Reflexology path
- Meditation lawn and deck
- Jogging track
- Rooftop swimming pool with kid's pool
- Open air party deck
- Sky aqua gym
- Seating sky deck
- Healing garden



DIVE INTO A THERAPY CALLED AQUA

ROOFTOP SWIMMING POOL
WITH KID'S POOL



An artistic rendering of a modern gymnasium. The room features a cardio section with treadmills on the right, a multi-purpose room with blue mats and exercise balls in the center, and a dance floor on the left. The walls are decorated with abstract art and silhouettes of people in motion. The ceiling has recessed lighting and air conditioning units. Large windows on the right side offer a view of the outdoors.

STAY BODY BEAUTIFUL

UBER-MODERN GYMNASIUM WITH
CARDIO SECTION ON THE E DECK

MULTI-PURPOSE ROOM ON THE
ROOF DECK FOR ZUMBA,
YOGA AND DANCE FLOOR.



BE IN A STATE
OF COMPLETE BALANCE
WITH YOURSELF

PEACEFUL YOGA & MEDITATION DECKS

SKY JOGGING TRACK

ROOFTOP PARTY TURF

RESIDENCES THAT ARE NOTCHES ABOVE MEDIOCRITY

APARTMENT FEATURES



FRESHNESS MEETS SPACIOUSNESS

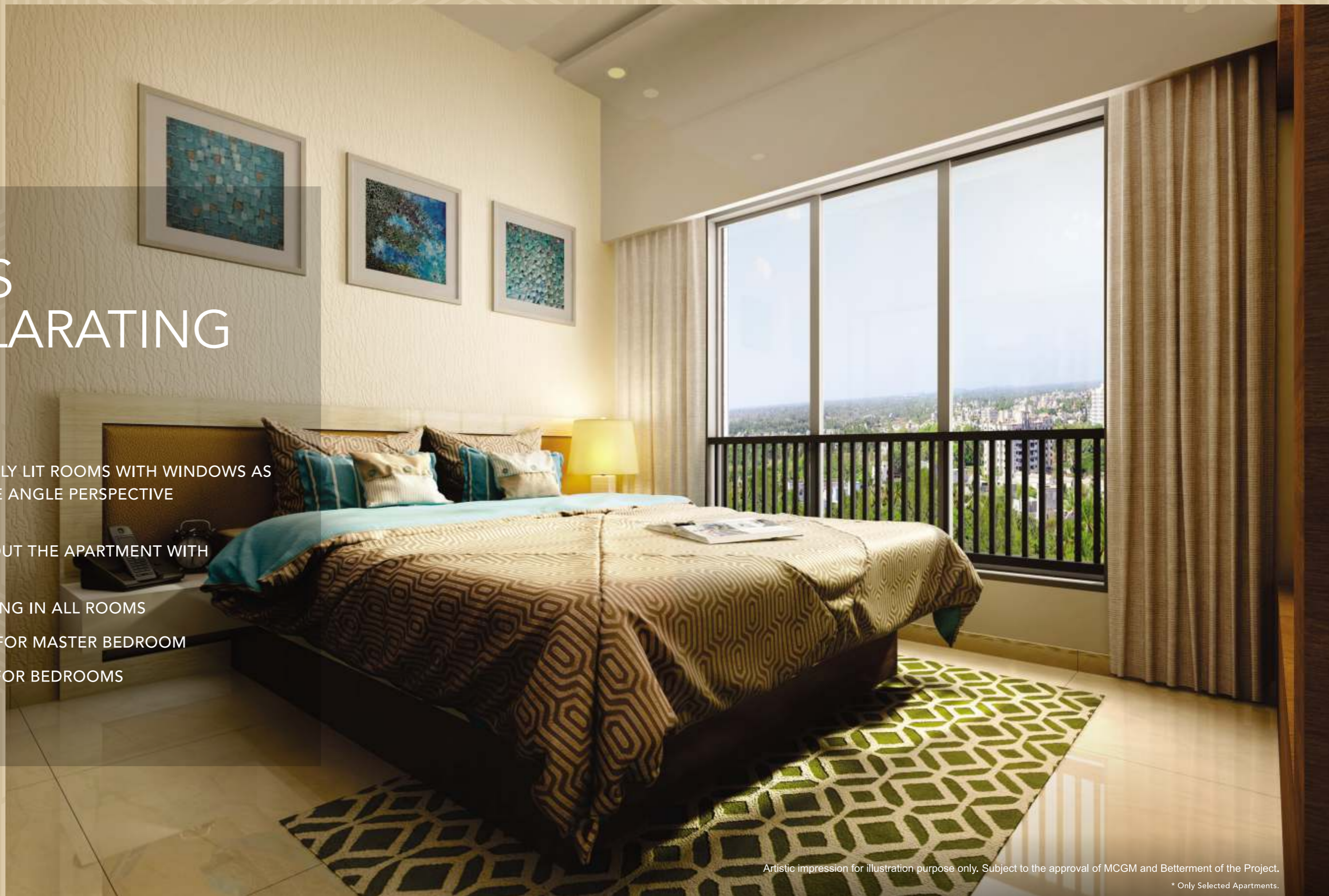
- LIVING ROOM THAT WELCOMES NATURAL LIGHT & BREEZE
- ALL ROOMS WITH 8' WIDE FRENCH WINDOWS MADE OF DOMAL (OR EQUIVALENT) IN ALL APARTMENTS
- MS RAILINGS WITH POWDER COAT AND DECORATIVE HAND-RAIL
- 3'X3' DESIGNER VITRIFIED TILES FOR COMMON AREAS
- GYPSUM PLASTER ON WALLS WITH PLASTIC EMULSION FINISH
- VIDEO DOOR PHONE FOR ENHANCED SECURITY AND INTERCOM
- 10'6" FLOOR TO FLOOR HEIGHT



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COZY DENS WITH EXHILARATING CITY VIEWS

- WELL VENTILATED AND NATURALLY LIT ROOMS WITH WINDOWS AS TALL AS 7'-6", PROVIDING A WIDE ANGLE PERSPECTIVE TOWARDS THE CITY*
- CONCEALED WIRING THROUGHOUT THE APARTMENT WITH TOPNOTCH SWITCHES
- PROVISION FOR AIR-CONDITIONING IN ALL ROOMS
- WOODEN LAMINATE FLOORING FOR MASTER BEDROOM
- 2'X2' DESIGNER VITRIFIED TILES FOR BEDROOMS



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* Only Selected Apartments.

LIVE AS YOU PLEASE

EXTRA ROOM FOR YOUR PERSONAL
OFFICE SPACE, GUESTS OR FOR
YOUR KIDS AND THEIR FRIENDS



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CALL IT A
'BKC GATEWAY'
LIFESTYLE

BETTER STILL,
CALL IT A
CELEBRATION
FOR A LIFETIME



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AT A GLANCE

Project hallmarks:

- 2 magnificent towers with community living in 2.5 acres
- First habitable floor at 45 feet from the ground
- Podium lifestyle features
- Roof top terrace garden with swimming pool
- Serene surroundings

Structure:

- Earthquake resistant structure
- Environment friendly construction

Elevator & Staircase:

- 2 hi-speed elevators
- Fire staircase

DG Back-up Systems

Flooring:

- Vitrified tiles in all rooms
- Laminated wooden flooring in master bedroom

Doors & Windows:

- Moulded shutter with polish/enamel paint
- All other doors will be flush/moulded with enamel paint
- Powder coated aluminium french windows

Painting:

- Internal walls with gypsum plaster and plastic emulsion paint of the best brand
- External walls with sand faced plaster with good quality cement / acrylic paint

Kitchen:

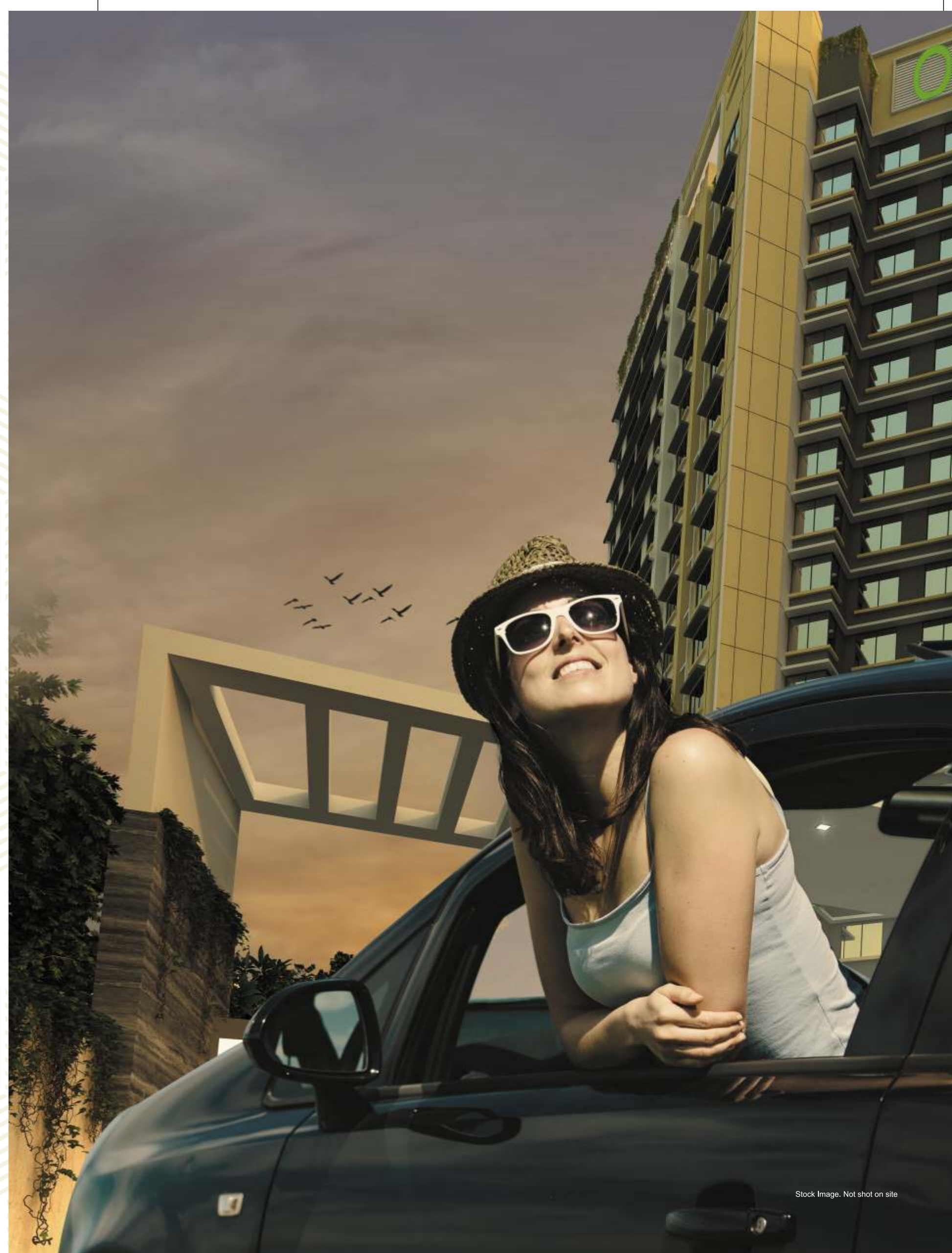
- Polished granite platform with dado tiles upto 2 feet
- Stainless steel sink

Sanitary fittings:

- Anti-skid ceramic tiles for flooring / glazed ceramic tiles dado up to 7ft
- Concealed plumbing with hot and cold water mixer
- A class sanitary fittings
- Chromium plated fittings
- Good quality sanitary wares with wash basin and water closet

Electrical:

- Branded ISI mark modular electrical switches
- MCB and phase changers
- Concealed wiring in copper conductor with adequate number of points
- One ac point in all bedrooms. Tv and telephone points in all bedrooms and living room
- Adequate lighting of common areas
- Generator back-up for clubhouse, lifts and common areas
- Inverter connection in every apartment





WHERE THE ART OF CREATING EXCEPTIONAL SPACES, MEETS SCIENCE

Fashioning masterpieces that are high on aesthetics is an art; but adding an element of timelessness to these masterpieces requires technology and technical expertise. At Ahuja Constructions, this art meets science to develop spaces par excellence.

Three decades of rock-solid experience, an eye for details and a passion for innovation have made Ahuja Constructions, today, a real estate brand renowned for creating luxury spaces for the upwardly-mobile individuals.

Presently, The Group's 44 projects spread across a good 3.5 million sq. ft. dot the Mumbai skyline from Worli to Borivali and from Chembur to Mulund & Navi Mumbai. May we add, its projects span a portfolio of Greenfield, Society Re-developments, Joint Ventures as well as SRA developments catering to luxury, MIG as well as value-for-money, segments.

Furthermore, its projects are partnered by ace Landscape, Space Design & Technology teams:



ONGOING PROJECTS

- Ahuja Towers, Worli (OC Received)
- Altus, Worli
- L'Amor, Oshiwara
- Prasadam Township, Ambarnath (E)
- Utsav Township, New Bhiwandi

UPCOMING PROJECTS

- Malad
- Chembur
- Bandra
- Khar
- Wadala



Project in Bandra

Artist's Impression



Prasadam - Ambarnath

Artist's Impression



L'Amor, Oshiwara

Artist's Impression



Ahuja Towers, Worli

Artist's Impression



Altus, Worli

Artist's Impression



Link Park, Malad

Artist's Impression

