


 AURUM *Islands*

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RERA (R6)



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RERA (R7)

AURUM Q ISLANDS

 AURUM *Islands*  
*Live inspired, everyday*

Embrace a lifestyle  
that belongs to a select few.





## *Redefining luxury living*

Nestled in the heart of Navi Mumbai, Aurum Q Islands is an architectural masterpiece set within the sprawling 30 acres township development, Aurum Q Parc. Enveloped by lush greenery and serene surroundings, the project offers a harmonious blend of modern architecture, world-class amenities, and convenient connectivity, making it the perfect place to call home.

**4**

Majestic  
tower

**39**

Storey tall

**6+**

Acre land  
parcel

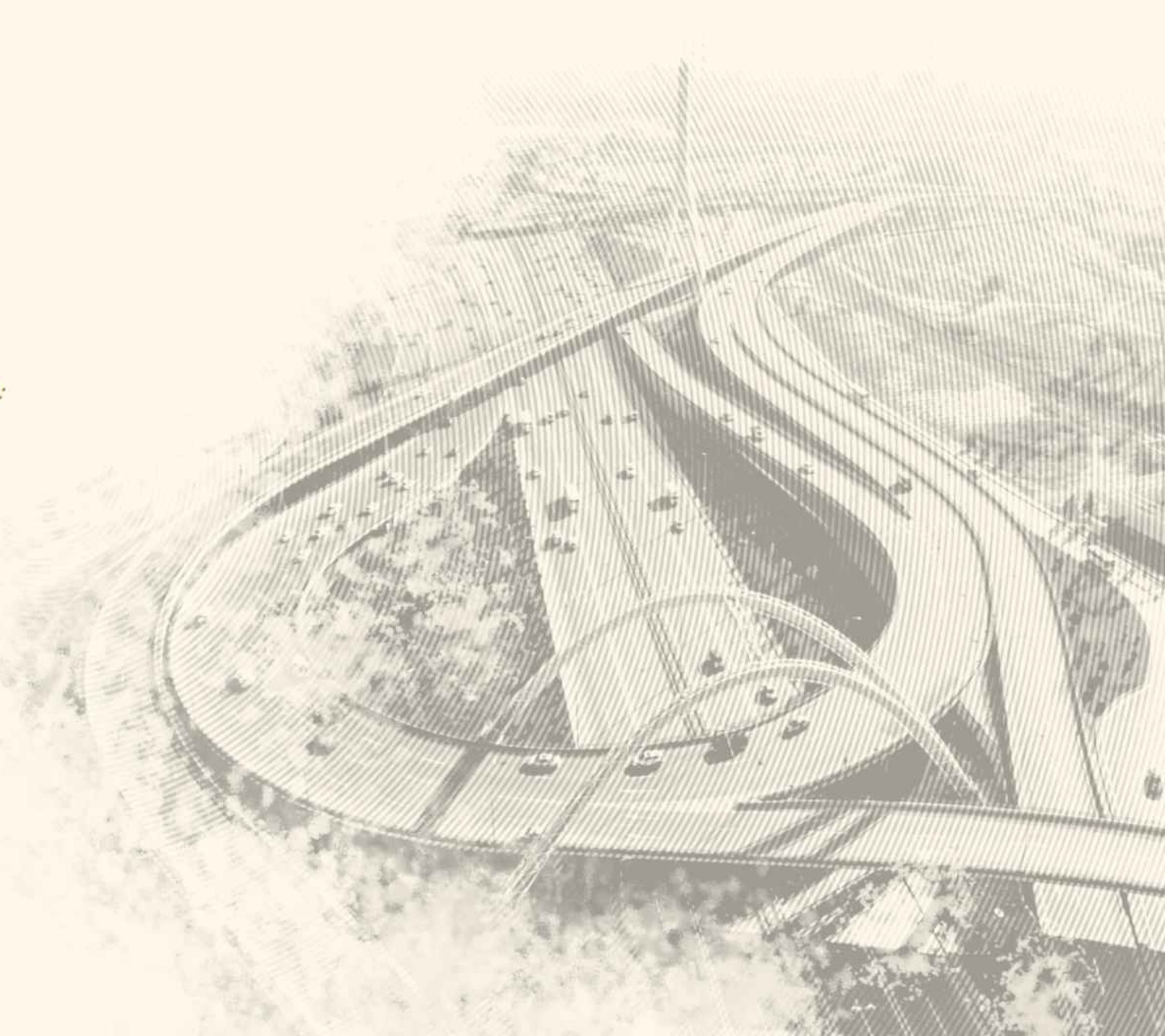
**40+**

Amenities



*Prime Location, Seamless Connectivity:*  
Your Gateway to Convenience.

Beyond the confines of your home, Aurum Q Islands offers unparalleled connectivity. Whether it's commuting to work, accessing leisure destinations or running daily errands, it places you at the center of it all. Enjoy seamless access to major transportation networks, leading educational institutions, world-class healthcare facilities, and a plethora of shopping and dining destinations. Embrace the vibrant energy of the city while retreating to the serenity of your private sanctuary!





 **AURUM**  
*Islands*



*An Address of Distinction:*  
Empowering Growth and Prosperity

Catch a glimpse into the future of urban living, promising an address that's as prestigious as it is promising.

# Connectivity

## Education Excellence

- DY Patil University 8.8 km
- National Institute of Fashion Technology 14.4 km
- St. Xaviers School 3.3 km

## Bustling Business Parks

### Business Parks

- Commercial towers: Aurum Q1 & Q2 - Within Q Parc campus
- Reliance Corporate Park 1.3 km
- Dhirubhai Ambani Knowledge City 2.4 km
- Millennium Business Park 1.8 km
- Siemens Business Park 2.3 km

## Upcoming Business Hubs

- Tata Intellion: The project is being planned as Navi Mumbai's largest IT park with a scalable office space of 0.65 mn sq. mts. spread across 47.5 acres and 8 towers.
- Adani Enterprises to build a network of hyperscale data centres in Navi Mumbai spread over 92 acres.

## Healthcare At Your Doorstep

- Kokilaben Dhirubhai Ambani Hospital 2 km
- Fortis Hospital 5.6 km
- Cloud Nine Hospital 5.2 km
- NMMC Hospital 2.1 km

## Exquisite Culinary Experiences In The Vicinity

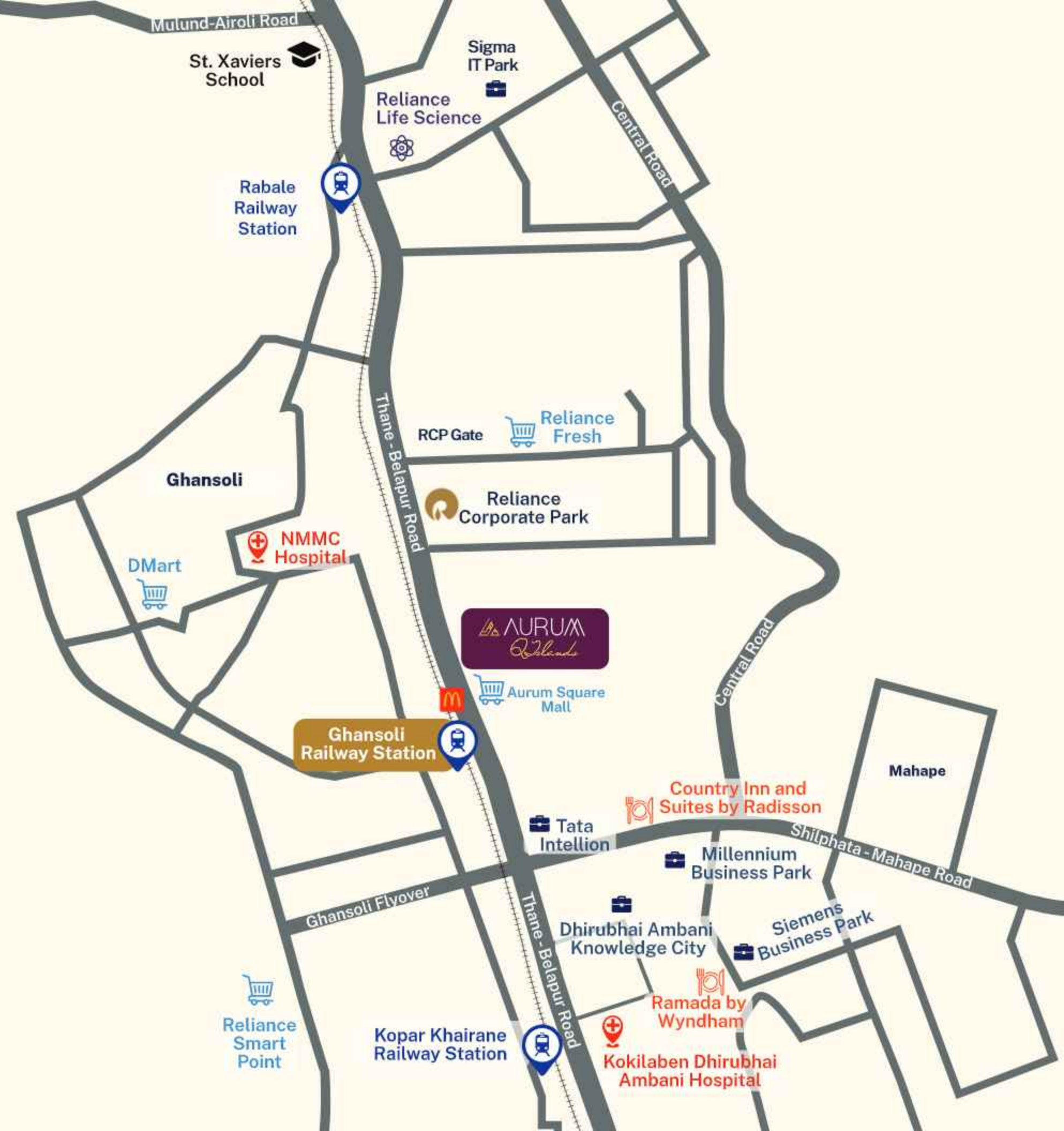
- Taj Vivanta 7.1 km
- Country Inn and Suites by Radisson 2.2 km
- Fortune Select Exotica 5.3 km
- Ramada by Wyndham 2.3 km

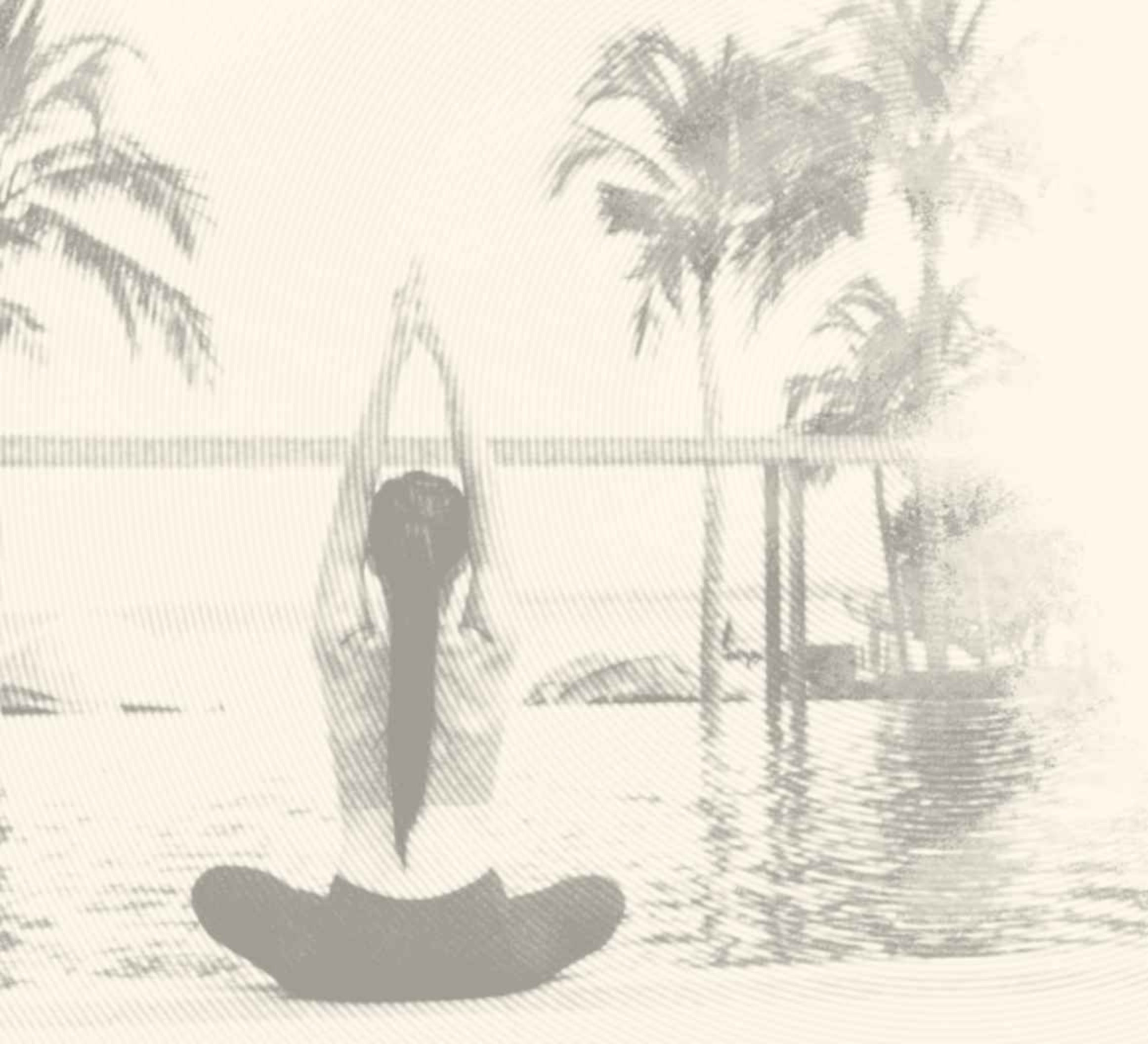
## Retail Therapy

- The upcoming Aurum Square Mall - Within Q Parc campus
- IKEA store at Turbhe 5.7 km
- Reliance SMART point 3.9 km
- Reliance Fresh 1.1 km
- DMart 2.2 km

## Gateway To A Connected Living

- Ghansoli Station from the project site 650 m
- Thane - Belapur Highway 600 m





*The Perfect Retreat:*  
Explore our Resort-Inspired Amenities

Experience lifestyle amenities that surpass your expectations and where resort living becomes an everyday reality. Whether you seek relaxation, invigoration or simply the joy of spending quality time with loved ones, we have it all. From a rejuvenating swimming pool and well-equipped fitness centre to a sprawling central garden and recreational areas, Aurum Q Islands will spoil you for choice with over 40+ amenities that cater to every aspect of your well-being.

11,000 sq.m. of an expansive  
podium for an elevated living



## Ground & Podium Amenities

- |                                |                                    |
|--------------------------------|------------------------------------|
| 01. Sculpture Cove             | 24. Reading Nook                   |
| 02. Hangout Zone               | 25. Jogger's Coast                 |
| 03. Coral Enclave              | 26. Surprise fountain              |
| 04. Zen Garden                 | 27. Tranquil Ripples               |
| 05. SkyFit Zone                | 28. Wave Jacuzzi                   |
| 06. Kiddie Wonderland          | 29. Aquatic Pool                   |
| 07. Ceremonial Pathway         | 30. Sunbed Deck                    |
| 08. Mindful Meadow             | 31. Oceanic Court                  |
| 09. Salute Square              | 32. Sunset BBQ                     |
| 10. Festive Lawn               | 33. Marina Cafe                    |
| 11. Pet Retreat                | 34. Peaceful Alcove                |
| 12. Golf Shore                 | 35. Rhythmic Waves                 |
| 13. Blossom Garden             | 36. FunZone Arcade                 |
| 14. Butterfly Sanctuary        | 37. Working Pods                   |
| 15. Fragrance Corner           | 38. Sapphire Spa                   |
| 16. Shell Path                 | 39. Shoreline Strength             |
| 17. Wave Park                  | 40. Creche Playhouse               |
| 18. Guardians Lounge           | 41. The Pier                       |
| 19. Pirate Bay                 | 42. Ocean Suites                   |
| 20. Santorini Skate            | 43. Slam Dunk (Ground Level)       |
| 21. Box Cricket (Ground Level) | 44. Tropical Tennis (Ground Level) |
| 22. Shutter Island             | 45. Squash Arena (Ground Level)    |
| 23. Hammock Oasis              |                                    |







Artist's impression

*Boundless Joy:*  
Where kids rule the Play Area

*Skating Rink Line:*  
Glide your way into fun at the Skating Rink



Artist's impression





*Thoughtfully Designed Homes:*  
Crafting Spaces for Life

Step into your personal sanctuary within Aurum Q Islands. Each residence boasts meticulous design and attention to detail, offering spacious layouts, abundant natural light, and breathtaking views of the surrounding landscapes. The interiors exude elegance, with premium finishes and modern fixtures, providing the perfect blend of comfort and sophistication.

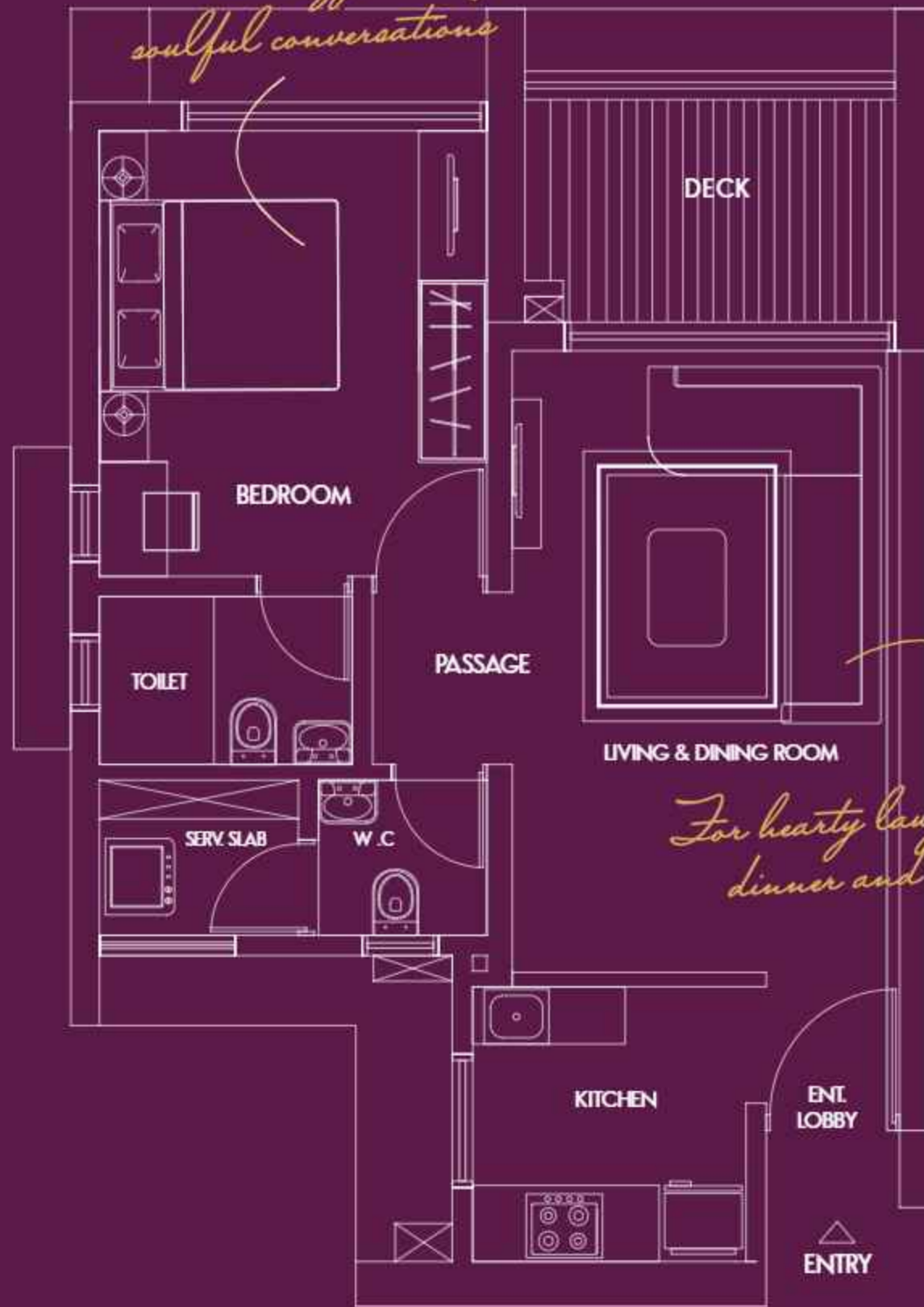


## *A Picturesque Panorama:*

Discover breathtaking vistas that stretch as far as the eye can see, offering an enchanting blend of Nature's Beauty and Modern Living.



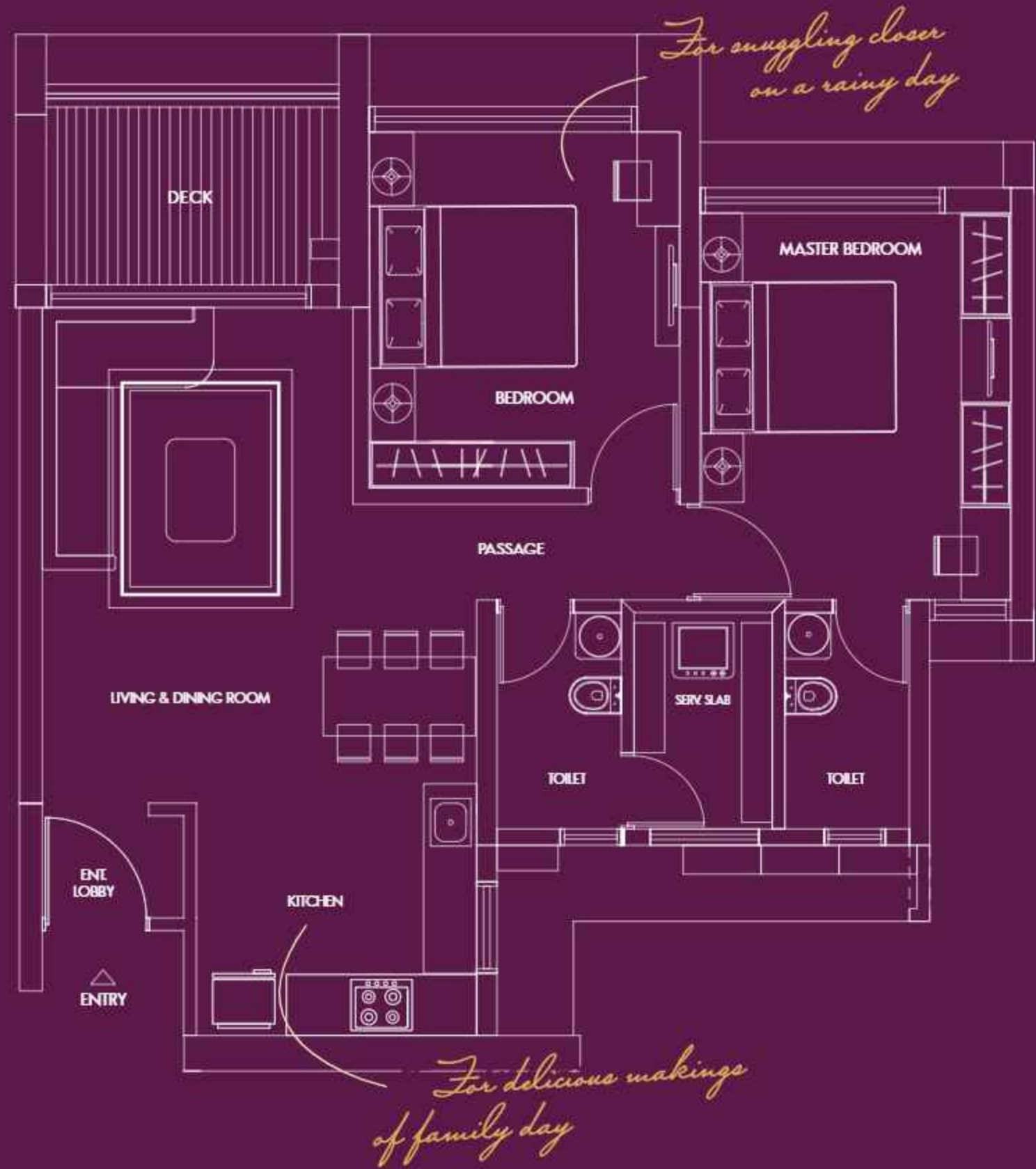
*For cozy evenings and soulful conversations*



*For hearty laughter over dinner and drinks*

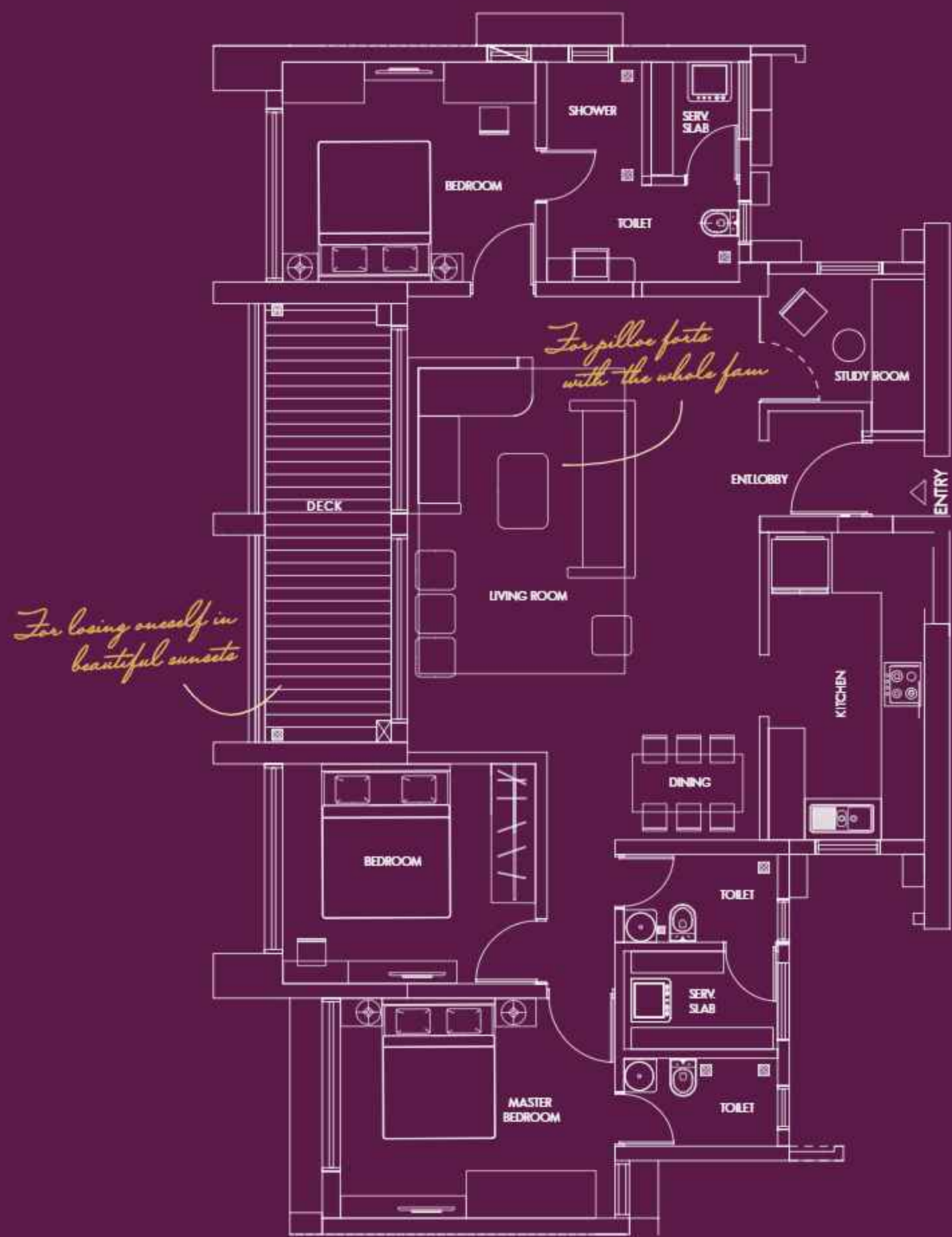
1 BHK Unit Plan





2 BHK Unit Plan





3.5 BHK Unit Plan



## *Elegance in Every Detail:*

High-end finishes and fixtures that exude sophistication, creating an ambience of refined living



## PRODUCT FEATURES

1. Facade system developed in-house by Aurum
2. Double-glazed sliding windows
3. Double-glazed laminated DGU fixed glass below sliding DGU panel windows in bedrooms - unprecedented initiative for occupants' safety
4. Sentry laminated glass railing in Balcony setting the benchmark in safety for occupants
5. Imported marble flooring
6. Quartz kitchen counter
7. PU finished kitchen cabinets
8. Factory-finished doors
9. Grohe sanitary fittings
10. MFE Aluform Construction system
11. Landscaped amenity areas on the Ground and Podium

## GENERAL SPECIFICATION

### Living Room:

- Type of flooring - Imported natural marble
- Wall finish - POP finished with acrylic paint
- Ceiling - LED lights in false ceiling finished with acrylic paint
- Provisions for AC
- Electrical Switches - Hager or equivalent
- Video door phone with Intercom - Onetouch or equivalent

### Kitchen:

- Type of flooring - Imported natural marble
- Wall finish:
  - Ceramic tile/Vitrified tile dado above kitchen platform
  - POP finished with acrylic paint on other walls
- Ceiling - LED lights in false ceiling finished with acrylic paint
- Modular kitchen with chimney and countertop in engineered stone/granite
- SS sink in kitchen
- C.P. Fittings - Grohe or equivalent
- Electrical Switches - Hager or equivalent

### Balcony:

- Type of flooring - Wood finish vitrified tiles
- Wall finish - Exterior texture paint
- Ceiling finished with exterior paint

### Bedroom:

- Type of flooring:
  - Master bedroom - Laminated wooden flooring/wood finish vitrified tiles
  - Other Bedroom - Vitrified tiles 600X600
- Wall finish - POP finished with acrylic paint
- Ceiling - LED lights in false ceiling finished with acrylic paint
- Provisions for AC
- Electrical Switches - Hager or equivalent

### Washroom:

- Type of flooring - Ceramic tile/Vitrified tile/anti-skid tile flooring
- Wall finish - Ceramic tile/Vitrified tile dado upto door height
- Ceiling LED lights in false ceiling finished with acrylic paint
- C.P. Fittings - Grohe or equivalent
- Sanitary ware - Kohler or equivalent
- Exhaust fans in bathroom
- Electrical Switches - Hager or equivalent

# The creator: Aurum RealEstate

Aurum Q Islands is the brainchild of one of the leading real estate players in the Mumbai Metropolitan Region - Aurum RealEstate.

Aurum RealEstate was founded in 2008 with the mission of transforming urban landscapes by creating sustainable developments, and communities while upgrading lifestyles. Today, it has garnered a reputation for developing high-quality residential and commercial properties across South, Central and the Western Suburbs of Mumbai, as well as Navi Mumbai. Its portfolio encompasses premium and luxury residential, IT Special Economic Zones, integrated townships and retail development. While individual projects may vary in size and specificity, the fundamental values of Aurum stay the same - an emphasis on Grade-A construction quality, sustainable construction methodology and finesse in design and development.

South Mumbai now ranks among the top priority areas of Aurum RealEstate. 7 Marine Drive, a 20 storey sea-facing high rise has become the crowning glory of Mumbai's iconic Queen's Necklace. The SoBo focus promises to continue with Aurum Seven, an upcoming project in Walkeshwar, and the recently acquired Girnar society (now Aurum Helios), also in Walkeshwar, which marks Aurum's foray into the redevelopment field.



## THE AURUM REALESTATE JOURNEY

- 2009 Aurum RealEstate developed an ultra-luxury residential building in South Mumbai, 7 Marine Drive.
- 2014 Aurum acquired 7 million sq. ft. of a mixed-use project in Navi Mumbai from CapitaLand.
- 2015 Aurum launched top-tier commercial office spaces in Aurum Q Parc.
- 2016 Largest planned walk-to-work campus in the IT hub of Navi Mumbai.
- 2018 Delivered the first pre-certified LEED Platinum office buildings in Navi Mumbai.  
Ascendas-Singbridge, a sovereign wealth fund in Singapore bought 1.4 million sq. ft. of commercial space in Q Parc for INR 930 crore.
- 2020 Delivered the LEED Platinum commercial building "Q2" in Navi Mumbai.
- 2021 Acquired Majesco Limited, which is now Aurum PropTech Limited, a publicly traded company listed with both major exchanges. Acquired controlling stake in multiple PropTech companies.
- 2022 Residential portfolio of Aurum Arts, Aurum Seven, Aurum Q Islands R4 to R7 across Mumbai Metropolitan Region is being developed.  
Commercial and Retail projects of Aurum Q3 and Aurum Square in Navi Mumbai is under construction.
- 2023 Aurum acquired 14% stake in Shriram Properties from Walton St. Capital and Starwood Capital Group for INR 135 crore.  
Aurum forayed into the redevelopment vertical with the acquisition of a residential society, Girnar (now Aurum Helios) in South Mumbai.



# A proven *track record*

Over the last 15 years, Aurum RealEstate has developed 3.6 million sq. ft. of residential and commercial space from start to finish. This includes prestigious mixed-use developments like Aurum Q Parc in Navi Mumbai, a marquee residential development, 7 Marine Drive in South Mumbai and commercial projects like Aurum Q1, Aurum Q2 and iRISE in Navi Mumbai.

Aurum was recognised at the coveted Economic Times Real Estate Conclave Awards 2022, emerging victorious in a host of categories. It is one of the first companies to receive LEED Platinum certification from IGBC for its commercial development in Navi Mumbai, Aurum Q2. Yet its biggest reward comes from its satisfied customers. Today, Aurum's residential properties have created beautiful homes for more than 720+ happy families, while its commercial developments house a workforce of over 15,000+.

Aurum is currently in the process of developing a slew of projects. Categories under development include mid luxury, premium luxury and uber luxury residential properties, mixed-use destination developments, Grade-A commercial developments and retail spaces in different formats.

## Aurum Helios

Aurum Helios, the first redevelopment project of Aurum RealEstate, is an avant-garde community that harmoniously blends luxurious living with the vibrant allure of Malabar Hill. This 29 storey architectural marvel houses 30 stunning apartments, each crafted with impeccable attention to detail. Residences have bright open floor plans, state-of-the-art kitchens, cozy sleeping quarters and generously sized bathrooms, complemented by breathtaking views of Mumbai's bustling downtown. What sets Aurum Helios apart is its array of five-star amenities, including an on-site gymnasium, lobby lounge, media room, 24 hour doorman and rooftop terrace.



## Aurum Q Islands

Aurum Q Islands is a cluster of four 39 storey residential towers offering 1008 well-designed residences. This Navi Mumbai based project, which is part of a 30 acre mixed-use development, Aurum Q Parc, offers 1, 2, and 3.5 BHK residences just a few kilometres away from the entertainment and other popular destinations of Navi Mumbai. The podium spread across 11,000 sq. m. hosts an array of lifestyle amenities including a 25 metre lap pool, sunbed deck, box cricket, a coral enclave, gymnasium, sunset barbeque and a yoga and meditation zone.

*Upcoming*  
project



## Aurum Q3

Aurum Q3 is a state-of-the-art commercial building within Aurum Q Parc. Spread across 1.1 mn sq. ft. of leasable area, the project is currently under construction.

## Aurum Seven

Aurum Seven is an extraordinary residential haven in the locale of Walkeshwar, which is renowned as one of the nation's most opulent neighbourhoods. The majestic 19 storey tower boasts luxurious 5 duplex and 2 triplex residences that strike a flawless balance between aesthetics and functionality, while offering stunning 180 degree vistas of the city skyline. The enchantingly designed rooftop terrace exudes an atmosphere of serenity with panoramic views serving as an exquisite backdrop. Nestled along the idyllic Marine Drive bay and mere footsteps away from the midtown conveniences and downtown buzz, Aurum Seven transcends the boundaries of blissful living.

## THE NAME BEHIND IT ALL

Aurum Ventures is a leading real estate investment and asset manager in India. As one of the largest privately held, home grown companies in real estate, Aurum Ventures owns, operates and develops high-quality assets through its in-house teams in Design & Development, Investment Management, PropTech and Asset Management. Founded in 1996 and headquartered in Navi Mumbai, Aurum Ventures focuses on all aspects of value creation in the Real Estate and PropTech businesses. With its ethos grounded in creating true value for all its businesses, Aurum is an impact investor with a focus on long-life, high-quality assets in special situations in India. With a horizon of a decade, Aurum's investments are constructive and high value in exit potential, while being conservative in entry pricing.

Aurum Ventures has two high growth arms, Aurum RealEstate and Aurum PropTech in addition to its philanthropic arm, Aurum नीव.

## MISSION

Led by technology, capital and entrepreneurship, Aurum Ventures is on a mission to create a tech-led disruption in the Indian real estate ecosystem. With a clear focus of enhancing customer experience and increasing operational efficiencies, Aurum allocates capital and empowers teams across businesses, be it Real Estate projects or PropTech products.



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