



95
WEST



THE PROMISE OF HiFi life

Imagine a place that elevates your life to the next level. A luxury masterpiece standing tall adjacent to Malad Marve Road, that redefines the HiFi life concept of sea-side homes. Apart from the fact that the 95 WEST puts you right next to the who's who of Mumbai, it also gives you access to every luxury, convenience, and necessity needed for a happy life. In fact, you will be spoilt for choice when it comes to entertainment, shopping, clubbing, or dining out. And spending more time at home with your family is now a possibility in this buzzing neighborhood.



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CONNECT WITH HiFi life

Malad (West), the most sought after address in Mumbai is the ideal location to buy your dream home. Strategically located in Western Suburbs of Mumbai, Malad (West) offers Hi-Fi lifestyle along with close proximity to Highways, Metro Stations, Railway Stations, Best Educational Institutions, High-class Malls and Medical facilities. Make long commutes a thing of past & live a HiFi life, only at 95 WEST.

One of its many advantages is its proximity to any part of Mumbai, being minutes away from Versova, Mindspace, Goregaon and very soon Nariman Point because of water transport (i.e. Water Taxi). So you can stay in City's Western Life Style (i.e. HiFi Life). Ongoing construction of Coastal Road connecting South Mumbai and Western corridor in minutes. This side of Malad is yet ripening to explore the untapped potential of Premium Real Estate.

HiFi life

It's A CHOICE, NOT AN OPTION

Welcome to the newest area code of modern living, 95 WEST. A magnificent, ground +21 storeyed tower including Podium comes as HiFi life to City-dweller in 1 & 2 BHK configuration apartments with an Ultra Modern Amenities such as Gymnasium, Swimming Pool and Indoor Games on Podium and Rooftop Area. 24 X 7 Advanced Safety And Security

There's a distinctive vibe about 95 WEST. One that involves, hanging out at the beaches by the day and stepping in to Multi Storeyed Amenities by the night. No wonders, the rich and famous come to find cheer here. It takes HiFi living to newer heights and indulgences to newer tangents. Added to it the scenic view of the Aksa Beach enhances your life and gives you a sense of Peace and Serenity



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adidas Bershka Superdry GEEK PARADA VERSACE VERSACE ESCUELA MOSCHINO MEXX TOPMAN PUMA

Artistic Impression



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1. Swimming Pool

2. Jacuzzi

3. Spa area

4. Gym

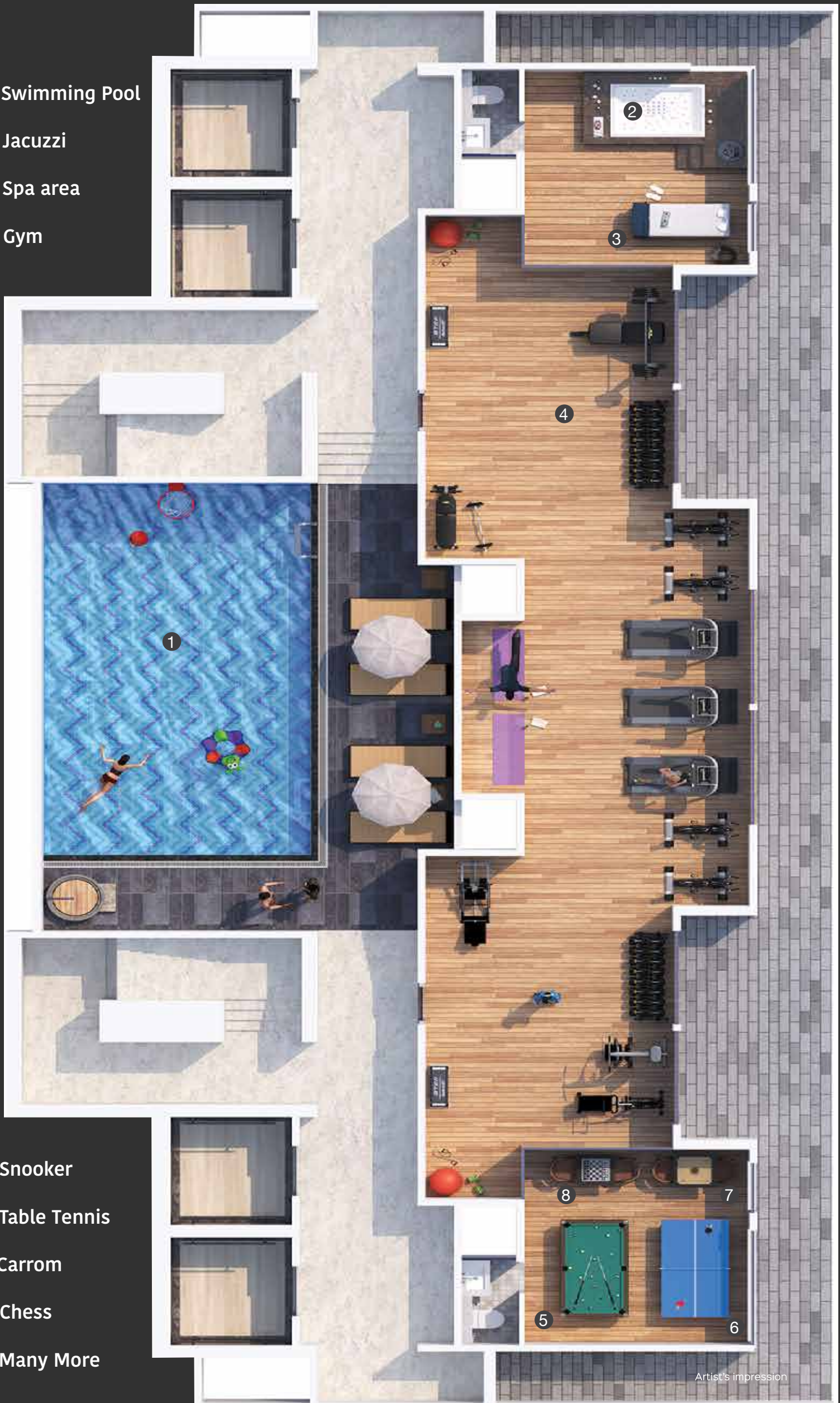
5. Snooker

6. Table Tennis

7. Carrom

8. Chess

9. Many More





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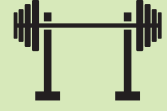
PROJECT AMENITIES



Swimming Pool



Jacuzzi



Fitness Centre



Air Conditioned
Entrance Lobby



Automatic
High Speed Lifts



An Integrated Fire
Fighting System



Car Lifts



CCTV Installations



Stack Parking



Sliding Windows



Acrylic Paint On
External Wall



Earthquake Resistant
RCC Structure



Provision For Home
Automation System



Video Door Phones
With Intercom Facility



Vitrified Flooring Tiles &
Dado Tiles In Washroom



Electrical Point For AC,
Television, Fans & Lights



Provision For
Modular Kitchen



Concealed Wiring With
Modular Switches



Branded CP Fittings & Sanitary
Ware In Bathrooms



Provision for
Dry Area



POP Finish On Internal
Walls & Ceiling

EXPERIENCE

HiFi life

EVERDAY

A house is not just a place to dwell in but a place that makes life more easier, comfortable, interesting and most wonderful. That's why 95 WEST at Malad is built on Solid Foundation of Brilliant Ideas, that turn it into an ideal home that becomes the centre of a life well lived. For the first time, a house at 95 West offers more than just Location, Investment Opportunities and Standard Quality Construction. It offers great Lifestyle status (i.e. HiFi Life) that makes an Amazing difference to the way you live your life.



SOME OF OUR PROJECTS



Sky Annex (Chembur)



Bhavya Heights (Kandivali)



Avenue Park (Malad)



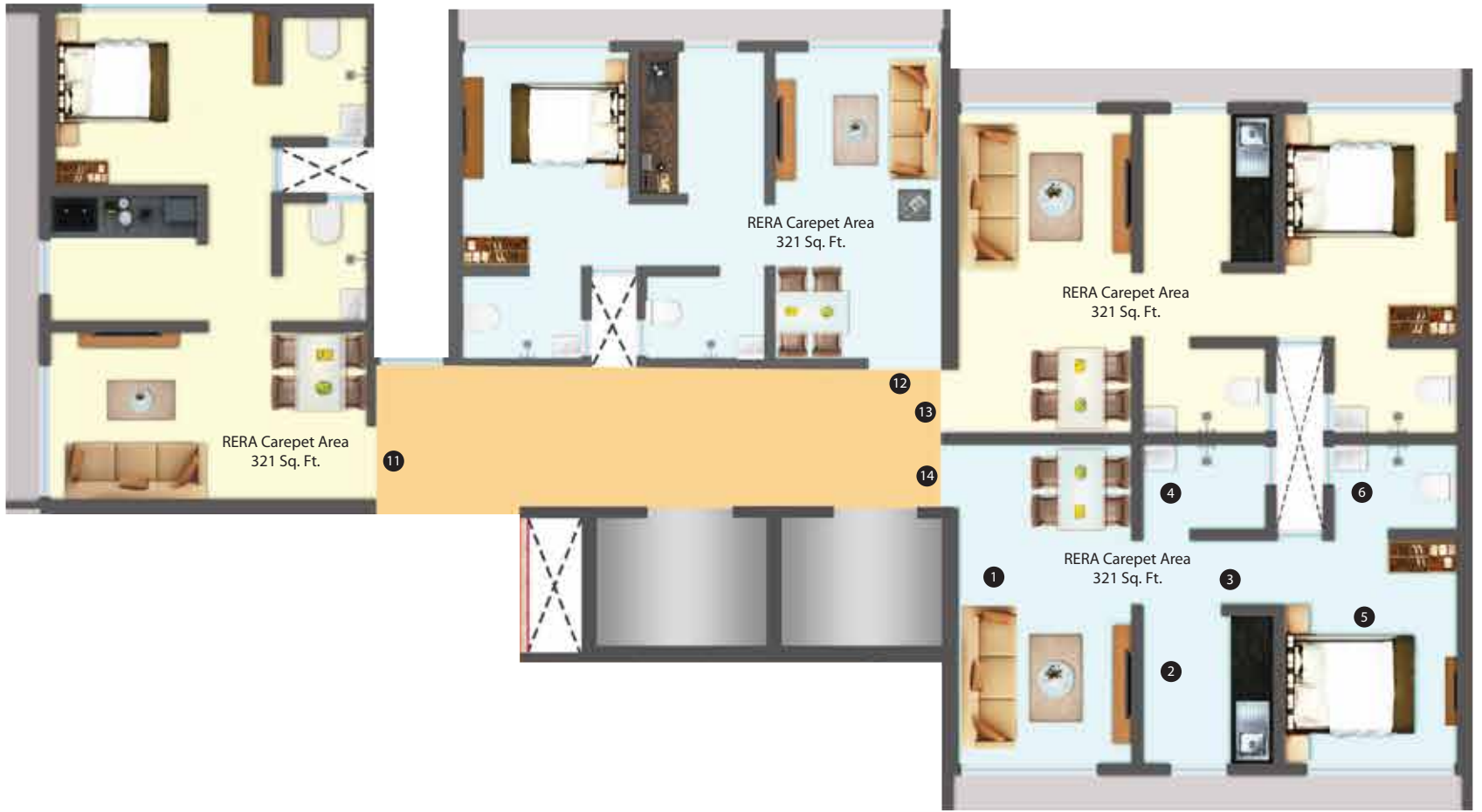
Surabhi (Kurla)



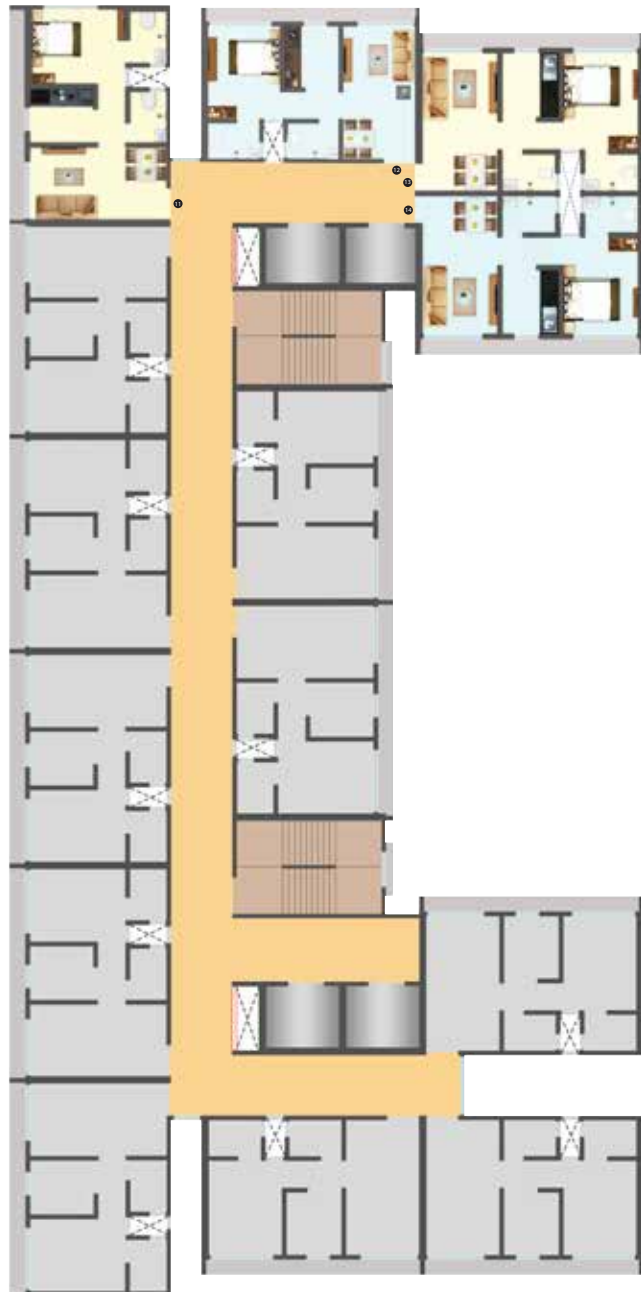


LAYOUT PLAN





1	Living Room	4.48 X 2.40 mt.
2	Kitchen	2.08 X 1.80 mt.
3	Passage	0.90 X 2.00 mt.
4	Toilet	1.20 X 1.70 mt.
5	Bed Room	3.13 X 2.40 mt.
6	Toilet	1.20 X 1.71 mt.

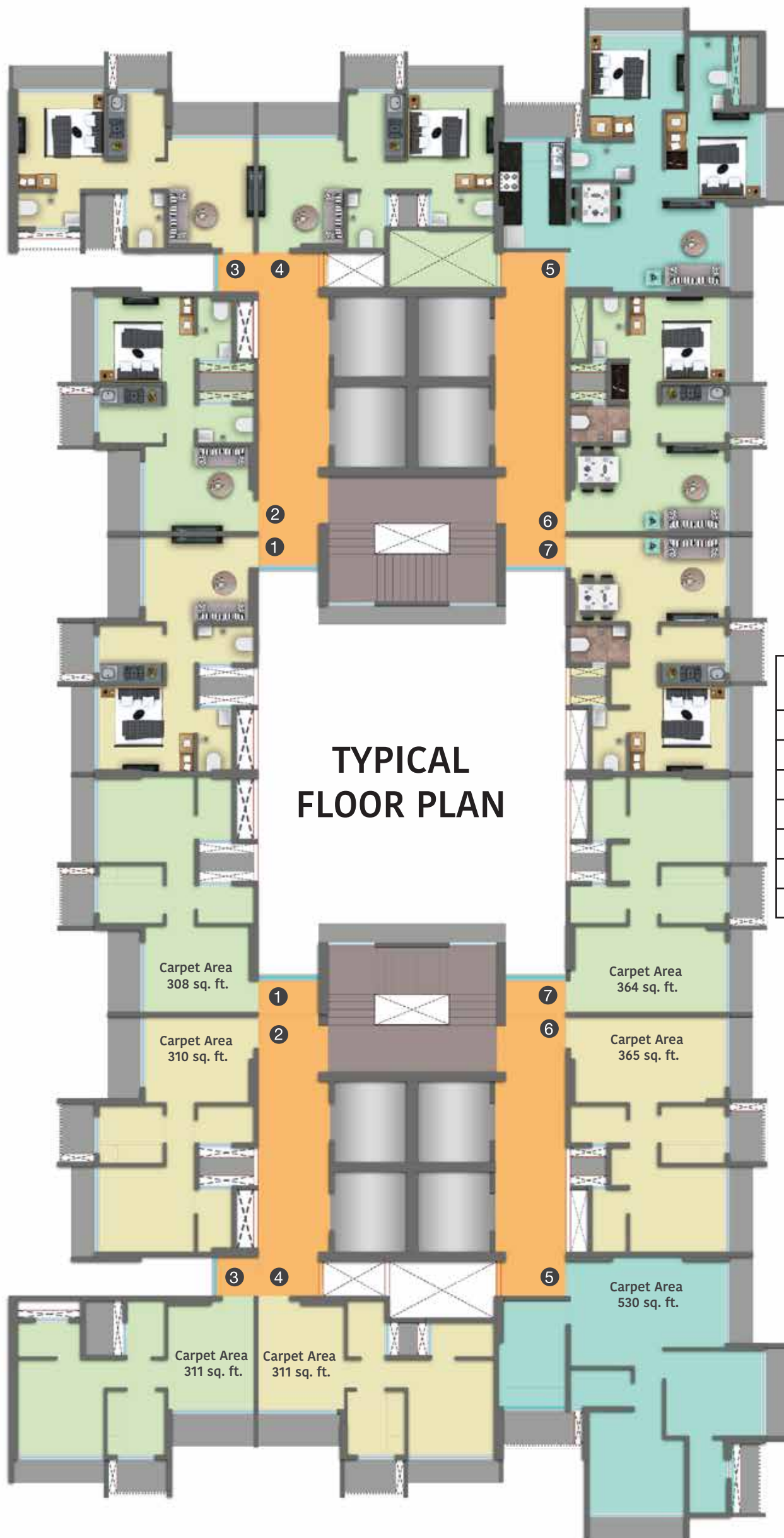


TYPICAL FLOOR PLAN

Composite Building







TYPICAL FLOOR PLAN

Flat No.	Carpet Area
1	308
2	310
3	311
4	311
5	530
6	365
7	364

Carpet Area
308 sq. ft.

Carpet Area
310 sq. ft.

Carpet Area
311 sq. ft.

Carpet Area
311 sq. ft.

Carpet Area
364 sq. ft.

Carpet Area
365 sq. ft.

Carpet Area
530 sq. ft.





1 BHK

Carpet Area - 365 Sq. Ft.



1	Living Room	2.75 X 4.95 mt.
2	Kitchen	1.85 X 2.05 mt.
3	Passage	1.95 X 0.90 mt.

4	Toilet	1.20 X 1.80 mt.
5	Bed Room	2.75 X 3.05 mt.
6	Toilet	2.00 X 1.10 mt.



2 BHK

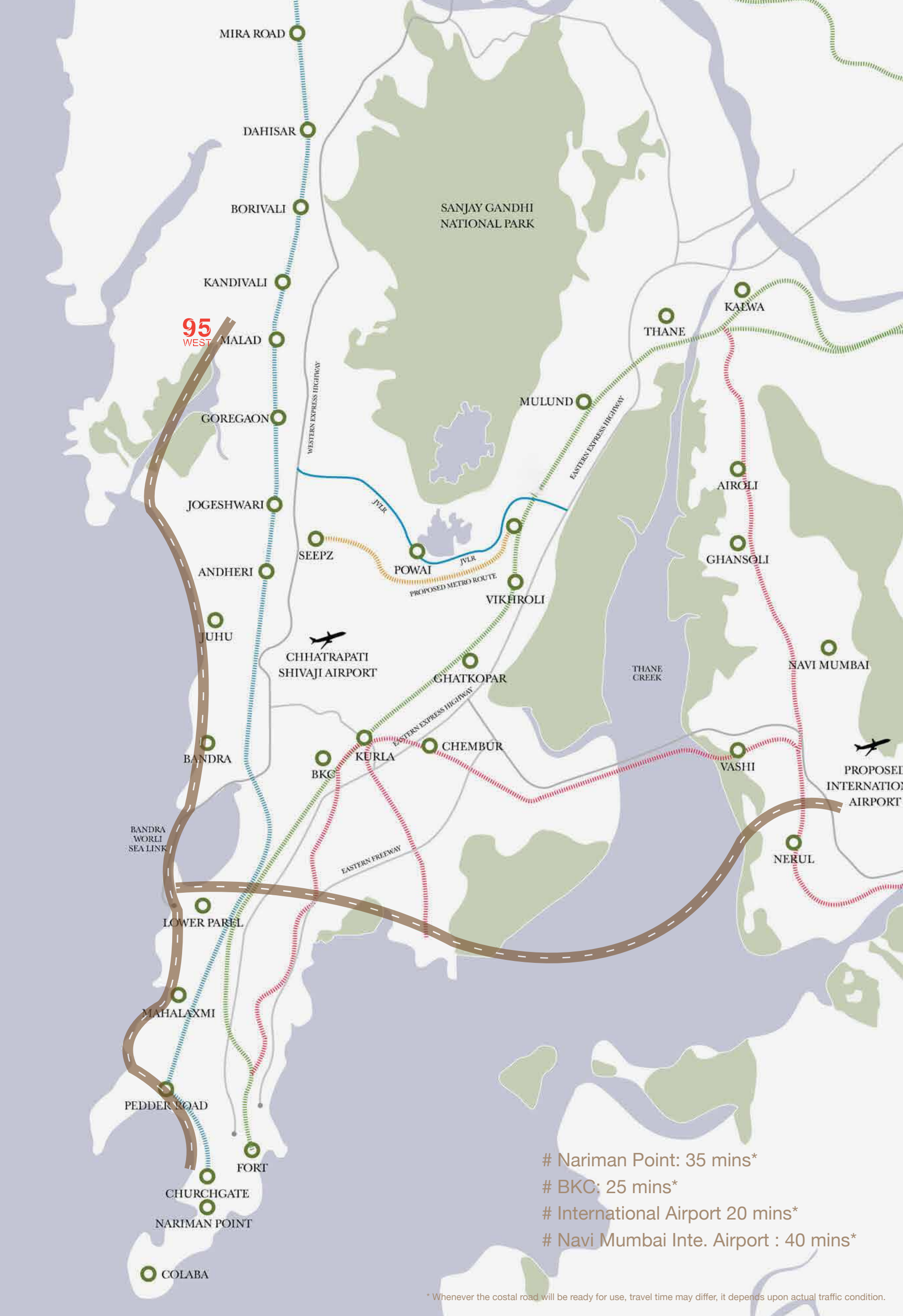
Carpet Area - 530 Sq. Ft.



1	Living Room	2.90 X 4.95 mt.
2	Dining	0.60 X 2.95 mt.
3	Kitchen	3.40 X 2.15 mt.
4	Passage	1.30 X 0.90 mt.

5	Toilet	1.20 X 1.95 mt.
6	Bed Room	2.36 X 3.05 mt.
7	Bed Room	2.75 X 3.05 mt.
8	Toilet	2.36 X 1.20 mt.





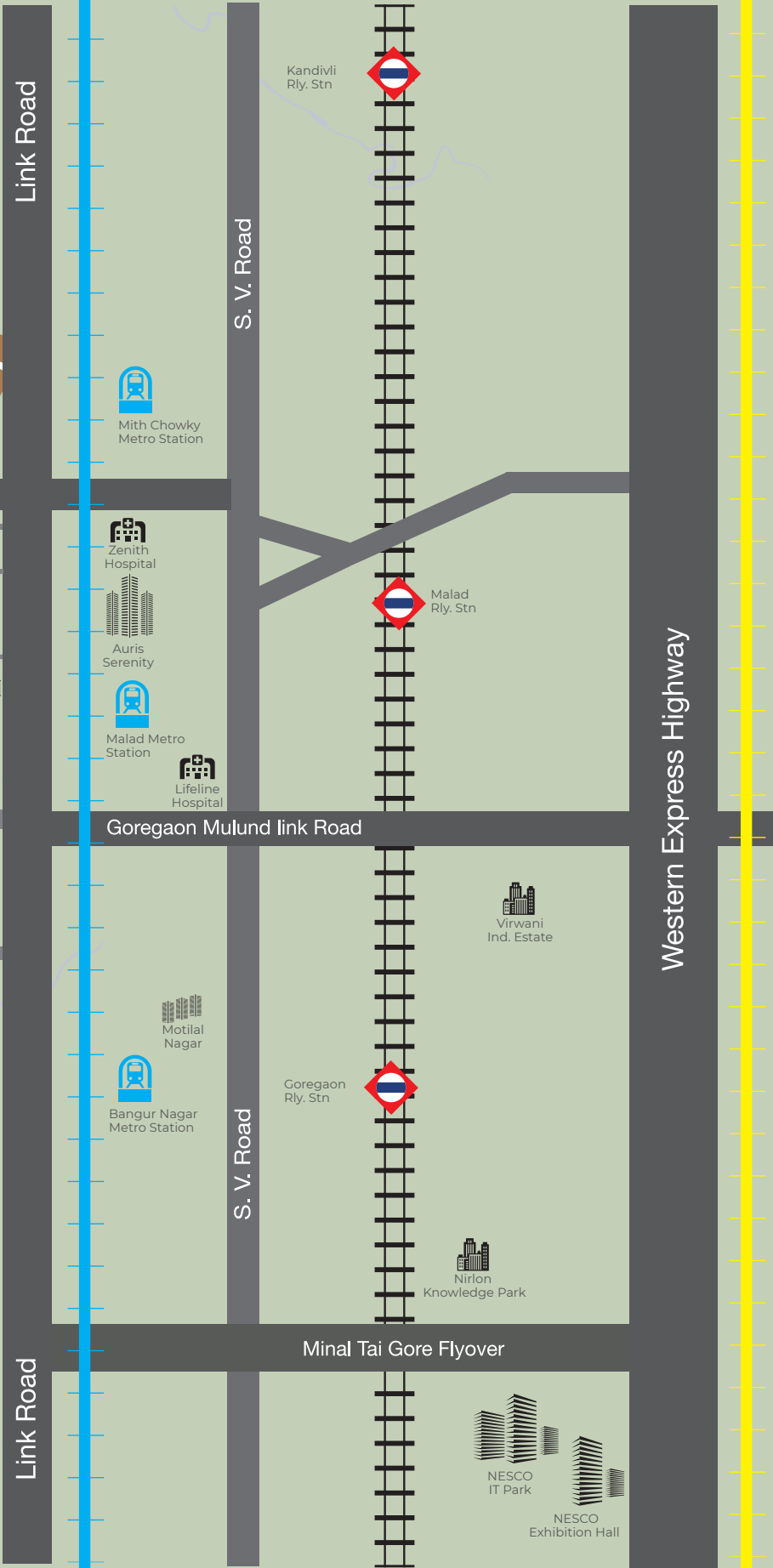
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- # Nariman Point: 35 mins*
- # BKC: 25 mins*
- # International Airport 20 mins*
- # Navi Mumbai Inte. Airport : 40 mins*

* Whenever the coastal road will be ready for use, travel time may differ, it depends upon actual traffic condition.



LOCATION MAP



Work

- # Mind Space : 2.3 km*
- # NESCO: 7.8 km*
- # Nirlon Business Park: 7.5 km*

Transport

- # Metro Rail Station: 2 km*
- # Malad Railway Station: 3.8 km*
- # Proposed Coastal Road: 2 km*

Education

- # Ryan International School: 1.9 km*
- # Atharva engineering College: 1.8 km*
- # Billabong International School: 1.7 km*

Entertainment & Sport

- # Infinity Mall: 2.5 km*
- # Inorbit Mall: 3.8 km*
- # Goregaon Sports Club: 2.6 km*
- # Aksa Beach: 4 km*
- # Marve Beach: 3.2 km*
- # Dana Pani Beach: 4 km*
- # Essel World: 8.5 km*
- # Water Kingdom: 8.5 km*

* Travel distance may differ, it depends upon which route you take.




A PROJECT BY




Developer :	STANS BUILDTECH REALTY
Architect &	
RCC Consultant :	Ellora Projects Consultants Pvt. Ltd.
Legal Advisor:	Solicis Lex

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