





EUPHORIA
RESIDENCES FOR THE KINGS AT HEART!



IT'S TIME THE KINGS AT HEART TAKE OVER!

THANKFULLY,
LUXURIES ARE NOT
LIMITED FOR THE
BLUE BLOODED
ANYMORE!

PRESENTING




EUPHORIA

RESIDENCES FOR THE KINGS AT HEART!



A PROJECT BY





THE PLUSH LOBBY!
HEIGHTENS THE
EXPECTATIONS
OF THE GUESTS,
WHILE INSTILLING
A LITTLE BIT
OF ENVY!

WE KNOW YOU'LL ENJOY
THIS FEELING!



THE LOBBY, COMPLETELY DECKED WITH MIRROR FINISHED FLOORING,
WARM LIGHTING YET COOLED TO THE OPTIMUM TEMPERATURES,
COMPLETE WITH AESTHETIC ARTIFACTS,
DESIGNED TO RELIEVE YOU FROM THE WORLDLY STRESS!

A FEELING OF EUPHORIA SETS IN FROM THE MOMENT YOU STEP INTO THIS CLASSY FACADE!

A silhouette of a person holding a tennis racket, standing against a bright sunset sky. The person is positioned in the lower half of the frame, with their right arm extended holding the racket and their left arm raised. The sky is a mix of orange, yellow, and blue, with the sun low on the horizon to the right.

THE LIFESTYLE ESSENTIALS

HEALTH,
SPORTS
FITNESS
&
LEISURE

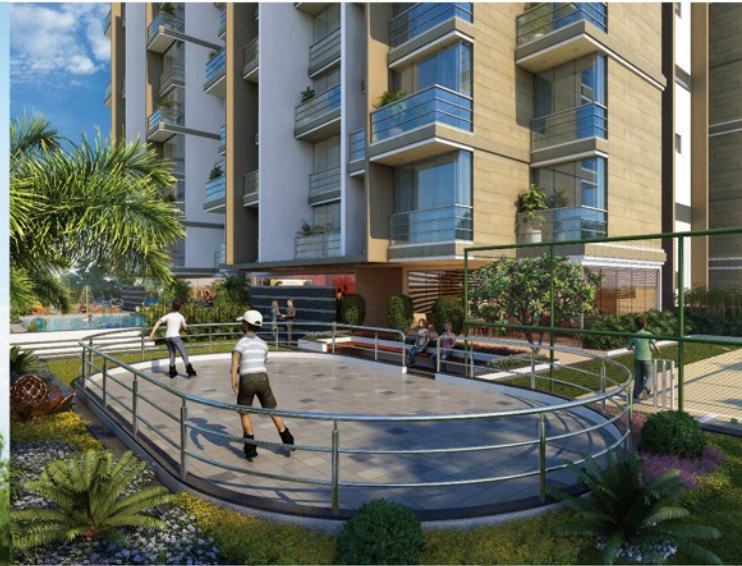
BADMINTON



YOGA



SKATING RINK



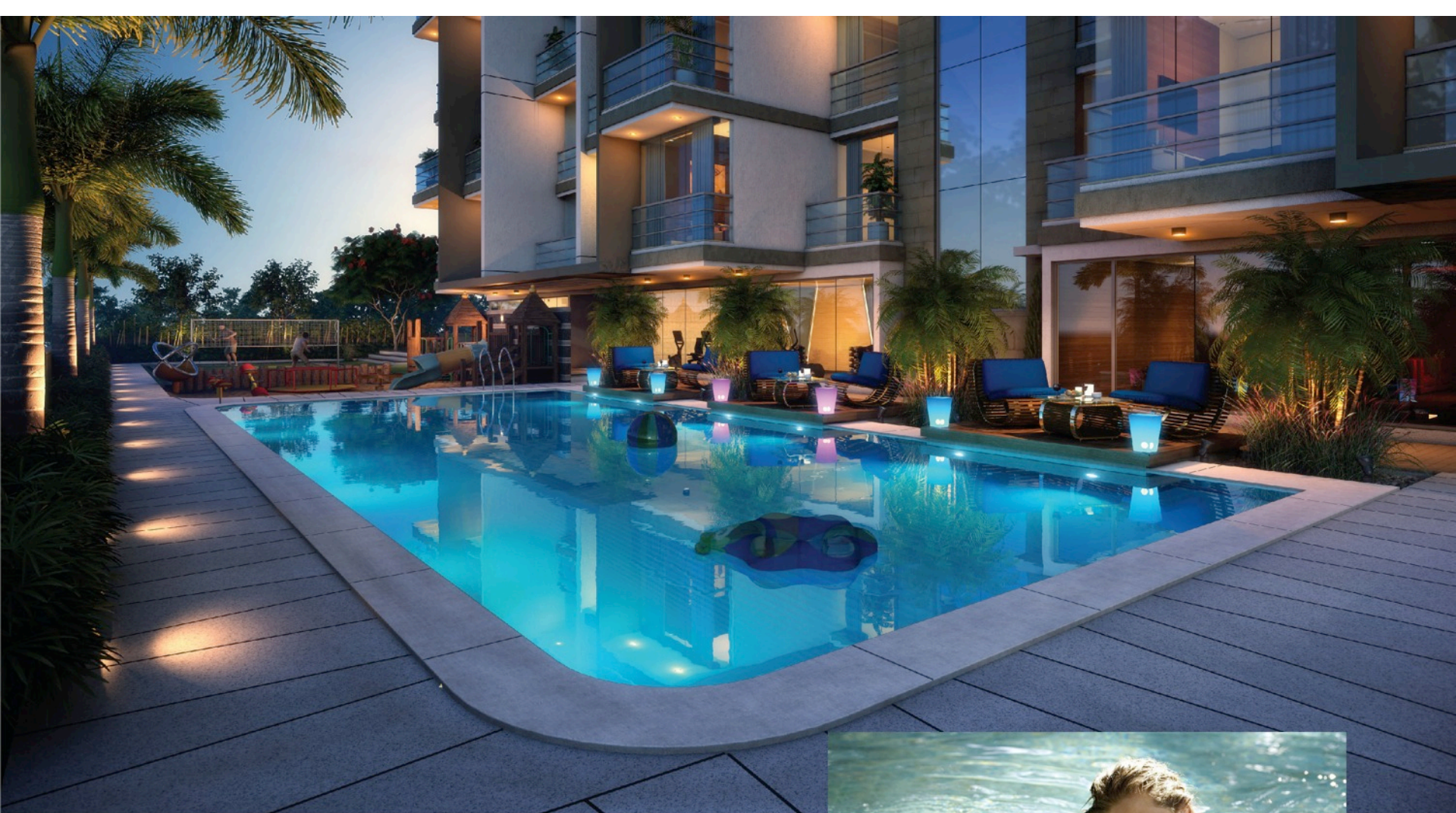
WORK HARD, PARTY HARD, EXERCISE EVEN HARDER!
THE SECRET FOR A SUCCESSFUL LIFE!

FITNESS CENTRE / GYMNASIUM



MAKE LIFE INTERESTING!
LIVE EVERY MOMENT!
AMENITIES THAT FACILITATE
AN ENVIRONMENT OF LOVE, CARE,
HARMONY, PEACE, & TRANQUILITY!

AN INNOVATIVE KIDS PLAY AREA TO
KEEP DADS AND KIDS BUSY
WHILE THE LADY OF THE HOUSE
TAKES A BREAK!



ENERGISE YOUR SENSES!

SOAK YOURSELF INTO OUR VERY OWN POOL,

TO REJUVENATE AFTER A TIRING DAY!



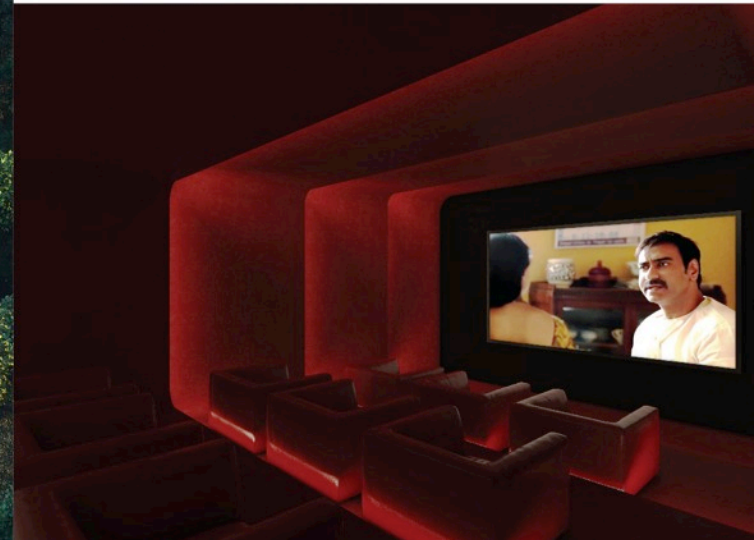
ARE YOU REEEAAAADY!

BANQUET / PARTY HALL / HOME THEATRE





ENJOY A BLOCK BUSTER OR
A WORLD CUP MATCH AT THE MINI THEATRE.
THE BANQUET HALL &
THE PODIUM TERRACE GARDEN
DOUBLE UP AS PARTY VENUE,
ON THOSE DAYS, WHEN
THE AIR IS FILLED WITH CELEBRATIONS!





EUPHORIA
RESIDENCES FOR THE KINGS AT HEART!

THE LIVED-IN SPACES

BASK IN THE GLORY
OF YOUR SUCCESS!

WALK IN WITH YOUR LOVED ONES
INTO A LIFE FILLED WITH
ULTRA MODERN LUXURIES
THAT ARE IN SYNC WITH YOUR
UPDATED LIFESTYLE





**THE ROYAL ABODE!
A REFLECTION OF YOU AND
YOUR STYLE OF LIVING!**

EXEMPLARY PLANNING TO OPTIMISE SPACE FOR A
MORE LARGER THAN LIFE LIVED-IN EXPERIENCE !

PODIUM PLAN - 2ND FLOOR



← 30 M Wide Road →

A PROJECT BY

TODAYGLOBAL
 TODAY'S PROMISE. TOMORROW'S REALITY


 TRUST • IDEAS
 OPPORTUNITIES
VIJAY PROPERTIES
 BUILDERS & DEVELOPERS


 Architect
 Atul Patel


 dimensions
HEALTHY CONCEPTS • SMART DESIGN

Project Consultants
 Rajesh Bulsara


EUPHORIA
 RESIDENCES FOR THE KINGS AT HEART!



← 30 M Wide Road →



← 30 M Wide Road →

3 BHK



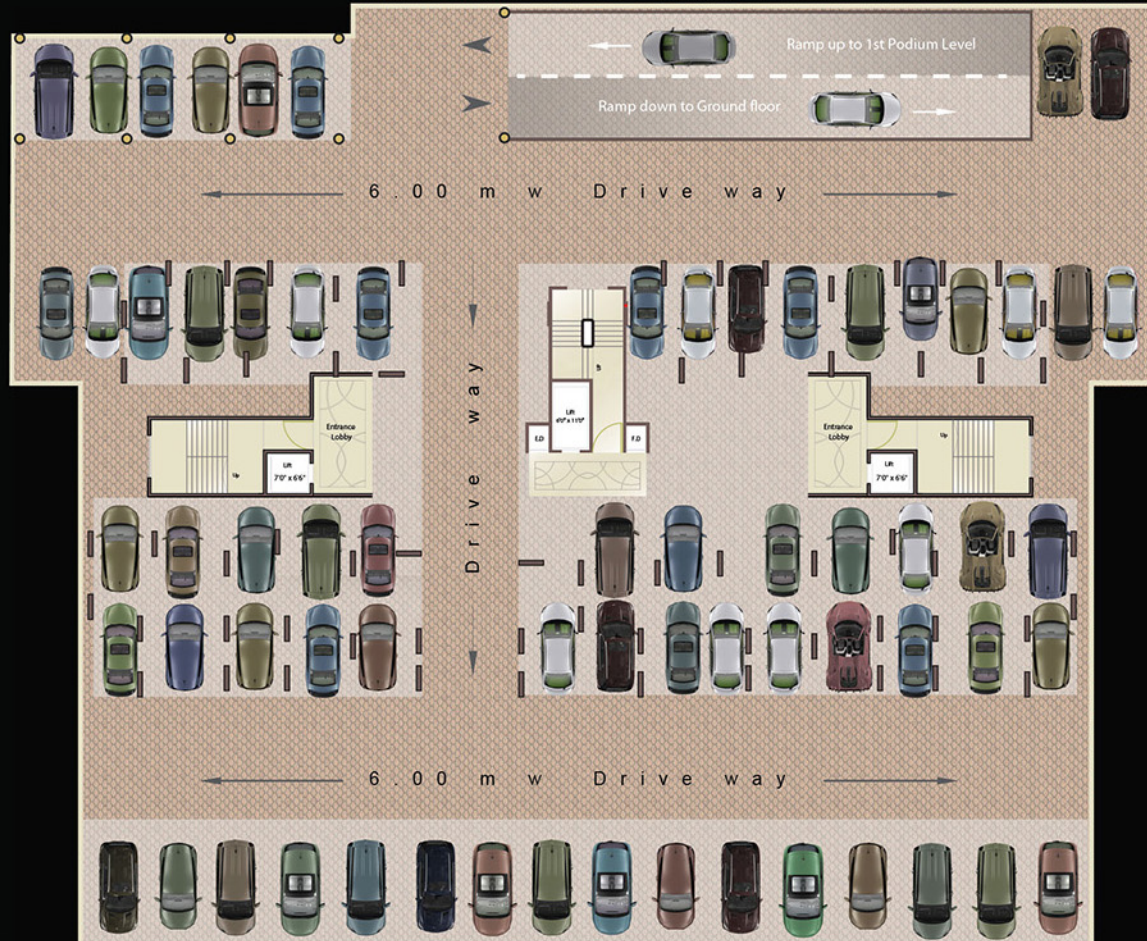
2 BHK




EUPHORIA
RESIDENCES FOR THE KINGS AT HEART!

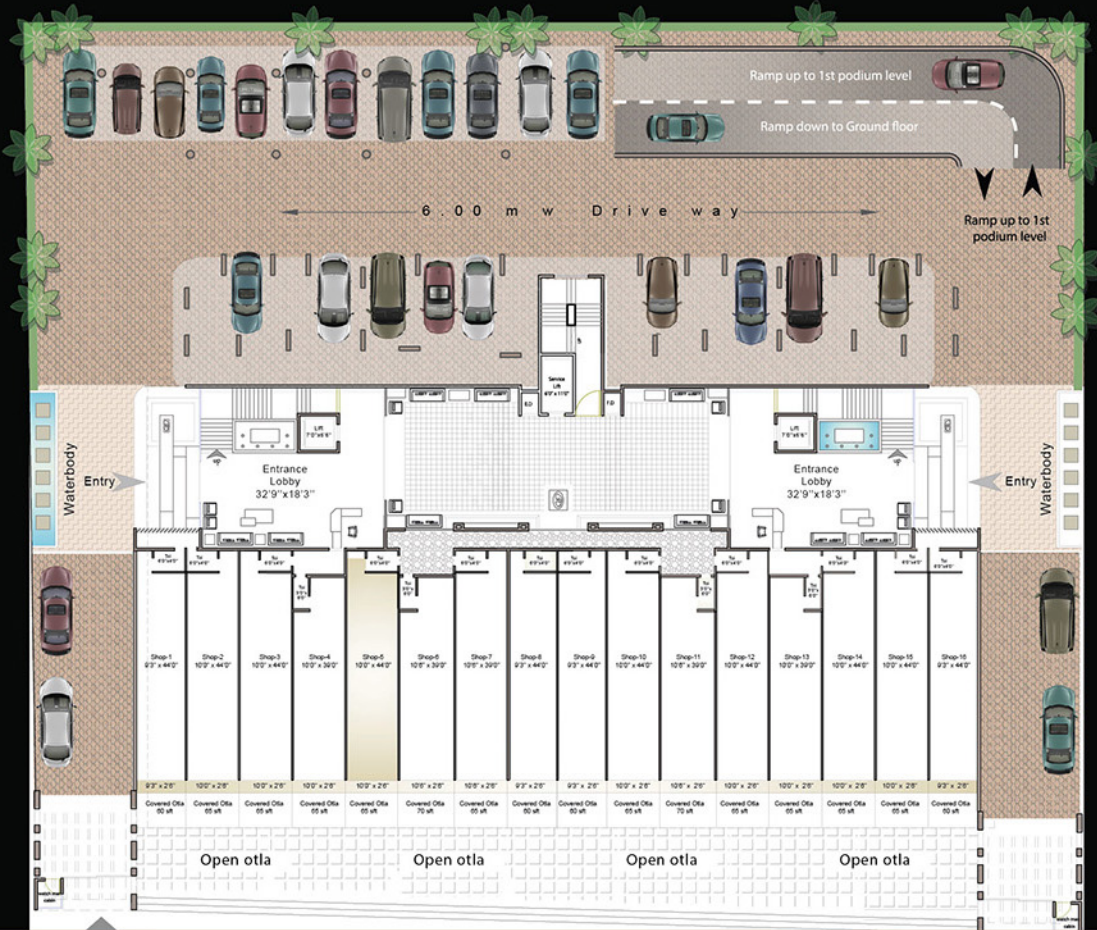
AT EUPHORIA, THE INTERIORS HAVE BEEN PLANNED
METICULOUSLY TO DELIVER MORE 'LIVED-IN SPACE-PER-RESIDENCE'.
THE LAYOUT HAS BEEN DESIGNED OPTIMALLY KEEPING IN MIND THE USAGE OF EVERY SPACE. EVERY ROOM
HAS AN EXTENDED DECK THAT HELPS THE ROOM EXPAND INTO A LARGER SPACE WHEN REQUIRED,
WELCOMING FRESH AIR AND SUNLIGHT.
THE MIRROR-FINISHED TILES REFLECT THE POSITIVE SUNLIGHT INTO
THE ROOMS MAKING THEM 20% - MORE BRIGHT.
THE KITCHEN FLOOR SPACE IS JUST RIGHTLY SIZED, COMPLETE WITH OPTIMUM NUMBER OF
ELECTRICAL POINTS TO ACCOMMODATE THE MODERN COOKING DEVICES
THAT HELP THE LADY OF THE HOUSE IN PURSUING HER CULINARY ART.

1ST FLOOR PODIUM PARKING PLAN



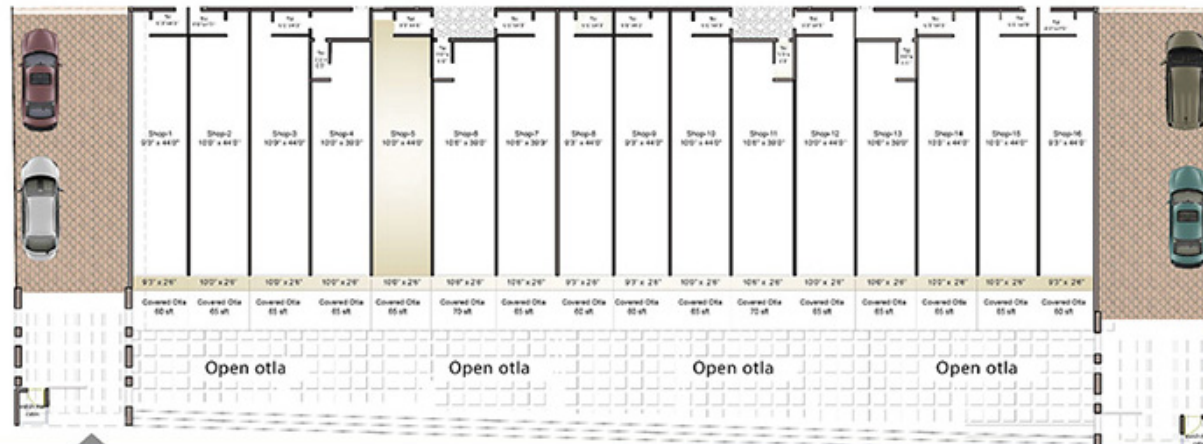
← 30 M Wide Road →

GROUND FLOOR PARKING PLAN



← 30 M Wide Road →

COMMERCIAL SPACES



EUPHORIA EXTENDS AN OPPORTUNITY FOR INVESTORS WHO WISH TO INVEST IN COMMERCIAL SPACES, WHICH ARE DESIGNED TO ACCOMMODATE MODERN TRADE OUTLETS LIKE COMMERCIAL BANKS, CONVENIENCE STORES, RETAIL OUTLETS, RESTAURANTS ETC.

LOCATED ON THE 'GOLDEN STREET' OF OPPORTUNITIES, IT'S CLOSE PROXIMITY TO THE PROPOSED NAVI-MUMBAI AIRPORT AND PROPOSED KHAR KOPAR RAILWAY STATION, THIS COMMERCIAL SPACE IS SCHEDULED TO OPEN A LOT OF EXCITING IDEAS AND OPPORTUNITIES!

30 M Wide Road



THE GOLDEN STREET!

EUPHORIA, IS LOCATED IN SECTOR 17, ULWE, 1 KM FROM THE PROPOSED INTERNATIONAL AIRPORT IN NAVI MUMBAI. IT IS AT AN APPROXIMATE DISTANCE OF 3 KM FROM THE FAMOUS PALM BEACH ROAD AND CLOSE TO THE JNPT HIGHWAY. THE LOCATION IS BOUND TO GAIN PROMINENCE AND MORE CONNECTIVITY TO THE CITY OF MUMBAI THROUGH PROPOSED INFRASTRUCTURE PROJECTS LIKE SEAWOODS -URAN RAILWAY PROJECT AND THE PROPOSED TRANS HARBOR LINK FROM SEWRI TO CHIRLE VILLAGE AND LAST BUT NOT LEAST A SEA LINK FROM SEWRI TO NHAVA SHEVA WOULD MAKE COMMUTING TO MUMBAI CITY, A MATTER OF JUST 30 -45 MINS. THE NEAREST RAILWAY STATION IS THE PROPOSED KHAR KOPAR RAILWAY STATION AT A WALKABLE DISTANCE OF 10 MINS

A SPORTS COMPLEX WITH STATE-OF-THE-ART FACILITIES FOR SPORTS LIKE FOOTBALL, HOCKEY, BADMINTON, OLYMPIC SIZE SWIMMING POOL AND INDOOR STADIUMS,

IS LOCATED AT A WALKABLE DISTANCE FROM EUPHORIA, A GOLDEN OPPORTUNITY FOR KIDS WHO WISH TO PURSUE A PROFESSIONAL CAREER IN SPORTS.



COMMAX®



vitra.



Notes:1) Stamp Duty Registration charges, Legal Charges & taxes, Society Maintenance charges & safety grills expense shall be borne by the purchaser. Vat, Service Tax etc. will be borne by the purchaser. 2) Any additional charges or duties levied by the government / local authorities during or after the completion of the scheme will be borne by the purchaser. 3) In the interest of continual developments in Design & Quality of the construction the developer deserves the rights to make any changes in the scheme including technical specifications, design planning layout & all purchasers shall abide by such change 4) Uniform designed window grills expense to be borne by the owner. 5) Any type of external changes strictly NOT ALLOWED during or after the completion of the project. Internal changes will be done only with prior approval & will be charged extra with total responsibility of purchaser 6) This brochure is intended only for easy display & information of the Project & does not form part of any legal document. 7) The floor area and dimension mentioned are approximate and shall vary as per the approval and standard site variance..

SPECIFICATIONS

Sr No.	Item	Flooring	Wall Paint	2nd Coat	Ceiling Material (on selected wall)	Height	Ceiling Finish	False Ceiling	Door	Door Jamb	Window	Window Sil/Jamb	Railing	Toilet Partition	shower	WC	wash basin	basin counter						
Ground Floor Plan			1st Coat																					
1	Entrance foyer		GYPSUM PLASTER	---	ITALIAN/WALLPAPER	FULL HT	GYPSUM PLASTER	GYPSUM	F.F.D.	TILES	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	ITALIAN	---	---	---	---	---	---						
2	Reception		SINGLE COAT PLASTER	---	ITALIAN	FULL HT	---	---	---	---	---	---	---	---	---	---	---	---						
3	Common Toilet	Italian/ Composite	SINGLE COAT PLASTER	---	20" x 10" Tile	UNTEL	---	---	Flush Door	TILES	---	---	---	4" BRICKWORK	Wall Hung	Counter Top	Composite	---						
4	Passage	Italian/ Composite	SINGLE COAT PLASTER	---	ITALIAN	FULL HT	---	---	F.F.D.	TILES	---	---	---	---	---	---	---	---						
5	Staircase	24" x 24" Vitrified Tile	SINGLE COAT PLASTER	---	Paint	---	---	---	F.F.D.	TILES	---	---	SS/Glass.	---	---	---	---	---						
6	Electrical Rooms	Italian	SINGLE COAT PLASTER	---	Paint	---	---	---	Flush Door	TILES	---	---	---	---	---	---	---	---						
1st Podium floor			Kotah																					
1	Entrance foyer	32" x 32" vitrified Tile	SINGLE COAT PLASTER	SECOND COAT PLASTER	Wall Paint	FULL HT	GYPSUM PLASTER	GYPSUM	F.F.D.	Tiles	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	Granite	---	---	---	---	---	---						
2	Passage	32" x 32" vitrified Tile	SINGLE COAT PLASTER	SECOND COAT PLASTER	Wall Paint	FULL HT	---	---	F.F.D.	Tiles	---	---	---	---	---	---	---	---						
3	Staircase	Kotah Tile	SINGLE COAT PLASTER	SECOND COAT PLASTER	Wall Paint	FULL HT	---	---	F.F.D.	Tiles	---	---	SS/Glass.	---	---	---	---	---						
2nd Podium Floor Plan																								
1	ENTRANCE FOYER	32" x 32" VITRIFIED TILES	GYPSUM PLASTER	---	TEXTURE / WALLPAPER	FULL HT	GYPSUM PLASTER	GYPSUM	F.F.D.	TILES	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	GRANITE	---	---	---	---	---	---						
2	PASSAGE	32" x 32" VITRIFIED TILES	GYPSUM PLASTER	---	TEXTURE / PAINT	FULL HT	GYPSUM PLASTER	---	F.F.D.	TILES	---	---	---	---	---	---	---	---						
3	STAIRCASE	KOTA / TILES	GYPSUM PLASTER	---	PAINT	FULL HT	GYPSUM PLASTER	---	F.F.D.	TILES	---	---	S.S/GLASS	---	---	---	---	---						
4	INDOOR GAMES	WOODEN FLOORING	GYPSUM PLASTER	---	WALLPAPER / TILES	FULL HT	GYPSUM PLASTER	AS PER	F.F.D / GLASS	TILES	---	---	---	---	---	---	---	---						
5	MINI THEATRE	CARPET FLOORING	GYPSUM PLASTER	---	AS PER DESIGN	FULL HT	GYPSUM PLASTER	ACUSTICS	SOUND PROOF	TILES	---	---	---	---	---	---	---	---						
6	CHANGING / STEAM / SAUNA	32" x 32" VITRIFIED TILES	GYPSUM PLASTER	---	PAINT	FULL HT	GYPSUM PLASTER	---	FLUSH DOOR	TILES	---	---	---	4" BRICKWORK	Wall Mixer & Shower	Wall hung	Counter Top	Composite						
7	GYMNASIUM	TILES/RUBBER FLOORING	GYPSUM PLASTER	---	WALLPAPER / MIRROR	FULL HT	GYPSUM PLASTER	---	FLUSH DOOR	TILES	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	GRANITE	---	---	---	---	---	---						
8	PARTY HALL	CARPET FLOORING	GYPSUM PLASTER	---	WALLPAPER / TILES	FULL HT	GYPSUM PLASTER	GYPSUM	FLUSH DOOR	TILES	---	---	---	---	---	---	---	---						
9	SWIMMING POOL	BIZAZZA TILES AS PER DESIGN	GYPSUM PLASTER	---	WATER PROOFING	---	---	---	---	---	---	---	---	---	---	---	---	---						
10	NET CRICKET	GREENSCAPE / CONCRETE	---	---	---	---	---	---	---	---	---	---	M S	---	---	---	---	---						
11	SKATING RINK	GREENSCAPE / CONCRETE	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---						
12	AMPHITHEATRE	GREENSCAPE / KOTA	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---						
13	KID'S PLAY AREA	SOFT SAND FILLING IN OPEN PLAY AREA WITH STANDARD PLAY EQUIPMENTS FOR CHILDREN	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---						
14	BADMINTON COURT	GREENSCAPE / CONCRETE	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---						
15	YOGA / MEDITATION AREA	GREENSCAPE / CONCRETE	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---						
1st to 13th floor																								
1	Living	32" x 32" Vitrified Tile	PLASTER	Gypsum POP	TEXTURE / WALLPAPER	---	GYPSUM PLASTER	---	Designer Door	Teak Wood	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	Inside Composite Outside marble	---	---	---	---	---	---						
2	Dining	32" x 32" Vitrified Tile	PLASTER	Gypsum POP	---	---	GYPSUM PLASTER	---	---	---	---	---	---	---	---	---	---	---						
3	Kitchen	32" x 32" Vitrified Tile & Granite Platform	PLASTER	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---						
4	Common Toilet	24" x 24" Vitrified Tile	SINGLE COAT PLASTER	---	24" x 12" Vitrified Tile	UNTEL	GYPSUM PLASTER	---	Flush Door	COMPOSITE	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	Inside Composite Outside marble	---	---	---	---	---	---						
5	Bed Room - 1	32" x 32" Vitrified Tile	SINGLE COAT PLASTER	Gypsum POP	PAINT	FULL HT	GYPSUM PLASTER	---	Flush Laminated Door	Teak Wood	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	Inside Composite Outside marble	---	---	---	---	---	---						
6	Bed Room - 2	32" x 32" Vitrified Tile	SINGLE COAT PLASTER	Gypsum POP	PAINT	FULL HT	GYPSUM PLASTER	---	Flush Laminated Door	Teak Wood	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	Inside Composite Outside marble	---	---	---	---	---	---						
7	Toilet - 2	2' x 2' Vitrified Tile	SINGLE COAT PLASTER	---	24" x 12" Vitrified Glazed Tile	UNTEL	GYPSUM PLASTER	---	Flush Laminated Door	Granite	LOUVERED WINDOW	Granite	---	---	---	---	---	---						
8	Bed Room - 3	Laminated Wooden Flooring	GYPSUM PLASTER	Gypsum POP	PAINT	---	GYPSUM PLASTER	---	Flush Laminated Door	Teak Wood	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	Inside Composite Outside marble	---	---	---	---	---	---						
9	Toilet - 3	2' x 2' Vitrified Tile	SINGLE COAT PLASTER	---	24" x 12" Vitrified Glazed Tile	UNTEL	GYPSUM PLASTER	---	Flush Laminated Door	Granite	LOUVERED WINDOW	Granite	---	---	---	---	---	---						
10	Passage between two flats	Vitrified Tile	SINGLE COAT PLASTER	---	Paint	---	GYPSUM PLASTER	---	---	---	---	---	---	---	---	---	---	---						
11	Staircase	Kotah Tile	SINGLE COAT PLASTER	---	Paint	---	GYPSUM PLASTER	---	F.F.D	Teak Wood	ANODIZED ALU SECTION WINDOW WITH REFLECTIVE GLASS	---	M.S	---	---	---	---	---						
COMMON INFRASTRUCTURE AND AMENITIES										ELECTRICAL SYSTEMS,ELEVATORS,WATER SUPPLY					DETAILS AND BUILDING FEATURES					SECURITY AND AMENITIES				
AREA NAME	MATERIAL PRODUCT SPECIFICATION			AREA NAME	MATERIAL PRODUCT SPECIFICATION			POWER LOAD	3 PHASE METER FOR EACH FLAT FROM MAIN SUPPLY		DESIGNATED USE	RESIDENTIAL HIGH RISE		CCTV SYSTEMS	AREAS		HIGH DEFINITION CCTV SYSTEM FOR EACH FLOOR, AND ALL COMMON							
EXT WALL OF BUILDING	6" THICK BRICKWORK / SIPOREX AS PER STRUCTURAL DESIGN			CANOPY	STEEL AND ALUMINUM COMPOSITE PANELS			GENERATOR / POWER BACK UP	COMMON INFRASTRUCTURE HAVING POWER BACKUP		NO OF FLRS	GROUND - 3 PODIUM + PART 13 RES FLRS		VEHICLE PARKINGS		AUTOMATED BOOM BARRIER WITH VEHICAL ACCESS CONTROL								
	DOUBLE COAT SAND FACED / ROLLER FINISH PLASTER			WATER BODY	CERAMIC TILES			POWER SUPPLY CALC PER FLAT	ELECTRICAL LOAD AS PER CONS.		PARKING ALLOTTED	ACCESS CONTROL SYSTEM		MAIN RECEPTION AND PARKING ENTRY										
	EXTERIOR PAINT / TEXTURE AS PER DESIGN CONST.			STAIRCASE	GRANITE STONE			PASSENGER ELEVATORS CONFIG	2 nos HIGH SPEED FULLY AUTOMATIC		BLOCK / NO OF BLDG	VIDEO DOOR PHONE		VIDEO DOOR PHONE WITH ALARM, SMOKE DETECTORS										
COMPOUND WALL	DOUBLE COAT SAND FACED / ROLLER FINISH PLASTER			STAIRCASE RAILING	S.S / GLASS			SPEED AND CAPACITY OF LIFTS	6 PASSENGER WITH 1.00 m PER SEC															
	STONE / TILES CLADDING AND TEXTURE			JOGGING TRACK	RIVER WASH KOTA, PAVER BLOCKS, NATURAL STONE			WATER SUPPLY SOURCE	MUNICIPAL SUPPLY AND BORE		TYPE OF FOUNDATION	AS PER RCC DESIGN												
	CONCEALED WIRING IN RCC			GR AND PODIUM DRIVE WAY	PAVER TILES / TRIMX			U.G.T	F.F. DOMESTIC, FLUSHING		SLAB TO SLAB HT	14" COMMERCIAL AND 12" RESI												
ELECTRIC WIRING	CONCEALED WIRING IN RCC			EXTERNAL PAINT	ASAN PAINTS - PAINT / TEXTURE AS PER DESIGN			O.H.T	F.F. DOMESTIC, FLUSHING			INTERCOM SYSTEM		FLATS AND COMMON AREAS CONNECTED WITH INTERCOM AND WIFI										
HARDSCAPE / PAVING	PAVER TILES/ TRIMX, VITRIFIED GLAZED TILES, GRANITE			SAND PIT/ CHILDREN'S PLAY AREA	SOFT SAND FILLING IN OPEN PLAY AREA WITH STANDARD PLAY EQUIPMENTS FOR CHILDREN			SEWAGE SYSTEM	P.V.C PIPE OF SUPREME MAKE IN UNDER GROUND AS WELL AS IN OPEN DRAINAGE SYSTEM															
	RIVER WASH KOTA , NATURAL STONE			LIFT	TWO NOS 6 PASSENGER AND 1 SERVICE LIFT (SKAY/SCHINDLER)			ROAD NETWORK	R.C.C TRIMX / PAVER TILES		LEGAL INFORMATION		HIGH QUALITY LOCKS FOR MAIN DOORS AND INTERNAL DOORS											
LIFT CLADDING	ITALIAN LIFT FRAME AT GROUND FLOOR, COMPOSITE FRAME ON EVERY FLOOR			LIFT MACHINE ROOM	ABOVE TERRACE			WATER SUPPLY	CENTRAL PNEUMATIC PRESSURE PUMP FOR WATER DISTRIBUTION SYSTEM		ZONE	RESIDENTIAL		DOOR LOCK										
FIRE HYDRANT SYSTEM	AS PER NORMS										LOCAL AUTHORITY	CIDCO		AUDIO VIDEO SYSTEM		PROJECTOR AND AUDIO VIDEO SYSTEM FOR MINI THEATRE								
GENERATOR SYSTEM	AS PER NORMS										LIFT LICENSE	AS PER MANUFACTURER STANDARD NORMS AND GUIDE LINES												
TERRACE FLOORING	AS PER DETAILS																							



EUPHORIA

RESIDENCES FOR THE KINGS AT HEART!

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A PROJECT BY



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