


*Script Your
Own Story.*

INTRODUCING

72
WEST



“ EVERY JOURNEY WE UNDERTAKE
EVERY MILESTONE WE CROSS
EVERY PLACE WE GRACE WITH OUR PRESENCE
EVERY ACHIEVEMENT, EVERY MOVE,
ARE EPOCHS OF OUR ONGOING STORY ”

THE HOME I CHOSE
TAKES MY BREATH AWAY
EVERY TIME I SEE IT.
LIKE A NEVER-ENDING STORY...

Welcome to 72 WEST, an inspired edifice that celebrates your life. A 31 storey towering monument in Andheri – a beacon of success for the whole world to gaze at with awe.

2, 3 & 4 bed spacious apartments

Eco-deck level of landscape

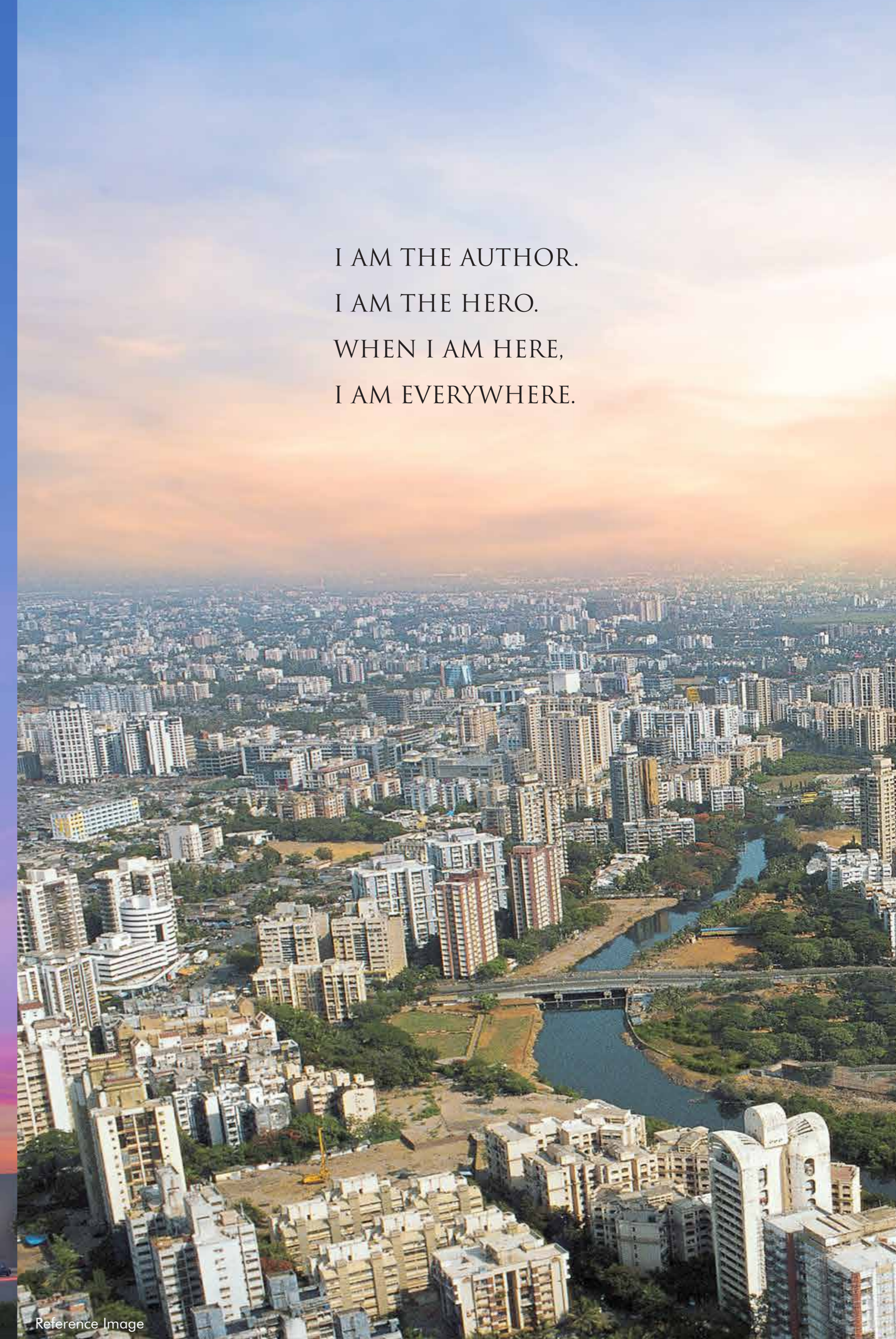
Clubhouse amenities of 10,000 Sq Ft

Open to sky landscape area of 25,000 Sq Ft

12+ luxury amenities

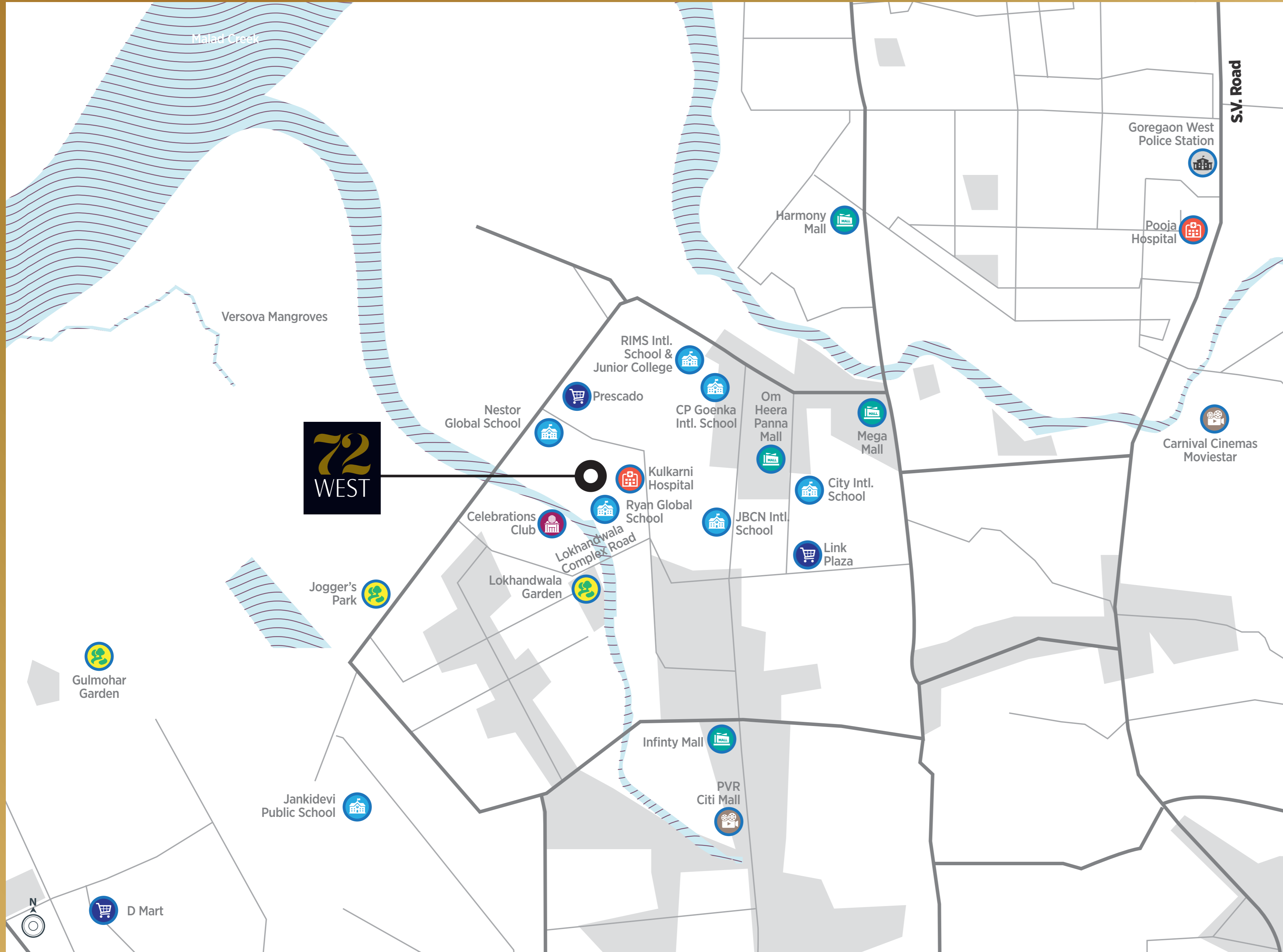


Artist's Impression



Reference Image

I AM THE AUTHOR.
I AM THE HERO.
WHEN I AM HERE,
I AM EVERYWHERE.



Lokhandwala, Andheri West

1 min from Lokhandwala Road

2 mins from Celebrations Club

4 mins from Infinity Mall

8 mins from Kokilaben Hospital

15 mins from Ecole Mondiale World School



IT IS A STORY THAT
JUST KEEPS ON GIVING.
IT IS AS CLASSY AS
IT IS TRENDY.
AS GALLANT AS BEAUTIFUL.

A coveted locality with a legacy of heritage,
This western belt of Andheri West is a perfect
blend of the avant-garde cosmopolitan and
classical traditions. Home to the local
clothing, artifacts, and handloom industries,
this neighborhood nurtures an unparalleled
artistic ambiance. Moreover, it surrounds you
with the city's fine dining restaurants, shopping
avenues, quality education, and hospitals.



Reference Images

*Irresistible delights
that feel like my
personal fairy tale.*



ENGAGING EXPERIENCES
 DESIGNED TO MAKE
 EACH DAY EXCITING.



Take a deep dive into an ocean of opulence. Immerse yourself in luxuriate serendipity. Transform your weekends to thrilling Saturday adventures and Sunday movie marathons. Find your nirvana at your own time and on your own terms.

AMENITIES:



Banquet



Business Centre



Games room



Gymnasium



Interactive wall



Jacuzzi



Kid's Play area



Kid's pool



Mini Theatre



Multipurpose Lawn



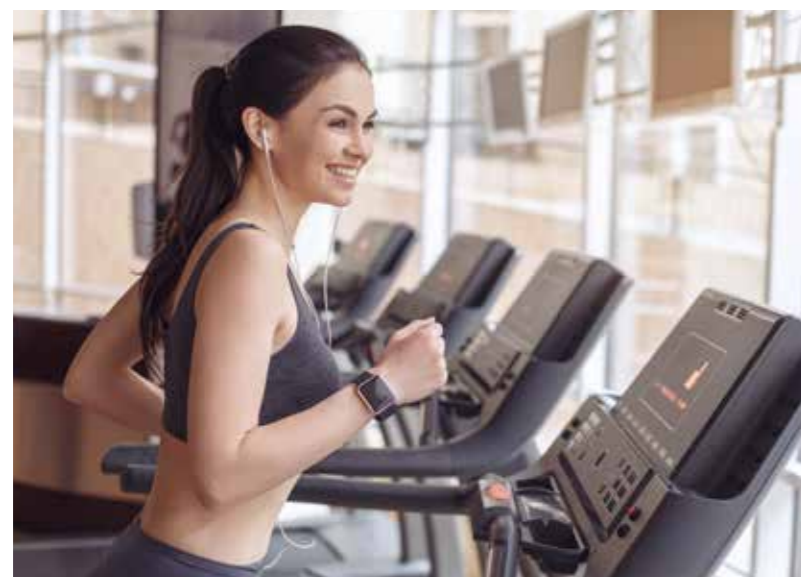
Reflexology Path



Senior Citizen's Corner



Swimming Pool




Reference Images

BEGIN YOUR GLORIOUS STORY
WITH THE GRAND ENTRANCE LOBBY.



Reference Image

Right from the beginning, the elegantly designed entrance lobby welcomes you in a lavish way. Here, your guests can relax and feel the absolute comfort, as we escort them to your magnificent home.

A woman in a white dress stands on a balcony, looking through a telescope. The balcony has a wooden ceiling with two circular lights, a wooden floor, and a glass railing. There are several potted plants, including palm trees and succulents. In the foreground, there is a round gold coffee table with a vase of pink flowers. The view from the balcony shows a cityscape and greenery under a blue sky with clouds.

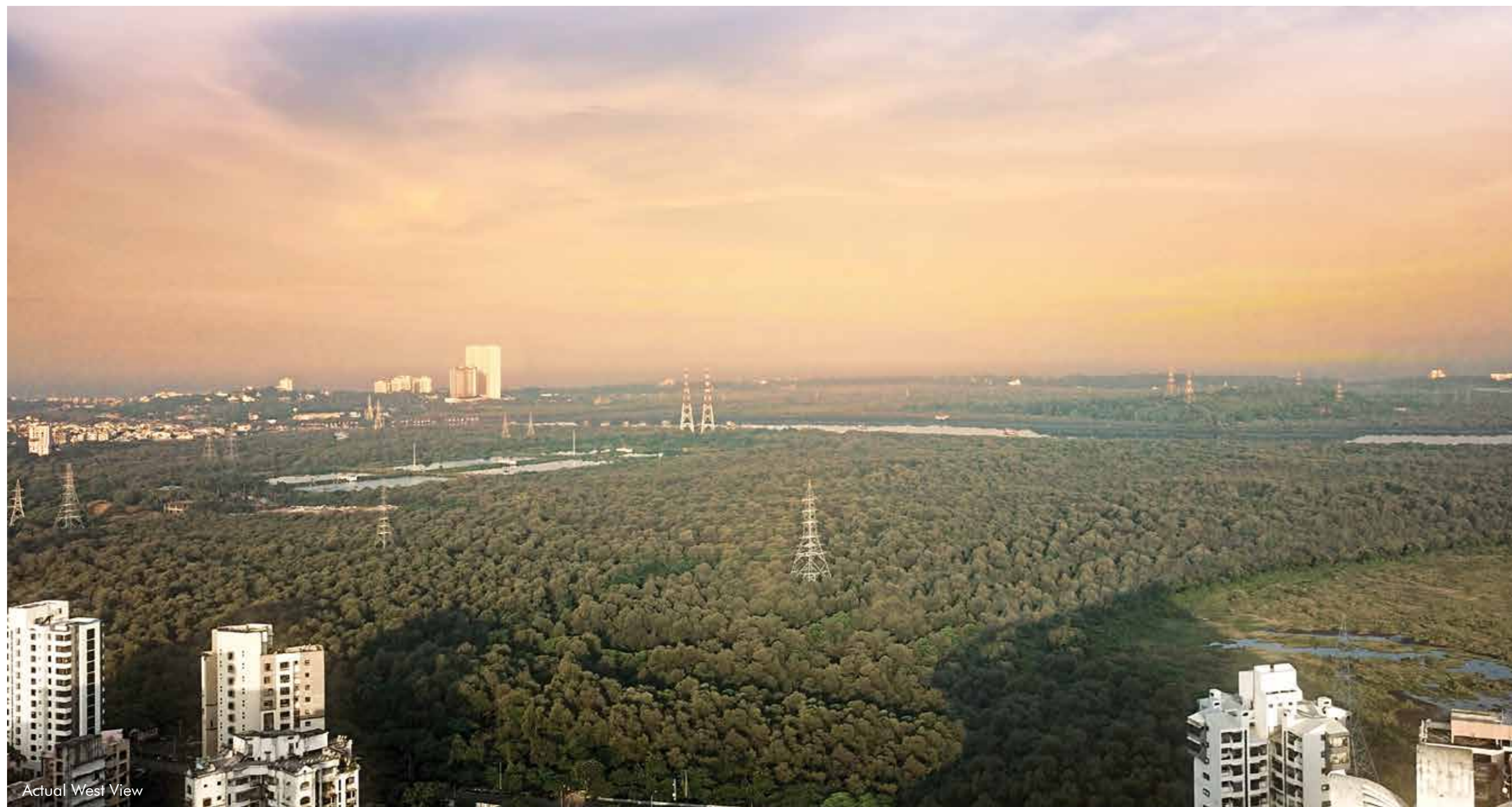
I UNWIND IN MY BALCONY
AND WATCH THE CITYSCAPE
STRETCH OUT BENEATH ME.

Your high-rise residence at 72 West makes your every morning truly blissful. The spacious balcony with spectacular view of the greens will never fail to enchant you. Here, morning coffee becomes your everyday routine and stargazing at night leaves you awe-struck.

UNINTERRUPTED
VIEWS TO MESMERISE
YOU EVERYDAY.




Actual East View



Actual West View

Pace of the vibrant city life and
peace of quiet neighbourhood,
joy of buzzing night-life and bliss of
serene nature, experience the best of
both worlds at 72 West.

A woman with long, wavy brown hair is sitting on a tufted, light-colored sofa. She is wearing a light blue, long-sleeved, pleated dress. She has a thoughtful expression, with her right hand resting on her chin. The room is dimly lit, with a warm glow from a floor lamp on the left and soft light from a window with sheer curtains on the right. A candle in a glass holder is visible on a table to the right.

*My new crib,
there is just
so much of me...
it feels like
an autobiography.*

YOUR HOME IS A
PART OF YOUR STORY.
THAT'S WHY MINE
FEELS SO MAGICAL!



Reference Images

SPECIFICATIONS

- ▶ Internal Flat Living, Passage, Other Bedrooms - Imported Marble Flooring
- ▶ Master Bedroom with Dresser - Laminated Wooden Flooring
- ▶ Kitchen Flooring - Vitrified Tile
- ▶ Toilet Flooring - Vitrified Tile
- ▶ Toilet Dado - Vitrified Tile
- ▶ Master Toilet - Marble Flooring and Dado
- ▶ Kitchen - Vitrified Dado
- ▶ Kitchen Platform - Granite
- ▶ Main Door - Fire Rated Door - Veneer Finish
- ▶ Bedroom and Toilet Door - Laminate finish
- ▶ Servant Toilet in Staircase
- ▶ VDP Apartment Models for Flats
- ▶ CCTV for Entrance and Outside Common Area
- ▶ High-End Entrance lobby at E-deck
- ▶ Glass Railing in Balconies
- ▶ Sliding Windows





IRIS BAY



BEAUMONDE



VIVIANA MALL

Actual shot images

sheth

ASHWIN SHETH GROUP

A LEGACY OF ICONIC CREATIONS,
INHABITING 25,000+ HAPPY RESIDENTS.

Established in 1986, Ashwin Sheth Group is one of the leading real estate developers in the country. Since its inception, the group has delivered some of the finest residential, commercial, retail and township projects in India and abroad. With over 80 diversified luxury projects across Mumbai & Dubai, including landmarks like Viviana Mall and BeauMonde, the brand has nestled over 25,000+ happy families in their dream home. Their design-driven innovation, resourceful planning and unwavering focus on quality has led them to create meaningful experiences for the new age citizens.

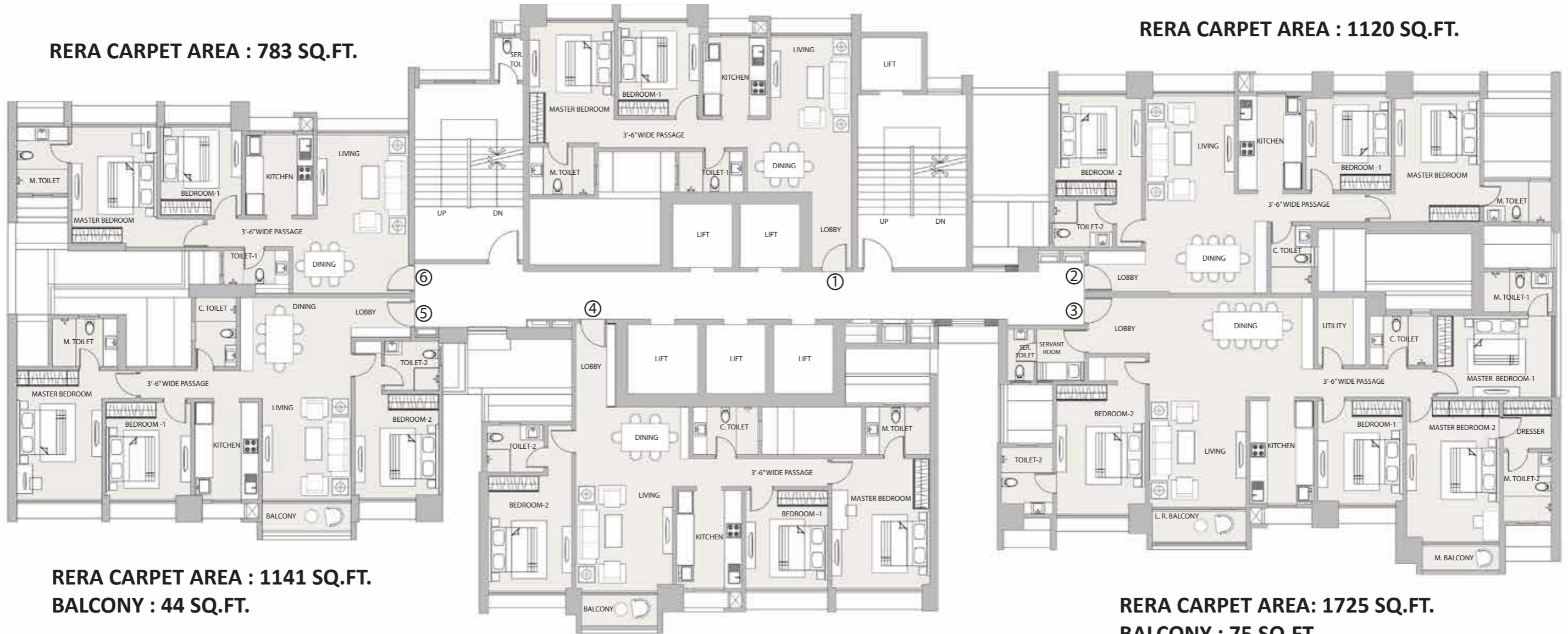
TYPICAL FLOOR PLAN (1ST TO 31ST FLOORS)



RERA CARPET AREA : 793 SQ.FT.

RERA CARPET AREA : 1120 SQ.FT.

RERA CARPET AREA : 783 SQ.FT.



**RERA CARPET AREA : 1141 SQ.FT.
BALCONY : 44 SQ.FT.**

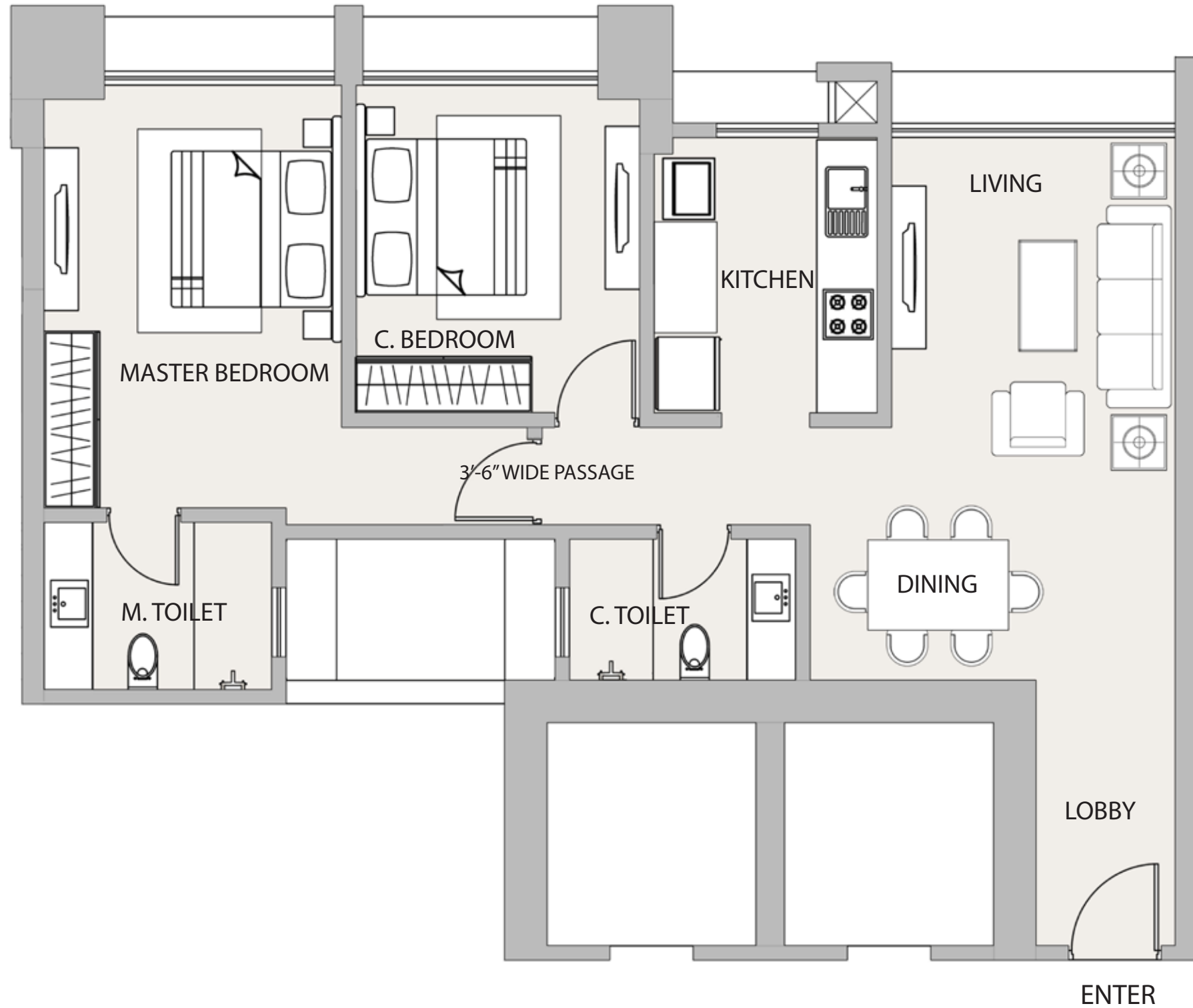
**RERA CARPET AREA: 1725 SQ.FT.
BALCONY : 75 SQ.FT.**

**RERA CARPET AREA : 1173 SQ.FT.
BALCONY : 37 SQ.FT.**

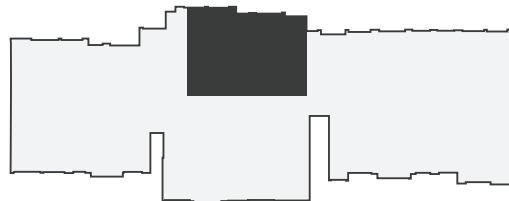


UNIT PLAN 1 (1ST TO 31ST FLOOR)

RERA CARPET AREA : 793 SQ.FT.



Descripton	W(ft)	L(ft)	SQ.FT.
Ent.Lobby	5'	9'3"	46.25
Living	10'0"	19'0"	190.00
Dining	2'9"	9'	24.75
Kitchen	7'9"	9'9"	75.56
C.Bedroom	10'	11'6"	115.00
M.Bedroom	10'6"	15'	157.50
M.Toilet	6'	8'	48.00
C.Toilet	5'	8'	40.00
Passage	3'6"	16'6"	57.75



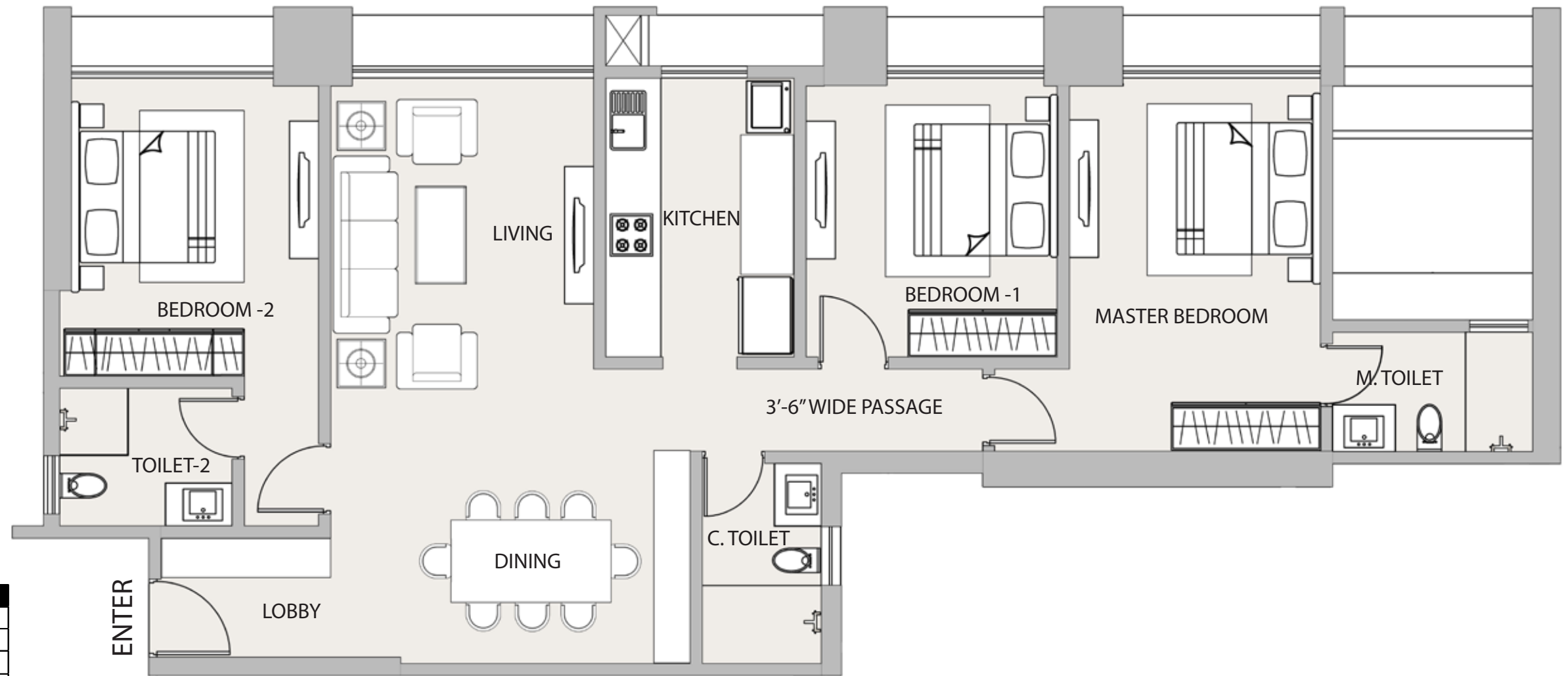
The project has been registered via Maha RERA registration number: P51800028086

Floor plan is for marketing purpose and is to be used as a guide only. Floor plan is intended to give a general indication of the proposed floor layout only and may vary in the finished building. All drawings/dimensions shown are for illustrative purposes only and may not be accurate representations of final construction and are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Please ask our sales adviser for details of the treatments specified for individual Apartment/Flat/Premises/Shop.



UNIT PLAN 2 (1ST TO 31ST FLOOR)

RERA CARPET AREA : 1120 SQ.FT.



Descripton	W(ft)	L(ft)	SQ.FT.
Ent.Lobby	5'	7'	35.00
Living	11'	24'6"	269.50
Dining	4'	12'3"	49.00
Kitchen	7'9"	11'9"	91.06
Bedroom 1	10'6"	11'9"	123.38
C.Toilet	5'	8'	40.00
Bedroom 2	10'3"	12'6"	128.13
	3'	6'3"	18.75
Toilet 2	5'9"	7'3"	41.69
M.Bedroom	10'6"	15'6"	162.75
M.Toilet	5'	8'3"	41.25
Passage	3'6"	15'9"	55.125



The project has been registered via Maha RERA registration number: P51800028086

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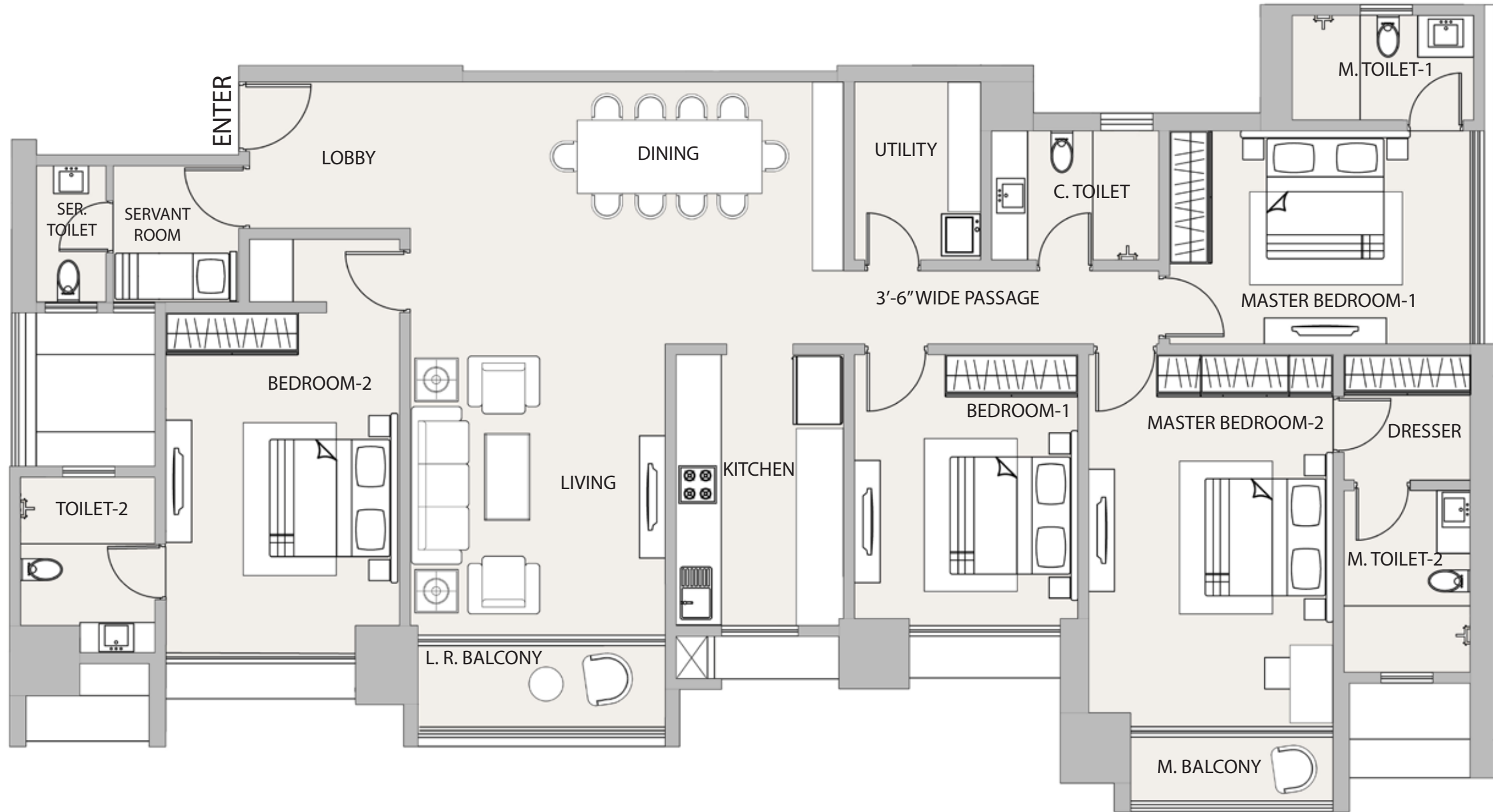


UNIT PLAN 3 (1ST TO 31ST FLOOR)

RERA CARPET AREA: 1725 SQ.FT.

BALCONY : 75 SQ.FT.

TOTAL AREA : 1800 SQ.FT.



Descripton	W(ft)	L(ft)	SQ.FT.
Ent.Lobby	7'	7'6"	52.50
Living	12'	26'0"	312.00
Dining	8'3"	12'3"	101.06
Kitchen	7'9"	12'9"	98.81
Utility	6'	8'3"	49.50
Bedroom 1	10'6"	12'9"	133.88
C.Toilet	6'	7'9"	46.50
Bedroom 2	11'	16'	176.00
	3'	7'	21.00
Toilet 2	6'3"	8'3"	51.56
M. Bedroom 1	10'	14'	140.00
M.Toilet 1	5'	8'6"	42.50
M.Bedroom 2	11'3"	17'6"	196.88
M.Toilet 2	6'	8'6"	51.00
Dresser	6'	6'	36.00
M. Balcony	3'	9'6"	28.50
Servant Room	6'	6'6"	39.00
Servant Toi.	3'3"	6'6"	21.13
Passage	3'6"	14'9"	51.63
L.R. Balcony	4'	11'6"	46.00



The project has been registered via Maha RERA registration number: P51800028086

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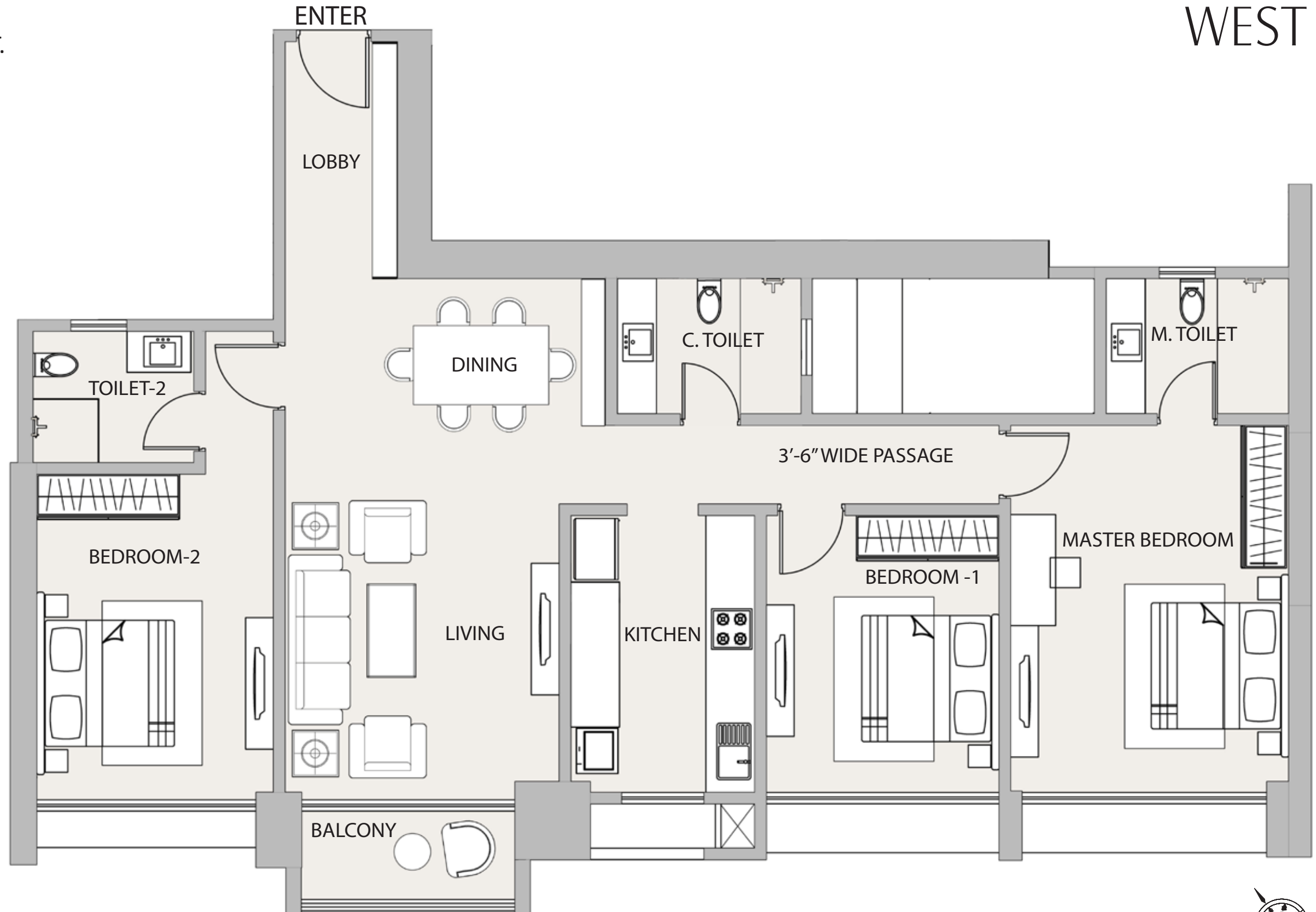


UNIT PLAN 4 (1ST TO 31ST FLOOR)

RERA CARPET AREA : 1173 SQ.FT.

BALCONY : 37 SQ.FT.

TOTAL AREA : 1210 SQ.FT.



Descripton	W(ft)	L(ft)	SQ.FT.
Ent.Lobby	5'	10'3"	51.25
Living	12'	22'9"	273.00
Dining	2'0"	9'9"	19.50
Kitchen	8'	12'0"	96.00
Bedroom 1	10'3"	12'0"	123.00
C.Toilet	6'	8'	48.00
Bedroom 2	10'3"	14'3"	146.06
	3'	6'3"	18.75
Toilet 2	5'9"	7'	40.25
M.Bedroom	12'3"	16'0"	196.00
M.Toilet	6'	8'	48.00
Passage	3'6"	17'3"	61.25
Balcony	4'	9'3"	37.00



The project has been registered via Maha RERA registration number: P51800028086

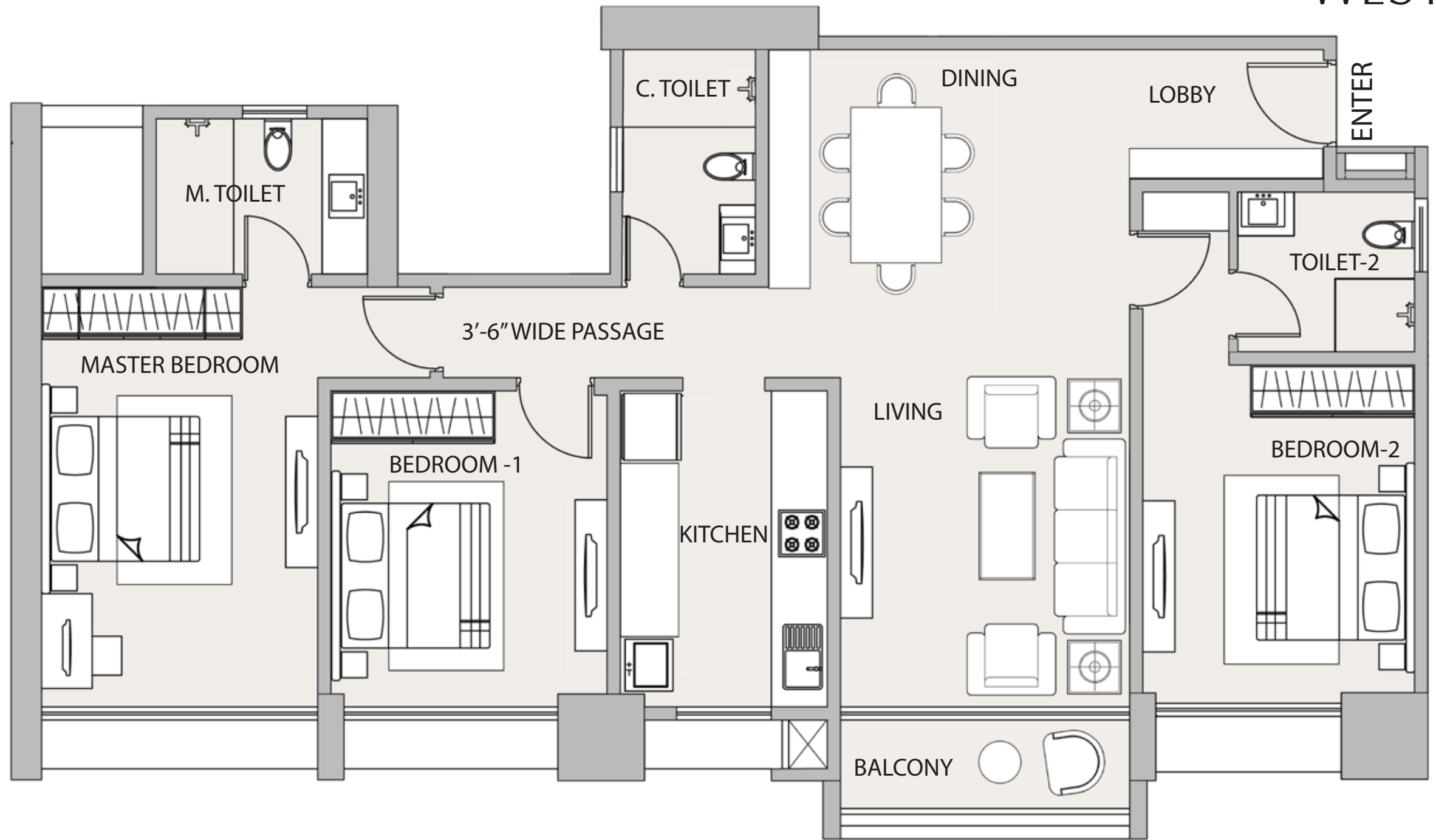
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UNIT PLAN 5 (1ST TO 31ST FLOOR)

RERA CARPET AREA : 1141 SQ.FT.

BALCONY : 44 SQ.FT.

TOTAL AREA : 1185 SQ.FT.



Descripton	W(ft)	L(ft)	SQ.FT.
Ent.Lobby	5'	7'3"	36.25
Living	11'	25'	275.00
Dining	2'9"	12'6"	34.38
Kitchen	7'9"	12'	93.00
Bedroom 1	10'6"	12'	126.00
C.Toilet	5'	8'6"	42.50
Bedroom 2	10'3"	12'9"	130.69
	3'3"	6'6"	21.13
Toilet 2	6'	6'9"	40.50
M.Bedroom	10'6"	16'	168.00
M.Toilet	6'	8'	48.00
Passage	3'6"	17'	61.25
Balcony	4'	11'0"	44.00



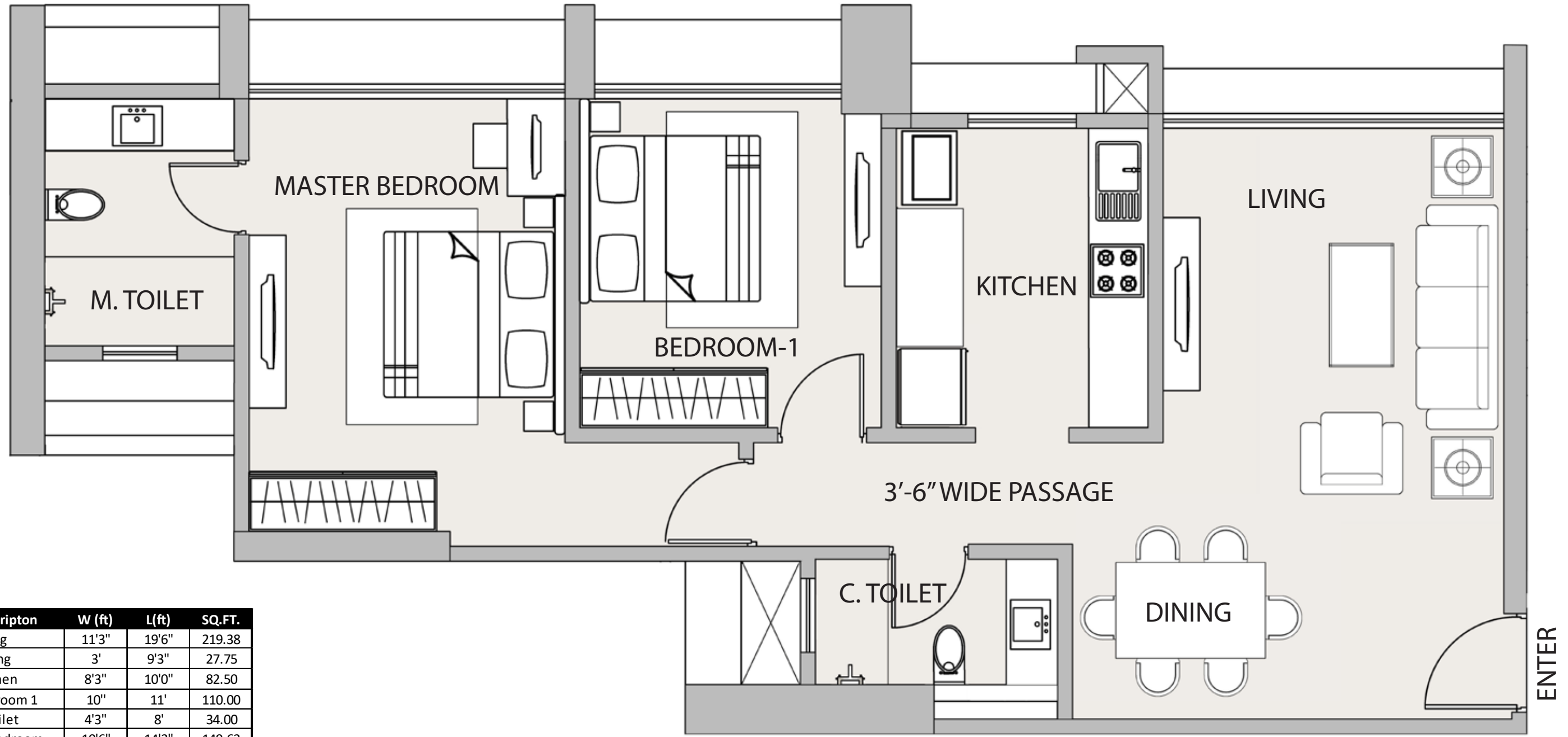
The project has been registered via Maha RERA registration number: P51800028086

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UNIT PLAN 6 (1ST TO 31ST FLOOR)

RERA CARPET AREA : 783 SQ.FT.

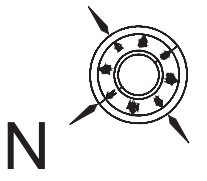


Descripton	W (ft)	L(ft)	SQ.FT.
Living	11'3"	19'6"	219.38
Dining	3'	9'3"	27.75
Kitchen	8'3"	10'0"	82.50
Bedroom 1	10"	11'	110.00
C.Toilet	4'3"	8'	34.00
M.Bedroom	10'6"	14'3"	149.63
M.Toilet	6'3"	8'3"	51.56
Passage	3'6"	16'9"	58.63



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TYPICAL FLOOR PLAN (33RD TO 35TH FLOOR)



**RERA CARPET AREA : 797 SQ.FT.
BALCONY : 40 SQ.FT.**

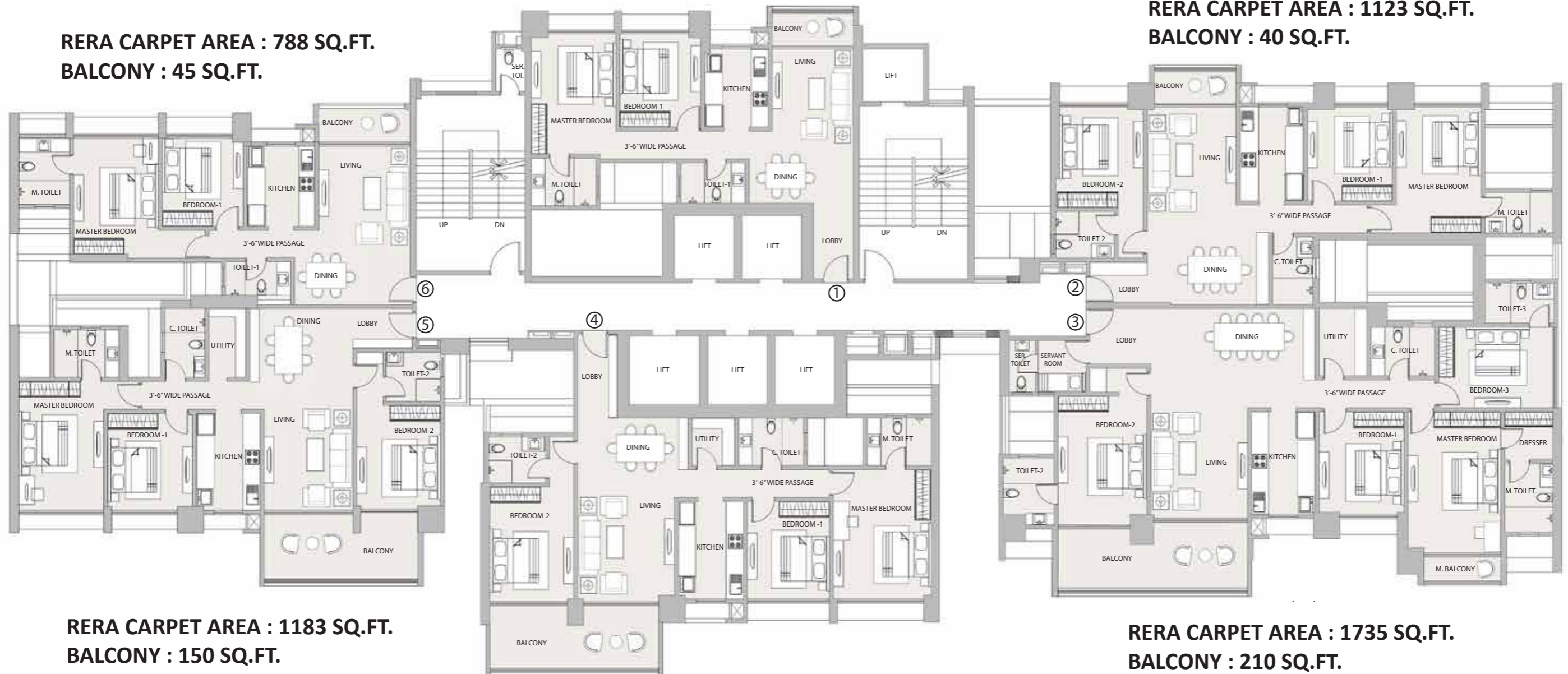
**RERA CARPET AREA : 1123 SQ.FT.
BALCONY : 40 SQ.FT.**

**RERA CARPET AREA : 788 SQ.FT.
BALCONY : 45 SQ.FT.**

**RERA CARPET AREA : 1183 SQ.FT.
BALCONY : 150 SQ.FT.**

**RERA CARPET AREA : 1215 SQ.FT.
BALCONY : 161 SQ.FT.**

**RERA CARPET AREA : 1735 SQ.FT.
BALCONY : 210 SQ.FT.**



COMBINED (JODI) PLAN - UNIT 2 & 3 (1ST TO 31ST FLOOR)

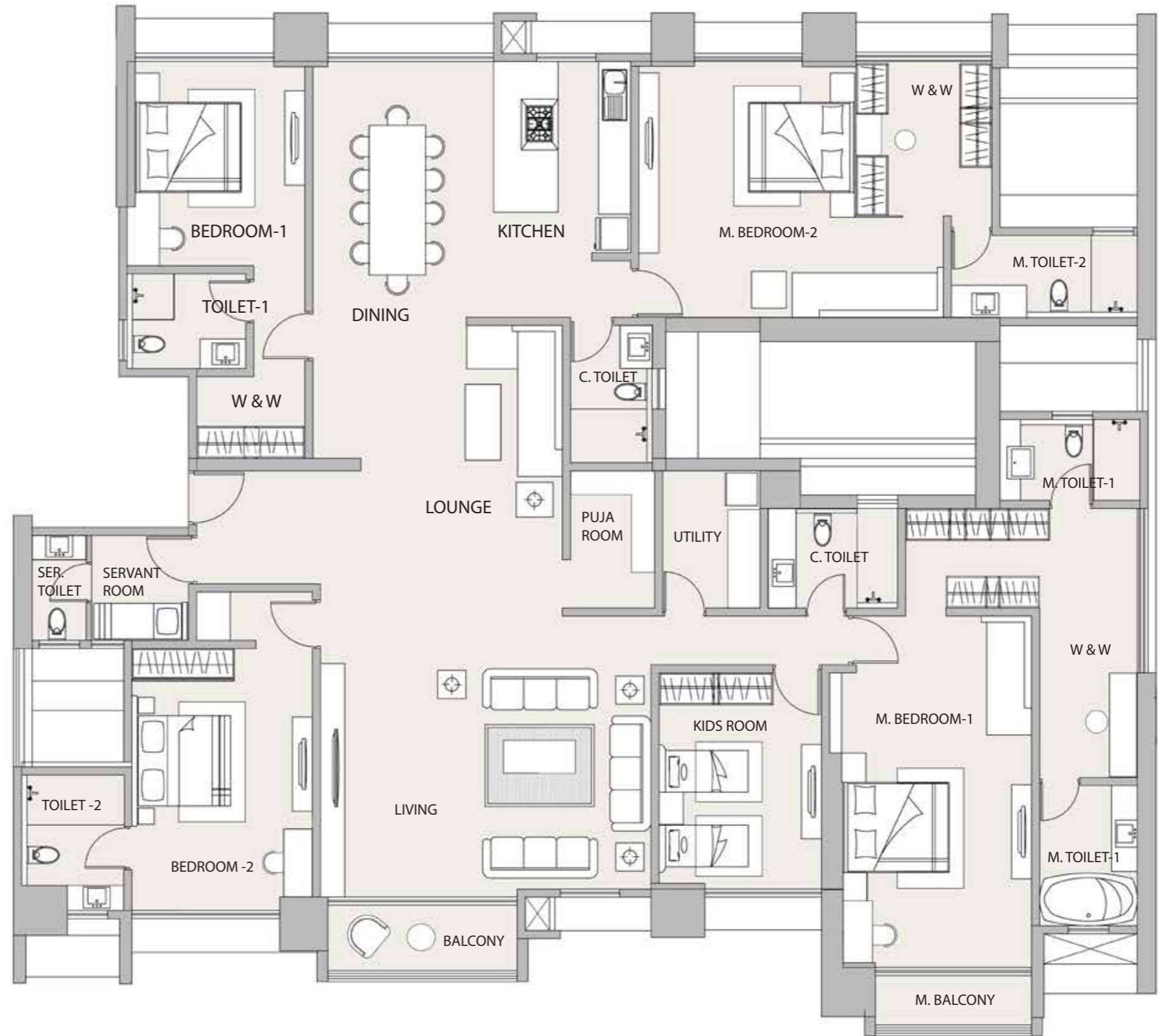
RERA CARPET AREA : 2874 SQ.FT.

BALCONY : 75 SQ.FT.

TOTAL AREA: 2949 SQ.FT.



Descripton	W(ft)	L(ft)	SQ.FT.
Ent.Lobby	7'	7'6"	53
Living	20'3"	17'0"	344
	15'3"	18'3"	278
Kitchen + Dining	19'3"	15'6"	298
Puja Room	5'0"	8'3"	41
C. Toilet	5'0"	8'0"	40
Bedroom 1	10'3"	12'6"	128
	6'6"	5'0"	33
	3'0"	6'3"	19
Toilet 1	5'9"	7'3"	42
Bedroom 2	11'	16'0"	176
	3'	7'	21
Toilet 2	6'3"	8'3"	52
Kids Room	10'	12'9"	128
C. Toilet	6'0"	7'9"	47
M. Bedroom 1	12'3"	21'6"	263
Walk in Wardrobe	6'	8'3"	50
Dresser	6'	16'6"	99
Balcony	3'	9'6"	29
M.Toilet 1	6'	8'6"	51
M.Toilet 1	5'	8'6"	43
Passage	3'6"	12'0"	42
M.Bedroom 2	13'3"	15'6"	197
Walk in wardrobe /Dresser	8'3"	9'6"	78
M.Toilet 2	5'	11'3"	56
Servant Room	6'	6'6"	39
Servant Toilet	3'3"	6'6"	21
Utility	6'	8'3"	50
Balcony	4'	11'6"	46



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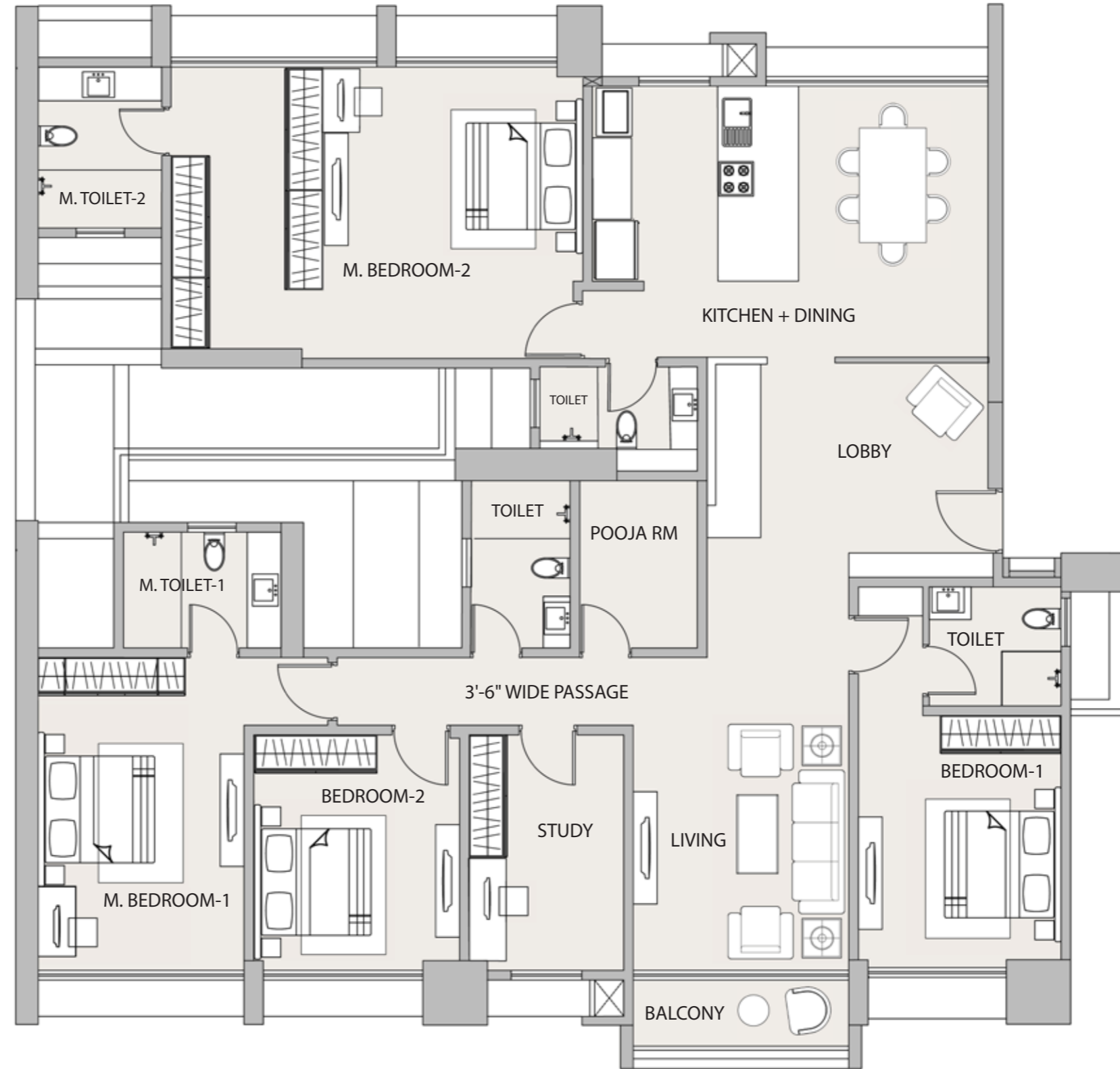


COMBINED (JODI) PLAN - UNIT 5 & 6 (1ST TO 31ST FLOOR)

RERA CARPET AREA : 1926 SQ.FT.

BALCONY : 44 SQ.FT.

TOTAL AREA: 1970 SQ.FT.



Descripton	W (ft)	L(ft)	SQ.FT.
Ent.Lobby	14'3"	11'3"	160
Living	11'0"	20'0"	220
Kitchen + Dining	20'3"	13'9"	278
pooja room	6'0"	8'6"	51
C.Toilet	4'3"	8'0"	34
Bed Room 1	10'3"	12'9"	131
	3'3"	6'6"	20
Toilet 1	6'0"	6'9"	41
Study room	7'9"	12'0"	93
Bed Room 2	10'6"	12'0"	126
C.Toilet	5'0"	8'6"	43
M. Bed Room 1	10'6"	16'0"	168
M.Toilet 1	6'	8'0"	48
Passage	3'6"	15'0"	51
M.Bed Room 2	21'0"	14'9"	310
M.Toilet 2	6'3"	8'3"	52
Balcony	4'	11'0"	44



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72 WEST

Yamuna Nagar, Andheri West, Mumbai, Maharashtra 400047

☎ 90719 96803



MAHARERA Registration No. P51800028086 | Available at <https://maharera.mahaonline.gov.in>

Disclaimer: This Brochure is purely conceptual. The information contained in the Brochure including the number of buildings / tower / wings / structures, elevations, photographs, sketches, visuals, pictures, images, details, specifications, dimensions, common area, amenities, facilities, the fixtures, fittings, soft furnishing / furniture, landscaping and other details therein are strictly provided for representative and illustrative purposes. List of amenities, specifications, designs and facilities provided in the Agreement for Sale shall stand final and binding. Distances and timelines are tentative and approximate subject to road and infrastructure facilities provided by the appropriate authorities. The layout plan shown is indicative and tentative, and subject to modification on account of any change in plans, permissions and final approval of the respective appropriate authorities and any further developments in surrounding areas in future.