



38 YEARS OF
LEGACY

80+ DIVERSIFIED
PROJECTS

35 MILLION SQ. FT.
OF DEVELOPMENT

25,000+ HAPPY
FAMILIES

ASHWIN SHETH GROUP

Crafting masterpieces since 1986

Established in 1986, Ashwin Sheth Group is one of the leading real estate developers in the country, with an identity rooted in unique designs infused with contemporary thinking. Since its inception, the Group has delivered some of the finest Residential, IT, Commercial and Retail projects in India and abroad, through resourceful planning, unwavering focus on quality and customer-oriented designs.

OUR LANDMARKS THAT CREATED AN IDENTITY



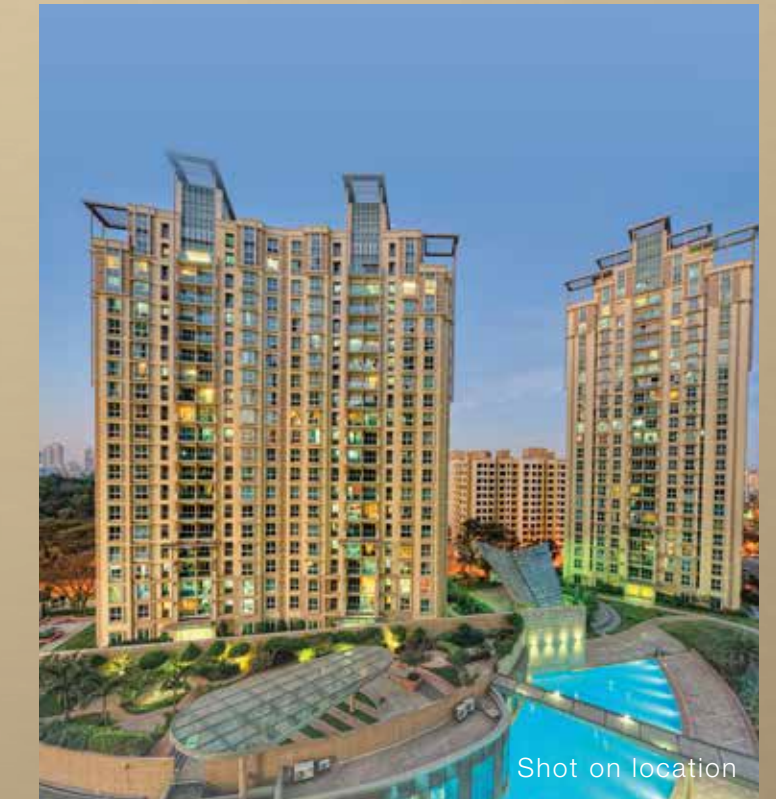
Beaumonde
(Prabhadevi)



Energy
(Prabhadevi)



Viviana Mall
(Thane West)



Vasant Lawns
(Thane West)

KANDIVALI!

THE NEXT BIG DESTINATION

Image used for representational purpose only

Kandivali is the most sought-after place in the western suburbs with the finest social infrastructure, upcoming government projects, gourmet restaurants and food joints. Over the years, Kandivali has rapidly progressed into an ideal place for real estate investment.

MODERN INFRASTRUCTURE REDEFINES URBAN LIVING

Strategic Location

Kandivali enjoys a prime location with excellent connectivity. It is well-connected to major commercial hubs like Malad, Goregaon and Andheri. The Western Express Highway and the Mumbai suburban railway line further enhance accessibility to other parts of the city.

Rapid Infrastructure Development

Kandivali has witnessed significant infrastructure development in recent years. The area boasts well-maintained roads, modern transportation facilities and the presence of reputed educational institutions, healthcare facilities and shopping centers. The development of business parks and commercial complexes has also attracted major companies, leading to employment opportunities.

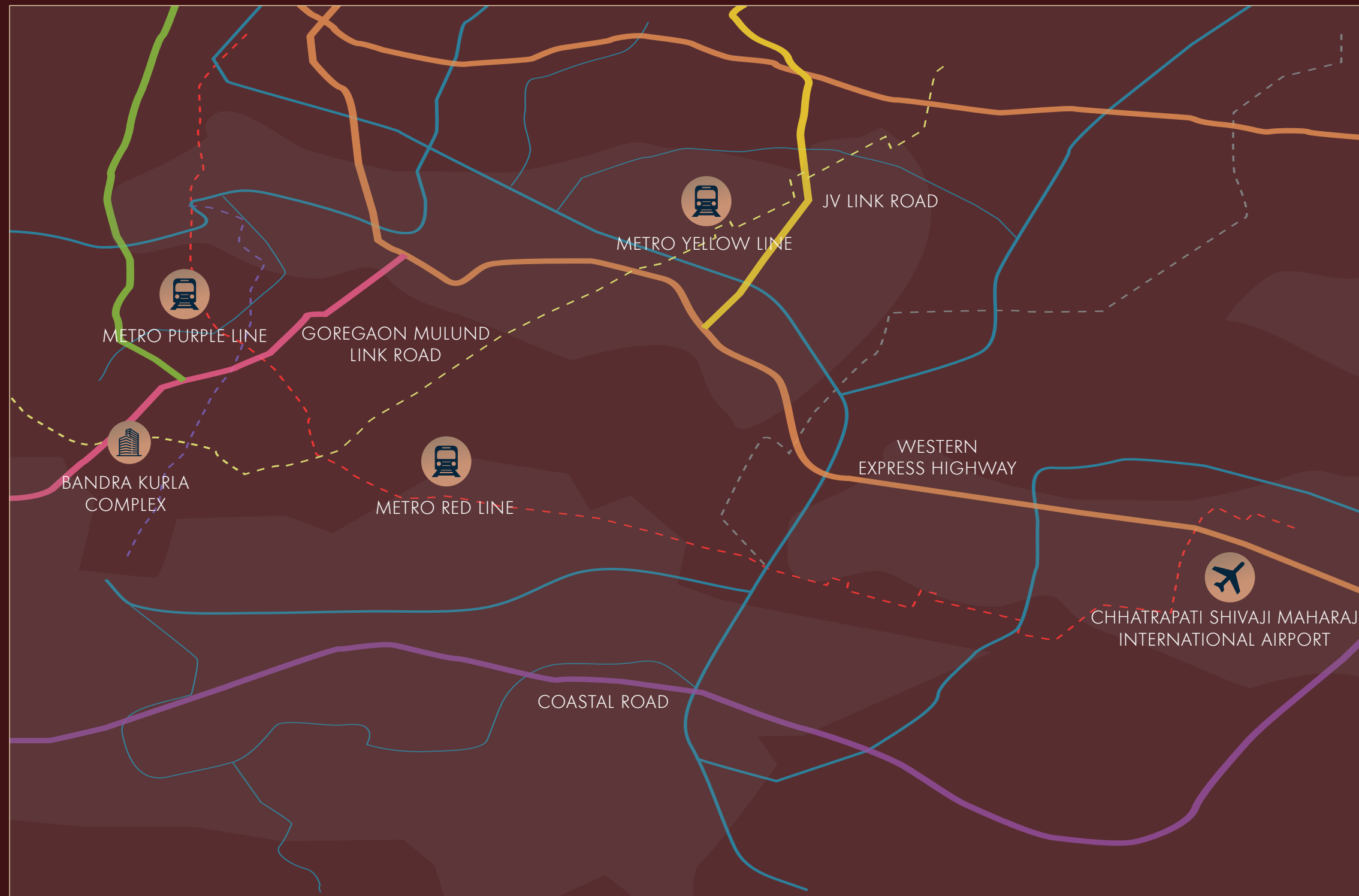
Vibrant Social Infrastructure

Kandivali offers a vibrant social infrastructure, with numerous recreational amenities like parks, gardens, sports complexes and entertainment centers. The presence of renowned hospitals, educational institutions and shopping malls caters to the daily needs and lifestyle preferences of its residents.

Potential for Appreciation

Kandivali is a goldmine for investors and residents in multifold dimensions. Those eyeing long-term growth are drawn to Kandivali's promising real estate landscape, poised for robust appreciation in the near future. With a thriving social fabric and strategic connectivity, it stands as an enticing prospect in the ever-evolving property market.

KANDIVALI'S UPCOMING INFRASTRUCTURE SETS THE STAGE FOR GROWTH



1

Once completed, the coastal road will further improve north-to-south vehicular connectivity and have a positive impact on the north-western suburban areas, including Malad, Kandivali & Borivali.

2

The proposed Goregaon - Mulund Link Road will connect the western suburban areas of Goregaon and Malad with the eastern suburbs of Mulund and will decrease the travel time to 20-25 mins.

3

Metro Red Line, along with the Western Express Highway will be the key to easing down the traffic situation. The metro line will be further connected to Chhatrapati Shivaji Maharaj International Airport. The micromarkets with direct accessibility will further appreciate after metro connectivity.

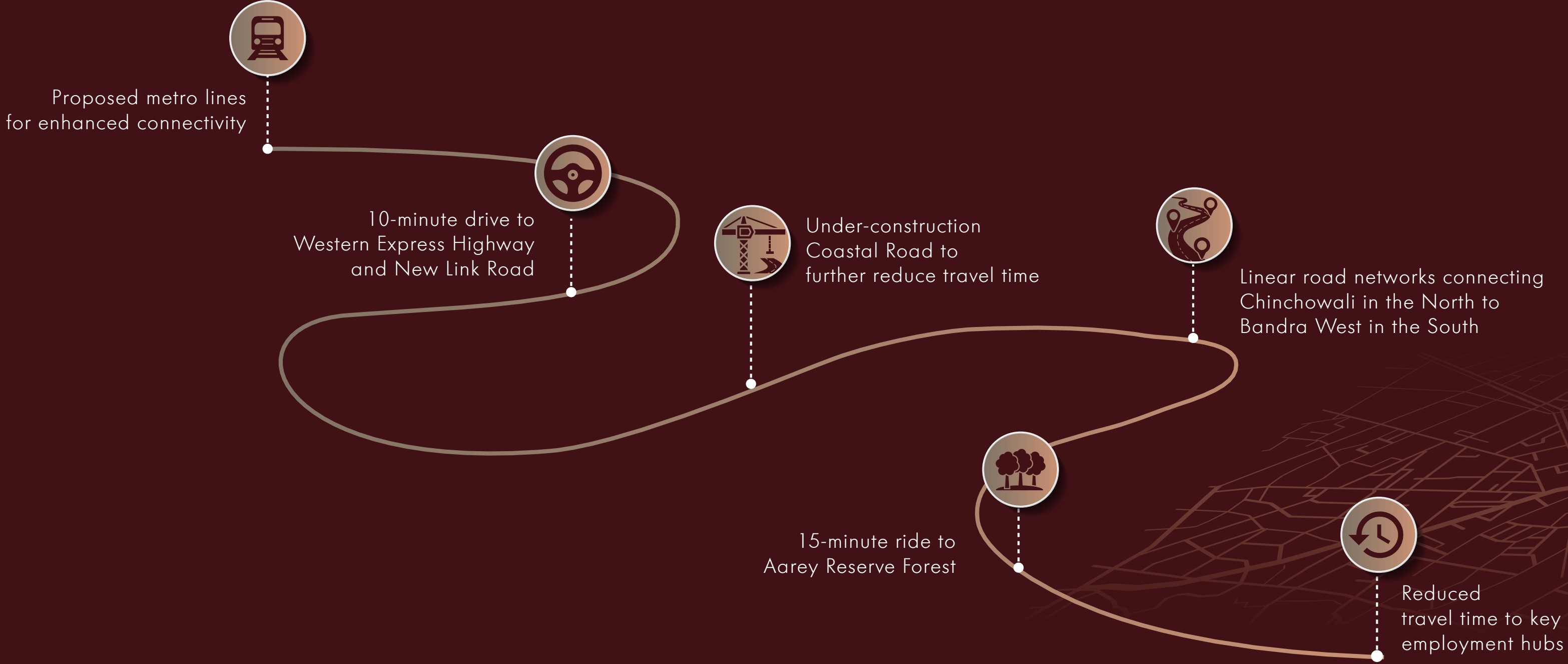
4

The proposed Purple Line Metro will pass via the JV link road and connect the western suburb region with eastern suburbs and will provide an easy and congestion-free access to eastern areas like Powai, Nahur and Mulund.

5

The proposed Yellow Line Metro will run along the New Link Road and connect Malad West Micromarket to the southern micromarkets of Bandra Kurla Complex and Chembur.

UNLOCKING THE VALUE OF KANDIVALI'S PRIME LOCATION



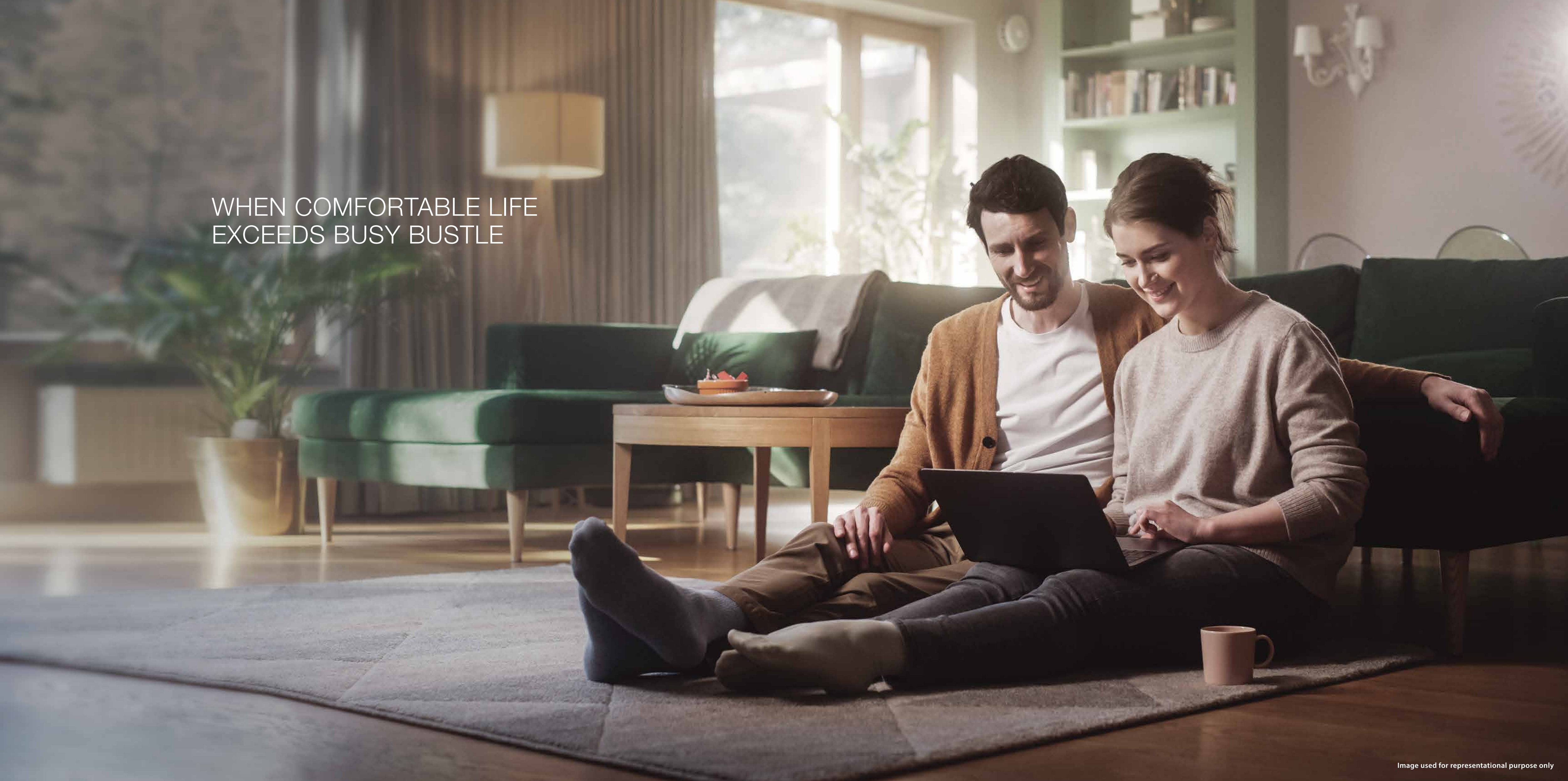
- 
-  **Vasant Angan**
 -  **Vasant Smruti**
 -  **Vasant Vijay**
 -  **Vasant Laxmi**
 -  **Marvel Phase 1 & 2**
 -  **Vasant Hsg. Complex**
 -  **Vasant Vaibhav**
 -  **Vasant Aradhna**
 -  **Vasant Utsav**
 -  **Vasant Sarita**
 -  **Vasant Vaikunth**
 -  **Vasant Sadhana- Aradhana**
 -  **Vasant Pride**
 -  **Vasant Aishwarya**

After successfully delivering some of the finest homes in Kandivali, we are bringing to you **OUR NEWEST LANDMARK**

WHEN UBER LIFESTYLE
SURPASSES MUNDANE LIFE



WHEN COMFORTABLE LIFE
EXCEEDS BUSY BUSTLE



IT'S TIME TO PLUNGE
BEYOND THE CONSTANT

IT'S TIME FOR A LIFE THAT'S
MORE THAN USUAL



P R E S E N T I N G



Spread across **2.02 acres of land**, Edmont is carved to perfection for the elites of the society. Facilitated with supreme indulgences, the best connectivity and a perfect lifestyle, it's a home hand-picked for crème de la crème.

51-Storeys Skyscraper

Elegant 2 & 3 Bed Residences

Sky Deck Living

25+ Lifestyle Amenities

Excellent Location with Easy Connectivity

Pagoda & Sanjay Gandhi National Park Views

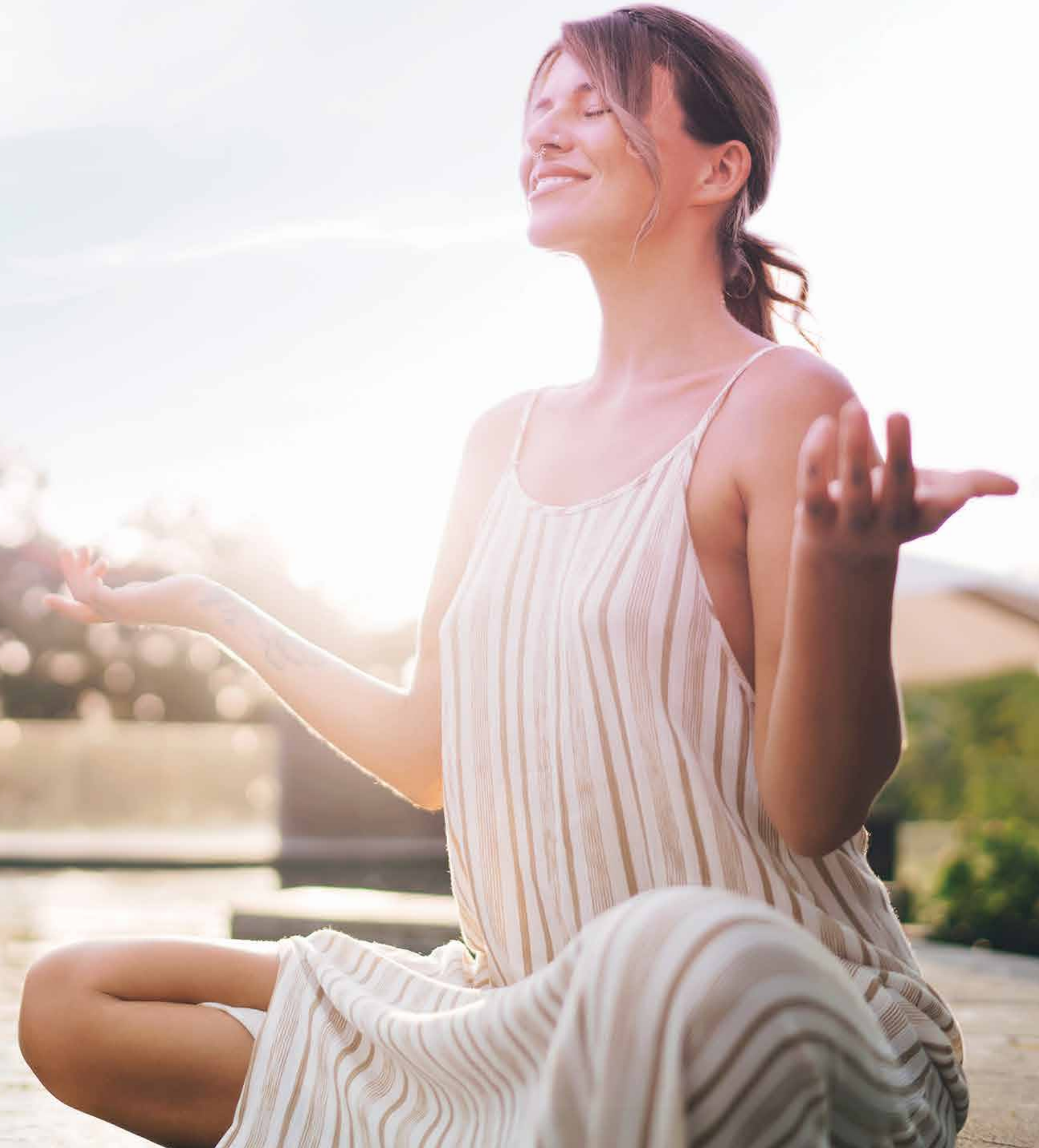


Artist's Impression

Image used for representational purpose only

HERE EXPERIENCES ARE
MORE THAN USUAL

Get spoilt for choices with more than 25 amenities to indulge in



INDULGE IN THE EXQUISITE ALLURE AS
THE SERENE POOL AWAITS YOU





EXPERIENCE MYRIAD INDULGENCES & FINEST LUXURIES

- Multipurpose Hall
- Library
- Business Lounge
- Cafeteria
- Gymnasium with Aerobics Zone
- Steam Room
- Yoga and Meditation Zone
- Indoor Games Room
- Table Tennis
- Golf Simulator
- Pool Table
- Creche + Toddler Zone
- Private Theatre
- Club House Roof-top Lounge





Image used for representational purpose only



Image used for representational purpose only

AMENITIES THAT'LL ADD MORE TO YOUR ROUTINE LIFE

- Swimming Pool
- Kids' Pool
- Outdoor Jacuzzi
- Box Cricket Area
- Multipurpose Play Court
- Party Lawn
- Kids' Play Area
- Walking Track
- Miyawaki Forest
- Landscaped Garden
- Senior Citizens' Corner
- Open Amphitheatre



Image used for representational purpose only



Image used for representational purpose only



GROUND AND E-DECK LEVEL PLAN

- 1 Miyawaki Forest
- 2 Badminton Court
- 3 Box Cricket Area
- 4 Club House Roof-top Lounge
- 5 Outdoor Jacuzzi
- 6 Kids' Pool
- 7 Swimming Pool
- 8 Pool Deck
- 9 Multipurpose Play Court
- 10 Party Lawn
- 11 Senior Citizens' Corner
- 12 Open Amphitheatre
- 13 Kids' Play Area
- 14 Walking Track



HERE EVERYDAY SIGHTS ARE
MORE THAN USUAL

Wake up to mesmerizing mornings, pristine manori creek and open green views

VIEWS THAT BESTOW YOU WITH THE CITY'S BEAUTIFUL SKYLINE



Actual west view from 45th floor



HERE SPACES ARE **MORE THAN USUAL**

Smartly designed with maximum space utilization
and minimum wastage



Image used for representational purpose only

CONTEMPORARY
LIVING WITH A
CLASSY LIFESTYLE



SPACIOUS
BEDROOMS TO
REVERSE YOUR
TIREDNESS

Image used for representational purpose only

MODULAR
DESIGNS TO
BRING OUT
THE
MASTERCHEF
IN YOU



Image used for representational purpose only



Image used for representational purpose only

PREMIUM FITMENTS TO FLAUNT EVERY TIME YOU ENTER

A PRIME LOCATION

Kandivali offers residents a seamless urban experience. Renowned educational institutions, world-class healthcare facilities and vibrant shopping centers add further appeal, creating a harmonious blend of comfort and convenience. Embrace the advantages of Kandivali's better infrastructure and elevate your quality of life to new heights.

LOCATION BENEFITS

- M.G Road - 400 m
- S. V. Road - 850 m
- Kandivali Railway Station - 1.3 Km
- Dahanukar Wadi Metro Station - 1.8 Km
- New Link Road - 1.8 Km
- Western Express Highway - 2.5 Km





ashwin sheth
our world reflects your world



K H e m a n i

Site Address: Edmont - Aurelia, Off M. G. Road, Kandivali (West), Mumbai - 400 067.
www.ashwinshethgroup.com

This project is registered with MahaRERA as "Edmont - Aurelia" bearing registration no. P51800053546
and is available at <https://maharera.mahaonline.gov.in>



Disclaimer: The pictures/images and perspective views of the premises, building, layout, number of buildings, tower, wings, structures, elevations, photographs, sketches, visuals, pictures, images, specifications, dimensions, common area, amenities, facilities, the fixtures, fittings, soft furnishing / furniture etc., contained in the printed materials are an artist's impression of the development and for representational purposes only and are not a part of actual deliverables. This printed material does not constitute an offer and/or contract of any type between the Promoter/Developer and the Purchaser/s. All transactions in respect of this Project shall be subject to the terms and conditions of the Agreement for Sale to be entered into between the Promoter/Developer and the Purchaser/s. Distances and timelines used in the Printed materials are tentative and approximate and are subject to road and infrastructure facilities provided/ to be provided by the appropriate authorities. Minor variations (+/- 3%) in actual carpet areas may occur as a result of design/construction variances, finishing tolerances and column projections. The layout plan shown is indicative and tentative, and may be subject to modification on account of any change in plans, permissions and final approval from the respective appropriate authorities.