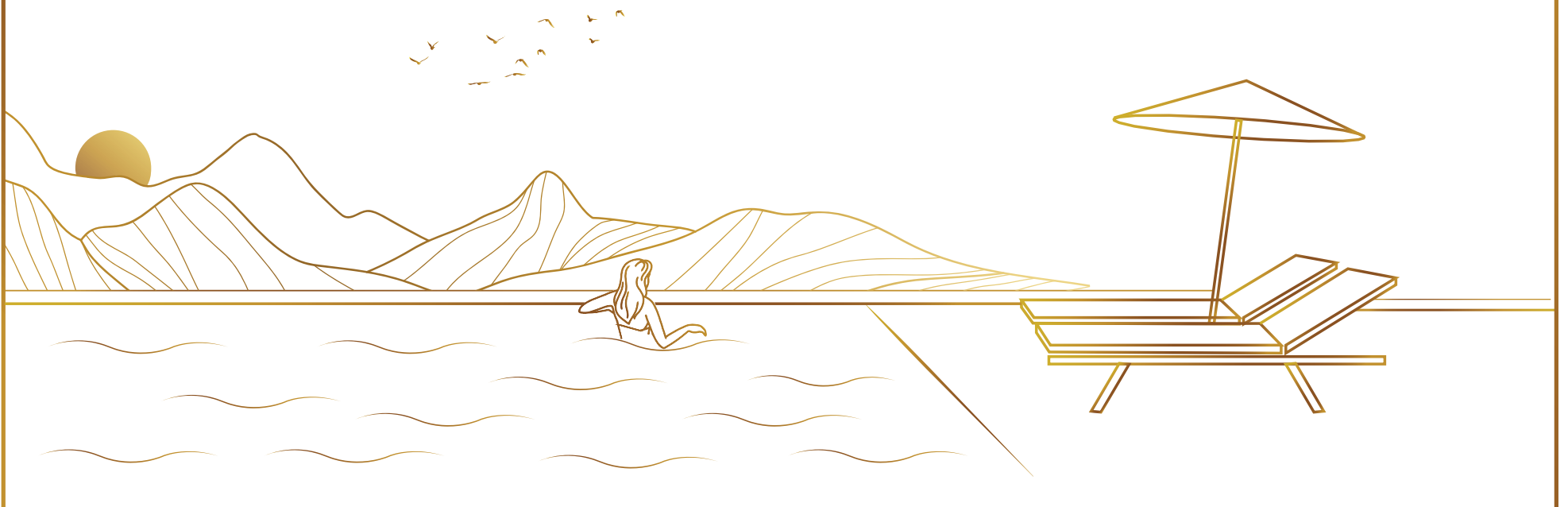




MONTANA

Off. LBS Road, Mulund (W)





*The Purity of Nature.
The Perfection of Luxury Living.*

Experience

THE FUSION OF THE BEST

Get ready to experience the harmonious blend of nature's pure vibes and opulent luxury living. Nestled amidst picturesque mountain views, Montana offers an epitome of urban indulgence, seamlessly blending modern comforts with the tranquility of nature. Wake up to the melodies of chirping birds and panoramic Yogi Hill vistas, while indulging in an abundance of lifestyle amenities. Discover the essence of purity and luxury, where every day is a delightful balance of natural beauty and modern convenience.





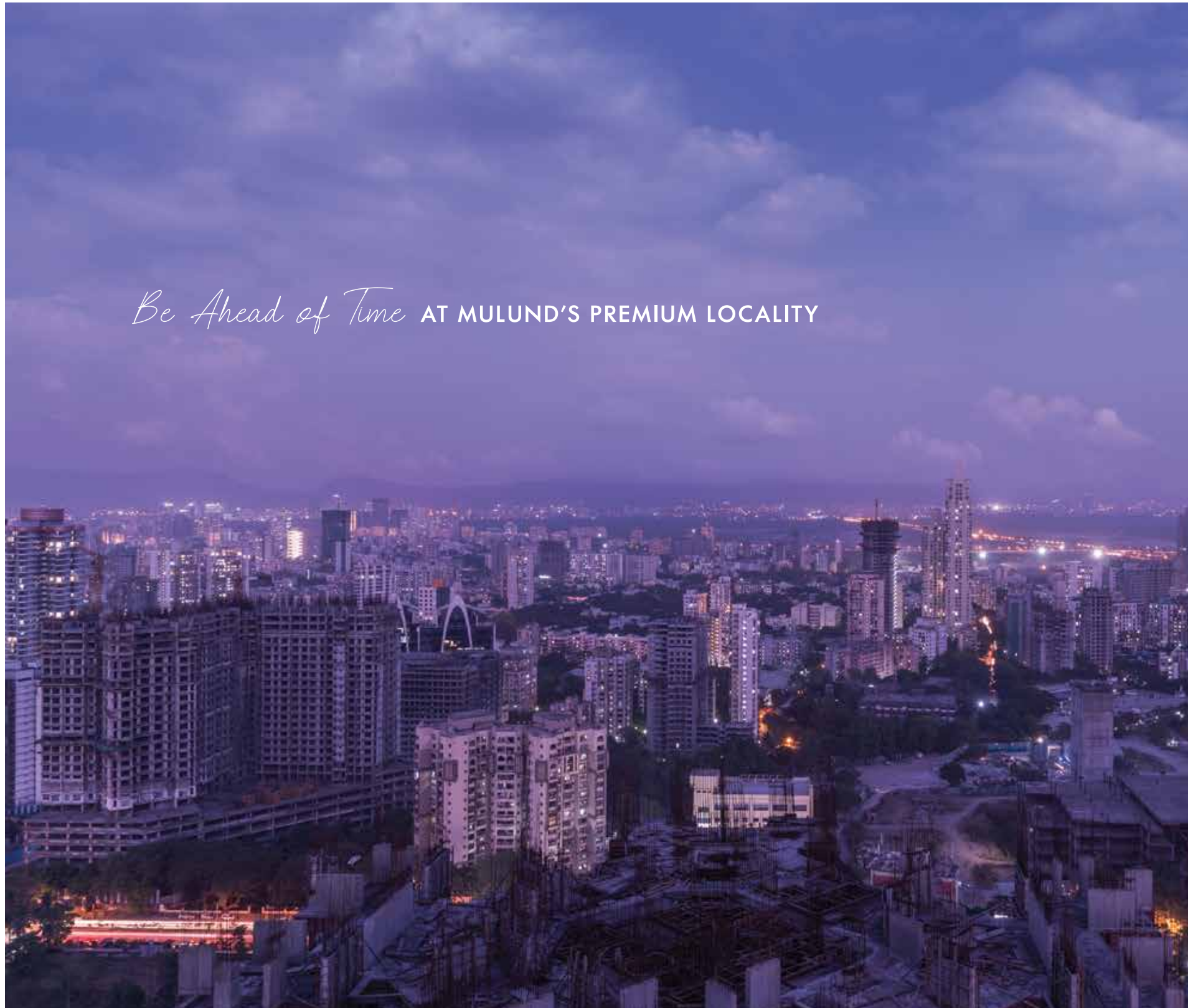
WITNESS *The Pure-perfection*
IN MULUND'S MOST *Captivating Landmark*

2, 3 AND 4 BEDROOM RESIDENCES

- 7 acres development with blissful hill views
- 40+ lifestyle amenities
- Abundant natural sunlight and ventilation
- Intelligently-designed apartments with zero space wastage
- Double-level eco-deck spread over 5 acres

ESTEEMED PARTNERS

- Architecture by James Law (Hong Kong)
- Landscape by TROP (Bangkok)



BRINGING YOU CLOSE TO *The World*

CONNECTIVITY

- LBS Road 350 m
- Eastern Express Highway 3.3 km
- Domestic Airport 18.9 km
- International Airport 19 km

EDUCATION

- D.A.V. International School 1.8 km
- Rudraksha International School 2.4 km
- NES International School 2.6 km

HEALTHCARE

- Fortis Hospital 1.4 km
- Apex Hospital, Mulund 2.9 km
- Platinum Hospital, Mulund 3 km
- Jupiter Hospital, Thane 7 km

SHOPPING & RECREATION

- R Mail 2.5 km
- Viviana Mall 7 km
- R City Mall 9 km
- Phoenix Market City Mall 12 km

One of the most sought-after destinations for a home in the Eastern Suburbs, Mulund offers the best of everything. Nature, connectivity, social infrastructure, lifestyle avenues and above all like-minded people, make the location attractive. What's more, one can be a part of the city's hustle-bustle and also be close to nature.



INDOOR GAMES ZONE



CLUBHOUSE RECEPTION

Artist's Impression

TOP NOTCH INDULGENES IMAGINED
FOR YOUR *High-end Lifestyle*

At Montana, beautiful moments are woven into daily life through a wealth of amenities. From poolside serenity to vibrant clubhouse gatherings, every moment inspires awe. Find balance in the gymnasium, celebrate under open skies on the party lawn, and discover tranquility in our yoga space. The choices are endless to craft unforgettable memories.

Planned With Precision

MASTER LAYOUT

INTERNAL ROAD

GIONA B

ROSA B

GIONA A

ROSA A

BLISSBERG

SIERRA

ENTRY

EXIT

18.30 MT WIDE EXISTING ROAD





GRAND PODIUM ADORNED WITH
World-class Experiences

40+ LEISURE ACTIVITIES

It's one of the only few developments to offer a myriad range of enticements that meet the global criteria. With abundance of amenities spread across 5 acres of the Double Layered Eco Deck, we have left no space unused for pampering you and your family



AN INFINITY *Pool Overlooking*
THE WONDERS OF *Yogi Hill*

A SCENE SO SPECTACULAR,
IT LEAVES YOU IN ABSOLUTE AWE.

Immerse yourself in a lifestyle of sophistication and natural splendor,
where every moment is elevated by the breathtaking vistas of Yogi Hills.



LIBRARY



MINI THEATRE



CAFE



BANQUET HALL



MEETING LOUNGE

AN EXTRAORDINARY EXPERIENCE
PACKED WITH *Endless Privileges*

Elevate your lifestyle with a curated selection of amenities, meticulously chosen to inspire awe at every turn. Crafted for unparalleled living, each moment is designed to be inherently captivating, ensuring an exceptional experience at every step.

 Amphitheatre

 Park Walks

 Banquet Hall

 Refreshment Bar

 Business Centre

 Toddlers' Creative Studio

 Lawn Pavilions

 Auditorium

 Socializing Pavilions

 Children's Zone

 Party Lawn

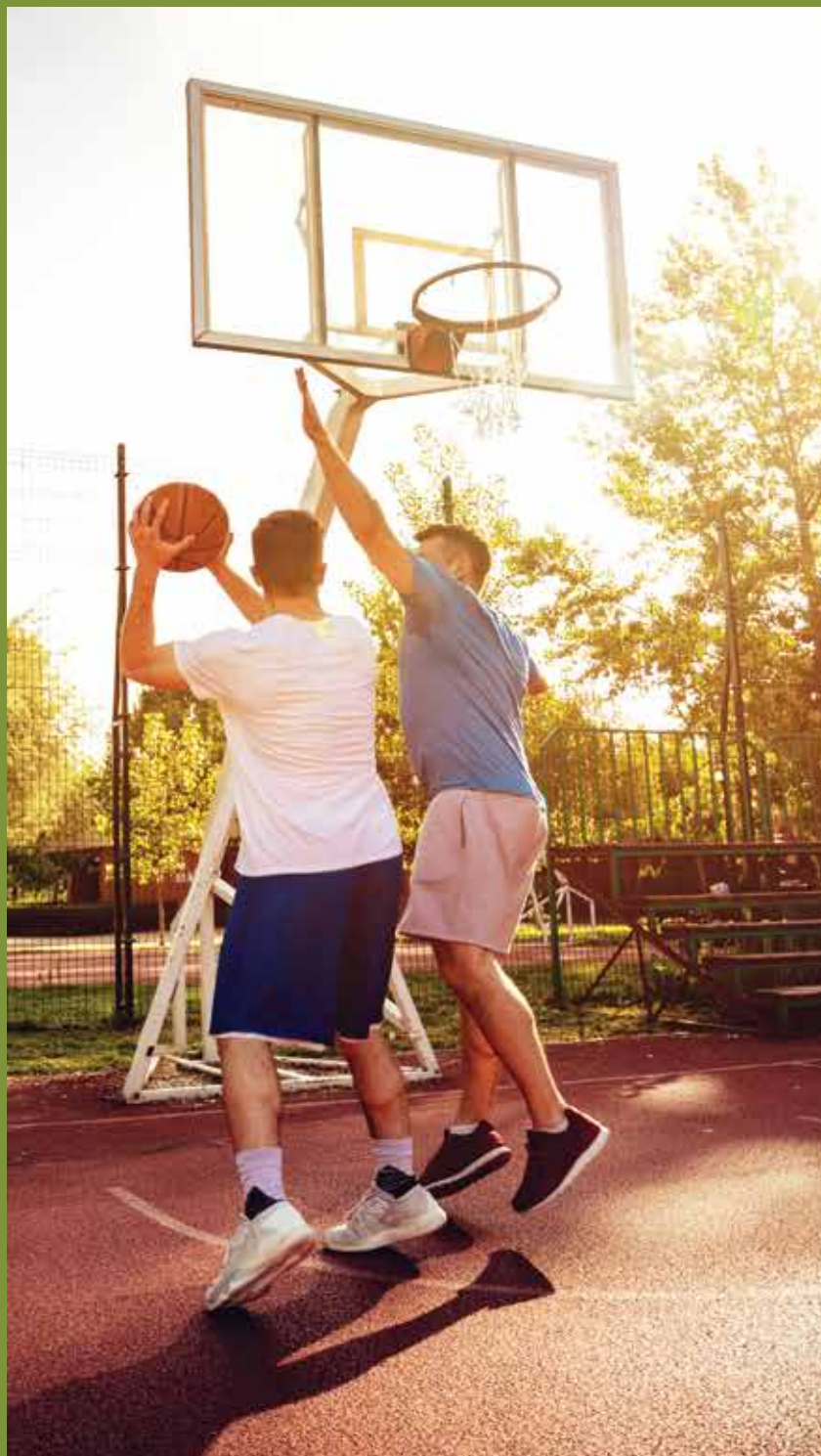
 Sunken Seats

 Private Library

 Entertainment Room















 TV Lounge





UNLEASH YOUR PASSION FOR *Sport*

Everyone has a vivid set of interests. Which is why, we offer diversified spaces for children, youngsters and even the elders. Be it your championship dreams or fitness goals, we have it all.

-  Squash
-  Billiards
-  Table Tennis
-  Badminton
-  Basketball Court
-  Games Room
-  Golf Simulator
-  Bowling Alley
-  Tennis Court
-  Jogging Track & Cycling Track
-  Kids' Pool
-  Kids' Play Area
-  Senior Citizens Corner
-  Cricket Nets





SALON



YOGA ROOM



GYMNASIUM

A TRANQUIL ESCAPE TO FIND YOUR *Inner Peace*

Get pampered as you rejuvenate at select avenues, crafted to recharge you for life's challenges. Dive into the blue, head for the aqua therapy at the spa and choose yoga to relax your senses.

 Steam and Sauna

 Spa

 Jacuzzi

 Salon

 Fitness Centre

 Yoga Room

 Swimming Pool & Mini Pool





Jain Temple

FOR YOUR SPIRITUAL FULFILLMENT

Experience profound serenity and spiritual enlightenment with the tranquil presence of a Jain Derasar right in your vicinity. Embrace a life that connects you with timeless wisdom and inner peace.





OPULENT RESIDENCES INSPIRED
BY YOUR *Grand Lifestyle*

Experience refined living in our exquisitely appointed interiors, crafted for those with discerning taste.



Our Masterpieces

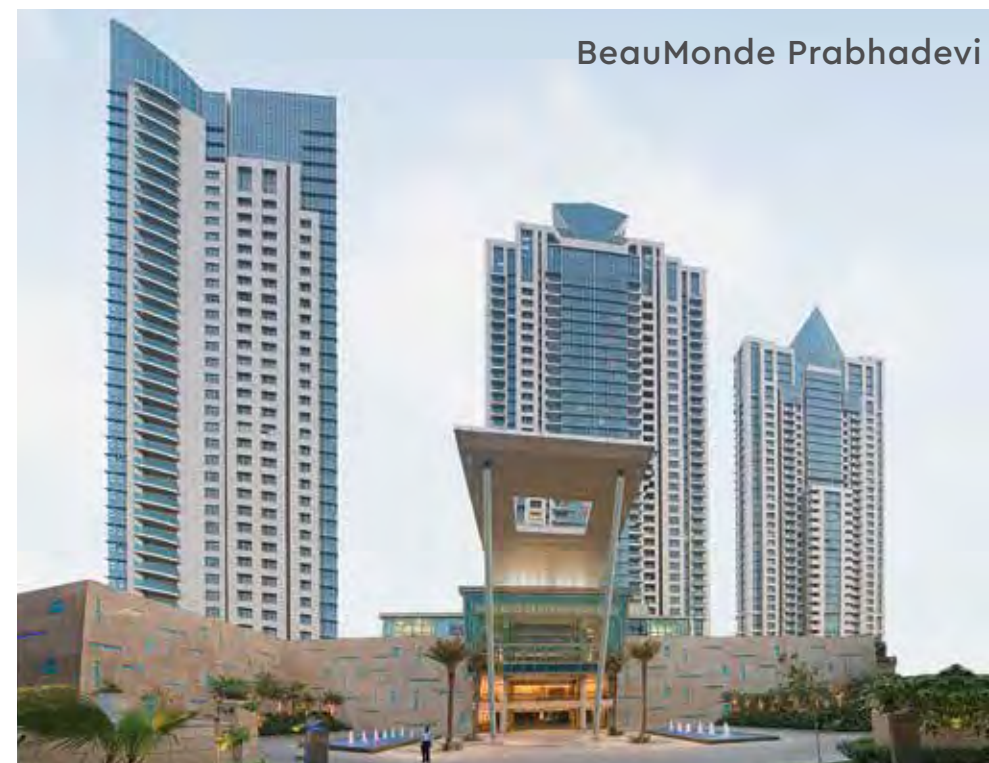
THAT CREATED AN IDENTITY



Viviana Mall



Energy Prabhadevi



BeauMonde Prabhadevi



Vasant Lawns

A PROJECT BY



ABOUT ASHWIN SHETH GROUP

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. With over 80 diversified luxury projects across Mumbai, including landmarks like Viviana Mall, BeauMonde and 2 international projects in Dubai, the brand has nestled over 25,000+ happy families in their dream homes and crafted over 20 million sq.ft. of brilliant spaces. Currently, some of the Group's ongoing projects are adorning the skyline in different parts of Mumbai and Thane. In Mumbai, the projects in full swing include 72 West at Lokhandwala, Avante at Kanjurmarg, Montana in Mulund, and Midori at Dahisar. While Avalon, Zuri, and Sheth Energy are shaping up in Thane.



ABOUT EMAMI

A renowned brand in the FMCG segment, Emami group has extended its footprints in the real estate world. From residential to commercial, from retail to infrastructure, they have expertise in developing diversified projects.

The company has a pan India presence with over 3.6 cr. sq.ft. of development. Some of their landmark creations are: Emami City - Kolkata, Emami Tejomaya - Chennai, Emami Nature - Jhansi, Emami Swan Lake - Hyderabad.

Actual photos



MONTANA

Off. LBS Road, Mulund (W)

A PROJECT BY



Site Address: Behind Vasant Oscar, Off. LBS Road, Mulund (W), Mumbai 400 080.

Call: 022 6931 5853 | www.ashwinshethgroup.com

The project has been registered via MahaRera registration No - Phase I MahaRera No: P5180000735,
Phase II MahaRera No: P51800014539, Phase III MahaRera NO: P51800017754, Phase IV MahaRera No: P51800026393
and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.



Disclaimer - The layout comprises 4 towers - Rosa (Phase 1), Sierra (Phase 2), Giona (Phase 3) and Blissberg (Phase 4) are all part of Montana and will be delivered in a phased manner. The amenities mentioned are part of the whole layout and will be shared by all. All layouts, locations, plans, specifications, designs, elevations, features, amenities, facilities, services, product/equipment type and brand mentioned are indicative or ending of development proposed in this project and its finality is subject to the approval of the respective authorities or as required by the Promoter/Developer in the interest of continuing improvement, without prior notice or obligation. Minor variations (+/- 3%) in actual carpet areas may occur as a result of design/construction variances, finishing tolerances and column projections. The pictures/ images and perspective views of the premises/building/layout are an artist's impression of the development and for representational purposes only and are not a part of actual deliverables. Furniture, soft furnishing, gadgets, etc. are not part of the offering. The details, pictures and images contained in the video or any other printed material do not constitute an offer and/or contract of any type between the Promoter/Developer and the Purchaser. 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.