




RAHEJA

AMALTIS

NEXT TO THE BKC CONNECTOR



THE LUXURY OF CONVENIENCE.
THE CONVENIENCE OF LUXURY.
IT'S WHAT WE CALL LIFE
AT RAHEJA AMALTIS.

From the office to home and back again. It's what everyday life in a booming city like Mumbai is for most people. And quite possibly, for you too.

What if there's a way to break the cycle?

What if your mornings were devoid of the bustle, and the hustle was strictly confined to the office? What if the hours spent behind your desk were the same as the ones spent luxuriating on the deck of your lavish home? What if your day was done before your children's? And the hours left were yours to fill with experiences of your choice.

INTRODUCING

RAHEJA
AMALTIS

NEXT TO THE BKC CONNECTOR

CROSSOVER LIVING AT ITS FINEST.

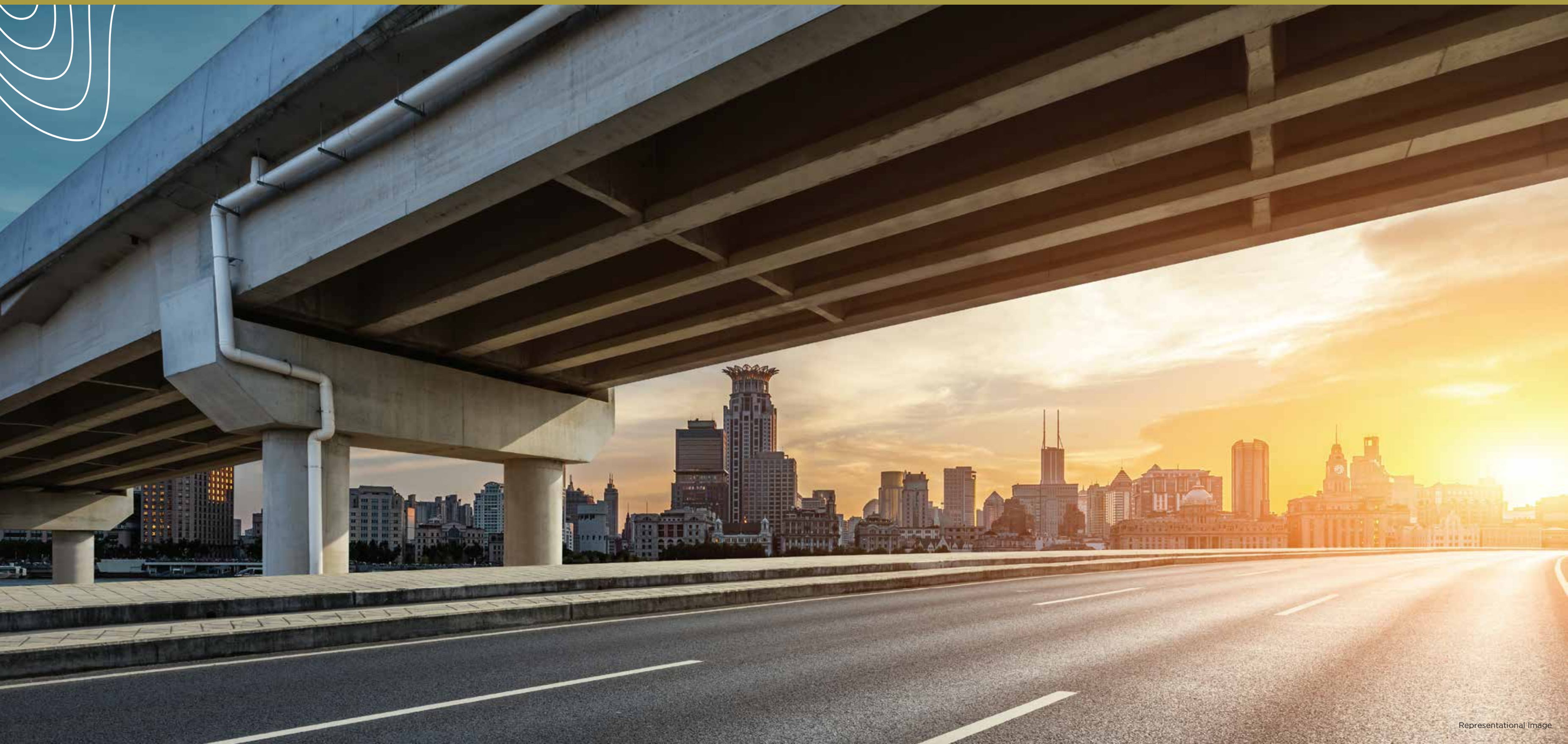




YOUR WORLD AND
EVERYTHING IN IT.
WELL WITHIN REACH.

AN ADDRESS AT THE CONFLUENCE OF WORK AND PLAY.

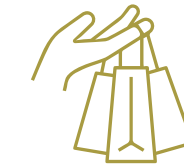
Raheja Amaltis is located in the heart of Sion, a neighbourhood that is the junction between suburban Mumbai and Mumbai city today. Standing tall next to the BKC connector, the project enables easy access to the business district of Bandra-Kurla Complex and the fineries of South Mumbai. Aside from every modern luxury, excellent connectivity to modern business hubs, entertainment havens, hospitality destinations, and educational and healthcare institutions ensure a home at Raheja Amaltis brings work, life and leisure closer to you.





CONNECTIVITY:

- Next to the Sion-BKC connector
- EEH 200 mt
- Eastern Freeway 5.8 km



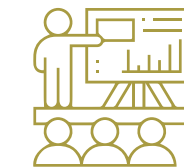
LIFESTYLE & ENTERTAINMENT:

- MCA Club 4.3 km • NMACC 5 km
- Jio World Drive 5.4 km



BUSINESS HUBS:

- BKC 3.1 km • Fort 17.5 km



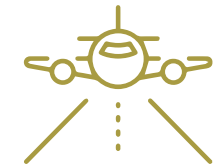
EDUCATION HUBS:

- American School of Bombay 5.1 km
- Dhirubhai International School 5.2 km
- Ascend International 6.0 km



HOTELS & FINE DINING:

- Trident, BKC 4.7 km
- ITC Grand Central 9.1 km
- Yautcha 3.7 km
- Bayroute 5.5 km



AIRPORTS:

- Domestic 11.4 km
- International 14.3 km



HOSPITALS:

- Asian Heart Hospital 4.6 km
- Hinduja Hospital 7.3 km

UPCOMING INFRASTRUCTURE:



ROAD:

- Vikhroli-Koparkhairane Link Road



METRO:

- Station on Line 11 (Wadala to CST) extended to Line 4, which will connect to Thane 5.3 km
- Station on Line 3 (Cuffe Parade to Aarey Colony) 6.1 km

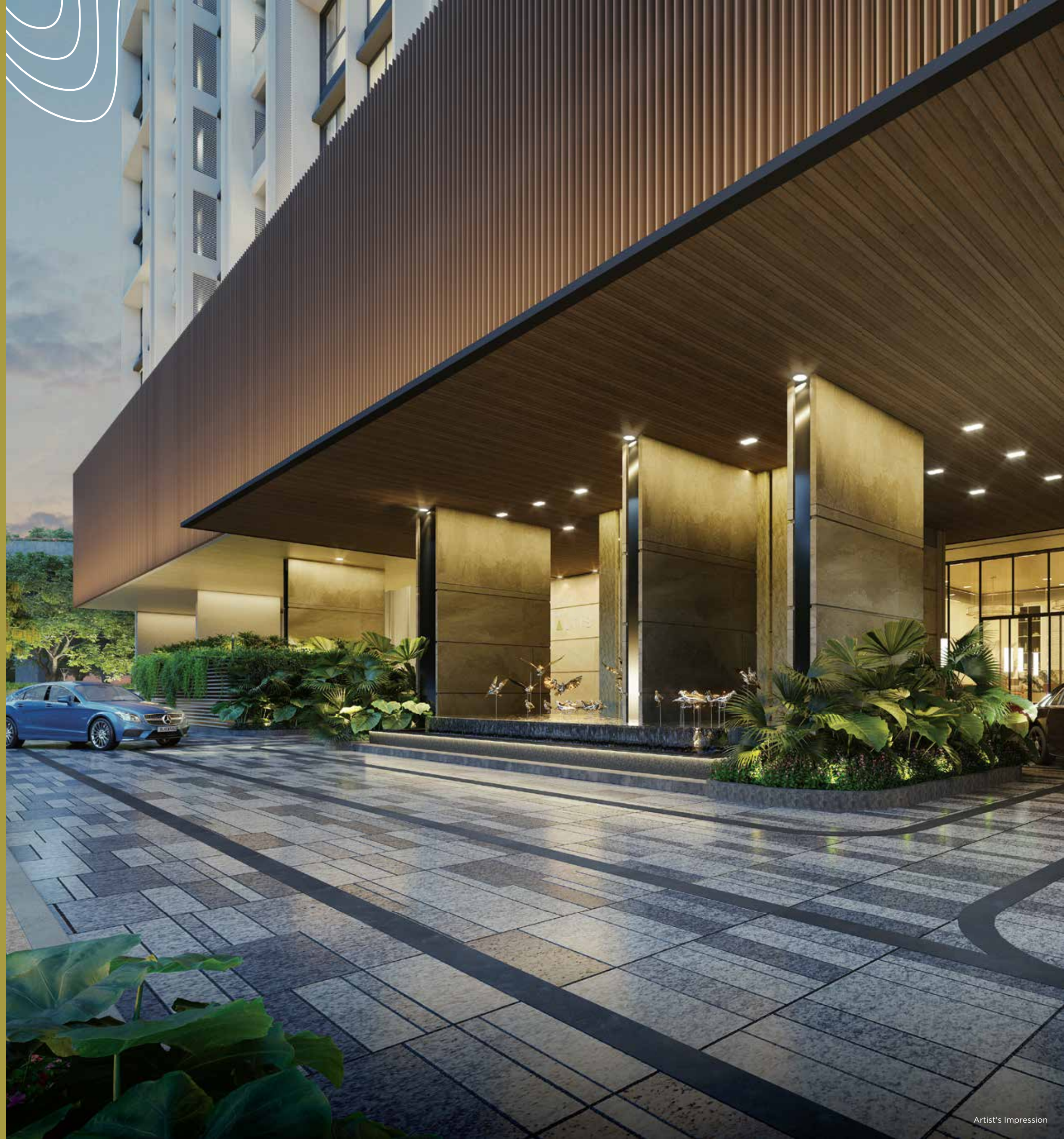
Disclaimer: The references of locations/landmarks are as on date and may be subject to change. The Promoter makes no representation regarding the existence/continuity of existence of any locations/landmarks shown above as the Promoter has no control over the same.



HOMES THAT
REGALE YOU WITH
THE FINEST LUXURIES.

AN ADDRESS THAT OFFERS EVERY PRIVILEGE. AND A LIFESTYLE THAT COMPLEMENTS IT.

Welcome to Raheja Amaltis: crossover living at its finest. Designed by international architects and landscape artists. A façade that melds timeless elegance with contemporary brilliance. Thoughtfully designed green spaces to offer respite. Exquisite, well-planned residences. Exceptional amenities on multiple levels, including the rooftop. Accessibility to all the facets of modern urban living. And the elevated lifestyle you've always coveted. You'll find it all included with a home at Raheja Amaltis.



A LOBBY SO LUXURIOUS, IT CREATES A MEMORABLE FIRST IMPRESSION.

At Raheja Amaltis, the luxury experience begins from the very moment you set foot into the lobby. Luminous chandeliered ceilings to gaze at. Temperature-controlled surroundings for optimal comfort. An exclusive waiting lounge for visitors and esteemed guests. There's nothing quite like grandeur to welcome you home.

- Grand entrance with air-conditioning
- Marble finish lobby
- Exclusive visitors' waiting lounge





A COMBINATION
OF SENSIBILITIES
DESIGNING LANDMARKS
THAT STAND APART.



WHEN LIKE-MINDED
PEOPLE COME TOGETHER,
THE RESULT IS NOTHING
SHORT OF SPECTACULAR.

THE ARCHITECT:

Founded by Hans Brouwer in Hong Kong in 1995, HB Design has worked on a wide variety of projects in China, Hong Kong, Malaysia and the US. The company's portfolio of work displays a consistent output of finely crafted buildings with a high degree of sophistication.

Joyce Boutique is still considered Hong Kong's premier fashion establishment; Centro 360 was billed as Singapore's top dining establishment; the River Towers project is slated to be the tallest residential structure in Bangkok; while Northpoint in Pattaya will raise the bar on grade A+ beachfront living.

LANDSCAPE DESIGNER:

Founded in 1991 and headquartered in Hong Kong, Site Concepts International (SCI) has earned a stellar reputation for its high-quality professional planning and design across Asia. With numerous successful projects in countries such as Singapore, China, Malaysia, Indonesia, Vietnam, and India, SCI's expertise spans the continent.

Disclaimer: 'The images depicted are for reference only and in respect of the designs/work done by **Site Concepts International** for other projects.'

“THE MODERN ARCHITECTURE OF THE FAÇADE FOR RAHEJA AMALTIS NOT ONLY RESPONDS TO THE ENVIRONMENT BUT ALSO EXUDES TIMELESS ELEGANCE. WE HAVE DESIGNED 3 DISTINCT ZONES WITH DIVERSE FACILITIES. THIS DEVELOPMENT IS SPECIFICALLY DESIGNED TO CATER TO CONTEMPORARY, MULTI-GENERATIONAL FAMILIES THROUGH INTELLIGENT PLANNING.”



Hans Brouwer
Founder and Architect,
HB Design

“BRIDGING THE GAP BETWEEN CITY LIFE AND NATURE, THIS DESIGN OFFERS A MODERN COSMOPOLITAN LIFESTYLE AMIDST THE TRANQUILITY OF THE ENVIRONMENT. BLENDING TRADITION AND LUXURY, THE PROJECT IMMERSSES RESIDENTS IN A HARMONIOUS SETTING, WHERE THEY FIND SOLACE AND CONNECTION WITH NATURE.”



Mark Mahan
Owner and Design Director,
Site Concepts International



A WORLD OF PRIVILEGES
TO DISCOVER.
AND REDISCOVER.

WORLD-CLASS AMENITIES FOR AN EASY CROSSOVER FROM THE GRIND TO THAT BEAUTIFUL WORD – UNWIND.

In a densely populated city where more time is the need of the hour, people seek a complete live-work-play lifestyle right where they reside. Which is why, the amenities at Raheja Amaltis are as diverse as they are extensive, catering to people of all ages and interests. By going beyond the expected and putting together multiple facilities designed into three distinct categories on various levels, the amenities at Raheja Amaltis enable an easy crossover to leisure at the end of a busy day.





ROOFTOP AMENITIES:
INFINITY POOL | POOL DECK | SKY DINING PAVILION | SKY BAR | BARBEQUE AREA

Artist's Impression

WHERE THE LUXURIES AT THE TOP ARE AS STUNNING AS THE VIEWS.

The sky is literally yours at Raheja Amaltis. Get a bird's eye view of the city from the infinity pool. Stargaze and take in some much-needed me time. Take your family for a meal at the sky dining pavilion. Or fire up the barbeque with friends. The neighbourhood's first project to offer rooftop-level amenities invites you to enjoy the luxury of living life at the top.

OPTIONS THAT HELP YOU WARM-UP BEFORE YOUR DAY. OR COOL DOWN AFTER IT.

A day that starts off well has a way of ending well too. At Raheja Amaltis, our active amenities will leave you spoilt for choice. Work up a sweat on the treadmill. Soak in the sunset in between laps in the infinity pool. Or revisit your childhood with your kids in their play area.





Artist's Impression

PASSIVE AMENITIES:
REFLEXOLOGY PATH | STAR OBSERVATION AREA

COUNT YOUR BREATHS, YOUR STEPS, OR THE STARS.

There's more to life than the daily grind. Step back and take some time for yourself. Look up at the stars, meditate or get a soothing aromatherapy massage. Take your pick from our thoughtfully designed passive amenities.

SPACES WHERE LONG DAYS END AND RELATIONSHIPS BEGIN.

Everyone needs a space to unwind. Luckily, at Raheja Amaltis, there's quite a few. Catch up with friends at the sky dining pavilion or the al fresco lounge. Occupy a spot on the pool deck and catch up on your reading. Watch a movie with the kids and invite their friends, too. The spaces here are yours to enjoy.



LEISURE AMENITIES:
SKY DINING PAVILION | AL FRESCO LOUNGE | POOL DECK |
SKY BAR | AMPHITHEATRE | BARBEQUE AREA

Artist's Impression



GREENSCAPES:
HERB GARDEN | GREEN TERRACE | OPEN LAWNS | COURTYARD GARDEN

Representational Image

SEEK SERENITY FROM THE URBAN JUNGLE. AND FIND PEACE WITHIN.

Traffic snarls. Incessant honking. The fumes. We all need a break from the city. At Raheja Amaltis, there are more than enough green retreats. Take a leisurely stroll in the courtyard garden. Chat with friends on the open lawns. Or exercise your green thumb in the herb garden.



RESIDENCES OFFERING
THE RAREST FEATURE OF
MODERN URBAN LIVING.
MORE SPACE.

CROSSOVER TO LUXURY EVERY TIME YOU COME HOME.

One of the neighbourhood's largest and most exquisite 3, 3.5 and 4-bed homes. Uber-spacious living spaces. Higher ceilings for more breathing room. And an attached private deck with your living room that opens up to views of the neighbourhood and beyond. Living at Raheja Amaltis is designed to pamper you with luxury.



EXQUISITE 3, 3.5 AND 4-BED HOMES | 11'2" FLOOR-TO-FLOOR HEIGHT FOR A PALATIAL FEEL |
MARBLE FINISH FLOORING IN LIVING ROOM, DINING ROOM AND BEDROOMS |
LIVING ROOM WITH A PRIVATE DECK | STORE ROOM AND WASHROOM IN EACH APARTMENT |
SEPARATE YARD SPACE

Artist's Impression



PRIVATE DECK ATTACHED WITH LIVING ROOM | PROVISION FOR FLEXI/ENTERTAINMENT SPACE
IN SELECT APARTMENTS | UNINTERRUPTED VIEWS OF THE BKC SKYLINE, NATURE PARK AND CITYSCAPE

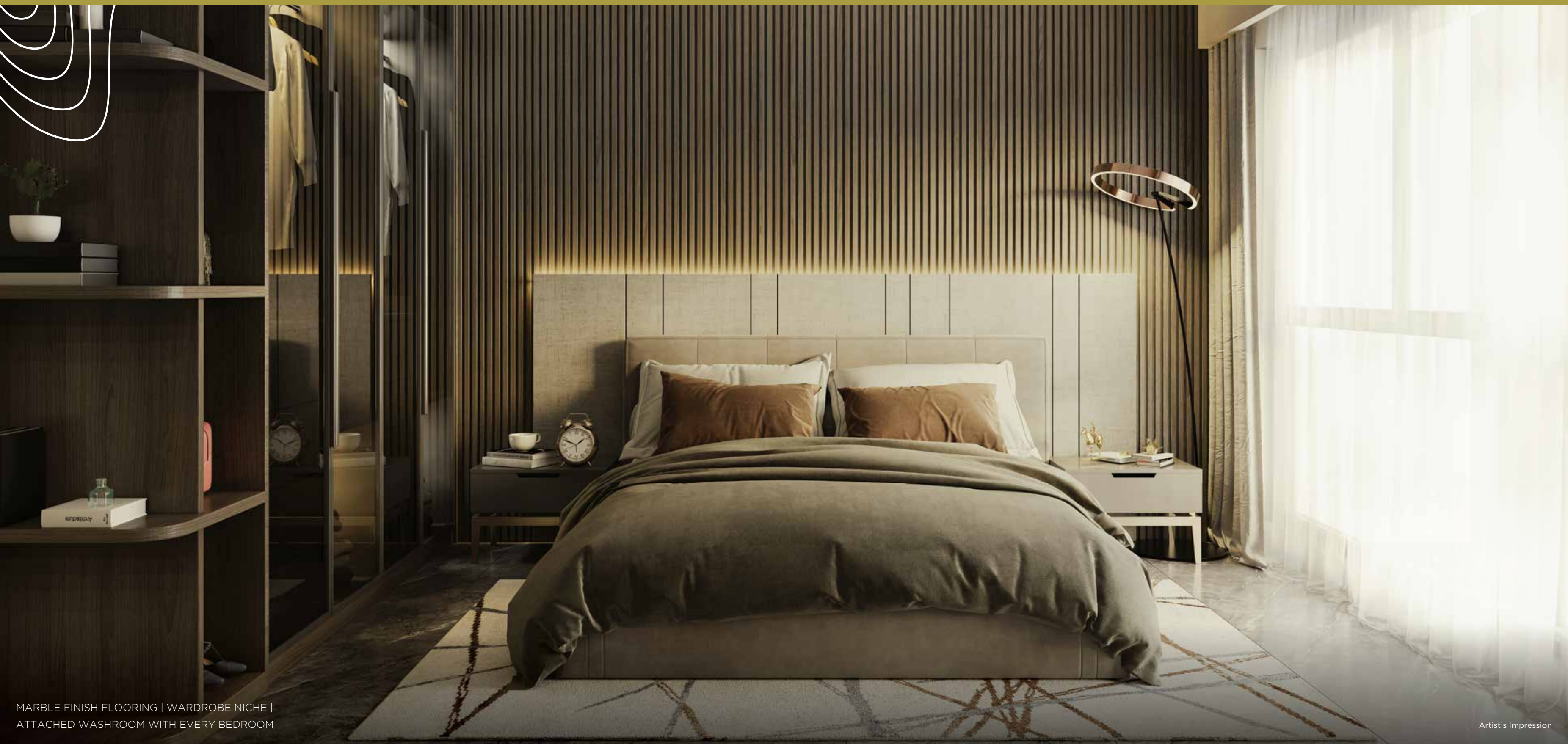
Artist's Impression

ENJOY THE LUXURY OF ROOM ENOUGH FOR LIFE AND LEISURE.

Opening out onto an attached private deck, the living room of every home at Raheja Amaltis offers the luxury of more than enough space to entertain guests, spend time with family or get lost in the view outside.

THE PRIVILEGE OF RETREATING INTO A WORLD OF YOUR OWN.

The bedrooms at Raheja Amaltis are as spacious as they are inviting. Complete with designer laminates, an intelligently designed wardrobe niche in the master bedroom and an ensuite washroom for every bedroom, these personal spaces are also insulated from the sounds of the city. Think of it as just another thoughtful offering from this luxury landmark.





MARBLE FLOORING | PROVISION FOR SHOW KITCHEN OR BREAKFAST COUNTER

Artist's Impression

A HOME THAT ELEVATES YOUR LIFESTYLE. A KITCHEN THAT NURTURES IT.

The heart of every home is its kitchen, and even more so at Raheja Amaltis. Modern modular designs with the option of a show kitchen or breakfast counter invite you to gather around and keep morning conversations going before the start of the family's day.

THE LUXURY OF HAVING MORE ROOM. FOR JUST ABOUT ANYTHING.

There's no such thing as too many rooms in a home. Raheja Amaltis understands this and offers a multi-purpose room with an attached powder room. Versatile enough to be a guest room, a study, an entertainment den or a yoga studio, the extra space is a welcome addition to modern urban homes.



FLEXIBLE ENOUGH TO BE A GUEST ROOM, A STUDY, A STORAGE ROOM,
AN ENTERTAINMENT DEN OR A YOGA STUDIO | ATTACHED POWDER ROOM

Representational Image



EXPERIENCE
UNCOMPROMISED
PEACE OF MIND.



STATE-OF-THE-ART SECURITY AND SAFETY. TWO MORE LUXURIES YOU CAN DEPEND ON.

Protecting you and your loved ones is of prime importance at Raheja Amaltis. And it shows. Designated common areas are monitored by CCTVs and are enabled for persons with disabilities. World-class firefighting systems are installed across the property. The basement is secured by sprinkler and mechanical ventilation systems. Every home is safeguarded by a video door phone, intercom facility and heat and smoke detectors in the kitchen.



A MEETING OF INNOVATION,
TECHNOLOGY AND DESIGN.



WHERE INNOVATION, TECHNOLOGY AND DESIGN MEET.

ENERGY EFFICIENCY

- Electric car charging for 4-wheelers and 2-wheelers for 30% of cars
- Solar panels for reduced electricity consumption
- Intelligent apartment orientation that ensures ample sunlight
- Reflective paint rooftop to manage the heat ingress in habitable spaces

WATER CONSERVATION

- Rainwater harvesting
- Efficient water fixtures to manage potable water consumption
- Landscape designed for efficient water consumption
- Low plumbing fixtures to save 30% of potable water use
- 100% treatment and reuse of waste water

WASTE MANAGEMENT

- Segregation of waste and recycling
- Use of Organic Waste Composter (OWC) to treat organic waste
- 100% treatment of organic waste

APPLIED FOR IGBC PRE-GOLD CERTIFICATION.

APPLIED FOR LEED RESIDENTIAL PRE-CERTIFICATION.

PROJECT FEATURES

- Modern design multi-storied towers featuring exquisite 3, 3.5 and 4-bed residences with decks
- 11'2" floor-to-floor height
- Grand air-conditioned entrance lobby with marble finish flooring and state-of-the-art features and design embellishments
- Amenities distributed across three levels, tailored to all age groups
- Drop-off with water feature
- Compliant with IGBC standards
- 4-tier safety and security system
- Terrace with infinity pool, sky bar and dining pavilion
- Designed by international architects and landscape artists

COMPLEX AND BUILDING FEATURES

- High-speed elevators with Auto Rescue Device (ARD)
- 100% D.G. power backup for common areas
- Rainwater harvesting tank and sewage treatment plant (STP)
- Solar heating system for water and/or light in common area
- Provision for EV charging

APARTMENT FEATURES

- Marble finish flooring in the living, dining room and bedrooms
- Veneer finished main door
- Designer laminate for bedrooms
- System DGU window
- Anti-skid vitrified tiles in balconies
- Stainless steel handrail with laminated toughened glass
- Gypsum-finished Internal walls with low Volatile Organic Compound (VOC) Paint

KITCHEN FEATURES

- Marble finish flooring
- Designer tile dado
- Provision for water purifier
- Gas pipeline provision

BATHROOM FEATURES

- Marble flooring in master washrooms and tiles on the dado
- Premium finish tiles in other washrooms and tiles on the dado
- German/equivalent sanitary and CP fittings
- Water heater space provision and exhaust fan provision
- Hot and cold-water mixer for shower area in bathroom

SAFETY AND SECURITY FEATURES

- All common areas enabled for persons with disabilities
- Energy-efficient LED lighting in designated common areas
- CCTV surveillance in designated common areas
- Video door phone and intercom facility at the apartment entrance
- Kitchen equipped with heat/smoke detector
- Firefighting system
- Sprinkler system and mechanical ventilation to the basement

LEISURE AMENITIES

- Terrace with infinity pool with kids' pool, sky bar, sky dining pavilion, barbeque area and star observation deck
- Fitness centre
- Badminton Court
- Landscaped garden
- Outdoor party lawn
- Outdoor kids' play area
- Floor games for kids
- Reflexology path
- Senior citizens' corner
- Amphitheatre
- Stepping pads
- Outdoor seating area
- Cabanas by the lawn

SUSTAINABILITY FEATURES

- Energy-efficient LED lighting in designated common areas
- 100% treatment and reuse of waste water



FOUR DECADES
OF EXPERTISE
ACROSS VERTICALS,
RECOGNISED BY OVER
A HUNDRED ACCOLADES.

A LEGACY BUILT ON CROSSOVER EXPERIENCES.

Over four decades of stellar construction and over 100 awards to show for it. A presence across Mumbai, Bengaluru, Pune, Hyderabad and Goa. More than 8500 happy families living in landmarks created by K Raheja Corp. The group has used its expertise across six verticals to crossover into creating several iconic landmarks. As the newest jewel in its crown, Raheja Amaltis is ready to help modern families crossover to a finer way of life, next to the BKC connector.

NOTE: Raheja Amaltis ("Whole Project"), presently comprising of Wing A and Wing B, is being developed by the Promoter- K Raheja Corp Real Estate Private Limited (formerly known as Feat Properties Private Limited) (a 'K Raheja Corp group' co.) The Whole Project is a layout development and shall be constructed in phases, in the manner as stated in the proforma agreement for sale. The images depicted are either actual or indicative images for illustration only. The references of locations/landmarks are as on date and may be subject to change, and the Promoter makes no representation regarding the existence/continuity of existence of the same. The common amenities and facilities showcased are indicative images of the common amenities and facilities proposed to be provided for the Whole Project, at the time of its completion. The furniture, fixtures, fittings, electronic goods, and other features depicted in the images showcasing the flats/units (save and except the fixtures, fittings and features agreed to be provided under the registered Agreement for Sale) are indicative for illustrative purposes only and do not form part of the standard offering. The render for internal spaces is only to serve as an example of the suggested space management and possible utilization of space. List of standard offerings, specifications of the buildings and flats/units, amenities and facilities and other details of the Project are available for verification at site. Intending purchasers are requested to verify all details and wherever required seek appropriate legal, financial and technical advice, before acting in any manner with respect to the Whole Project. The Whole Project is mortgaged with ICICI Bank Limited. No objection letter will be obtained at the relevant time, as required.



40+ YEARS OF EXPERTISE ACROSS VERTICALS

RESIDENTIAL

From premium homes to bespoke residences, we offer the finest living spaces to our clientele.



HOSPITALITY

We are known as much for our hospitality, as for our homes.



RETAIL AND MALLS

The biggest names in retail have one name in common - K Raheja Corp.



COMMERCIAL

Our commercial verticals power business conglomerates to achieve their vision.





Sales office address - Raheja Amaltis, Salt Pan Division, Sion, Mumbai - 400022. | Corporate office address - Block G, Plot No. C-30, Bandra Kurla Complex, Bandra (E), Mumbai- 400051. | Tel no - 8080445445 | Email id - sales@kraheja.com | Website address - www.krahejacorphomes.com



The project is registered with MahaRERA as separate real estate projects under project names viz. **“Raheja Amaltis – Wing A”** and **“Raheja Amaltis – Wing B”** bearing **Registration Nos. P51900054129 and P51900054152 respectively**, the details whereof are available on the website <https://maharera.mahaonline.gov.in/> under registered projects.

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