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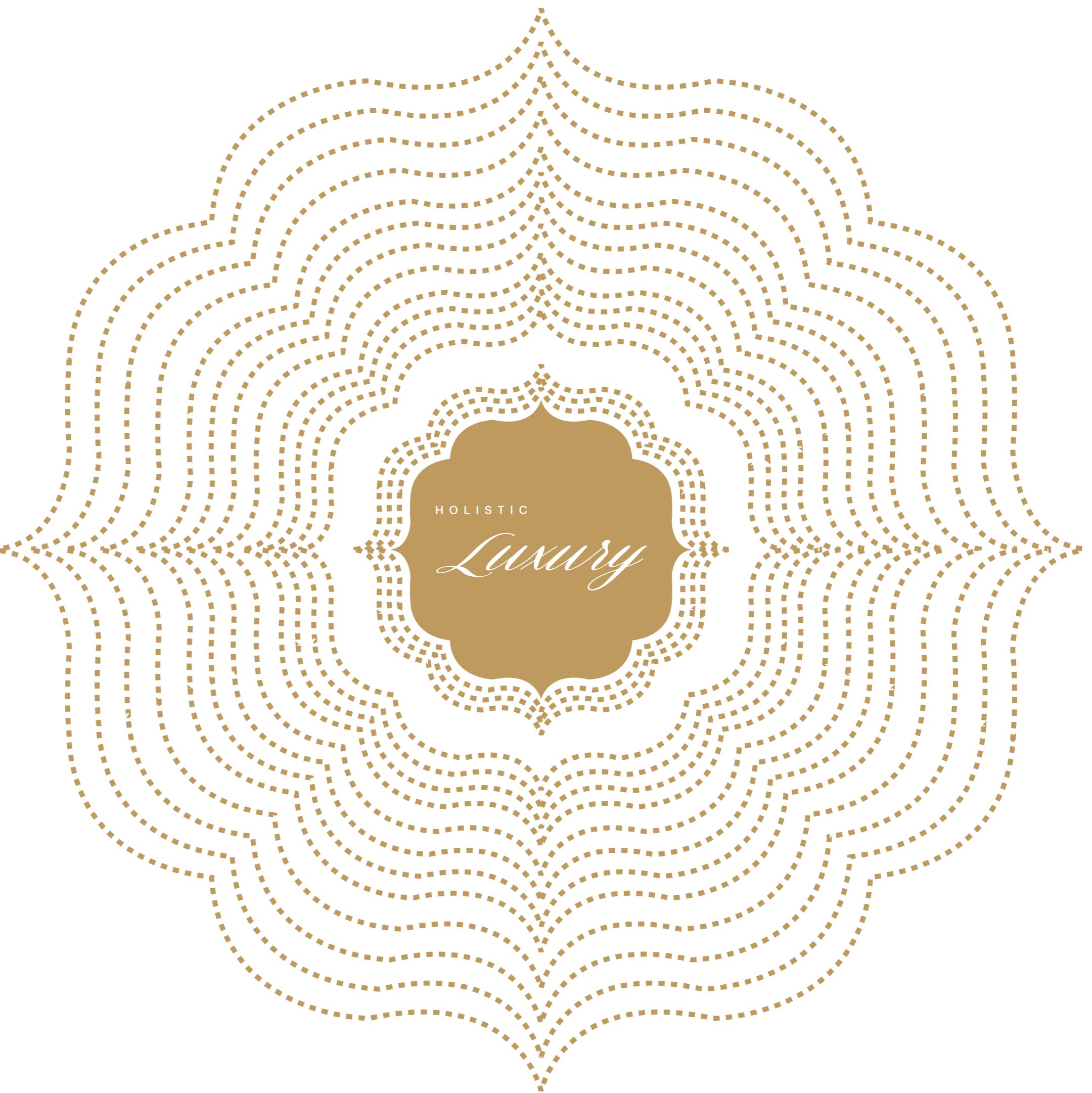
THE ART OF LUXURY LIVING

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Modern India is going back to its roots. Where luxury blended with holistic living is once again the chosen way of life.

Where people inherently understand the balance of nature, the ways of the Universe and how the harmony between all elements affects not just the physical health, but mental well-being.

Auris Serenity, coming up right on the main Malad Link Road, promises this future which holds an abundance of luxury along with a fine equilibrium with the environment.





Link Road, Malad (W), Mumbai

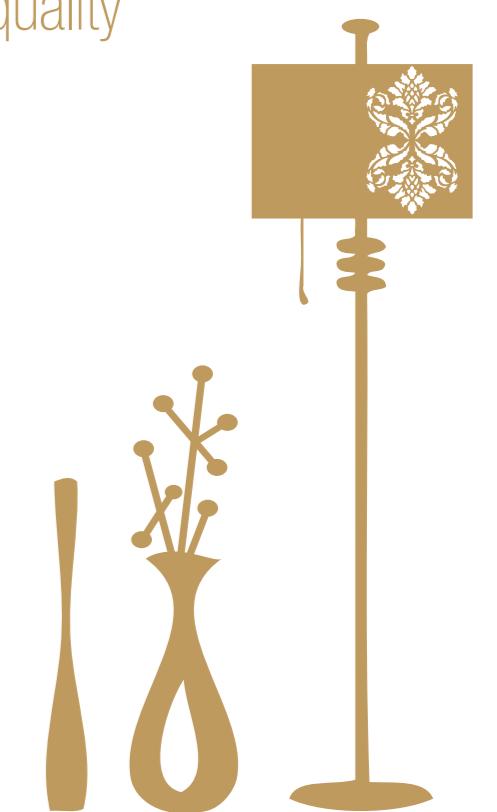
CONCEPT AND

Design

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Auris Serenity has been conceptualized on the principles of an urban luxury retreat close to nature. Today, more than ever before, the New Age individual recognizes the need to find serene experiences within a rejuvenating ambience, and add back to his energies.

This tranquil life is exemplified in every aspect at Auris Serenity. This landmark embraces spectacular luxury, an internationally styled contemporary lifestyle and path breaking innovations to facilitate high quality living which enables complete well being.



B R E A T H T A K I N G L Y

innovative

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Auris Serenity brings many unique and international offerings for the first time to the city. Now, add pride to the blissful joy of living here.

- 4 towers of 54 storeys each, spread on 8 acres
- Luxurious 2,3 & 4 BHK apartments
- 40 lifestyle luxuries
- Sea-view facing apartments off Link Road
- 1st habitable floor at 98 feet from ground level
- 2-level eco-deck spread across 4 acres
- 7 level car parking of 4 acres each for 3,225 cars
- 2 Clubhouses of 2 levels each
- 2 large swimming pools
- Olympic size tennis court
- 2 level retail space forming an open deck area for recreation on the roof top
- Open layout with no negative spaces
- Secure gated community
- International Architects & Landscape Consultants from Singapore



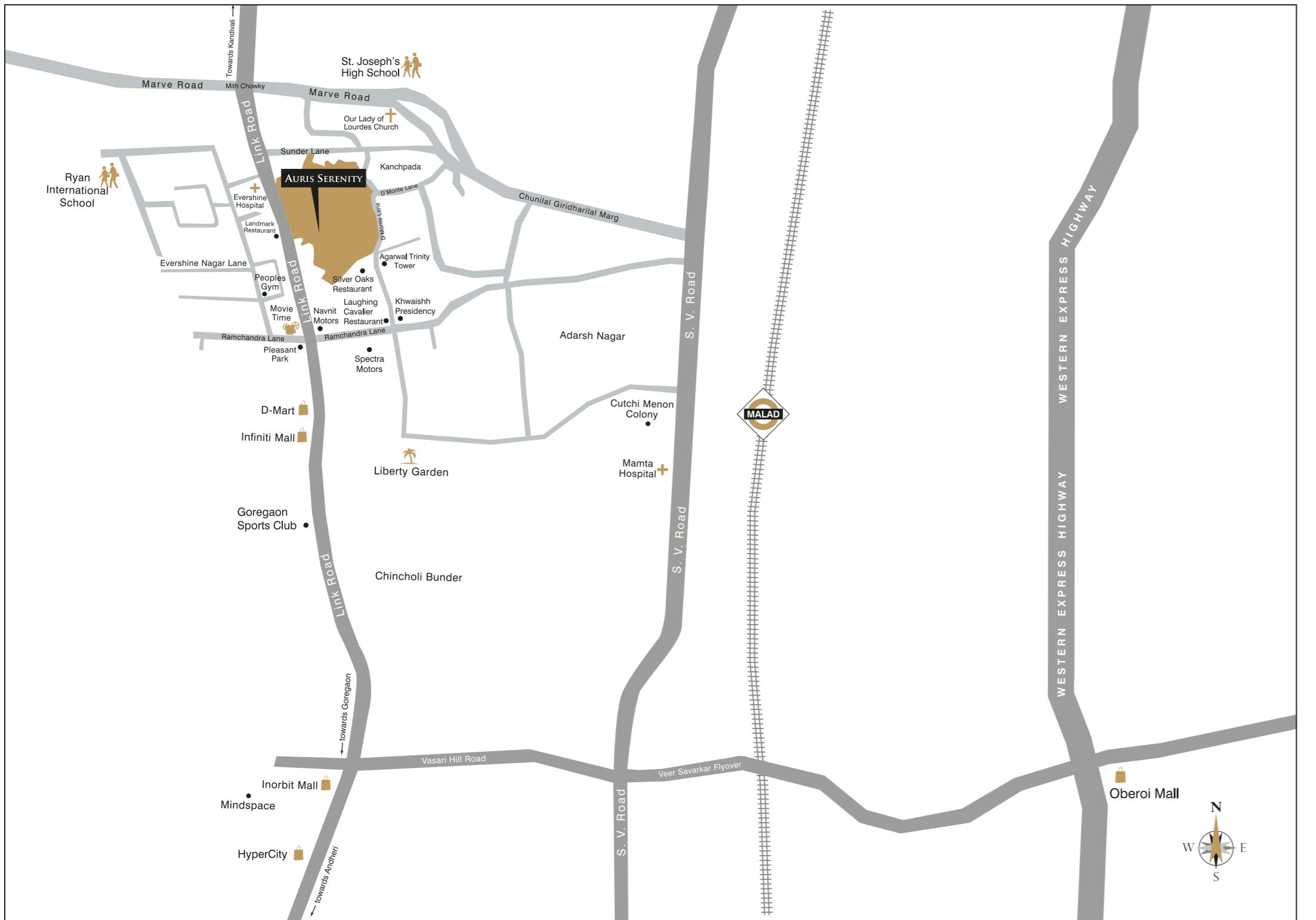
AN IDYLLIC LIFE, IN AN IDEAL

location

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Auris Serenity will change the identity of Malad. Coming up right on the main Malad Link Road, the project is a haven of luxury and quietude across its 8 acres. Step outside, and you are connected to the city with its network of conveniences such as malls, schools, temples and theatres.

S.V. Road	2.00 Km
Malad Station	2.6 Km
Infinity Mall-Malad	1.00 Km
Goregaon Sports Club	1.00 Km
Inorbit Mall	2.0 Km
HyperCITY	2.3 Km
Western Express Highway	3.6 Km
Oberoi Mall	4.9 Kms
Jogeshwari-Vikhroli Link Road	8.2 Km
Versova Metro Station	10.90 Km
Domestic Airport	13.80 Km
International Airport	15.1 Km





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THE SCIENCE BEHIND

The Art

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The art of luxury living at Auris Serenity is in actuality a well planned and well designed science.

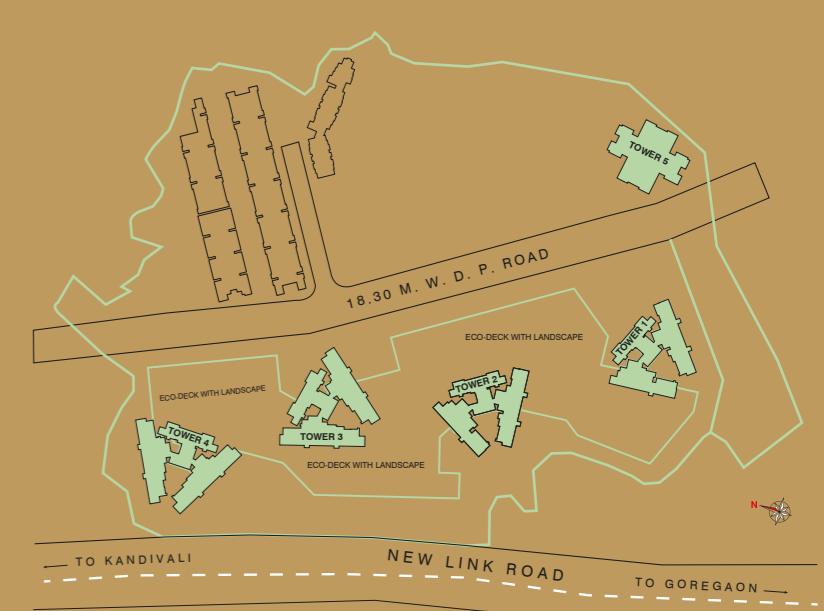
Every detail has been intricately incorporated to ensure a holistic feeling of bliss. Combating the dense city outside; discover an ambience dense with natural elements such as streams, waters, trees, meandering pathways, bamboo shoots, and a myriad other delights.

While openness surrounds you, there is complete absence of negative spaces. No corner is stark, instead you will find a tree planted there.

The 2-level eco-deck unfolds 40 lifestyle ambience to cater to your many moods.



Layout Plan



A destination

URBAN RETREAT

Auris Serenity is an urban retreat that will leave you breathless with the enchantment of its landscaped surroundings, and assist in redefining your lifestyle to include a wellness agenda combined with the best of luxury.

Every experience here is a complete therapy unto itself; working holistically for the mind, body and soul.

SPACE THERAPY
Luxuriously Large Apartments
Panoramic Views

OXYGEN THERAPY
Sunrise Pavilion-
"outdoor tea terrace"
Grassy Green Court

FITNESS THERAPY
Gymnasium
Tennis Court
Squash Court
Jogging Track
Basketball Half Court
Adventure Playground
Aerobics Room

HYDRO THERAPY
Family Pool
Seamless River Pool
Sunset Lazy Bed
Moonlight Floating Bed

SOUND THERAPY
Water Sound Pavilion
Starry Water Stream

LEISURE THERAPY
Intellectual hub - Library
TV Lounge
Auditorium
Refreshment Bar
Trail of Candle Lights
Open Soft Games Court
Childrens' Play Area
Indoor Games

NATURO THERAPY
Urban Forest Plaza
Flower Aquatic Pond
Trees
Bamboo Stalks

WELLNESS THERAPY
Spa
Yoga Room
Steam- Sauna
Facial/ Massage/ Treatment Room

SOCIAL THERAPY
Multipurpose Hall (events/dining)
Barbeque Area
Outdoor Bar & Dining Area
Sunset Pool Bar
Family Pool Deck
Function Lawn
Function Deck
Grill Bar
Meeting Room
Entertainment Facilities

RETAIL THERAPY - Grand Retail Arena



Where luxury stretches as far as imagination



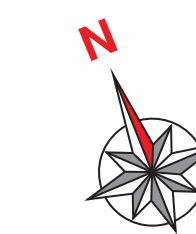
Distance, they say, makes the heart grow fonder.
Be charmed by the faraway panoramas that sweep in
through your window, and sweep you off your feet.
Auris Serenity epitomizes the luxury of openness,
a cherished rarity in a space crunched city.

Luxuriously large apartments
Sea-view facing apartments off Link Road
No two homes face each other

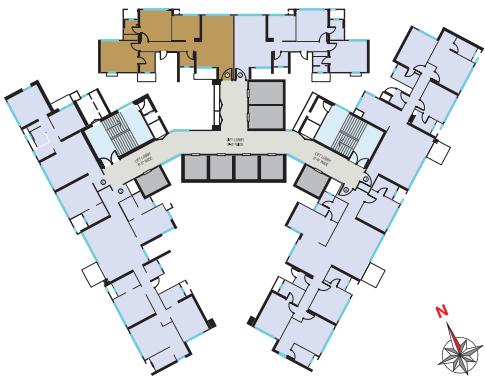




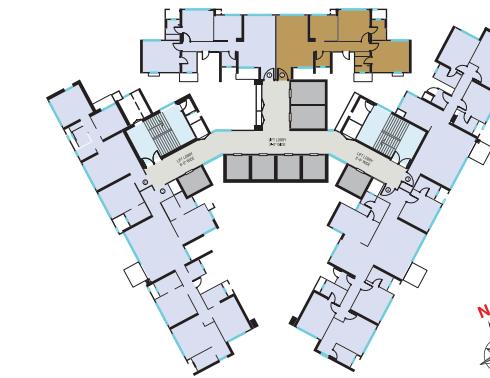
Actual view from site- West side



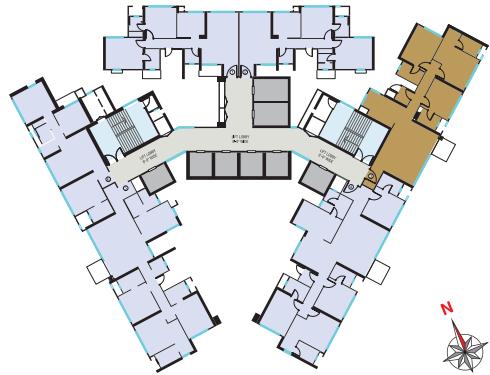
floor
PLAN



N
2 BHK
759 Sq. Ft.



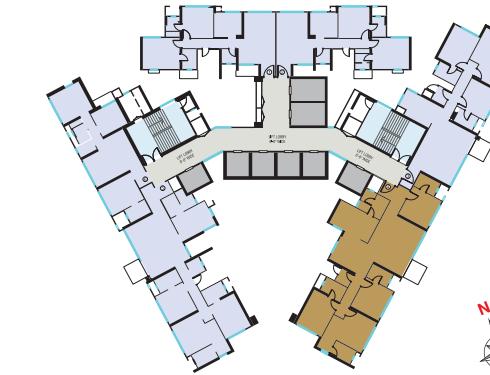
N
2 BHK
759 Sq. Ft.



N

3 BHK

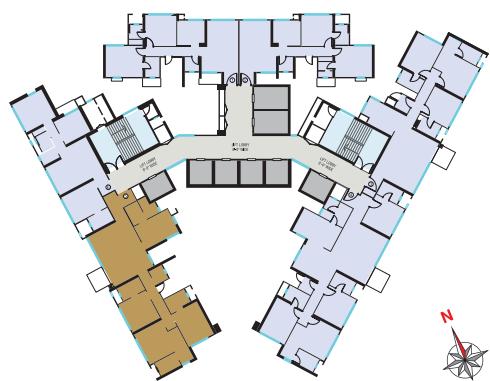
1184 Sq. Ft.



N

4 BHK

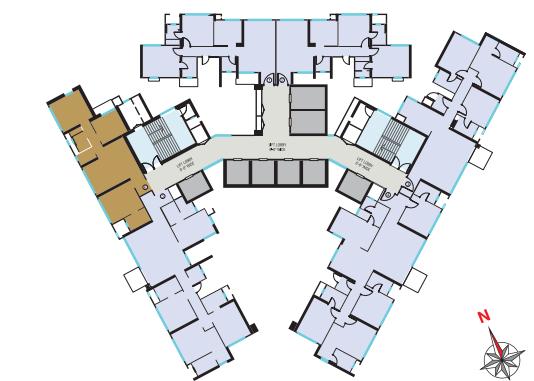
1579 Sq. Ft.



N

3 BHK

1304 Sq. Ft.

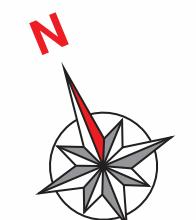


N

2 BHK

763 Sq. Ft.

Flat No.	Type	Carpet Area
1	2 BHK	759 Sq. Ft.
2	2 BHK	759 Sq. Ft.
3	3 BHK	1184 Sq. Ft.
4	4 BHK	1579 Sq. Ft.
5	3 BHK	1304 Sq. Ft.
6	2 BHK	763 Sq. Ft.



Floor plan
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Tower 2



Flat No.	Type	Carpet Area
1	2 BHK	759 Sq. Ft.
2	2 BHK	759 Sq. Ft.
3	3 BHK	1184 Sq. Ft.
4	4 BHK	1579 Sq. Ft.
5	3 BHK	Refuge
6	2 BHK	763 Sq. Ft.



Refuge plan

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Tower 2

Amenities

THAT BEFIT LUXURY

When living is an echo of nature; then style and elegance blend discreetly to enhance each nuance of serenity in your home.

Living & Dining Room

- Vitrified flooring
- Concealed copper wiring with extensive layout
- Modular switches
- TV, Telephone & A.C. points with adequate extra points
- D2H point
- Intercom system

Master Bedroom

- Laminated wooden flooring
- Concealed copper wiring with extensive layout
- Modular switches
- TV, Telephone and A.C. points

Bedroom

- Vitrified flooring
- Concealed copper wiring with extensive layout
- Modular switches
- TV, Telephone & A.C. points

Kitchen

- Vitrified flooring
- Granite kitchen platform (dry & wet) with stainless steel sink
- Designer tiles dado
- Electric points for water purifier, refrigerator, exhaust and mixer-grinder
- Provision for piped gas connection

Master Bathroom

- International standard well designed bathroom with imported marble flooring and dado upto door height
- Imported marble counters
- Hot & cold mixer
- Geyser & electrical point for exhaust
- High-end sanitary ware fixtures and CP fittings

Bathroom

- Vitrified flooring
- Designer tiles dado up to door height
- Geyser and electrical point for exhaust fan
- Mid-end sanitary ware fixtures and CP fittings

Powder Room

- Vitrified flooring
- Designer tiles dado upto door height
- Electrical point for exhaust
- Mid-end Sanitary ware fixtures and CP fittings

Internal Wall Finish

- Gypsum plaster
- Luster paint in living room and passage

Utility Space

- Designer tiles dado up to 8' high with wash basin fitted

Doors

- 8' high and decorative
- Fire rated main door
- 8' high flush laminated doors in bedrooms & toilets

Windows

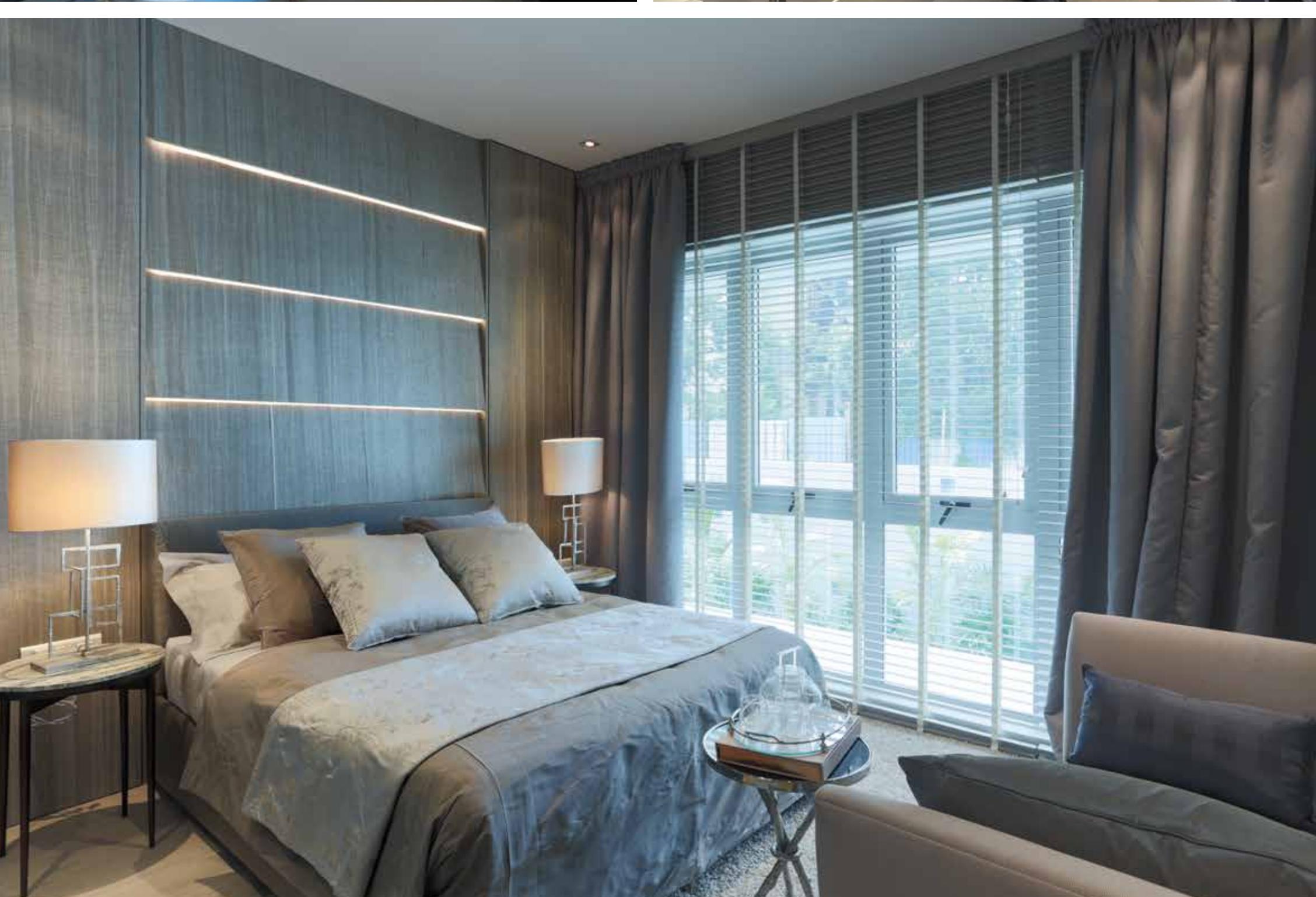
- Heavy section aluminum powder coated
- Windows with granite sills and guard bars in all the rooms

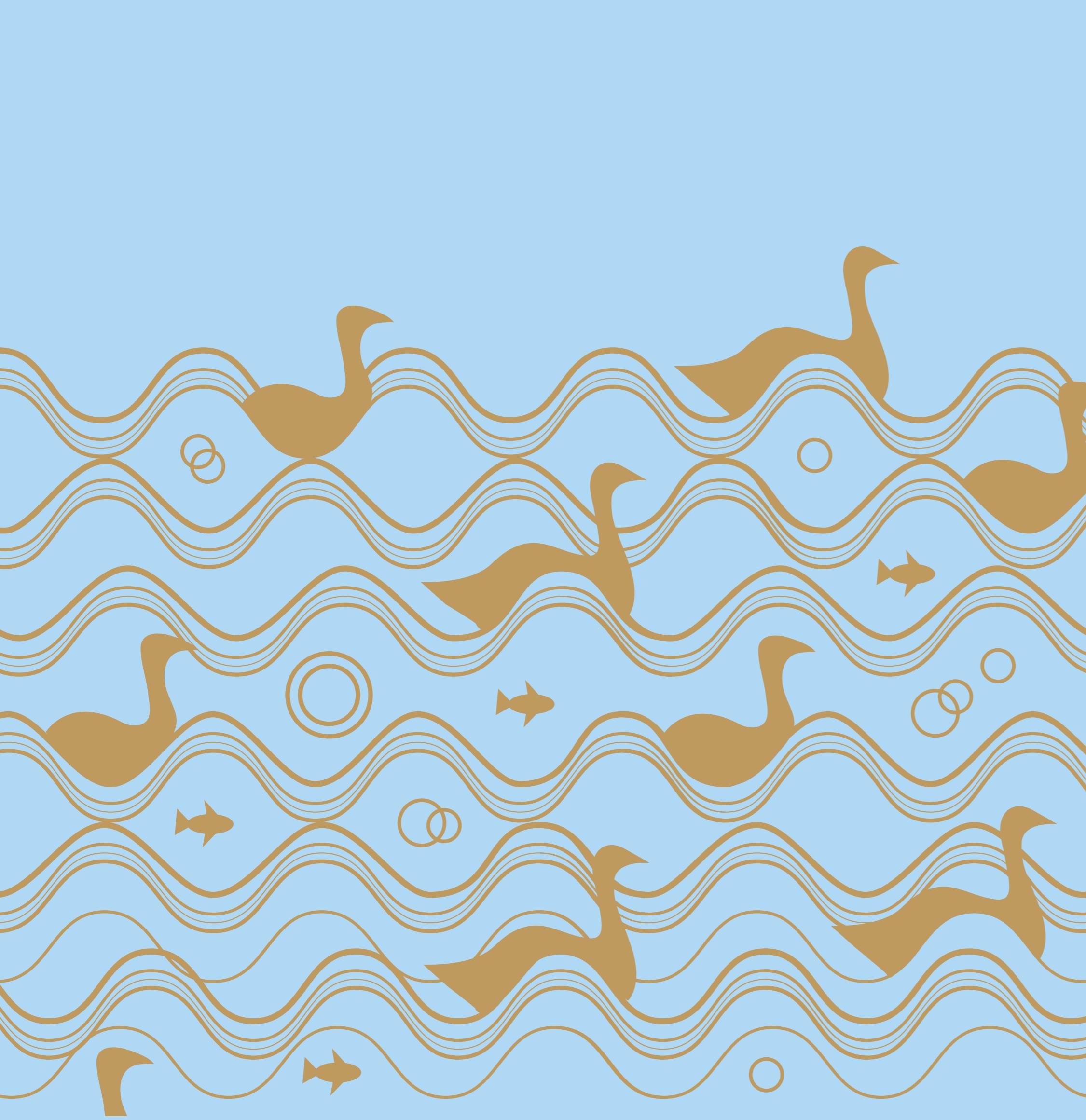
Safety & Security Features

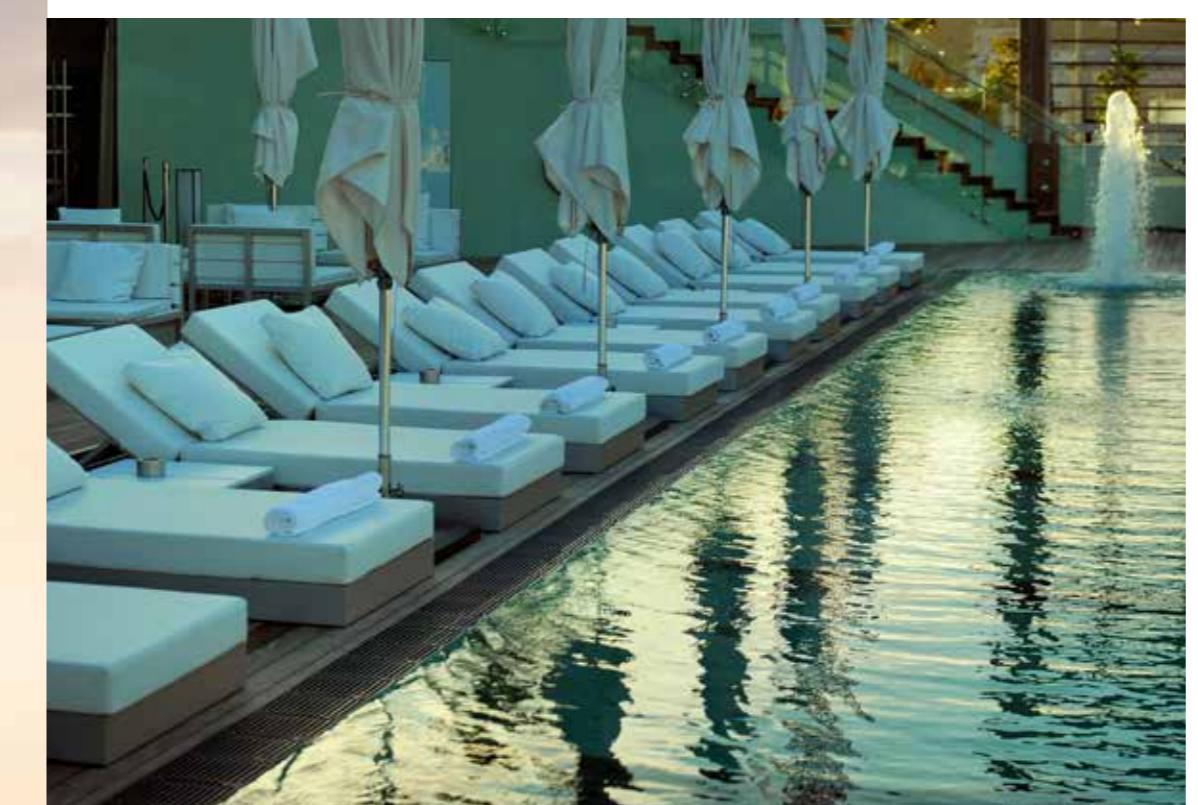
- CCTV in entrance lobby & common areas
- DG Power back up for designated areas of apartments and elevators
- Fire Alarm
- Panic button in living room
- Gas Leak Detector in Kitchen

Common Amenities

- High speed passenger elevators
- Separate service & servant's elevators
- Internet connection, cable network & intercom connectivity with security
- Garbage chute (wet/dry) for easy disposal of waste







Let the healing properties of water wash away all the anxiety of the day. Immerse yourself into any of these relaxing experiences.

Family Pool
Seamless River Pool
Sunset Lazy Bed
Moonlight Floating Bed





Time blends into infinity, at the seamless river pool



As is the mind, so is the mood



From the thick of the city to the thick of nature is only a matter of minutes. To help you enliven your spirits, every corner of the vast expanse within Auris Serenity is a profusion of nature's bounty in its sights, sounds and fragrances.

Urban Forest Plaza
Flower Aquatic Pond
Trees
Bamboo Stalks





Who needs a Shikara, to float alongside the flowers



A forest experience right in the city

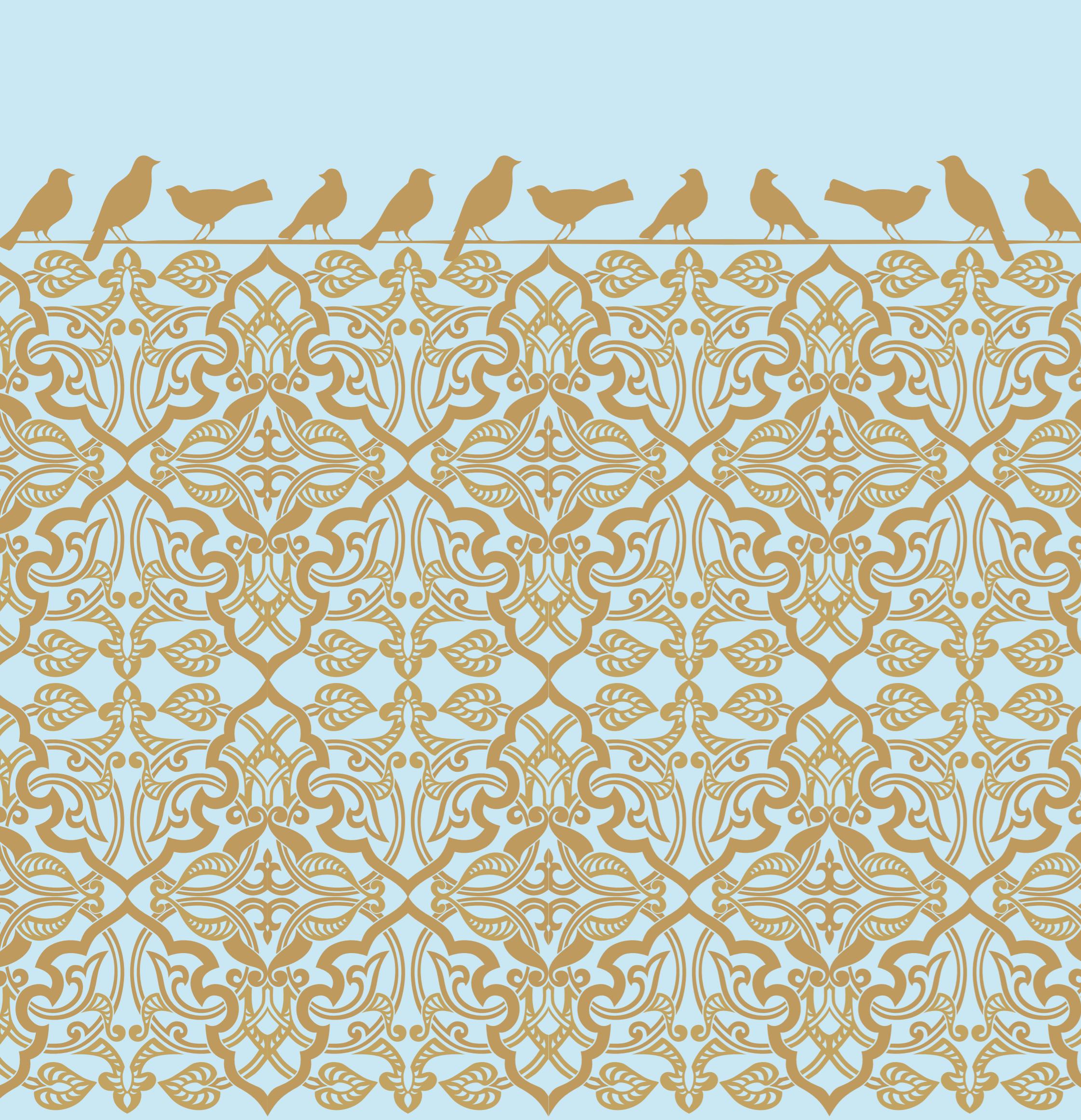


Breathe in the life force

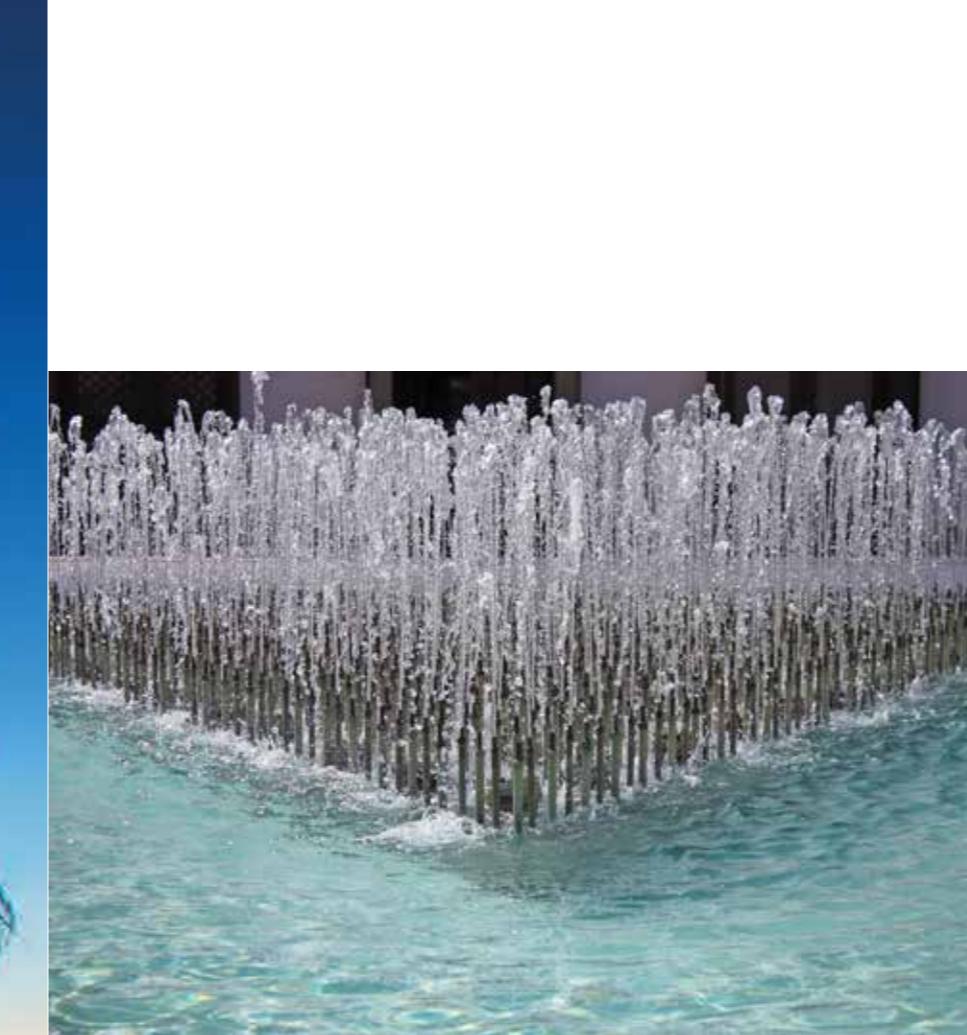


A deep breath of fresh air is perhaps the rarest of privileges in city living. For you however, it is amply provided for in the invigorating ambience.

Sunrise Pavilion “outdoor tea terrace”
Grassy Green Court



Music for the soul



If music be the song of soul, listen on. Drift into a world of melodious birdsong and rippling water waves. Hear the winds whisper amid soothing silences, as the vast quiet landscape casts its spell.

Water Sound Pavilion Starry Water Stream





Pamper yourself to bliss



Indulge in a little 'me-time'. Do the little things that make you discover how special you are.

Spa
Yoga Room
Steam- Sauna
Facial / Massage / Treatment Room

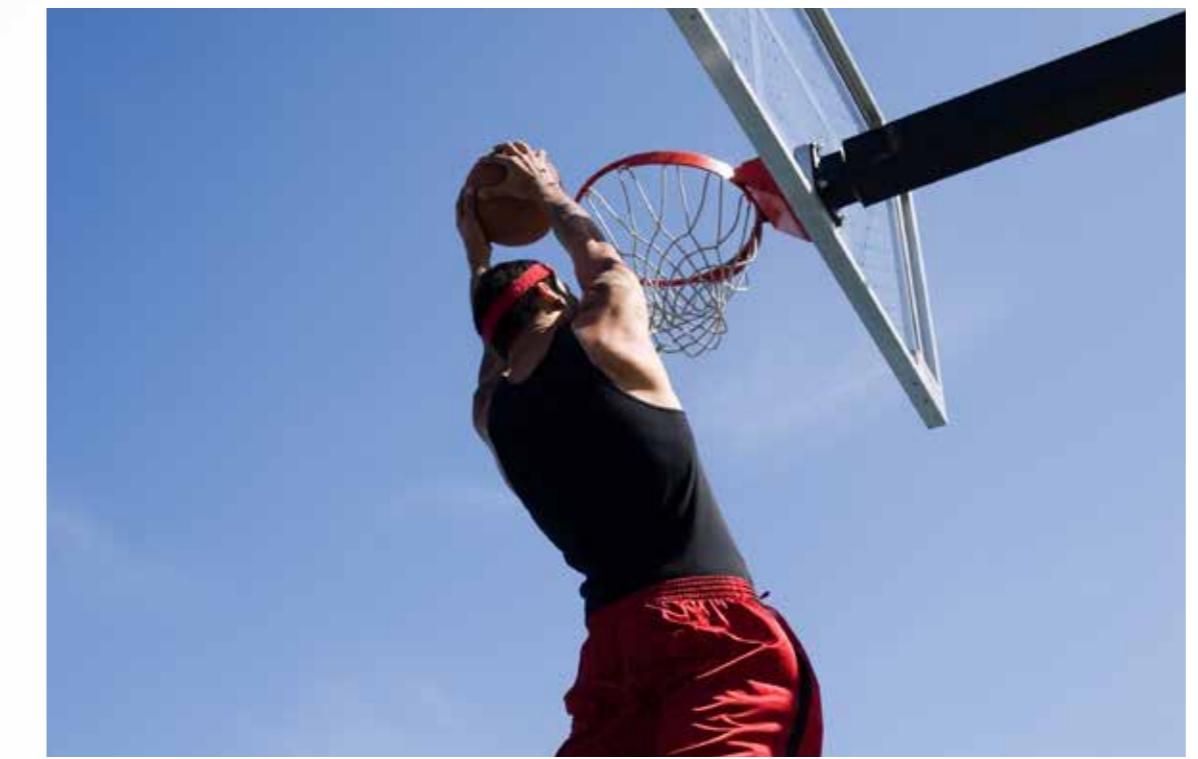




Prolong your moment of peace and quiet, at the soothing club deck



Work out your own vitality



Heighten your energies with an adrenalin-tinged experience, at any of the fitness avenues within Auris Serenity.

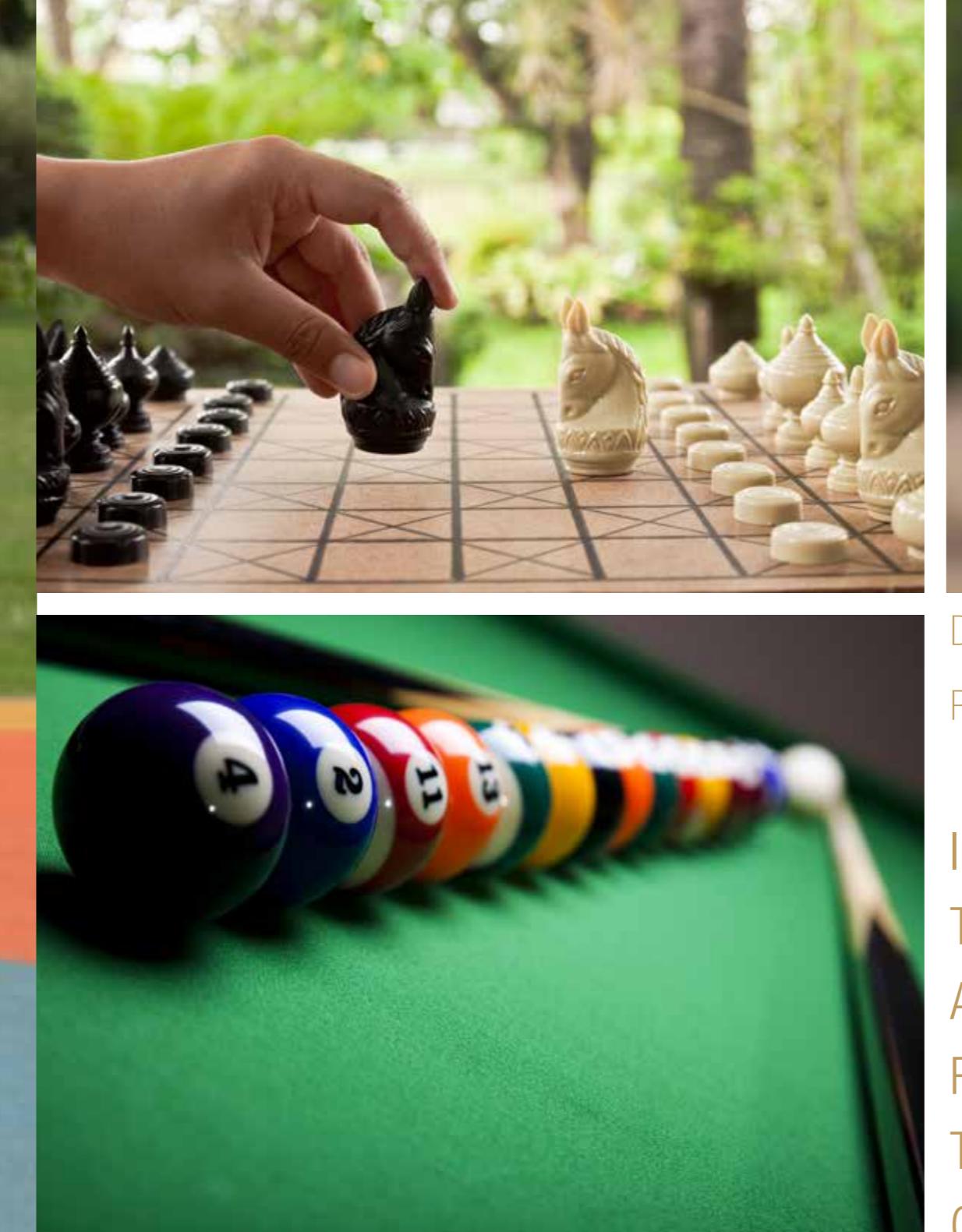
Gymnasium
Tennis Court
Squash Court
Jogging Track
Basketball Half Court
Adventure Playground
Aerobics Room





Take an inspiration or set an inspiration, at the outdoor fitness zones





Discover calm through rest and recreation.

Rejuvenate yourself with any of these routes to relaxation.

Intellectual hub - Library

TV Lounge

Auditorium

Refreshment Bar

Trail of Candle Lights

Open Soft Games Court

Childrens' Play Area

Indoor Games

(Billiards, Chess, Table Tennis, Card Room)

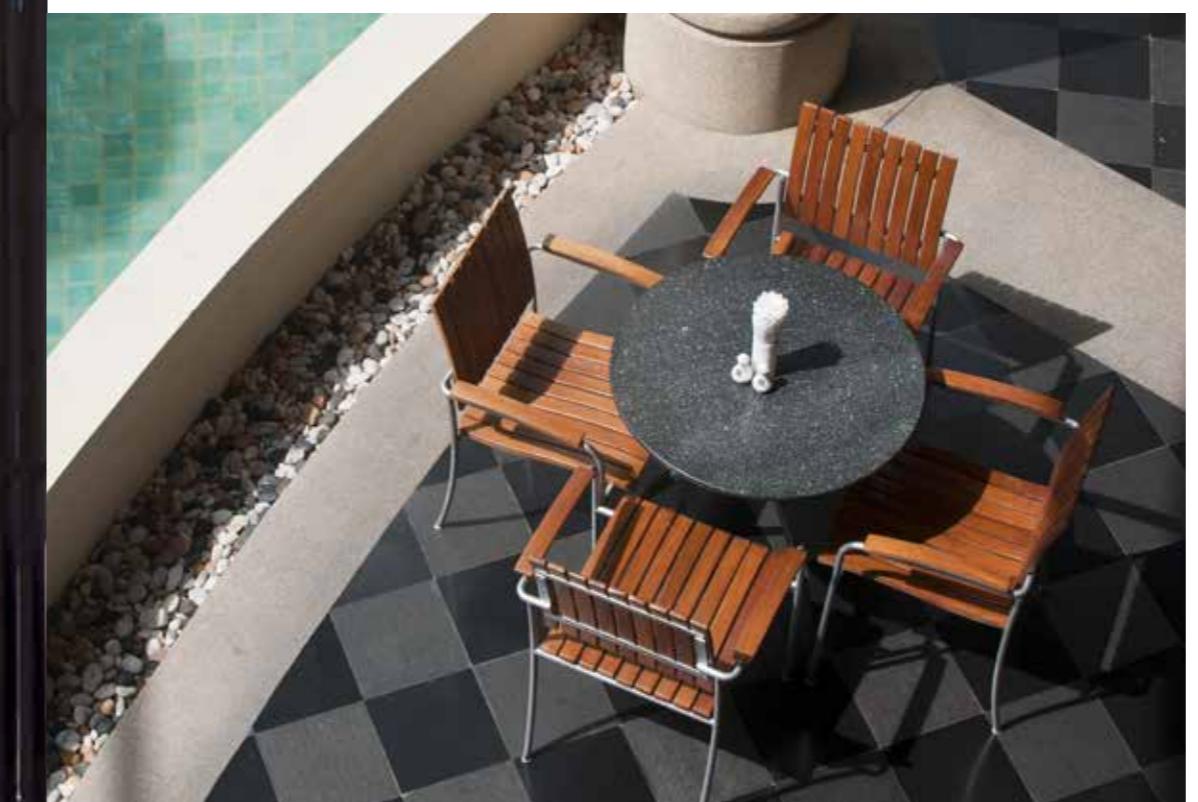




A mini holiday awaits you each day, at the leisurely clubhouse



The joy of reaching out



The real riches lie in emotional abundance.
Open up to the pleasures of a communal
existence with family, friends and like-minded
neighbors.

Multipurpose Hall (events/dining)
Barbeque Area
Outdoor Bar & Dining Area
Sunset Pool Bar
Family Pool Deck
Function Lawn
Function Deck
Grill Bar
Meeting Room
Entertainment Facilities





A shopaholic's paradise



A showstopper façade, to match the retail experience inside



There is no better way to spend a well-earned indulgence than in the glamorous environment of the best brands set amidst a natural landscape.

Grand Retail Arena with a 425ft. frontage





A joint venture of vision and pride

Transcon
DEVELOPERS
let's create a green world


SHETH CREATORS
Envisioning Landmarks

Auris Serenity brings together the might of two real estate leaders,
Transcon Developers and Sheth Creators Pvt. Ltd.
The project also has international alliances and tie-ups to
introduce Mumbai to an innovatively new, global standard of living.

Sheth Creators Pvt. Ltd. - Envisioning Landmarks

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Every revolution begins with the power of an idea. A simple idea; that does not deign to change the world, but make it a better place. With dedication, devotion, simplicity and resources.

As Sheth Creators Pvt. Ltd. embarks on a new journey of change, the company derives inspiration and motivation from its proud lineage of Sheth Developers Private Limited (SDPL), whose amazing achievements in a record short span of 26 years, are unrivaled. With 60 mixed use developments (completed and ongoing), 15,000 homes built, 15 million square feet development in residential, commercial, retail and township projects in India and abroad, winner of 32 International Awards, ISO 9001: 2008 and ISO 14001: 2004 Certifications, as also 'American Concrete Institute' (ACI) and LEED certifications; the legacy is one of pride.

Today, Sheth Creators Pvt. Ltd. moves forth towards creating a revolution through 'envisioning landmarks' under the steward leadership of Mr. Jitendra N. Sheth and Mr. Vallabh N. Sheth; and conquering newer heights of glory.



Transcon Developers aspires to actively distinguish itself in the construction industry by creating a niche for itself by developing premier quality homes, built around sustainability. In our quest to deliver, we incorporate sustainable living into every aspect of our buildings.

Till date, the company has built 5 million sq.ft. of living spaces across the suburbs of Mumbai from Bandra to Borivali and Mulund.





TRANSCON-SHETH CREATORS PRIVATE LIMITED

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Juhu Lane, above Navnit Motors,
Andheri (W), Mumbai - 400 058.
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Site Office: Auris Serenity, Next to Agrawal B2B
Centre, Opp. Vasant View, De Monte Lane,
Kanchpada, Malad (W), Mumbai- 400 064
Call +91-22 4200 4400
sms AURIS 56767

Corporate Office: Sheth Creators, Hallmark
Business Plaza, 12th Floor, 1201-1204, Sant
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