



# SHELAJI AVENUES

**1 BHK Plush Residences**



## SHELAJI<sup>®</sup> AVENUES

**1 BHK Plush Residences**

High Life means High Quality, in the current day scenario, where everything was required yesterday and the need for aesthetics is greater than ever before, more and more families are opting for homes that are not just spacious but also thoughtfully conceived and interestingly created. That's why each and every amenity at Shelaji Avenues is avant-garde in terms of idea and design. This is further backed by superior quality fittings and materials.

A splendid residential project of 21 storeys, Located at Mumbai Central Shelaji Avenues offers 1BHK plush residences with modern amenities.

Living here will elevate the quality of your living to the next level as Shelaji Avenues is a perfect combination of good planning, superior lifestyle, excellent connectivity and modern amenities.





*Luxury*

Simplicity, carried  
to an extreme,  
becomes Elegance.



Artistic Impression



Artistic Impression



*Grandeur*  
Design is thinking made visible.



# Layout



Artistic Impression



Artistic Impression



Artistic Impression

## Simplicity

Design is not for philosophy,  
It's for life.

In current day scenario, we are what we repeatedly do. Excellence then, is not an act but a habit. Design impacts all our lives in way subtle and overt, every object is a function of design, where everything was required yesterday and the need for aesthetics is greater than ever before, more and more families are opting for homes that are not just spacious but also thoughtfully conceived and interestingly created.

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Artistic Impression



Artistic Impression

**SHELAJI®**  
**AVENUES**  
1 BHK Plush Residences

SHELAJI®  
AVENUES

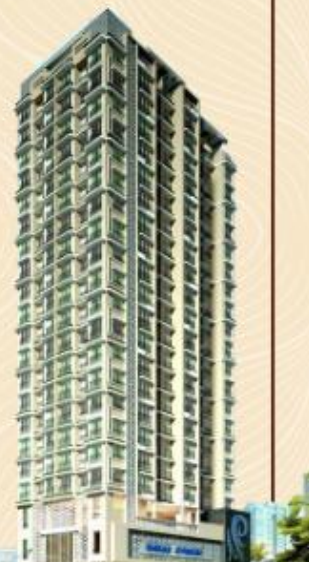
## Amenities

1. Elegant & unique elevation structure.
2. Centralised operation panels in floor lobby.
3. 2X2 Vitrified Tiles & Granite Kitchen Platform.
4. Top Quality Sanitary Fittings.
5. High Speed Designated Elevators.
6. Lavish Parking Space + car lifts.
7. State of art fire fighting equipment with smoke detectors.
8. Rain Water Harvesting System.
9. Modular Switches.
10. Vastu Compliant Homes.
11. Children's Play Area.
12. Club House.

Decorative Entrance Lobby with excellent Architectural features.  
Situated in the heart of Mumbai with easy connectivity to Grant Road and Mumbai Central Station.

Grant Road and Mumbai Central Metro Station in ongoing Colaba - Bandra - SEEPZ / Metro 3 project are at walkable distance.

VAASTU SHASTRA compliant with "R" Class Amenities.  
Modern elevation and quality construction as approved by M.C.G.M.



## LOCATION MAP



A Project by  
**SHELAJI**  
GROUP  
*A Legacy..*

Developer: Ashirwad Shelaji Developers  
Liasoning Architect: Gajjar & Associates  
Designer Architect: AM Saquib  
R.C.C. Consultant: Sura & Associates  
A Venture by: Navrang & Shelaji Group

Site Address:  
Shelaji Avenues  
5th & 6th Kamathipura lane, Shuklaji Street,  
Near Mumbai Central Station, Mumbai - 400008

For Sales Enquiry: M: +91 99200 10091 E: shelajiavenues@gmail.com

MAHARERA Project Registration No.: P51900023110



## Layout

CARPET AREA STATEMENT		
FLAT NO - 01		
LIVING ROOM	9'2" X 18'	165.00
KITCHEN	7'4" X 7'4"	54.00
MASTER BEDROOM	10'6" X 12"	126.00
TOILET	4' X 5'	20.00
MASTER TOILET	4' X 8.25	33.00
<b>TOTAL</b>		<b>398.00</b>



FLAT NO - 01



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