



LIVE A
CELEB
LIFE

GO BEYOND ORDINARY.



ROSWALT ZAIDEN



ANDHERI'S NEWEST
COSMOPOLITAN PLAYGROUND



INDULGE
INTO
MAJESTIC LIFESTYLE
OF
ROSWALT ZAIDEN





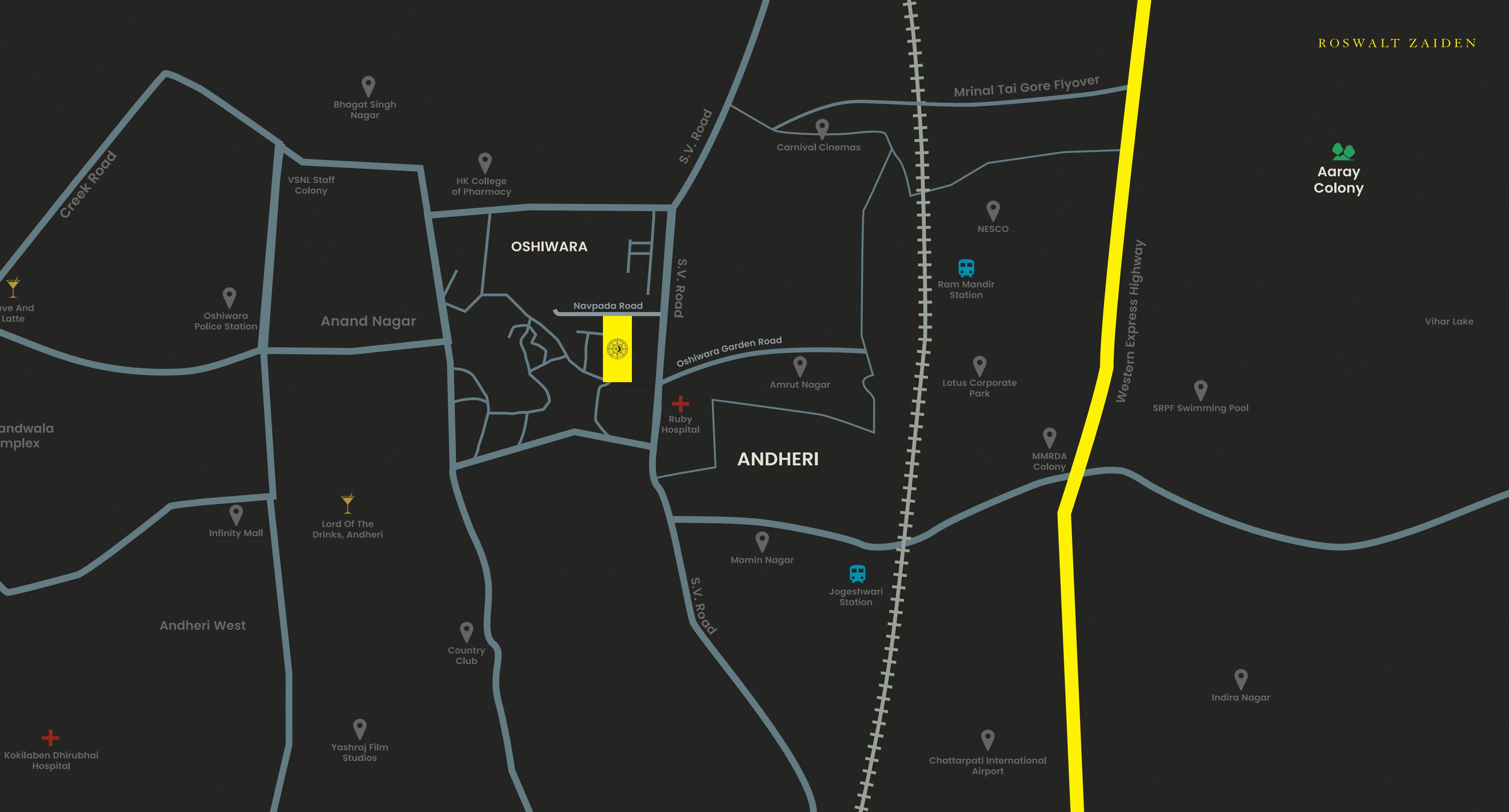
ROSWALT ZAIDEN
IS CREATED
WITH UNRIVALED
DEDICATION TO
MINUTIAE AND
MODERNITY

GLOBALLY LOVED LOCATION

Andheri is a globally accepted residential landmark. It is a central point that connects the whole city. **Roswalt Zaiden** located at very convenient, connected and offers exemplary lifestyle. Andheri is the most desirable residential address one seeks for in the city.

LEGENDS

1.5 KM	0.1 KM	10 KM	08 KM
JOGESHWARI RAILWAY STATION	S.V. ROAD	INTERNATIONAL AIRPORT	DOMESTIC AIRPORT
02 KM	02 KM	09 KM	01 KM
PVR CINEMAS	WESTERN EXPRESS HIGHWAY	POWAI	OSHIWARA POLICE STATION
15 KM	04 KM	01 KM	02 KM
BKC	KOKILABEN DHIRUBHAI AMBANI HOSPITAL	RAM MANDIR RAILWAY STATION	INFINITY MALL



ROSWALT ZAIDEN

Aaray Colony

Vihar Lake

Indira Nagar

Chattarpati International Airport

SRPF Swimming Pool

MMRDA Colony

Mornin Nagar

Lotus Corporate Park

Ram Mandir Station

NESCO

Carnival Cinemas

Bhagat Singh Nagar

HK College of Pharmacy

VSNL Staff Colony

Oshiwara Police Station

Anand Nagar

Lokhandwala Complex

Infinity Mall

Lord Of The Drinks, Andheri

Amrut Nagar

Navpada Road

Oshiwara Garden Road

Ruby Hospital

Mornin Nagar

Jogeshwari Station

Country Club

Yashraj Film Studios

Chattarpati International Airport

Indira Nagar

SRPF Swimming Pool

MMRDA Colony

Mornin Nagar

Lotus Corporate Park

Ram Mandir Station

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Oshiwara Police Station

Anand Nagar

Lokhandwala Complex

Infinity Mall

Lord Of The Drinks, Andheri

Amrut Nagar

DARE TO LIVE LARGE
ELEVATED LIFE WITH REMARKABLE
NEW HEIGHTS

— UNFOLD FOR FULL VIEW —



SETTING NEW STANDARDS OF ACCESSIBILITY

WEST VIEW

Versova Beach

Infinity Mall

Lokhandwala
Complex

Madh Island

Metro Station

ROSWALT ZAIDEN makes your busy life simpler. It is expediently situated at one of the buzzing zone of Andheri, with upcoming metro stations, malls, railway stations and other experience centres in close proximity.

EXPERIENCE
MAXIMUM LIFE
WITH MAXIMUM
CONNECTIVITY.



INDULGENCE



LET US LEAD YOU ON A JOURNEY TO
REDISCOVER YOURSELF WITH OUR WIDE RANGE
OF WELLNESS AMENITIES.



YOGA ROOM



ZUMBA ROOM



SWIMMING POOL



JOGGING TRACK



GYMNASIUM



ZEN GARDEN

WE OFFER A QUINTESSENTIAL PLAYGROUND FOR YOUR KIDS TO LEARN, GROW AND GET INSPIRED AT. LET THE KIDS PLAY THE DAY AWAY.



INDOOR GAMES



CHILDREN'S PLAY AREA



BASKETBALL COURT



BADMINTON COURT



KIDS SWIMMING POOL



BOX CRICKET



FOOTBALL TURF



KIDS ZONE



ELDERLY

UNFOLDING A WIDE RANGE OF AMENITIES FOR
YOUR PARENTS TO IMMERSE INTO AND RELAX
THEIR MIND, BODY AND SOUL.



LIBRARY



MEDICAL ROOM



SENIOR CITIZEN'S CORNER



STAR GAZING DECK



PANIC BUTTON



STRETCHER LIFT

All images are for representative purposes only.

YOUR CONNOISSEURIAL LIVING DESERVES EVERYTHING MAJESTIC! FIND UNLIMITED ENTERTAINMENT AT YOUR FINGERTIPS WITH YOUR LIFE AT ROSWALT ZAIDEN.



MINI THEATER



BANQUET HALL



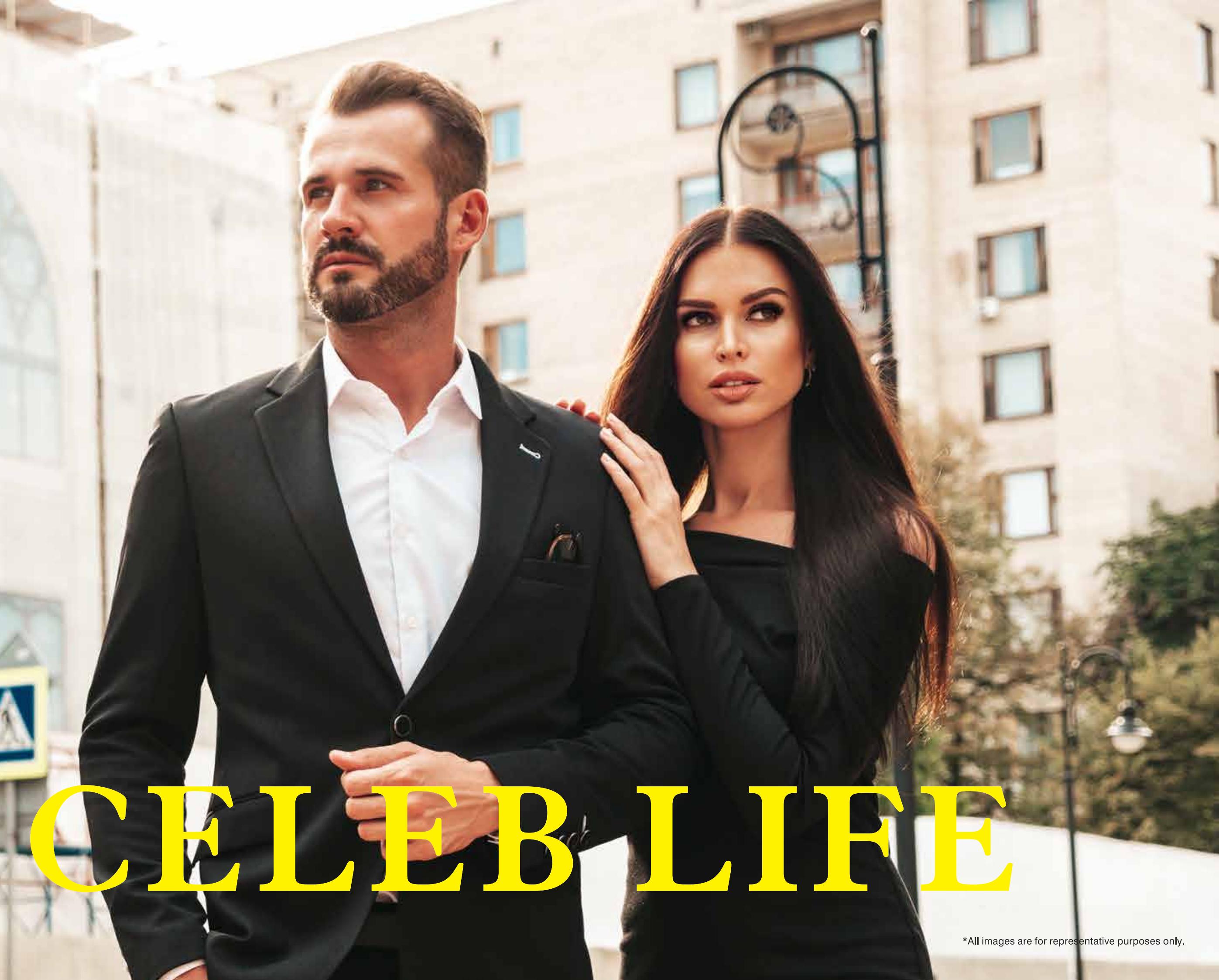
CAFE



POOLSIDE BARBECUE



SALON



CELEB LIFE



AMENITY RICH

THOUGHTFULLY CREATED AMENITIES, ELEVATE
YOUR SPIRIT; TAKE A PLUNGE INTO THE AISLES OF
HIGH-END ENTERTAINMENT EXPANSE.



LAWN



CONFERENCE ROOM



VIEWING DECK



CO-WORKING OFFICE SPACE



STACK PARKING

LARGER SPACE FOR LARGER LIVING



UNIT PLANS



TOWER - A
UNIT 1
1BHK
RERA CARPET AREA - 401 SQ. FT.

Key Plan



UNIT PLANS



TOWER - B
UNIT 3
2 BHK
RERA CARPET AREA - 600 SQ. FT.

Key Plan



TOWER - C
UNIT 4
2 BHK
RERA CARPET AREA - 600 SQ. FT.

Key Plan



TOWER - B
UNIT 5
2 BHK
RERA CARPET AREA - 675 SQ. FT.

Key Plan

UNIT PLANS

TOWER - A
UNIT 6
3 BHK

RERA CARPET AREA - 875 SQ. FT.



Key Plan



TOWER - A
UNIT 7
3 BHK
RERA CARPET AREA - 1005 SQ. FT.



Key Plan



TYPICAL FLOOR PLAN



27.45 M WIDE DP ROAD



12.20 M WIDE DP ROAD

20.00 M WIDE DP ROAD
TOWARDS S.V. ROAD →



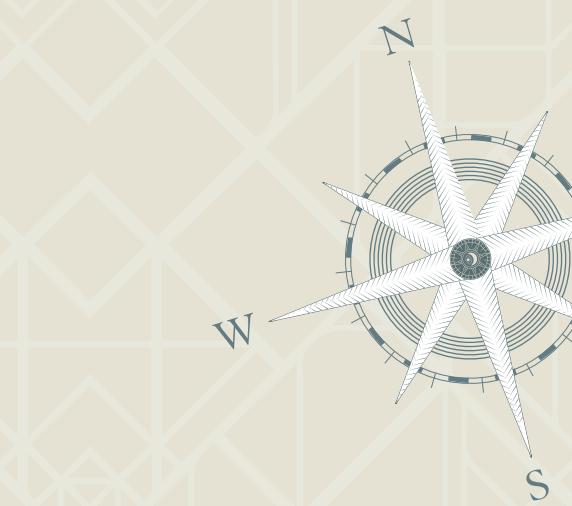
AMENITIES FLOOR PLAN

- | | |
|-----------------------|-----------------------------|
| 1. SOCIETY OFFICE | 9. GYMNASIUM |
| 2. CONFERENCE ROOM | 10. SALON |
| 3. CO - WORKING SPACE | 11. INDOOR GAME ROOM |
| 4. MEDICAL ROOM | 12. BADMINTON COURT |
| 5. HOME THEATER | 13. KIDS PLAY AREA |
| 6. CHILDREN PLAY AREA | 14. ZEN GARDEN |
| 7. YOGA ROOM | 15. BASKETBALL COURT |
| 8. STEAM ROOM | 16. SWIMMING POOL |
| | 17. KIDS SWIMMING POOL |
| | 18. CAFETERIA |
| | 19. BANQUET HALL |
| | 20. LIBRARY |
| | 21. ART ROOM |
| | 22. SENIOR CITIZEN'S CORNER |
| | 22. ZUMBA ROOM |

TERRACE FLOOR PLAN



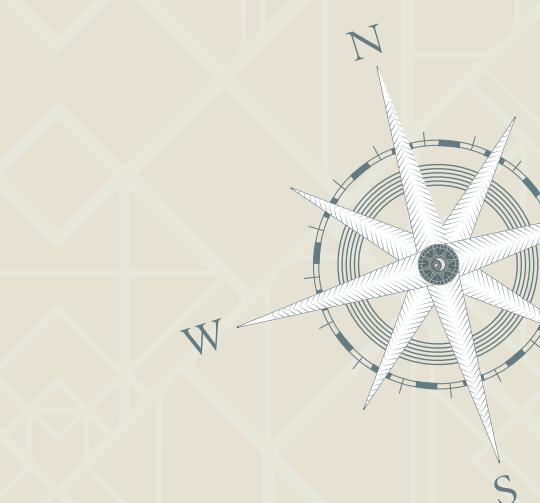
REPRESENTATIVE IMAGE OF ROOFTOP JOGGING TRACK



PARKING PLAN

The site plan illustrates a 12.20 m wide DP road running horizontally across the top of the diagram. The road is flanked by green landscaping and features five 5.00 m wide driveways on each side, leading into a central area. The central area contains several buildings, including a large rectangular building with multiple levels and smaller structures like garages and utility rooms. A circular driveway or ramp is located at the bottom center, with arrows indicating its direction. To the left, there is a large grassy area with trees and a 27.45 m wide driveway. To the right, there is a pedestrian pathway, a security cabin, and an entry/exit point. The entire plan is set against a light gray background with a subtle geometric pattern.

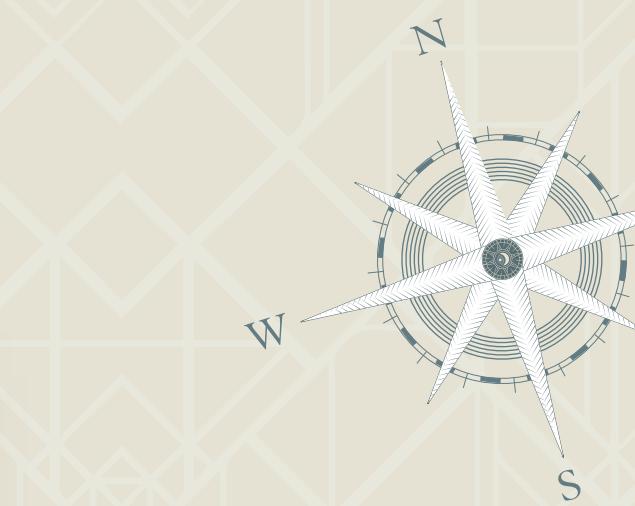
TOWARDS S.V. ROAD



*All plans are for representative purposes and subject to change.

GROUND FLOOR PLAN

ROSWALT ZAIDEN



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ROSWALT
IMPERIA

ATTRIBUTES & ELEMENTS

Unleash the ultimate tier of richness with paramount space for living and leisure



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All flats are planned to have zero passage waste in the area, resulting in flats with the same carpet area but larger room sizes.

Every flat has a minimum 5 feet wide wall space for a name plate at the entrance.

Every 1 BHK flat consists of one toilet and bathroom attached to the bedroom and one as a common toilet.

All units consist of 8 feet width French window which allows maximum light and air ventilation.

Additional service slab provided in toilet duct and Kitchen for AC outdoor unit and storage purpose.

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ATTRIBUTES & ELEMENTS

*Heralding a new age
for world-class amenities*

Rediscover elusive composition of architectural wonder with ROSWALT ZAIDEN. At the heart of this lot are amenities that unleash the ultimate tier of richness with paramount space for living and leisure. Fusing exceptional interior design with modern tech reflects our client's aspirations!

Dive into this rhythm of modern yet timeless construction.



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Lobby area has adequate light and air ventilation.

Each wing has high-speed passenger and service elevators with a capacity of 18 passengers and a speed of 2.5 M/ Sec. which enables quick access to the desired floor and to carry heavy loads in an emergency.

Garbage chutes are provided for efficient and hygienic garbage disposal.

The entire vicinity is equipped with 24 x 7 CCTV surveillance.

Stack parking is provided with a power backup facility.



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AWARDS & ACCOLADES

The provenance of Roswalt Realty can be traced back to the paragon of architectural marvels curated by Chairman, Ar. Shantanoo Rane. After catering to nation-wide Real Estate Titans as an Architect, Ar. Shantanoo Rane stepped into developing structures that exhibit contemporary designs, redefining and reinventing state-of-the-art homes with uncompromised quality.

“

*Being an architect myself
I have a desire to
complete a project to
great depth and set a
benchmark of excellence
for our clients*

”

AR. Shantanoo Rane



CORPORATE TITAN AWARDS
(BEST PROJECT DESIGN - SUBURBAN, MUMBAI)



RADIO CITY
BUSINESS TITAN AWARDS
(MOST PROMISING GROUP IN
SRA & REDEVELOPMENT)



THE CEO STORY
BUSINESS TITAN AWARDS
(BEST COMPANY RECOGNITION)

Redefine the luxury with Roswalt Realty...