



# THE LUXOR



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The Layout and Building Plans are subject to change as per the discretion of the developer and as approved by B.M.C. and other authorities.  
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No right of any nature should be construed from the Brochure.



# THE LUXOR

ANNOUNCE YOUR ARRIVAL

BE THE FIRST AMONG EQUALS.

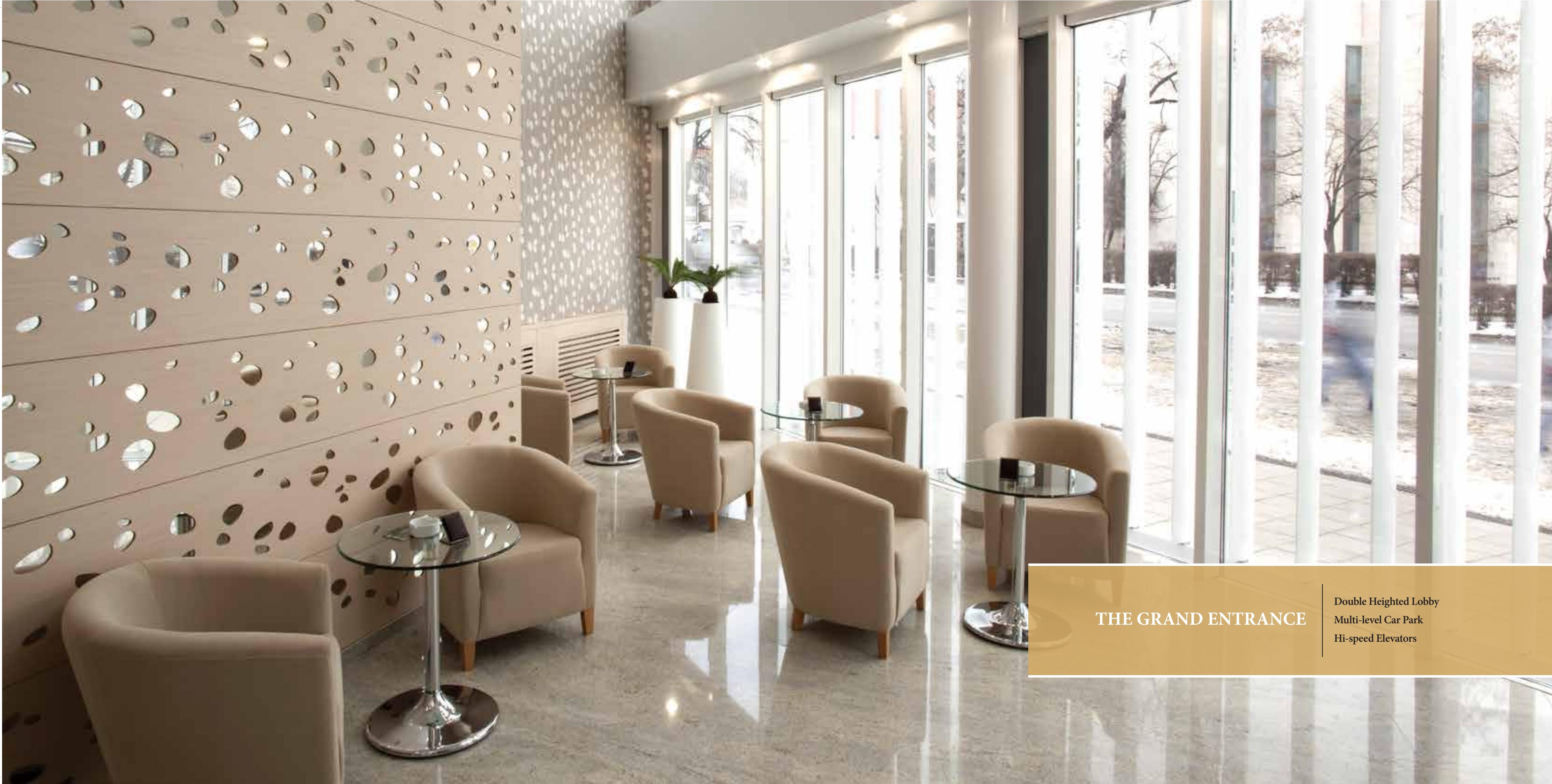
HOBNOB WITH YOUR KIND.

WALK TALL AND RUB SHOULDERS WITH THE SUCCESSFUL.

AFTER ALL, YOU'VE EARNED YOUR PLACE IN THE SUN.

LIVE LIKE A KING.

LIVE AT THE LUXOR.



## THE GRAND ENTRANCE

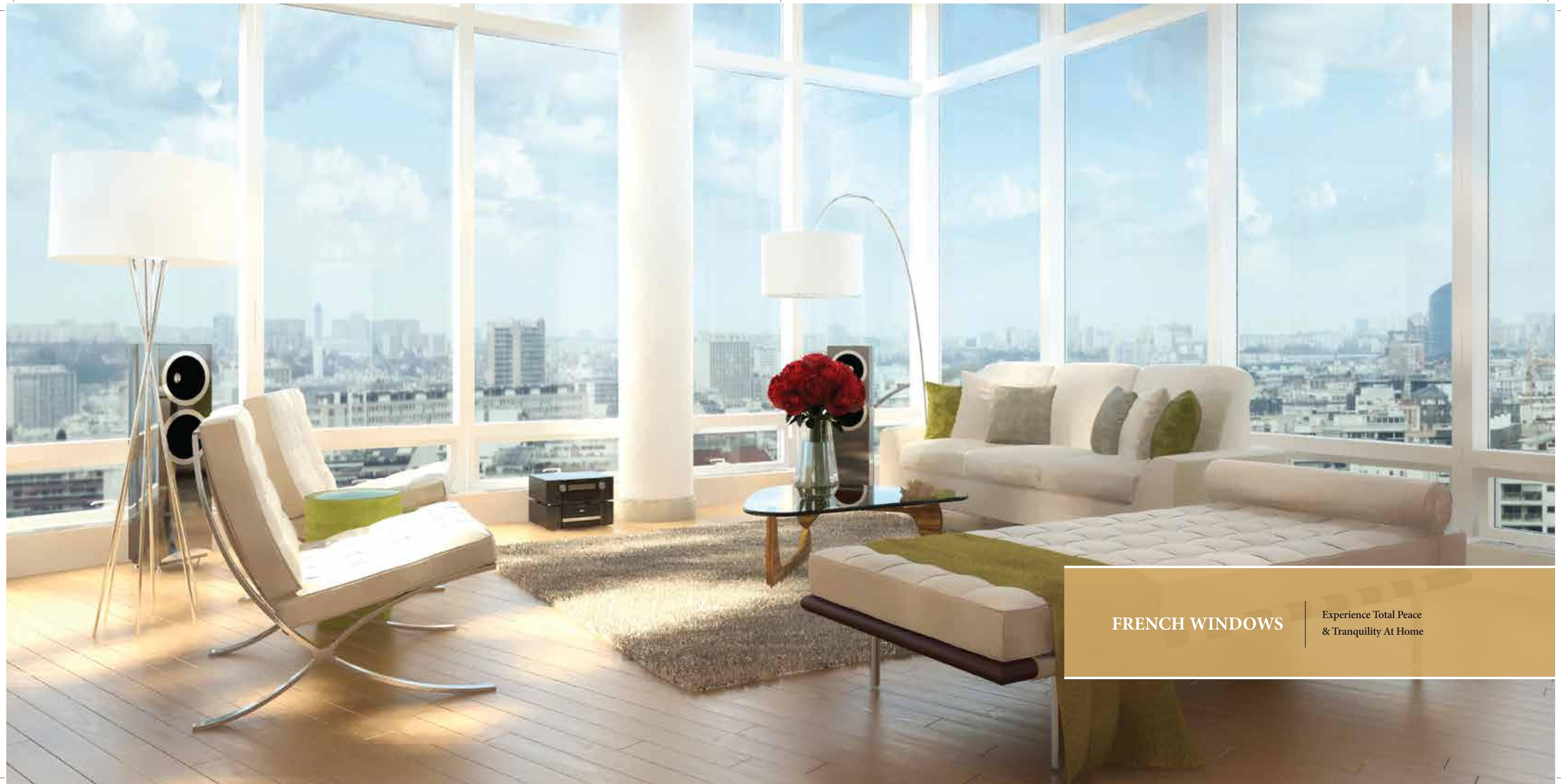
Double Heighted Lobby  
Multi-level Car Park  
Hi-speed Elevators



## THE SPACIOUS LIVING ROOM

Italian Marble Flooring  
Exquisitely Designed Interiors  
Balcony Overlooking Lush Greenery





## FRENCH WINDOWS

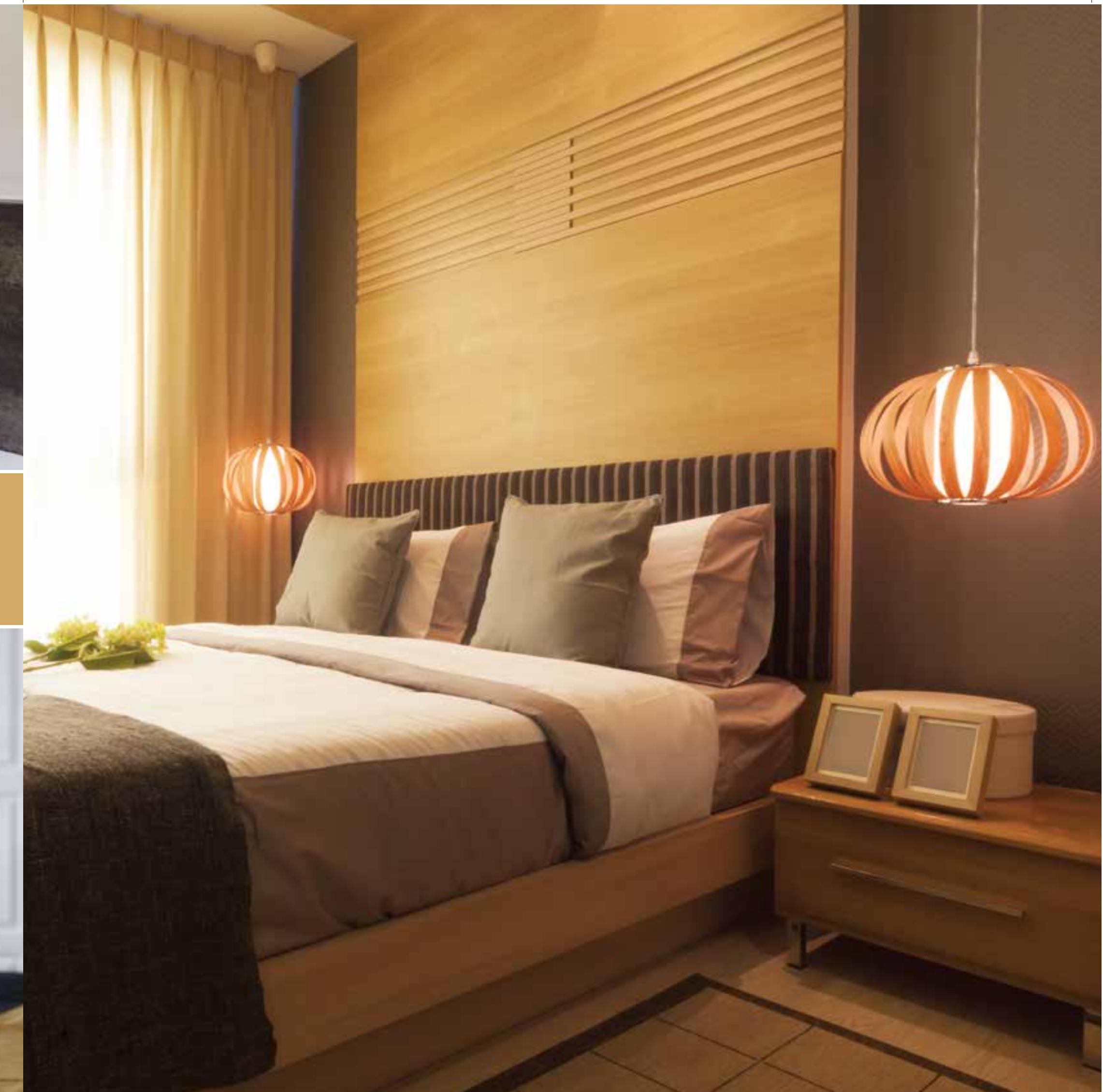
Experience Total Peace  
& Tranquility At Home



## HIGH END BATH FITTINGS - AMERICAN STANDARD

Big Heavy-duty Aluminum Windows

High-end Bathroom Fittings from Grohe / Duravit / Kohler or equivalent





## THE WAREN DORF KITCHEN

World's best and most reputed Kitchen Brand from Germany



State of the Art Modular Kitchen  
Precision Engineered  
Blumotion & Legrabox Hardwares Support  
Extended Warranty  
German Engineered



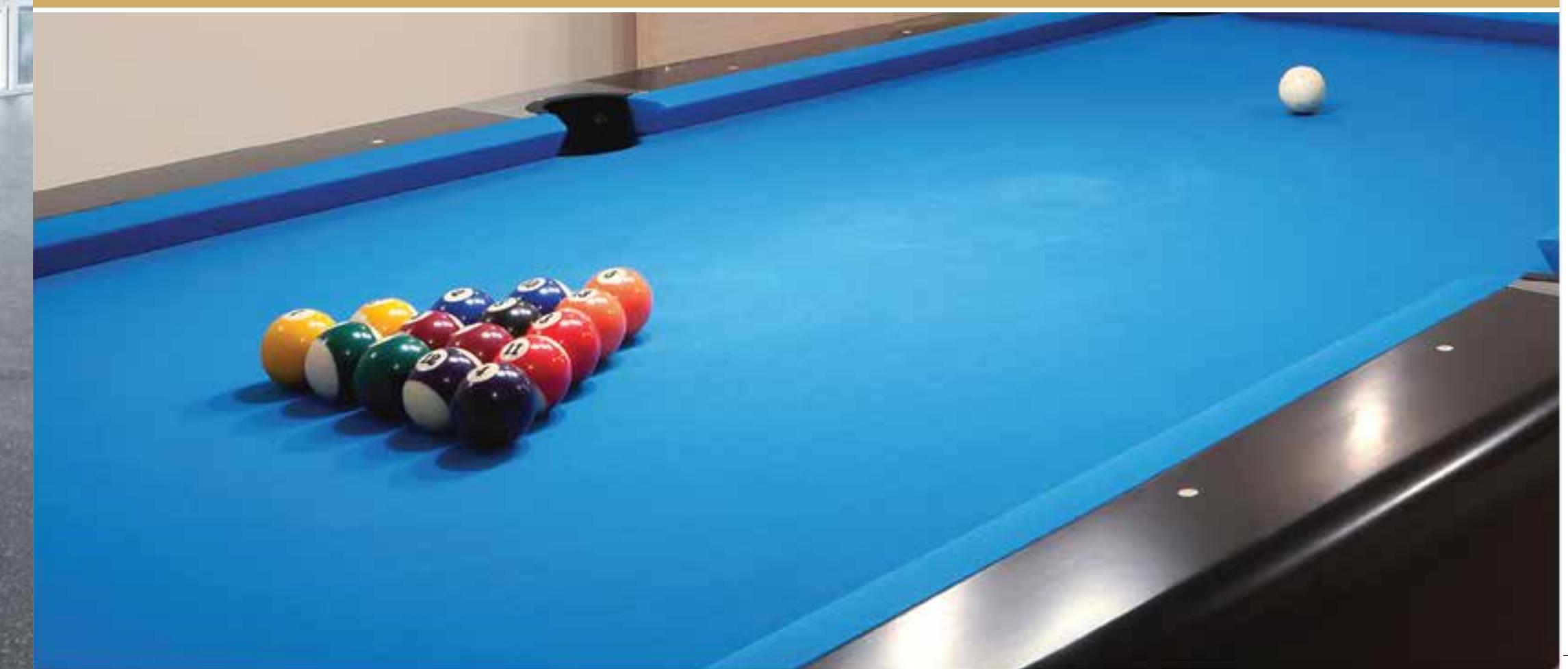
HOME AUTOMATION SYSTEM  
& SANGAM LIFESPACES APP

Finger Control Home Gadgets  
& Appliances



## FITNESS & RECREATION

Clubhouse  
Modern Gymnasium  
Meditation & Yoga Spaces  
Snooker & Table Tennis





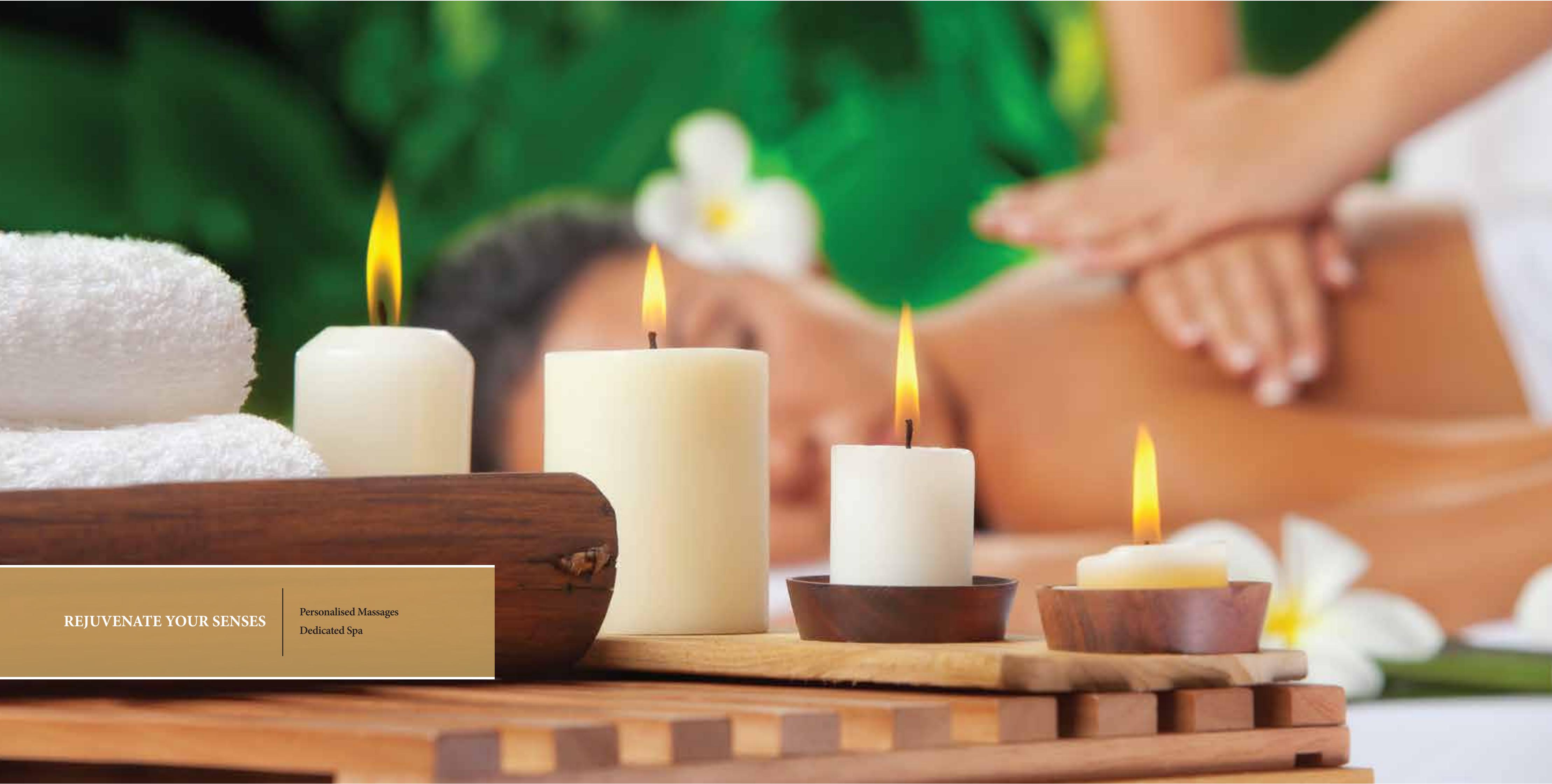
## MIND & BODY RECREATION

Cricket in the Nets  
Cricket Bowling Machine  
Jogging Track



## DIPPING POINTS

Swimming Pool  
Kids' Pool



REJUVENATE YOUR SENSES

Personalised Massages  
Dedicated Spa



## PROTECTION & ECO-SYSTEMS

24 Security & CCTV Systems  
Imported Video Door Phone  
Rainwater Harvesting



## VALUE SERVICES

Carwash  
Maintenance & Community Office  
Chauffers' Restroom  
House-keeping Facility





VASTU COMPLIANT

Vastu Designed Apartments





# THE LUXOR

ANNOUNCE YOUR ARRIVAL

**2.5 BHK**  
FLOOR CUT



**3.5 BHK**  
FLOOR CUT



**3.5 BHK**  
FLOOR PLAN

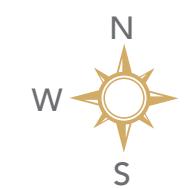




**4 BHK  
DUPLEX UPPER**



# 4 BHK DUPLEX LOWER

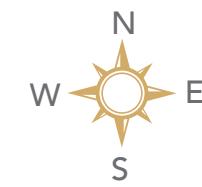




6 BHK  
DUPLEX UPPER

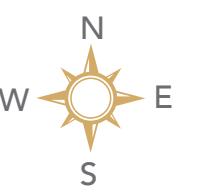
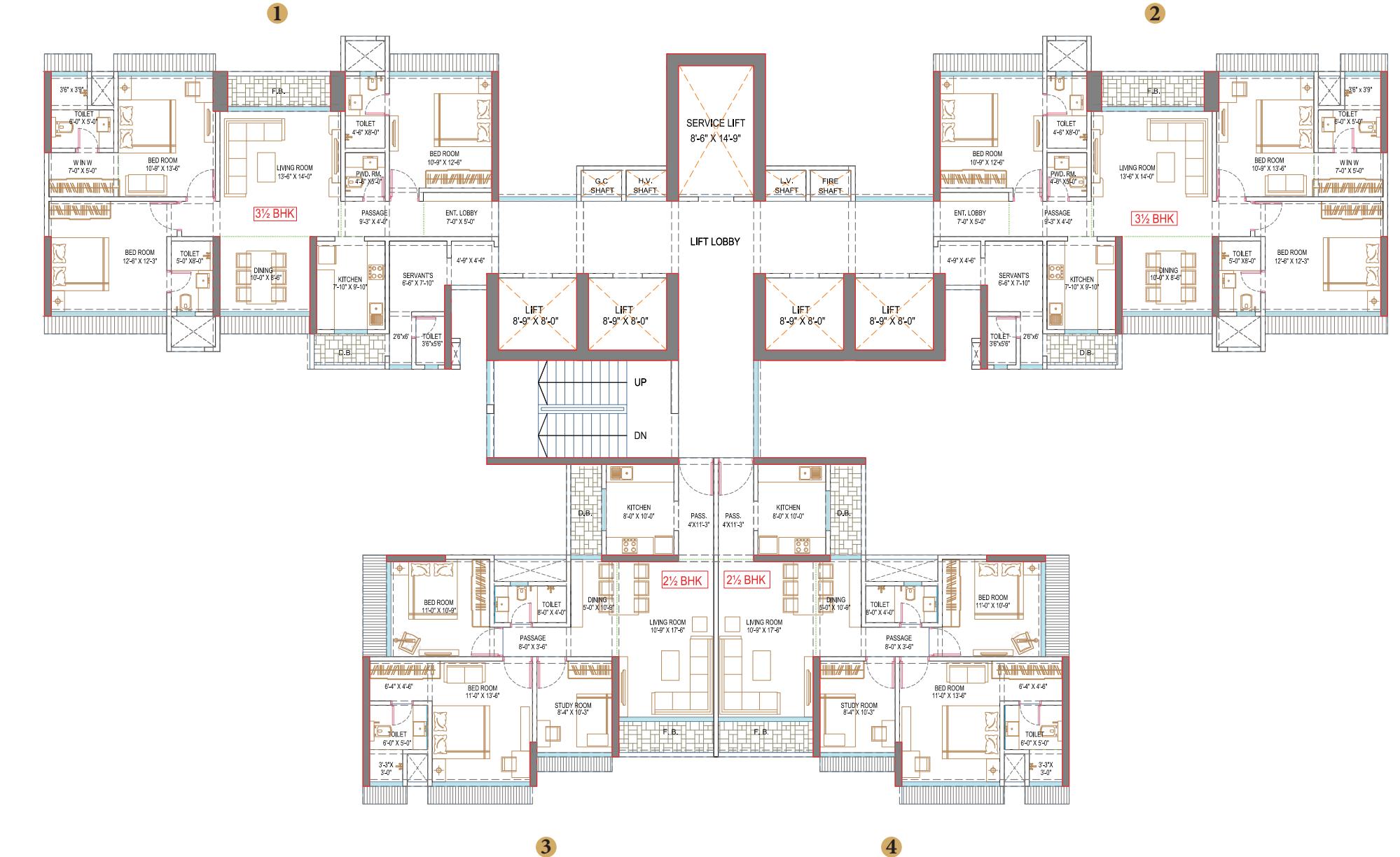
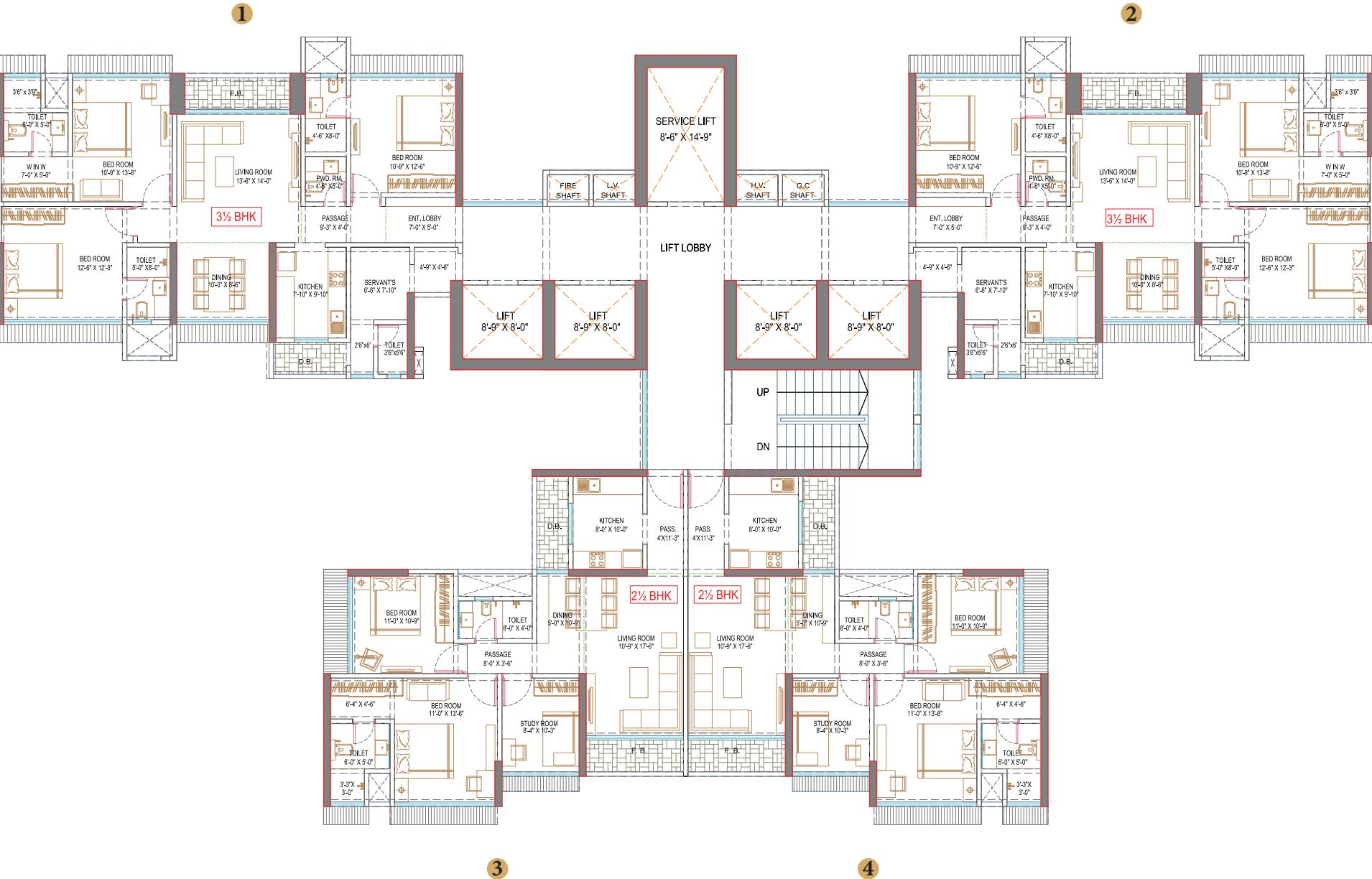


6 BHK  
DUPLEX LOWER



## TYPICAL FLOOR PLAN

1<sup>ST</sup> TO 4<sup>TH</sup>, 6<sup>TH</sup> TO 11<sup>TH</sup>, 13<sup>TH</sup> TO 17<sup>TH</sup> FLOOR PLAN

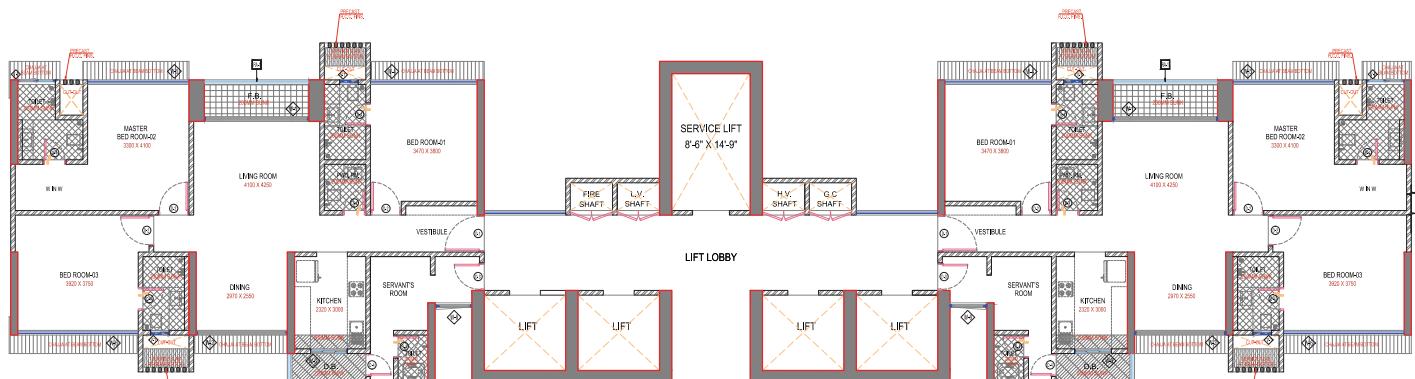


① & ② 3.5 BHK APARTMENTS | ③ & ④ 2.5 BHK APARTMENTS

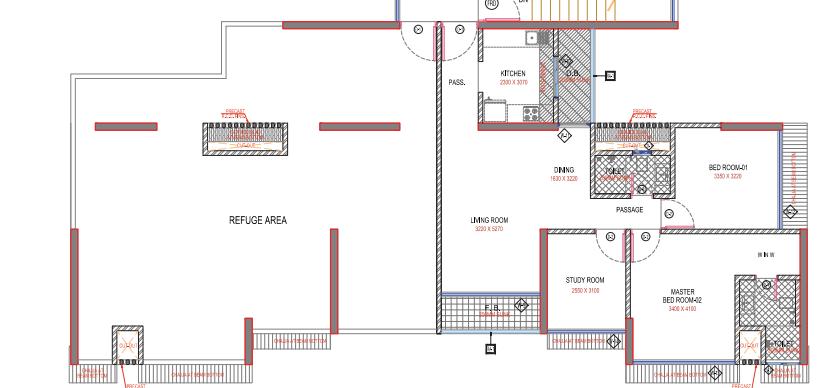


① & ② 3.5 BHK APARTMENTS | ③ & ④ 2.5 BHK APARTMENTS

**5<sup>TH</sup> REFUGE FLOOR PLAN**



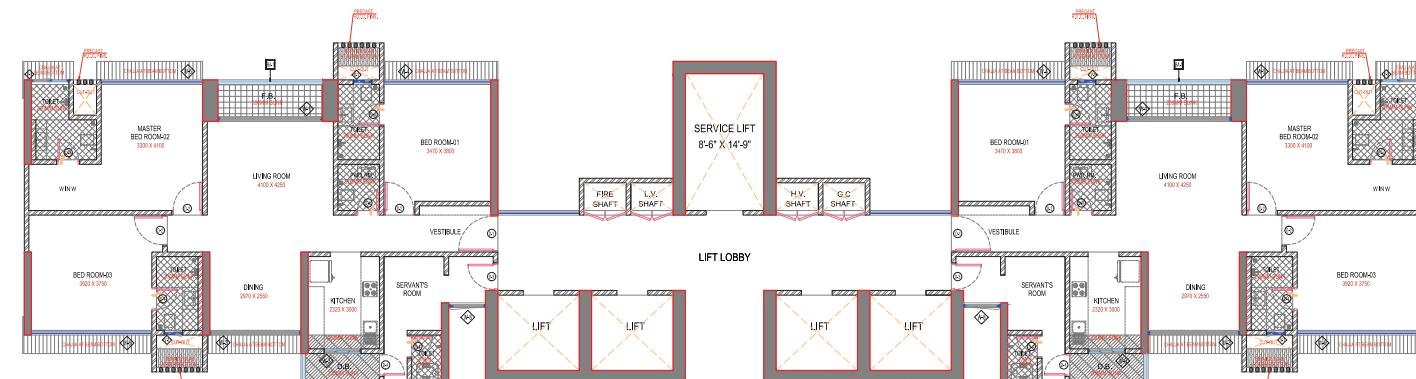
**'A' WING**



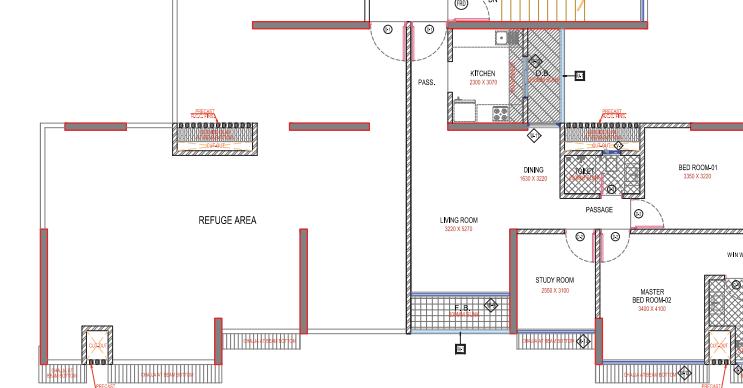
**'B' WING**



**12<sup>TH</sup> REFUGE FLOOR PLAN**



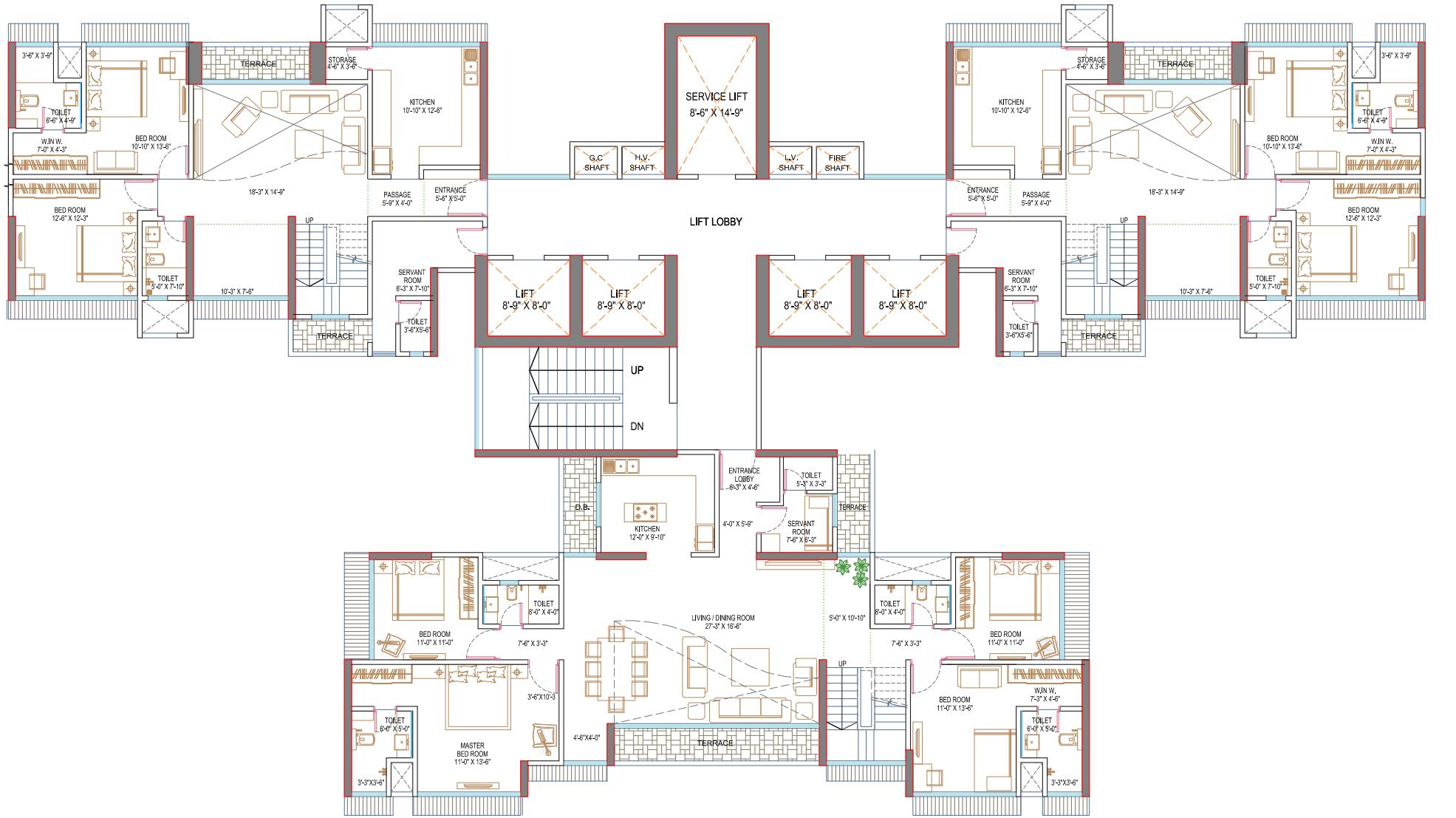
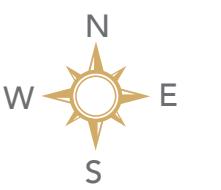
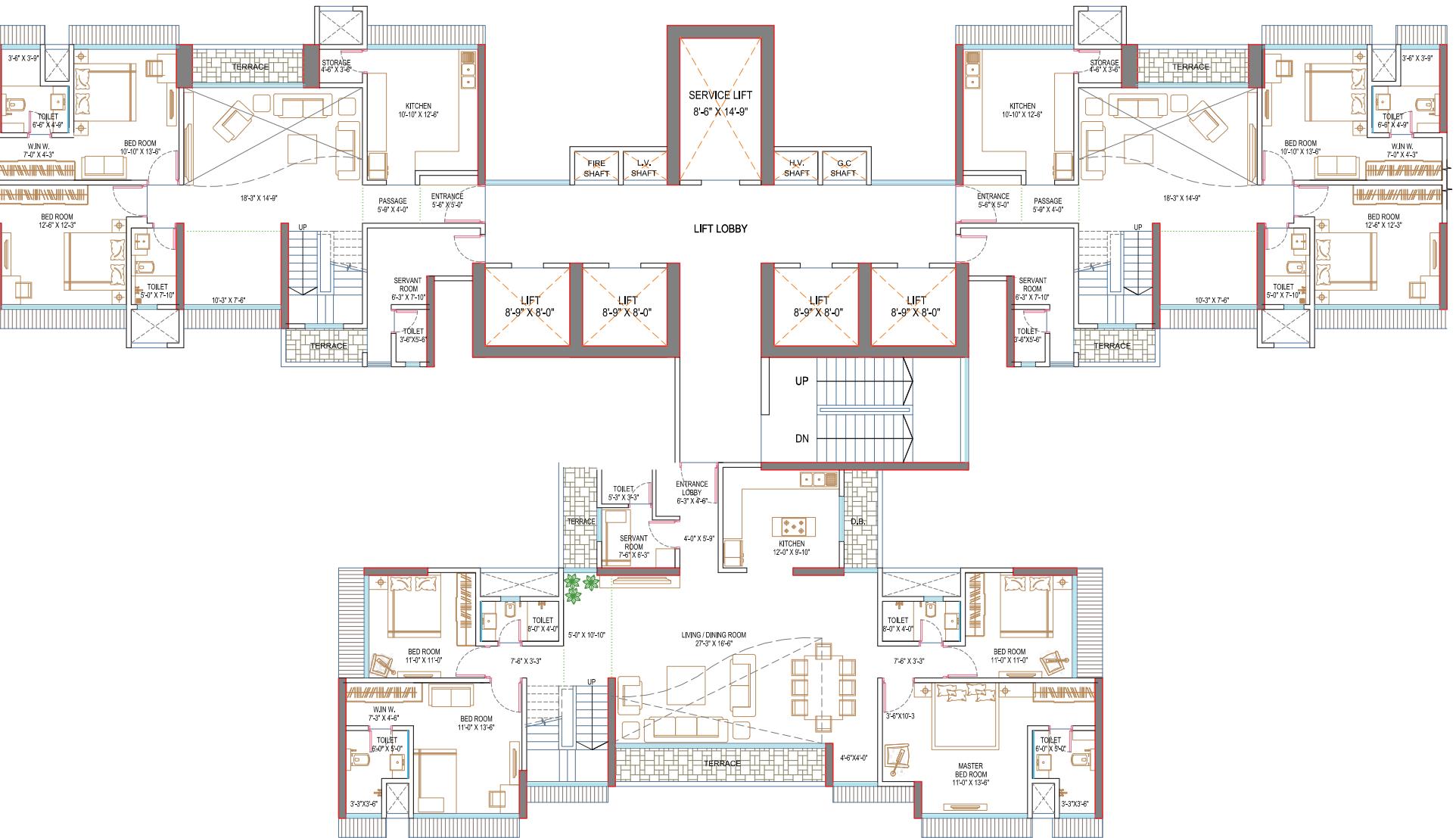
**'A' WING**



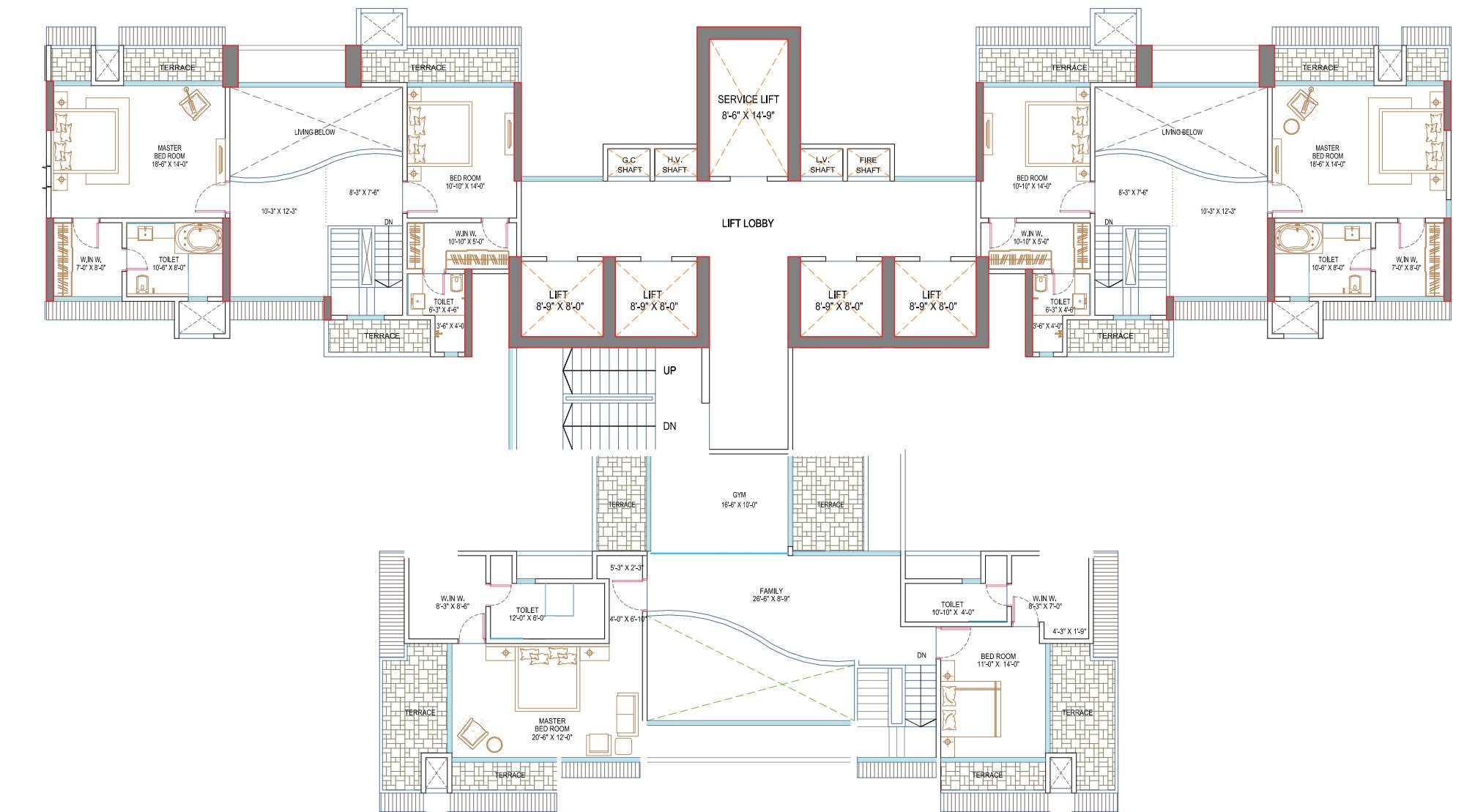
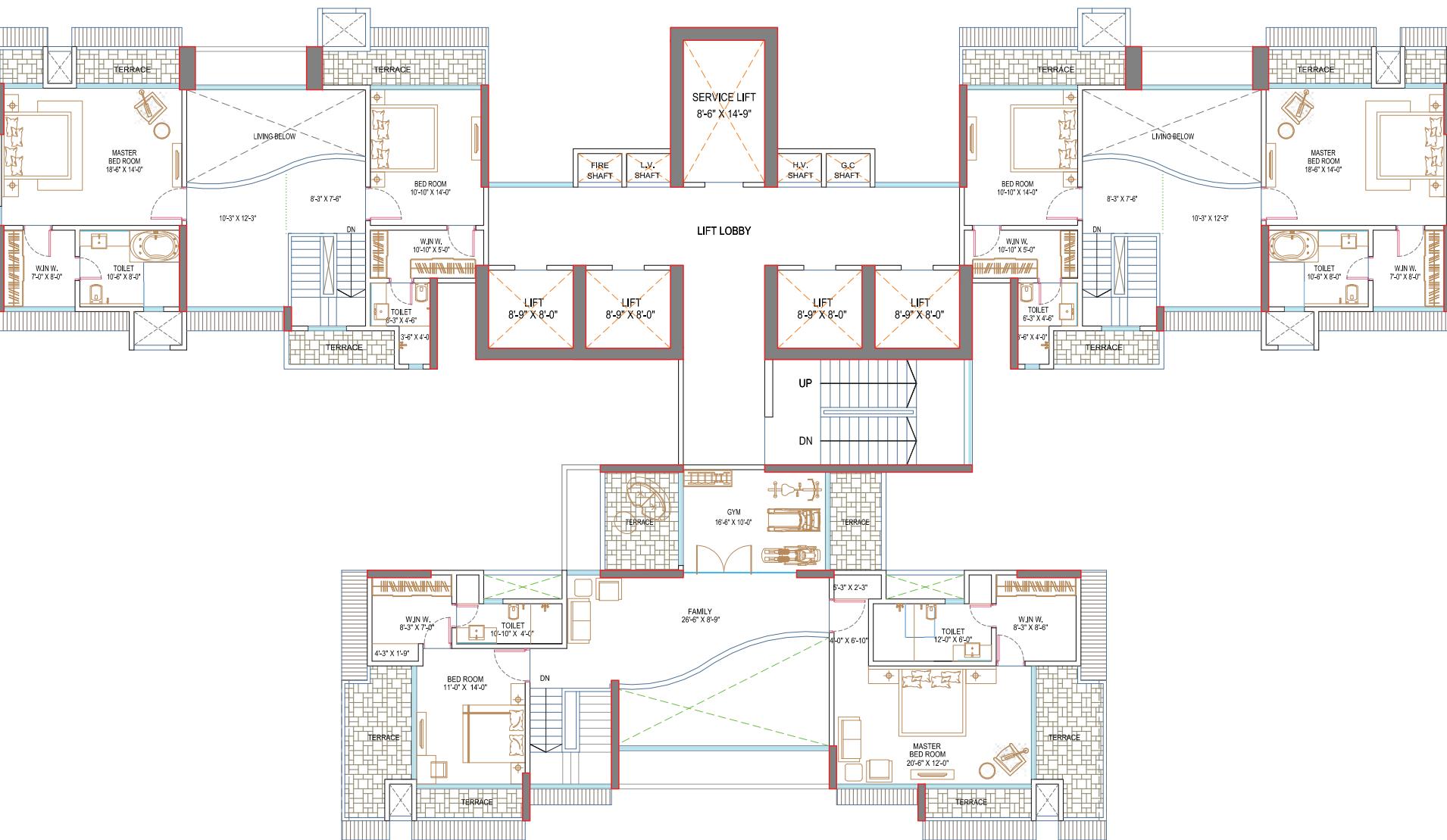
**'B' WING**



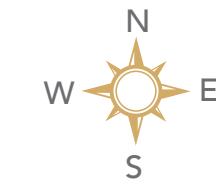
## 18<sup>TH</sup> DUPLEX LOWER FLOOR PLAN



## 19<sup>TH</sup> DUPLEX UPPER FLOOR PLAN



**'A' WING**



**'B' WING**

## THE LOCATION PLAN



The 'Luxor', Road No 9, Near Prabhodhan Thakre Playground, Siddharth Nagar,  
Goregaon (W), Mumbai-400104.



SOOTHING GREENERY



EXCITING MODERNITY



ABUNDANT NATURAL LIGHT



CROSS VENTILATION



EACH STAND ALONE FLAT



PLANNED AS PER THE VASTU



LUXURIOUS AMENITIES



SPACES FOR YOUR PRIVATE  
INDULGENCE

INTERIOR  
DESIGN



The Design Houzz  
INTERIOR DESIGN STUDIO

DESIGN ARCHITECT  
Neo Modern Architects

LIASONING ARCHITECT  
Space Moulder

R.C.C CONSULTANT  
Integrated Buildings

MEP CONSULTANT  
Across & Beyond Development  
Consultancy

SOLICITORS  
Wadia Ghandy & Co.

CONTRACTOR  
Faith (India) Construction Co.



Established in 1985, Sangam Group has been the face of success in Indian business industry. With well-flourished business in Modern Textile Industry, Steel Manufacturing and Education, Sangam Group has built a solid reputation to sustain. While extending their roots in Indian Infrastructure, Sangam Lifespaces found its existence.

We aim to build an enviable reputation in the real estate market with projects that spell quality. By developing opulent residential and commercial spaces, Sangam Lifespaces has already set a benchmark that we pride to take credit for. In the coming future, Sangam Lifespaces plans to pioneer new consumer-driven industry trends that redefine Indian real estate.



Ananya Developers is a real estate development company, currently developing projects at Prabhadevi, Bandra, Andheri, Virar, etc. Since inception in 2007, it has developed over 3,00,000 sq.ft. of space across the metropolis of Mumbai.

Sangam Lifespaces is proud to partner with Ananya Developers for 'Nero', to deliver memorable homes.

## UPCOMING PROJECTS



### Nero, Bandra East

Built over a sprawling 1,50,000 sq.ft., The Nero is strategically located in the connective hub Bandra East. Sharing its neighbourhood with Mumbai's business hotspot BKC (Bandra-Kurla Complex), the multi-storeyed tower looks over the Domestic Airport that falls in the vicinity. Just 5 minutes drive from the Bandra-Worli Sea Link, The Nero has the looks, amenities and personality to compete with BKC's photogenic cityscape.



### Veda, Andheri East

With total saleable area of 4,00,000 sq.ft, Sangam Lifespaces brings you "Veda", one of its luxurious projects at Andheri East. The superior class of the project can be judge by the fact that it also offers 3BHK homes. The 3 wings and 12 storey apartments satiate with world class infrastructure and amenities that render everything you may need to live a healthy and luxurious life. The project is not in the far flung area of Andheri East and provides an array of superb community features like nearby Jain Mandir, train station, metro station, markets, etc.

## COMPLETED PROJECT

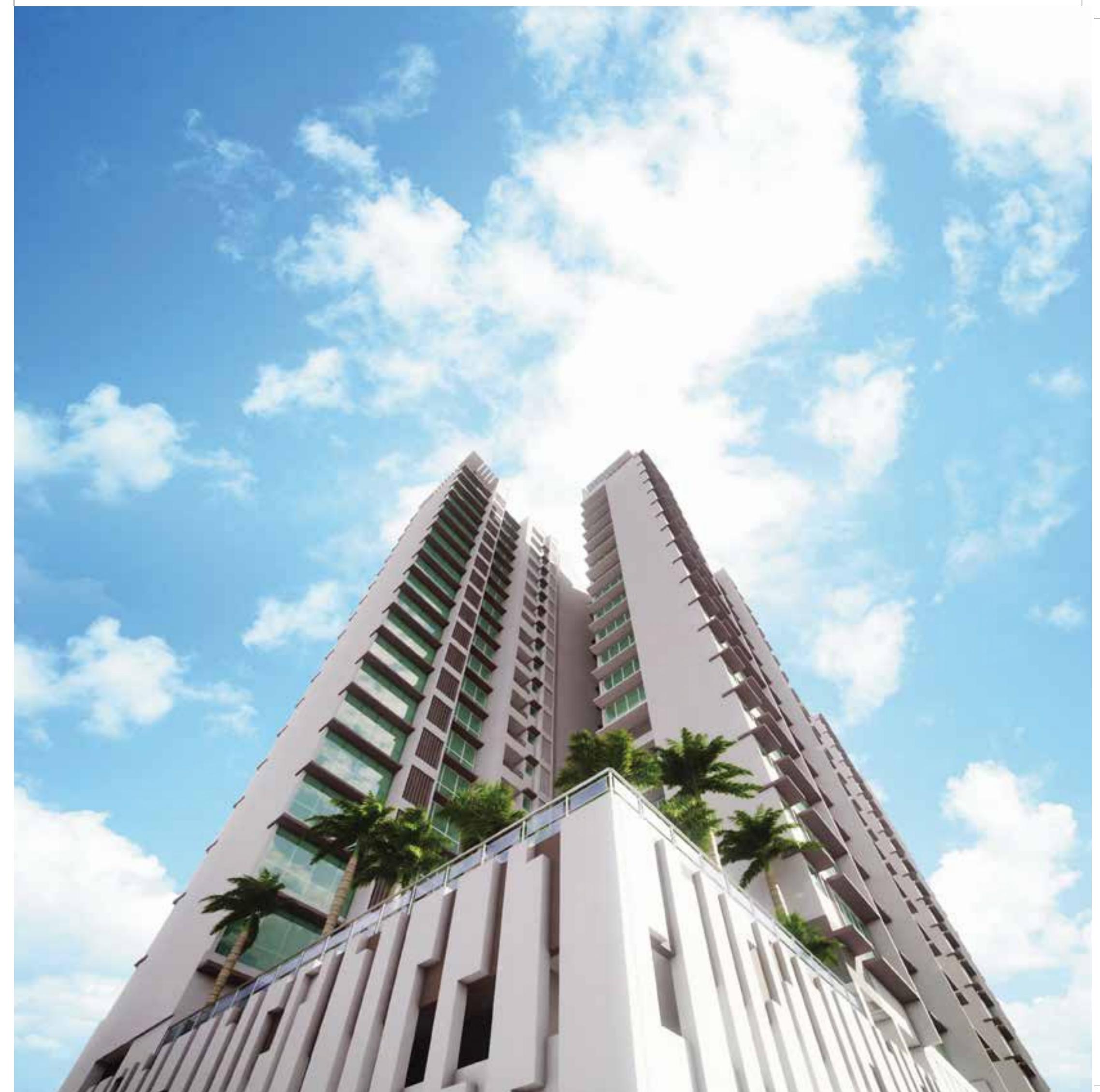


### Privé Maison

Privé Maison. That's French for "Private House"

Ensconced in the heart of the city, Privé Maison has just 5 plush, ultra-modern Duplex residences that have a breathtaking view of the Arabian Sea. For starters, we have a roof-top swimming pool, a private card operated hi-speed lift exclusively for the owners, covered parking from the 2nd to the 7th floor with 2 car lifts, exquisite fittings and furnishing; a walk-in wardrobe, Jacuzzi and steam bath, to name just a few.

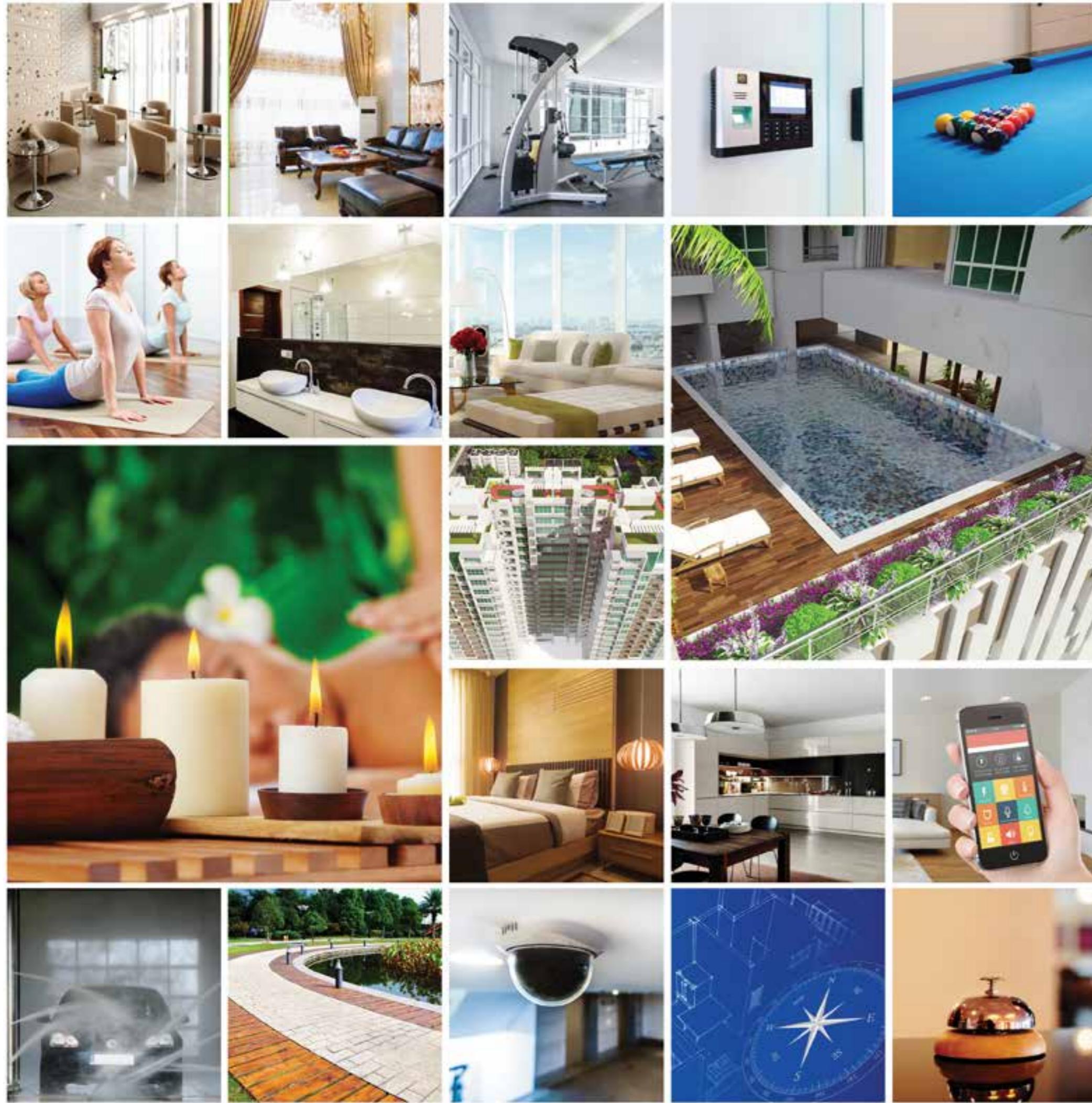
Privé Maison. It's Not For Just A Few. But Just Five! Will You Be Among The Five?





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### THE GRAND ENTRANCE

Double Heighted Lobby  
Multi-level Car Park  
Hi-speed Elevators

### THE SPACIOUS LIVING ROOM

Exquisitely Designed Interiors  
Balcony Overlooking Lush Greenery  
Ultra-modern Connectivity  
Italian Marble Flooring

### FRENCH WINDOWS

Experience Total Peace & Tranquility At Home

### HIGH END BATH FITTINGS - AMERICAN STANDARD

Big Heavy-duty Aluminum Windows  
High-end Bathroom Fittings from Grohe/  
Duravit/Kohler or equivalent

### THE WARENDORF KITCHEN

World's best and most reputed Kitchen Brand from Germany

State of the Art Modular Kitchen  
Precision Engineered  
Blumotion & Legrabox Hardwares Support  
Extended Warranty  
German Engineered

### HOME AUTOMATION SYSTEM & SANGAM LIFESPACES APP

Finger Control Home Gadgets & Appliances

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Modern Gymnasium  
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