



VICEROY

TIMELESS HOMES FOR TIMELESS PEOPLE

SITE ADDRESS

VICEROY
R. S. Nimkar Marg,
Mumbai Central,
Mumbai - 400 008.

SALES OFFICE ADDRESS

VICEROY
Ashok Chambers, E-16, Tardeo
Road, Janata Nagar, Tardeo,
Mumbai, Maharashtra 400 034.

96190 04444

CORPORATE ADDRESS

Satellite Developers Pvt. Ltd.
7th Floor, S-14, Solitaire Corporate Park,
Andheri Ghatkopar Link Road,
Andheri (E), Mumbai - 400 093.

+91 22 6129 6900

contact@group-satellite.com

www.group-satellite.com

MahaRERA No.
P51900045359

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Artist impression



VICEROY

LIFE IN THE MIDST OF ALL THAT'S
HAPPENING IN MUMBAI

BESPOKE PRIVATE RESIDENCES

SPACE FOR EVERY MUMBAIKAR

The evolution of Bombay into the 21st century metropolis of Mumbai - from a city of mills to a city of skyscrapers - we are a brand that's seen it all. In our illustrious legacy spanning over 50 years, with 5.5 million sq. ft. of developed land and 60 projects, it's safe to say we've grown with the city itself.

Our journey began in the 1970s, with a quest to introduce the feeling of ease and comfort in the high voltage space of real estate. We successfully established our presence with trademark values of trust, transparency and confidence in delivery. By consciously mitigating the many risks faced by consumers, we are proud to have made home buying a pleasant experience. For us at Group Satellite, customer satisfaction is the mark of ultimate success.

Today as the city undergoes rapid development and skyrocketing real-estate prices, we stand firm in our endeavour to ensure every person who's being pushed out by the proliferation of upmarket high-rises that now dominate the skyline, still has a place to proudly call their own.

At Group Satellite, we have a space for every Mumbaikar.

THE BRAND LEGACY

50+ YEARS OF EXCELLENCE

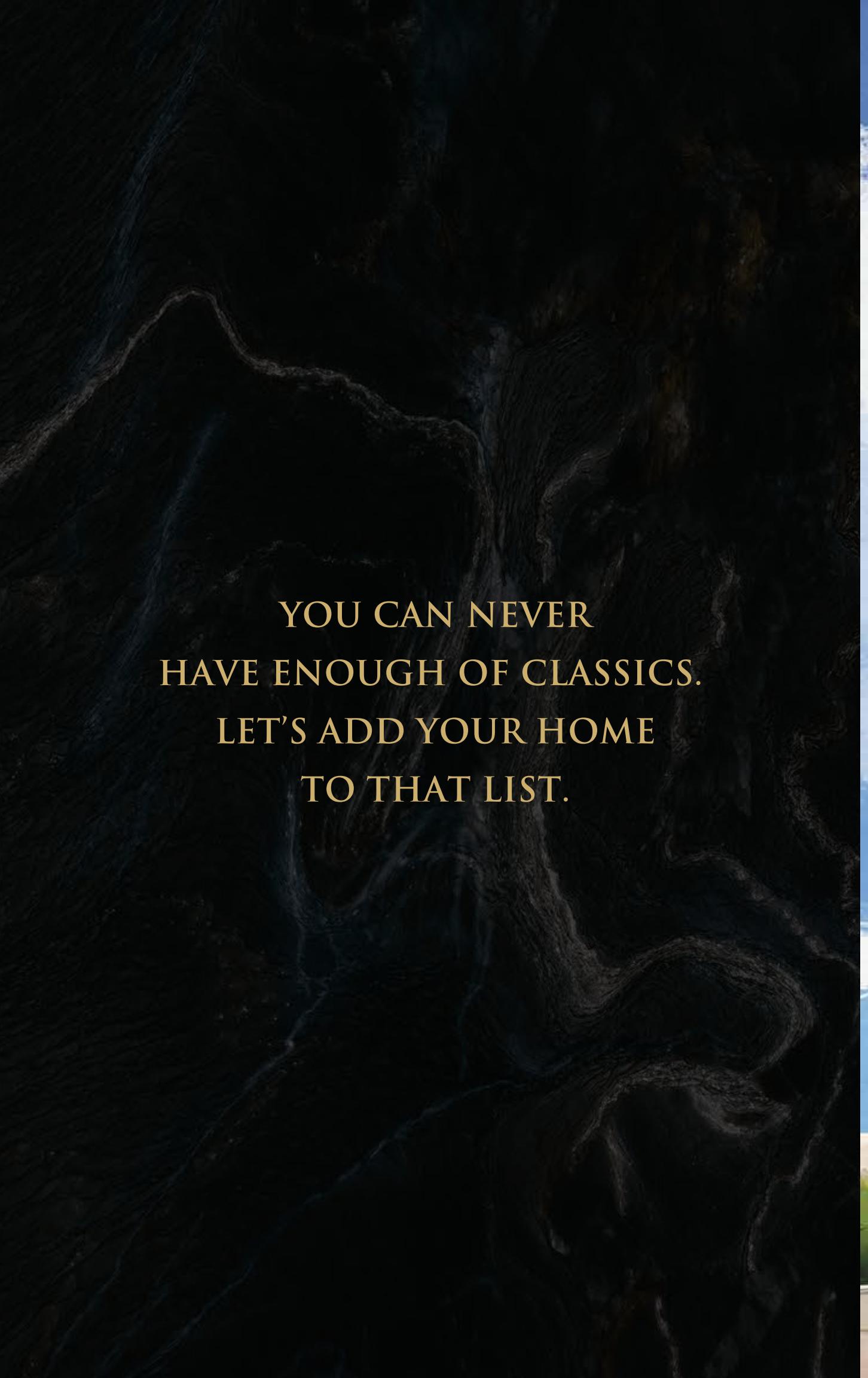
50+ LAKH SQ. FT. COMPLETED

62+ PROJECTS COMPLETED

13+ LAKH SQ. FT. ONGOING



Actual images



YOU CAN NEVER
HAVE ENOUGH OF CLASSICS.
LET'S ADD YOUR HOME
TO THAT LIST.



A HOME THAT BRINGS
THE NOSTALGIC
SOUTH BOMBAY
CHARM TO LIFE.



SURROUNDED
BY DIVINITY.
A LIFE BLESSED
WITH ABUNDANCE.





VICEROY

Presenting Viceroy, the shiniest new landmark, slated to adorn the charming neighbourhood of Mumbai Central. An extension to the flourishing success of the Pratiksha Tower, Viceroy ably carries forward the legacy of our brand, taking it to newer heights with a modern take on luxe living. It rubs shoulders with the iconic landmarks of Mumbai, setting a new standard of opulence in the vicinity.

The project is a mix of old and new, in a modern changing society. A striking protégée amongst the iconic, elderly edifices. Like a story that is developing, along with the city. The 22 storey tower traces a journey from inception to growth adorning the many colours of the changing face of the town side of Mumbai. Where structures looking to get taller, bigger, mightier, are balanced by the beauty of fusion and co-existence.

Where for one to exist, the other doesn't have to go away, but is to be celebrated.

Artist impression



AN ENTRANCE THAT SETS THE TONE FOR THE GRANDEUR TO FOLLOW

They say first impressions matter. When the entrance lobby is shimmering in all its magnificence, it acts as a teaser to the grandeur that is set to follow - your home!

THE CHARM OF OLD MUMBAI WITH NEW AGE HOMES.

Reimagining family living where you live close to your loved ones, in a locality that has seen you grow and thrive. A rare opportunity to cherish the precious moments that matter amidst the big city life. We proudly present Viceroy - homes that are designed for family living and aim to take you down the memory lane. The typical floor in Viceroy has just 4 units which are optimally planned to have the perfect balance of privacy and the warmth of like-minded neighbours.

Clean architecture. Charming SoBo. Bespoke residences.

SR. NO.	UNIT NO.	UNIT TYPE	RERA CARPET AREA (SQ. FT.)	RERA CARPET AREA (SQ_MTR.)
1.	APARTMENT 1	2 BHK - ALLURE	749	69.61
2.	APARTMENT 2	3 BHK - ENCHANTE	945	87.78
3.	APARTMENT 3	3 BHK - ALLURE	863	80.16
4.	APARTMENT 4	2 BHK - ENCHANTE	762	70.77



TYPICAL FLOOR PLAN

Disclaimer: Artist Impression | Not To Scale | For Illustration Purpose Only





LIVING SPACES

A space that reflects who you are.

Rich, warm, and refined - classic, yet contemporary.
An inspiring blend of sophisticated finishes and
custom details create a living room that's
uniquely yours.





BED SPACES

It “ain’t” just a room,
it’s a masterpiece!

The bedroom is your own private space in the home, where you rest, relax and restore the energy for a new day. And this one lets you do all that and more in a functional, pleasant, and lavish setting.

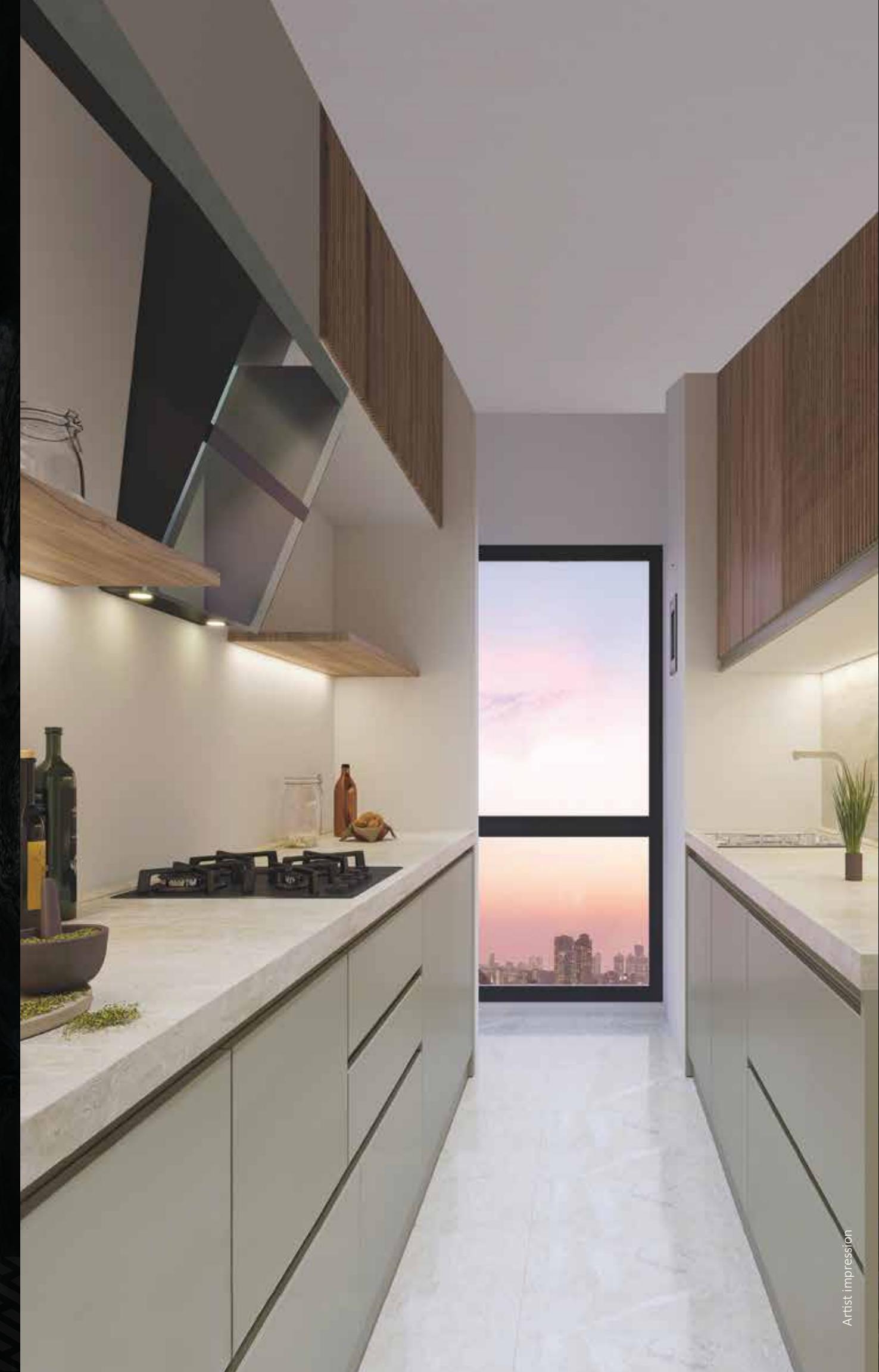




KITCHEN

A space to spice up your home with style.

From heartwarming meals to joy inspiring conversations, this nook is where the real life of the house is. And so, we made sure the hearth and heart of your home is enriching in every sense of the word.



Artist impression



WASH SPACE

Classy, comfortable and chic. Just how you like it!

Groom and refresh in the lap of luxury in your modern, well-appointed bathroom. Where every little element is guaranteed to make a stylish splash.



Artist impression



Image for representation purpose only

A LIFESTYLE THAT'S TRULY BESPOKE.

A true home is one that offers the perfect mix of both design to pamper your senses and also functionality to make your daily living more pleasant. These are thoughtful little features that accentuate your overall lifestyle experience.

With Viceroy, this balance is encapsulated in a holistic manner, taking you closer to the ultimate idea of evolved living. All this while retaining the charm and nostalgic characteristic of South Bombay.



FITNESS STUDIO

Fitness and well-being, from reel to real. The modern gymnasium coupled with a steam-sauna studio, ensures that you workout in style and relax equally with ease.





PLUNGE POOL

Hotel-like living at home.
Because, why not!

A temperature controlled pool that can be adjusted
to a few degrees higher or lower, according to
your comfort.

Get ready to wash away all the troubles of the day,
as you take a refreshing dip.





ELEVATED LIVING

Say hello to an elevated living

A play area for the juniors, a yoga centre, rooftop garden, barbecue spots, party area, a terrace, a movie screening theatre and more - you get to enjoy it all on the swanky rooftop, the ultimate hangout spot.





WHERE SOMETHING
BEAUTIFUL IS ALWAYS
ON THE HORIZON.

Homes with the optimism of endless horizon and blue skies ahead. Spread your wings and get ready to fly.



LIVE AT THE CENTRE OF IT ALL !!

From flavours and fun at the swankiest clubs and restaurants in town to a connectivity others can only dream of. From vibrant malls, to the best of schools, educational institutions, premium healthcare and supermarkets.

Viceroy is at the centre of the best the city has to offer.



Medical Facilities

Sir H.N Reliance Foundation Hospital	0.7 kms
Bhatia Hospital	1.3 kms
Jaslok Hospital	2.8 kms
Breach Candy Hospital	2.9 kms



Landmarks

Navjeevan Jain Temple	0.2 kms
Parshvnath Jain Derasar	0.5 kms
Maratha Mandir	1.1 kms
Chowpatty Beach	2.0 kms
Shree Mahalakshmi Temple	3.8 kms
Hanging Gardens	4.4 kms
Wankhede Stadium	4.7 kms



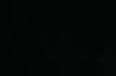
Connectivity

Grant Road Station	0.5 kms
Mumbai Central Station	1.0 kms
Eastern Express Highway	2.0 kms
Coastal Road	2.5 kms



5 Stars & Malls

Phoenix Palladium	3.9 kms
4 Seasons Hotel	4.1 kms
Atria Mall	4.2 kms
St. Regis Hotel	4.6 kms
ITC Grand Central	4.8 kms



Schools & Colleges

Queen Mary School	1.3 kms
The Universal School, Tardeo	1.4 kms
NSS Hillspring High School	1.5 kms
Wilson College	2.0 kms
Lala Lajpatrai College	2.7 kms
St. Xavier's College	3.6 kms



Business Districts

Lower Parel	4.6 kms
Nariman Point	5.6 kms

MUMBAI CENTRAL OR AS WE PREFER TO SAY CENTRAL MUMBAI

Viceroy is poised to bring to life the nostalgic memories that South Mumbai has to offer. Rubbing shoulders with the best architectural landmarks in Tardeo, nestled in the quaint vicinity of Jain temples, this is a project that will offer great appreciation in its value. The Tardeo residential market is one of the most sought after luxury residential living spaces, boasting of multifold returns on the prices.

But rest assured, that's not all. Viceroy also boasts of a location that is real estate gold. A rare quality in a home these days, given our bustling and crowded city. With an easy connectivity to all things important, be it schools or restaurants or shopping destinations, Viceroy doesn't just give you an elegant home but also a stress-free lifestyle.

(Source: Google maps)



Floor Plans

