

Where Luxury Resides

Where Luxury Resides



WORLI, MUMBAI 400 025. www.ahujagroup.com



Where Luxury Resides

WORLI, MUMBAI 400 025. www.ahujagroup.com



+918470930121 | www.ahujagroup.com

*V*elvet robes have made
way for designer suits.

The horse-drawn carriage is now
a chauffeur-driven car.

Thrones are now leather armchairs.

Sprawling gardens have given way to
rooftop terraces.

Gold coins have been replaced by
platinum cards.

The exotic hukkah has been traded for a
Cuban Cigar.

Details aside, nothing has changed.



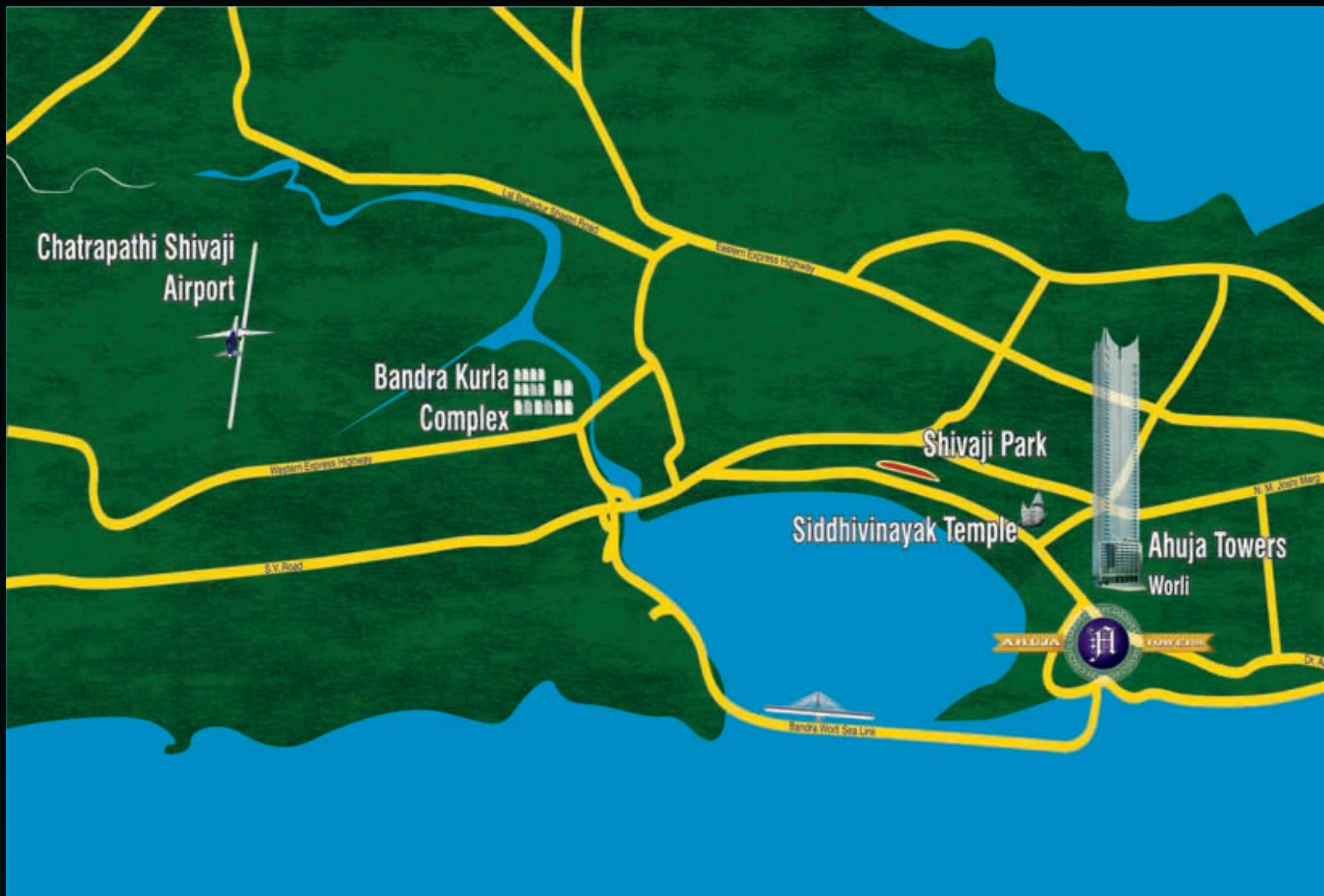
Where Luxury Resides





The new face of luxury

The times might have changed, but the idea of luxury has not. Kings of the modern world still command the best, the opulent, even the extravagant. The envious call it hedonism, label it as material pleasure; but whatever it is, it's here to stay, and to please.



Chhatrapati Shivaji Airport

*16 kms



Bandra Kurla Complex

*8.3 kms



Shivaji Park

*4.3 kms



Siddhivinayak Temple

*1.4 kms



Mahalaxmi Race Course

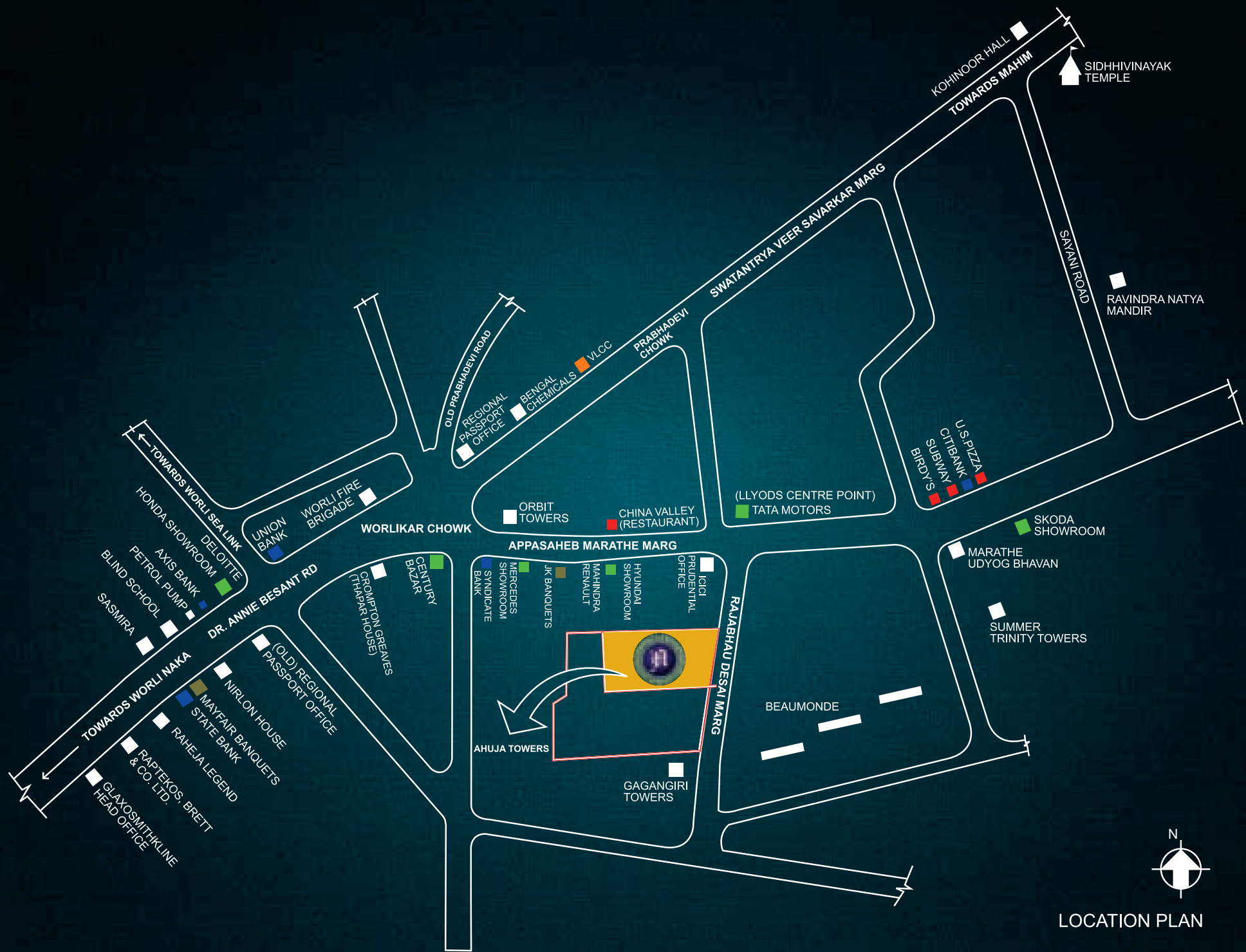
*3.6 kms



Nariman Point

*11.8 kms

*Approximate distance from Ahuja Towers







Your home: A world that revolves around you

They say a man's home is his castle. It's a space that brings peace to the mind and a smile to the lips. Your most personal moments, most vulnerable moments, your happiest moments, are all here. It is where memories are made everyday. More than anything, it's the one place that whispers 'You were missed' every time you walk in.



Where Luxury Resides



+918470930121 | www.abcbuildcon.in

50 storeys above the everyday.
750 feet above the ordinary.
Comes a structure that will change the way we see luxury.

Elevation

Where Luxury Resides







+918470930121 | www.abcbuildcon.in



Epilogue

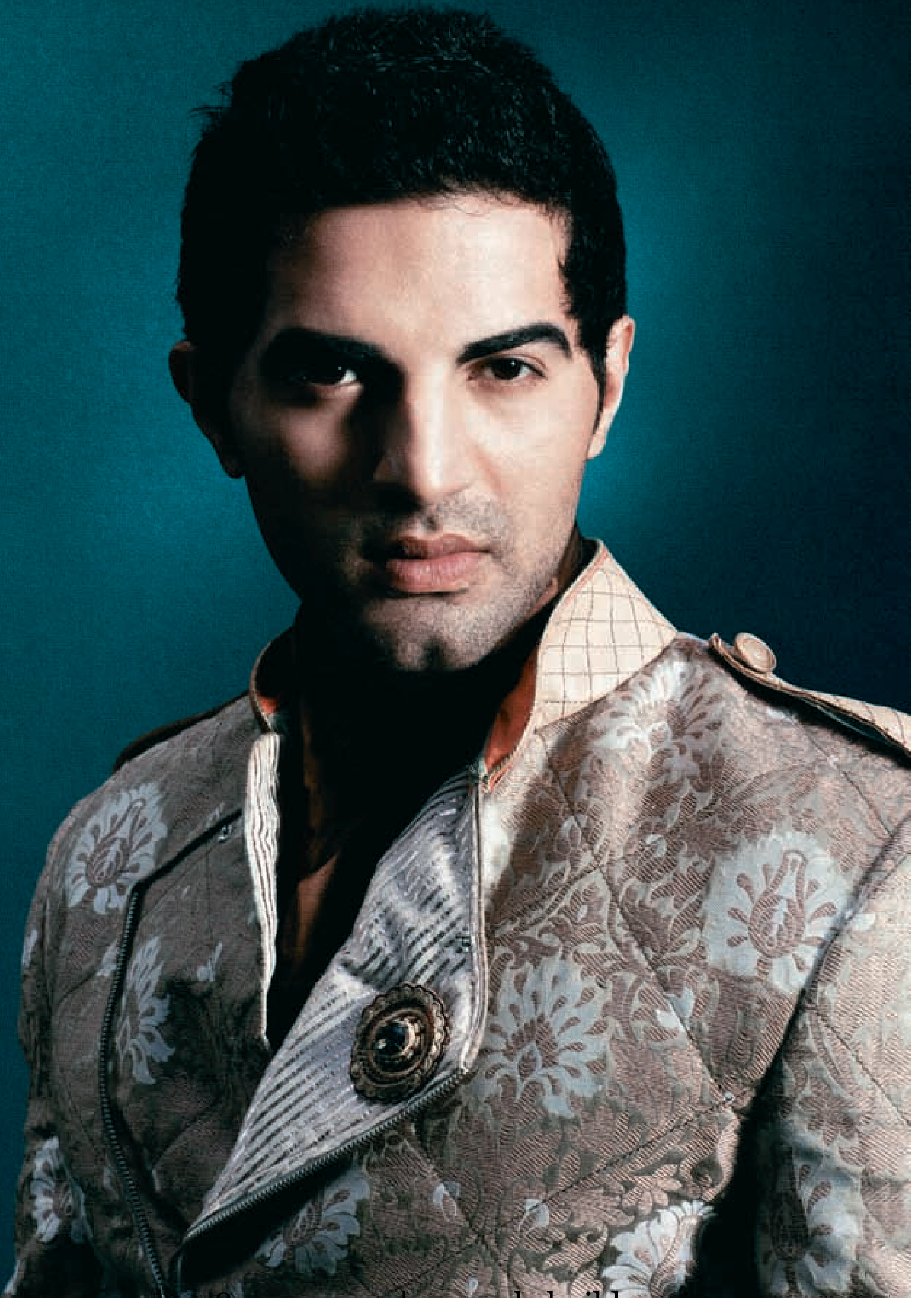
We understand that there are many things vying for your time. So here are just a few features of what makes Ahuja Towers a fine example in extraordinary modern-day living.

- ◆ 50 storey structure rising to over 750 ft.
- ◆ The signature crown
- ◆ Completely glazed facade
- ◆ Floor-to-ceiling windows
- ◆ Clear height of 13 ft.
- ◆ Limited edition 6 BHK duplex apartments with clear height of 26 ft. in the Living Room
- ◆ Aiming for Gold certification in Green Building Category by LEED
- ◆ Fully serviced building with Valet, Concierge, Housekeeping & Chef on Demand*
- ◆ Club, Entertainment and common areas
- ◆ Separate entry for residents and services
- ◆ Sea view from apartments
- ◆ State-of-the-art safety and security
- ◆ VRV system for ACs
- ◆ Biometric high speed elevators
- ◆ Home Automation



Where Luxury Resides

* Managed by Facilities Management Agency.



Chapter 1

The Lobby At a glance

Separate main and service entry
Double height, covered drop-off zone
Area over 5000 sq.ft.
28 ft. high Waterfeature
Concierge/Travel Desk
9 High Speed Elevators

Grand Lobby

The luxury trail begins at the lobby of Ahuja Towers, as soon as you walk in from the covered drop-off zone, spread over 5000 sq.ft. and rising to around 28 ft. The centerpiece of this air-conditioned lobby is a ceiling to floor water feature, flowing with cold water. In addition to being a sight for the senses, it also naturally reduces temperature within the area. The lobby also doubles up as a lounge. With plush lounge chairs, sofas and plasma televisions, your guests have plenty to do while waiting for you downstairs. A separate service entry ensures that the service staff can move around without any inconvenience to you.



Where Luxury Resides

+918470930121 | www.abcbuildcon.in



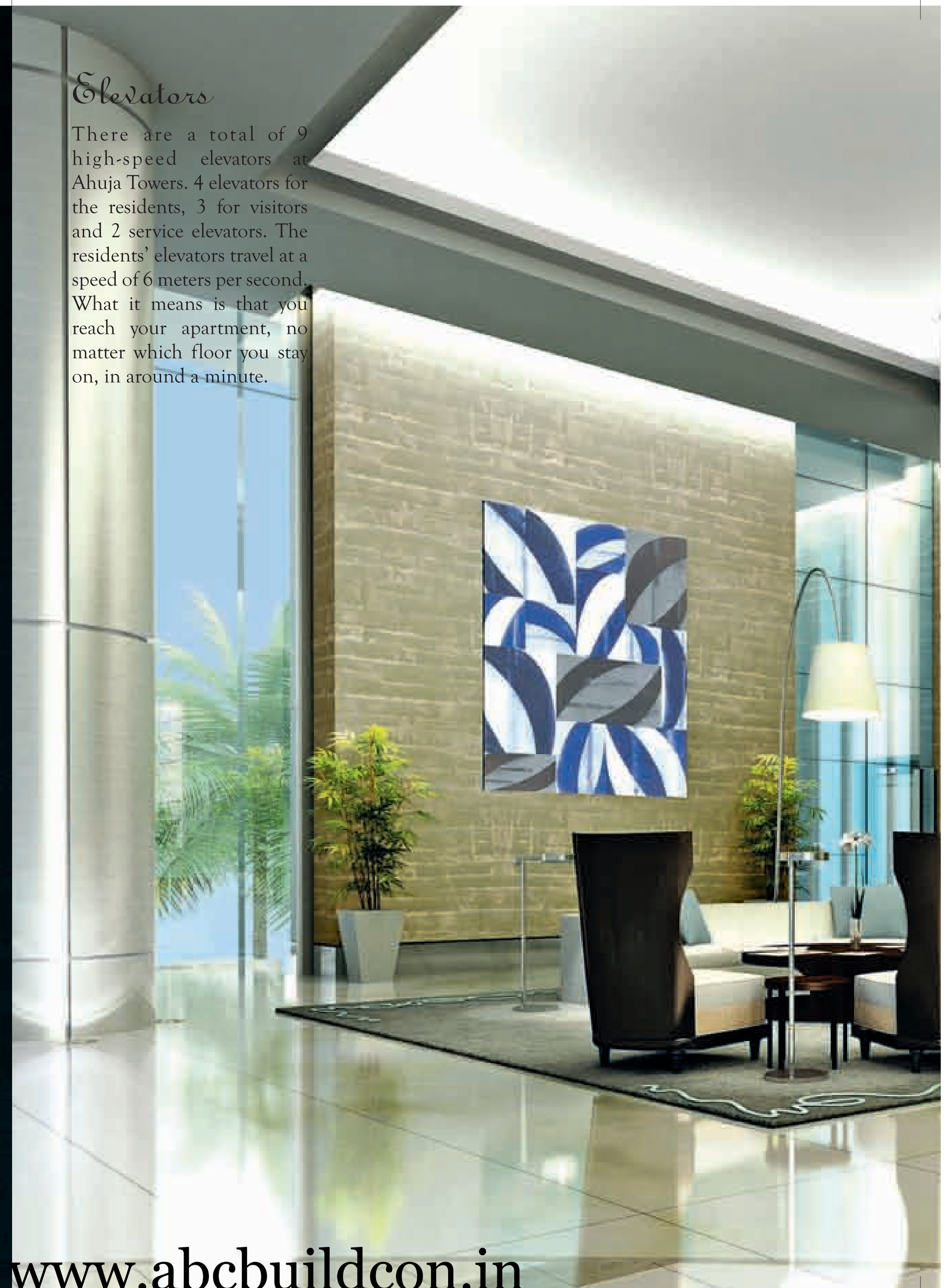




Where Luxury Resides

Elevators

There are a total of 9 high-speed elevators at Ahuja Towers. 4 elevators for the residents, 3 for visitors and 2 service elevators. The residents' elevators travel at a speed of 6 meters per second. What it means is that you reach your apartment, no matter which floor you stay on, in around a minute.





High-speed elevators in the Grand Lobby





Concierge/Travel Desk

The Concierge desk also doubles up as your travel desk, movie guide and a directory for all the happening places and events in Mumbai. So forget the worries of having to call in for the last minute restaurant reservations, booking air tickets for the next family vacation or scouring through newspapers for movie listings.



Chapter 2

Clubhouse, Entertainment Area and Business Centre At a glance

Clubhouse

Lap Pool
Sports Simulator
Steam Room & Jacuzzi
Fully equipped Gymnasium
Separate Pantry & Kitchen
Salon and Spa
Squash Court
Yoga Room

Business Area

Business Lounge
Board Room
12-seater Conference Room
Projector, Video Conferencing
& Internet facilities available
Separate Pantry & Kitchen

Entertainment Area

Kids Zone

Learning Play Area
Multi-Purpose Room
Children's Pool
Landscaped Play Area
Parents Lounge

Leisure Zone

Leisure Lounge
Snooker Room
2 Card Rooms
16-seater Mini Theatre

Function Zone

Sky Café
Rentable Function Space
Multi - Purpose Hall



Where Luxury Resides

A photograph of a modern, minimalist clubhouse interior. The room features a large, light-colored marble wall on the left with a large abstract painting in green, blue, and white. A lounge chair with a dark frame and light upholstery is positioned against the wall. A small side table and a floor lamp are also visible. The floor is made of large, light-colored tiles. On the right, there is a glass-enclosed area, possibly a reception or a small office, with a decorative patterned wall. The ceiling has a grid of recessed lighting.

Clubhouse

A lot of features go into making the Clubhouse perfect for every need of yours. The magnificent Ahuja Towers clubhouse overlooks the ocean to give you the perfect feeling of looking into nature while you work out at the fitness area or go for a swim in our lap pool. The club house has its own lobby, reception and a dedicated staff working to ensure that everything is just right for you.

+918470930121 | www.abcbuildcon.in



Reception Area-Clubhouse

+918470930121 | www.abcbuildcon.in

Pool

Nothing relaxes the mind and body more than a leisurely swim after a long, hard day. You can choose to go for a dip in the lap pool or settle down in the jacuzzi by the side, with your favourite cocktail in hand. To ensure children's safety, care has been taken to provide a separate pool for them. Optimum water temperatures are maintained, irrespective of the climate.



Pool Area



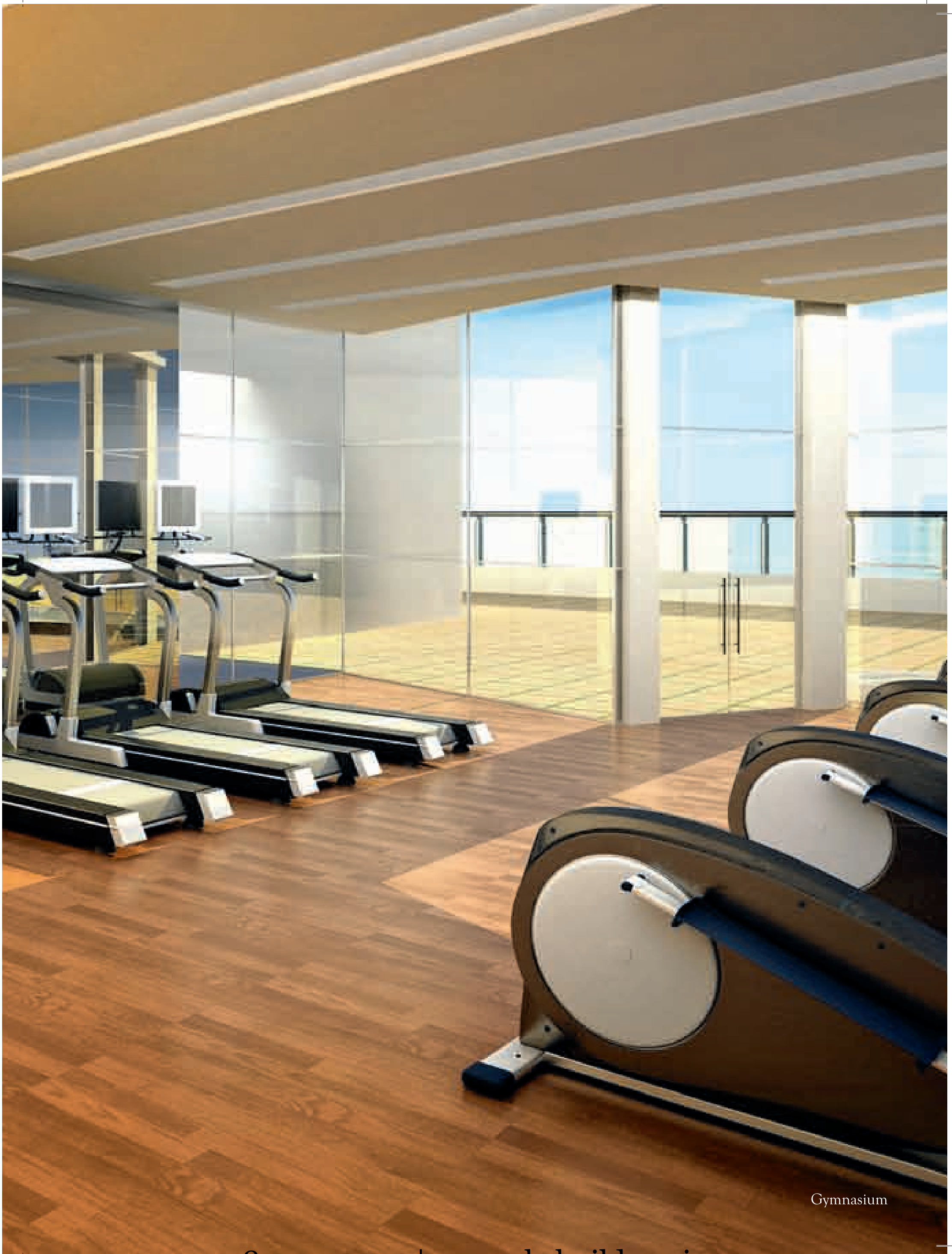




Gymnasium

Exercise at the state - of - the art facility equipped with the latest machines for both cardiovascular and weight training. Early risers can start their day with an exhilarating workout and get plenty of sunlight as well in the outdoor area of the gym. You can also relax in the steam and sauna rooms soon after.

+918470930121 | www.abcbuildcon.in



Gymnasium





Designer Salon





Designer Spa



Yoga Room

The yoga room allows you to enjoy a peaceful session of meditation. It will be perfect to calm your senses and enjoy the view of the Arabian Sea.



The image shows a bright, modern children's play area. The ceiling is painted with a large, colorful mural of a cartoon airplane named 'MELODY' flying over a green landscape with a yellow car and a red car. The room has large windows with white curtains. In the foreground, there are several small white tables and chairs, along with colorful cylindrical ottomans in red, blue, green, and orange. The floor is covered with a brown carpet featuring a pattern of white and blue circles. The overall atmosphere is cheerful and inviting for children.

Kid's Zone

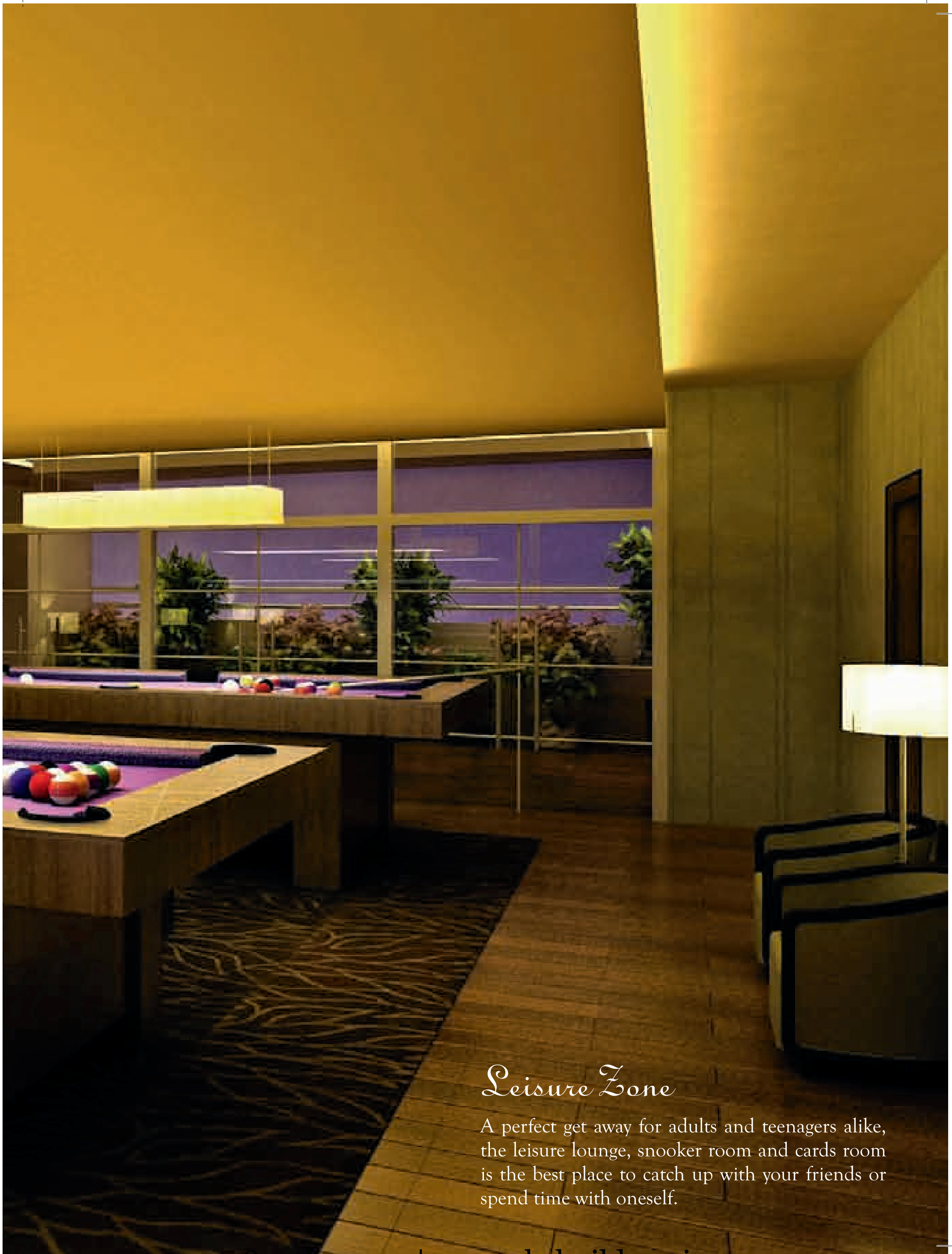
There is nothing a child loves more than playing with other kids. This is a zone that has been specifically designed for your kids, with a landscaped play and learning area. There is also a parent's lounge for you to relax while children are at play.



Learning Play Area-Kids' Zone



Billiards/Snooker Room-Leisure Zone



Leisure Zone

A perfect get away for adults and teenagers alike, the leisure lounge, snooker room and cards room is the best place to catch up with your friends or spend time with oneself.

16 Seater Mini Theatre

Bring the popcorn out because with an in-house mini theatre, you can enjoy a private screening of the latest movies or even an old classic. Needless to say, everything in this 16-seater hall is the best money can buy: be it the deluxe reclining seats by Osim*, the top of the line music system by Bose* or the superlative theatre system by Sony*.

Mini Theatre



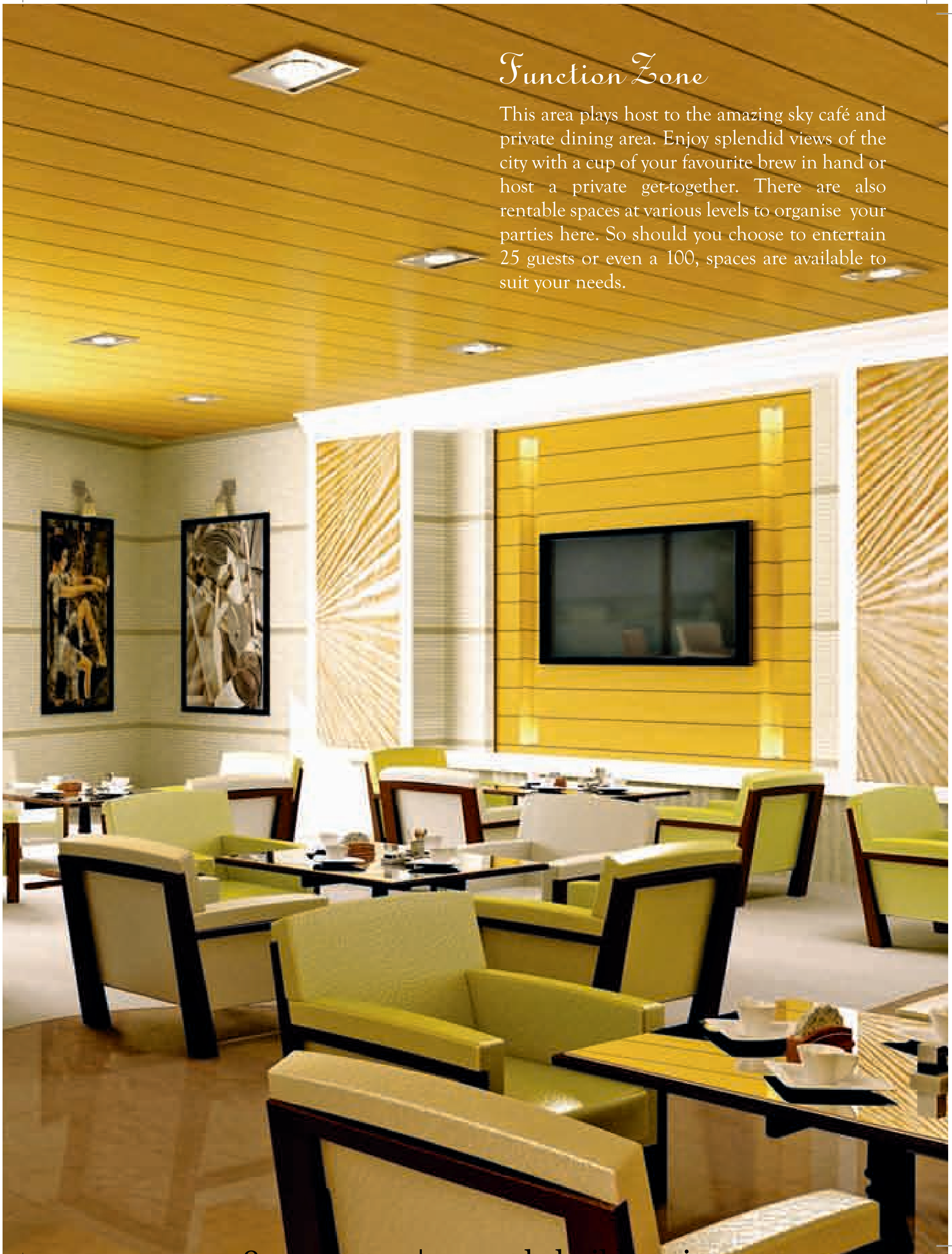
*Or an equivalent brand.



Sky Cafe-Function Zone

Function Zone

This area plays host to the amazing sky café and private dining area. Enjoy splendid views of the city with a cup of your favourite brew in hand or host a private get-together. There are also rentable spaces at various levels to organise your parties here. So should you choose to entertain 25 guests or even a 100, spaces are available to suit your needs.





Business Area

You can hold official meetings at Ahuja Towers. There is a large conference room along with a smaller board room. Apart from that a business centre and a business lounge complete this area. Other business facilities like high speed internet, video conferencing and projector are also available. Besides this, the views from these rooms are bound to leave a lasting impression on any visitor.



Conference Room-Function Area



Chapter 3

The Apartment

At a glance

The Living Room

Floor to ceiling windows
Over 40 ft. wide view of the Sea
Area over 750 sq.ft.
Slide-and-Fold divider wall
Clear height of 13 ft.
Balcony and viewing deck

The Master Bedroom

Seamless Sea view
590 sq.ft. area inclusive of
Walk in wardrobe
and Master Bathroom

The Bathrooms

Completely marble clad
Uninterrupted Sea view
Soaker tub in the Master Bathroom
His and Hers basin areas in the
Master Bathroom
Private WC and Bidet in the
Master Bathroom
Glass shower cubicle with multiple
jet showers in the Master Bathroom

Other rooms

3 Standard Bedrooms
Study Room/Reading Room/Puja Room



Where Luxury Resides



Tower A

A1	Living Room	A15	Powder Room
A2	Balcony	A16	Maid Room
A3	Bedroom 2	A17	Maid toilet
A4	Bath 2	A18	Laundry Room / AHU Unit
A5	Bedroom 3	A19	Viewing Deck / Corridor
A6	Bathroom 3	A20	Patio / Refuge Area
A7	Bedroom 4 / Family Room	A21	Patio / Refuge Area 2
A8	Bathroom 4	A22	Private Residential Elevators
A9	Master Bedroom	A23	Private foyer
A10	Walk in Wadrobe	A24	Staircase
A11	Master Bathroom	A25+B26	Service Elevator
A12	Kitchen	A26+B27	Common Corridor
A13	Dining Room	A27+B28	Refuge Area 3
A14	Study/Reading Room/Puja Room		



Tower B

B1	Living Room	B15	Study/Reading Room/Puja Room
B2	Balcony	B16	Powder Room
B3	Bedroom 2	B17	Maid Room
B4	Walk in Wadrobe 2	B18	Maid toilet
B5	Bath 2	B19	Laundry Room / AHU Unit
B6	Bedroom 3	B20	Viewing Deck / Corridor
B7	Bath 3	B21	Patio / Refuge Area
B8	Bedroom 4 / Family room	B22	Patio / Refuge Area 2
B9	Bath 4	B23	Private Residential Elevators
B10	Master Bedroom	B24	Private foyer
B11	Walk in Wadrobe	B25	Staircase
B12	Master Bathroom	A25+B26	Service Elevator
B13	Kitchen	A26+B27	Common Corridor
B14	Dining Room	A27+B28	Refuge Area 3

Living Room

Each floor in the Ahuja Towers has been built with only one apartment in each wing. So as soon as you step in your space, over 40 ft. wide sea view just takes your breath away. The floor to ceiling height in the apartment is an impressive 13 ft. and the living room area is over 750 sq. ft. In the limited edition 6 BHK duplex apartment, the Living room has a clear height of 26 ft. With floor to ceiling glass in use, we have ensured that this can be enjoyed all the time.





Living Room





Living Room

Balcony and Viewing Deck

Stand in your home and enjoy a 270-degree view that would put most mountain resorts and holiday homes to shame. Get marvellous views of the Arabian sea and Bandra-Worli Sea link as you revel in the timber-wood viewing deck.





Balcony and Viewing Deck





Master Bedroom

Covering an area of over 590 sq.ft., the master bedroom is a hallmark of elegance and luxury. Relax in your bed and enjoy undisturbed views of the city. The bedroom is separated from the bathroom with switchable glass walls.

Master Bathroom

This bathroom has been completely done in imported marble. The contrast of the marble used and the wood-work complement each other perfectly. Repose in your luxurious king size bath tub with a glass of champagne in hand and de-stress yourself.









Walk in Wardrobe

The master bedroom leads into a spacious walk-in-wardrobe. Designed by a renowned interior designing company, it has all the space you'd need to keep your things organised. For once, even the woman in the house cannot complain of not having enough space for all her shoes and bags. And the wardrobe has been thoughtfully designed, so you can shower and change, without ever having to disturb your spouse.



Standard Bedrooms

There are 3 standard bedrooms in the apartment. Each of these spaces are unique in terms of design, flexibility and overall feel. You can also convert one of these bedrooms into a family room.



Family Room

The family room, should you choose to have it, is a place where you can spend quality time with your loved ones. This room also extends into the viewing deck on select floors.*.



There is a separate study/library that can serve as a recluse from the rest of your house. You can spend hours here just reading through your books. The library section also has plenty of space for you to keep all your books on prominent display.



*Every third floor



Chapter 4

Kitchen, Dining and Services

At a glance

Kitchen

Exotic stone surfaces

Views of the Harbour

Separate dry and wet kitchen

Cabinet wear by Poggen Pohl*

Wine cellar* and refrigerator by Sub Zero*

Dining

Enclosed dining

Close to kitchen and servants area

Services

Servants room with attached toilet

Dry yard

Linen closet

Separate service entry



Where Luxury Resides

* Or an equivalent brand and available on request



Wet Kitchen

Kitchen

The kitchen in the apartment is spacious and elegant. There is a dry kitchen as well as a wet kitchen. It comes fully furnished with top of the line cabinet wear by Poggen Pohl*. The wine cellar and refrigerator by Sub Zero* ensures that you can store plenty of food in it and that the wine and other beverages stay chilled: making it perfect for house parties.



* Or an equivalent brand and available on request



The enclosed dining area is ideal for a formal evening. It is located in close proximity to the kitchen but is separated from the living room.



Dry Kitchen and Dining Room



Service Entry, Utility Room and Servants' Area

We have taken care of every conceivable detail to ensure that having servants and service staff in your house, in no way intrudes on your space. For this purpose there is a separate access for them at the rear of the apartment. The servant's room with attached toilet is close to the service area and is separated from your living quarters.

In addition to this, the Utility Room housing the AHU unit as well as the storage space are also located here.

So if you are out on vacation, there is the option of locking up your house and kitchen, thereby limiting access of the servants to just their quarters and if required the kitchen as well.



Chapter 5

Other Salient Features

At a glance

The Glass

Special LOW-E glass
Double-glazed and Shatterproof
Easy to maintain

Air Handling Unit

13 ton VRV system
Separate 4.5 ton fresh air system
Separate AHU room
Easy accessibility for maintenance

Home Automation

One integrated system*



Where Luxury Resides

* Conditions Apply



The Glass

After a lot of research, we have selected a special LOW-E glass. This is one of the best and most reliable glass used in many top-notch structures around the world. It allows plenty of natural light to stream in, but at the same time keeps a check on the heat. Having a complete glazed facade, the building will look as good as new for years to come. Also the glass can be cleaned from the outside, with no inconvenience to you.



The Air Handling Unit (AHU)

The power behind the air conditioners in the apartments comes from the AHU room which is placed conveniently next to the back door. The room also has a special 4.5 ton fresh air system to ensure that the air in the apartment is treated and fresh at all times. This is easily accessible by the A/C maintenance team from the service entry.



* Conditions Apply

+918470930121 | www.abcbuildcon.in

*Home Automation**

The advanced home automation systems in the apartments ensure that you can activate and manage most appliances and gadgets at your fingertips. Because an integrated digital panel lets you control the ACs, the lights, curtains, music—all with minimum effort.



Chapter 6

Green Building

At a glance

Aiming for Gold certification from LEED

LOW-E Glass

Sewerage treatment plant on site

Rain water harvesting

Movement sensors in car parking and common areas

28 ft. high waterfeature in the lobby

Separate 4.5 ton Fresh Air System

VRV (Variable Refrigerant Volume) technology used in air conditioning

Use of environment friendly building materials



Where Luxury Resides



We have left no stone unturned in ensuring that Ahuja Towers is a landmark on the skyline of Mumbai. But what we have also done is taken appropriate steps to make it as eco-friendly as possible.

A lot of effort and meticulous planning goes into making a building eco-friendly and one of the foremost authorities in this field is LEED (Leadership in Energy and Environmental Design). Ahuja Towers will be one of the few buildings in the country to be accredited with a Gold Certification by them and we take great pride in this endeavour.



The Glass used at Ahuja Towers is a special 'Low E Glass' which allows more light to pass through but at the same time keeps a check on the heat that enters. To control the temperature in each room separately so as to conserve energy we have used Variable Refrigerant Volume (VRV) technology for air conditioning . A 4.5 ton Fresh Air System has been installed so that the air that enters the apartment is filtered and clean.

On the building site itself there is a comprehensive sewage treatment plant that ensures that all the sewage water released is cleansed and reused only for lavatories and gardening/landscaping.

Movement sensors for lighting in car parking and common areas to ensure that when there are no people or cars in the vicinity, the lights go off. This reduces energy consumption.

We have used environment-friendly materials which are in compliance with the LEED rules. The 28-ft. water feature in the grand lobby also has chilled water flowing through it. This decreases the temperature levels, thereby saving on power that would have otherwise been spent on air conditioning costs.



Chapter 7

Parking & Services

At a glance

Parking

8 levels of parking

Car wash area on every level

Drivers lounge

*Services**

Valet service

Concierge

Chef on demand

Housekeeping staff on demand



Where Luxury Resides

* Managed by Facilities Management Agency

LOT G

LOT H

LOT J

LOT K



Car Park

Car parking space is ample with 8 dedicated floors for both residents and visitors. There is a car wash bay at every level to keep your cars squeaky clean. In addition, your drivers can also rest and relax at the drivers' dormitory lounge.



*On Demand and managed by Facilities Management Agency

+918470930121 | www.abcbuildcon.in

Services

Life at the Ahuja Towers will always stay perfect, because our endeavour is to keep it so. For a structure of this proportion to remain at its best, there are teams working round the clock (24 x 7).

Housekeeping *:

In addition to the above, trained housekeeping staff is also available. This is to ensure that every call of yours is attended to and to make certain that everything in your apartment stays the way it's supposed to: flawless

Chef *:

For the next get together in your home, you can make use of a professional chef, who will take care of all the cooking. This leaves you free of hassle and provides with the opportunity to entertain your guests, because honestly, hosting a party takes a lot of effort.



Chapter 8

Safety & Security

At a glance

Security managed by security agency
Round the clock surveillance
Fire Fighting Provision



Where Luxury Resides



Safety and Security

At Ahuja Towers, we don't just build luxurious homes. We build safe ones too.

Structural Safety

Around the world, high-rises in particular are exposed to extreme wind pressures. To ensure that our building does not succumb to these forces, a wind tunnel test was conducted. Based on its findings, Two 'C' shaped belt trusses connecting both buildings are constructed on the 25th and 41st level to stiffen the structure but also to provide reinforcement. Besides this the building is also earthquake resistant.

Internal Safety

Right from the moment you drive into the building; access is restricted by way of boom barriers and bollards. Each owner/visitor will be provided an access card to enter the parking area. But it doesn't end here, there are CCTV's in all common areas like lobbies, lifts, parking bays, elevators, amenities floors etc. In addition to this, the four elevators in the lobby are operated via an Access Card or Biometric Access, and can be utilized only by the owners and their guests. Two separate service elevators have been provided on the rear of the building for domestic, delivery and maintenance staff.



Fire Safety

Ahuja Towers comes equipped with a state-of-the-art fire alarm system. For the habitable and amenities floors, a smoke detector has been installed at each level. There is also a Heat detector at the basement, ground floor and podium levels for various building service areas. In addition to this, there is gas detector in the kitchen/pantry. Once triggered, these will automatically activate the Fire Alarm System, which in turn would control the functioning of various other systems as listed below:

- ♦ All Air Handling Units (AHUs) and Treated Fresh Air (TFAs) of the affected zones or apartments will be shut off and the fire pumps (sprinklers of common areas/hydrant as applicable) of the affected zone will be activated
- ♦ Lift-well pressurization fans will be turned on to prevent the smoke from accumulating here and a homing device will take the lift to the nearest floor. Various other lift operations would be controlled from the Fire Alarm System panel and the service elevators will act as fire operation elevators.
- ♦ A P A system will be activated informing individuals about the details of the fire and provide instructions as to how to get to the nearest refuge areas.

On the exterior of the building there is also a provision of external fire protection with yard hydrants on the ground floor.



About us

“A house is not a home”, goes an old English proverb. And at the Ahuja Group, we believe it. We are not in the business of building residences. We are in the fine art of making homes. It takes minute detailing, a fine eye for comfort & luxury and a small, personal touch to build a home. And over the last twenty years, we have honed that skill to perfection. Every home we build today has that small big detail that makes your life that bit more charming, that bit more special, and that little less everyday. After all, isn't a life less ordinary, a life better lived?

The Promoters reserve the right to alter/add/include/exclude/amend any amenities, features or plans at their discretion. Images are for representational purposes only.

+918470930121 | www.abcbuildcon.in

Project Consultants

Architecture Design

Palmer and Turner Architects, Singapore

Interior Design

Wilson Associates, New York

Structural Consultants

J+W Consultants, India

MEP Consultants

John Mech-El Technologies (P) Ltd., India

Landscape Design Consultants

Site Concepts International, India & Singapore

Façade Consultants

ARUP, Singapore

Project Management Services

DTZ International Property Advisers Pvt. Ltd., India

Cost Consultants

Gardiner & Theobald (G&T), India

Wind Tunnel Testing

BMT Fluid Mechanics, U.K.

Green Building Consultants

Spectral Services, India

Structural Design Review

WSP Cantor Seinuk, India & New York

MEP Design Review

Buro Happold, India

Lighting Consultants

Lighting Planners Associates (S) Pte. Ltd., Singapore

Lift Consultants

HPF Consulting Engineers Pvt. Ltd., India

Liasoning Consultants

P. N. Bhoje & Associates, India



Where Luxury Resides

Back End Paper
Pasting Side