

A Project by



SHELAJI
GROUP
A Legacy

SHELAJI AVENUES

1 BHK Plush Residences





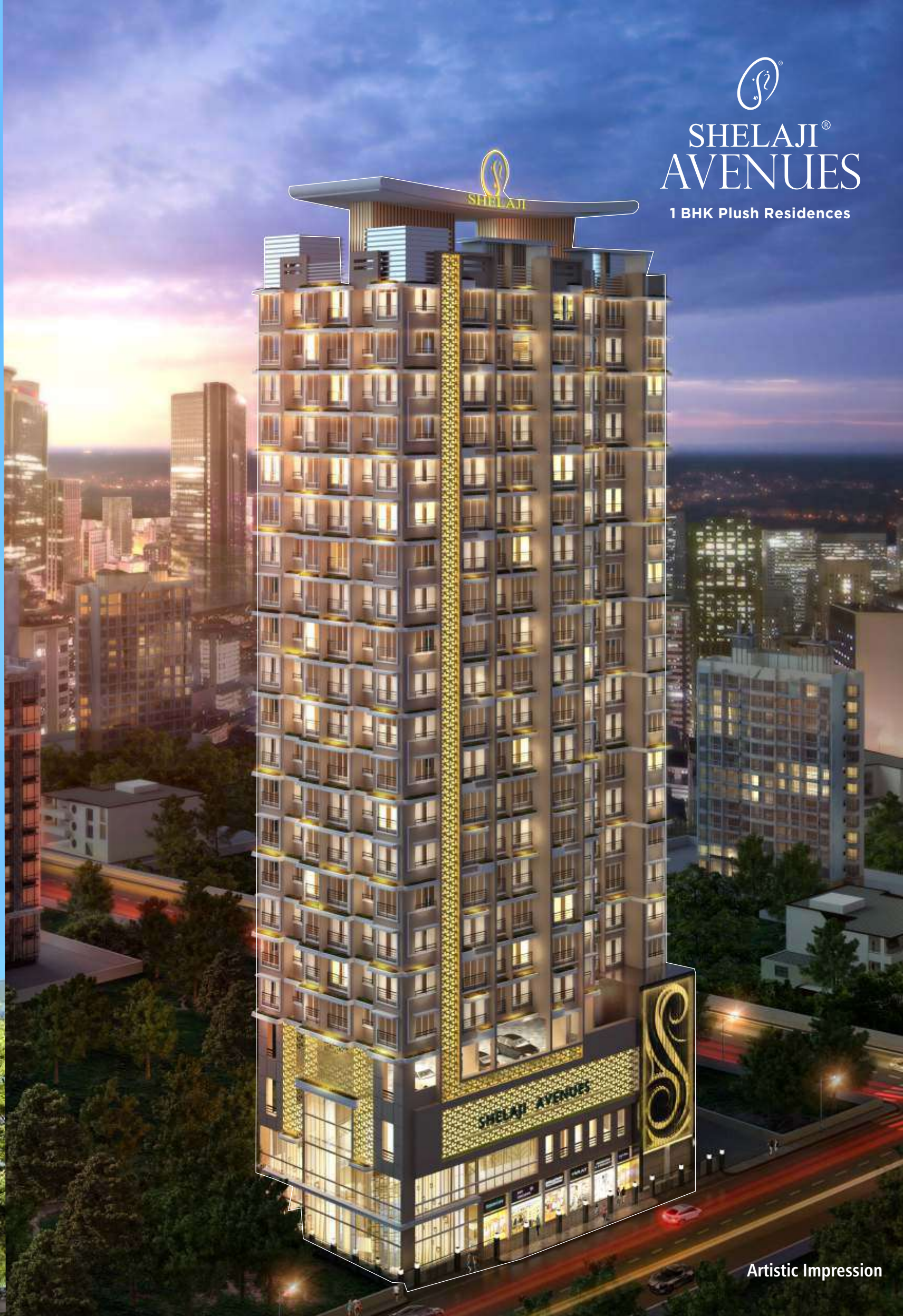
SHELAJI[®] AVENUES

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.



SHELAJI[®] AVENUES

1 BHK Plush Residences

Artistic Impression

Luxury

Simplicity, carried to an extreme, becomes Elegance.



Shelaji Avenue



Artistic Impression



Grandeur
Design is thinking made visible.

Layout





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


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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. Vaastu 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 "A" Class Amenities
Modern elevation and quality construction as approved by M.C.G.M.



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WELCOME TO SHELAJI GROUP

Shelaji Group has been the epitome of construction combined with class and efficiency. Specializing in commercial and residential construction projects, We at Shelaji Group have completed many successful projects from more than two decades in operation.

We at Shelaji Group, consider it our mission to provide people with sound, affordable & luxurious housing options that have brilliant supporting amenities. We envision to provide housing solutions to people all over Maharashtra.



SHELAJI[®]
AVENUES
1 BHK Plush Residences

Floor Plans

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
TOTAL		398.00



FLAT NO - 01



Layout

CARPET AREA STATEMENT		
FLAT NO - 02		
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
TOTAL		398.00



FLAT NO - 02



Layout

CARPET AREA STATEMENT		
FLAT NO - 03		
LIVING ROOM	17' X 9'	153.00
KITCHEN	7' X 8'6"	59.00
MASTER BEDROOM	9' X 9'6"	86.00
BEDROOM	9'6" X 8'6"	81.00
TOILET	3' 6" X 10	35.00
MASTER TOILET	3' 6" X 6'	21.00
PASSAGE 1	3' 6" X 3'6"	12.00
PASSAGE 2	3' X 3'6"	10.00
TOTAL		457.00



FLAT NO - 03

Artistic Impression



Layout

CARPET AREA STATEMENT		
FLAT NO - 04		
LIVING ROOM	16' X 9'	144.00
KITCHEN	6' X 8'	48.00
BEDROOM	10'6" X 10'	105.00
TOILET	7'6" X 4'	30.00
PASSAGE	3'6" X 4'6"	16.00
TOTAL		343



Layout

CARPET AREA STATEMENT		
FLAT NO - 05		
LIVING ROOM	9' X 17' 1"	153.00
KITCHEN	5' X 10'	50.00
BEDROOM	9' X 10'	28.00
TOILET	4' X 7'	90.00
PASSAGE 1	3'6" X 5'8"	20.00
PASSAGE 2	4'7" X 3'	14.00
TOTAL		355.00



LOCATION MAP

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

Site Address:
Shelaji Avenues
5 & 6th Near, Kamathipura Lane, Shuklaji Street,
Near Mumbai Central Station
Mumbai-400 008.

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 MAHARERA Project Registration No.: P51900023110



Disclaimer:

The information contained in this leaflet is indicative of the kind of development is proposed. It is prepared & issued in good faith & is for guidance only. It does not constitute of an offer contract. Subject to approval of authorities or in the interest if the continuing improvement, the promoters/developers reserve the rights to change plans, specifications or features without prior notice or obligation. Guidelines are enforced for not allowing grills, flower pots etc. to be fixed outside windows or any changes to be made in external elevations. The furniture, furnishings, fixtures, fittings, electronic goods, accessories and any other item displayed in floor plan are only indicative in nature. The company/firm/promoter/developer is not liable or required to provide in furniture, furnishings, fixtures, fittings, electronic goods, accessories or fittings as

