

VICEROY SAVĀNA

VICEROY P R O P E R T I E S

Site Address: Viceroy SAVĀNA, 120 Feet Road, Near Raheja Circle, Thakur Village, Kandivali (East), Mumbai 400 101

Tel: +91 86576 12673 | **Website:** www.savanabyviceroy.com

Registered Office: Simba Properties LLP, Stadium House, Block 1, 81/83, Veer Nariman Marg, Churchgate, Mumbai 400 020

Website: www.viceroyproperties.in

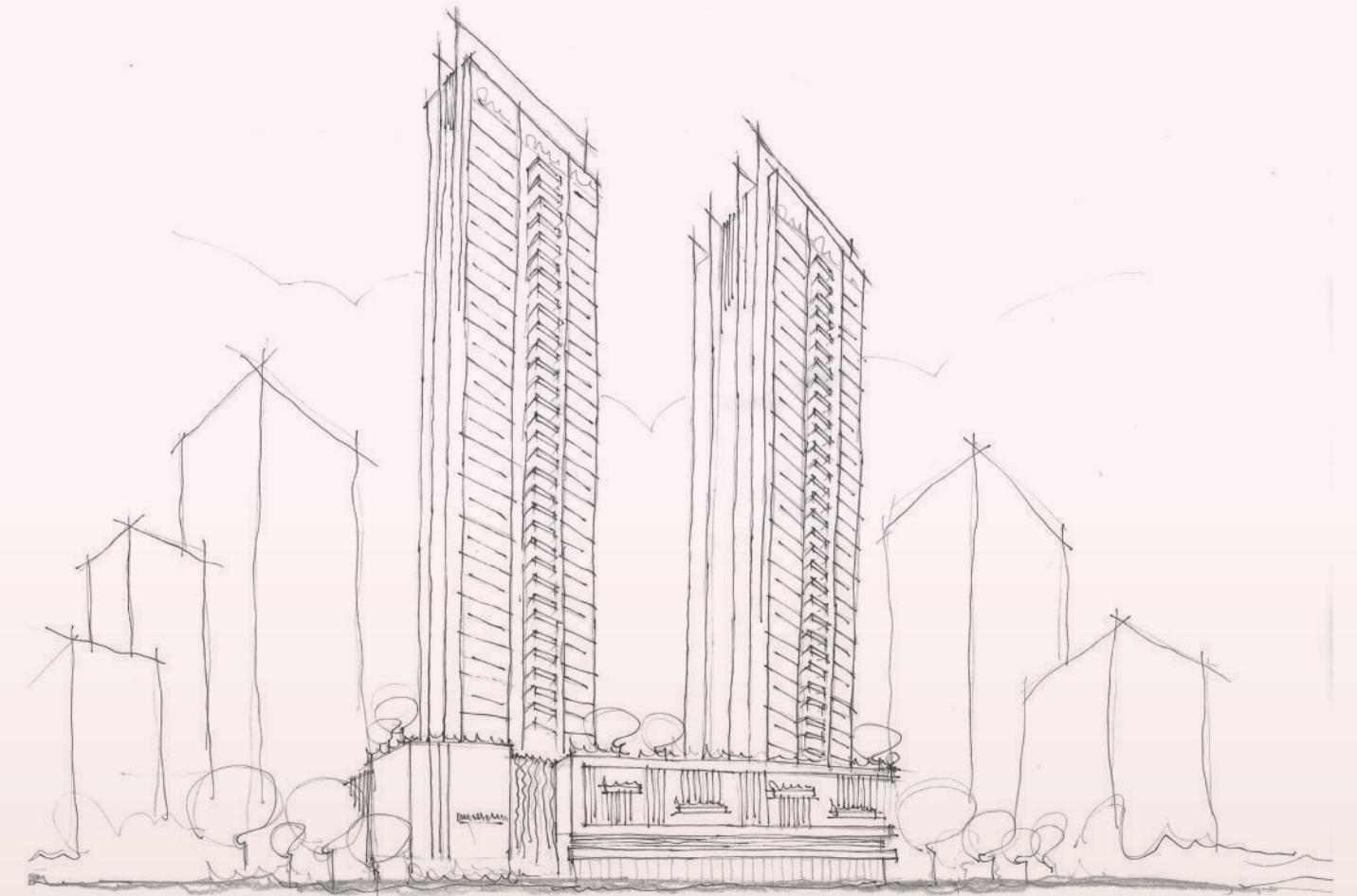
This project is financed by SBI

All specifications, images, plans, designs, facilities, amenities, dimensions, elevations, any other information contained herein are in respect of the proposed development to be known as "SAVĀNA". The same may be subject to changes/ revisions/ alterations in accordance with the approvals, orders, directions and/ or regulations of the concerned/ relevant authorities and/ or for compliance with laws/ regulation in force from time to time. In view of the above and in line with our customer policies, we may change/ alter the above in consonance with approvals, orders, directions, applicable laws, regulations, etc. Unless otherwise stated, all the images, visuals, materials and information contained in the brochure are purely creative/ artistic concepts and may not be actual representation of the product and/ or any amenities. None of the above may be construed to form any basis of, and/ or serve as an inducement or invitation for payment of any advance and/ or deposit, to be made by a prospective customer under the relevant provisions of law or otherwise and solely the amenities/ specifications, features mentioned in the agreement for sale (if any) shall be final. (Refer: <https://maharera.mahaonline.gov.in/>). For Private circulation only. Conditions apply. This is a combined brochure of proposed development to be known as "SAVĀNA", located at 120 Feet Road, Near Raheja Circle, Thakur Village, Kandivali (East), Mumbai - 400101 comprising of phase/ wing/ project/ tower/ building Registered under MahaRera Regn. No. P51800023099 as Savāna - Phase 1, MahaRera Regn No. P51800023159 Savāna Phase - 2, MahaRera Regn No. P51800023183 Savāna Phase - 3, details available on MahaRera website: <https://maharera.mahaonline.gov.in/>



EVOLUTION

The name Savāna is inspired by the Sanskrit word, 'सवण', meaning 'one with the forest' and the English word, 'Savannah', meaning 'grasslands'.



Designed by one of the world's finest architects - DSP Design, Viceroy SAVĀNA seeks to establish a new perspective on luxury living.

The central design principle at Viceroy SAVĀNA is to seamlessly integrate tranquility, balance and natural living with all the modern amenities and conveniences.

LOCATION

05 minutes to Educational Institutions

Chatrabhuj Narsee School
Thakur Swaminarayan School
Gundecha Education Academy
Thakur College of Engineering and Technology
Thakur College of Science and Commerce

05 minutes to Convenience Shopping

Nature's Basket
DMART

05 minutes to Banks and ATMs

Kotak Mahindra Bank
HDFC Bank
Axis Bank

05 minutes to the Jain Temple and Sai Dham Mandir

05 minutes to Hospitals

Sanchaiti Superspeciality Hospital
Seven Star Multispeciality Hospital
Ojas Eye Hospital

05 minutes to Parks and Gardens

Viceroy Jogger's Park
Evershine Dream Park

05 minutes to Entertainment Zones

Growel's 101 Mall
Starbucks
McDonald's

Immediate Access to the 120 foot Main Road



05 Minutes



10 Minutes



15 Minutes



20 Minutes

Note - drive time in non peak hours as per google maps.



THE DESIGN

Environmentally Sensitive Design | Expansive and Spacious Residences
Form Follows Function | Low Density Gated Community

Artist's Impression | The render is an artist's impression (not actual) indicating possible appearance

THE RESIDENCES

Viceroy SAVĀNA offers luxurious 2 & 3 bed residences at a landmark location in Thakur Village, a thriving upscale neighbourhood in Kandivali East. Featuring thoughtfully planned layouts which maximize space usage, best-in-class luxury resort amenities, excellent connectivity to the city, and a stunning view of Sanjay Gandhi National Park, Viceroy SAVĀNA is Living Redesigned for the discerning urban spirit.

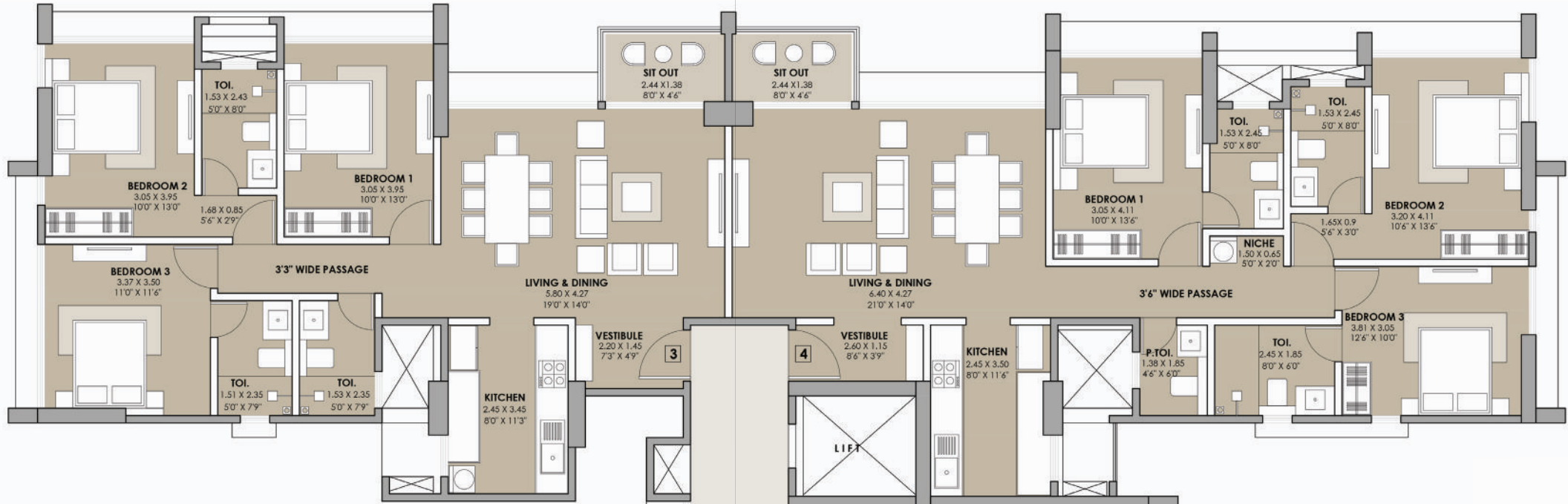


Actual View

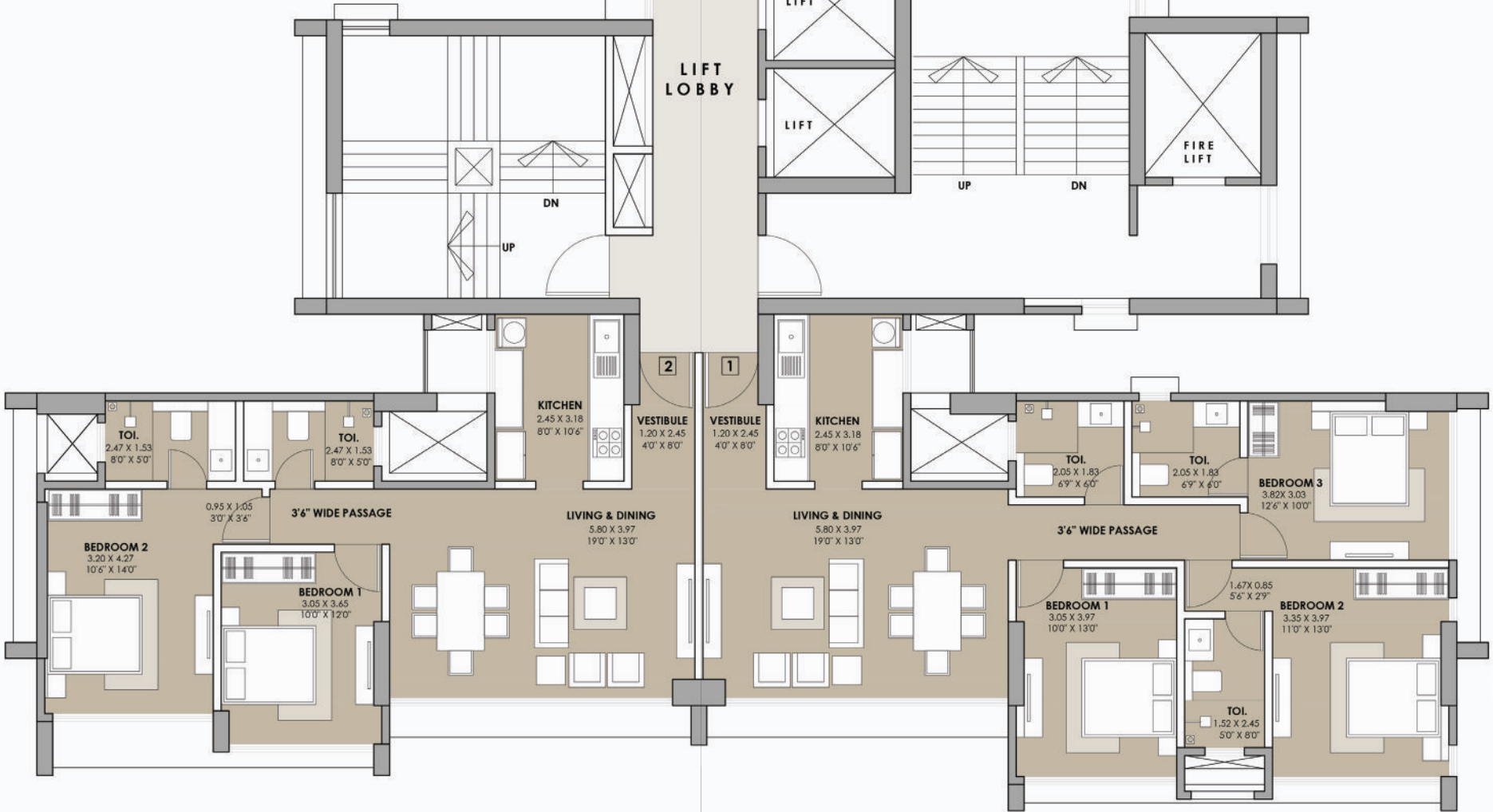
The render is an artist's impression (not actual) indicating possible appearance.

TOWER A
TYPICAL FLOOR PLAN

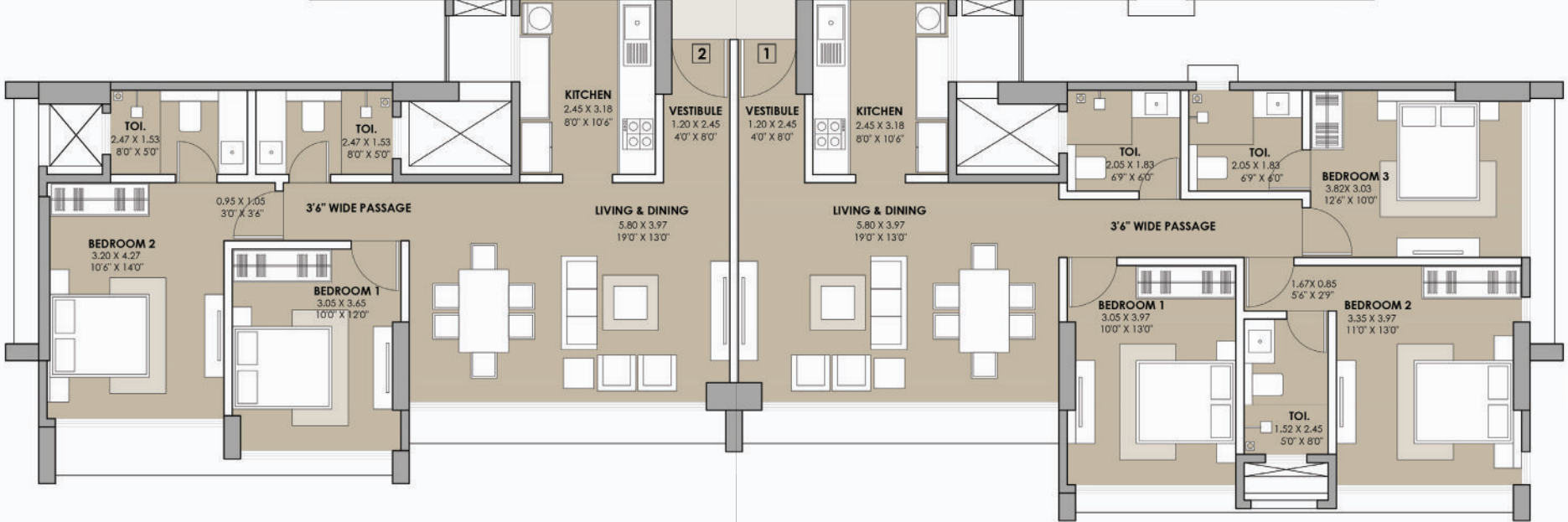
3BHK PREMIUM 2
INCLUDING SIT OUT
98.44 SQ. MTS*
1060.00 SQ. FT.*



3BHK LUXURY
INCLUDING SIT OUT
108.97 SQ. MTS*
1173.00 SQ. FT.*



2BHK PREMIUM
72.90 SQ. MTS*
785.00 SQ. FT.*



3BHK PREMIUM 1
93.01 SQ. MTS*
1001.00 SQ. FT.*

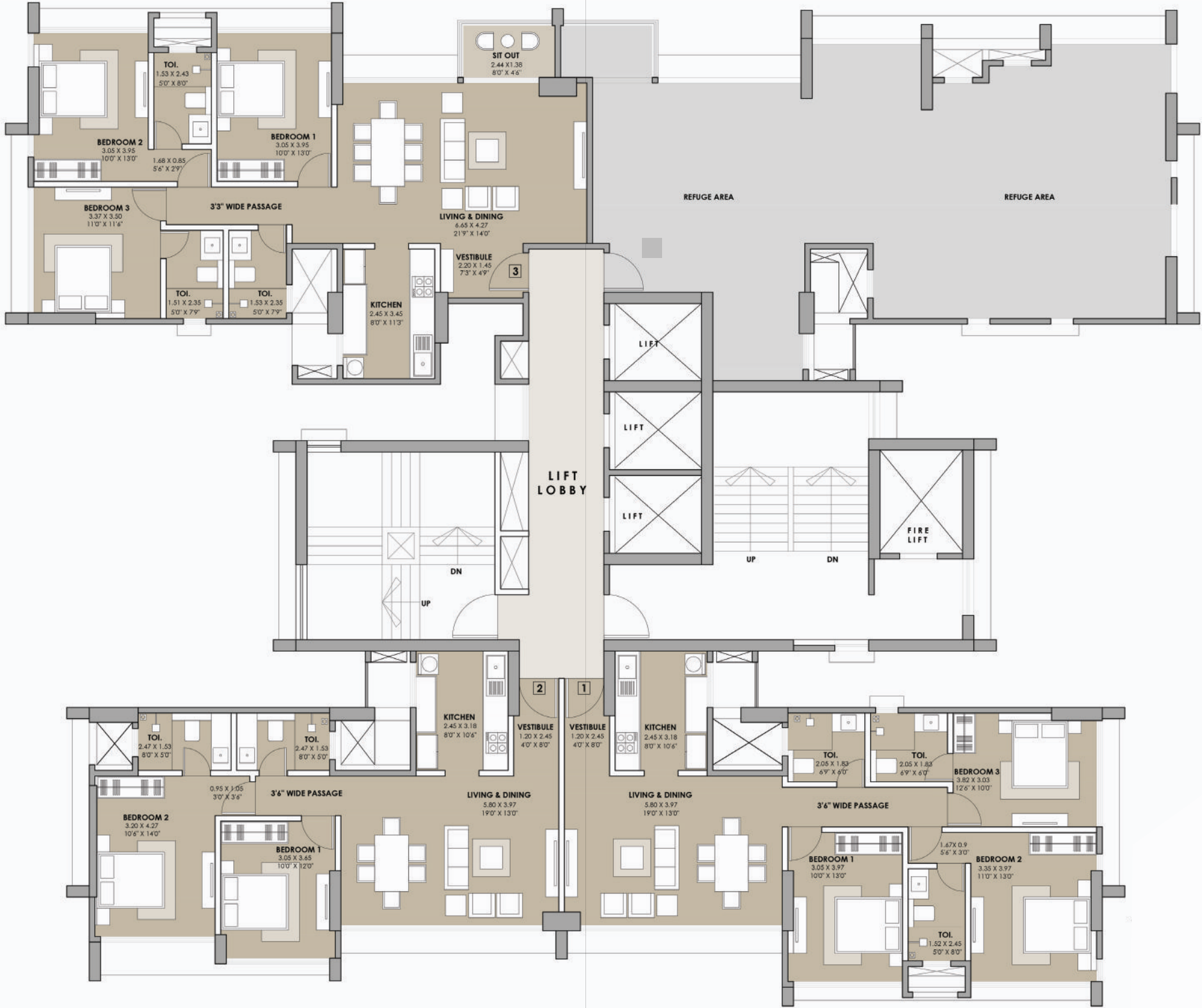


Disclaimer - Not to scale. The furniture/ fixtures etc. shown in the image are only indicative and representational (not actual) in nature and are only for the purpose of illustrating/ reflecting a possible layout and do not form a part of the standard specifications, amenities, services, etc. to be provided in respect of the flat. All specifications of the flat shall be as per the agreement for sale (if any) between the parties. Minor variations (+/-3%) in actual carpet areas may occur as a result of finishing tolerance & column projection. The project is registered under MahaRera Regn. No. P51800023159 Savana Phase 2 and MahaRera Regn. No. P51800023183 Savana Phase 3, details available on MahaRera website: <https://maharera.mahaonline.gov.in/>
All figures are RERA Carpet Area. NOTE: 1 SQ. MTS. = 10.764 SQ.FT.

TOWER A
REFUGE FLOOR PLAN

3BHK PREMIUM 2
INCLUDING SIT OUT
102.01 SQ. MTS*
1098.00 SQ. FT.*

2BHK PREMIUM
72.90 SQ. MTS*
785.00 SQ. FT.*



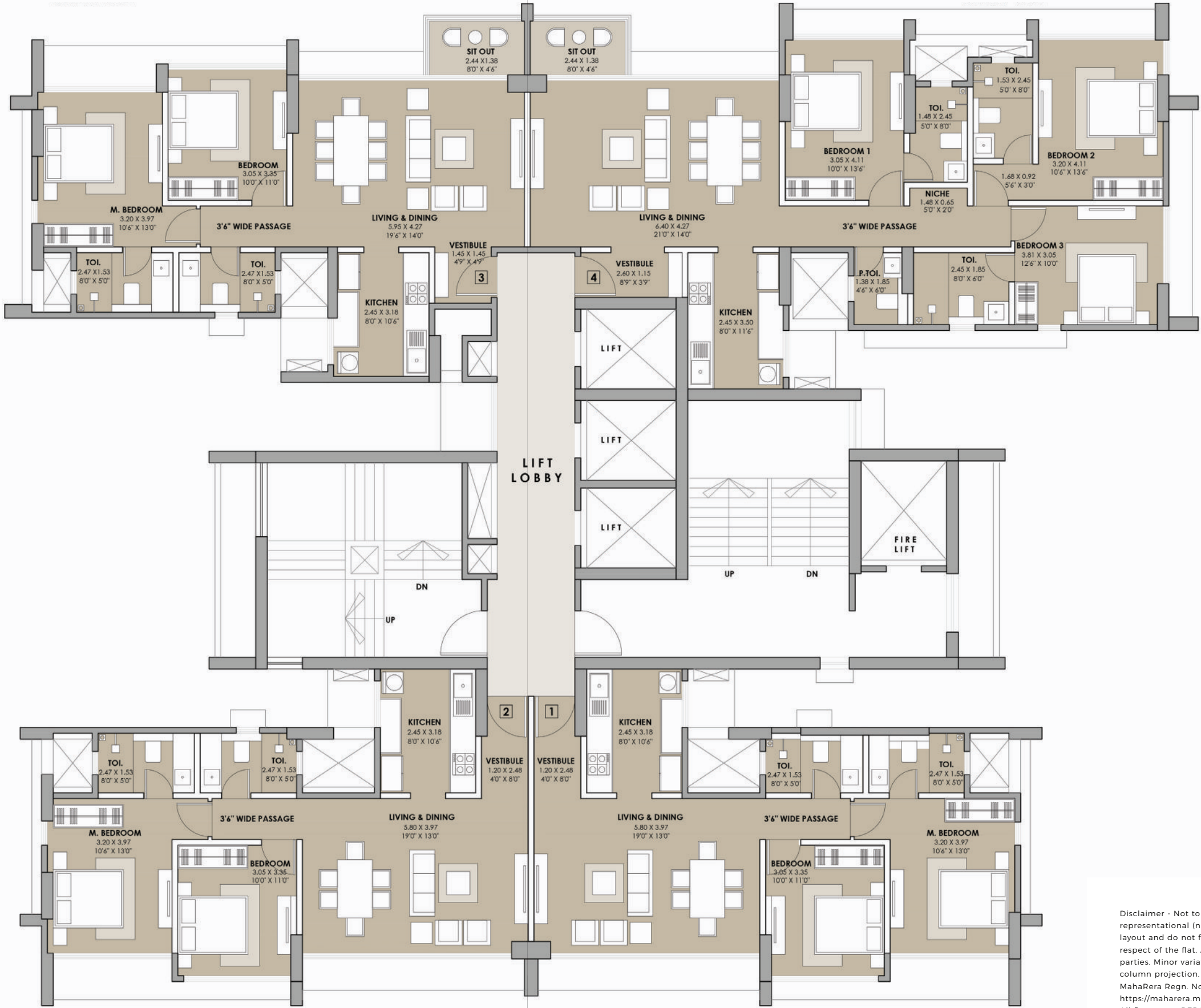
3BHK PREMIUM 1
93.01 SQ. MTS*
1001.00 SQ. FT.*

Disclaimer - Not to scale. The furniture/ fixtures etc. shown in the image are only indicative and representational (not actual) in nature and are only for the purpose of illustrating/ reflecting a possible layout and do not form a part of the standard specifications, amenities, services, etc. to be provided in respect of the flat. All specifications of the flat shall be as per the agreement for sale (if any) between the parties. Minor variations (+/-3%) in actual carpet areas may occur as a result of finishing tolerance & column projection. The project is registered under MahaRera Regn. No. P51800023159 Savana Phase 2 and MahaRera Regn. No. P51800023183 Savana Phase 3, details available on MahaRera website: <https://maharera.mahaonline.gov.in/>
All figures are RERA Carpet Area. NOTE: 1 SQ. MTS. = 10.764 SQ.FT.

TOWER B
TYPICAL FLOOR PLAN

2BHK LUXURY
INCLUDING SIT OUT
76.16 SQ. MTS*
820.00 SQ. FT.*

2BHK PREMIUM
70.98 SQ. MTS*
764.00 SQ. FT.*



3BHK LUXURY
INCLUDING SIT OUT
108.92 SQ. MTS*
1172.00 SQ. FT.*

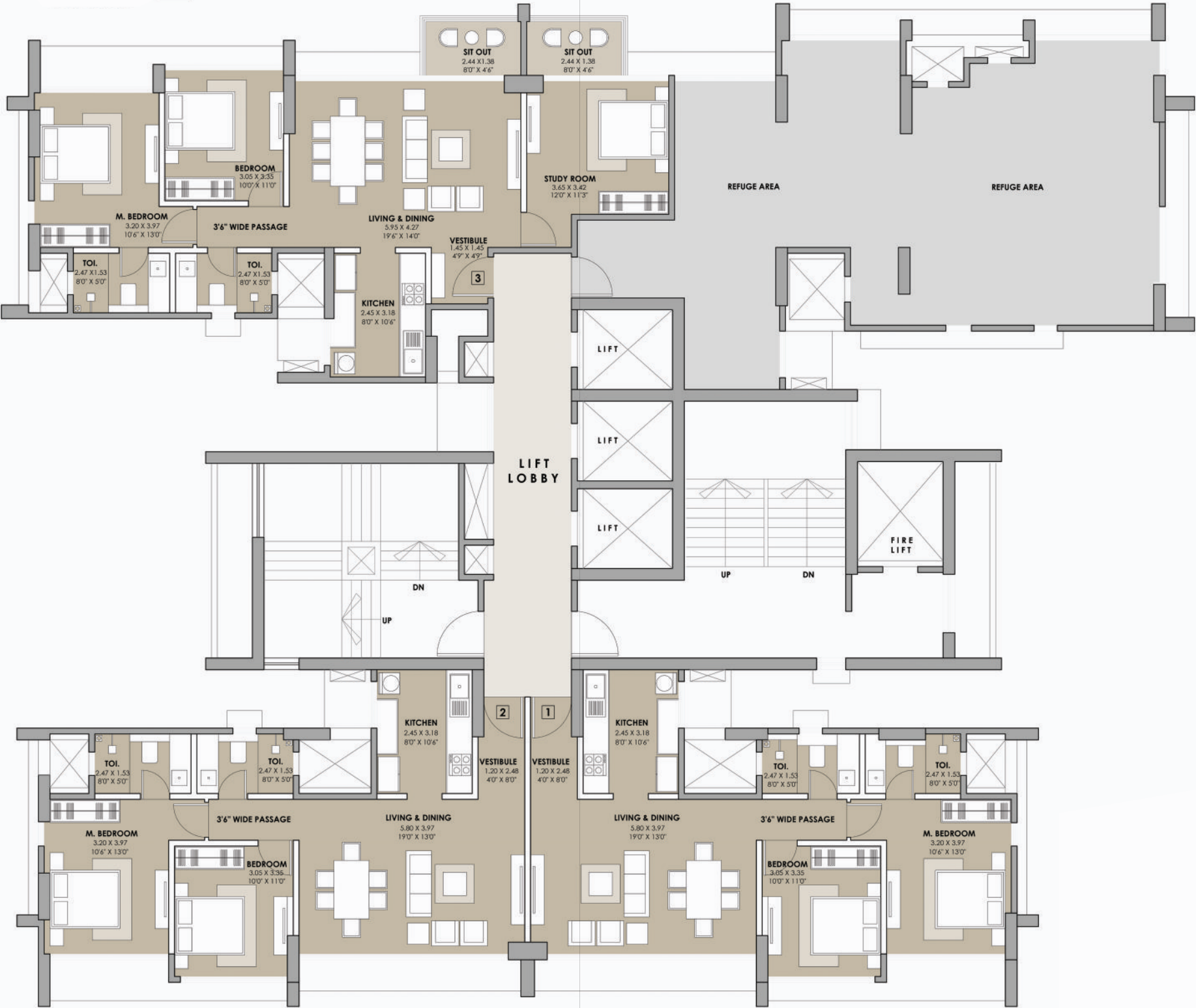
2BHK PREMIUM
70.98 SQ. MTS*
764.00 SQ. FT.*

Disclaimer - Not to scale. The furniture/ fixtures etc. shown in the image are only indicative and representational (not actual) in nature and are only for the purpose of illustrating/ reflecting a possible layout and do not form a part of the standard specifications, amenities, services, etc. to be provided in respect of the flat. All specifications of the flat shall be as per the agreement for sale (if any) between the parties. Minor variations (+/-3%) in actual carpet areas may occur as a result of finishing tolerance & column projection. The project is registered under MahaRera Regn. No. P51800023159 Savana Phase 2 and MahaRera Regn. No. P51800023183 Savana Phase 3, details available on MahaRera website: <https://maharera.mahaonline.gov.in/>
All figures are RERA Carpet Area. NOTE: 1 SQ. MTS. = 10.764 SQ.FT.

TOWER B
REFUGE FLOOR PLAN

3BHK PREMIUM
INCLUDING SIT OUT
94.22 SQ. MTS*
1014.00 SQ. FT.*

2BHK PREMIUM
70.98 SQ. MTS*
764.00 SQ. FT.*



2BHK PREMIUM
70.98 SQ. MTS*
764.00 SQ. FT.*

Disclaimer - Not to scale. The furniture/ fixtures etc. shown in the image are only indicative and representational (not actual) in nature and are only for the purpose of illustrating/ reflecting a possible layout and do not form a part of the standard specifications, amenities, services, etc. to be provided in respect of the flat. All specifications of the flat shall be as per the agreement for sale (if any) between the parties. Minor variations (+/-3%) in actual carpet areas may occur as a result of finishing tolerance & column projection. The project is registered under MahaRera Regn. No. P51800023159 Savana Phase 2 and MahaRera Regn. No. P51800023183 Savana Phase 3, details available on MahaRera website: <https://maharera.mahaonline.gov.in/>
All figures are RERA Carpet Area. NOTE: 1 SQ. MTS. = 10.764 SQ.FT.



Actual Photograph of Sample Flat

THE SAVĀNA ADVANTAGE

- Spaciously designed apartments with generous carpet areas
- 1st habitable floor at 85 feet above the ground ensuring uninterrupted views
- More than 50% open space across the development
- 5 levels of podium car parking
- 22 foot double height entrance lobby
- 4 apartments per floor with access to 3 passenger elevators, 1 service elevator and 2 staircases per floor
- Thoughtfully conceptualised unit layouts that are designed to be flexible and combinable
- Vestibules at the entrance of each apartment ensuring better privacy for our residents
- 20 foot wide living and dining space*
- Room width French windows in all rooms
- Private decks# with unobstructed views of the National Park
- 10 foot ceiling heights
- 8 foot high door and window frames
- Minimum passage areas to maximise carpet area usage

*In 3 BHK Luxury residences
#in north facing units

Disclosure: All specifications, images, plans, designs, facilities, amenities, dimensions, elevations, any other information contained herein are in respect of the proposed development to be known as SAVANA. The same may be subject to changes/revisions/alterations in terms of approvals, orders, directions and/or regulations of concerned/relevant authorities and/or for compliance with laws/regulations in force from time to time. In view of the above and in line with our customer policies, we may change/alter the above in consonance with approvals, orders, directions, applicable laws, regulations, etc. MahaRera Regn No. P51800023099 as SAVANA Phase 1, MahaRera Regn No.P51800023159 as SAVANA Phase 2 and MahaRera Regn No. P51800023183 as SAVANA Phase 3. details available on MahaRera website <https://maharera.mahaonline.gov.in/>

INTERNAL FINISHES

Apartment

- Premium finish vitrified flooring in the living room, kitchen, passage and bedrooms
- Laminated finish entrance and internal doors
- Gypsum finish internal walls with premium grade acrylic paint
- Aluminium anodized/ powder coated sliding French windows with railing
- Premium brand electrical switches and concealed wiring
- VDP system at apartment entrance*
- Premium finish anti-skid tiles in sit out area



Actual Photograph of Sample Flat

*For third party equipment(s)/ appliances(s): Warranty/ Guarantee of the 3rd party product/ amenity is subject to the concerned supplier's/ manufacturer's corresponding warranty/ guarantee terms and conditions.

INTERNAL FINISHES

Bathroom

- Premium finish anti-skid flooring tiles in all toilets
- Premium finish designer tiles upto door heights in all toilets
- Premium sanitary and CP fittings
- Exhaust fans*
- Geysers in all bathrooms



Actual Photograph of Sample Flat

*For third party equipment(s)/ appliances(s): Warranty/ Guarantee of the 3rd party product/ amenity is subject to the concerned supplier's/ manufacturer's corresponding warranty/ guarantee terms and conditions.

Kitchen

- Granite main platform
- Additional service platform
- Tile dado above platform up to 2' 0" height
- Stainless steel kitchen sink with drainboard and flexible faucet head
- Exhaust fan*



Actual Photograph of Sample Flat

THE SAVĀNA RESORT LIFESTYLE

A Balance of Luxuries Designed Around You

INTERACT



Rooftop Entertainment Area & BBQ Station



Indoor Games Zone with Card Table, Pool Table, Table Tennis, Foosball, Carrom, Chess & Vending Machine



Banquet Space with Spillover Lawn & Chef's Kitchen



Conversation Grove with Community Seating



Reading Lounge & Business Center with Personal Work Stations



Toddler's Play Area

RELAX



Rooftop Yoga Deck



Biodiversity Zone



20 Seater Mini Theater



Landscape Garden & Lawn

EXERT



70x20 foot Swimming Pool



20x26 foot Kids Wading Pool



160 metre long Jogging Track



Indoor Gymnasium with Virtual Studio & Steam Room



Active Sports Zone with Outdoor Gym, Multi-Purpose Court, Box Cricket, Futsal Court and Amphitheatre Sitout



Active Sports Zone with Outdoor Gym*



Rooftop Yoga Deck*



70x20 foot Swimming Pool*



Toddler's Play Area*

*Artist's Impression

Disclosure: All specifications, images, plans, designs, facilities, amenities, dimensions, elevations, any other information contained herein are in respect of the proposed development to be known as SAVANA. The same may be subject to changes/revisions/alterations in terms of approvals, orders, directions and/or regulations of concerned/relevant authorities and/or for compliance with laws/regulations in force from time to time. In view of the above and in line with our customer policies, we may change/alter the above in consonance with approvals, orders, directions, applicable laws, regulations, etc. MahaRera Regn No. P51800023099 as SAVANA Phase 1, MahaRera Regn No.P51800023159 as SAVANA Phase 2 and MahaRera Regn No. P51800023183 as SAVANA Phase 3. details available on MahaRera website <https://maharera.mahaonline.gov.in/>

EXPERIENCE LIVING REDESIGNED

Our Philosophy

UNDERSTATED LUXURY

We offer high-quality craftsmanship and understated finishes. Silhouettes and materials that are organic, modern, and fresh yet grounded in their presentation.

ATTENTION TO DETAIL

We pay close attention to the grain of the wood, hinges, switches, and other minor intricacies to ensure that the result is vastly more than just the sum of its parts.

BALANCED LIVING

A balance between the city and nature comes through with more than 50% green space in the project, more light, better ventilation, and larger apartments.

SUSTAINABLE DEVELOPMENT

Using sustainable materials, recycling and being energy-efficient aligns with our ethos of building environmentally friendly living spaces.

