

Imperial Palms

Waliv, Vasai East

— MAHARERA NO.: P99000020101 —



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IMPERIAL LIFESTYLE'S GUIDE TO VASAI-VIRAR

Vasai, the 5th largest city of Maharashtra. Vasai-Virar is rapidly developing in all spheres related to real estate, be it residential, commercial, retail, hospitality, entertainment or amusement. Over the last decade, the increase in real estate prices in and around Mumbai has resulted in the shift of low and middle-income households to this sub-region. It is one of the 10 cities in Maharashtra which is eligible for FDI in multi-brand retail.

POPULATION

Vasai-Virar, with a growing population of more than 1.2 million people, is one of the fastest growing cities in Maharashtra. As per census, the population of the region was 1.9 lakhs in 1971 and has seen a growth of 95% since. The population growth rate of Vasai-Virar has been higher than Greater Mumbai and MMR region.

CONNECTIVITY

Vasai-Virar is strategically linked to Mumbai and other major centres in the Mumbai Metropolitan Region, such as Navi Mumbai, Panvel, Thane, Kalyan and Bhiwandi via high end rail and road connectivity. Also, with the proposed elevated rail corridor between Churchgate - Virar and Bandra-Virar, the durations of journeys will be curtailed by an hour. No other city in MMR or the peripheral locations provides such connectivity. Commuters can easily travel to Mumbai by local train within 90 minutes to reach Churchgate Station or 30 minutes to reach the suburbs.

THE FEEL OF GETAWAY HOMES

The region is pollution free and away from the hustle and bustle of the city life. Today, people want to live in areas where they can breathe fresh air and have sound sleep. Vasai - Virar is one such region and therefore the place for living and leisure.

DEVELOPMENT

Since its inception in 2012, the Vasai-Virar City Municipal Corporation (VVMC) has been instrumental in the rapid development of the Vasai-Virar region. An annual budget of Rs. 1,266 crores towards infrastructure development has been presented in 2012. The Ministry of Urban Development has taken Vasai-Virar under the Urban Infrastructure Development Scheme for Satellite Towns, making it the only city in Maharashtra to be incorporated in this scheme. The entry of some of India's leading real estate giants and joint ventures amongst local developers is contributing tremendously to the growth of the region.





FUTURE OF VASAI-VIRAR

The first factor that will drive this real estate market is its affordability compared to that of other parts of the Mumbai Metropolitan Region. This will attract a big chunk of home buyers as well as investors here.

The second major factor that will drive the real estate growth is the improving infra-structure and connectivity of the region to the island city of Mumbai as well as its suburbs. The proposed Virar-Alibaug corridor will be connected to several major national highways such as NH 3, NH 4 and NH 48. This will help people travel from Virar to Mumbai as well as the proposed Navi Nhava Sheva Port, Mumbai International Airport, and Alibaug, which is an industrial belt. The Bandra-Versova corridor, which is a coastal road, will also get extended to Malad and later to Virar.

The region is already close to some important upcoming areas such as Ghodbunder Road and Mira Road, which connect the area to Thane. Hence, people working in Thane and are looking for affordable housing are expected to move to this area.

There are three rivers that flow by Virar. The catchment areas of these rivers receive good rainfall every monsoon. As a result, Mumbai can expect to get its water supply from these rivers in the future. This makes the region an important market apart from the good infrastructure growth and connectivity, there are several small-scale industries being set up around Virar. There are proposals to establish IT/ITeS companies in the region. These will provide better employment opportunities and attract home buyers. There is also a good land parcel available in the area that will provide for real estate development.





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BUILDING DREAMS SINCE 1999

SUCCESSFULLY CONSTRUCTED 2.5 MILLION SQ.FT.

PIONEER REALTORS IN VASAI - NSP - BOISAR

3000+ HAPPY CUSTOMERS

HOMES STARTING FROM 10 LAKHS - 1 CRORE +

UNDER CONSTRUCTION - 3 MILLION + SQ.FT.



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A FRESH LIVING. A FRESH LIFE

Live life with peace of mind cocooned within a world of luxury.
Reconnect with nature that you were cut-off from.

- G + 14 storey (Residential)
- 1 BHK | 2 BHK Luxurious Apartments





FEATURED AMENITIES

COMMON AMENITIES

- Grand Lobby
- Rain Water Harvesting
- Automatic Lifts
- Podium Garden

SAFETY FEATURES

- Firefighting equipment on all floors
- 24x7 Security- CCTV in Lobby and Common Areas
- Earthquake resistance to RCC Frame Structure
- Quality Waterproofing in all Wet Areas







★★★★★
MUKUND
- APT. II -





ACTUAL VIEWS OF ENTRANCE LOBBY





ACTUAL VIEWS OF SAMPLE FLAT



LIVING ROOM



MASTER BED ROOM



ACTUAL VIEWS OF SAMPLE FLAT



KITCHEN



KITCHEN



ACTUAL VIEWS OF SAMPLE FLAT



W.C



BATHROOM

LIVING ROOM

- POP False Ceiling
- Vitrified Flooring Tiles (Size: 600mm x 600mm)
- Main Door with Laminate & Heavy Brass Fittings
- Branded Plastic paint on Internal Wall
- Powder Coated Aluminium Sliding Window with Blue Sapphire Glass & Mosquito Net
- Branded Switch-Boards
- Granite Window Sills
- Anti skid 300mm x 300mm Tiles in Flower Bed

ELECTRICAL POINTS

(Modular Switches with Concealed Wiring)

Tubelight	2	Television	1
Fan	2	Balcony Light	1
Chandelier	1		

NOTE: Electrical Points only.
No Electrical Appliances shall be provided.



BED ROOM

- POP False Ceiling
- Vitrified Flooring Tiles (Size: 600mm x 600mm)
- Bedroom Door with Laminate & Heavy Brass Fittings
- Branded Plastic paint on Internal Wall
- Powder Coated Aluminium Sliding Window with Blue Sapphire Glass & Mosquito Net
- Branded Switch-Boards
- Granite Window Sills
- Hollow space for A.C outlet
- Anti skid 300mm x 300mm Tiles in Flower Bed

ELECTRICAL POINTS

(Modular Switches with Concealed Wiring)

Tubelight	1	Television	1
Fan	1	Air Conditioner	1
Balcony Light	1		

NOTE: Electrical Points only.
No Electrical Appliances shall be provided.



KITCHEN

- **Modular Kitchen 303 Stainless Steel Trolley (Shutters & Basket)**
- **600mm x 300mm Glazed Tiles on Walls**
- **Granite Window Sills**
- **Granite Platform with Stainless Steel Sink**
- **Branded Plastic paint on Internal Wall**
- **Powder Coated Aluminium Sliding Window with Blue Sapphire Glass**
- **Branded Switch-Boards**
- **Granite Window Sills**
- **Anti skid 300mm x 300mm Tiles in Dry Balcony**

ELECTRIFICAL POINTS

(Modular Switches with Concealed Wiring)

PARTICULARS	QUANTITY	PARTICULARS	QUANTITY
Refrigerator	1	Tube-light	1
Mixer	1	Washing Machine	1
Fan	1	Exhaust Fan	1

PLUMBING POINTS:

PARTICULARS	QUANTITY
Aquaguard	1
Sink Tap	1

NOTE: Electrical Points only.
No Electrical Appliances shall be provided.



BATHROOM

- Concealed Plumbing Fittings
- Granite Door Frame
- Wooden Door with Laminate
- Granite Window Sills with Louvers
- Branded Sanitaryware & Plumbing Fittings
- OverHead Water Tank in Bathroom Loft
- Inverter Point in Bathroom Loft
- 600mm x 300mm Glazed Tiles
- Rain Water Harvesting Flush System

ELECTRIFICAL POINTS

(Modular Switches with Concealed Wiring)

PARTICULARS	QUANTITY
Exhaust Fan	1
Tubelight	1

PLUMBING POINTS:

PARTICULARS	QUANTITY
Mixer	1
Geyser	1

NOTE: Electrical Points only.
No Electrical Appliances shall be provided.



MAIN ENTRANCE

MUKUND APT. 1

TYPICAL FLOOR PLAN
5th to 14th
REFUGE - A (802 & 1302)
REFUGE - B (808 & 1308)
F.B / D.B - 2'6" WIDE

EXISTING BUILDING

PODIUM GARDEN

A - WING

B - WING



MUKUND APT. 2

TYPICAL FLOOR PLAN

1ST TO 14TH

MUKUND APT. 2

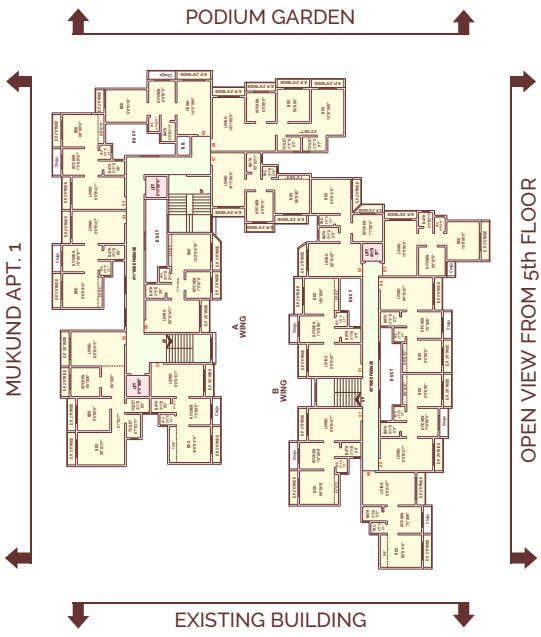
A Wing

Storey - G+14

Refuge - 802 & 1303

B Wing

Storey - G+4



NEIGHBOURHOOD

SCHOOLS

- | | |
|---|--------|
| 1. Ludhani Vidya Mandir English High School | 700 m |
| 2. Fr. Agnel School | 800 m |
| 3. The Ambassador High School | 1.3 km |
| 4. Smt. Yamuna Pasi High School | 3 km |
| 5. LIMRA English School | 3.3 km |
| 6. St. Joseph English School | 3.6 km |
| 7. VidyaVikasini School (ICSE) | 3.8 km |

BANKS ₹

- | | |
|-------------------------------|--------|
| 1. Abhyudaya Co-op. Bank Ltd. | 550 m |
| 2. Federal Bank | 600 m |
| 3. Vasai VikasSahakari Bank | 600 m |
| 4. Syndicate Bank | 650 m |
| 5. Vijaya Bank | 2.5 km |
| 6. IDBI Bank | 2.5 km |
| 7. Axis Bank | 2.5 km |
| 8. Indian Bank | 2.5 km |
| 9. Union Bank | 4 km |
| 10. Bank of India | 4 km |

NEIGHBOURHOOD HOSPITALS



- | | |
|----------------------------------|--------|
| 1. Valwadevi Multi-speciality | 800 m |
| 2. Metropolis Healthcare Limited | 900 m |
| 3. Dr. Waghmare Hospital | 1.6 km |
| 4. Platinum Hospital | 2.6 km |
| 5. IASIS Hospital | 4.7 km |

RESTAURANTS



- | | |
|--------------------------------------|--------|
| 1. Hotel Shalimar | 300 m |
| 2. Hotel Sanskruti Family Restaurant | 550 m |
| 3. Hotel Regency | 950 m |
| 4. The Great Wall Restaurant | 1 km |
| 5. Hotel Imperial | 2.3 km |
| 6. Agent Jack's | 2.5 km |
| 7. Udupi Krishna Hotel | 2.7 km |
| 8. Celebrity | 3.6 km |
| 9. Galaxy | 3.6 km |
| 10. Balaji Veg | 3.8 km |

AUTOMOBILE SHOWROOMS



- | | |
|-----------------|--------|
| 1. SC FORD | 3 km |
| 2. Nexa | 3 km |
| 3. TATA | 3 km |
| 4. UM Motors | 3 km |
| 5. KTM | 3 km |
| 6. Modi Hyundai | 3.1 km |
| 7. Bajaj | 4 km |
| 8. Renault | 4.4 km |

NEIGHBOURHOOD

MULTIPLEX



- | | |
|--------------------|--------|
| 1. Carnival Cinema | 4.2 km |
| 2. Dream The Mall | 4.2 km |

TRANSPORTATION



(Vasai East Station to Site)

- | | |
|-------------------------------|-----------------|
| 1. Site to Vasai East Station | 6.1 km |
| 2. Site to Highway | 1.6 km (NH8) |
| 3. Auto Fare | Rs. 20 / person |
| 4. Bus Fare | Rs. 15 / person |
| 5. Range office to Shalimar | 2.1 km |
| 6. Shalimar to Site | 300 m |

FUEL STATION



- | | |
|----------------|--------|
| 1. Petrol Pump | 2.7 km |
|----------------|--------|



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