

MahaRERA Registration No. PM1180002500909



# *Shilpa* **GRANDEUR**

Serene  
Sophisticated  
Luminous



# “Unique by Design. United by City Life.”

If you are looking for a residence that reflects sophistication, exclusivity and timeless elegance, make **Shilpa Grandeur** your residential address. The building's bold, urban and design-forward architecture gives a sense of centrality while making you feel a class apart.





A tall, modern skyscraper with a green wall and a sign that reads "Sofia GRANDEUR". The building is white with red accents and a curved glass facade. It is surrounded by lush green trees and a clear blue sky with scattered white clouds. In the background, other modern buildings are visible. A large, solid teal rectangle is positioned on the right side of the image, containing white text.

*In the Heart of the City  
At the Height of Luxury*

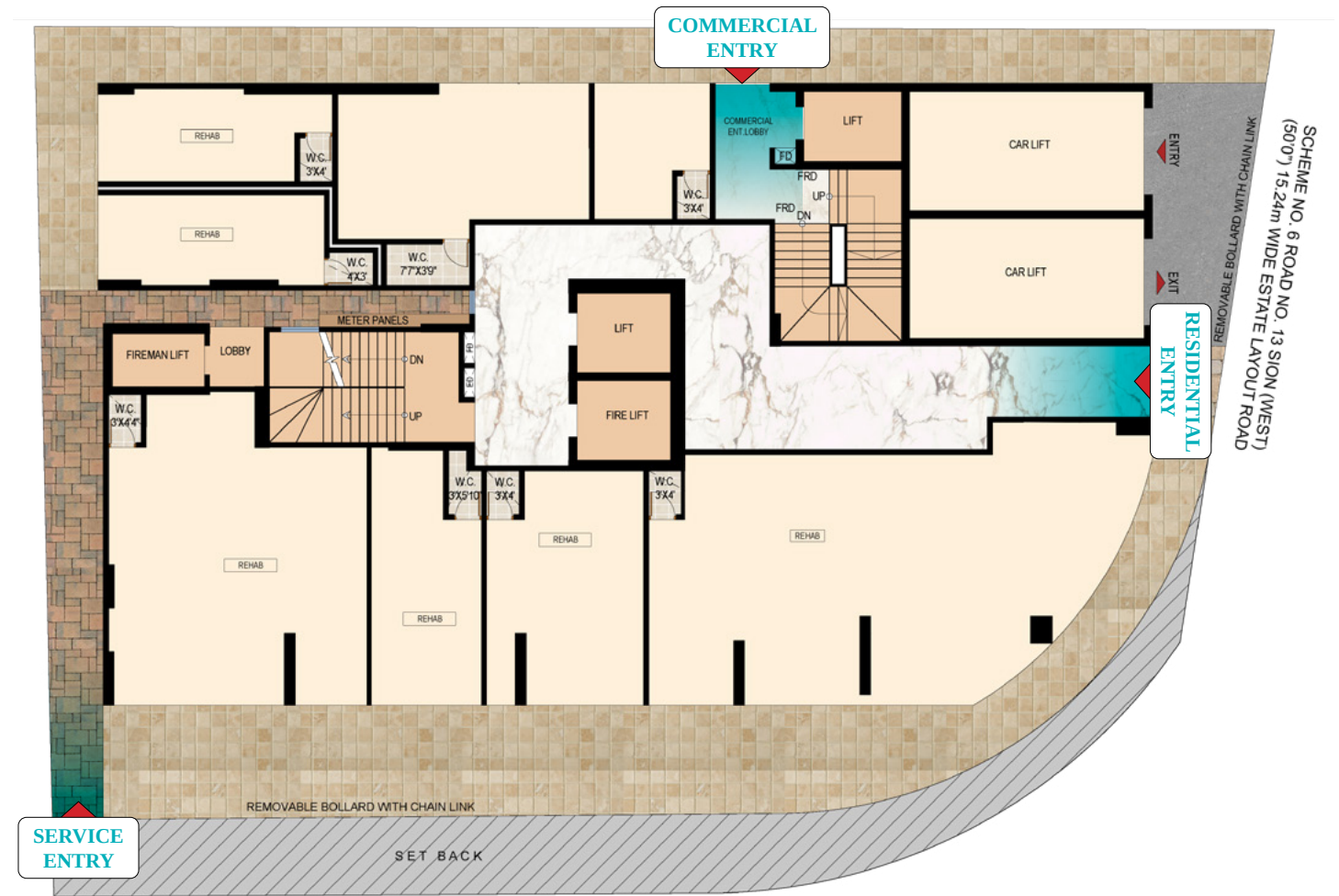




# SAFETY

At **Shilpa Grandeur**, safety isn't an afterthought - it's built into every corner. From the moment you enter, every system and design choice ensures a secure, worry-free lifestyle for you and your family.

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## SEPARATE ENTRY POINTS

Dedicated access routes for residents, staff and delivery personnel ensure privacy, hygiene and controlled movement throughout the premises.

## INTERCOM-ENABLED SECURITY

Guests and visitors can connect directly with residents through the intercom system at the main security gate - ensuring convenience with total control.

## 24/7 SECURITY PRESENCE

Trained security personnel and modern CCTV monitoring systems work together to keep every entry secure and every resident safe.



# AMENITIES



Grand Entrance

- Luxurious Grand Entrance • Banquet Facilities • Gymnasium • Yoga Center • 7 Floors Podium Car Parking • 2 Car Parking Lifts • High Speed Elevators



Multipurpose Party Hall



Yoga Center



Gymnasium





“ Here every corner reflects care and comfort ”







# TOTAL CONNECTIVITY

At **Shilpa Grandeur**, your home is placed perfectly in the heart of Mumbai. Here every destination is just moments away. Whether it's work, worship, education, healthcare or simply shopping - you're always connected! Experience the rare balance of serene community living amidst the buzz of a metro city.

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## BUSINESS DISTRICTS

Nariman Point - 16 KM  
Lower Parel - 8.2 KM  
BKC - 8.0 KM

Eastern Express Highway - 0 KM  
Sion Bus Depot - 700 M  
Eastern Freeway - 8.6 KM

## THREE KEY RAILWAY STATIONS

Sion - 900 M  
King's Circle - 1.3 KM  
GTB - 1.2 KM



“A location that connects you to every landmark.”



### Educational Hubs .....

• Little Angels International School - 1.0KM • SIES High School - 1.6KM • Don Bosco International School - 1.8KM • Shishuvan School - 1.5KM • Khalsa College - 1.9KM • SIES College of Arts, Science and Commerce - 350M • SIES College of Commerce and Economics - 1.2 KM • Dr. BMN College of Home Science - 1.7KM



### Healthcare.....

• Lokmanya Tilak Sion Hospital - 550M • Lion Tarachand Bapa Hospital - 350M • Savani Healthcare (Manav Seva Sangh) - 850M • Smt S R Mehta & Sir K P Cardiac Institute - 1.1KM • Somaiya Hospital - 3.1KM



### Religious .....

• Sri Gopalakrishna Mandir - 850M • Shree Ram Mandir - 300M • Shree Shankheshwar Parshvnath Jain Ghar Derasar - 600M • Munisuvratwami Jain Mandir - 250M • Shree Shwetambar Kutch Sangh - 750M • Shree Hanuman Mandir - 250M





# 3D PLAN



3 BHK Option 1  
RERA Carpet Area 1110 SQ. FT.





**3 BHK Option 2**  
**RERA Carpet Area 1114 SQ. FT.**





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*Shilpa*  
**GRANDEUR**

SION (WEST)

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Disclaimer

Shilpa Grandeur

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