

**SBR**  
Sunteck Beach Residences



A LOCATION THAT  
COMMANDS ATTENTION.  
THE CONVERGENCE OF  
THE SEA AND THE CITY.

Shortest Distances. Smoother Commutes.  
Coastal Road Exit 8, The Fastest Route.

The new Coastal Road places Sunteck Beach residences (SBR) within effortless reach of every major hub. Exit 8 connects directly to the estate and with the upcoming Bullet Train and arterial highways converging here, your commute is smoother, faster, and far more certain. Every destination, seamlessly accessible and every impression, elevated.

COASTAL ROAD • BULLET TRAIN • METRO



EXIT 8 OF THE COASTAL  
ROAD CONNECTS  
YOU TO KANDIVALI IN  
MINUTES.



THE UPCOMING MUMBAI-AHMEDABAD  
BULLET TRAIN STATION,  
MOMENTS AWAY, SHRINKS REGIONAL  
BOUNDARIES.

BULLET. METRO. COASTAL.  
EVERYTHING.  
INFRASTRUCTURE PLANNED FOR  
THE LIFE YOU ALREADY LIVE.

At Sunteck Beach Residences (SBR), exclusivity begins the moment you step onto Exit 8, your private gateway to the Coastal Road. With effortless access to the Metro Line 9 and the high-speed Bullet Train, convenience is redefined. Here, the future of connectivity blends seamlessly with an elevated lifestyle, where every path leads to prestige.

A HUB  
OF PROXIMITIES.  
A HAVEN OF CALM.

Sunteck Beach Residences (SBR) is more than Mumbai's only seafront district. It's also the most intuitively orchestrated one. It is connected to the other parts of the city through road and suburban railway network.



Daily 16 RoRo ferry services between Bhayandar and Vasai, covering 1.89 nautical miles.



Western Railway Line (Churchgate to Dahanu Road), running parallel to the coast.



Vasai-Diva-Roha Line links Western, Central, and Harbour lines for seamless intra-city travel.



All fast trains halt at the nearest station, ensuring quick access and time saved.



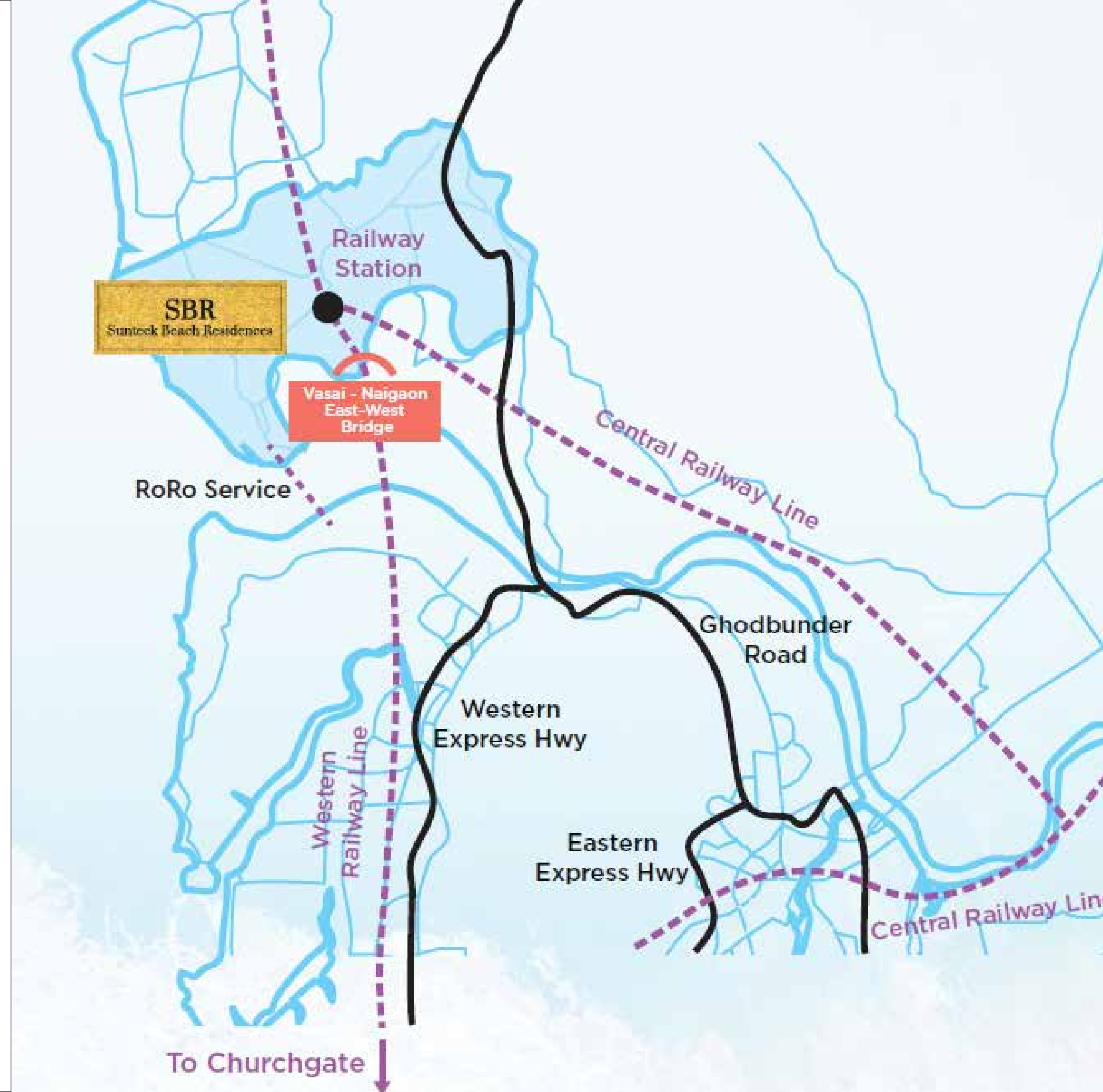
NH-48 and Western Express Highway offer direct connectivity to Mumbai, Thane, and Bhiwandi.



The new Naigaon East-West Bridge enhances road connectivity to Vasai West.



Vasai Junction is a stop for several long-distance trains across major routes.



## A GATED WORLD BY THE SEA, EVERYTHING ELSE, MINUTES AWAY.

Sunteck Beach Residences (SBR) unfolds as a seamless expanse of beachfront living with luxury retail, lifestyle enclaves, palm-framed boulevards, and a resort-like sense of privacy. It's a self-contained coastal ecosystem. The elite schools, hospitals, malls, and cultural hubs all seamlessly closer to you.



### HOSPITALS

Chaitanya Nursing Home	5 Mins
D'souza Hospital	7 Mins
OM Hospital	7 Mins
Cardinal Gracias Memorial Hospital	14 Mins
Krishna Multispeciality Hospital	16 Mins



### SCHOOLS & COLLEGES

St. Gonsalo Garcia College	7 Mins
Carmelite Convent English	14 Mins
St. Francis High School	18 Mins
Vidyavardhini college	18 Mins
Ryan International School	30 Mins



### MALLS AND MULTIPLEX

Miraj Cinema	3.8 Kms
Dattani Square Mall	3.8 Kms
DMART	4.6 Kms
Tania Planet Mall	4.8 Kms



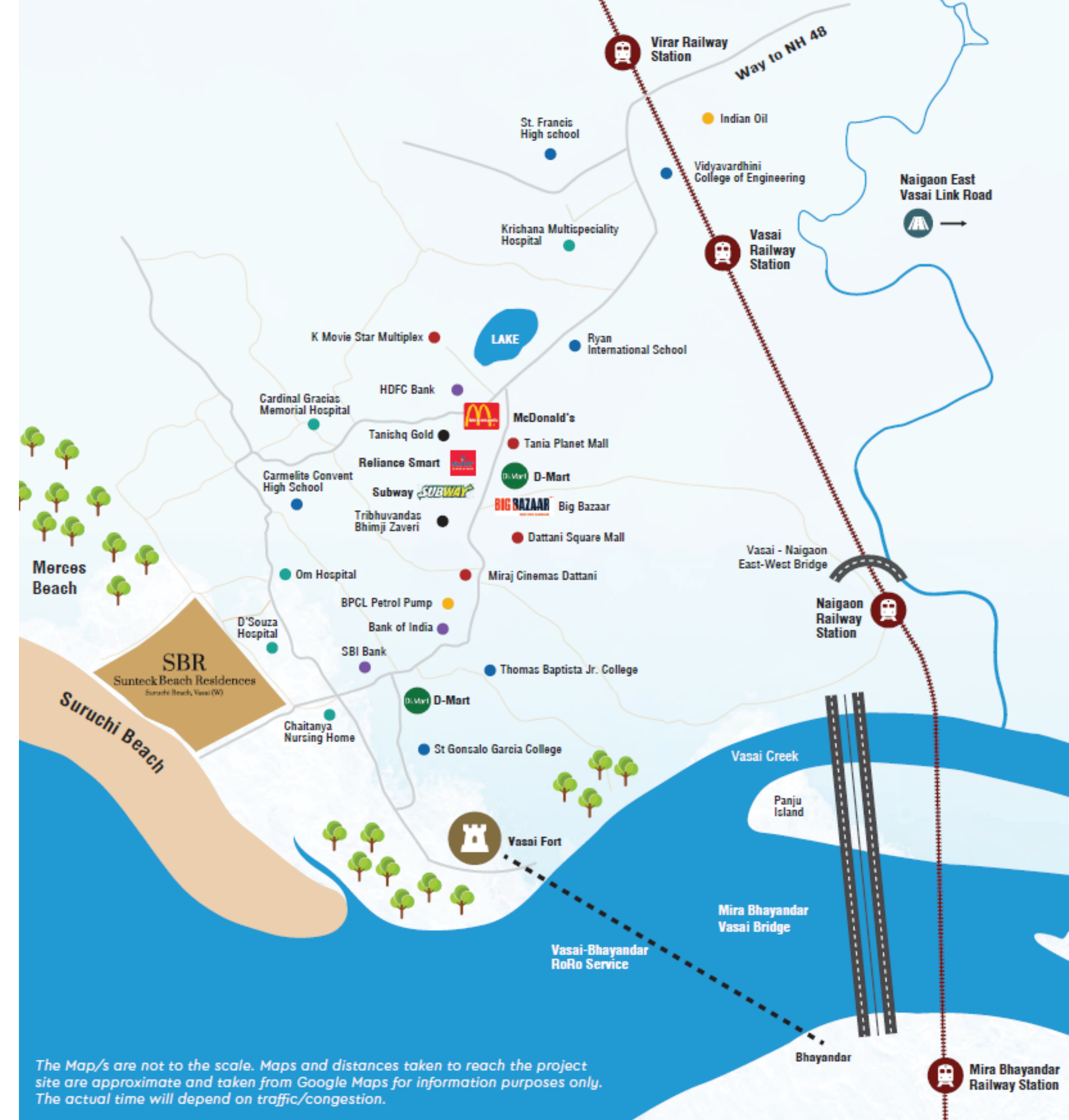
### BANKS

SBI	1.7 Kms
BANK OF INDIA	2 Kms
HDFC	5 Kms



### TRANSPORT

Naigaon Railway Station	7 Mins
Vasai Railway Station	14 Mins
Vasai RORO	16 Mins



The Map/s are not to the scale. Maps and distances taken to reach the project site are approximate and taken from Google Maps for information purposes only. The actual time will depend on traffic/congestion.

INSPIRED BY THE  
WORLD. POSITIONED  
TO LEAD IT.

Across continents, the world's most admired cities reserve their finest living for the coast. With SBR, Mumbai's western edge finds a remarkable transformation. Scale, beachfront access, global appeal – it's all here.

With the Delhi – Mumbai Industrial Corridor and MMR infrastructure boom, this is the new capital of appreciation. For NRIs and global investors, SBR offers what few can – a rare asset at the cusp of exponential growth and timeless value.




50 ACRES.  
9 KM OF COAST.  
A DISTRICT BUILT  
TO COMMAND.

Introducing the Genesis of India's Premier Beachfront Enclave. With a secluded coastline, Sunteck Beach Residences (SBR) redefines living well. A testament to those who appreciate the finer things in life, every detail is meticulously curated to a lifestyle that's both, sophisticated and serene.

-  50-acre seafront district
-  75,000 sq.ft. expansive clubhouses with X amenities
-  9km of beachfront
-  Ultra - luxurious 2 and 3 Bed Residences
-  50+ luxuries
-  6 towers. 33 storeys
-  Open decks in all apartments





## THE CLAIM TO THE FINAL CHAPTER OF MUMBAI'S COASTAL LEGACY.

Suruchi Beach – one of the last, untouched beachfront land banks in the city is where the Sunteck Beach Residences (SBR) stands. With infrastructure accelerating around it – Coastal Road, Bullet Train, Metro Line 9, this district is on the city's fastest value trajectory.

For NRIs, legacy investors and global families, this is a vantage point. One that has already begun compounding. A value that's appreciated and protected.

ARRIVAL ISN'T JUST  
A MOMENT.  
IT'S AN ENTRANCE THAT  
LIVES ON IN GRANDEUR.

Private driveway. Palm - shaded arrival zone. And  
a sense of calm that precedes the entrance.

From the moment you enter, experience an arrival  
that exudes sophistication, offering a warm  
welcome to those who call this haven home.

ARRIVAL WATER BODY | GRAND LOBBY  
SERENE DRIVEWAY WITH ENTRY AND EXIT

iStock™  
Credit: Strekoza2  
Editorial use only

PRESENTING

# oceanopolis

**SBR**  
Sunteck Beach Residences

OFF COASTAL ROAD, EXIT NO 8



RESIDENCES  
THAT HOLD SPACE,  
AND ATTENTION.

Step into residences where every detail is a nod to expansive living. Every layout is spacious and unhurried. Every finish, elevated. Every view, panoramic. The sea doesn't just enter your home. It shapes it.

Blending contemporary design with bespoke interiors, homes that are as extraordinary as their residents.

A  
FRONT - ROW SEAT  
TO THE SEA.

At Sunteck Beach Residences (SBR), the seafront isn't a view. It's your constant companion. Here, the sea doesn't stop at your balcony, It begins at your floorplate.

OPEN DECKS IN ALL APARTMENTS  
SEAFACING VIEWS  
OF MASSIVE 9KMS STRETCH





75,000 SQ. FT.  
THAT BRINGS YOU BACK TO  
WHAT WEEKENDS WERE MEANT  
TO FEEL LIKE.

ONE clubhouse. Zero compromises.  
One tone: discernment

The Club at Sunteck Beach Residences (SBR) is more than a gathering place - it's a symbol of status. Offering unparalleled services and an ambience of refined elegance, it's where the city's elite converge to relax, network, and celebrate life's finest moments.

QUIET INDULGENCES  
LAYERED BETWEEN  
LIFESTYLE ESSENTIALS.

A retail promenade conceived as a culture. Haute Couture. Quiet cafés. Coastal dining. Concept boutiques. Here, the ground floor doesn't feel commercial. It feels composed, ensuring that the real luxury is always within reach.

HIGH-STREET RETAIL PROMENADE  
PAVED AND STEPPED RETAIL PLAZA  
BESPOKE CURATED BRANDS



## SERENITY ZONE

Nature, wellness and tranquillity.

- Yoga Garden
- Meditation Court
- Aromatic Garden
- Floral Sweep
- Lily Pond
- Tree Grove
- Green Glade Lawn
- Flower Garden
- Sit-Out
- Mound Seating
- Cove Seating
- Shaded Seating
- Crescent Seating
- Pavilion Seating
- Senior Citizen Sit-Out



## MOTION ARENA

Sports, fitness & recreation.

- Swimming Pool
- Kids' Pool Area
- Changing Room
- Golf Putting Green
- Multipurpose Court
- Half Basketball Court
- Tennis Court
- Cricket Practice Pitch
- Fitness Court
- Skating Rink
- Jogging Track



## SOCIAL ZONE

Community, leisure & celebration.

- Club
- Amphitheatre
- Stage with Peripheral Seating
- Party Lawn
- Square Pavilion
- Kids' Play Area
- Sandpit
- Landscape Court
- Seating Court
- Geometric Mound
- Reflective Waterbody
- Contemplative Waterbody

- Club Water Feature
- Arrival Water Body
- Feature Wall
- Paved Plaza
- Stepped Retail Plaza

## ARRIVAL COURT

Entry, access, and movement.

- Drop-off
- Entry / Exit
- Roundabout
- Pedestrian Pathway
- Security
- Driveway
- Sunteck Beach Drive

