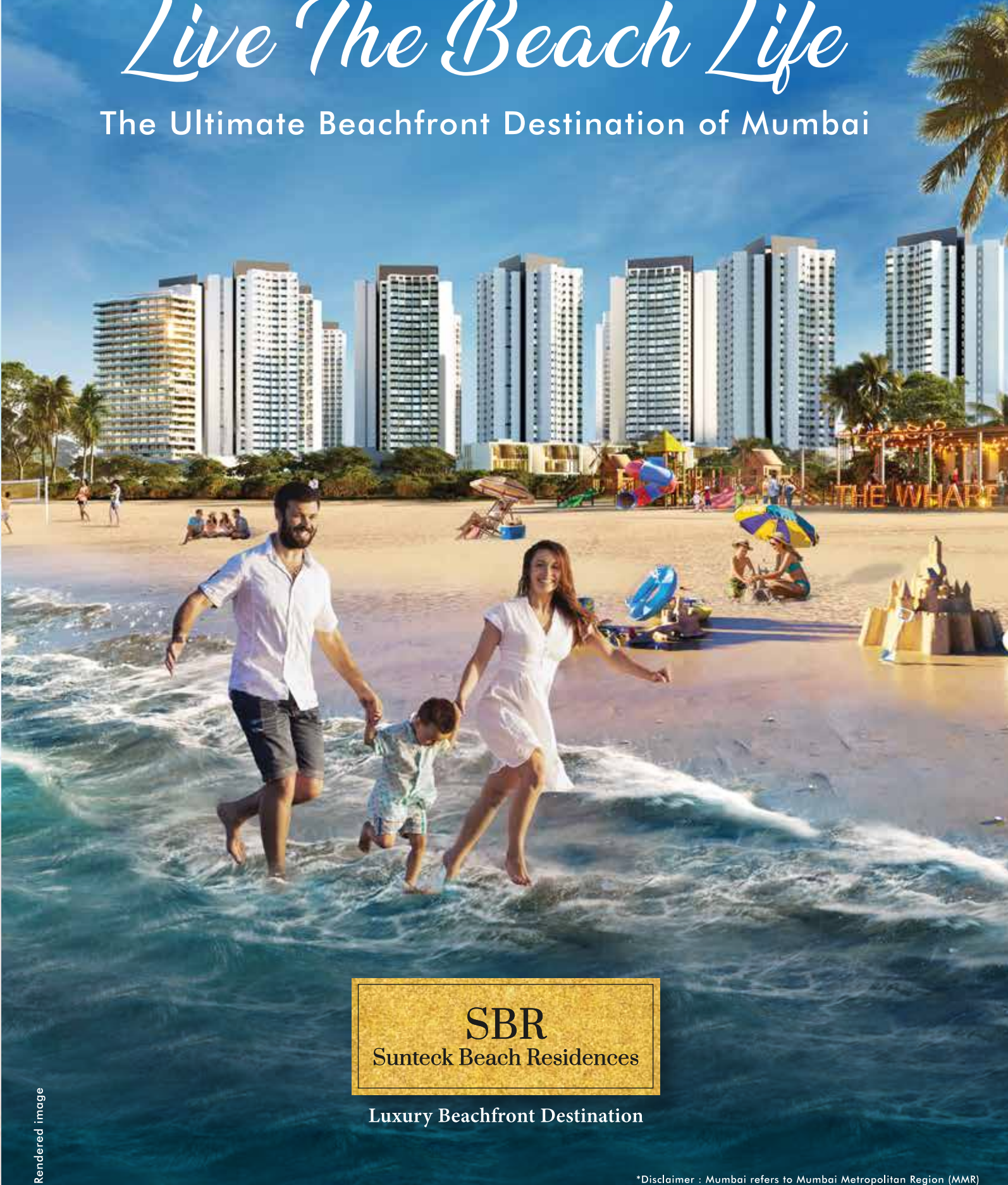


Live The Beach Life

The Ultimate Beachfront Destination of Mumbai



SBR
Sunteck Beach Residences

Luxury Beachfront Destination

*Disclaimer : Mumbai refers to Mumbai Metropolitan Region (MMR)



Sunteck

☎ 022 5064 5604 | www.sbrmumbai.com

Site Address: Sunteck Beach Residences(SBR), Suruchi Beach Road, Vasai (W) - 401201

Corporate Office: Sunteck Centre, 5th Floor, 37 - 40 Subhash Road, Vile Parle (E), Mumbai - 400 057, India.

MAHARERA REGN. NO. : P99000045599 | P99000045490 | P99000045499. Details available at <https://maharera.mahaonline.gov.in>

The real estate project "Sunteck Beach Residences 1", "Sunteck Beach Residences 2" and "Sunteck Beach Residences 3" is being developed by "Sunteck Real Estates Private Ltd" (promoter) in phase-wise manner. Proposed buildings, layout and amenities are subject to requisite approvals from Vasai Virar City Municipal Corporation (VCMC) and all other concerned competent authorities and are indicative of development envisaged by the Promoter. The common areas and amenities that have been shown is/are for the entire Project and not specific for any particular building or phase of the Project. The common areas and amenities shall be made available for the entire project and will be completed and handed over after completion of all phases i.e. on the final development of the entire layout is complete. The Promoter reserves its rights to propose/ amend locations of amenities if necessitated by design, site logistics and plans approved by the authority. The layout plan, the number of buildings / towers / wings / structures, building and or flat layout, unit areas, the common areas, facilities and amenities, information, pictures, images, drawings, specifications, sketches and other details herein are merely creative imagination and an architect's representation of proposed development and are only indicative in respect of the Project. These should not be construed in any manner as disclosures under Real Estate (Regulation and Development) Act, 2016, read with the Rules and the Regulations made thereunder and the relevant applicable disclosures shall be made at an appropriate time and in the Agreement to be executed between the Promoter and prospective buyer. The extent of common amenities that would be provided in the layout, shall be as per the approved plans as set out in the Agreement for Sale and as uploaded on the MAHARERA website. The project is registered with MAHARERA vide registration numbers : P99000045490 | P99000045599 and details thereof are available <https://maharera.mahaonline.gov.in> (website). This material does not constitute an offer and/or contract of any nature between the Promoter and the recipient. No booking or allotment shall be deemed to have been made on the basis of this electronic / printed material. The future development (mixed use, including commercial, office and/or retail) as shown in the layout are proposed and are subject to modification and change as per the approval of competent authorities. If any portion of the said property or any part of plots which may be acquired later, are affected by any reservation then the same shall be developed as per Accommodation & Reservation policy (AR Policy) as per applicable Development Control Regulations.



Rendered image

Beach is the Way of Life

Pristine Beaches are timeless beauty crafted by nature with precision and great passion, offering a lifetime of serenity, unmatched scenic view and fresh air. Imagine being surrounded by this beauty and owning this piece of paradise for a lifetime. One of the most coveted addresses around the world is a beachfront and sea-facing residence.

The magnificent view, the serene surroundings and infinite possibility an address like this holds, is the ultimate luxury one can behold, all crafted for you by Sunteck. Explore the best possible lifestyle here for you with a forever view.





Live The Beach Life

Experience a Beach address
at par with the world's best,
in Mumbai.

Miami, Florida

Jumeirah, Dubai

Sydney, Australia

Reference Images

India's Most Desired Beachfront Destination

Introducing Sunteck Beach Residences (SBR), a regal enclave gracing the shores of Mumbai with opulence. This extraordinary address redefines coastal luxury globally, seamlessly blending lavish beachfront living, refined dining, exclusive boutiques, and high-end luxury. Nestled in this seaside oasis, indulge in romantic escapes or savor a sophisticated club culture, promising unparalleled luxury in every detail. Welcome to a life of exquisite refinement at Sunteck Beach Residences (SBR).

SBR
Sunteck Beach Residences

Luxury Beachfront Destination

VERSOVA

JUHU

BANDRA

WORLI

MARINE LINES

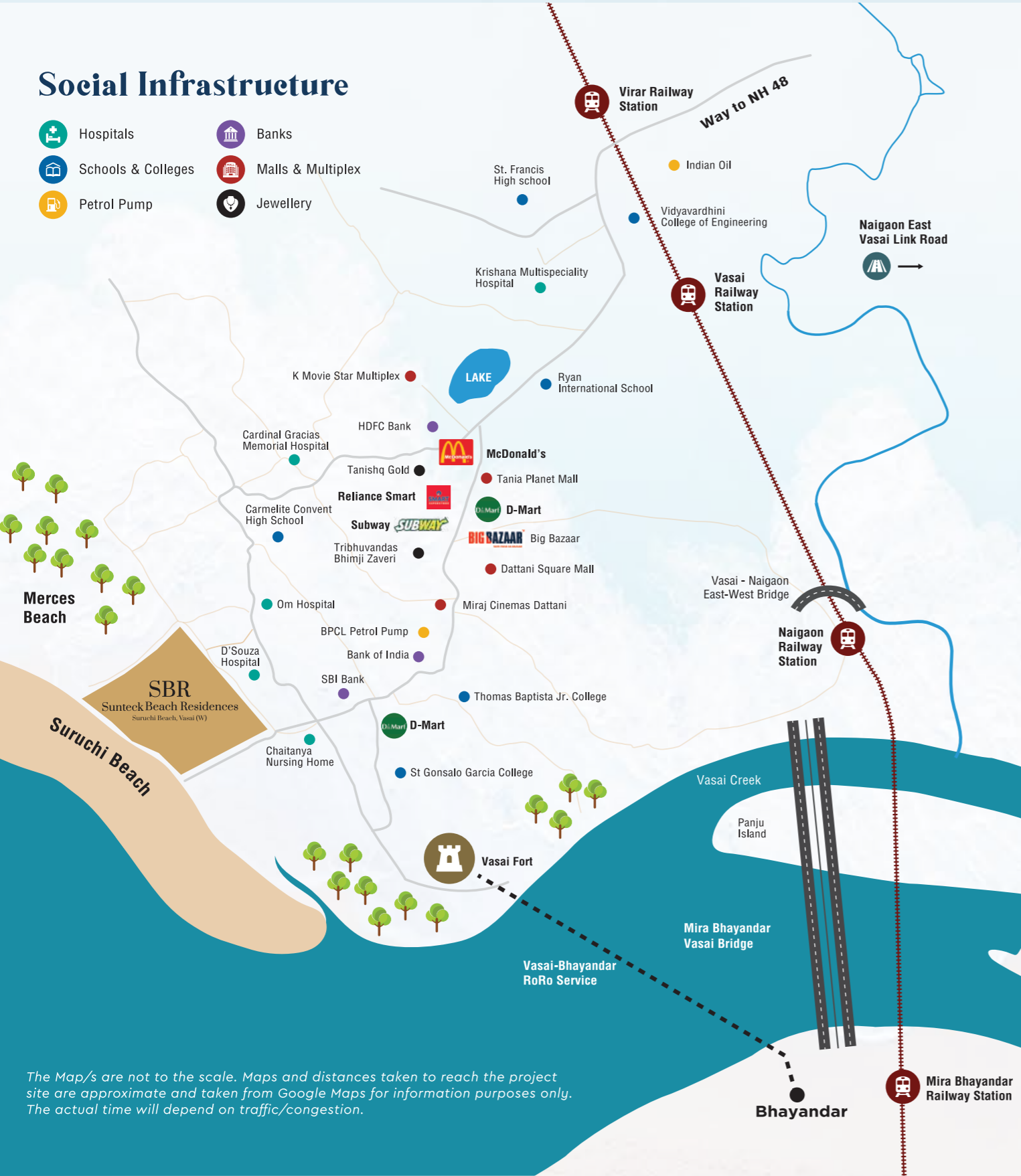
COLABA

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Map not to scale, for representation purpose only.

Social Infrastructure

- Hospitals
- Banks
- Schools & Colleges
- Malls & Multiplex
- Petrol Pump
- Jewellery



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.

Excellent Location with Major Upcoming Infrastructure

Project Name	Details
Metro Rail	23 km long purple metro line from Shivaji Chowk (Mira Road) to Virar, enhancing overall MMR connectivity
Coastal Road	29.2 km freeway to connect Marine Lines to Kandivali, enhancing the connectivity to the Western Suburbs and the island city.
MMR Ring Road	Mumbai's ring road includes the Mumbai-Trans Harbour Link, Virar-Alibaug Corridor, Vasai-Mira-Bhayandar Bridge, and Versova-Virar Sea Link, enhancing the connectivity to the rest of the city through multiple modes.
Bullet Train	Improving connectivity between Ahmedabad & Mumbai.
DMIC	A USD 90 Bn project with Japan's financial & technical aid, covering 1483 km between Delhi and Mumbai, boosting economic profile of the location



*Homes For The
'Beach Generation'*

Experience 50 Acres of Beach-Front Luxuries for a Lifetime

For the new Beach Generation, Sunteck is bringing you unique luxury experiences that will last a lifetime. Find yourself surrounded by the blue waters, a pristine beach and 50+ luxuries spread across 50 acres land. Sunteck Beach Residences (SBR) provides you with a Beachfront lifestyle complete with every comfort you could ask for - that rivals the opulent Beachfront locations from around the world. Located at the best Beach destination of Mumbai, Sunteck Beach Residences (SBR) is set to transform the city's shoreline with its lifestyle, luxury and views.



*Your Beachfront Legacy,
An address for a
Lifetime & Beyond*



Iconic Lifestyle with a Forever View

Sunteck Beach Residences (SBR), set on the pristine shores of Mumbai is a luxurious township that's unique for its forever sea view. This one-of-its-kind lifestyle is the epitome of luxury, complete with opulent Beach Residences facing the sea. Experience the forever nature view with the finest of luxuries for a lifetime and beyond.



Sunteck Beach Club (SBC)

A CLUBHOUSE MARVEL,
TO RELAX & REJUVENATE





Luxury Hi-Street & Retail
AT YOUR DOORSTEP



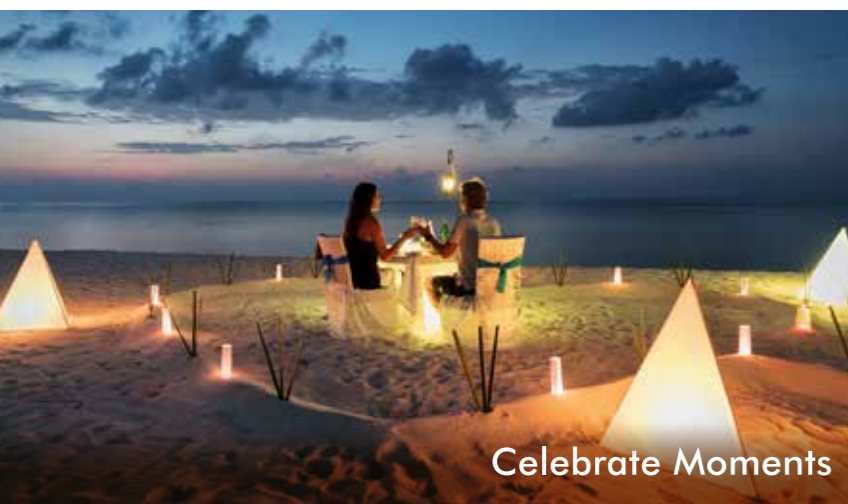
Soulful Meditation & Yoga



Be the Beach Family



Fun Filled Weekends



Celebrate Moments



Discover Water Sports



Jog by the Beach



Let the Little Ones
build Castles

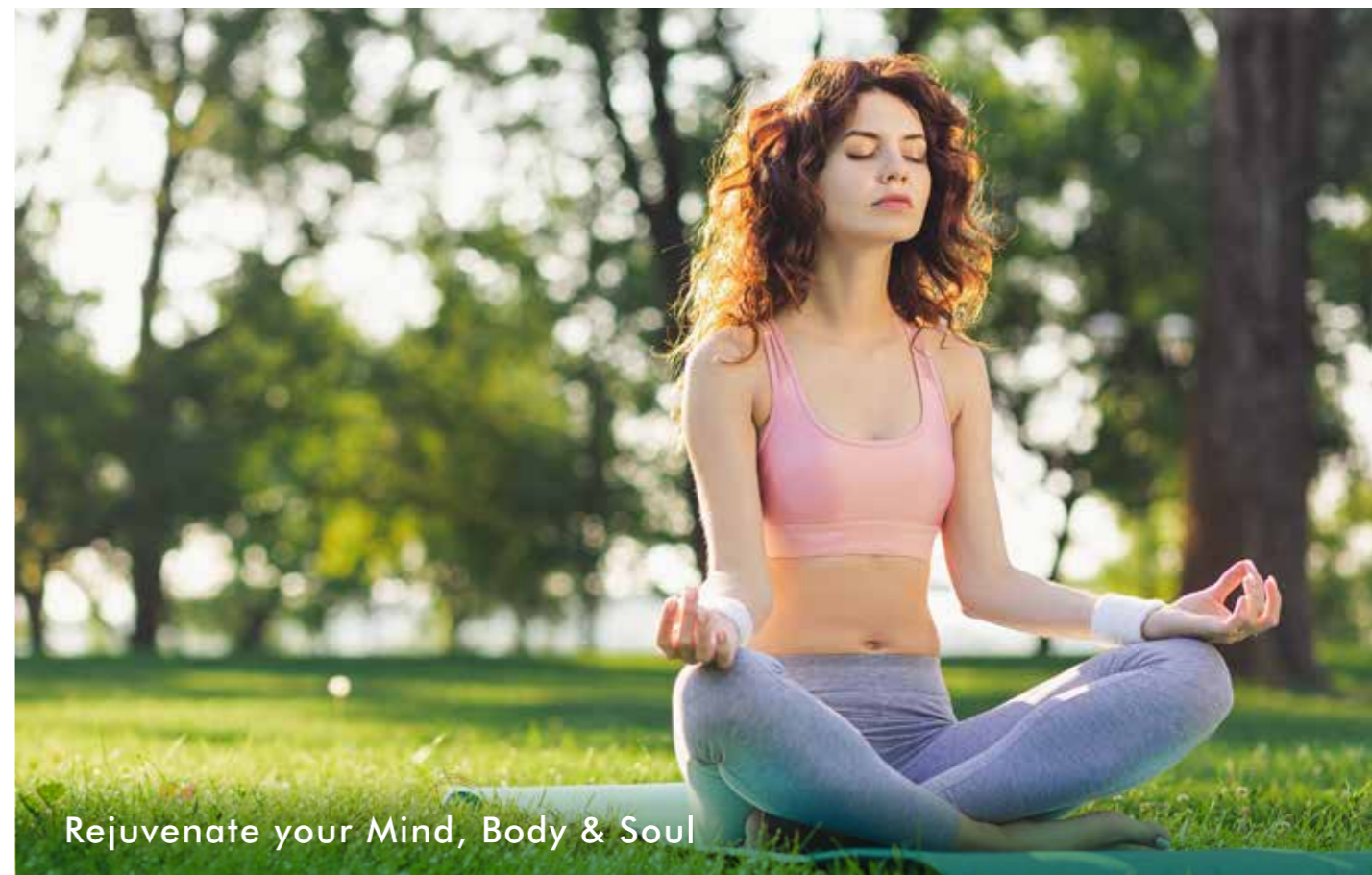


Luxury By The Beach

Images are for representation only

The Beach Fun

Enjoy an Array of Luxurious Amenities



Rejuvenate your Mind, Body & Soul



Unwind & Relax



Celebrate Joyous Occasions



Best in Class Gymnasiums

Live a Healthy Life

Images are for representation only

Sunteck Beach Residences (SBR)

HOSTS A GRAND BEACH FESTIVAL IN MUMBAI

Sunteck Beach Residences' (SBR) "Waves" made a splash as Mumbai's biggest beach festival. Popular musicians like Sunidhi Chauhan and Amit Trivedi drew crowds, while delicious food, interactive zones, and engaging workshops offered something for everyone. This wasn't just a party; it aimed to build community spirit. By blending entertainment with connection, "Waves" created a memorable experience and positioned Sunteck Beach Residences (SBR) as a vibrant beachside destination.



Actual Shot At Event



Actual Shot At Event



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Actual Shot At Event

Signature ISLAND

G - BLOCK, BKC

AN ICONIC LANDMARK

As the chosen residence of the finest business minds of India, Signature Island chooses comfort over ostentation. The timeless, iconic and distinctive property finds its beauty within its purpose. Redefining the skyline of Bandra Kurla Complex, Signature Island features only Duplex Residences which offer a bespoke design.

A masterpiece designed by Talati & Panthaky Associates (TPA), Signature Island is the embodiment of a design philosophy that transcends all trends. With Temperature Controlled Indoor Swimming Pool, State-Of-The-Art Gymnasium & Health Club, Business Club, Exquisite Landscaped Garden with Children's Play Area, Cutting Edge Security Systems and much more. Every space you tread into, you'll discover the luxuriously heady feeling that comes with a king-sized lifestyle.

SIGNIA ISLES
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SIGNATURE ISLAND
OC RECEIVED

SIGNIA PEARL - BKC
RERA NO: P51800007921

Artist's Impression



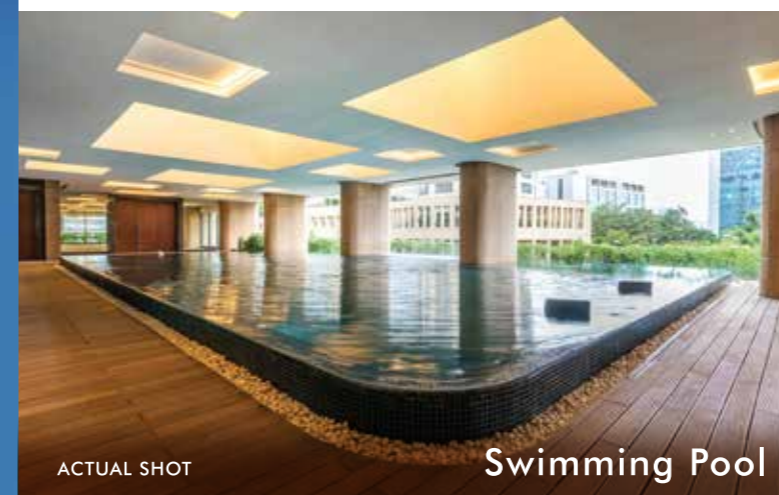
ACTUAL SHOT

Water Fountain at Driveway



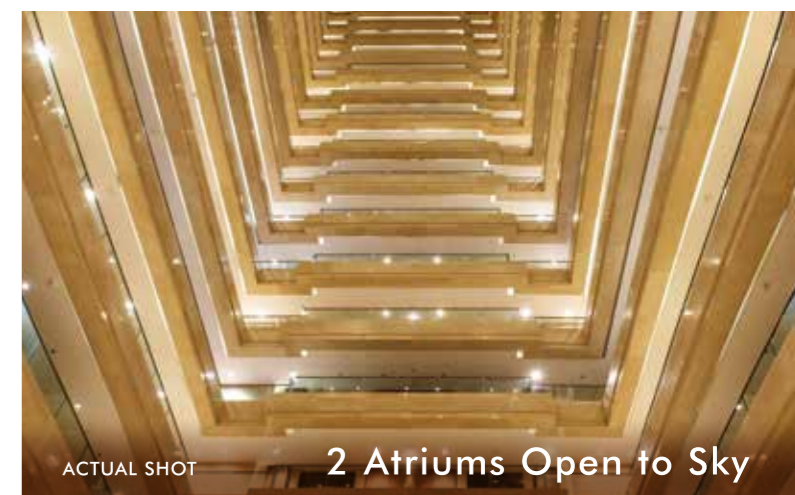
ACTUAL SHOT

Podium



ACTUAL SHOT

Swimming Pool



ACTUAL SHOT

2 Atriums Open to Sky

ABOUT SUNTECK

- Sunteck is one of the fastest growing Mumbai-based real estate development company.
- It is amongst the top listed real estate companies on NSE and BSE.
- Sunteck holds one of the strongest balance sheets with almost negligible debt levels and visible cash flows.
- It focusses on a city-centric development portfolio of about 52.5 million square feet spread across 32 projects and 13 completed projects.
- It's presence accross the spectrum is differentiated by Uber Luxury, Ultra Luxury, Marquee Luxury, Premium Luxury, Aspirational Luxury.
- Sunteck's flagship project Signature Island in Bandra-Kurla Complex (BKC) is home to some of the most renowned head honchos of leading financial institutions, corporates, global conglomerates and renowned celebrities.