

SBR
Sunteck Beach Residences

Luxury Beachfront Destination

About Sunteck

Sunteck Realty Limited (SRL) is one of India's leading Luxury real-estate developer. Sunteck has an immaculate track record of having one of the lowest net Debt/Equity ratios, financial prudence, and sustainable growth.

The company focuses on a city-centric development portfolio of about 52.5 million square feet spread across 32 projects.

Sunteck Realty has differentiated its projects under six brands

- Signature: Uber luxury residences
- Signia: Ultra luxury residences
- SunteckCity & Sunteck Park: Premium Luxury Residences
- Sunteck Beach Residences: Marquee Luxury Destination
- SunteckWorld: Aspirational Luxury Residences
- Sunteck: Commercial and Retail developments

The company has been a trendsetter in creating iconic landmarks such as

- Signature Island at Bandra Kurla Complex (BKC)
- SunteckCity in Oshiwara District Centre (ODC), Goregaon (W)
- SunteckWorld at Naigaon - The Largest Township of MMR's Western Suburbs



Actual Image

Grand Lobby of approx. 60,000 Sq. ft



Actual Image



Actual Image



Actual Image

Signature
ISLAND

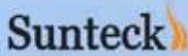
G - BLOCK, BKC

Creators of Mumbai's Uber Luxurious Residences

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 offers 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.

Sunteck in the News



**Sunteck Realty inks pacts
Rs 3,000 crore projects in Mumbai's Nepean Sea Road, Bandra**

Source - **THE ECONOMIC TIMES**

Reference image



SUNTECK AND WORLD BANK'S IFC INVEST IN GREEN HOUSING PROJECT



businessline.



Sunteck Realty celebrates a remarkable milestone: a 20% surge in sales bookings, achieving an impressive Rs 1,915 crore mark in the last fiscal year.

Source: **THE ECONOMIC TIMES**

Sunteck Realty to launch seven projects with Rs 22,000-crore revenue potential in next 5-8 years

Sunteck will be launching the first phase of these projects next fiscal with the Vasai West and Shahad in Kalyan projects fetching Rs 1150 crore each.

Written by **ET**
January 16, 2022 16:15:51



FINANCIAL EXPRESS
Read to Lead


Sunteck Realty inks pact to develop 50-acre in Vasai, eyes Rs 5,000 cr revenue



THE ECONOMIC TIMES

SUNTECK REALTY TO DEVELOP 50-ACRE RESIDENTIAL PROJECT IN MUMBAI SUBURBS, EYES ₹9,000 CR REVENUE

The project is expected to generate a top line of around ₹9,000 crore over the next 7-8 years, further strengthening the cash flow and the balance sheet of the company



Sunteck Realty Limited, a property developer in Mumbai, plans to develop a 50-acre land parcel at Shahad (Kalyan). The company would develop an aspirational luxury integrated residential township in this location, under the asset light JDA model with Amar Dye Chem Ltd, it announced in an exchange filing on Thursday.

mint

SUNTECK REALTY INKS PACT FOR 10-MILLION-SQ-FT PROJECT IN KALYAN NEAR MUMBAI



THE ECONOMIC TIMES

Crafting Luxurious Spaces

- Ongoing Projects
- Completed Projects
- Upcoming Projects

Sunteck Sky Park

Sunteck TimesSquare

Signia High
BORIVALI (E)

1st AVENUE
SunteckCity
ODC, GOREGAON (W)

2nd AVENUE
SunteckCity
ODC, GOREGAON (W)

4th AVENUE
SunteckCity
ODC, GOREGAON (W)

5th AVENUE
SunteckCity
ODC, GOREGAON (W)

Sunteck Pinnacle
ODC, GOREGAON (W)

Gilbird
ANDHERI (W)

Sunteck Grandeur
ANDHERI (W)

Sunteck ICON
BKC JUNCTION

Sunteck BKC51
BKC JUNCTION

NEW ACQUISITION

NEW ACQUISITION



SBR
Sunteck Beach Residences

West
Sunteck World
NAIGAON

MaxX
Sunteck World
NAIGAON

ONE
Sunteck World
NAIGAON

Sunteck Promenade
NAIGAON

Sunteck Crescent Park

Signia Waterfront
AIROLI

Signia Oceans
AIROLI

Sunteck CREST
ANDHERI (E)

Sunteck Centre
VILE PARLE (E)

Signia Isles
BKC

Signature
ISLAND
BKC

Signia pearl
BKC

SUNTECK SKY PARK, MIRA ROAD



Artist's Impression

4TH AVENUE SUNTECKCITY,
ODC, GOREGAON WEST



Artist's Impression

1ST AVENUE SUNTECKCITY,
ODC, GOREGAON WEST



Artist's Impression

SUNTECK CRESCENT PARK, KALYAN



Artist's Impression

SIGNIA ISLES, BKC



Artist's Impression

SIGNATURE ISLAND, BKC



SIGNIA PEARL, BKC

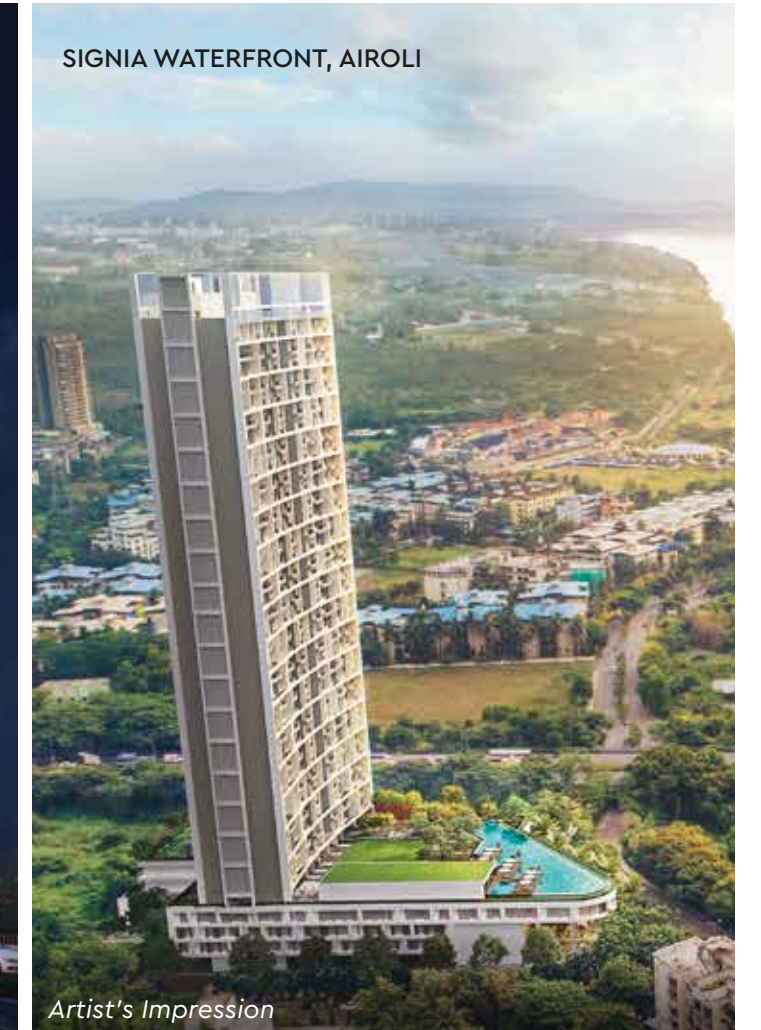


2ND AVENUE SUNTECKCITY,
ODC, GOREGAON WEST



Artist's Impression

SIGNIA WATERFRONT, AIROLI



Artist's Impression

SIGNIA HIGH, BORIVALI



Artist's Impression

SUNTECK WESTWORLD, NAIGAON



Artist's Impression

SUNTECK MAXXWORLD, NAIGAON



Artist's Impression

SUNTECK ONEWORLD, NAIGAON



Artist's Impression

Commercial Projects

SUNTECK PINNACLE, ODC, GOREGAON WEST



Artist's Impression

SUNTECK BKC51



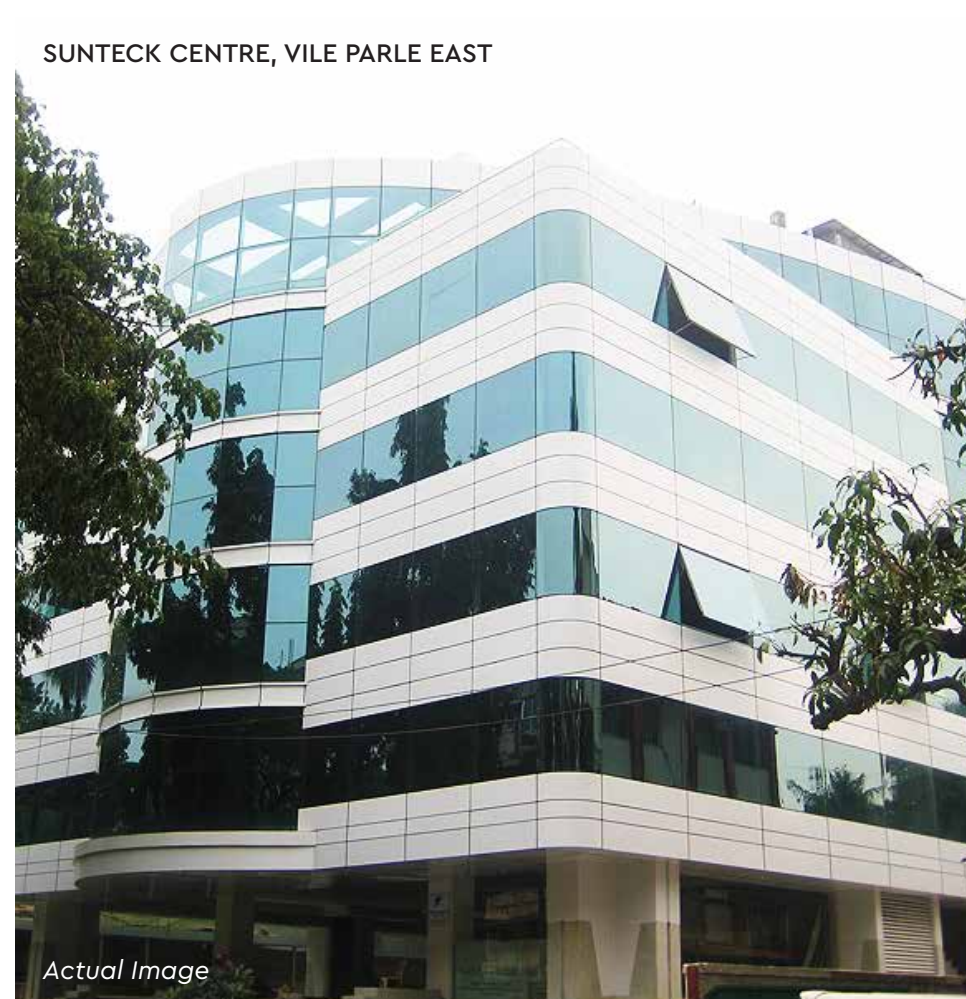
Artist's Impression

SUNTECK ICON, BKC



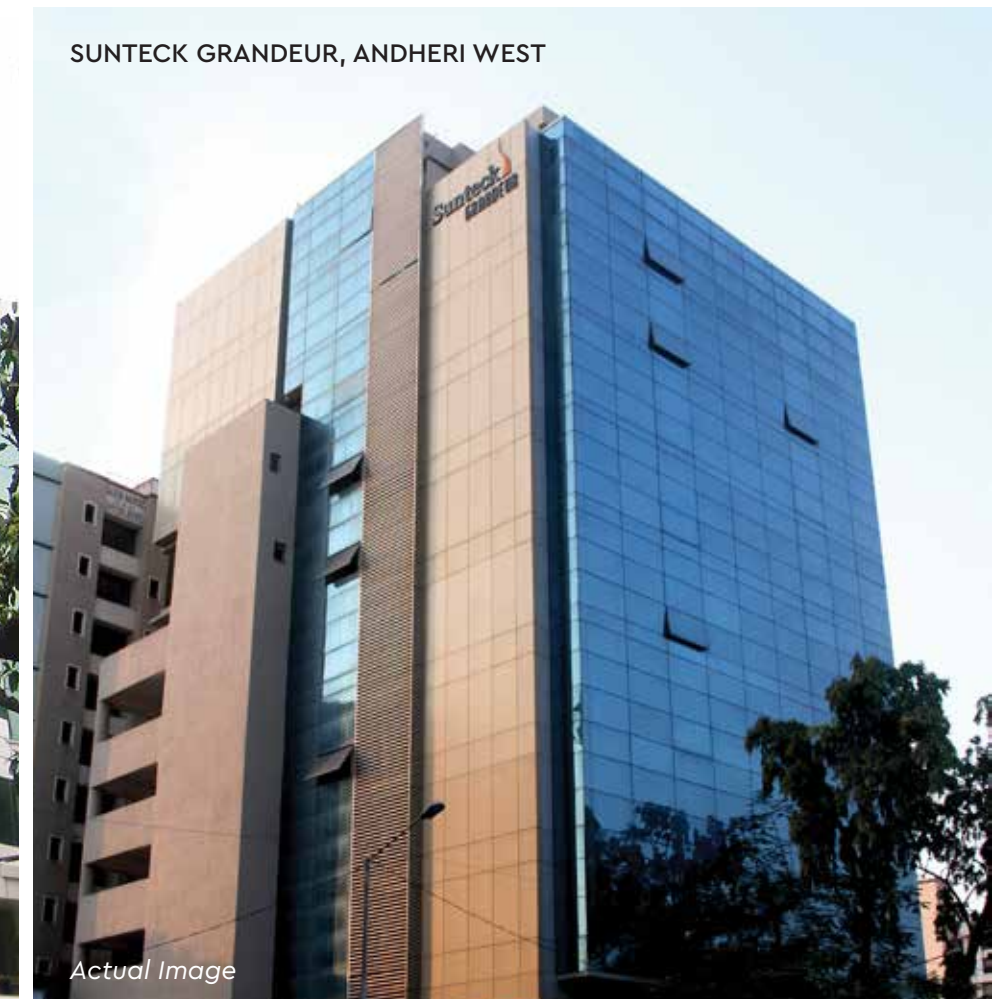
Artist's Impression

SUNTECK CENTRE, VILE PARLE EAST



Actual Image

SUNTECK GRANDEUR, ANDHERI WEST



Actual Image

Retail & Entertainment



Sunteck Realty brings the lifestyle of luxury right at your doorstep. With a grand multiplex, hi-street, retail, and entertainment spaces curated to cater to your every need at a stone's throw from your home. Bestowing your family with the gift of time to spend with your loved ones in the way you find best.

RERA NO: P51800028821 | P51800030947 | P51800022320 | P51800014845 | P51700051191

Disclaimer: The photographs, images, pictures, visuals used are stock photography. The photograph is for illustrative purposes only. The specifications and other details herein are merely an Architect impression of the Projects. The plans and the location of the amenities may be subject to modification/change/revision/alteration in terms of approvals, orders, directions and/or regulations of the concerned/competent authorities, and/or for compliance with laws/regulations in force from time to time. The common areas and common amenities for the entire layout shall be made available for the entire project and will be completed and handed over after completion of the development of the entire building layout.

**Sunteck's
Luxury Brand
Portfolio**

Signature

Uber Luxury Residences

Signia

Ultra Luxury Residences

SunteckCity **SunteckPark**

Premium Luxury Residences

SBR

Sunteck Beach Residences

Marquee Luxury Destination

SunteckWorld

Aspirational Luxury Residences
(Mixed-use Township)

Sunteck

Commercial & Retail



PROJECT LAUNCH
OF THE YEAR

Sunteck
Sky Park



MIXED-USE
PROJECT OF THE YEAR

SunteckCity



MOST ENVIRONMENT-FRIENDLY
RESIDENTIAL SPACE

4th AVENUE
FINEST RESIDENCES
SunteckCity



ICONIC
PROJECT OF THE YEAR

SBR
Sunteck Beach Residences
Beach Residences & Villas



INTEGRATED TOWNSHIP
PROJECT OF THE YEAR

MaxX
SunteckWorld
NAIGAON



Amongst top wealth
creators in the next
500 companies - 2019
Sunteck Realty

FORTUNE INDIA
AWARDS - 2019



Iconic Project
of the year
Signia Waterfront

ZEE BUSINESS - NATIONAL REAL ESTATE
LEADERSHIP CONGRESS AND AWARDS - 2019



Most trusted brand
of the year
Sunteck Realty Ltd.

ET NOW - REAL ESTATE
AWARDS - 2019



Luxury Project
of the Year
Signia High

ET NOW - REAL ESTATE
AWARDS - 2019



BEST DEVELOPER
(MUMBAI)
PROJECT OF THE YEAR

Sunteck



BEST LANDSCAPE
ARCHITECTURAL
DESIGN

PROJECT OF THE YEAR
SunteckWorld
NAIGAON



We have been felicitated by EDGE-IFC (World Bank Group) with EDGE Green Building Pre-Certification for 6 of our projects (4 residential and 2 commercial) namely, Sunteck Beach Residences (SBR), Vasai; 4th Avenue Sunteck City, ODC, Goregaon (W); Sunteck MaxXWorld, Naigaon; Sunteck OneWorld, Naigaon; Sunteck Icon, BKC and Sunteck BKC 51, BKC Junction.

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

VERSOVA

JUHU

BANDRA

WORLI

MARINE LINES

COLABA

Captivating natural Beauty Combined with a Rich Cultural Heritage

Experience the epitome of tranquility in Mumbai's serene haven. A seamless blend of nature and heritage, this coastal retreat boasts pristine beaches and a rich cultural tapestry. Amidst local festivities, indulge in the luxuries of music, dance, and art. The historic homes, adorned with a touch of Portuguese elegance, narrate Mumbai's colonial legacy in a concise symphony of opulence and history. Welcome to a life where luxury meets heritage in Mumbai's most peaceful enclave.



Images are for representation purpose only.

Unveiling Mumbai's Pristine Coastal Charms

A Tapestry of Seaside Splendor

Embrace coastal luxury amidst the allure of seven pristine beaches, an oasis of serenity just beyond the city's hustle. Nature's canvas reveals a heavenly spectacle, and Suruchi Beach stands as a timeless masterpiece, meticulously crafted with passion.

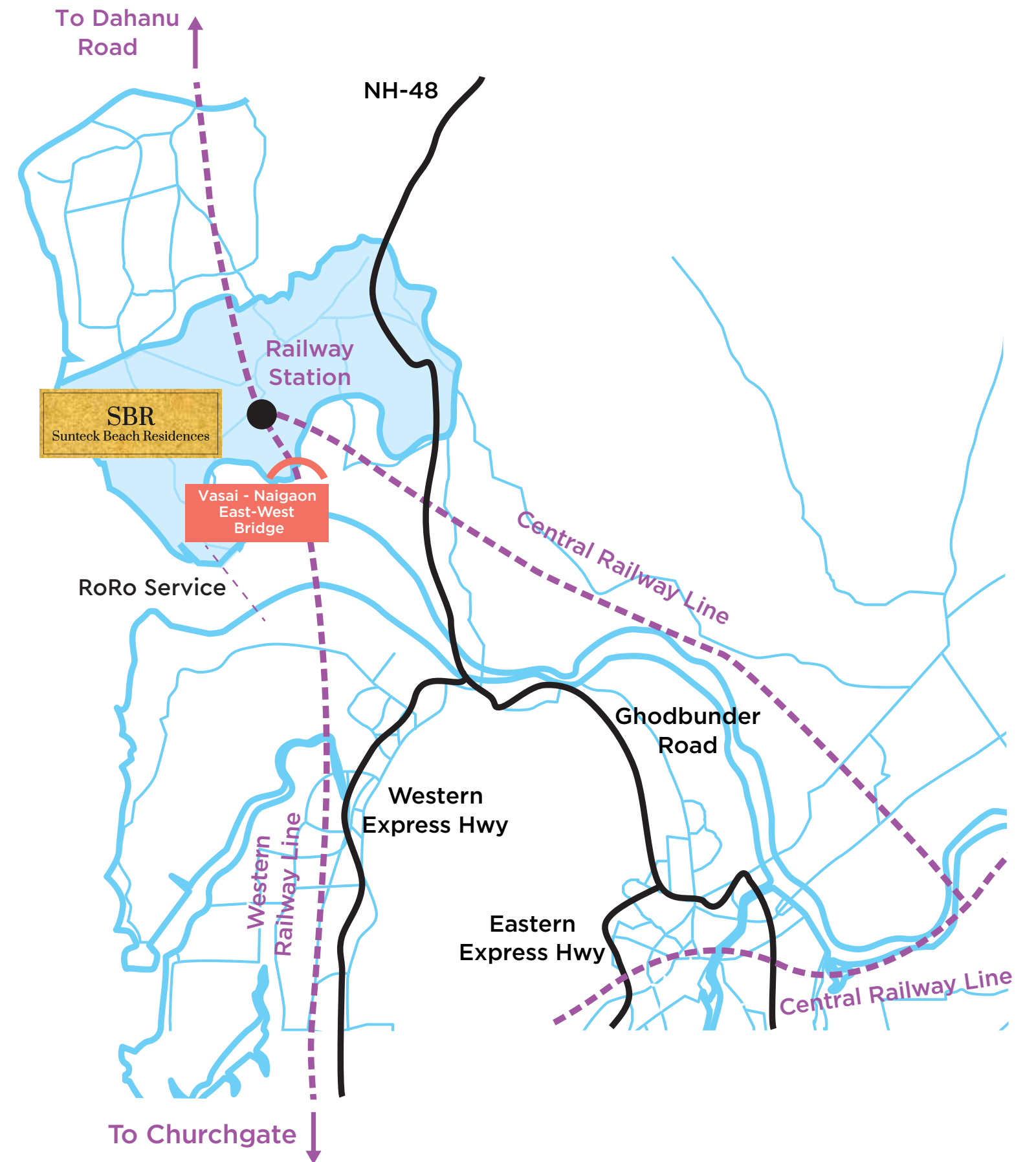
Here, a lifetime unfolds in opulent serenity, offering unmatched scenic vistas and the invigorating embrace of fresh air—an exquisite retreat for those who seek the epitome of coastal elegance.








SBR – Your Hub of Proximity & Possibilities

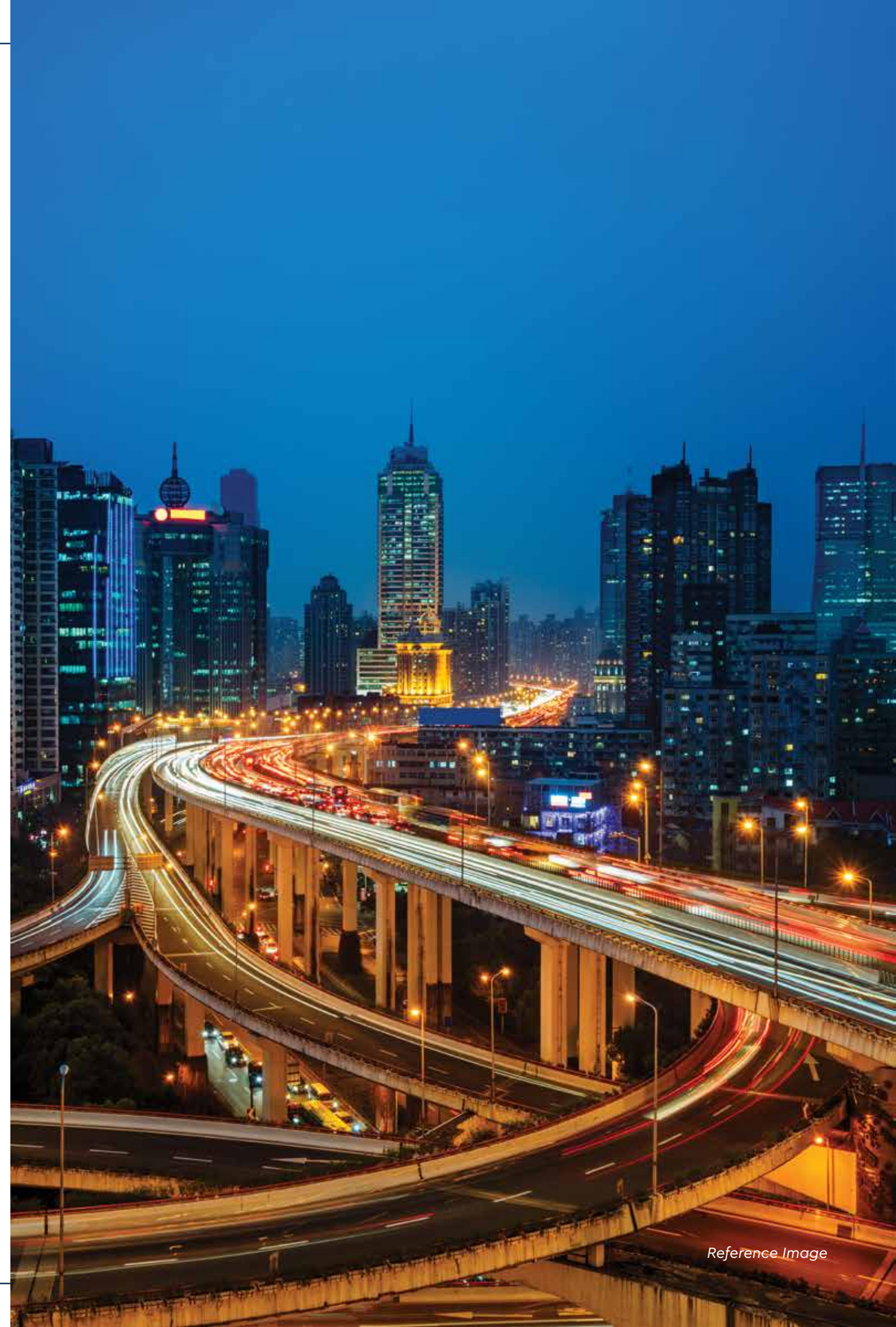
SUNTECK BEACH RESIDENCES (SBR) IS CONNECTED TO THE OTHER PARTS OF THE CITY THROUGH ROAD AND SUBURBAN RAILWAY NETWORK

- **The RoRo service will operate 16 daily trips covering the 1.89 nautical miles between Bhayander and Vasai.**
- The western line of Mumbai connects Churchgate to Dahanu Road through prominent railway station. It runs parallel to the west coast.
- Vasai – Diva – Roha Line connects the Western line, Central line, and Harbour line of the Western Railway zone and Central Railway zone making commuters to commute to any part of city with ease.
- To cut your long journey short, all fast trains halt at the nearest Station, which will give you more time to spend with your family & you will never be late at work.
- SBR also enjoys excellent road connectivity to Mumbai city, Thane, and Bhiwandi through NH-48 which further connects to Western Express Highway. So, a long drive is never too far from your home.
- Recently completed Naigaon East-West bridge improves connectivity with Vasai West which further eases internal commute.
- Vasai is also a junction for many long distance trains which means you can reach your hometown with absolute ease.









Major Upcoming Infrastructure Projects

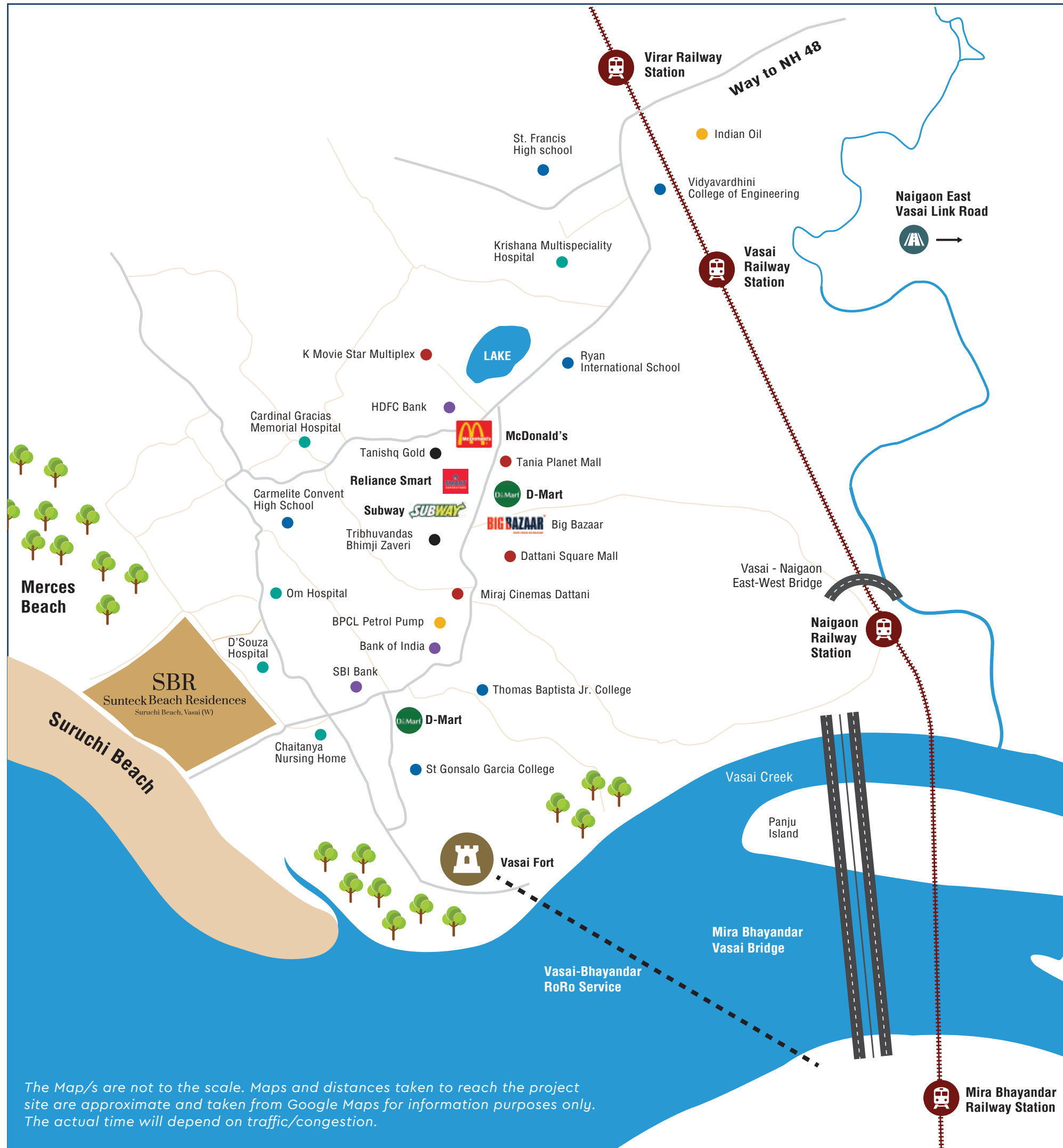
Project Name	Details	Implications
 Metro Rail	23 km long purple metro line from Shivaji Chowk (Mira Road) to Virar.	The metro line will pass through Vasai and improve its connectivity to the various parts of MMR.
 Coastal Road	29.2 km freeway to connect Marine Lines to Kandivali.	The project is likely to enhance Vasai's connectivity to other parts of Western suburbs and the island city.
 MMR Ring Road	Mumbai-Trans Harbour Link, Virar-Alibaug Multimodal Corridor, Vasai to Mira-Bhayander bridge and another sea link from Versova-Virar together form a ring road in and around Mumbai city.	The project is likely to enhance Vasai's connectivity to other parts of the city through multiple modes.
 Bullet Train	Connectivity between Ahmedabad and Mumbai.	This project will improve Vasai's connectivity to Ahmedabad.
 DMIC	A project of USD 90 Bn with financial & technical aids from Japan, covering an overall length of 1,483 km between Delhi and Mumbai.	The alignment of Dedicated Freight Corridor passes through Vasai which will uplift its economic profile.



Reference Image

Social Infrastructure

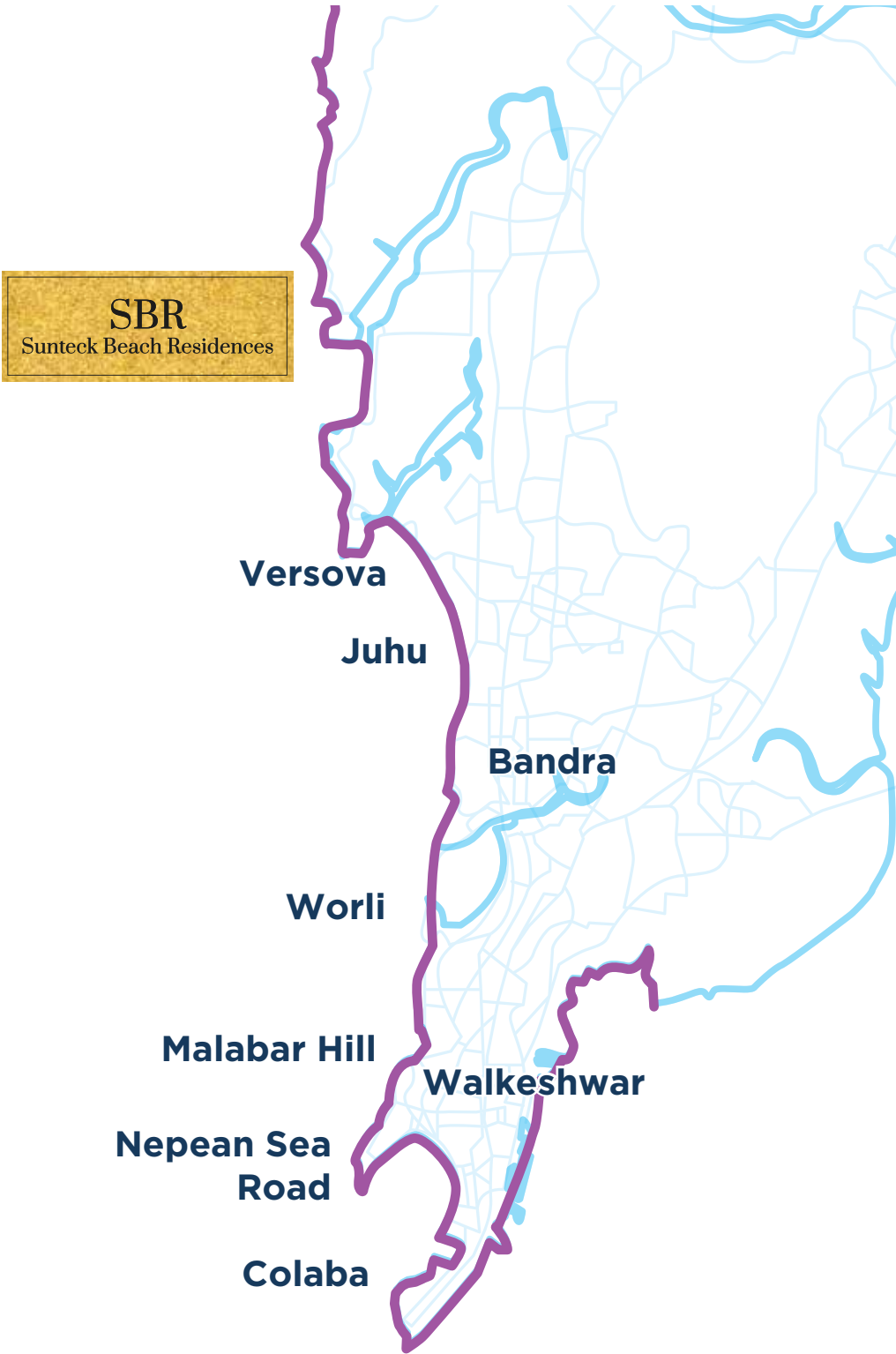
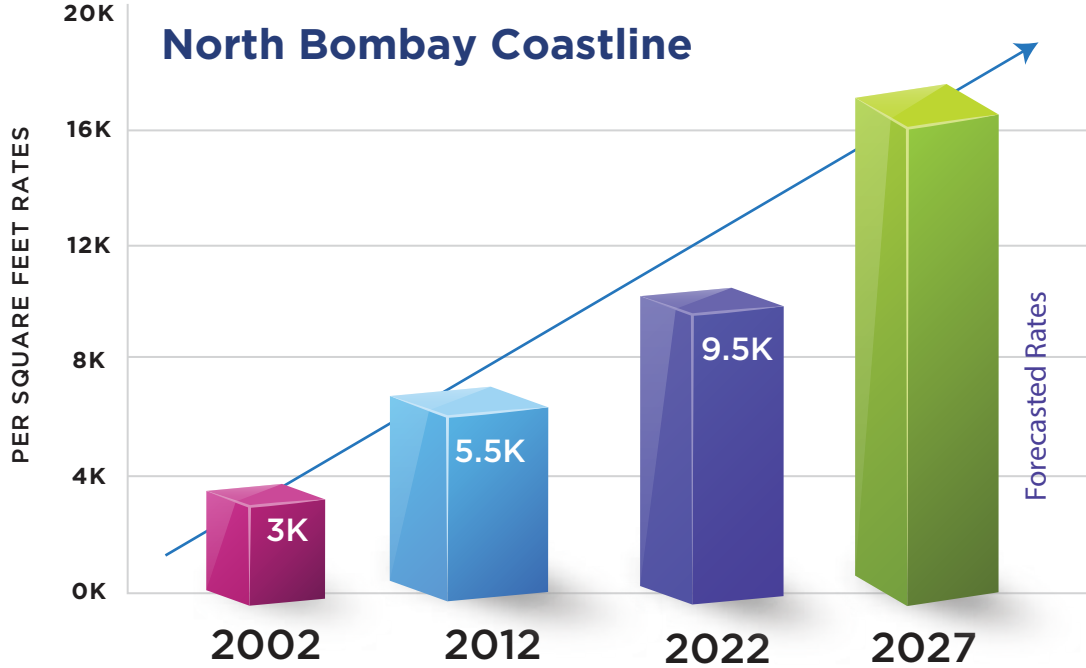
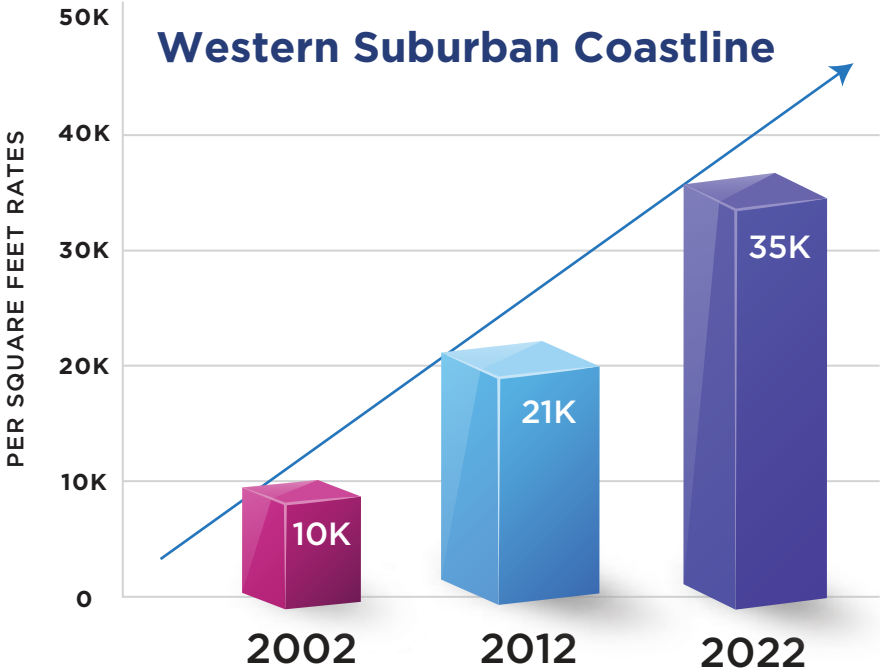
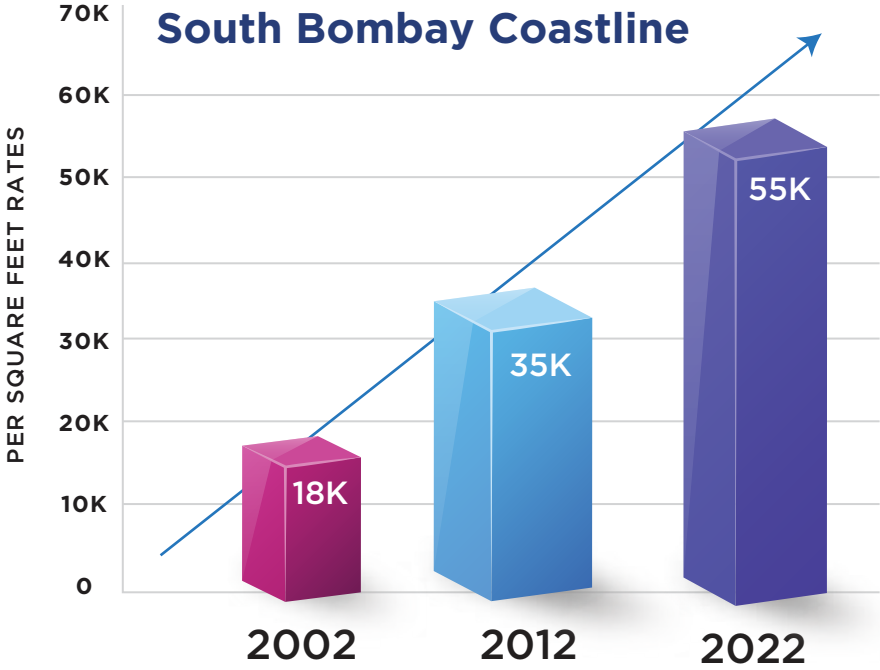
-  Hospitals
-  Schools & Colleges
-  Petrol Pump
-  Malls & Multiplex
-  Banks
-  Jewellery



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.

Coastline Localities on MMR Map

Residential projects with proximity to the coastline generally command a premium over other areas in the city.



Map not to scale, for representation purpose only.

— Introducing —

SBR

Sunteck Beach Residences

Luxury Beachfront Destination





India's Most Desired
Beachfront
Destination





Homes for the Beach Generation



LIBRARY
LOUNGE

FITNESS
ZONE

DID YOU
LOOK AT IT



A Clubhouse Marvel to Relax and Rejuvenate



MERSEHIM

MERSEHIM

INTERZONE

La Carlo

LISO TIONNIVE

ROOT KOFFER

Summer House Cafe

KIDDYKID

Food Shop

LEADER

Suntec



Luxury Hi-Street and Retail at your Doorstep

The Beach Generation



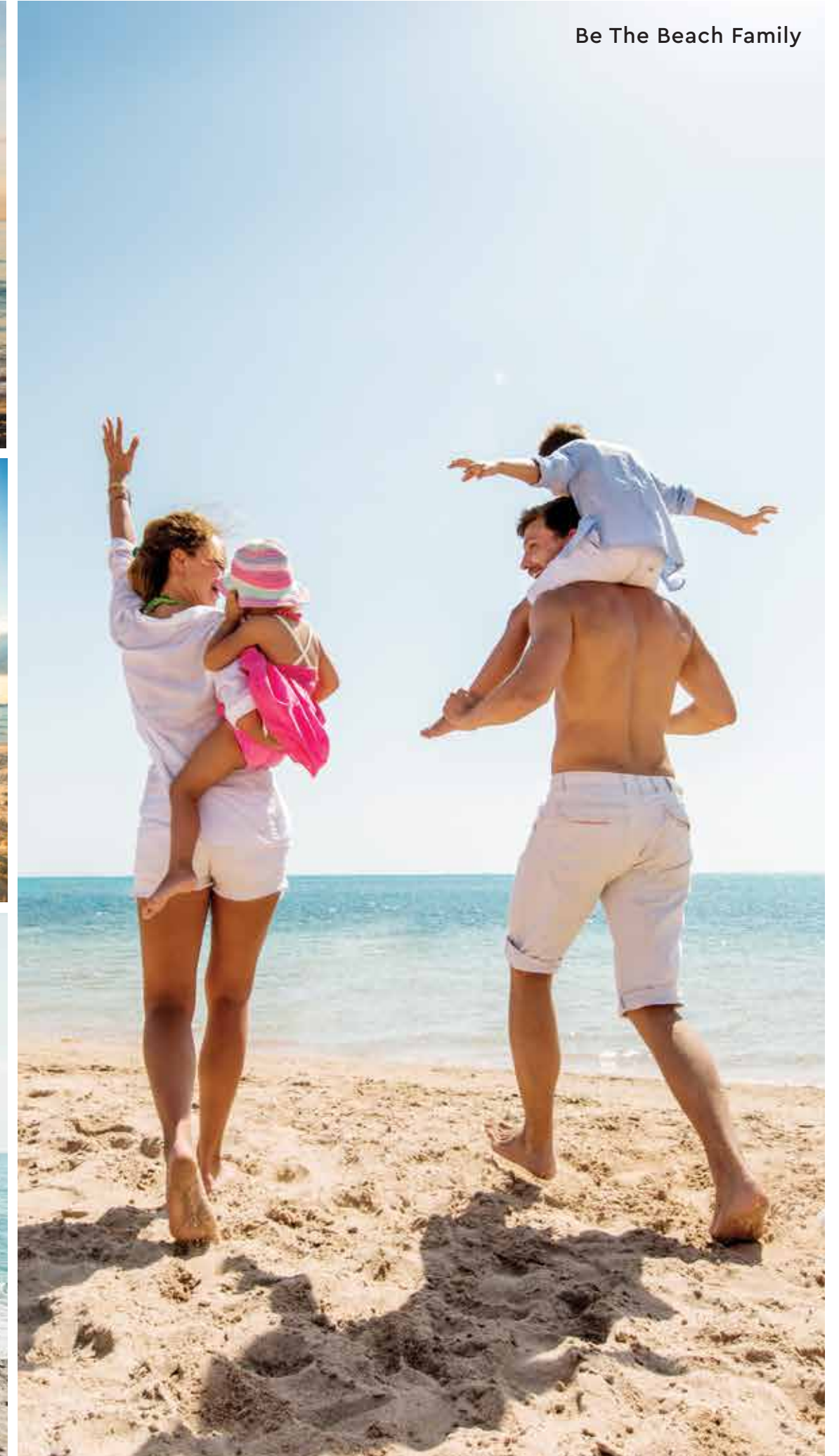
Discover Water Sports



Yoga & Meditation



Be The Beach Family



The Beach Fun



Celebrate Moments



Jog by the Beach



Indulge in a Lavish Array of Exquisite Amenities for Unparalleled Luxury!



Swimming Pool



Jogging Track



Amphitheatre



Tennis Court



Reflective Waterbody



Cricket Practice Pitch



Half Basketball Court



Skating Rink



Party Lawn

+ MANY MORE





Open Green Spaces



Meditation Court



Kids Play Area



Fitness Court



Party Lawn



Sunteck Beach Drive

Master Layout Plan

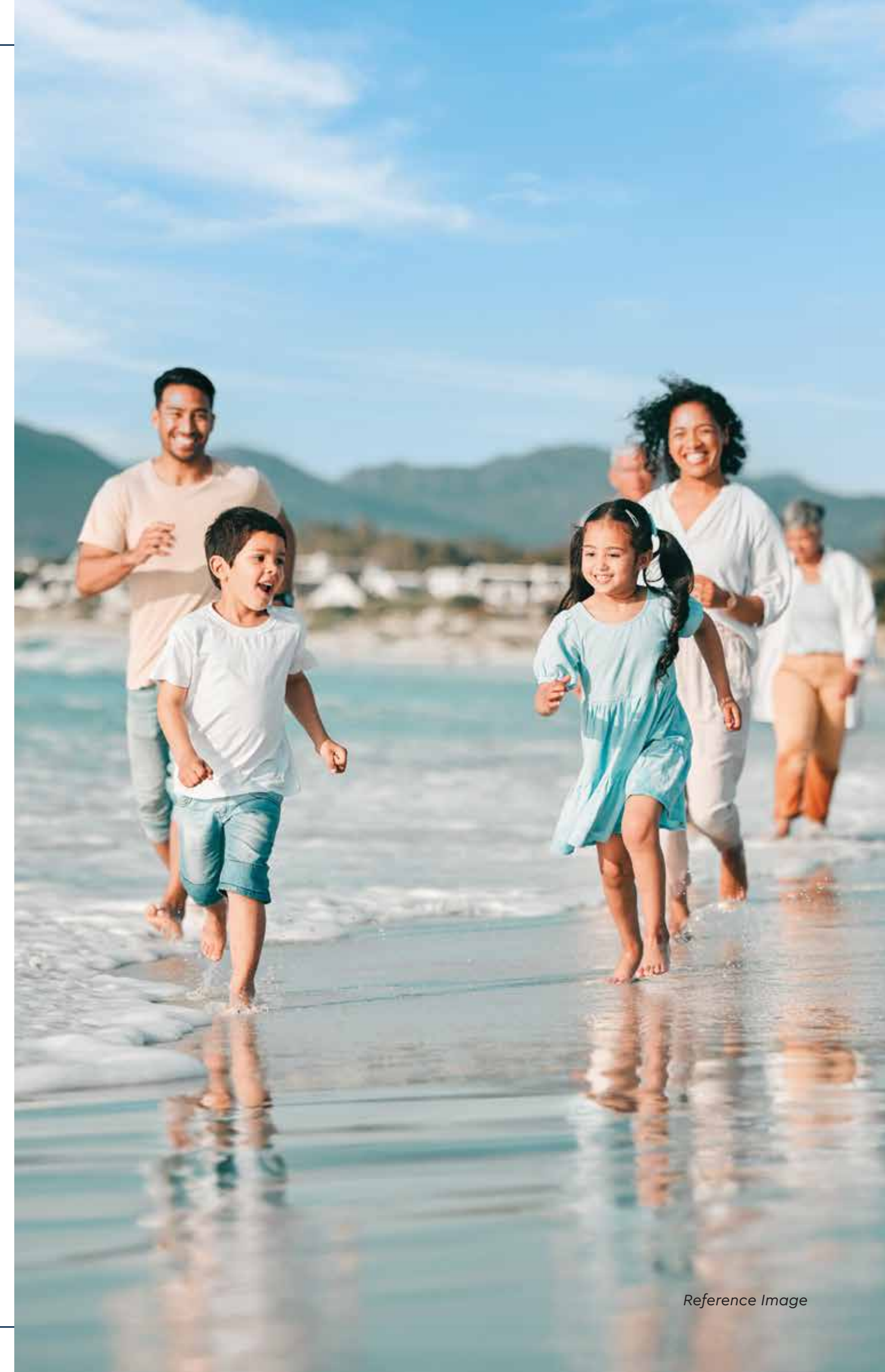


MAHARERA NO: P99000045490 | P99000045499 | P99000045599. Details available at <https://maharera.mahaonline.gov.in>

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Landscape Amenities Legend

1. CLUB
2. SWIMMING POOL
3. KIDS POOL AREA
4. DECK
5. CHANGING ROOM
6. GOLF AMENITY
7. MULTIPURPOSE COURT
8. HALF BASKETBALL COURT
9. TENNIS COURT
10. CRICKET PRACTICE PITCH
11. FITNESS COURT
12. GARDEN
13. SKATING RINK
14. AMPHITHEATRE
15. STAGE WITH PERIPHERAL SEATING
16. JOGGING TRACK
17. PARTY LAWN
18. SQUARE PAVILION
19. YOGA GARDEN
20. KIDS PLAY AREA
21. SANDPIT
22. LANDSCAPE COURT
23. FLOWER GARDEN
24. MEDITATION COURT
25. AROMATIC GARDEN
26. TREE GROOVE
27. LILY POND
28. FLORAL SWEEP
29. GREEN GLADE
30. LAWN
31. SIT OUT
32. GEOMETRIC MOUND
33. COVE SEATING
34. MOUND SEATING
35. SHADED SEATING
36. SEATING COURT
37. CRESCENT SEATING
38. SENIOR CITIZEN SIT OUT
39. PAVILION SEATING
40. ARRIVAL WATER BODY
41. CLUB WATER FEATURE
42. CONTEMPLATIVE WATERBODY
43. REFLECTIVE WATERBODY
44. PAVED PLAZA
45. STEPPED RETAIL PLAZA
46. ROUNDABOUT
47. ENTRY/EXIT
48. DROP -OFF
49. FEATURE WALL
50. PEDESTRIAN PATHWAY
51. SECURITY CABIN
52. DRIVEWAY





Sunteck
WAVES
BY THE BEACH

**MUMBAI'S LARGEST
BEACH FESTIVAL**



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 Images from the Sunteck Waves Event



Actual Images from the Sunteck Waves Event



Actual Images from the Sunteck Waves Event

Sunteck

📞 022 5064 5644 | www.sbrmumbai.com

Site Address: Sunteck Beach Residences, Suruchi Beach Road, Vasai (W) – 401201 | **Corporate Office:** Sunteck Centre, 5th Floor, 37 – 40 Subhash Road, Vile Parle (E), Mumbai – 400 057, India.

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

Disclaimer: The project Sunteck Beach Residences 1, Sunteck Beach Residences 2 & Sunteck Beach Residences 4 ("Projects") are being developed by Sunteck Real Estates Private Ltd. ("Promoter"). The photographs, images, pictures, visuals used are stock photography. The images are for illustrative purposes only. The specifications are merely an Architect impression of the Projects. The Specifications, amenities and facilities will be as set out in the Agreement for Sale and on the RERA website under Registration No. P99000045490 | P99000045499 | P99000045599. Details available at <https://maharera.mahaonline.gov.in>. The plans and the location of the amenities may be subject to modification/change/revision/alteration in terms of approvals, orders, directions and/or regulations of the concerned/competent authorities, and/or for compliance with laws/regulations in force from time to time. The common areas and common amenities for the entire layout shall be made available for the entire project and will be completed and handed over after completion of the development of the entire building layout. The layout will have additional towers and each of building in the layout will have additional floors as may be approved by competent authority & details of such proposed/ additional FSI & amended plans will be uploaded on RERA web site from time to time. The approved villas (as per current plan) are a separate part of the layout and will have independent ingress/egress from the internal layout roads. The additional villas are part of future development subject to the approval of competent authorities. The proposed club and hotel are not part of common amenity of the layout and are additional facilities (that can be availed by the residents of the layout as per applicable terms & conditions for their use) on the plot appurtenant to the layout. The modification/alteration will be by following due procedure as prescribed under the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 and the Rules and Regulations framed under RERA for Maharashtra ("RERA Rules") and the relevant applicable disclosures shall be made at an appropriate time. This electronic/printed material does not constitute an offer and/or contract of any type 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. *Terms & Conditions Apply. Offer's, if any provided subject to loan eligibility of the customer. Any offer/scheme is at the sole discretion of the Promoter and/or banks/financial institutions and is subject to change/alteration/modification/withdrawal without any prior notice. #Post booking, customer will have to pay a balance amount as per applicable payment schedule mentioned in the Booking Application form/Agreement For Sale. The rendered image depicts the view from the beach side to your home. The Beach view will be available from the units as per their location specific, from their respective buildings.

