

LIVE THE LUXURIOUS LIFESTYLE

ON

SunteckAER

EXPERIENCE YOUR HOMES

UNLOCK  
EXCLUSIVE  
LOCKDOWN  
OFFERS

4<sup>TH</sup> AVENUE

Artist's Impression

**FINEST RESIDENCES**

IN THE HEART OF 5<sup>TH</sup> AVENUE

**SunteckCity**

OSHIWARA DISTRICT CENTRE (ODC)  
GOREGAON (W)

www.sunteckcity.com

# THE FINEST RESIDENCES IN THE HEART OF 5<sup>TH</sup> AVENUE

**The World of Luxury, Lifestyle & Entertainment is here** at 4<sup>TH</sup> AVENUE, the Finest Residences in the heart of 5<sup>TH</sup> AVENUE SunteckCity amidst entertainment, mall, hi-street, fine dining restaurants, cafes, food courts and commercial spaces.

**With Endless Panoramic views, Full French windows floor to ceiling, Grand Double height lobby and the Finest of luxurious Amenities,** these residences are an unmatched choice for urban luxury.

## SPACIOUS 2 & 3 BED RESIDENCES



GRAND DRIVEWAY ENTRANCE



DOUBLE HEIGHT LOBBY

# A LIFE FILLED WITH COMFORTS, JUST GOT BETTER

Offering a lifestyle that's second to none, experience the luxury of 4<sup>TH</sup> AVENUE with larger-than-life amenities that ensure your world will be all at one place.



Yoga & Meditation Decks



Fully Equipped Gymnasium



Kids' Play Area



Swimming Pool



Kids' Pool



Party Lawn



Jogging Track



Seating Alcoves



Kids' Play Area



Senior Citizen Area



Multi-play Court



Landscape Garden

+ Many More

## 23 ACRES OF MIXED-USE PREMIUM TOWNSHIP

Welcome to the Premium Township at Oshiwara District Centre (ODC). ODC's **SunteckCity** is a self-sustaining blend of Entertainment, Mall, Fine Dining Restaurants, Commercial Spaces and Luxurious Residences.



# OSHIWARA DISTRICT CENTRE (ODC): THE NEXT BKC OF MUMBAI

Oshiwara District Centre (ODC) is being envisioned by MMRDA as the **next BKC** of Mumbai. Conveniently located between Andheri (W) and Goregaon (W), this neighbourhood has been planned to provide the best of **mixed- use** development.

Explore the endless possibilities at Oshiwara District Centre to get the perfect balance of personal and professional life. The Biggest **opportunity to invest in the Destination of Tomorrow is now!**



## A STRATEGIC LOCATION, PAVING WAY TOWARDS AN EVOLVING TOMORROW

### Social Infrastructure around Oshiwara District Centre (ODC)

- 🏢 Corporate Hubs - Nirlon | Nesco
- 🎓 Schools - Vibgyor High School | Ryan International School | Oberoi International School
- 🛒 Malls - Infiniti Mall | Inorbit Mall | Oberoi Mall
- 🏥 Medical Facility - Kokilaben Dhirubhai Ambani Hospital
- 🏨 Hotels - The Westin Hotel | JW Marriott | Novotel | Sun-n-Sand

INTRODUCING/PROPOSED

# 5<sup>TH</sup> AVENUE

SHOP. WORK. PLAY.

THE FINEST ENTERTAINMENT, DINING, OFFICES.



Artist's Impression

A lifestyle as lavish as your new home.  
Experience the finest of luxury.



Artist's Impression

Fun. Feast. Fashion.  
A fine fusion.



Reference Image

Step out of your home and  
discover alluring retail outlets.



Artist's Impression

Live a hassle-free life.  
Prime commercial hubs in the vicinity.





Artist's Impression

Disclaimer: The proposed 5th Avenue is not meant for Sale. The advertisement does not constitute an offer for sale. The plans, specifications, amenities, and facilities are not yet finalised and subject to modification as per approvals, of the concerned/relevant authorities in force from time to time 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 ("RERA Rules").

# EXPERIENCE THE CONVENIENCE OF CONNECTIVITY

## Location Advantage






-  Close proximity to Chhatrapati Shivaji International & Domestic Airport (25 mins. drive)
-  Improved connectivity with easy access to Goregaon & Ram Mandir Railway Station



### Infrastructure

-  Ram Mandir Station  
- 2 mins Walk
-  Mrinaltai Gore Flyover  
- 2 mins Drive
-  JVLR - 3 mins Drive

### Upcoming

-  Metro line 7 & Metro 2A
-  Mrinaltai Gore Flyover Extension
-  JVLR Extension
-  Goregaon-Mulund Link Road (GMLR)
-  Coastal road from South Mumbai to North Mumbai

**Sunteck**

☎ 022 5064 6472

**Site Address: 4<sup>TH</sup> AVENUE Sunteck City, Oshiwara District Centre (ODC), Goregaon (West), Mumbai - 400104, India.**

MAHARERA REGN. NO.: P51800023072 | DETAILS AVAILABLE AT <https://maharera.mahaonline.gov.in>

**website: [www.sunteckcity.com](http://www.sunteckcity.com)**

Disclaimer: "Specifications, amenities, and facilities will be as set out in the agreement for sale as uploaded on the RERA website (<https://maharera.mahaonline.gov.in>) under Registration No. P51800023072. The plans may be subject to modification/change/revision/alteration in terms of approvals, orders, directions and/or regulations of the concerned/relevant authorities, and/or for compliance with laws/regulations in force from time to time. 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")."