



**37** YEARS OF  
LEGACY

**80+** DIVERSIFIED  
PROJECTS

**35** MILLION SQ. FT.  
OF DEVELOPMENT

**25,000+** HAPPY  
FAMILIES

## ASHWIN SHETH GROUP

Crafting masterpieces since 1986

Established in 1986, Ashwin Sheth Group is one of the leading real estate developers in the country, with an identity rooted in unique designs infused with contemporary thinking. Since its inception, the Group has delivered some of the finest Residential, IT, Commercial and Retail projects in India and abroad, through resourceful planning, unwavering focus on quality and customer-oriented designs.



# OUR LANDMARKS THAT CREATED AN IDENTITY



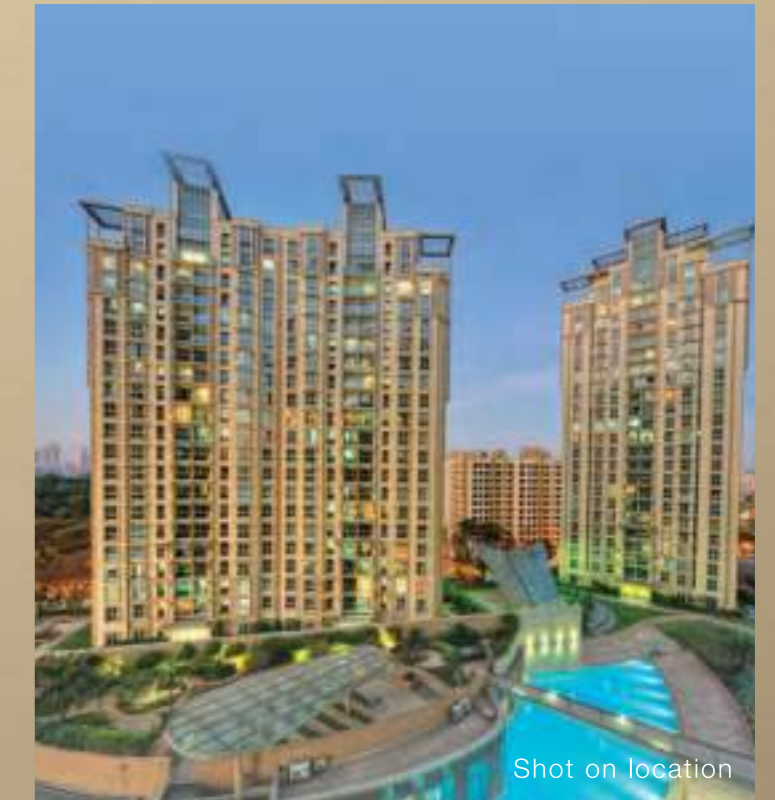
**Beaumonde**  
(Prabhadevi)



**Energy**  
(Prabhadevi)



**Viviana Mall**  
(Thane West)



**Vasant Lawns**  
(Thane West)



# KANDIVALI!

## THE NEXT BIG DESTINATION

Image used for representational purpose only

Kandivali is the most sought-after place in the western suburbs with the finest social infrastructure, upcoming government projects, gourmet restaurants and food joints. Over the years, Kandivali has rapidly progressed into an ideal place for real estate investment.

## MODERN INFRASTRUCTURE REDEFINES URBAN LIVING

### **Strategic Location**

Kandivali enjoys a prime location with excellent connectivity. It is well-connected to major commercial hubs like Malad, Goregaon and Andheri. The Western Express Highway and the Mumbai suburban railway line further enhance accessibility to other parts of the city.

### **Rapid Infrastructure Development**

Kandivali has witnessed significant infrastructure development in recent years. The area boasts well-maintained roads, modern transportation facilities and the presence of reputed educational institutions, healthcare facilities and shopping centers. The development of business parks and commercial complexes has also attracted major companies, leading to employment opportunities.

### **Vibrant Social Infrastructure**

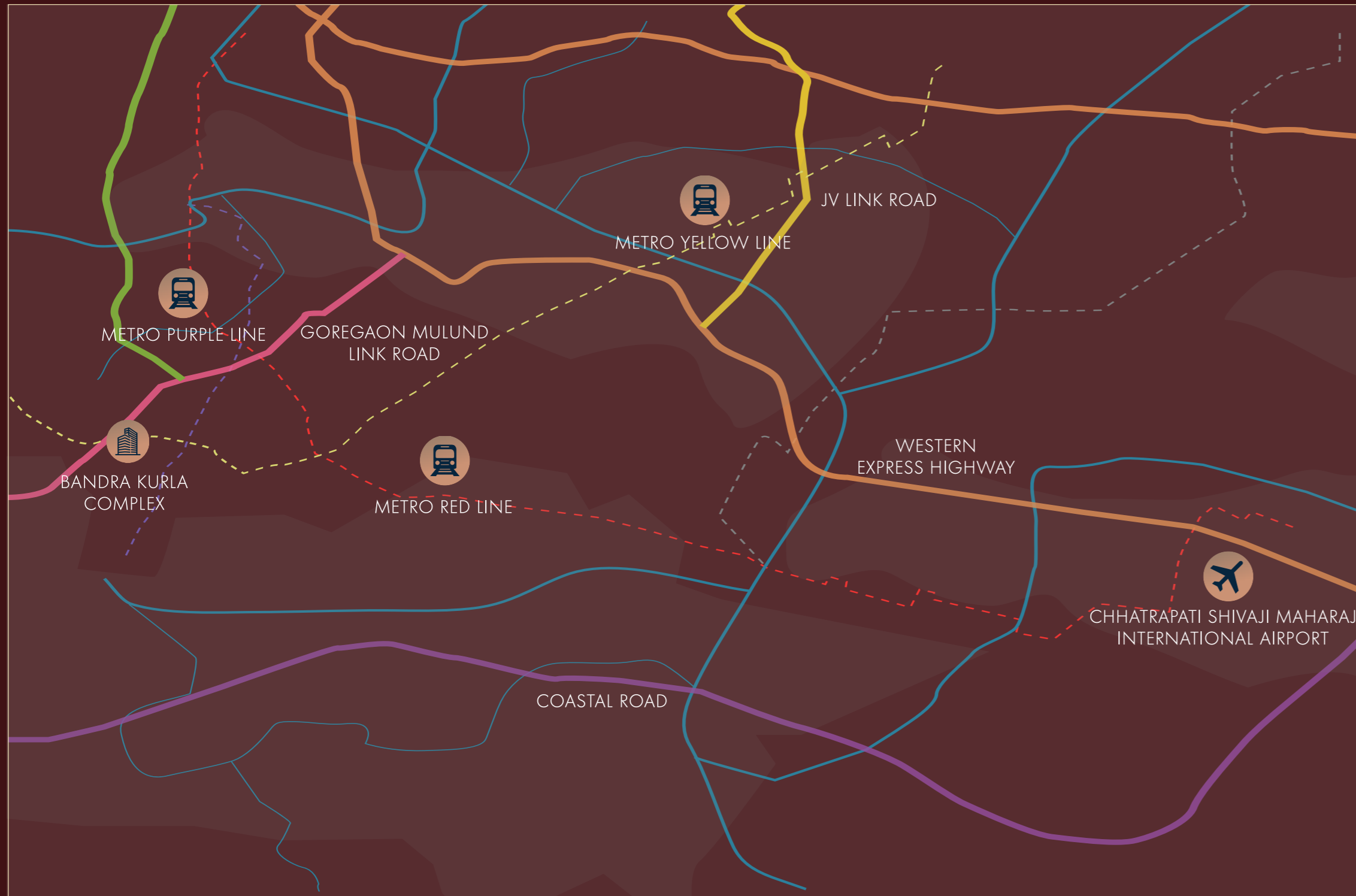
Kandivali offers a vibrant social infrastructure, with numerous recreational amenities like parks, gardens, sports complexes and entertainment centers. The presence of renowned hospitals, educational institutions and shopping malls caters to the daily needs and lifestyle preferences of its residents.

### **Potential for Appreciation**

Kandivali is a goldmine for investors and residents in multifold dimensions. Those eyeing long-term growth are drawn to Kandivali's promising real estate landscape, poised for robust appreciation in the near future. With a thriving social fabric and strategic connectivity, it stands as an enticing prospect in the ever-evolving property market.



## KANDIVALI'S UPCOMING INFRASTRUCTURE SETS THE STAGE FOR GROWTH



1

Once completed, the coastal road will further improve north-to-south vehicular connectivity and have a positive impact on the north-western suburban areas, including Malad, Kandivali & Borivali.

2

The proposed Goregaon - Mulund Link Road will connect the western suburban areas of Goregaon and Malad with the eastern suburbs of Mulund and will decrease the travel time to 20-25 mins.

3

Metro Red Line, along with the Western Express Highway will be the key to easing down the traffic situation. The metro line will be further connected to Chhatrapati Shivaji Maharaj International Airport. The micromarkets with direct accessibility will further appreciate after metro connectivity.

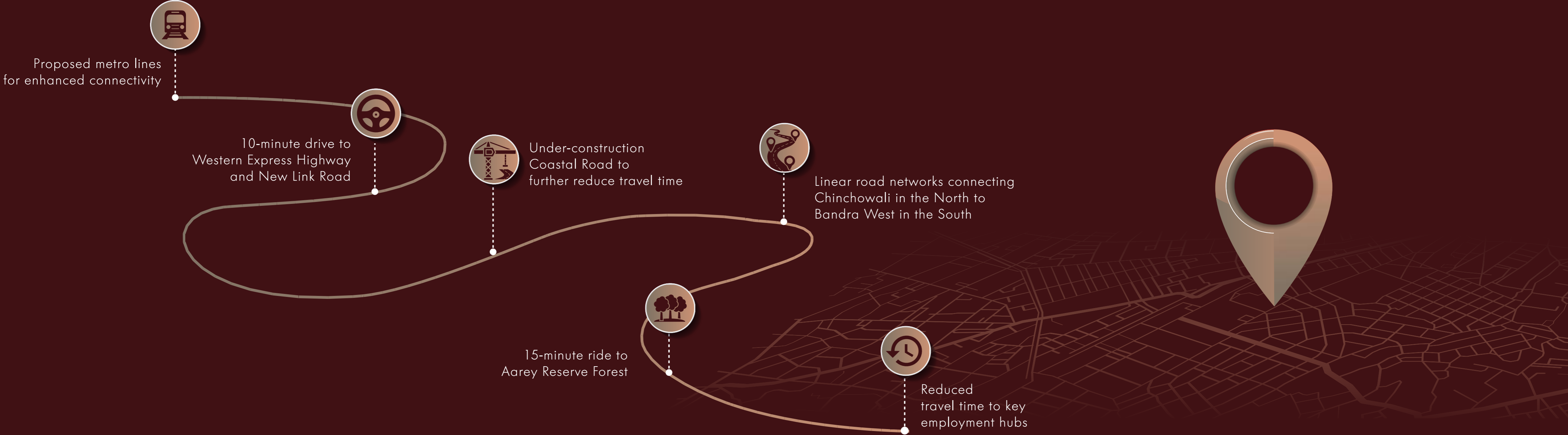
4

The proposed Purple Line Metro will pass via the JV link road and connect the western suburb region with eastern suburbs and will provide an easy and congestion-free access to eastern areas like Powai, Nahur and Mulund.

5

The proposed Yellow Line Metro will run along the New Link Road and connect Malad West Micromarket to the southern micromarkets of Bandra Kurla Complex and Chembur.

# UNLOCKING THE VALUE OF KANDIVALI'S PRIME LOCATION





-  **Vasant Angan**
-  **Vasant Smruti**
-  **Vasant Vijay**
-  **Vasant Laxmi**
-  **Marvel Phase 1 & 2**
-  **Vasant Hsg. Complex**
-  **Vasant Vaibhav**
-  **Vasant Aradhna**
-  **Vasant Utsav**
-  **Vasant Sarita**
-  **Vasant Vaikunth**
-  **Vasant Sadhana- Aradhana**
-  **Vasant Pride**
-  **Vasant Aishwarya**

After successfully delivering some of the finest homes in Kandivali, we are bringing to you **OUR NEWEST LANDMARK**





WHEN UBER LIFESTYLE  
SURPASSES MUNDANE LIFE





WHEN COMFORTABLE LIFE  
EXCEEDS BUSY BUSTLE





IT'S TIME TO PLUNGE  
BEYOND THE CONSTANT

IT'S TIME FOR A LIFE THAT'S  
MORE THAN USUAL





P R E S E N T I N G



Spread across **2.02 acres of land**, Edmont is carved to perfection for the elites of the society. Facilitated with supreme indulgences, the best connectivity and a perfect lifestyle, it's a home hand-picked for crème de la crème.

51-Storey Skyscraper

Elegant 2 & 3 Bed Residences

Manori Creek and Open Lush Green Views

25+ Lifestyle Amenities

Excellent Location with Easy Connectivity



Artist's Impression

Image used for representational purpose only



HERE EXPERIENCES ARE  
**MORE THAN USUAL**

Get spoilt for choices with more than 25 amenities to indulge in





INDULGE IN THE EXQUISITE ALLURE AS  
**THE SERENE POOL AWAITS YOU**









## EXPERIENCE MYRIAD INDULGENCES & FINEST LUXURIES

- Multipurpose Hall
- Library
- Business Lounge
- Cafeteria
- Gymnasium with Aerobics Zone
- Steam Room
- Yoga and Meditation Zone
- Indoor Games Room
- Table Tennis
- Golf Simulator
- Pool Table
- Creche + Toddler Zone
- Private Theatre
- Club House Roof-top Lounge







Image used for representational purpose only



Image used for representational purpose only

## AMENITIES THAT'LL ADD MORE TO YOUR ROUTINE LIFE

- Swimming Pool
- Kids' Pool
- Outdoor Jacuzzi
- Box Cricket Area
- Multipurpose Play Court
- Party Lawn
- Kids' Play Area
- Walking Track
- Miyawaki Forest
- Landscaped Garden
- Senior Citizens' Corner
- Open Amphitheatre



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## GROUND AND E-DECK LEVEL PLAN

- 1 Miyawaki Forest
- 2 Badminton Court
- 3 Box Cricket Area
- 4 Club House Roof-top Lounge
- 5 Outdoor Jacuzzi
- 6 Kids' Pool
- 7 Swimming Pool
- 8 Pool Deck
- 9 Multipurpose Play Court
- 10 Party Lawn
- 11 Senior Citizens' Corner
- 12 Open Amphitheatre
- 13 Kids' Play Area
- 14 Walking Track





HERE EVERYDAY SIGHTS ARE  
**MORE THAN USUAL**

Wake up to mesmerizing mornings, pristine manori creek and open green views



VIEWS THAT BESTOW YOU WITH THE CITY'S BEAUTIFUL SKYLINE



Actual west view from 45<sup>th</sup> floor





## HERE SPACES ARE **MORE THAN USUAL**

Smartly designed with maximum space utilization  
and minimum wastage





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CONTEMPORARY  
LIVING WITH A  
CLASSY LIFESTYLE





SPACIOUS  
BEDROOMS TO  
REVERSE YOUR  
TIREDNESS

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MODULAR  
DESIGNS TO  
BRING OUT  
THE  
MASTERCHEF  
IN YOU



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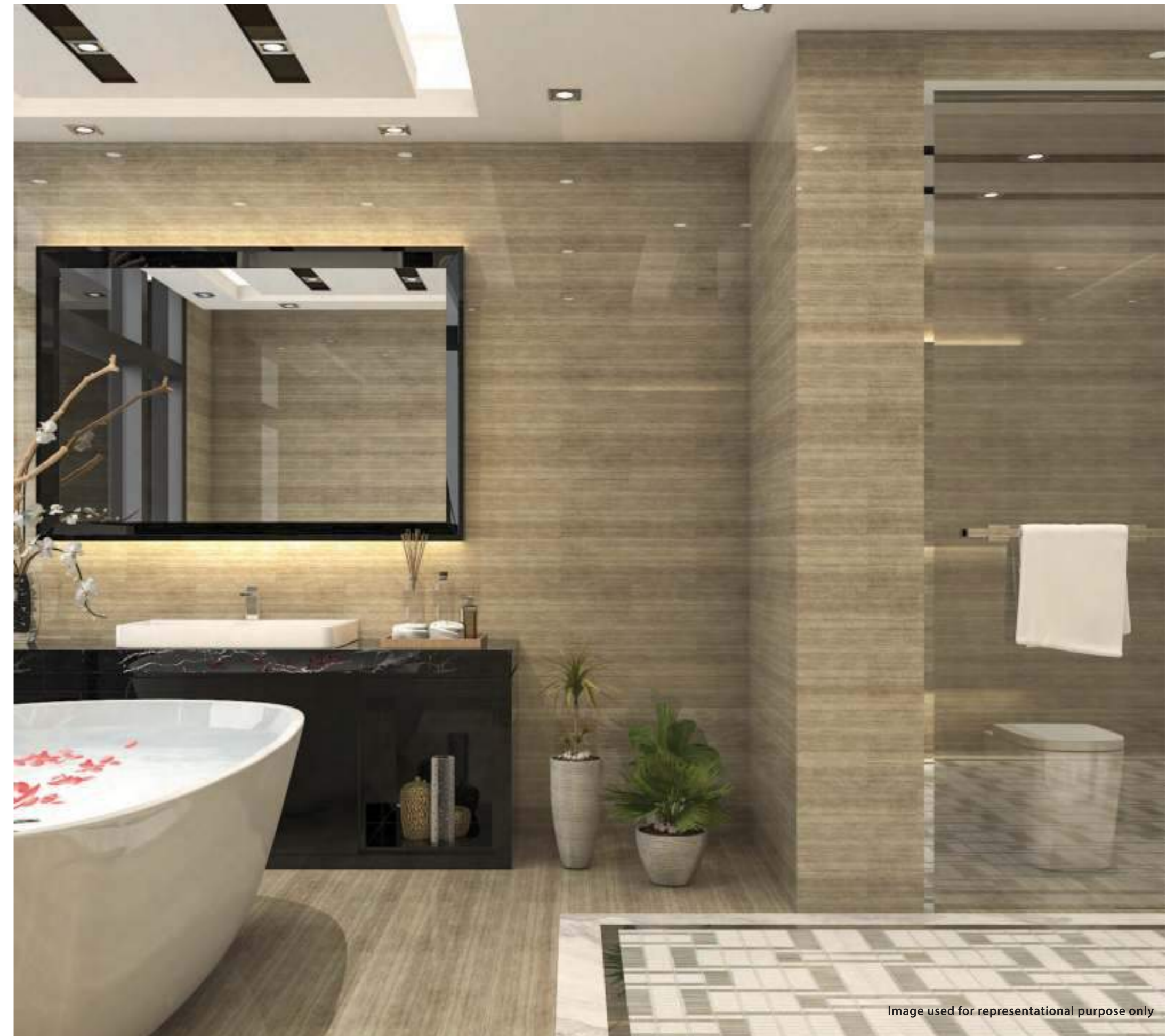


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PREMIUM FITMENTS TO FLAUNT EVERY TIME YOU ENTER



# A PRIME LOCATION

Kandivali offers residents a seamless urban experience. Renowned educational institutions, world-class healthcare facilities and vibrant shopping centers add further appeal, creating a harmonious blend of comfort and convenience. Embrace the advantages of Kandivali's better infrastructure and elevate your quality of life to new heights.

## LOCATION BENEFITS

- M.G Road - 400 m
- S. V. Road - 850 m
- Kandivali Railway Station - 1.3 Km
- Dahanukar Wadi Metro Station - 1.8 Km
- New Link Road - 1.8 Km
- Western Express Highway - 2.5 Km



**EDMONT**  
KANDIVALI (W)



**sheth**  
ASHWIN SHETH GROUP

Site Address: Sheth Edmont, Off M. G. Road, Kandivali (West), Mumbai - 400 067.  
Call: 022 6862 6845 | [www.ashwinshethgroup.com](http://www.ashwinshethgroup.com)

This project is registered with MahaRERA as "Edmont - Aurelia" bearing registration no. P51800053546  
and is available at <https://maharera.mahaonline.gov.in>



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