

Live in sync with life.

A l w a y s.

We are often late.

Late for friend's wedding,
late for wife's birthday party,
late for kids' school annual function,
late for first date and late...
for living life.

Long distance travelling, traffic jams
and red signals make our busy city lives
all the more hectic. We go places in search
of a well connected location for our home.
Sometimes out of city. All this only to catch up
with the pace of life.



Now,

stay within the city
and catch up
with the real pace of life

Presenting



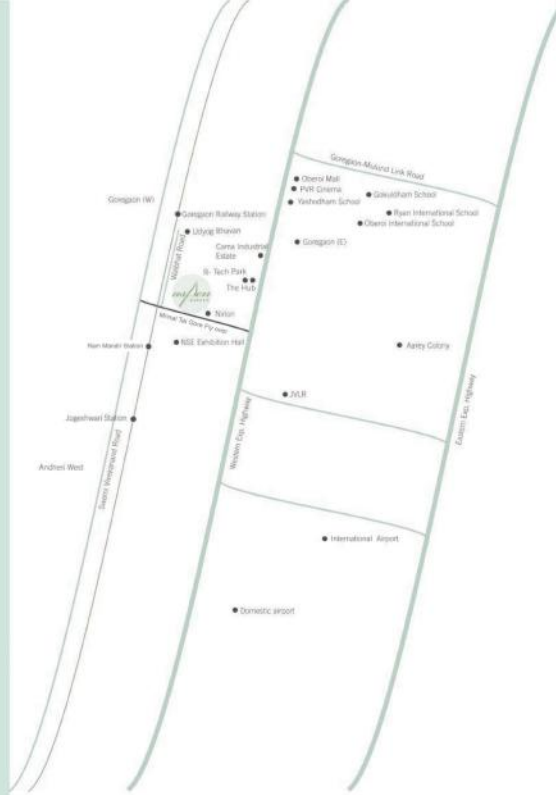
Located behind Nirlon Complex, on the Walbhatt Road, Aspen Garden is a residential project of 2 and 3 BHK apartments overlooking a lavish 1.5 acre of lush garden. Here, you will have the delight to experience all the pleasures of city life amidst nature's bounty.

Recreational Amenities

- Fully equipped gymnasium
- Swimming pool
- Childrens' play area
- Water cascade
- Senior citizens' corner

Connected to Life.

In every sense.



The Walbhatt Road with its excellent connectivity to all the important destinations will keep you connected to life, always. Also, the two way long flyover that will connect the East with the West will give you a direct access from the Western Express Highway. So that you are always on time to enjoy life.

- Western Express Highway: 0.5 Km
- S. V. Road : 0.5 Km
- Goregaon Station: 1 Km
- Ram Mandir Station: 0.5 km
- Mrinal Tai Gore Fly over: 0.2 km
- Jogeshwari Vikroli Link Road : 3.0 Km
- Goregaon Mulund Link Road : 1.5 Km
- Upcoming Metro Station: 1 km

Other highlights

In close proximity to Hospitals
(Siddharth Hospital, Anupam Maternity and Nursing Home, Yashoda Maternity and Surgical Home, Kapadia Multispecialty Hospital)

Temples
(Gokuldham Temple, Saibaba Temple, Datta Mandir, Siddhivinayak Temple - Malad)

Chhota Kashmir
at Aarey Colony

Specifications and Common Amenities

Vitrified flooring in living, dining area and bedroom

Premium granite platform, high end steel sink and vitrified tile flooring in kitchen.

Superior quality bathroom fittings and sanitary ware.

Agglomerated marble flooring in master bathroom.

Security system including Intercom

Exhaust fan

Designer Lift Lobby

100% power backup for essential services and lighting.

Provision for piped gas connection.

Fire fighting System

Be there on t:me

for your kids' annual party



Schools in close proximity

- Oberoi International School
- Yashodham School
- Gokuldharm School
- Ryan International School
- Nandadeep Vidyalaya



Be there on t:me

for your Monday morning meetings

Commercial Complexes in close proximity

- R. tech Park
- Lotus Corporate Park
- Cello
- Raheja Iridium
- Nirlon
- Udyog Bhavan
- Cama Industrial Estate
- DLH park
- RNA Corporate Park
- N S E Exhibition Hall
- Film City
- MIDC

Be there on t:me

to enjoy all the little
and bigger pleasures of life



Recreation and entertainment locations in close proximity

Shopping Malls

Oberoi Shopping Mall • The Hub • Inorbit Mall • Hypercity Market

Movie Theatres

Movie Time • Cinemax • PVR

Hotel

Westin Mumbai • Royal Palms hotel • Grand Sarovar Premier

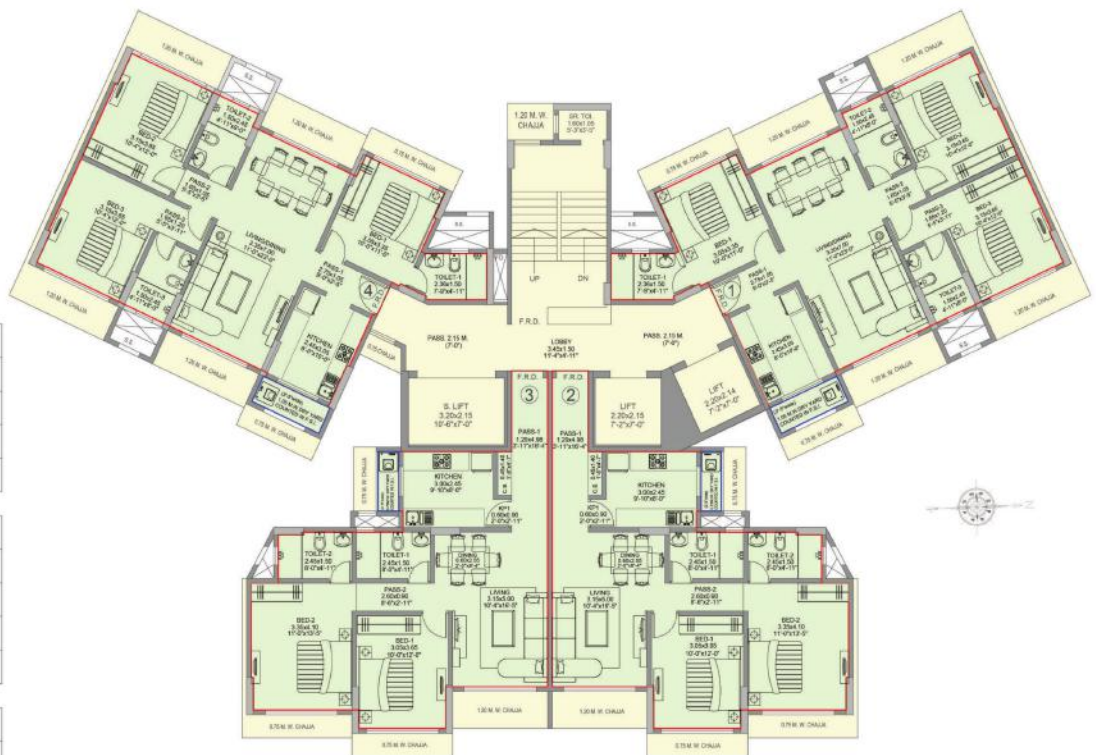


TYPICAL FLOOR PLAN

TYPE	2 BHK	
FLAT No	2 & 3	
RERA Area	70.10 Sq.m.	754.56 Sq.Ft.
Dry Yard Area	1.30 Sq.m.	13.99 Sq.Ft.
TOTAL	71.40 Sq.m.	768.55 Sq.Ft.

TYPE	3 BHK	
FLAT No	1	
RERA Area	86.24 Sq.m.	928.29 Sq.Ft.
Dry Yard Area	2.20 Sq.m.	23.68 Sq.Ft.
TOTAL	88.44 Sq.m.	951.97 Sq.Ft.

TYPE	3 BHK	
FLAT No	4	
RERA Area	85.97 Sq.m.	925.38 Sq.Ft.
Dry Yard Area	2.20 Sq.m.	23.68 Sq.Ft.
TOTAL	88.17 Sq.m.	949.06 Sq.Ft.



WING B

Rera Regn No. P51800001894

available at website: <http://maharera.mahaonline.gov.in>

FURNITURE IS SHOWN JUST FOR REPRESENTATION.
FURNITURE IS NOT PART OF STANDARD AMINITIES.

SITE PLAN

Beautiful view of the lush 1.5 acre garden from all apartments

Sea view from the terrace garden apartments

Sea view on Western side and the lush green view of the Aarey colony on the Eastern side from the higher storied apartments



PEOPLE BEHIND ASPEN GARDEN

Consulting Architect : Reza Kabul

Architect : YMS Consultants LTD.

Structural Consultant : J + W Consultants LLP.

Legal Consultant : Saumil R. Vasavada.

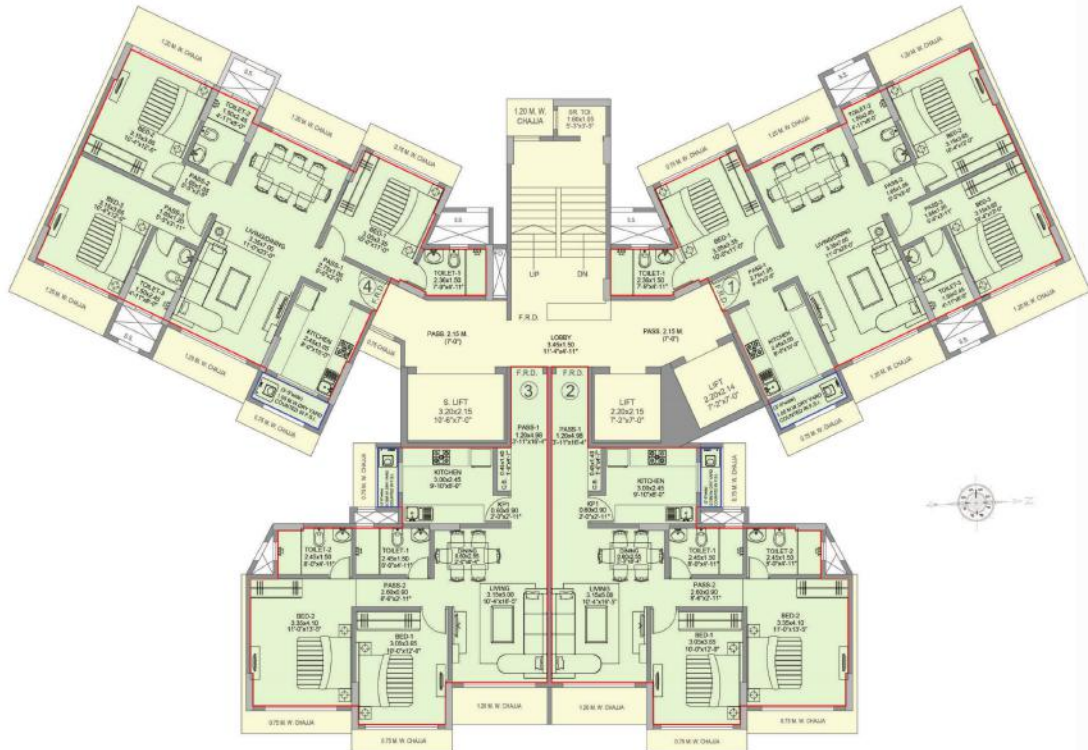


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aspen GARDEN

Registered Office

A-501, Gladdiola, Old Hanuman Road, Vile Parle (E), Mumbai 400 057.

Tel: +91 22 2612 5506/7/8 Fax: +91 22 2612 5580

Email: sales@amalgr.com

Sales Office

DIVINE SPACE PVT. LTD.

401, 4th Floor, The Glacis Building,
Linking Road, Khar (W), Mumbai 400 052.

Tel: +91 22 2648 9034/35

Email: sales.realty@divinespace.in

www.divinespace.in

+91 9833721361

Site Office

Aspen Garden, CTS No. 554/560, Walbhatt Road,
Goregaon (E), Mumbai 400 063

Tel No. +91 22 6504 4555

+91 9833721361

+91 9820530902

Developed By

UNIQUE REAL ESTATE DEVELOPERS

A JOINT VENTURE OF



The Information in this brochure is indicative of the kind of development that is proposed. In the interest of continuing improvement, the developers reserve the right to change the layout, plans, specifications or features.