

# *The Unmissable Life*



**MONTANA**

Off. LBS Road, Mulund (W)

# Welcome to the Unmissable Life

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Picture yourself living in a unique world within this world.

An epitome of urban indulgent lifestyle at a marquee address.

At a location that is easily accessible to the important places in the city.

In the spacious abodes that compliment the blissful and abundant greens outside.

Where modern-day comforts blend seamlessly with pristine nature.

Where you wake up to the melodies of chirping birds in different seasons and the resplendent Yogi Hill views.

Where you indulge in myriad lifestyle amenities with every day a delight to cherish.

Where you relish nature's beauty as well as lead the modern lifestyle.

Dwelling at the cusp of two worlds, enjoying nature's beauty as well as leading the modern lifestyle.

Now imagine living such a life, which is definitely unmissable.





Shot at Location

## Electrifying Location At the Heart of All Action

<b>🚗 CONNECTIVITY</b>			<b>🏥 HEALTHCARE</b>	
• LBS Road	350 m		• Fortis Hospital	1.4 km
• Eastern Express Highway	3.3 km		• Apex Hospital, Mulund	2.9 km
• Domestic Airport	18.9 km		• Platinum Hospital, Mulund	3 km
• International Airport	19 km		• Jupiter Hospital, Thane	7 km
<b>🎓 EDUCATION</b>			<b>🛍️ SHOPPING &amp; RECREATION</b>	
• D.A.V. International School	1.8 km		• R Mall	2.5 km
• Rudraksha International School	2.4 km		• Viviana Mall	7 km
• NES International School	2.6 km		• R City Mall	9 km
			• Phoenix Market City Mall	12 km

## Quintessentially Mulund The Queen of Eastern Suburbs

One of the most sought-after destinations for a home in the Eastern Suburbs, Mulund offers the best of everything. Be it nature, connectivity, social infrastructure, lifestyle avenues and above all like-minded people, make the location attractive. What's more, one can be a part of the city's hustle-bustle and also be close to nature.



*Captivating Living Spaces*  
Redefining Mumbai's Lifestyle

LAUNCHING  
**BLISSBERG**

at

  
**MONTANA**  
Off. LBS Road, Mulund (W)

**2, 3 & 4 BEDROOM RESIDENCES**

**Project Highlights**

- 7 acres development with blissful hill views
- 4 towers of 45 storeys each
- 40+ lifestyle amenities
- Abundant natural sunlight and ventilation
- Intelligently-designed apartments with zero space wastage
- Double-level eco-deck spread over 5 acres

**Esteemed Partners**



**Architecture**  
by James Law (Hong Kong)



**Landscape**  
by TROP (Bangkok)



**Show Apartment Interiors**  
by HBA (Singapore)



# Master Layout



INTERNAL ROAD

GIONA B

ROSA B

GIONA A

ROSA A

BLISSBERG

SIERRA

LAST PHASE DEVELOPMENT

ENTRY

EXIT

18.30 MT WIDE EXISTING ROAD



*Alluring Amenities*  
An Assortment of Fabulous Facilities

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It's one of the only few developments to offer a myriad range of enticements that meet the global criteria. With 40+ amenities spread across 6 acres of the Double Layered Eco Deck, we have left no space unused for pampering you and your family.

# *Radiant Magnificence*

## An Immense Splendour

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Frankly, you got to be one of the exceptional few to behold and indulge in one of the largest Infinity Pool, 5000 sq.ft. to be precise, in the Central Suburbs.





## Magnificent Conveniences For the Connoisseurs of Fine Living

Lead an awe-inspiring lifestyle with an assortment of handpicked amenities and facilities. Offered for unparalleled living and, of course, to make every moment appealing.



Amphitheatre



Socializing Pavilions



Park Walks



Children's Zone



Banquet Hall



Party Lawn



Refreshment Bar



Sunken Seats



Business Centre



Private Library



Toddlers' Creative Studio



Entertainment Room



Lawn Pavilions



TV Lounge



Auditorium



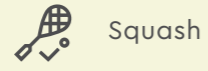
# Intriguing Indulgences

## A Clusters of Activities

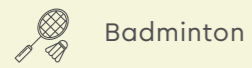
Everyone has a vivid set of interests. Which is why, we offer diversified spaces for children, youngsters and even the elders. Be it your championship dreams or fitness goals, we have it all.



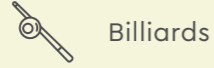
Table Tennis



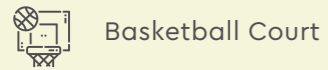
Squash



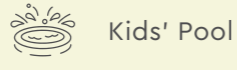
Badminton



Billiards



Basketball Court



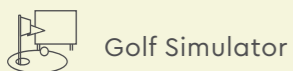
Kids' Pool



Games Room



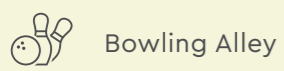
Kids' Play Area



Golf Simulator



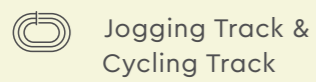
Senior Citizens' Area



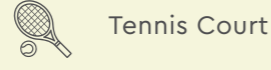
Bowling Alley



Cricket Nets



Jogging Track & Cycling Track



Tennis Court





## *Fascinating Relaxations* An Extravagant Retreat

Get pampered as you rejuvenate at select avenues, crafted to recharge you for life's challenges. Dive into the blue, head for the aqua therapy at the spa and choose yoga to relax your senses.



Steam and Sauna



Fitness Centre



Spa



Yoga Room



Swimming Pool & Mini Pool



Jacuzzi



# *Enchanting Devotion*

## An Ode to Spirituality

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Pursue spiritual peace. Soak in the serenity of divinity closer to your home at an outstanding Jain Temple, spread across 3000 sq.ft.



*Spectacular Panoramas*  
The Best of Both Worlds

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Own a home that offers Stunning Hill Views, the Grandeur of Mumbai's Cityscape and Multidimensional Views. To top it all, each configuration offers a different view.



*Stunning Spaces*  
Crafted for Fine Living

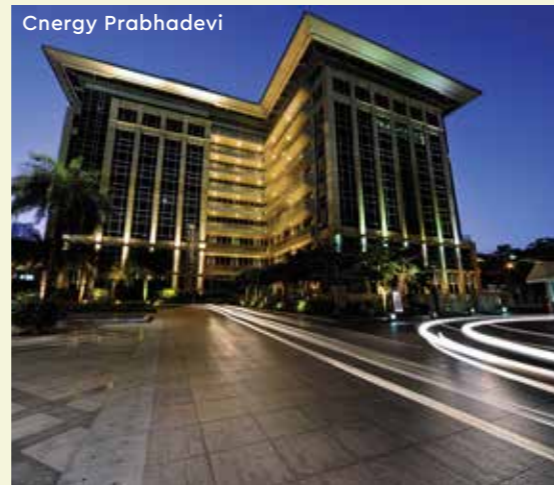
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Get a preview of the lifestyle you are going to lead in the near future. And plan the exquisite decor you have in your mind, ahead of time.

## ABOUT SHETH GROUP

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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. With over 80 diversified luxury projects across Mumbai, including landmarks like Viviana Mall, BeauMonde and 2 international projects in Dubai, the brand has nestled over 25,000+ happy families in their dream homes and crafted over 20 million sq.ft. of brilliant spaces. Currently, some of the Group's ongoing projects are adorning the skyline in different parts of Mumbai and Thane. In Mumbai, the projects in full swing include 72 West at Lokhandwala, Avante at Kanjurmarg, Montana in Mulund, and Midori at Dahisar. While Avalon, Zuri, and Sheth Energy are shaping up in Thane.



Actual photos



## ABOUT EMAMI

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A renowned brand in the FMCG segment, Emami group has extended its footprints in the real estate world. From residential to commercial, from retail to infrastructure, they have expertise in developing diversified projects. The company has a pan India presence with over 3.6 cr. sq.ft. of development. Some of their landmark creations are: Emami City - Kolkata, Emami Tejomaya - Chennai, Emami Nature - Jhansi, Emami Swan Lake - Hyderabad.

# MASTER PLAN LAYOUT



# BLISSBERG



Floor plan is for marketing purpose and is to be used as a guide only. Floor plan is intended to give a general indication of the proposed floor layout only and may vary in the finished building. All drawings/dimensions shown are for illustrative purposes only and may not be accurate representations of final construction and are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Please ask our sales adviser for details of the treatments specified for individual Apartment/Flat/Premises/Shop.

# TYPICAL FLOOR PLAN

WING-A



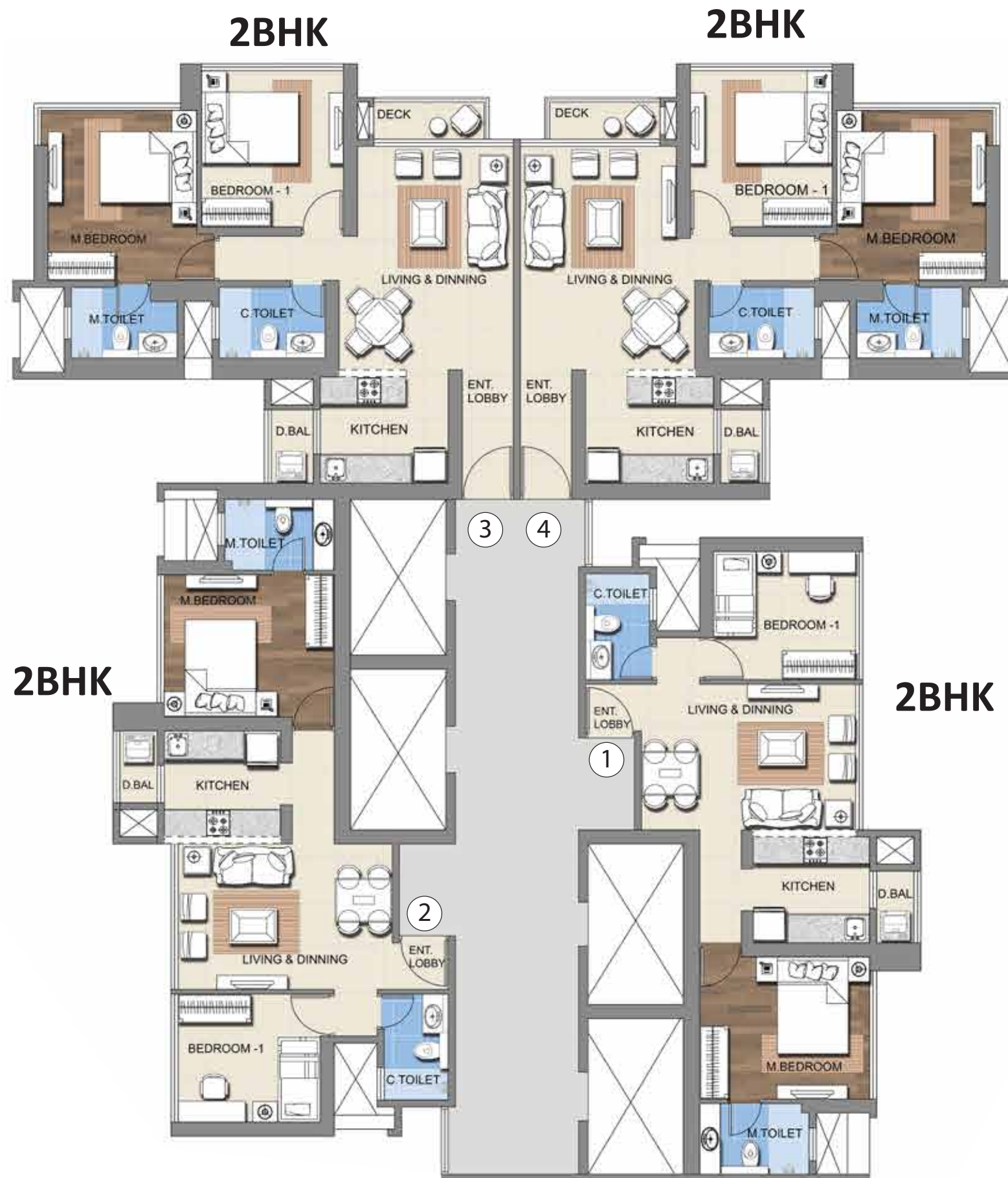
# BLISSBERG





# TYPICAL FLOOR PLAN

WING-B



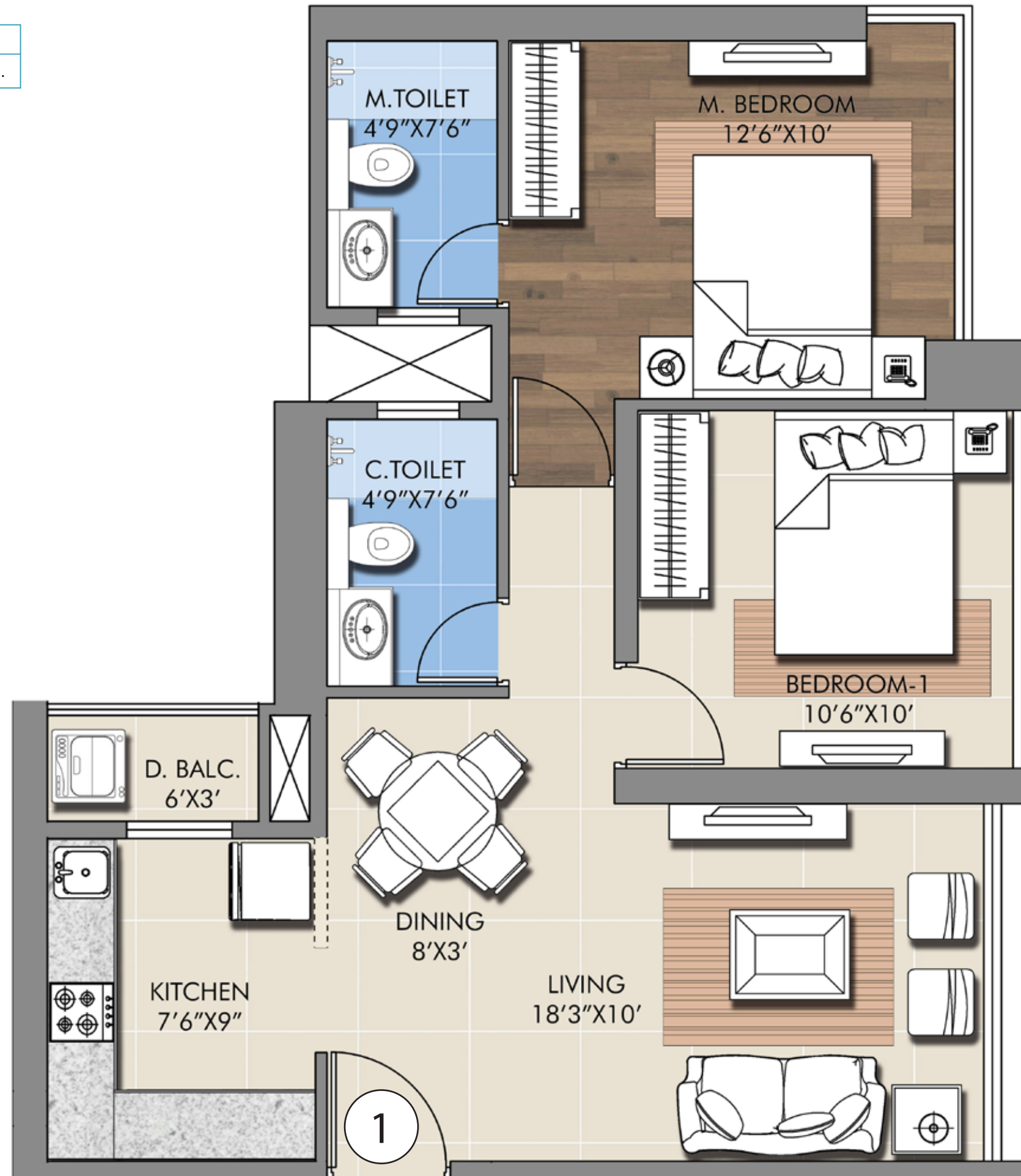
# BLISSBERG



# WING - A

## FLAT 01

Type	Rera	Dry Balcony	Total Area
2 BHK	632 Sq. Ft.	17 Sq. Ft.	649 Sq. Ft.



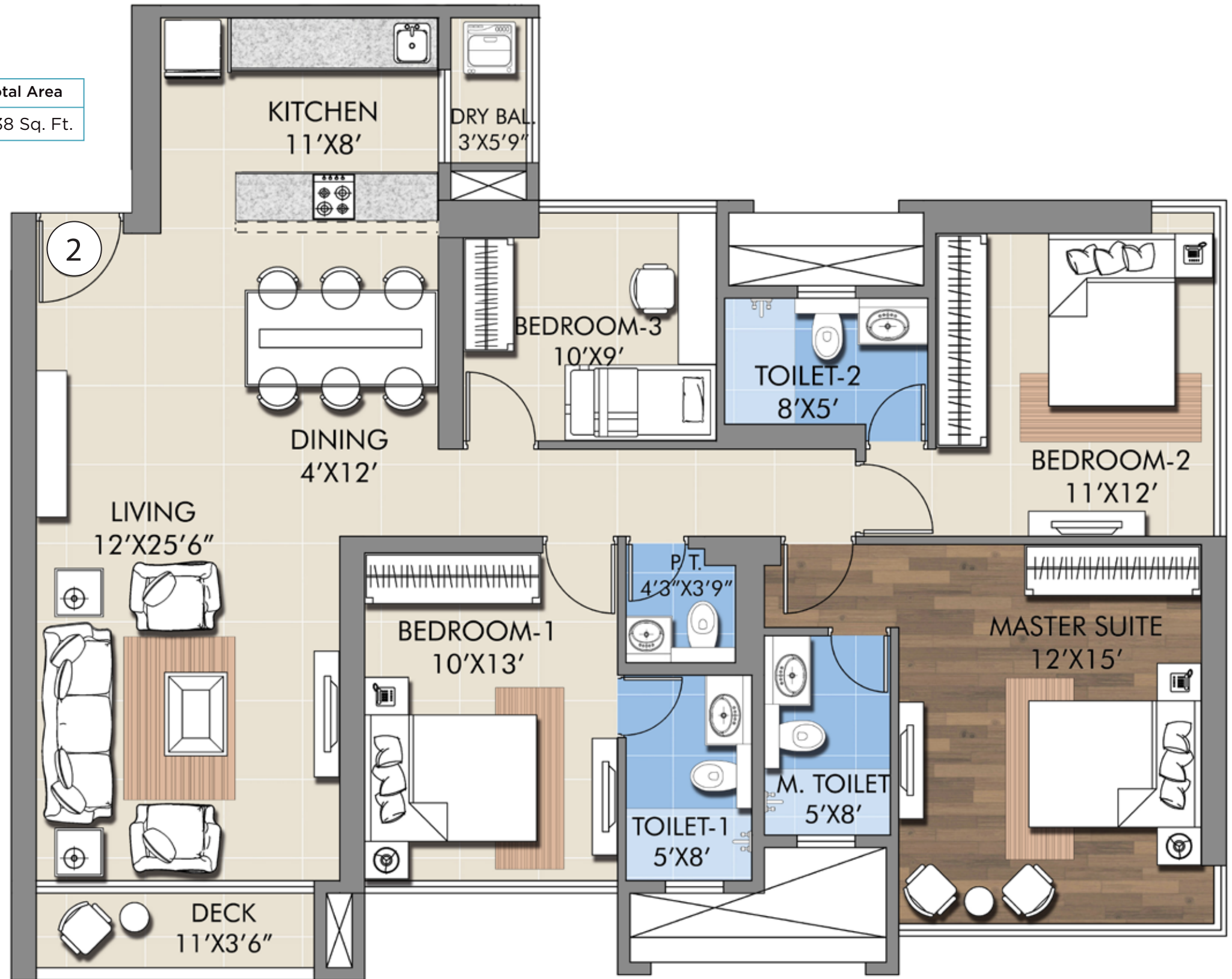
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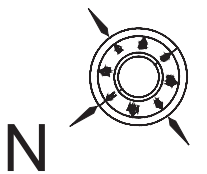
# WING - A

## FLAT 02

Type	Rera	Deck	Dry Balcony	Total Area
3+ BHK	1283 Sq. Ft.	38 Sq. Ft.	17 Sq. Ft.	1338 Sq. Ft.

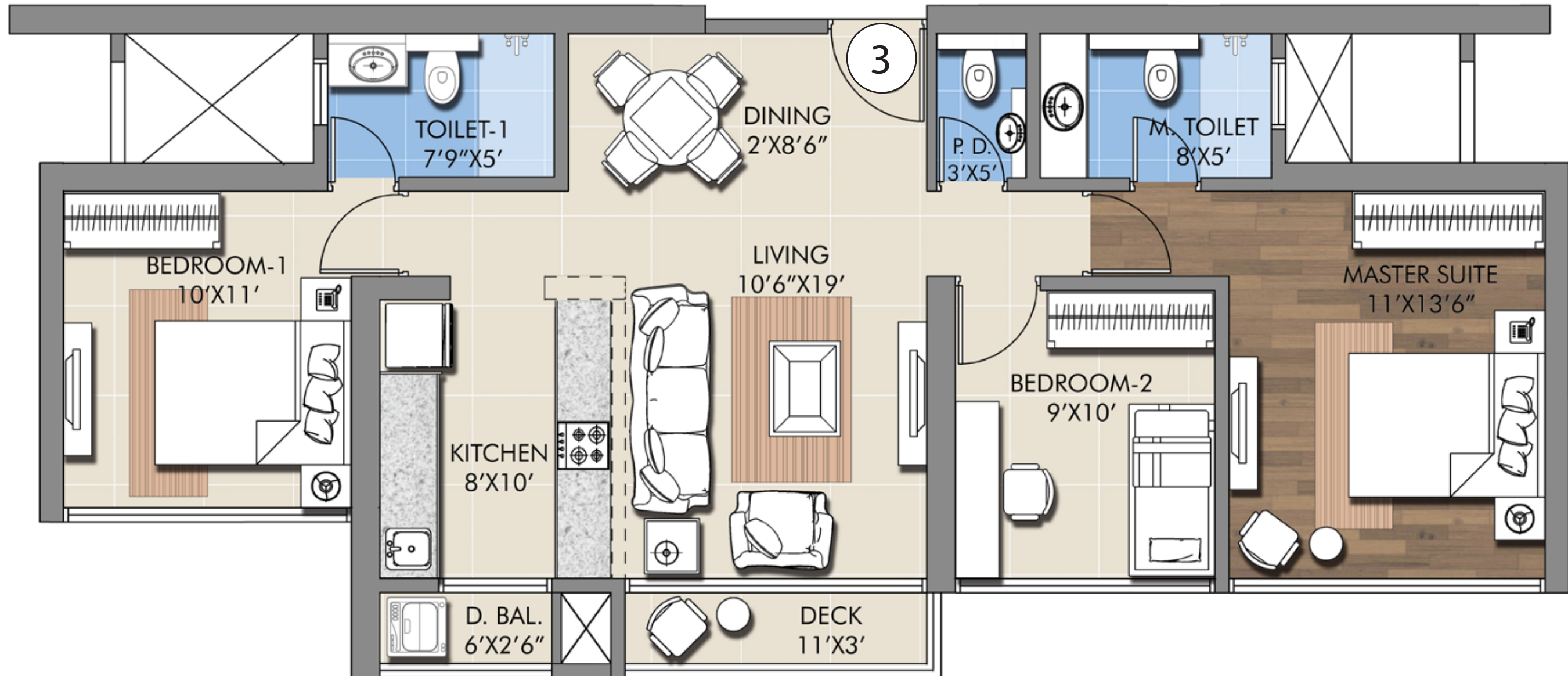


# BLISSBERG



**WING - A**  
FLAT 03

Type	Rera	Deck	Dry Balcony	Total Area
2+ BHK	855 Sq. Ft.	32 Sq. Ft.	15 Sq. Ft.	902 Sq. Ft.



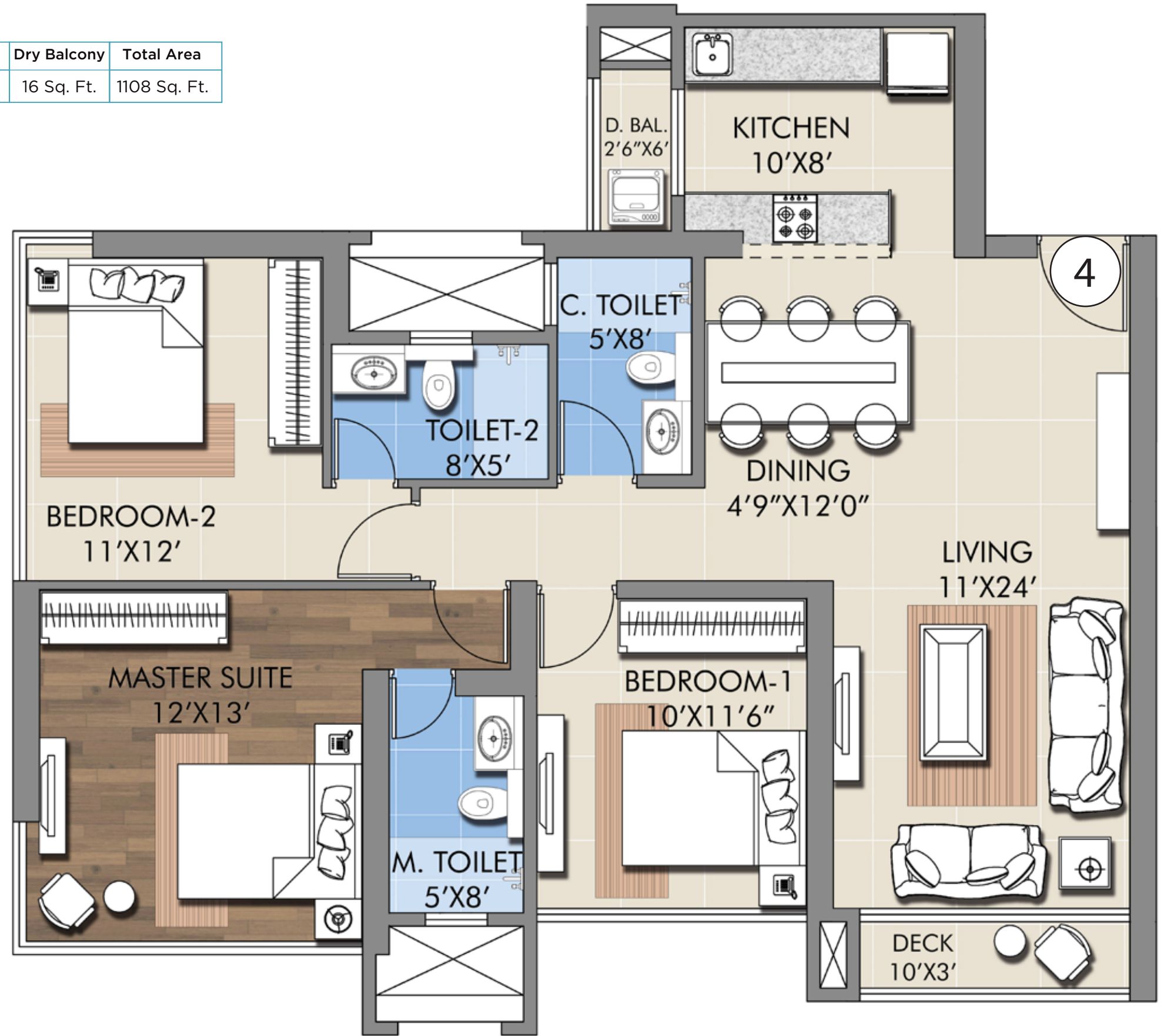
**BLISSBERG**



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**WING - A**  
FLAT 04

Type	Rera	Deck	Dry Balcony	Total Area
3 BHK	1063 Sq. Ft.	29 Sq. Ft.	16 Sq. Ft.	1108 Sq. Ft.



**BLISSBERG**

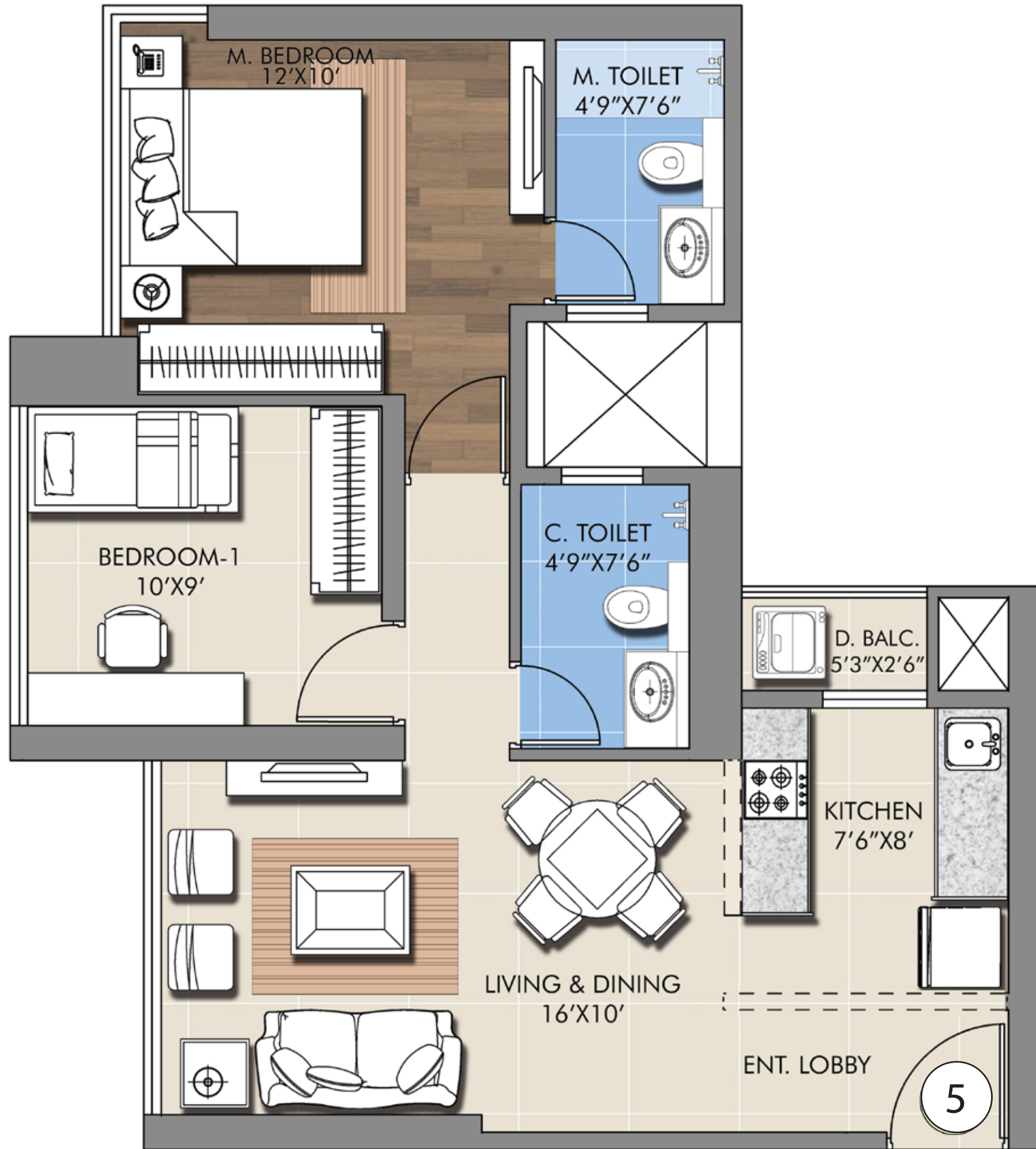


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# WING - A

## FLAT 05

Type	Rera	Dry Balcony	Total Area
2 BHK	597 Sq. Ft.	14 Sq. Ft.	611 Sq. Ft.



# BLISSBERG

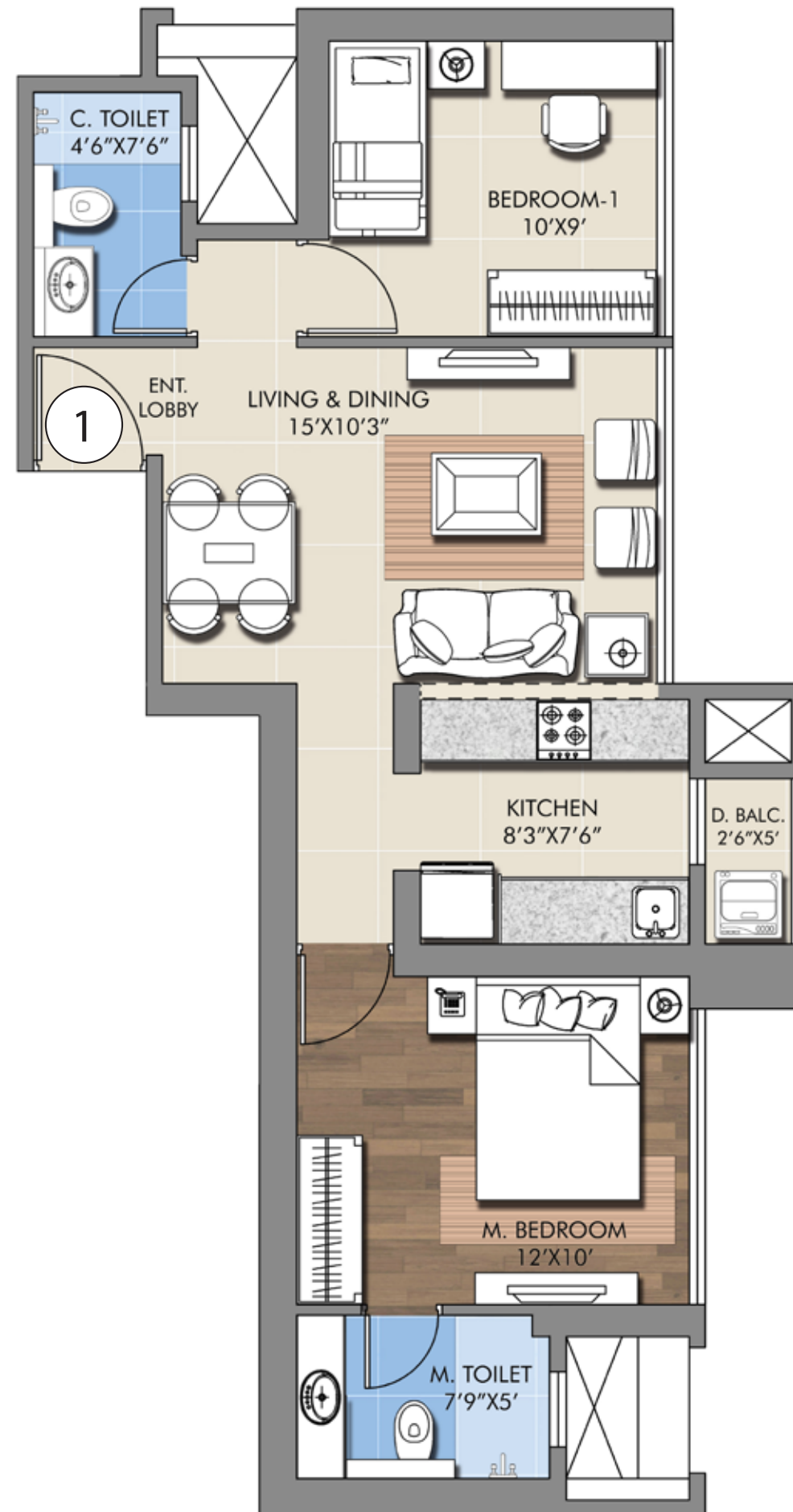


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# WING - B

## FLAT 01 & 02

Type	Rera	Dry Balcony	Total Area
2 BHK	581 Sq. Ft.	13 Sq. Ft.	594 Sq. Ft.



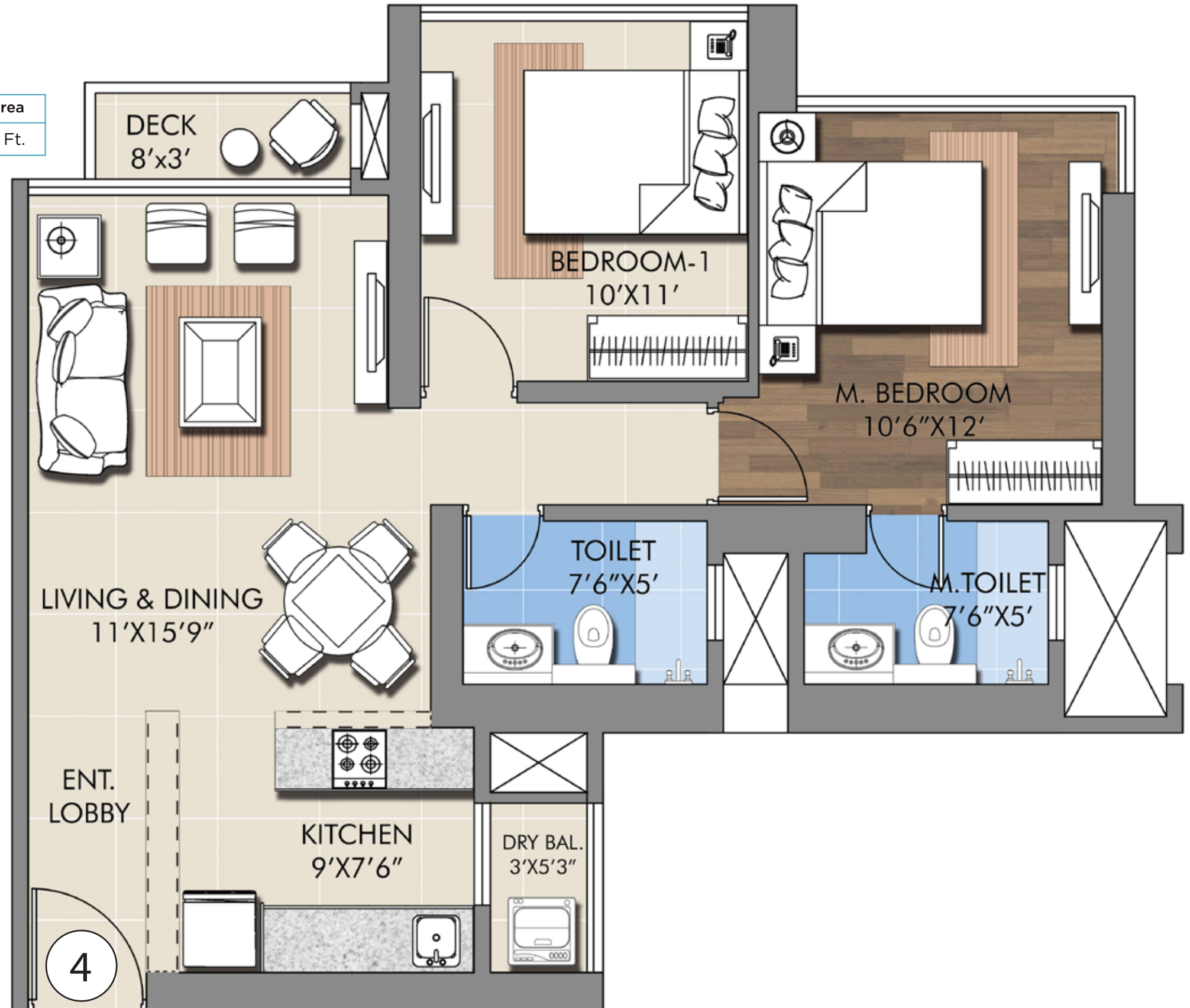
# BLISSBERG



# WING - B

FLAT 03 & 04

Type	Rera	Deck	Dry Balcony	Total Area
2 BHK	672 Sq. Ft.	23 Sq. Ft.	15 Sq. Ft.	710 Sq. Ft.



# BLISSBERG



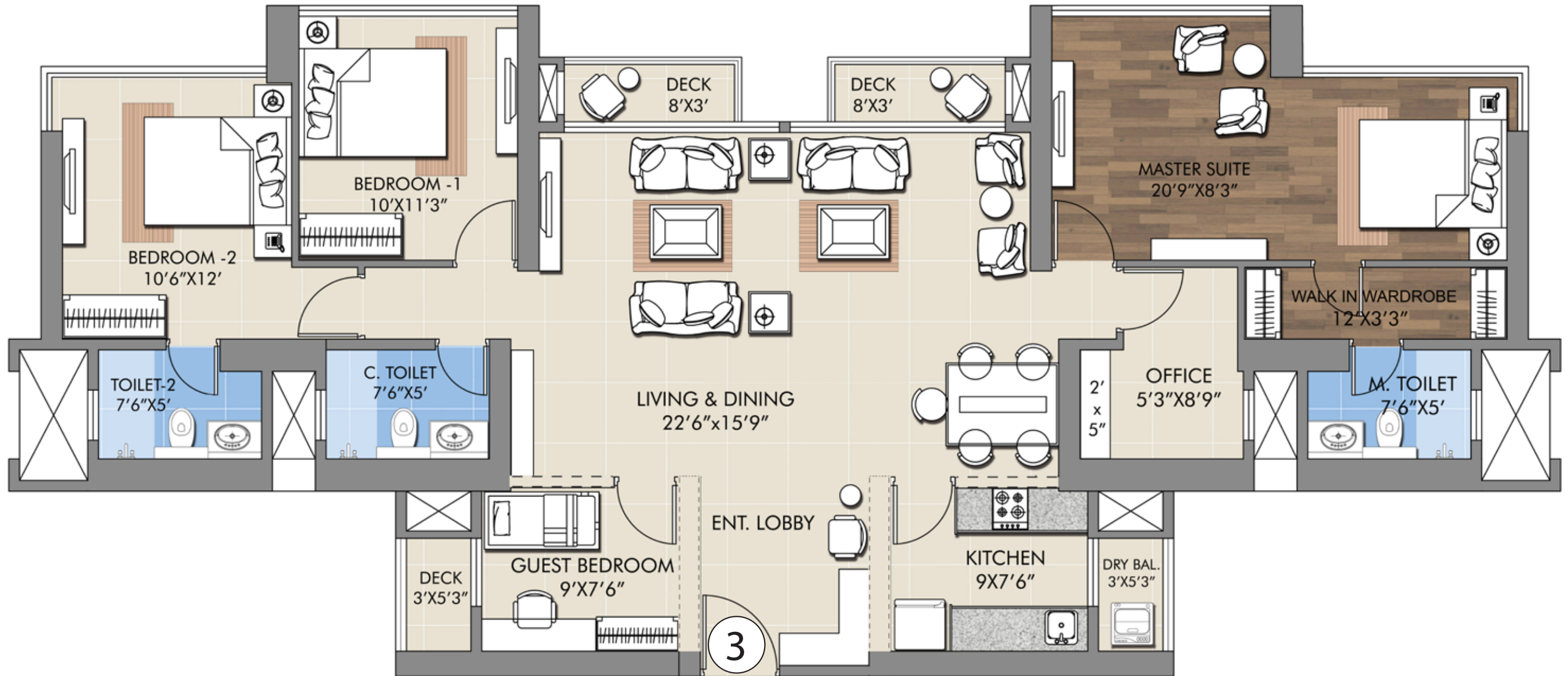
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# WING - B - JODI FLAT

FLAT 03 & 04

Type	Rera	Deck	Dry Balcony	Total Area
4 BHK	1271 Sq. Ft.	64 Sq. Ft.	16 Sq. Ft.	1351 Sq. Ft.



# BLISSBERG




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### SITE ADDRESS

Behind Vasant Oscar, Off. LBS Road, Mulund (W), Mumbai 400 080.W: ashwinshethgroup.com



 The project has been registered via MahaRera registration No – Phase I MahaRera No: P5180000735,  
Phase II MahaRera No: P51800014539, Phase III MahaRera NO: P51800017754, Phase IV MahaRera No: P51800026393  
and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Disclaimer – The layout comprises 4 towers – Rosa (Phase 1), Sierra (Phase 2), Giona (Phase 3) and Blissberg (Phase 4) are all part of Montana and will be delivered in a phased manner. The amenities mentioned are part of the whole layout and will be shared by all. All layouts, locations, plans, specifications, designs, elevations, features, amenities, facilities, services, product/equipment type and brand mentioned are indicative of the kind of development proposed in this project and its finality is subject to the approval of the respective authorities or as required by the Promoter/Developer in the interest of continuing improvement, without prior notice or obligation. Minor variations (+/- 3%) in actual carpet areas may occur as a result of design/construction variances, finishing tolerances and column projections. The pictures/images and perspective views of the premises/building/layout are an artist's impression of the development and for representational purposes only and are not a part of actual deliverables. Furniture, soft furnishing, gadgets, etc. are not part of the offering. The details, pictures and images contained in the video or any other printed material do not constitute an offer and/or contract of any type between the Promoter/Developer and the Purchaser. All transactions in respect of this Project shall be subject to the terms and conditions of the Agreement for Sale to be entered into between the Promoter/Developer and the Purchaser.