


KSHITIJ

VILLA 659



PROJECT BY

**SAI-LEELA
DEVELOPERS**

LIVING IN A VIBRANT NEIGHBOURHOOD

Most larger Asian cities have a proverbial cool neighbourhood, whose reputation crosses national borders. Within the last two decade, it has undergone a dynamic transformation supported not only by the local administration, but also by many neighbourhood projects and initiatives. The biggest example of the new face of Shimpoli, Mahavir Nagar Street, which calls one of the most popular streets in nearby vicinity.

Borivalities and the surrounding area team with local business from Bistros, Cafes, Bakeries, Movie Theater, a Yoga Studio, Gymnasiums and pop-up projects all of this and more is a short walk from Khsitij Villa 659, as it is the elegant Parks and Gardens in vicinity. On the nearest side, there is a Sports Center/Clubs with Swimming Pool and also Shopping Center.

You can reach the center of Borivali in few minutes by any transportation, and the location's easy access to the Western Express Highway and Linking Road connecting road facilities travelling by car.

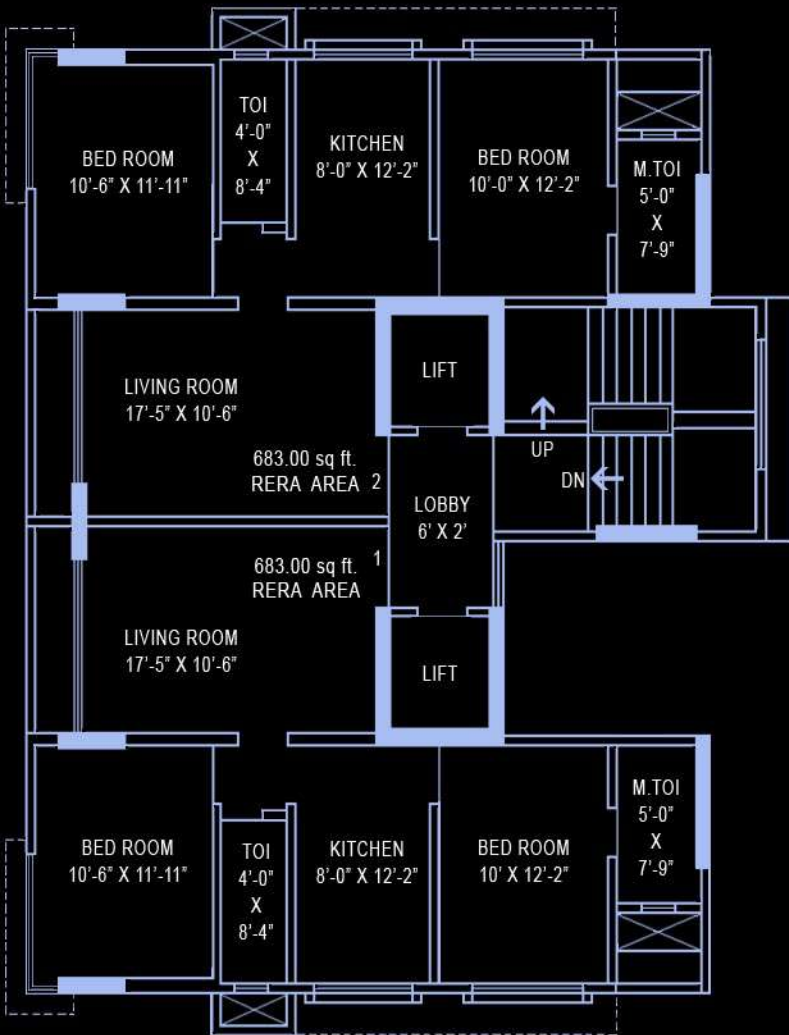




**STYLES, ELEGANCE & COMFORT
IN YOUR APARTMENT**

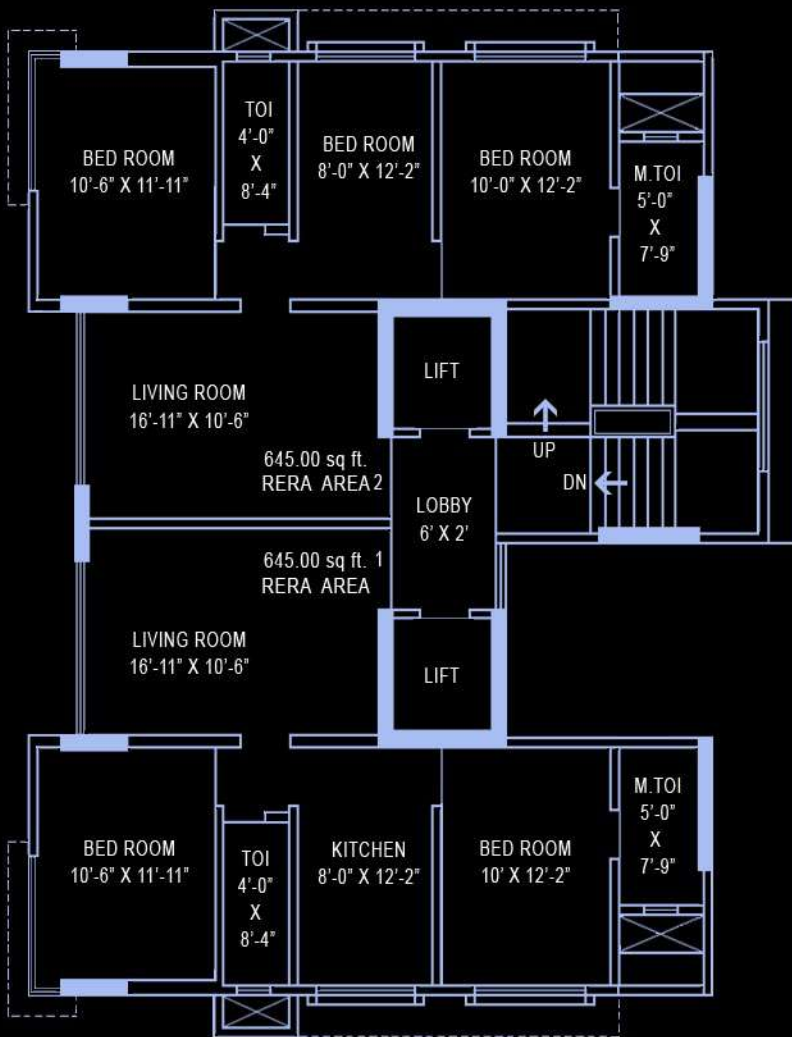
The **Kshirij Villa 659** is built with luxury in mind, the apartment would allow you to treat yourself and family with a measure of Comfort, Appeal and Enjoyment with full range of amenities within its Environment.

At the same time, right from Entrance Lobby to the Sanitary Ware, the Kshitij Villa 659 is taken care of, in more ways than one.



**TYPICAL FLOOR PLAN
3rd TO 5th**





EVERY RESIDENCE A REFLECTION OF OPULENCE

Apartment has the space to cozy up as well as the space to celebrate your individualities. It feels like to embrace. Residence habitates starts above 12 meter height.

The **Kshitij Villa 659** residence offers a total of 20 apartments, 14 of which (Two bedrooms) ranging in size from 59.92 sq.m. will be sold in the state of white walls, i.e. before the final surface have been completed. And the 6 apartments with galleries (Two bedrooms) ranging in size from 63.45 sq.m.

TYPICAL FLOOR PLAN 6th TO 12th



MODERN LAYOUTS IN AN ELEGANT ART NOUVEU

LIVING & BEDROOM

- Elegant Decor Main Door.
- Adequate Electrical points.
- Concealed ISI Mark Copper Wiring with Modular Switches.
- Provision of Cable T.V./Internet.
- Branded Company Vitrified Flooring.
- Powder Coated Aluminium French Sliding Window with Granite/Marble sills all around.
- POP in internal Walls & False Ceiling partial.
- Quality Fittings & Fixtures.

KITCHEN

- Granite Kitchen Platform with Stainless Steel Sink with Branded Designer Tiles.
- Branded Company Vitrified Flooring.
- Mahanagar Gas Connection provision.
- Branded Modular U-Shape kitchen.

BATHROOM

- Full height Designer Glazed Tiles.
- Concealed Plumbing with Premium Quality Sanitary Ware and Modern C.P. fittings.
- Bathroom Doors in Marine water Proof and Frames with Granite/Stone.

SECURITY

- CCTV Camera Surveillance & Intercom.
- Fire Fighting Safety Equipments as per MCGM approvals.
- 24 x 7 Security.

STRUCTURAL SYSTEM

- Steel Frame with Reinforced Concrete Slabs and Brick Facade.
- Earth quake Resistant RCC frame Structure.
- ISI Steel & ISI Branded Cement.
- Elegant Entrance Lobby & Passage.

OTHERS

- Ample of Car Parking Basement 3 Level.
- Compound Wall with Gate.
- M.S. Grill Railing.
- Reputed Company Elevators.
- Pest Control.
- Marvellous Sightly Building Design Elevation.
- 1st Entrance at 120' TPS 1st street(North). & 2nd Entrance at 60' TPS 7th street(East).





CONNECTIVITY & CONVENIENCE

The **Kshirij Villa 659** is located within the well connected hub of Borivali. It is situated at prime and conveniently located neighbourhood

- Location on the intersection junction of 120' x 60' wide street facing North & East.
- Less than 0.5 km from Borivali Railway Station Platform No.1.
- Less than 2 kms from Devipada Metro Station, Western Express Highway.
- Less than 1 km from Shimpoli Metro Station, Link Road.
- Less than 0.5 km from Link Road.
- Less than 2 km from Western Express Highway.
- 3 kms Sanjay Gandhi National Park.
- 3 kms Gorai Jetty.
- Various Banks, ATMs, Hospitals, Parks, Temples, Hotels, Restaurants, Banquet Halls, Schools, Colleges, Markets, Malls, & Marts in radius of 0.5 km.



OUR PROJECTS

COMPLETED PROJECTS

BORIVALI (W)

SHIMPOLI DARSHAN

NARMADA APTS

NARAYAN VILLA

AJIT PALACE

DAMA VILLA

SAI SMRUTI

PARVATI

BORIVALI (E)

SAKHI APTS

DAHISAR (E)

BHAVANI TOWER

SHIV TOWER

RISHI MILAN

UMIYA PARK

KESARI

MALAD (E)

SAI SHRADDHA

UPCOMING PROJECTS

KSHITIJ VILLA 659 BORIVALI (W)

VILLA 670 BORIVALI (W)

SRA BORIVALI (W)

MALAD (E)

PIONEERED

DEVELOPMENT OF HARIDAS NAGAR,
BORIVALI (W)

DEVELOPMENT AT MIRA ROAD

DEVELOPER **KESARI HARIDAS MALI**

SITE ADDRESS :

Final Plot No.659, Haridas Nagar,
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