



Yours,





Reference Image

About Sunteck

Sunteck Realty Limited (SRL) is one of India's leading Luxury real-estate developer. Sunteck has an immaculate track record of having one of the financial prudence, sustainable growth and zero net Debt/Equity ratios. The company focuses on a city-centric development portfolio of about 50 million square feet spread across 32 projects.

SUNTECK HAS BEEN A TRENDSETTER IN CREATING ICONIC LANDMARKS

Signature
Uber Luxury Residences

Signia
Ultra Luxury Residences

Sunteck Park
Premium Luxury Residences

SunteckCity
Premium Luxury Residences

SBR
Sunteck Beach Residences
Marquee Luxury Destination

SunteckWorld
Aspirational Luxury Residences
(Mixed-use Township)

Sunteck
Commercial & Retail

Publicly listed on NSE & BSE ensuring trust and transparency.



Actual Image

Signature
ISLAND

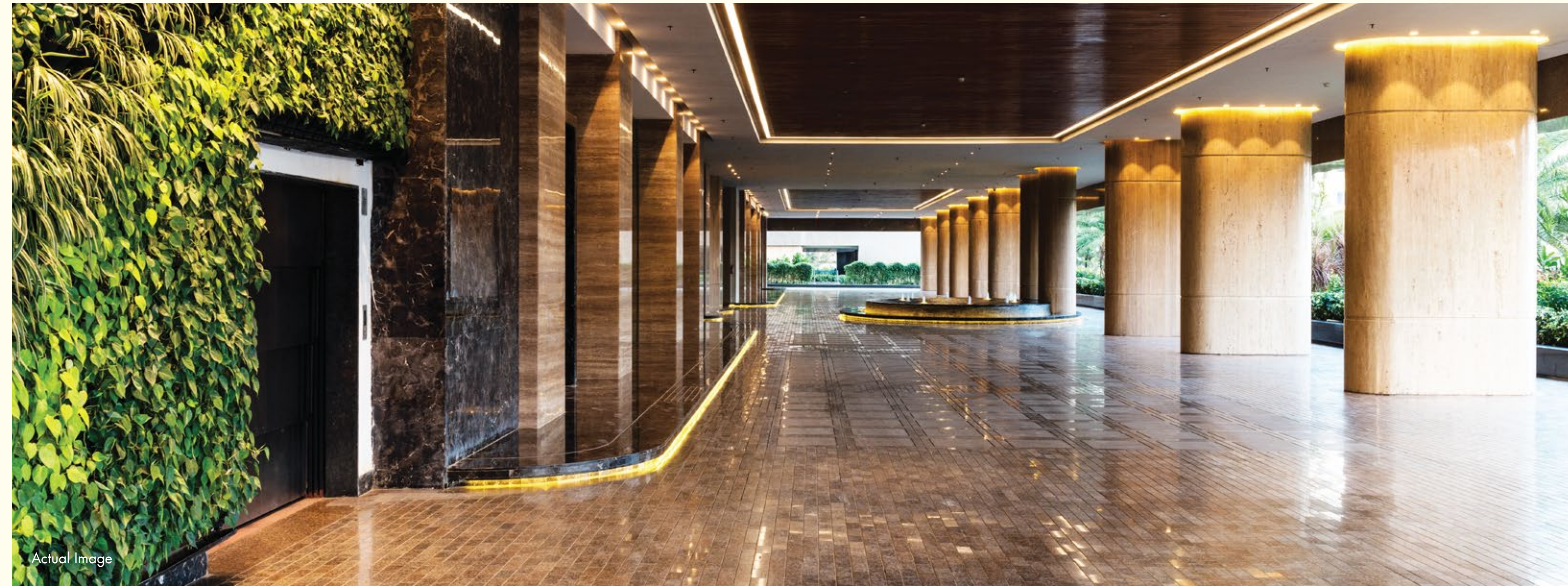
G - BLOCK, BKC

Creators Of Uber Luxury Residences

As the chosen residence of the finest business minds of India, Signature Island chooses comfort over ostentation. The timeless, iconic and distinctive property finds its beauty within its purpose. Redefining the skyline of Bandra Kurla Complex, Signature Island features only Duplex Residences which offers a bespoke design.



Actual Image

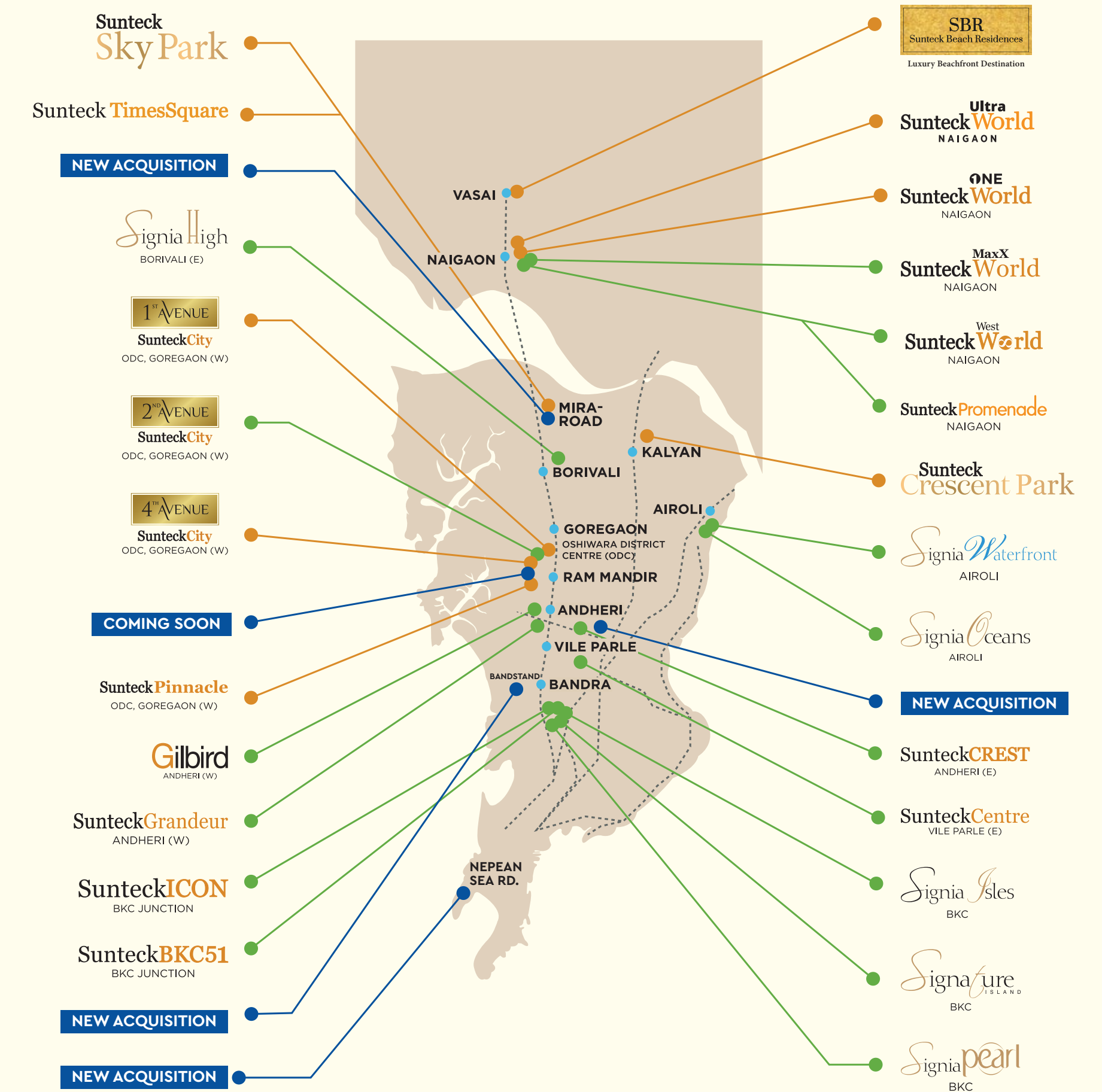


Actual Image



Actual Image

Signature Island by Talati & Panthaky Associates (TPA) is a landmark of timeless luxury and design innovation and one of India's first fully marble-clad residential tower, featuring a striking open-air atrium and opulent Venetian suites. Every element is crafted for a life of rare elegance, from the temperature-controlled indoor pool and state-of-the-art gym to a private business club and lush landscaped gardens with children's play areas. With cutting-edge security and bespoke detailing throughout, Signature Island offers an elevated, king-sized lifestyle that transcends trends and sets a new benchmark in refined living.



Residential Projects

1ST & 2ND AVENUE SUNTECKCITY

SunteckCity

4TH AVENUE SUNTECKCITY



Commercial Projects



Commercial Projects



Sunteck Realty redefines luxury living with exquisite high-street retail at your doorstep granting you and your family the unparalleled privilege of time, indulgence, and cherished togetherness.

MAHARERA REGN. NO.: P51800022233 | P51800014845 | P51800028821 | P51800030947 | P99000017606 | P51700011528 | P51700051191 | P99000045490. Details available at <https://maharera.mahaonline.gov.in>

Disclaimer: The photographs, images, pictures, visuals used are stock photography. The photograph is for illustrative purposes only. The specifications and other details herein are merely an Architect impression of the Projects. The plans and the location of the amenities may be subject to odification/change/ revision/alteration in terms of approvals, orders, directions and/or regulations of the concerned/competent authorities, and/or for compliance with laws/regulations in force from time to time. The common areas and common amenities for the entire layout shall be made available for the entire project and will be completed and handed over after completion of the development of the entire building layout.

Awards & Accolades



MOST POPULAR
PROJECT OF THE YEAR 2023

Sunteck
Sky Park



LUXURY
PROJECT OF THE YEAR 2023

SunteckCity



DEVELOPER OF THE YEAR
ULTRA LUXURY & LIFESTYLE

Sunteck



INTEGRATED TOWNSHIP
PROJECT OF THE YEAR 2024

SunteckWorld
NAIGAON



REAL ESTATE DESTINATION
OF THE YEAR 2024

SBR
Sunteck Beach Residences
Luxury Beachfront Destination



ICONIC
PROJECT OF THE YEAR 2024

Sunteck
Sky Park



PROJECT LAUNCH
OF THE YEAR 2023

Sunteck
Sky Park



MIXED-USE
PROJECT OF THE YEAR 2022

SunteckCity



MOST ENVIRONMENT-FRIENDLY
RESIDENTIAL SPACE 2022

4th AVENUE
FINEST RESIDENCES
SunteckCity



ICONIC
PROJECT OF THE YEAR 2022

SBR
Sunteck Beach Residences
Beach Residences @ Villas



INTEGRATED TOWNSHIP
PROJECT OF THE YEAR 2021

MaxX
SunteckWorld
NAIGAON



PropertyGuru
ASIA
PROPERTY
AWARDS
2024

BEST DEVELOPER (MUMBAI)
PROJECT OF THE YEAR

Sunteck



PropertyGuru
ASIA
PROPERTY
AWARDS
2024

BEST LANDSCAPE
ARCHITECTURAL DESIGN
PROJECT OF THE YEAR

SunteckWorld
NAIGAON



AMONGST TOP
WEALTH CREATORS
IN THE NEXT 500
COMPANIES - 2019
SUNTECK REALTY

FORTUNE INDIA
AWARDS - 2019



ICONIC PROJECT
OF THE YEAR
SIGNIA WATERFRONT

ZEE BUSINESS - NATIONAL REAL ESTATE
LEADERSHIP CONGRESS AND AWARDS - 2019



MOST
TRUSTED BRAND
OF THE YEAR
SUNTECK REALTY LTD.

ET NOW - REAL ESTATE
AWARDS - 2019



LUXURY PROJECT
OF THE YEAR
SIGNIA HIGH

ET NOW - REAL ESTATE
AWARDS - 2019



We have been felicitated by EDGE-IFC (World Bank Group) with EDGE Green Building Pre-Certification for 6 of our projects (4 residential and 2 commercial) namely, Sunteck Beach Residences (SBR), Vasai, 4th Avenue Sunteck City, ODC, Goregaon (W); Sunteck MaxWorld, Naigaon; Sunteck OneWorld, Naigaon; Sunteck Icon, BKC and Sunteck BKC 51, BKC Junction.



The Rise Of ODC

Oshiwara District Centre (ODC) is Mumbai’s most promising urban transformation zone, integrating business, lifestyle, retail, and residence in one visionary plan.

Oshiwara District Centre (ODC)
The Planned Developement By MMRDA



ODC - A Booming Location

Oshiwara District Centre (ODC) is being envisaged by MMRDA as the next Bandra Kurla Complex (BKC) of Mumbai. Conveniently located between Andheri West and Goregaon West, this neighbourhood has been planned to provide the best of mixed use development. Explore the endless possibilities at Oshiwara District Centre (ODC) to get the perfect balance of personal and professional life.

Spread Across 160 Acres

The New CBD of Mumbai

The Hub of Connectivity & Convenience

Key to Appreciation & Luxury

90 ft. wide roads connecting ODC

Ram Mandir station setup for ODC

Located centrally between Andheri - Lokhandwala & Goregaon

It is a planned development with residential, commercial, retail and entertainment zone designed by MMRDA

2 Flyovers (Balasaheb Thackeray & Mrinal Tai Gore flyover) allows seamless connectivity to ODC from Western Express Highway

Best in class social infrastructure with schools, colleges, hospitals & other conveniences within 2-3 kms radius

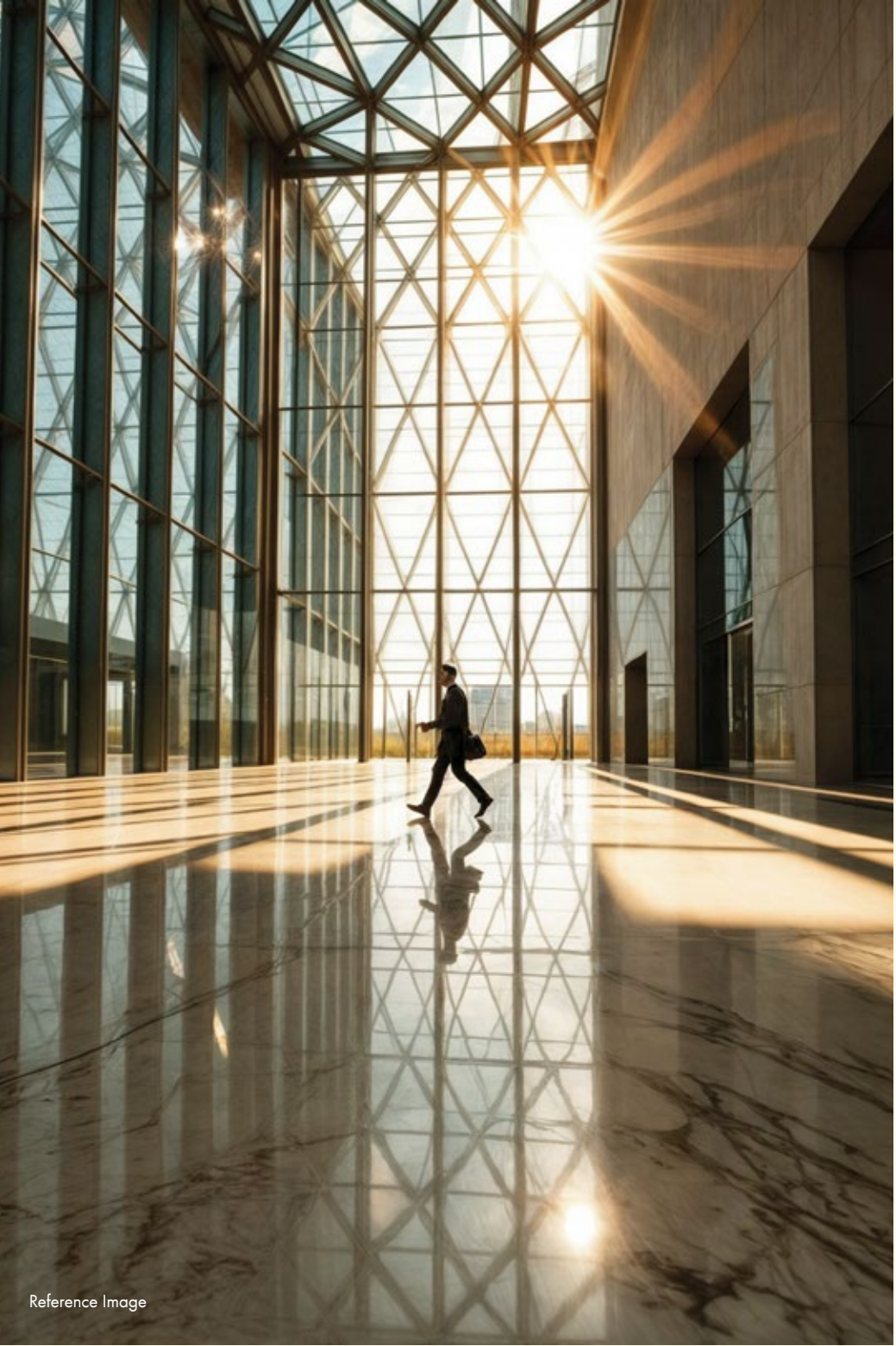


Reference Image

*Home To Mumbai's Best
Commercial Business Parks*



Sunteck Pinnacle
OSHIWARA DISTRICT CENTRE (ODC)
GOREGAON (W)



Reference Image

*An Address That Evolves Into
A Hub Of Global Excellence*





Reference Image

Home To Mumbai's Finest Schools



Reference Image



Reference Image

Home To Mumbai's Leading Hotels

WESTIN[®]
HOTELS & RESORTS

Radisson[®]

THE  FERN
HOTELS & RESORTS
Leading environmentally sensitive hotels

GINGER



Reference Image

Connectivity



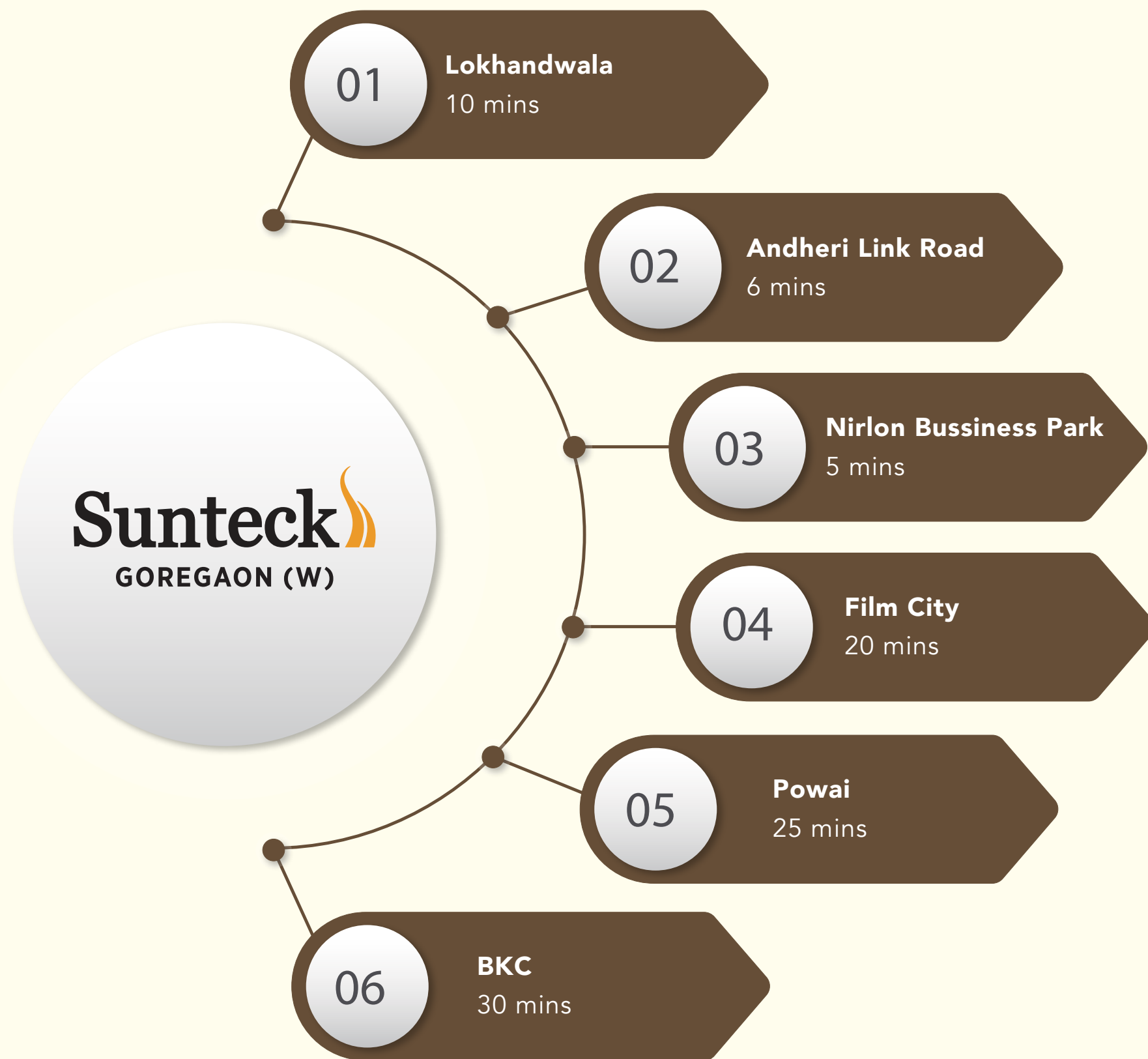
LOCATION ADVANTAGE

-  Close proximity to Chhatrapati Shivaji Maharaj International and Domestic Airport (20 min. drive)
-  Improved connectivity with easy access to Goregaon and Ram Mandir Railway Station

UPCOMING

-  29.2 Km long freeway coastal road connecting South Mumbai to North Mumbai

Reference Image



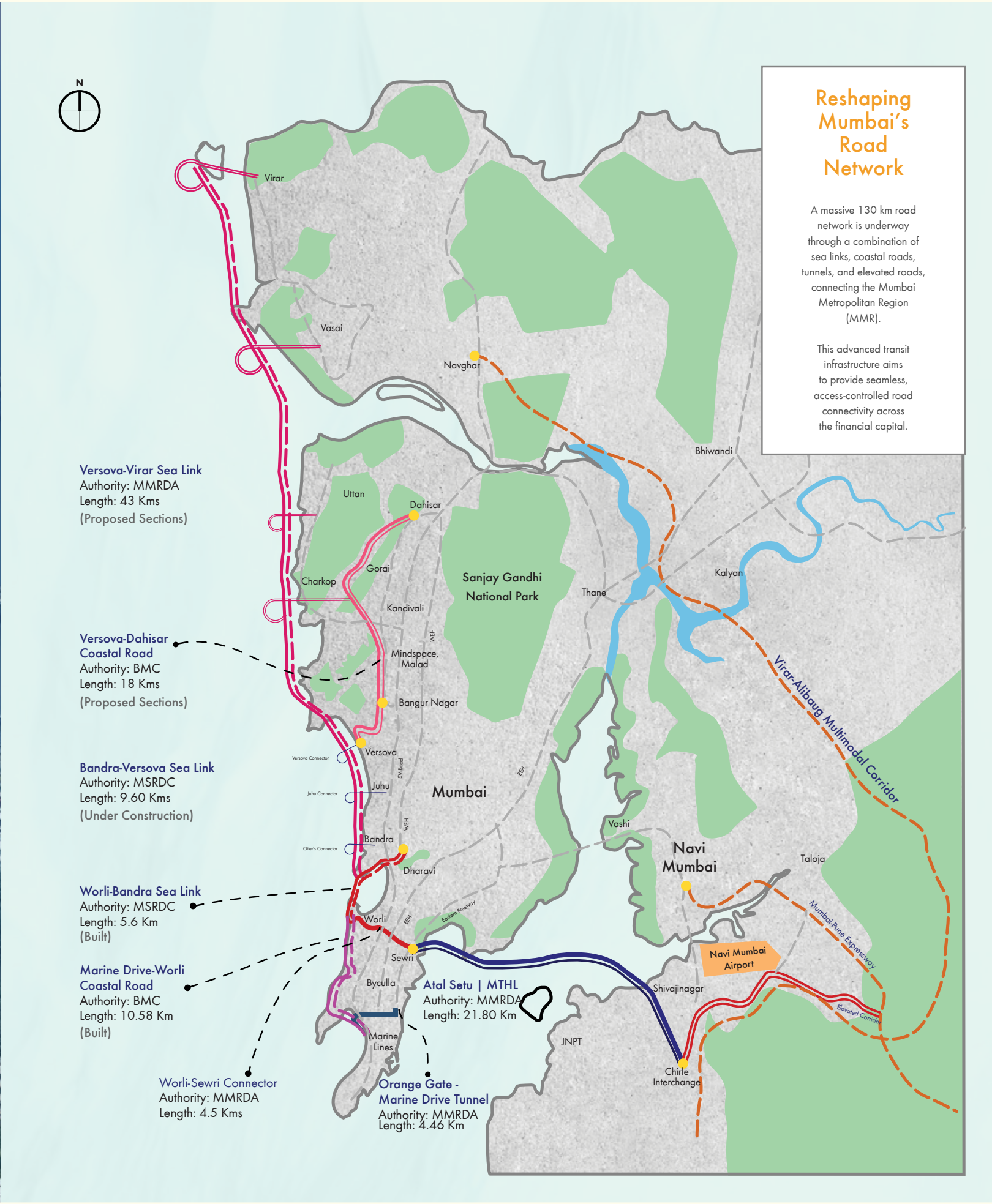
Upcoming Infrastructural Developments

COASTAL ROAD

- The Mumbai Coastal Road project, Phase 2 section will connect Bangur Nagar, Goregaon
- 10 mins from ODC



Reference Image



Reshaping Mumbai's Road Network

A massive 130 km road network is underway through a combination of sea links, coastal roads, tunnels, and elevated roads, connecting the Mumbai Metropolitan Region (MMR).

This advanced transit infrastructure aims to provide seamless, access-controlled road connectivity across the financial capital.



Versova-Virar Sea Link
Authority: MMRDA
Length: 43 Kms
(Proposed Sections)

Versova-Dahisar Coastal Road
Authority: BMC
Length: 18 Kms
(Proposed Sections)

Bandra-Versova Sea Link
Authority: MSRDC
Length: 9.60 Kms
(Under Construction)

Worli-Bandra Sea Link
Authority: MSRDC
Length: 5.6 Km
(Built)

Marine Drive-Worli Coastal Road
Authority: BMC
Length: 10.58 Km
(Built)

Worli-Sewri Connector
Authority: MMRDA
Length: 4.5 Kms

Orange Gate - Marine Drive Tunnel
Authority: MMRDA
Length: 4.46 Km

Atal Setu | MTHL
Authority: MMRDA
Length: 21.80 Km

TUNNELS

- Goregaon - Mulund Link Road
- Borivali - Thane Underground Link Road



TERMINUS

- Vande Bharat & Tejas Express Train Terminus





Reference Image
*Interchange Metro to Thane via Kanjurmarg Station | Interchange Metro to Nariman Point via Airport T2 Terminals

Metro

Metro line 2A, 6 and 7 connecting all major landmarks of Mumbai

- Dahisar (W) - BKC - Mankhurd
- Bhayander - Dahisar (E) - Airport Terminal 2 - Nariman Point* (Via Aqua Line)
- Lokhandwala - Powai - Vikhroli - Thane* (Via Metro Line 4)



Goregaon-Andheri Micromarket

Goregaon West is just 8 minutes from Lokhandwala and with upcoming road connectivity enhancements, the commute is set to become even quicker.

Sunteck City

A 23 acres of integrated luxury in ODC

This iconic development blends residential towers, business hubs, lush green spaces, and high-street retail into one landmark destination



*Where Vision Met
Execution*

4th Avenue is a proven expression of our delivery capability. The project reflects thoughtful planning, strong alignment across teams, and a high standard of execution from start to finish.

Every stage was driven by clarity, control, and attention to detail. This outcome sets a clear benchmark for quality and reliability, and it naturally informs the approach we bring to 5th Avenue.

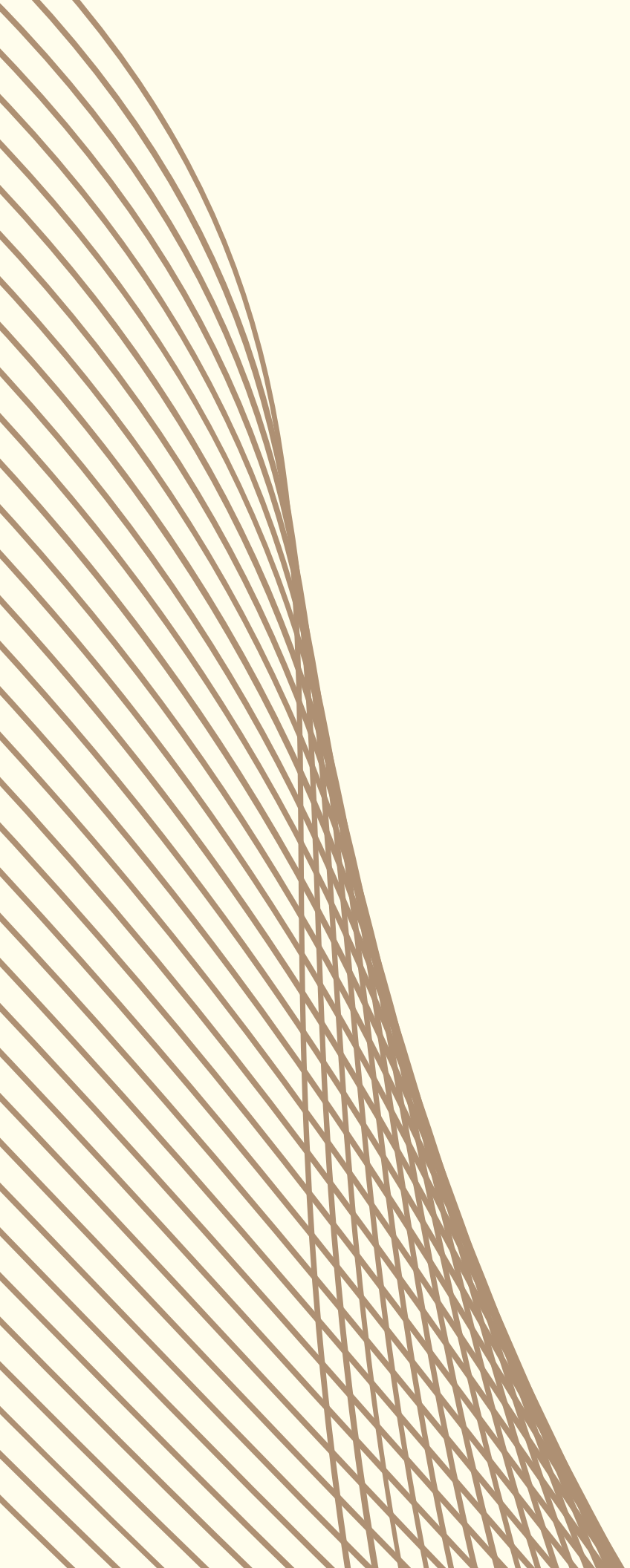




Shot at 4th Avenue - Grand Dropoff



Shot at 4th Avenue - Grand Lobby



Coming Soon in Goregaon West

*Yours,
Grand Arrival*

A quiet sense of luxury welcomes you the moment you step in.
Every detail is designed to impress effortlessly, elegantly.
It's not just an entry, it's your arrival into elevated living.



Rendered Image

*Yours,
Double Height Grand
21,000 sq.ft. Lobby*

The double-height lobby offers soaring spaces, refined finishes, and a serene elegance.

More than just an entryway, it sets the tone for the elevated lifestyle that waits above.



Rendered Image of The Actual Lobby

*Yours,
Private Elevator*

Experience exclusivity with a private elevator for each residence, offering direct access and utmost privacy.

Designed for the discerning few, it's a seamless transition into a world of luxury and sophistication.



Actual Image of Show Flat

*Yours,
Spacious Escape*

Discover your sanctuary with our exclusive 3 & 4 bed ultra-luxury residences.

Each home comes with expansive panoramic view decks, offering the perfect space to relax and take in breathtaking vistas, all while enjoying refined luxury and comfort.



Shot at 4th Avenue

*Yours,
Where Views Enchant*

Wake up to sweeping green vistas of Aarey on the east and unwind with panoramic views of the city skyline to the west. A rare dual perspective that brings nature and the city into perfect balance.



Aarey View



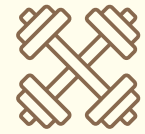
ACTUAL DRONE SHOT FROM SITE

City View



ACTUAL DRONE SHOT FROM SITE

Luxury Amenities



Gymnasium



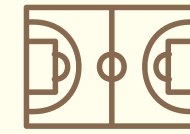
Spa &
Changing Room



Yoga and
Meditation



Banquet Area



Multipurpose
Court



Pickleball
Court



Pool Deck



Private Theatre



Library



Indoor Games
and Sports



Party Lawn



Café and
Business Centre



Box Cricket Turf



Cabana



Toddler Area &
Baby Creche



Virtual Game
Room



Senior Lounge



Fitness Zone



Kids Pool



Night Kiosk



Barbeque Counter



Reflexology
Pathway



Swimming Pool



Kids Play Area



Golf Putting



Walkway/
Jogging Track



 **+91 22659 11820**

SITE ADDRESS: Sunteck Experience Centre, Somani Gram, Off. S.V. Road, Goregaon West, Mumbai - 400 104.

Disclaimer: The proposed real estate project "5th Avenue SunteckCity-Tower 2" is part of proposed layout project "5th Avenue SunteckCity" and the same is being developed by "Satguru Corporate Services Private Limited" (promoter) in phase-wise manner. Proposed buildings, layout and amenities are subject to requisite approvals from Mumbai Metropolitan Region Development Authority (MMRDA) and all other concerned competent authorities and are indicative of development envisaged by the Promoter. The common areas and amenities that have been shown is/are for the entire Project and not specific for any particular building or phase of the Project and are subject to modification as per mentioned hereinafter. The common areas and amenities shall be completed and handed over as per final approval after completion of all phases in the said layout. The Promoter reserves its rights to propose/ amend locations of amenities if necessitated by design, site logistics and plans approved by the authority. The layout plan, the number of buildings/ towers/ wings/ structures/ elevations/ pathways/unit plans, the common areas, facilities, and amenities, the fixtures, fittings, gadgets, technology, information, pictures, images and visuals, drawings, specifications, sketches, and other details depicted herein are Artistic impression for the proposed layout of "5th Avenue SunteckCity" or for the project "5th Avenue SunteckCity-Tower 2" and for informational purpose only. The specifications, amenities, and facilities of the said Project will be as set out in the agreement for sale as uploaded on the RERA website (<https://maharera.mahaonline.gov.in>) under Registration No. 5th Avenue Sunteck City : PR1181012502068. The plans may be further subject to modification/change/ revision/alteration in terms of approvals, orders, directions and/or regulations of MMRDA or any other the concerned/competent authority, and/or for complying with any amendments/modifications in applicable with laws/regulations in force from time to time. The modification/alteration of the project will be made as prescribed under the provisions of the Maharashtra Real Estate (Regulation and Development) 2016 and the Rules and Regulations framed thereunder ("RERA Rules") and the relevant applicable disclosures shall be made at an appropriate time. The prices mentioned are Consideration towards Flat/Unit only. Other charges and applicable taxes shall be levied over and above the Unit Consideration. Offers, if any provided subject to loan eligibility of the customer. Any offer/scheme is at the sole discretion of the Promoter and is subject to change/alteration/modification/withdrawal without any prior notice.