

An invitation to have great experiences with our

# *Marvellous Apartments*



Kukreja  
Construction Company



*An amazing lifestyle awaits you!*



“ **Chembur Heights II** - a beautiful project by Kukreja Construction, a well-planned living space which is the hallmark of thoughtfully laid out apartment at a premium location.

A lifestyle that befits royalty with its beautiful apartment at Chembur. Your home will now serve as a perfect get-away after a tiring day at work and it will make you forget that you are living in the heart of the city.

The beautiful views and cross ventilation make your home peaceful. Located at Chembur to provide unmatched connectivity from all the important landmarks and places of everyday utility such as various well-known hospitals, educational institutions, super-marts, parks, entertainment spots and recreational centres. Live Beyond Expectations!

”

## Chembur Heights II

*Marvellous in every single detail..*



### Spacious Modern Living

Offers you a lavish lifestyle with all the essential benefits. This residential project comes with a wide range of exclusively designed residential apartments, which are a true example of simplicity and elegance.



### Living the Unmatchable Lifestyle

Your home at Chembur Heights 2 will serve as a perfect get-away after a tiring day at work, as Chembur Heights 2 will make you forget that you are living in the heart of the city.



### Well maintained gated community

Offering facilities such as the clubhouse, gymnasium and swimming pool. All the civic utilities like schools, hospitals and ATMs, marketplaces and other places in the city lies nearby this project.



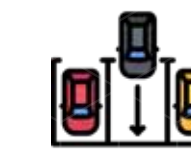
Multipurpose Gym



Clubhouse



Podium Garden



Ample Parking Space



Grand Entrance Lobby

## Why only Chembur?

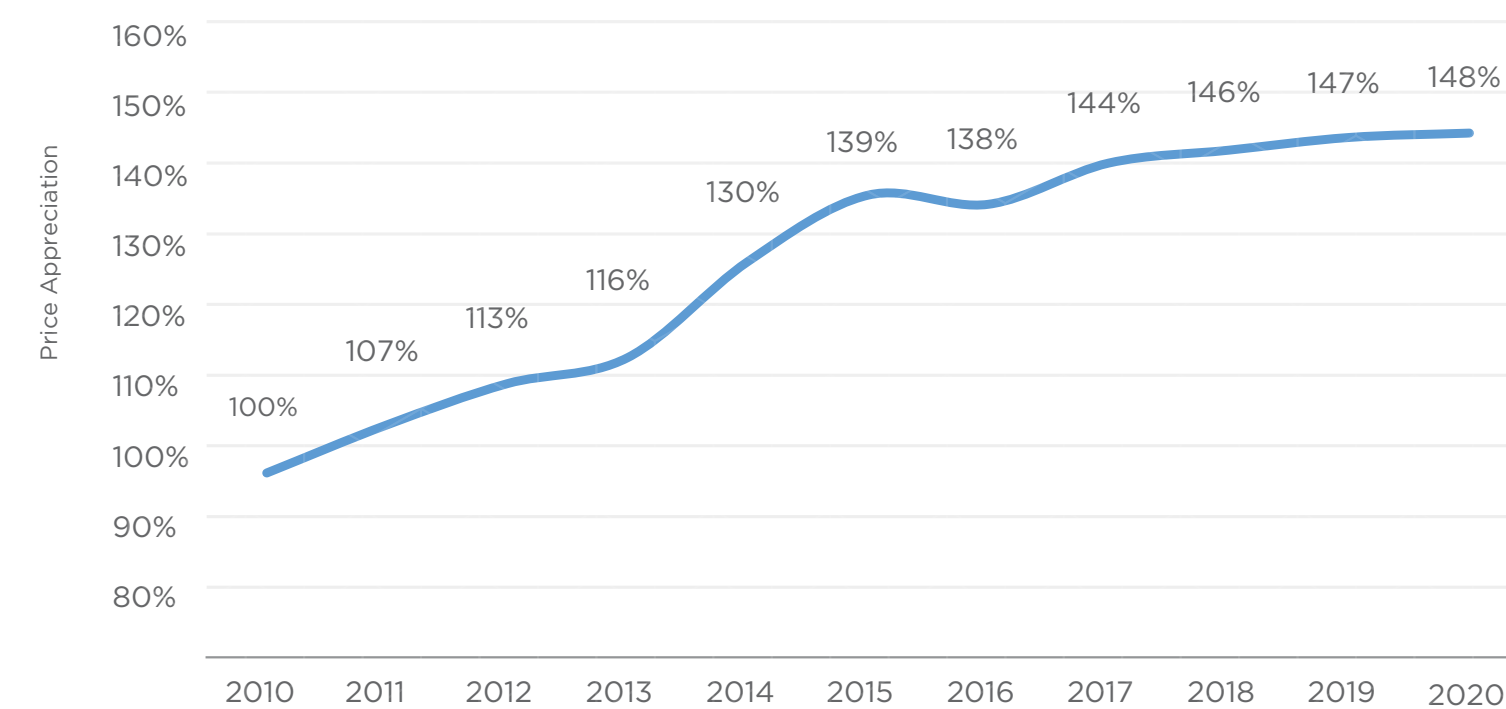
Chembur has witnessed a paradigm shift over the past few years. Primarily known as an industrial destination with the presence of reputed companies such as RCF and BARC, Chembur has now transformed into a premium residential destination of the central suburbs having a quintessential combination of old bungalows, modern high rises, premium clubs and open spaces.

The property prices in Chembur, have appreciated by around **48% from 2010 to 2020**. The booming commercial and retail developments along with unrelenting demand from both investors and buyers contributed to the substantial increase in the average prices. Strategically located and having seamless connectivity to all locations - Central Suburbs, South and North of Mumbai, BKC and Navi Mumbai Mumbai; Chembur is rightly considered as **‘The Epicentre of Mumbai’** and enjoys an edge over a few other localities.

Limited launches and low availabilities have resulted in continuous appreciation in prices.

**It is anticipated that prices are likely to continue the rising trend in the future.**

Pricing Trends:



\*Note: Price index at -Year 2010

Source: ANAROCK Research

## Kukreja Construction The Creators of Dreams

At Kukreja Construction we understand the importance of spaces in one's life - the comfort of a home, the efficiency at offices, the need of recreation & shopping or spaces to learn and grow.

It is our constant endeavour to build spaces enhanced by understanding what a discerning lifestyle demands & that make the lives ensconced in or around it, giving a truly enriched feel to life.

With a legacy of over six decades, “the developments by Kukreja Construction are a class in themselves in the industry today”

Our key delivered projects



Geetanjali



Hari Kunj II



Kukreja Golf Scappe



K Star Mall

**70+**

Years of  
Legacy

**1250+**

Projects Completed

**7.75**

Million Sq. ft. of  
Real Estate Delivered

**1,00,000+**

Happy Families  
across Generations

## What it means to have a Marvellous Life!

Chembur is a good residential area in Mumbai. Also, it enjoys proximity to other major areas in Mumbai including Kurla, Deonar, Ghatkopar, and Mahul. Eastern Freeway and Santacruz-Chembur Link Road (SCLR) few minutes away from here.

Chembur is one of the fastest growing suburbs of Mumbai and enjoys a lucrative ranking in the real estate arena. Counted as one of the most promising localities, it is well connected to different pockets of Mumbai via a robust network of roads and railways.

Easy connectivity to the Eastern Express Highway, the Eastern Freeway, the Santacruz-Chembur Link Road, the proposed DP



Proximity to the monorail station and the Chembur and Kurla railway stations.



Surrounded by renowned educational institutions, world-class healthcare facilities, a choice of dining options and one of the city's largest golf courses.



### Business Hubs

BKC – 4.7 km  
Lower Parel- 10.9 km  
Seepz – 17.7 mins  
Nariman Point – 19 mins

### Connectivity

SCLR – 4.6 km  
Eastern Freeway – 3.4 km  
EEH – 6 km  
BKC Connector – 2.5 km  
Monorail station – 1.9 km  
Ghatkoper Metro Station – 5.1 km  
Chembur Station – 4.5 km

### Infrastructure

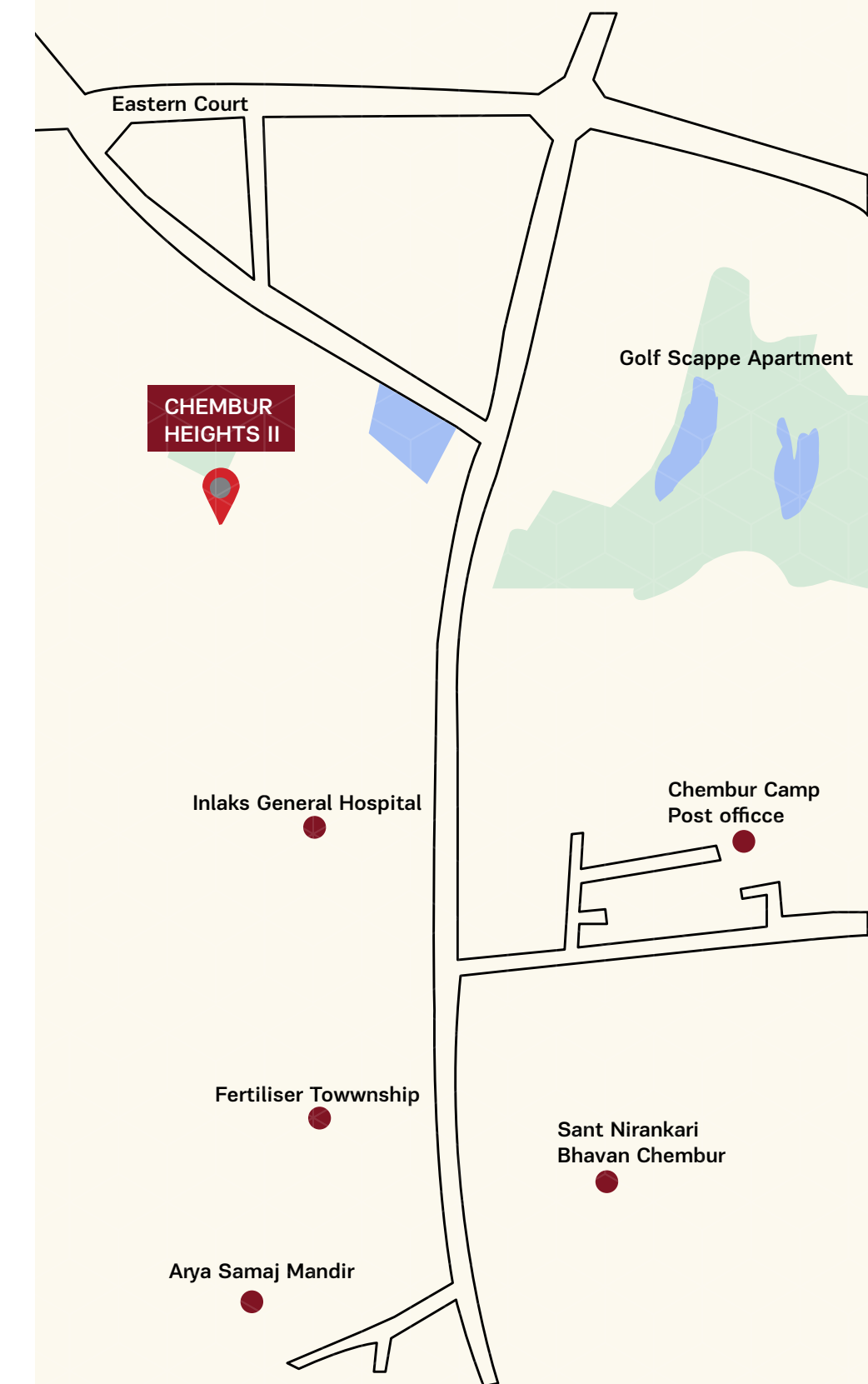
Loreto Convent School – 2.9 km  
Inlaks General Hospital – 1.3 km  
Cubic Mall – 2.3 km  
Sadhu Vaswani High school- 1.4 km  
RCF Hospital -2.4 km  
K Star Mall-1.8 km

### Neighborhood

Anushakti Nagar- 5.4 km  
Govandi East -5.5 km  
Pratikhsha Nagar- 3.5 km  
Vishnu Nagar- 5.2 km

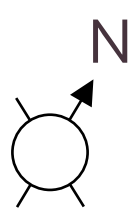
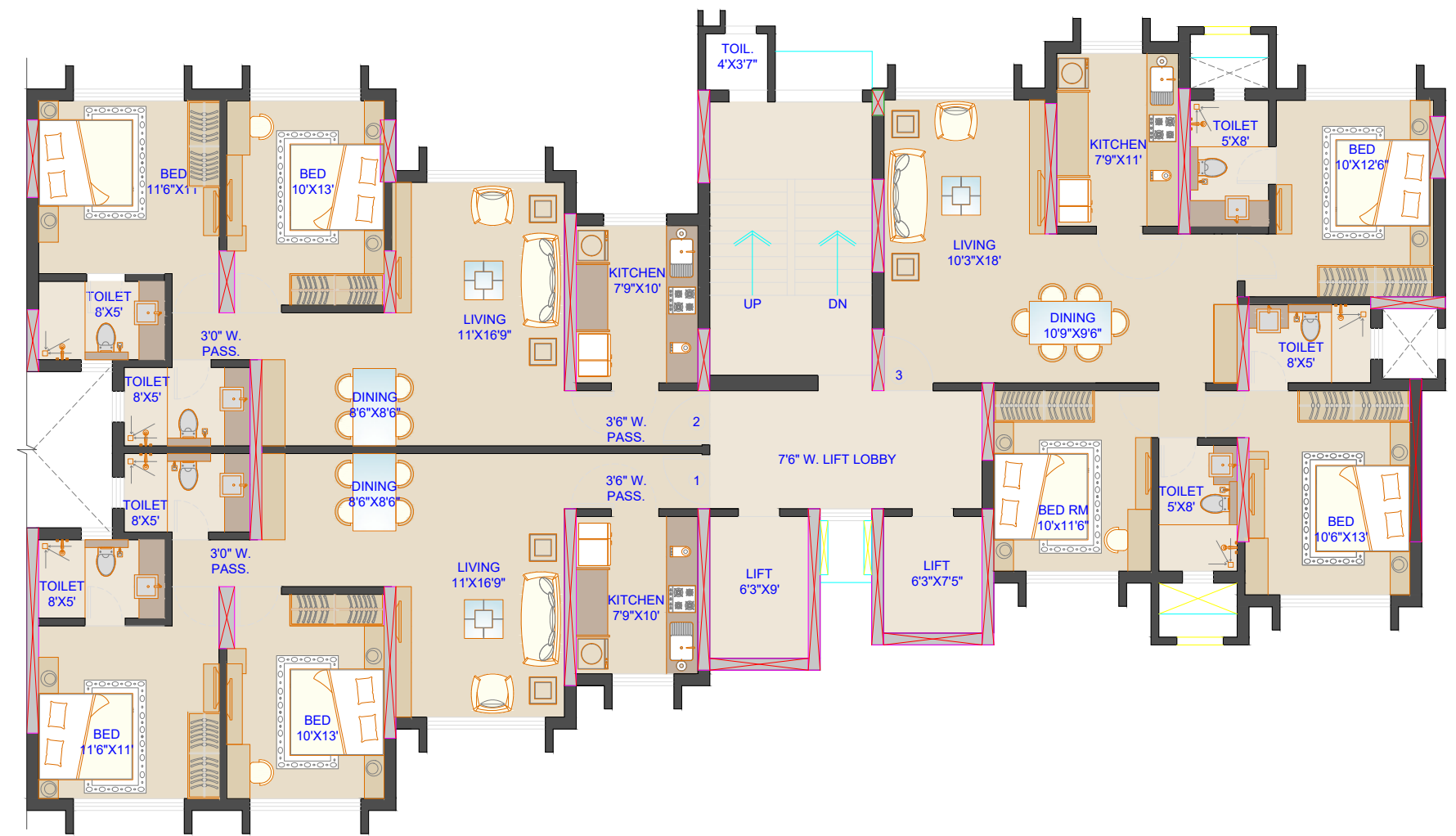
### Eastern Freeway that connects

Chembur to Fort in less than 20 minutes. The Santacruz-Chembur Link Road (SCLR)w connects Kurla and BKC to Chembur in few minutes. Taking care of both the needs and aspirations of buyers.



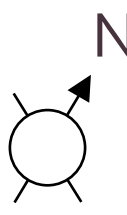
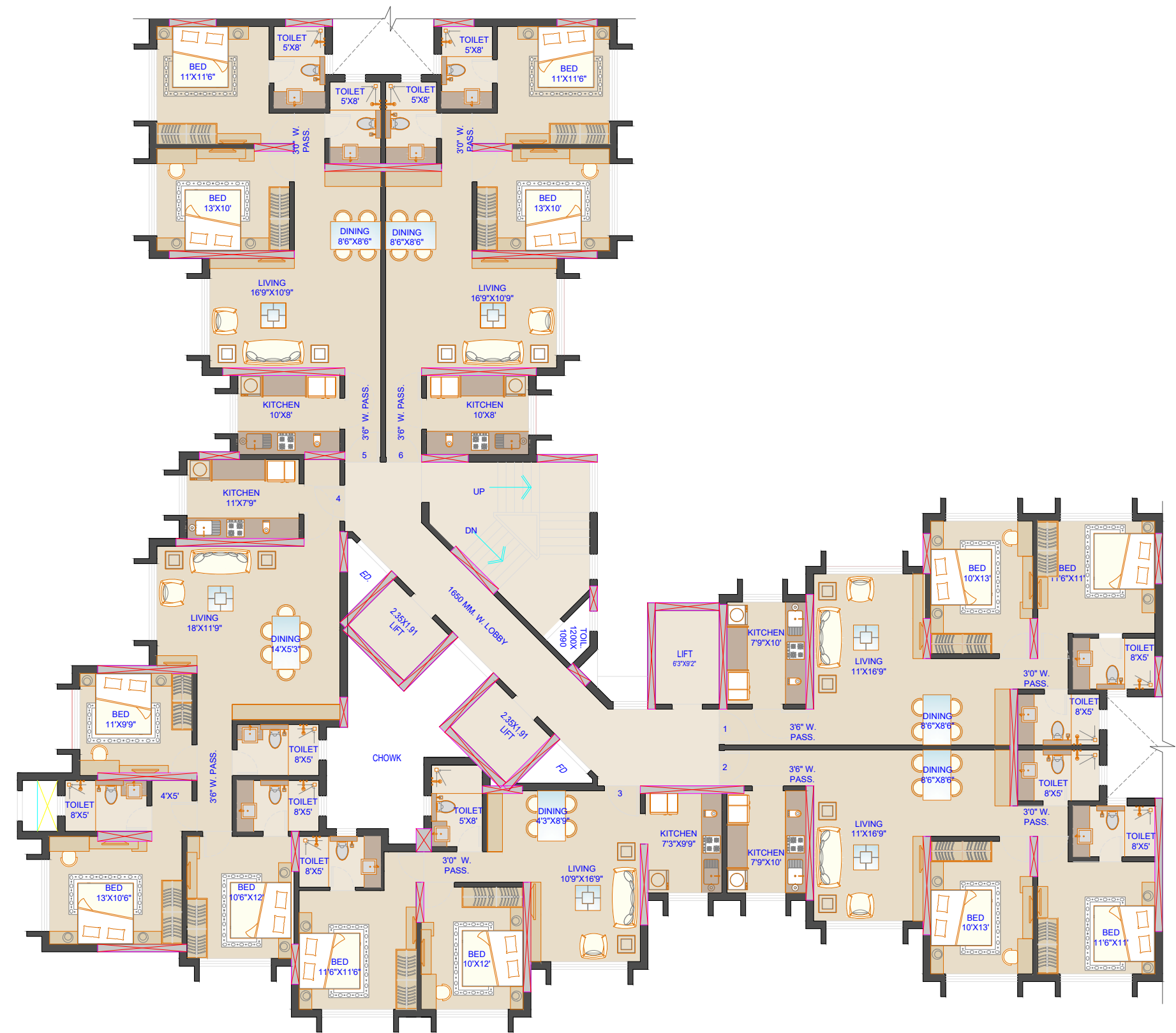
**TYPICAL FLOOR PLAN  
WING A**

**Chembur Heights II**



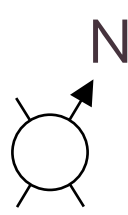
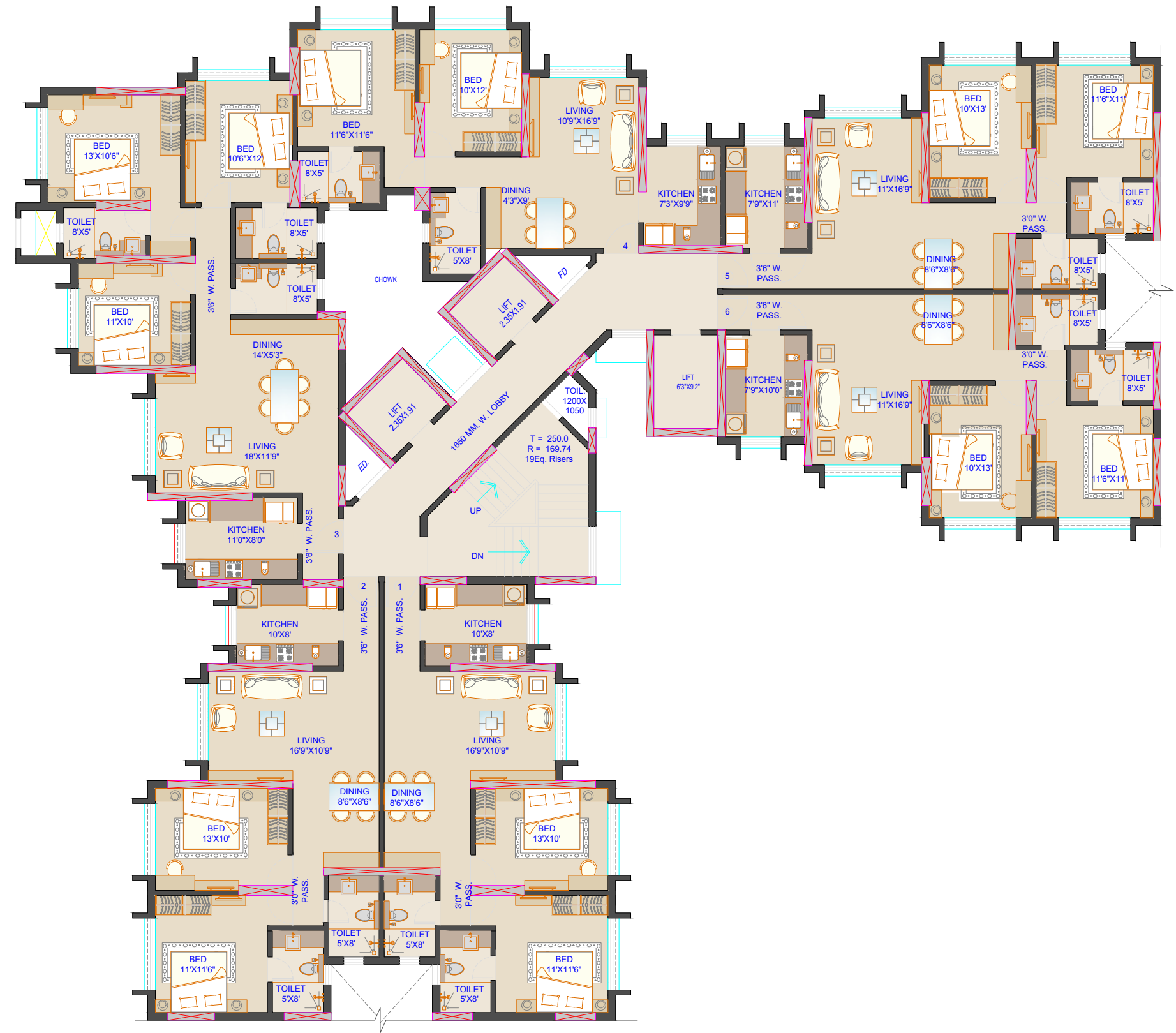
**TYPICAL FLOOR PLAN  
WING B**

**Chembur Heights II**



**TYPICAL FLOOR PLAN  
WING C**

**Chembur Heights II**



**TYPICAL FLOOR PLAN  
WING D**

**Chembur Heights II**

