



ZRICKS EST. 1974



OASIS OF LUXURY



AN ODE to LUXURY

Sheth Aiyana, a premium tower of 12-storey perched majestically in the widely acclaimed Vasant Valley enclave is a residential haven above par.

Nestled in the lap of nature and yet located in the heart of the city, it has unmatched connectivity to the prime destinations of the city.

With 2 apartments per floor, array of plush amenities and pristine views at your disposal, experience a lavish living that you always wished for.

Sheth Developers, the purveyor of fine living, have crafted a yet another masterpiece that truly makes for an enviable status symbol and a covetous address to boot.

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SHETH
AIYANA

NERVE CENTRE OF CONNECTED LIVING

STRATEGICALLY LOCATED IN GOREGAON (E), SHETH AIYANA IS ENSCONCED SNUGLY AMIDST THE BUSTLING HUB OF AN ELITE NEIGHBORHOOD JUXTAPOSED AGAINST THE BACKDROP OF EXPANSIVE PICTURESQUE HILLS, AN ECLECTIC CONFLUENCE OF SERENITY AND URBAN LIVING.



- Premium residential neighborhood of Goregaon (E).
- Central part of Vasant Valley enclave.
- Close Proximity to shopping malls, schools, colleges and office spaces

CONNECTIVITY MAP

Located in the socio-recreational epicenter of Goregaon , Aiyana enjoys breezy connectivity to your favorite destinations in the city and close proximity to all your needs and whims.



SEAMLESS CONNECTIVITY

- Domestic / International Airports - 15 min
- Malad / Goregaon Stations - 11 min / 12 min
- SV Road - 7 min
- Link Road - 11 min
- JVLR - 5 min
- Ghodbandar Road - 20 min

PROXIMITY (5 min to 20 min)

Malls:

- ANA
- Oberoi
- Inorbit
- Infinity

Schools:

- Ryan International School
- Oberoi International School
- Gokuldharm International School

Colleges:

- Lords Universal
- Dalmia Lions College
- Patkar-Varde College

Arts and Drama:

- Filmcity and Whistling Woods International Institute

Commercial spaces

- Westin, Express Zone, Ecostar, Mindspace, Corporate annex, Infinity IT park

Premium residential complexes

- Vasant Valley Enclave
- Gokuldharm
- Yashodham
- Raheja Complex
- Oberoi Complex

INTERIORS of **GRANDEUR**, CRAFTED
with **SUPERLATIVE DESIGN**.

Every residence at Sheth Aiyana bears the hallmark of our widely acclaimed design that has crafted iconic landmarks over the years.

Spacious 2 and 3 bedroom residences that adorn your lavish tower epitomize sheth's signature design philosophy of 'zero-negative-space-layout'.

This invariably translates into sheer optimal utilization of space in every room that lends more usable area for the given sq.ft., thereby stretching the extravagance and utility of your meticulously crafted apartment.

PANDRAMIC VIEWS FROM EVERY WINDOW.

ZERO-NEGATIVE-SPACE-LAYOUT.

NATURAL LIGHTING IN EVERY ROOM.

EXQUISITE QUALITY FITMENTS.

LUXE POWDER ROOMS.

GRAND ENTRANCE LOBBY.

LAVISH LIVING ROOM

Every inch of your apartment has opulence sowed into it to give you a living experience par excellence.

Agglomerated marble flooring laden across your living room spells luxury while well-appointed interiors treat you to a visual delight and oodles of comfort.

Sprawling floor to ceiling window in every room adds a touch of class to your lavish abode.

Now enjoy the morning cuppa with your loved ones while gazing at the sublime beauty of nature in the boundless vicinity.

- Agglomerated Marble flooring.
- Main door with designer fittings.
- Electrical fittings of reputed brands.
- Sprawling floor to ceiling windows.



SURREAL BEDROOMS

Where there is a room for dreams, we provide room for indulgence.

Exquately designed bedrooms bedecked with wooden flooring nestle you in the lap of comfort and luxury that mirror your discerning taste for excellence and aspirations.

- Wooden flooring in master bedroom.
- Spacious interiors with lavish setting.
- Ergonomically designed bedrooms.
- Luxe Powder rooms with branded fitments of international repute.

LIFESTYLE AMENITIES with **LAVISH** SETTING
that **SOOTHE** YOUR **SENSES**.

For the connoisseurs of elevated lifestyle like you, we have designed a world-class clubhouse that encompasses an array of lifestyle amenities par excellence, leaving you spoilt for choice while indulging you in a blissful embrace.

CLUBHOUSE.
SWIMMING POOL.
GYMNASIUM.
MULTIPURPOSE HALL.
INDOOR GAMES.
YOGA/MEDITATION CORNER.
ETHEREAL TERRACE GARDEN.

STATE-OF-THE-ART CLUBHOUSE



SPARKLING POOL

Indulge in a rejuvenating dip in your lavish pool with your loved ones.

SWANKY GYMNASIUM

State-of-the-art gym to elevate your state of mind.

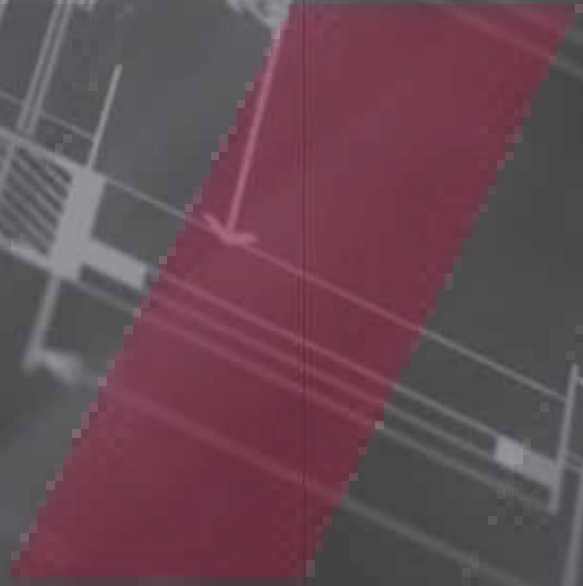


INDOOR GAMES

Have a great time indoors with your folks for those scintillating contests.

OTHER AMENITIES

- Ethereal terrace garden
- Badminton/volley ball play area
- Yoga/meditation corner
- Multipurpose hall
- 24x7 surveillance



PLANS AND VIEWS

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TYPICAL FLOOR PLAN
(2 & 3 BED RESIDENCES)

TYPICAL FLOOR PLAN - ISOMETRIC VIEW
(2 & 3 BED RESIDENCES)



Type	Carpet Area (Sq.Ft.)
2 BHK	752
3 BHK	1302



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UNOBSTRUCTED PANORAMIC VIEWS FROM EVERY WINDOW...

Actual photograph, shot on location



ABOUT SHETH

With more than three decades of delivering excellence, Sheth Developers Pvt. Ltd is known for their genre of fine real estate.

Our mission is to develop benchmark Residential, Township, Retail and Commercial spaces with focus on world-class quality, exclusive utilization of space and innovative architecture.

We draw our inspiration from human behavior. And take immense pride in our customer-centric approach and the commitment of on-time delivery.

More than 18000 homes, 6 international projects and 15 million sq.ft. of completed development stand testimony to our success in the last three decades. And so are multiple accreditations like ISO 9001: 2008 & ISO 14001:2004, American concrete Institute (ACI) and LEED only add to our meritorious credentials.

32 International awards for Design & Execution keep fuelling our quest of setting new benchmarks.

OUR ICONIC LANDMARKS



BEAUMONDE, PRABHADEVI



VASANT LAWNS, THANE



VIVIANA MALL, THANE

OUR ICONIC LANDMARKS IN DUBAI



IRIS BAY



IRIS CRYSTAL



IRIS MIST



CORPORATE ADDRESS:

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Sheth Aiyana, Vasant Valley, Off Film City Road, Near Dindoshi Bus Depot, Malad (East), Mumbai - 400 097.

Disclaimer: All the plans, drawings, facilities etc are subject to the approval of the respective authorities and would be changed if required. The discretion remains with Sheth Corp Pvt. Ltd. All renderings and maps are artist's conception and not actual depiction of the walls, driveways or landscaping and Sheth Corp Pvt Ltd. reserves the right to make changes at any time, without notice or obligation, to the information contained in this brochure.

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