

Ishwar Estate Consultant

Real Estate Solution

Life's Just Right!, Medius by Spenta and Anchor

Medius, Lady Jamshedji Road Matunga road, western railway, Mumbai, Maharashtra 400016, India

Price on Request



Contact Agent

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Property Description

SPENTA AND ANCHOR'S

MEDIUS (COUNTDOWN OCEAN BLUE)

Presenting '**MEDIUS (COUNTDOWN OCEAN BLUE), Residence.**

MahaRERA ID – P5190006152

Nestled in Calm, Safest and Fastest Growing Hub of Mumbai – L.J. Road, Matunga Road West. In the heart of maximum Mumbai. COUNTDOWN OCEAN BLUE offers superior Living in smartly-built premium Residential Apartments and opens up a world of benefits, more abundant than you can imagine. Effortless connectivity to the busiest and upcoming international business destinations in the city, 5-star hotels and convention centre.

Spenta Medius (Ocean Blue) Matunga is a pre launch residential project, has been located in Matunga, Mumbai. The home property houses magnificently designed one bedroom, two bedroom and three bedroom apartments with including luxury amenities. Entire surface on which infrastructure would be constructed extended till huge area. The developer has selected best place for establishment of property in Mumbai that is easily accessible from any prominent area.

Spenta group has given world class location for the apartments in Mumbai. Matunga is major location in city connected every prominent area with road network. It is center of educational institutes and industrial projects. The premium location is not very far from Matunga railway station, international airport is also very close from property. Spenta Ocean Blue apartments are also very well connected from pedestrian friendly path way as well as connected with bus depot. The premium location includes also all facilities like shopping malls, commercial hub, retail space, hospitals, educational institutes, industrial zone and others necessity.

Status

Under Construction – Possession December 2021

As Per MahaRERA

Revised Proposed Date of Completion

December 2021

Structure

Ground + 10 Level Podium + 11th Service Floor + 12 and 13th Amenities + 14 to 43 Storey Residential

Amenities

Terrace Lounge

Swimming Pool

Barbeque Are

Gymnasium

Banquet Hall

Star Gazing Observatory

High Rise

Vastu Compliant

Unobstructed View of the Ocean and City
Double-Height Entrance Lobby
Cross Ventilation

Connectivity

Matunga Railway Station – 2 Mins
Proposed Shitladevi Metro Station – 2 Mins
Bandra Worli Sea link – 5 Mins
Eastern Express Highway – 10 Mins
Western Express Highway – 10 Mins
BKC – 15 Mins
Lower Parel – 15 Mins
International Airport – 25 Mins
Nariman Point – 25 Mins

Schools & Colleges –

Bombay Scottish School
Don Bosco School
JB Vachha High School
IES Orion School
Ascend International School
Dhirubhai Ambani School
D.G. Ruparel College
Rizvi College
Welingkar Institute of Management
Dadar Catering College
Ramniranjan Anandilal Podar College
Ruia College
St. Andrew's College
MET College

Hospitals –

Hinduja hospital
Lilavati hospital
Bhabha hospital
Shushrusha hospital

Parks –

Shivaji Park
Hinduja Park

Clubs –

Matunga Gymkhana
Shivaji Park Gymkhana

MCA

MIG Club

5 Star Hotels –

Taj Land's End

St. Regis

Four Seasons

Sofitel

Trident

Place of Worship –

Kashivishweshar Temple

Sitladevi Temple

Siddhivinayak Temple

St. Michael's Church

Portuguese Church

Mount Mary Church

Site Address

Medius,

Lady Jamshedji Road,

Lokmanya Nagar,

Matunga West,

Mumbai – 400 016

Configuration

Ground + 10 Level Podium + 11th Service Floor + 12 and 13th Amenities + 14 to 43 Storey Proposed Residential
Each Floor 4 Apartments and 3 Lift.

2 BHK Comfort – Proposed

Saleable Area / Super Built Up Area 1174 Sq.ft

Built-up Area 854 Sq.ft

Carpet Area 712 Sq.ft

Token Amount Rs.5,00,000/-

Maintenance Rs.17,800/-

Rent Rs.85,000/-

Deposit Rs.2,55,000/-

2 BHK Comfort – Unit No. 3 and 4

Saleable Area / Super Built Up Area 1298 Sq.ft

Built-up Area 944 Sq.ft

Carpet Area 787 Sq.ft

Token Amount Rs.7,00,000/-

Maintenance Rs.21,625/-

Rent Rs.98,375/-

Deposit Rs.3,00,000/-

3 BHK Optima – Unit No. 1 and 2

Saleable Area / Super Built Up Area 1881 Sq.ft

Built-up Area 1368 Sq.ft

Carpet Area 1140 Sq.ft

Token Amount Rs.10,00,000/-

Maintenance Rs.29,529/-

Rent Rs.1,42,500/-

Deposit Rs.4,50,000/-

3.5 BHK Ultima –on 19th Floor Unit No. 1 / 2

Saleable Area / Super Built Up Area 2326 Sq.ft

Built-up Area 1692 Sq.ft

Carpet Area 1410 Sq.ft

Token Amount Rs.15,00,000/-

Maintenance Rs.35,250/-

Rent Rs.1,76,000/-

Deposit Rs.5,00,000/-

Additional Charges

Floor Rise, Development Charges, Club Membership Charges, Stamp Duty, Registration Charges, Legal Charges, GST and Advance Maintenance.

All as per Apartment Value.

Loan can be sanctioned from any bank

Immediate Registration

Note: All the matter mentioned above are indicative only. It is prepared in good faith and is for guidance only. It does not constitute part of an offer or contract. Subject to the approval of the authorities or in the interest of the continuing improvement, the developers reserve the right to alter the layout, plans, specification or amenities, features without prior notice or obligation. Confirming on MahaRERA is obligated.

Thanks & Regards!

Pankaj Ishwarlal Soni

IEC MUMBAI

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[www.ishwarestateconsultant.com \(http://www.ishwarestateconsultant.com/\)](http://www.ishwarestateconsultant.com/)

Property Details

Property ID: 9782

Price: Price on Request

Year Built: 2015-01-01

Property Type: Apartment, Projects

Property Status: Under Construction

Possession Date: 2021-12-31

Maha. RERA ID: P51900006152

Property Features

- | | | |
|----------------------|--------------------------------|---------------------------|
| Banquet Hall | High Speed Elevators | Swimming Pool |
| CCTV Cameras | Meditation Corner | Terrace Garden |
| Children's Play Area | Open Area sit-outs | Theft and Fire Alarm |
| Covered Parking | Open to Sky Cofee Deck | Themed Landscape |
| Decorative Entrance | R. C. C. Frame Structure | Vastu Compliant |
| Fire Safety | Refuge Area | Video Surveillance System |
| Gas Pipeline | Senior Citizen's Activity Area | Waste Treatment |
| Glass Windows | Sewage Treatment | Water Bodies |
| Gymnasium | Sky Gazing Deck on Terrace | |

Floor Plans

Location Plan



Property images

MEDIUS
Life's just right!



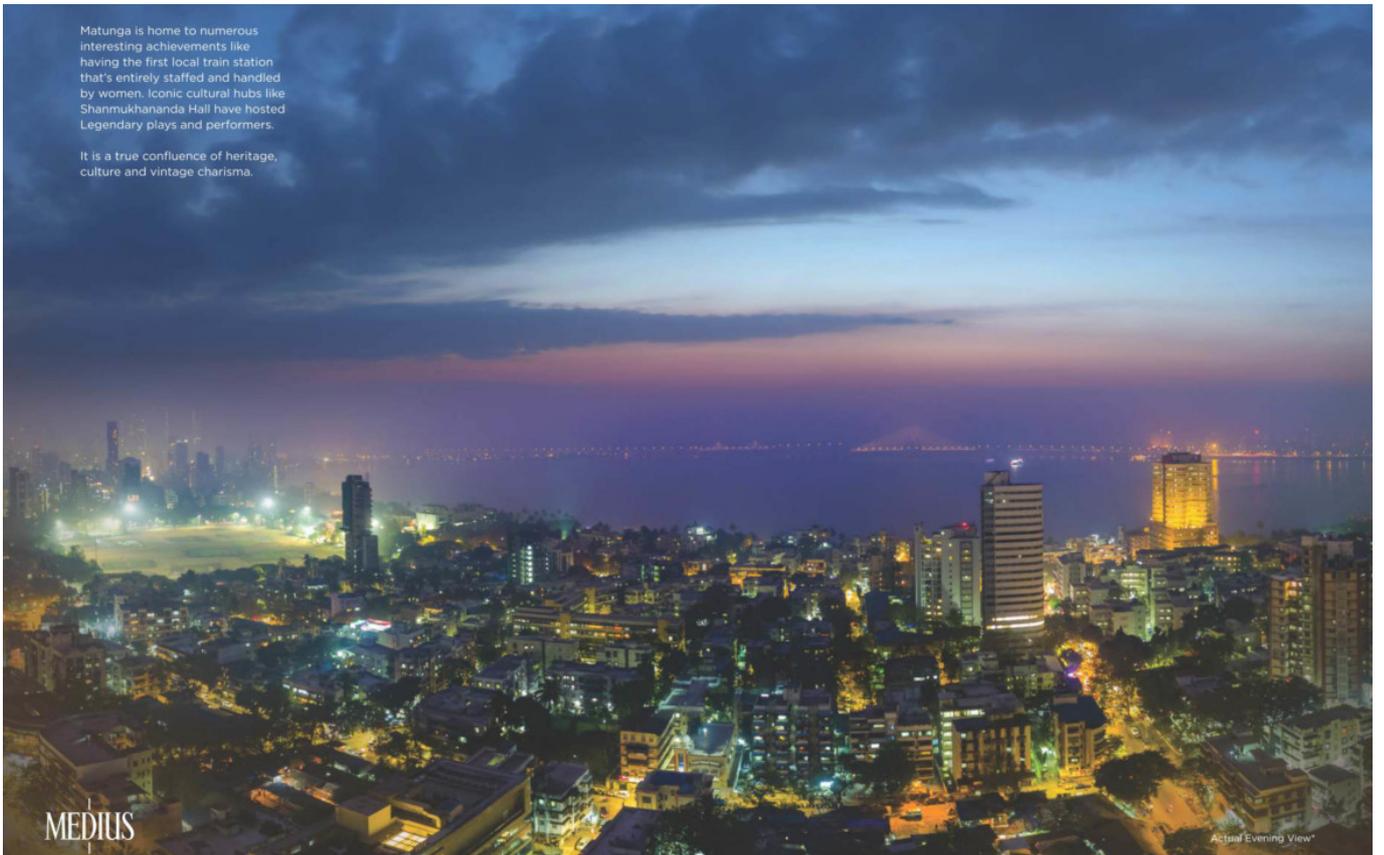
A fairy tale from Maximum City.



This is an artistic representation.*

Matunga is home to numerous interesting achievements like having the first local train station that's entirely staffed and handled by women. Iconic cultural hubs like Shanmukhananda Hall have hosted Legendary plays and performers.

It is a true confluence of heritage, culture and vintage charisma.



MEDIUS

Actual Evening View*

Just like the fairy-tale, Matunga is a residential story that sounds too good to be true. Believe it or not this one's very real. Matunga's central location is indeed a geographical boon that keeps you conveniently connected. As for heritage, Matunga has a rich history that dates back to the original seven islands which constituted the then Bombay Region. Owing to this rich heritage, the locality carves a unique ambience akin to that of the famed Greater Bombay.



This is an artistic representation.*

Far from distant, it's just right!



This is an artistic representation.*

Between entry and exit, the envy is just right!

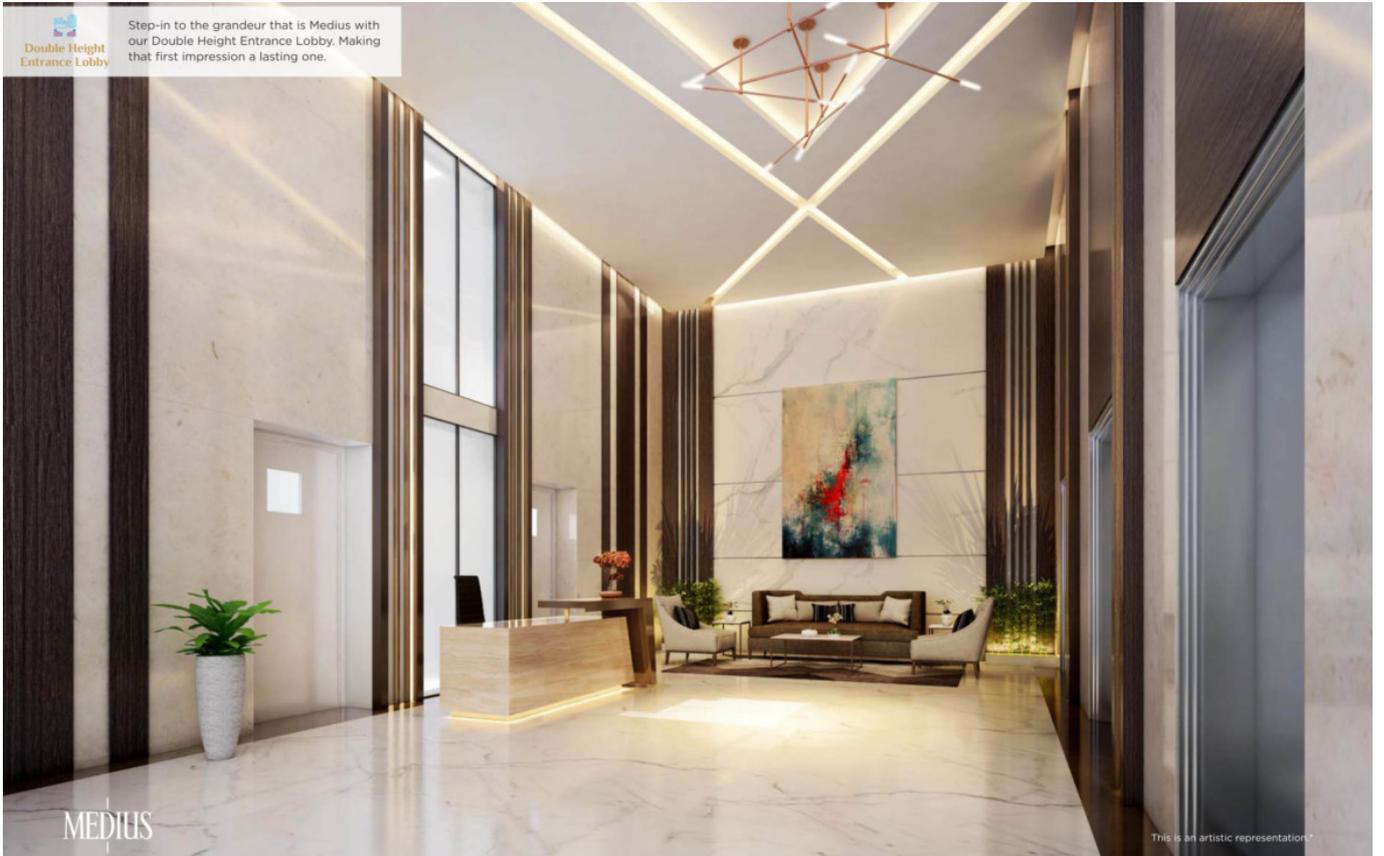
Medius offers a bounty of amenities tailored to create a living experience that's just right. One that ticks all the boxes from location to infrastructure, from amenities to views, from culture to people.



This is an artistic representation.*

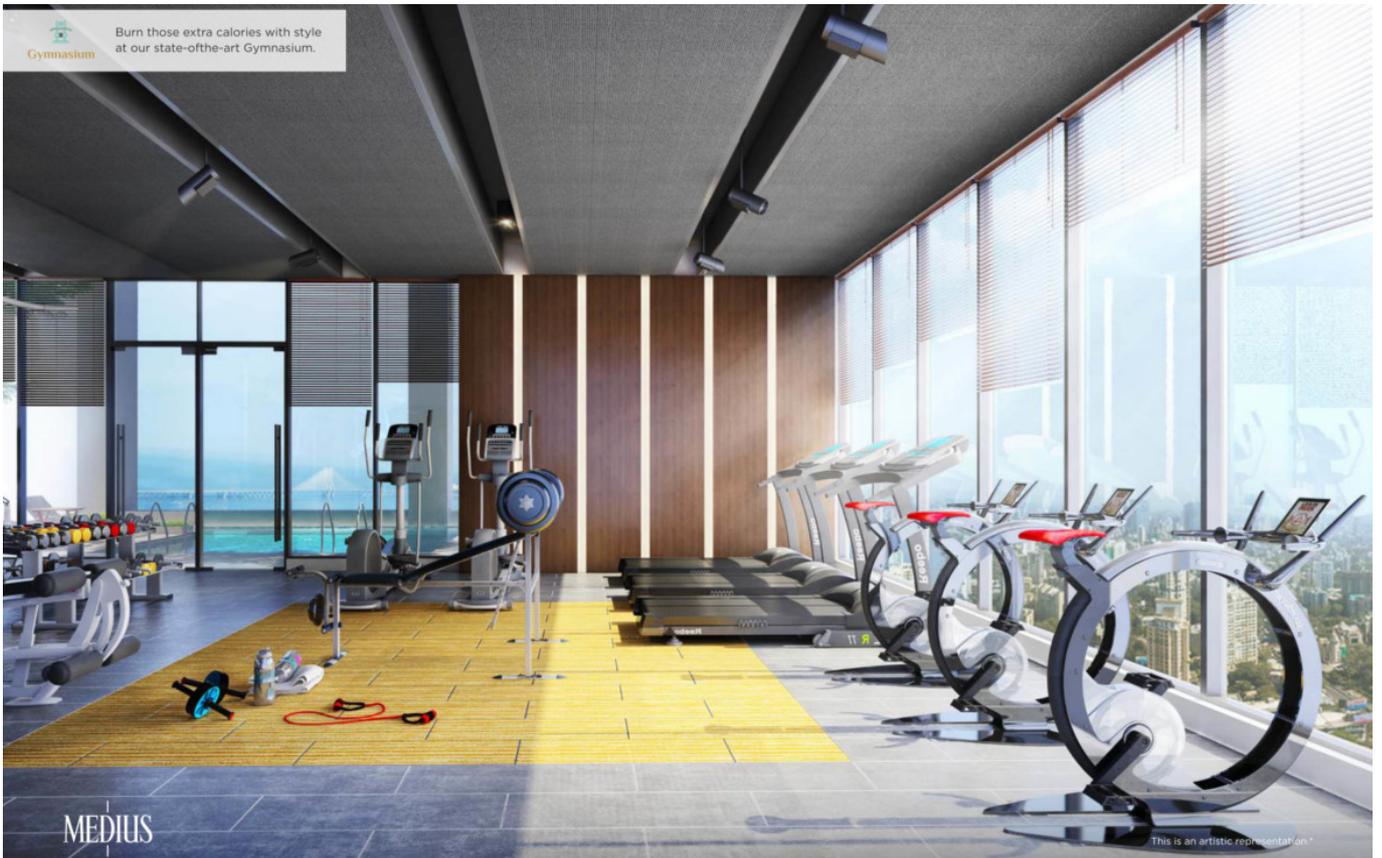
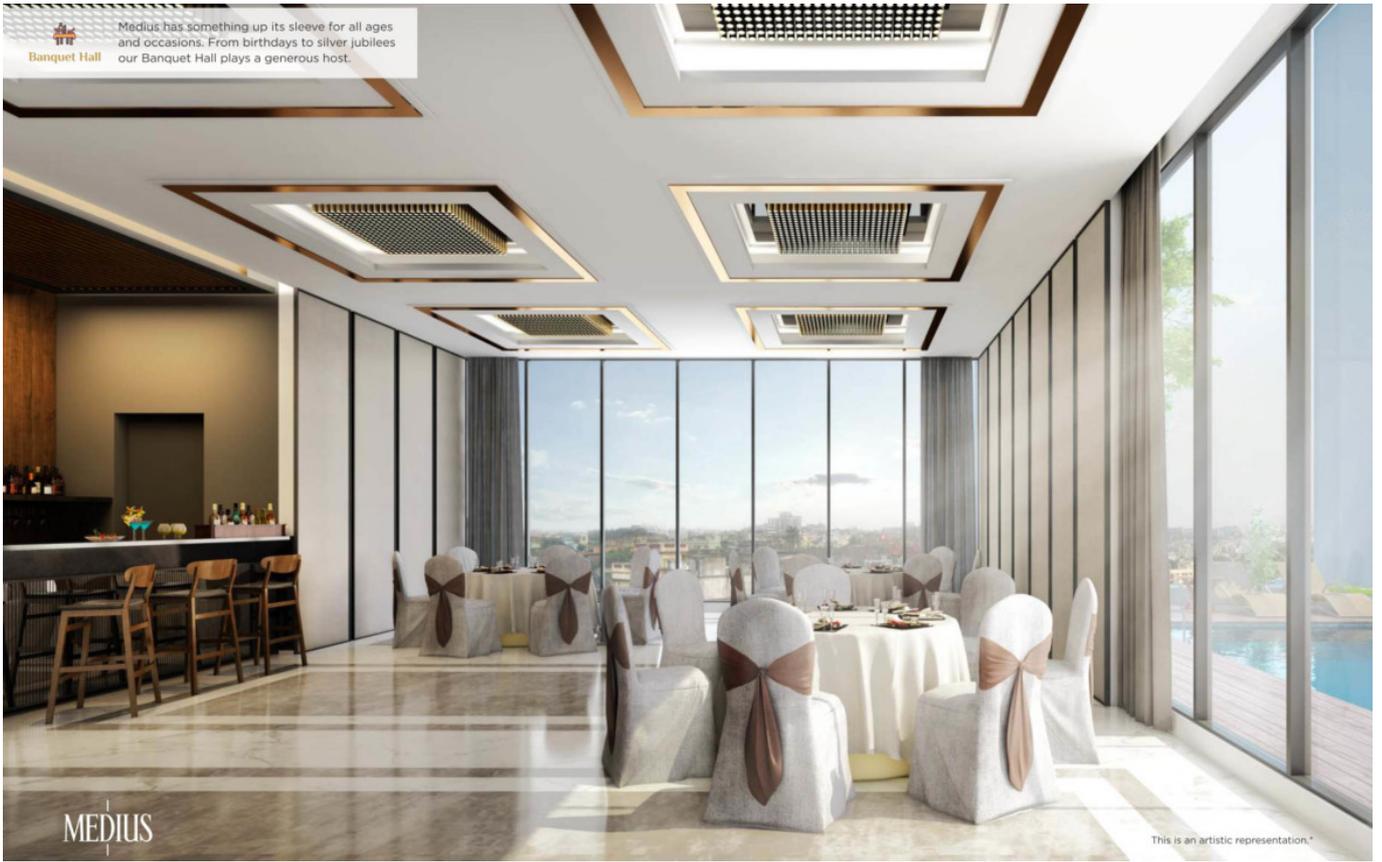
Double Height Entrance Lobby

Step-in to the grandeur that is Medius with our Double Height Entrance Lobby. Making that first impression a lasting one.



MEDIUS

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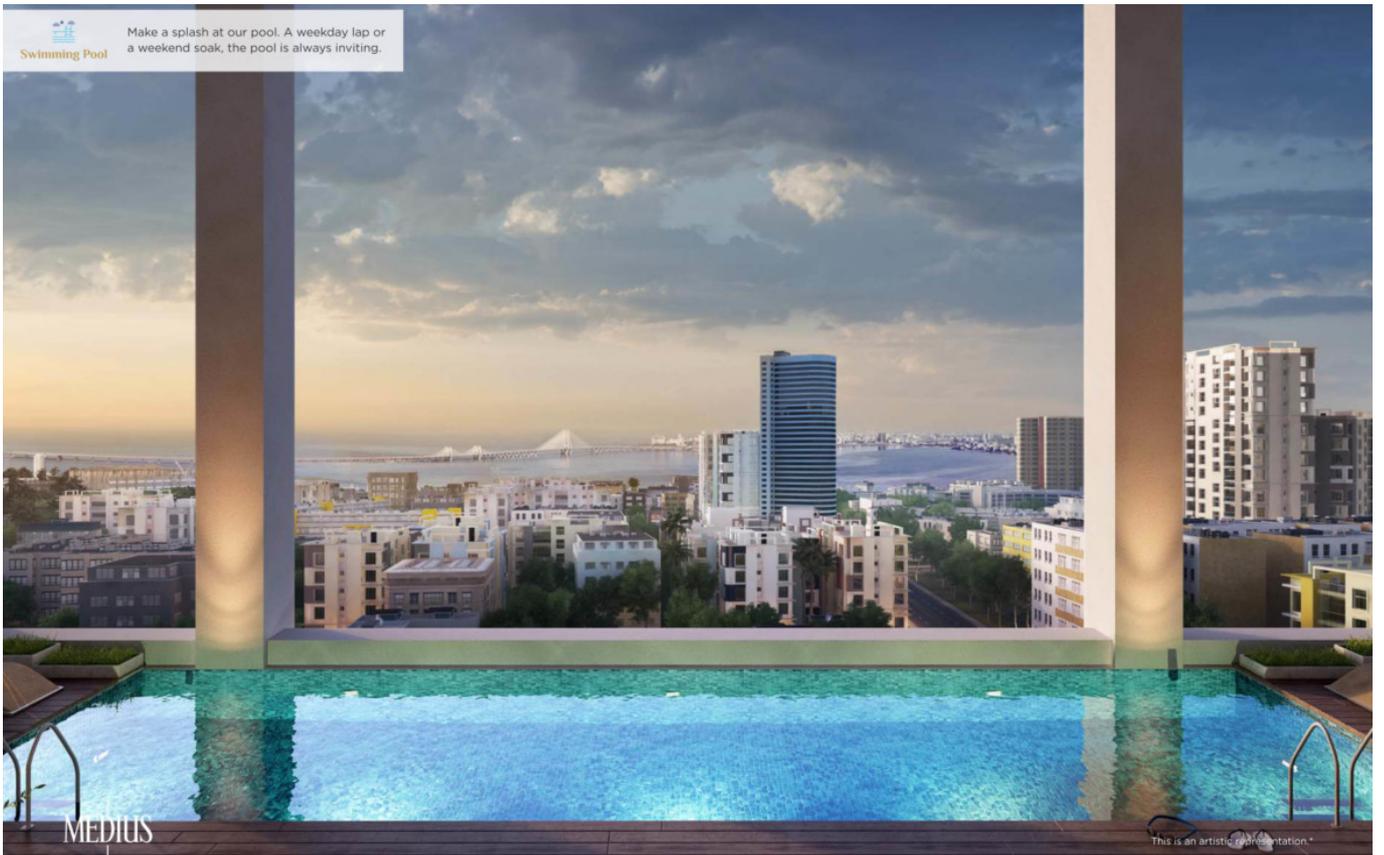
Tranquil spaces for meditation and more.



This is an artistic representation.*

 **Swimming Pool**

Make a splash at our pool. A weekday lap or a weekend soak, the pool is always inviting.



MEDIUS

This is an artistic representation.*

