Ishwar Estate Consultant

Real Estate Solution

In Harmony with Purity – Wadhwa Pristine

Wadhwa Pristine, Bal Govindas Road Near Ruparel College, Sindhi Colony, Matunga West, Mumbai, Maharashtra 400016, India

Price on request

Contact Agent

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Property Description

WADHWA GROUP HOLDINGS PRIVATE LIMITED

WADHWA PRISTINE

Presenting **'Wadhwa Pristine', Residence.**

MahaRERA ID – P51900017186

Nestled in Calm Green Shelter of Matunga, in the heart of maximum Mumbai. It offers superior living in smartly-built premium 1 bed, 2 bed and 3 bed residences – Jodi Apartments Available – and opens up a world of benefits, more abundant than you can imagine. Effortless connectivity to the busiest and upcoming commercial hubs international business destinations in the city, 5-star hotels and convention centre.

IN HARMONY WITH PURITY –
An exclusive lifestyle awaits you in a location rooted in culture. Presenting to you Wadhwa Pristine – Find your new abode in a neighbourhood nestled in tranquil surroundings.
Wadhwa Pristine is an upcoming landmark by The Wadhwa Group – A 38 storeyed high-rise tower designed with the unique VentiLit philosophy to provide ample natural light, cross ventilation and higher floor to ceiling height. True to its name, 'Pristine' which means pure, fresh & untouched, this high rise is conceived with inspiration, planned with passion & will be finished with perfection.

The East-West entrances of all the residences suit your requirements of modern lifestyle and its intelligent planning makes it easy to combine two residences with plenty of room for everyone in the family. A dream home with luxury of connectivity and comfort of proximity to centres of education, entertainment, business hubs, etc. thereby allow you more cherished time with the ones who matter the most – Family & Friends, Wadhwa Pristine offers you the best of both worlds.
A gem on a free hold land parcel, one can revel in the views of Ruparel College's lush greens on one side and a mesmerising panorama of Bandra-Worli sea link on the other

Status

Under-construction
Possession- December 2023

As Per MahaRERA
Revised Proposed Date of Completion
December 2023

Structure
Ground + 38 Storied Residential Tower

Amenities**

– Aesthetically Designed Entrance lobby
– Hi-speed Elevators
– Modern Landscaping
– Gymnasium
– Safety and Fire System
– Concierge
– Automatic Car park
– Drop Off Lobby

– Landscaped Terrace Garden
– Valet
– Free Hold Land Parcel

Connectivity

Living at Wadhwa Pristine ensures easy access for everything that you need.It is strategically located in the centre of everything and offers easy connectivity to all the major Social & Commercial hubs, some of them are mentioned here below –

Planned Dadar Metro Station – 500 m
Matunga Road Station – 600 m
Dadar Station (W) – 700 m
Eastern Express Highway – 1.2 km
Planned Dadar East Monorail Station – 1.9 km
Western Express Highway – 4.1 km
Lower Parel Station – 4.3 km
Planned Mumbai Trans Harbour Link – 4.4 km
Bandra-Worli Sea Link – 4.8 km
Planned Mumbai Coastal Road – 4.8 km
JJ Flyover – 8.1 km
Mumbai Domestic Airport – 10.9 km
Mumbai International Airport – 13.3 km

Shopping and Entertainment –
Star City Theatre – 350 m
INOX Nakshatra Mall – 850 m
Star Mall – 1.0 km
Chitra Cinema – 3.1 km
Palladium Mall – 5.0 km
High Street Phoenix – 5.0 km
Atria Mall – 5.8 km
Carnival IMAX – 6.3 km

Hotels –
ITC Grand Central – 3.9 km
The St. Regis – 5.0 km
The Four Seasons – 5.8 km
Taj Land’s End – 6.2 km
Trident BKC – 7.5 km
Sofitel BKC – 7.5 km

Markets –
AtoZ Exotic Green Fresh – 550 m
Big Bazaar – 800 m
Gopitank Fish & Vegetable Market – 1.2 km

Business Hubs –
Ruby Mills – 300 m
Indiabulls Finance Centre – 2.4 km
Bombay Dyeing Mills Compound – 3.4 km
Peninsula Corporate Park – 3.9 km
Lower Parel Business Hubs – 4.1 km
BKC Business Hubs – 7.0 km

Educational Centre –
Ruparel College – 400 m
Bombay Scottish School – 1.5 km
Ruia College – 1.8 km
Podar College – 2.0 km
Welingkar Institute – 2.0 km
Kirti College – 2.2 km
MET College – 4.9 km
Nehru Planetarium – 6.0 km
St. Andrews College – 6.2 km

Hospitals –
P.D. Hinduja Hospital – 1.5 km
Shushrusha Hospital – 1.9 km
S.L. Raheja Hospital – 2.9 km
Lilavati Hospital – 5.4 km
Asian Heart Hospital – 6.8 km

Leisure –
Matunga Cultural Centre – 190 m
Shivaji Park – 900 m
Shivaji Park Gymkhana – 1.1 km
Mahatma Gandhi Swimming Pool – 1.6 km
Dadar Club – 2.1 km
Matunga Gymkhana – 2.1 km
MIG Club – 5.3 km
NSCI Club – 6.5 km
Mahalaxmi Racecourse – 7.2 km
MCA – 7.7 km

Site Address

Wadhwa Pristine,
Bal Govind Nagar,
near Ruparel College,
Matunga West,
Mumbai, 400016.

Configuration

Ground + 38 Storied Residential Tower

Each Floor 4/3 Flats and 3 Passenger Lift and 1 Fire Lift

Approximate Gist of Area and Calculations**

1 BHK Super Size Apartment

Saleable Area / Super Built Up Area 754 Sq.ft

Built-up Area 603 Sq.ft

Carpet Area 503 Sq.ft

Maintenance Rs.6,800/-

Expectations on Investments –

Rent Rs.55,000/-

Deposit Rs.1,65,000/-

2 BHK Spacious Size Apartment

Saleable Area / Super Built Up Area 1,098 Sq.ft

Built-up Area 878 Sq.ft

Carpet Area 732 Sq.ft

Maintenance Rs.9,600/-

Expectations on Investments –

Rent Rs.81,000/-

Deposit Rs.2,45,000/-

2 BHK Expansive Size Apartment

Saleable Area / Super Built Up Area 1,141 Sq.ft

Built-up Area 913 Sq.ft

Carpet Area 761 Sq.ft

Maintenance Rs.10,200/-

Expectations on Investments –

Rent Rs.84,000/-

Deposit Rs.2,52,000/-

2 BHK Luxurious Size Apartment

Saleable Area / Super Built Up Area 1,170 Sq.ft

Built-up Area 936 Sq.ft

Carpet Area 780 Sq.ft

Maintenance Rs.10,500/-

Expectations on Investments –

Rent Rs.87,000/-

Deposit Rs.2,61,000/-

3+ BHK Expansive Jodi Size Apartment

Saleable Area / Super Built Up Area 1,852 Sq.ft

Built-up Area 1,482 Sq.ft

Carpet Area 1,235 Sq.ft

Maintenance Rs.17,200/-

Expectations on Investments –

Rent Rs.1,40,000/-

Deposit Rs.4,20,000/-

4+ BHK Luxurious Jodi Size Apartment
Saleable Area / Super Built Up Area 2,311 Sq.ft
Built-up Area 1,849 Sq.ft
Carpet Area 1,541 Sq.ft
Maintenance Rs.21,000/-
Expectations on Investments –
Rent Rs.1,70,000/-
Deposit Rs.5,10,000/-

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 contact. 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

9322260203
9270257499

www.ishwarestateconsultant.com (http://www.ishwarestateconsultant.com/)

Property Details

Property ID: 10462
Price: Price on request
Year Built: 2019-01-01

Property Type: Apartment, Projects
Property Status: Under Construction

Possession Date: 2023-12-31
Maha. RERA ID: P51900017186

Property Features

CCTV Cameras
Covered Parking
Decorative Entrance

Drop Off Lobby	Modern Exterior façade	Theft and Fire Alarm
Fire Safety	R. C. C. Frame Structure	Themed Landscape
Glass Windows	Rain Water Harvesting	Vastu Compliant
Gymnasium	Refuge Area	Vitrified Flooring
High Speed Elevators	Terrace Garden	

Floor Plans

Ground Floor Master Plan

Master Floor Plan Upto 30st Floor

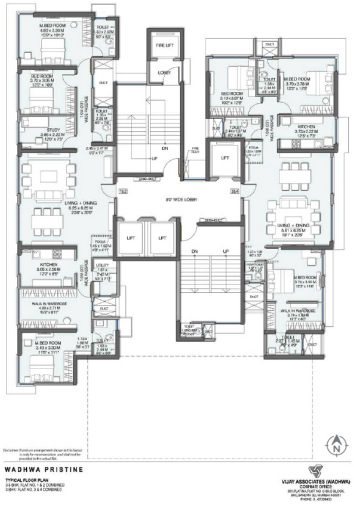
Master Floor Plan Above 31st Floor

FLOOR PLAN

TYPICAL COMBINED FLOOR

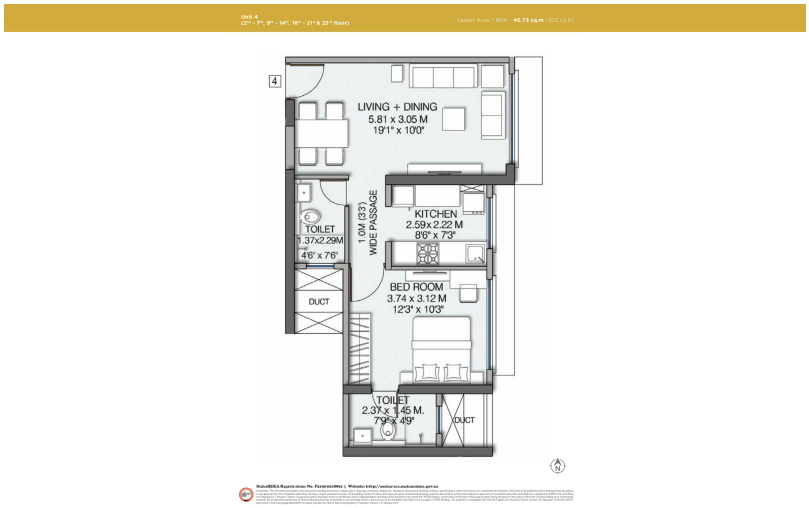
Flat No. 1 & 2
3 & 4 (3 BHK) - 115.45 sq. m

31ST FLOOR ONWARDS



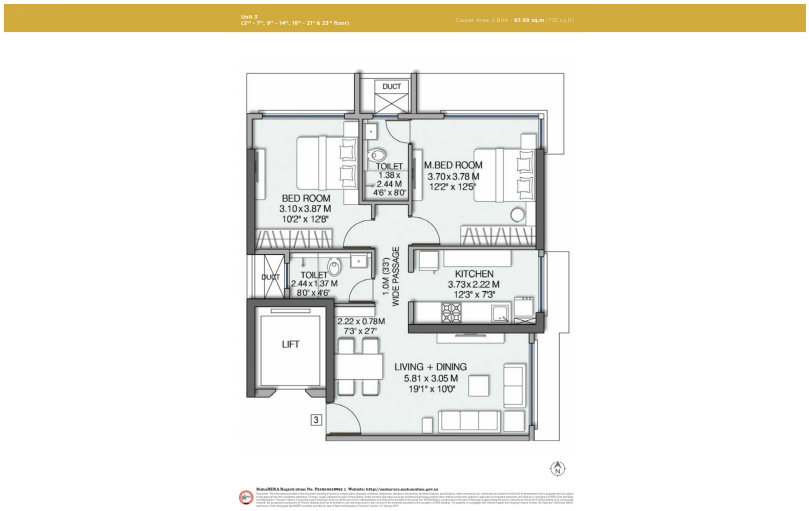
1 BHK Super Size Apartment

Size: **503** Rooms: **1** Baths: **2**



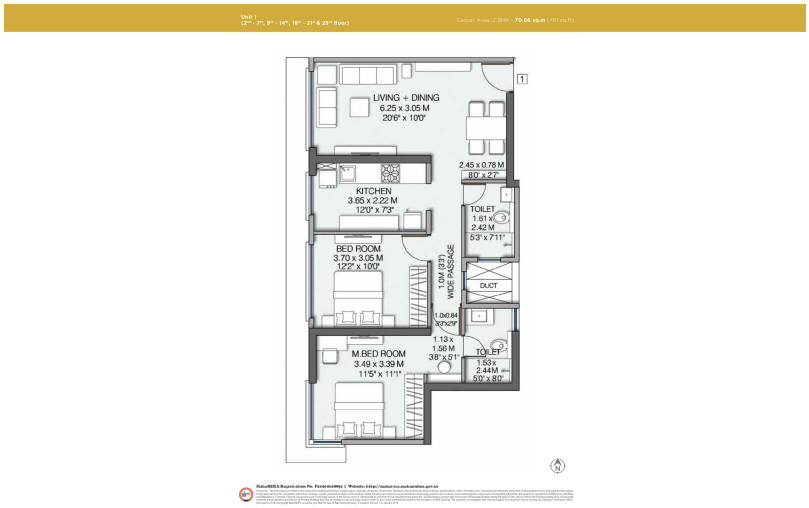
2 BHK Spacious Size Apartment

Size: **732** Rooms: **2** Baths: **2**



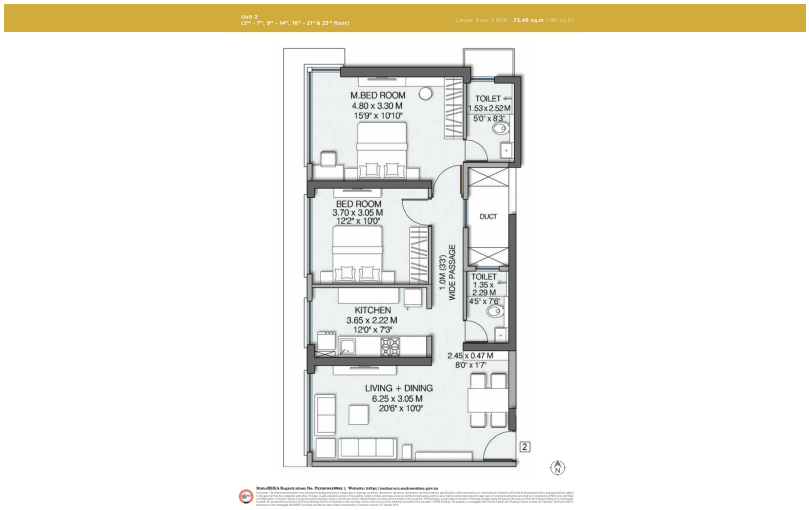
2 BHK Expansive Size Apartment

Size: **761** Rooms: **2** Baths: **2**



2 BHK ELuxurious Size Apartment

Size: **780** Rooms: **2** Baths: **2**



Property images

Experience a futuristic lifestyle

Wadhwa Pristine, an impressive 38 - storeyed tower, majestically reaches for the sky. The East - West entrances of its residences are guided by the principles of Vaastu. To suit your modern lifestyle and family requirements, you can choose from a 1, 2 or 3 bed residences. Our superior planning and design also gives you the flexibility to make more room for family members by offering the convenience of combining two residences into one.

- *Aesthetically designed lobby for the perfect first impression*
- *3 passenger elevators and one fire elevator - your ride up is a comfortable affair*
- *Inbuilt texture on selective facades by finished Aluminium form liner pattern*

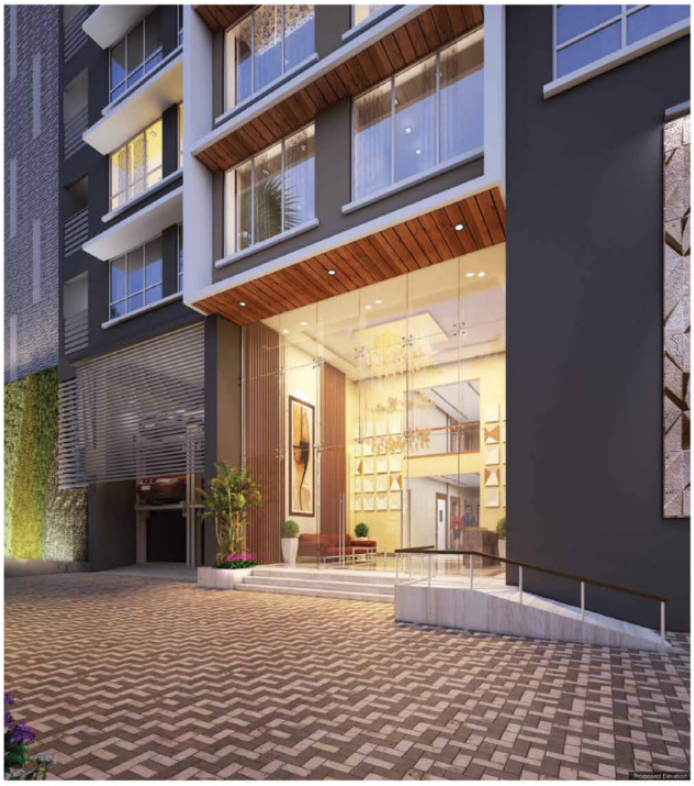
Parking is a breeze

In a city where vehicular parking space is scarce, we have dedicated an entire tower to parking alone. The automated parking tower saves your time by making parking extremely convenient.

Making a grand entrance

Wadhwa Pristine's magnificent facade is sure to enchant you upon arrival. There's nothing like a good first impression and this glorious entrance will make you swell with pride and will leave your guests in awe.

- *Exclusive drop - off atrium*
- *Double height entrance lobby with imported marble flooring*



Bringing you closer to the best things in life

Living at Wadhwa Pristine ensures easy access to the centres of entertainment, education, essential services and business hubs.

CONNECTIVITY

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Palladium Mall - 5.0 km
High Street Phoenix - 5.0 km
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Carnival IMAX - 6.3 km

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MARKETS

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Big Bazaar - 800 m
Gopitank Fish & Vegetable Market - 1.9 km

BUSINESS HUBS

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Indiabulls Finance Centre - 2.4 km
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HOSPITALS

P.D. Hinduja Hospital - 1.5 km
Shushrusha Hospital - 1.9 km
S.L. Raheja Hospital - 2.9 km
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LEISURE

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Shivaji Park - 900 m
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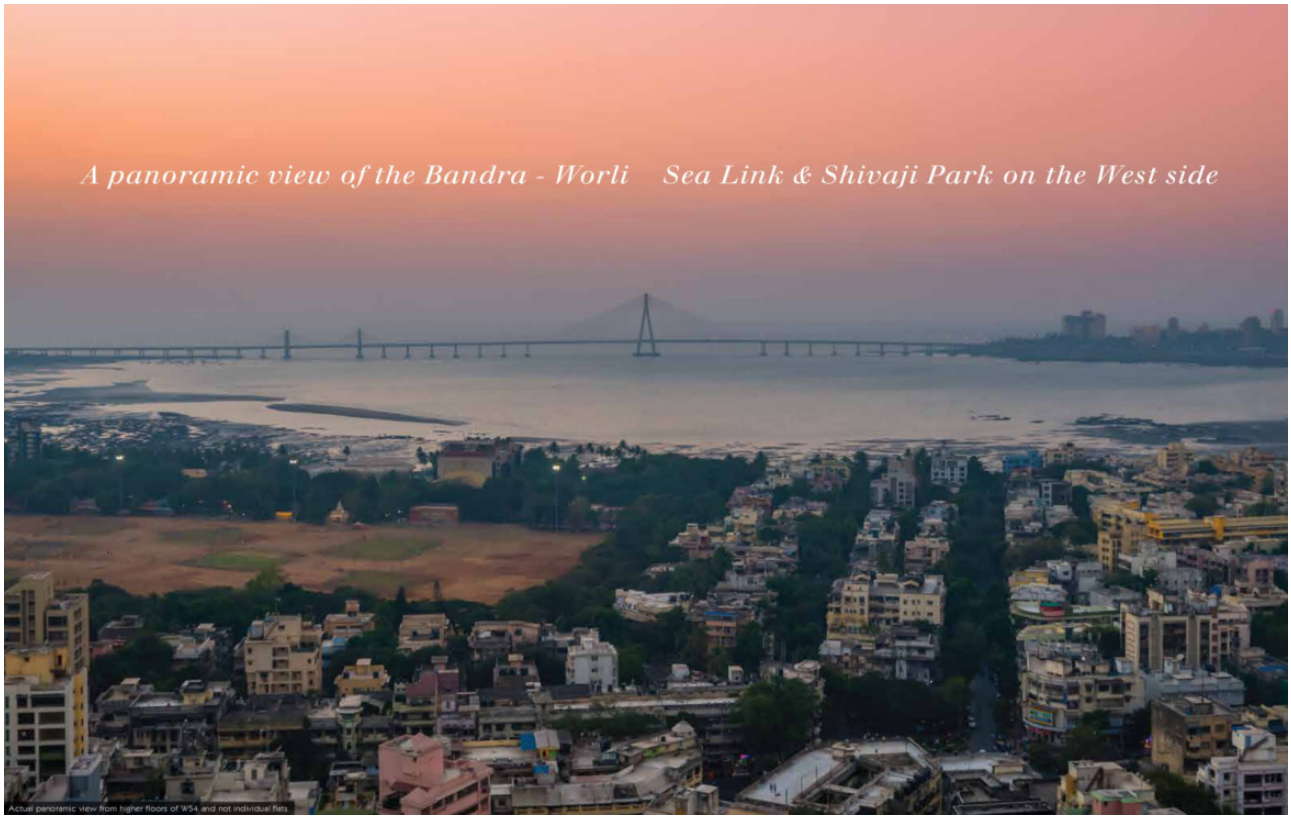
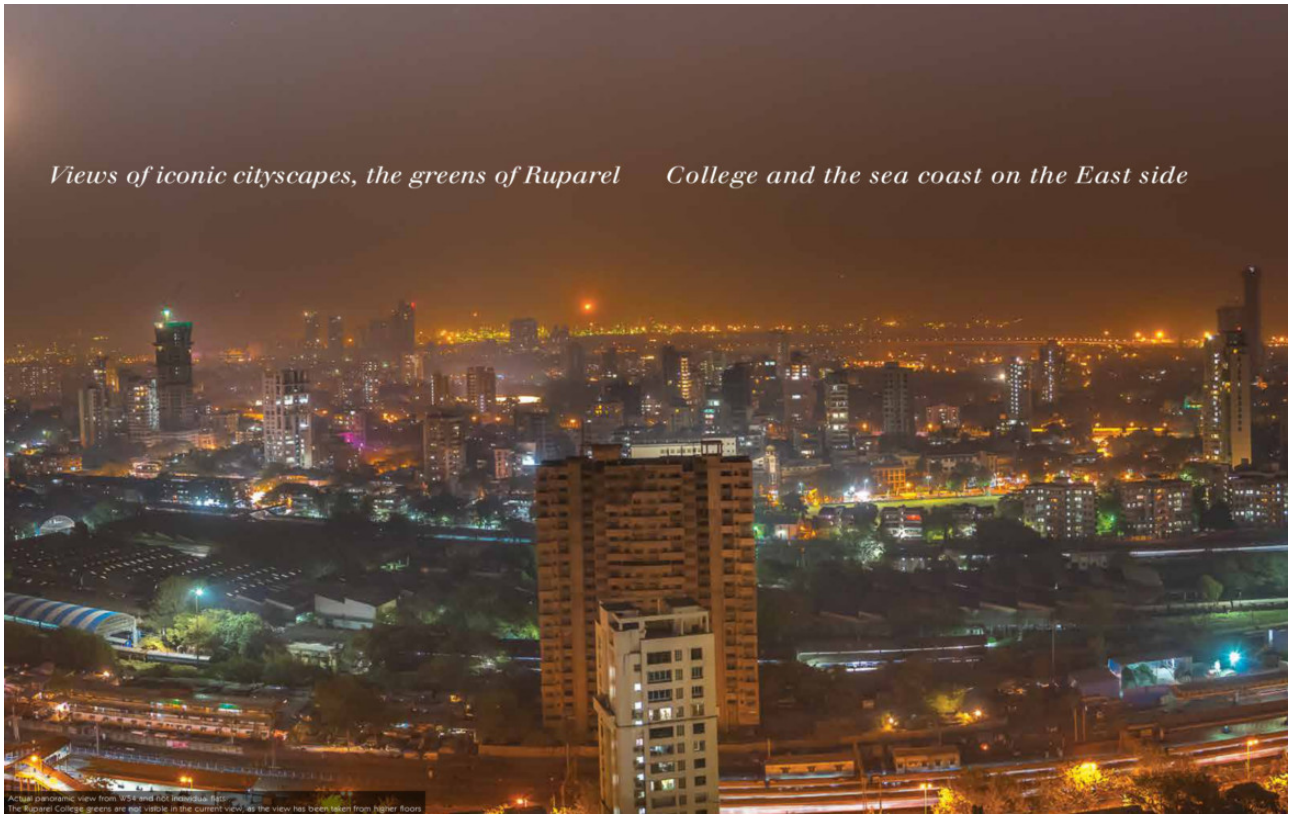
*Approximate distances from Google Maps





In harmony with purity

The word 'Pristine' is synonymous with pure, fresh, flawless and unblemished. The Wadhwa Group are developers of the award - winning marquee luxury project - W54 at Matunga West (Winner of the CNBC - AWAAZ REAL ESTATE AWARD 2016 in Ultra - Luxury Segment). The Wadhwa Group presents to you, **WADHWA PRISTINE** - a home in the same neighbourhood, nestled in pristine surroundings. Its tranquil aura is in perfect harmony with purity and untouched by the city's clamour. Step into a world of pure bliss in a serene neighbourhood.

Indulge in a luxurious experience, without having to move away from your roots.

Hindu Hospital

Swatantrya Veer Natya Sabhagruha

Shivaji Park

Siddhivinayak Temple

Nayar's Bungalow

For reverse-fabric purpose only

A seamless blend of history & indulgent living

Wadhwa Pristine stands tall in one of the most prestigious localities of Mumbai - Matunga West. A dream home with the luxury of connectivity and the comfort of proximity to centres of education, business hubs, etc., allowing you more cherished time with family and friends.

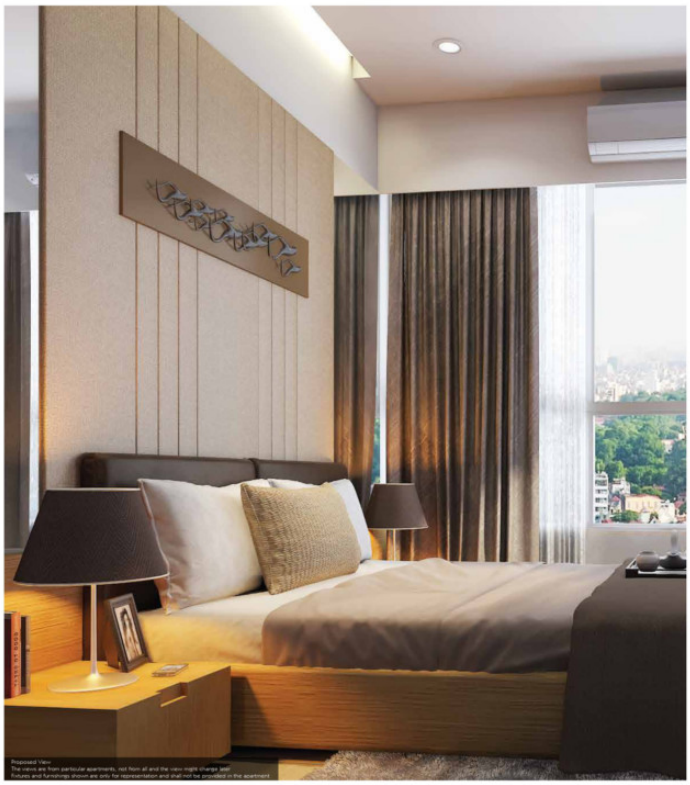
Contemporary, cosmopolitan and replete with culture, this locality has been home to many generations of playwrights, film-makers, actors, corporate honchos, army men and statesmen. Known to be the cradle of Indian cricket, Shivaji Park is known as the Mecca of Mumbai cricketing world and has produced several international players for India.

Adding a unique paradigm to dining & lounging

Entertain and impress your guests in a spacious living and dining room

- *Double charged vitrified tiles*
- *Windows with lower sill heights to ensure maximum views and more light*
- *Residences designed to ensure generous amounts of sunlight and fresh air*

Proposed View
The views are from particular apartments, not from all and the view might change later
Fixtures and furnishings shown are only for representation and shall not be provided in the apartment



A beautiful space made for unwinding

The master bedroom - a blend of comfort and luxury, has been thoughtfully designed to complement your refined taste

- *Double charged vitrified tiles*
- *Large windows to enjoy the views*

A space that brings out the masterchef in you

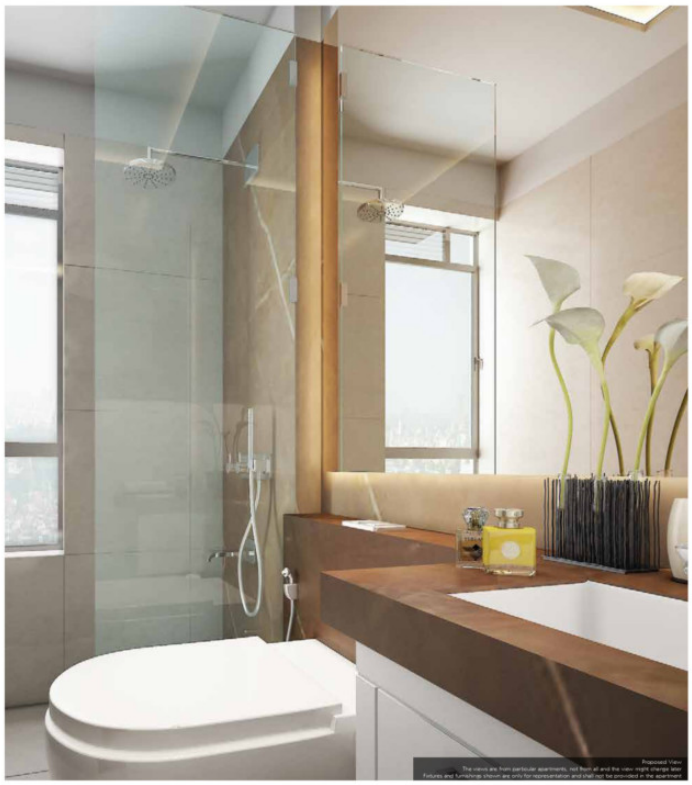
Whether you're a novice or a masterchef, the kitchen is sure to fuel your culinary passion and boost your creativity

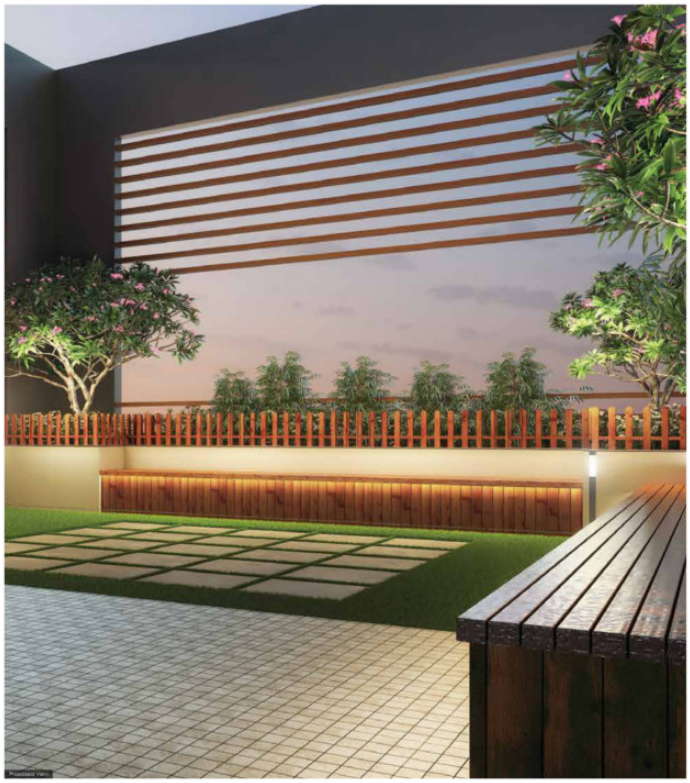
- *Parallel granite platforms for the luxury of extra space*
- *Double charged vitrified tiles*

Enrich your everyday bathing experience

Experience richly finished bathrooms that reflect class and style

- *Anti-skid vitrified tiles that ensure safety*
- *Top-of-the-line fittings - Roca/Toto/Grohe or equivalent, to suit your refined taste*





Here's what adds the spark

- A fitness centre so you don't wade through traffic to hit the gym
- A beautifully landscaped terrace
- Availability of parking tower operator
- Air conditioners in living room, all bedrooms of each residence and entrance lobby
- CCTVs at complex entrance and entrance lobby of building
- Integrated video door phones to ensure security and safety
- Geysers in every washroom
- Water purifier for safe drinking water
- Fire sprinkler in every room of the residence, basement and parking tower
- DG back up for water pumps, fire pumps, elevators and common area lighting
- Sustainability through provision of STP and rainwater harvesting
- Provision of organic waste converter
- Servants toilet at all the mid landing levels of one staircase

Our VENTILIT design philosophy

"Conceived with inspiration.
Planned with passion.
Finished with perfection."

Your needs and your dreams are what inspire us. Every design celebrates space, comfort and safety, with no compromise whatsoever. The philosophy of VENTILIT® borrows from nature's choicest elements of air, height and light and is exclusive to The Wadhwa Group. With the belief that meticulous planning is more important than a striking elevation, we emphasize on building homes that are in harmony with the sun's path and the wind's direction. Not just that, the greater floor to ceiling height makes the apartments more spacious & elegant. Our uncompromising investment in raw materials, coupled with a practical design philosophy, promises maximum safety and minimum maintenance. We create a world where thoughtful designs elevate life experiences and homes celebrate life itself.

VENTiLiT™

The Wadhwa Group's proprietary design concept that maximizes air, light and height in every residence.

HERE'S WHY WE STAND OUT

PROJECT HIGHLIGHTS

Mesmerizing views of • Shivaji Park • Bandra Worli sea link • Ruparel College • City	Free hold land parcel	Possibility of combination of flats
Cross Ventilated apartments	Excellent connectivity to commercial hubs like BKC & Lower Parel	Vaastu compliant apartments with east-west facing windows
Optimum planning to minimize space wastage	No overlooking apartments ensuring maximum privacy	Close proximity to upcoming infrastructure developments metro line 3, MTHL, monorail phase 2, coastal roads
A well-established residential area with all social infrastructure & other amenities in place	Proven track record of delivering best in class residences in the same vicinity – W54	High profile people staying next door