



BOMBAY REALTY
— A BETTER LIFE —

EXPERIENCE

*Conditions Apply - Representational Image.

***THE SOHO LIFE
IN THE CITY OF DREAMS.***

In the bustling heart of Mumbai, nestles a retreat that redefines luxury, glamour and comfort. A gorgeous estate, designed to enchant and excite. Expansive views, opulent homes and innovative architecture are only a few of the things you'll enjoy here.

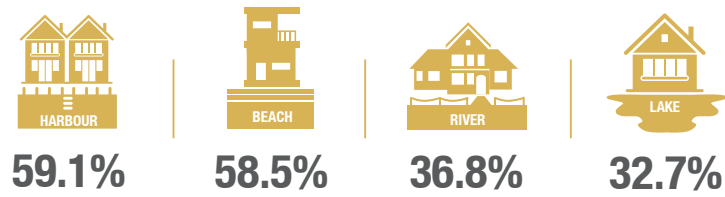
Welcome to the world where life unfolds the SOHO way.

—◆ THE ◆—
SAPPHIRE
COLLECTION
— DADAR —

READY TO OCCUPY
LUXURY CONDOS

OPEN YOUR DOOR TO A WORLD OF SOHO.

A waterfront is less to do with its transport or agricultural value and far more to do with iconic views and lifestyle. According to the Knight Franks Global Waterfront Report 2019, the data reveals that being located alongside a harbor generates the highest premium of 59.1%.



Source – Knight Frank Global Waterfront Report 2019

Mumbai's eastern waterfront not only provides serene sea views but is also well connected to the other islands. While the west is cluttered, the east is well-planned for futuristic perfection in residential, commercial & retail, promising a better futuristic lifestyle.



CURRENT INFRASTRUCTURE –

Eastern Freeway (15 min)

Connects to Fort

Monorail (Next to the project)

Connects to Lower Parel in South Mumbai and Chembur in Central Mumbai

Eastern Express Highway (5 min)

Connects to South Mumbai and Thane

Wadala 4 Roads (5 min)

Connects to South Mumbai and Sion

Water Transport Hub (20 min)

At Ferry Wharf with connectivity to Navi Mumbai and other closely islands via domestic cruise and catamarans

ONGOING INFRASTRUCTURE –

Mumbai Trans-Harbour Link

Connects to Navi Mumbai International Airport via Sea Link

Coastal Road

High-speed seafront bridge connecting Western Suburbs and South Mumbai

UPCOMING INFRASTRUCTURE

MTHL Dispersal Road

Elevated road connecting east to the west



STEP INTO

*Conditions Apply - Shot On Location.

A WORLD OF GLAMOUR, STEP INTO SOHO.

The Sapphire Collection sets a new standard for luxury living by putting all the benefits of a global lifestyle at your fingertips. With this state-of-the-art clubhouse, you can make the most of your day, every day whether it's fitness, leisure or socialising.

The finest amenities are at your service to cater to your every whim and fancy.

*Indoor Amenities -Clubhouse**

Gym

Two Sauna & Steam Rooms

Two Massage Rooms

Two Squash Courts

Indoor Games Room

Table Tennis & Lounge

Crèche

Aerobics & Yoga

Terrace Seating Area

Library

Banquet Hall

Mini Theatre

Billiards & Pool Room

Cards Room

Business Center & Study

Two Meeting Rooms

AV Room

Sit-out Area

Juice Bar

*Outdoor Privileges**

Swimming Pool

Kids' Pool

Jacuzzi

Multi-Purpose Lawn

Barbeque Pits

Skating Area

Tennis Court

Half Basketball Court

Kids' Play Area

Cricket Net

Jogging Track

Raised Deck

Thematic Garden

Pool Deck

Palm Court

Gazebo Lounge Area

Yoga Lawn

Amphitheatre

EXPERIENCE MORE THAN EXCLUSIVITY-THE SOHO WAY.

At The Sapphire Collection, the luxurious life extends beyond the four walls of your home.

Glass Facade Building

High Performance glass for better efficiency in power consumption.

VRV System In Each Apartment For Better Air Quality

For the perfect ambience throughout the year.

Grand Entrance Lobby

Opulence from the moment you step in.

Low-Density Greenery

Lush green expanse.

Gold LEED Certification

With various eco-friendly measures like energy-efficient glass, electrical charging points and many other features.





THE SOHO STYLE OF REDEFINING REALITY.

*Conditions Apply - Actual Show Flat Image.

Every detail here is crafted with perfection. Inspired by international standards, the residences have been tailored with utmost care to make your living experience a delightful one.

Ornately Crafted Abodes:

Fitted kitchen: International modular kitchen (no white goods and appliances included).

Sanitary: International sanitaryware.

CP fitting: International CP fittings.

Flooring in living room: International marble.

Flooring in bedrooms: Laminated wooden flooring.

Air conditioners: Air-conditioned residences with temperature control in each room, except kitchen & toilets.

Safety devices: Gas/heat detector in kitchen, sprinkler system, RFID card reader access to parking areas with boom barrier control.



BOMBAY REALTY
— A BETTER LIFE —

***A LEGACY OF TRUST
AND INTEGRITY ARRIVES
IN SOHO.***



A WADIA GROUP ENTERPRISE

Bombay Realty is a Wadia Group Enterprise that envisions to transform and redefine the Mumbai skyline with two prime developments, The Island City Center" (ICC) located at Dadar and The Wadia International Center (WIC) at Worli. With the ICC, nestled in lush greenery, built using world-class construction technology, Bombay Realty is set to introduce to the world to the future epicenter of Mumbai - ushering in a whole new way of life.

Not just an address.

For over 286 years, the Wadia Group has prided itself on its heritage of excellence and spirit of entrepreneurship. The coming together of these values, along with its unprecedented vision, has resulted in the birth of many successful ventures such as Bombay Burmah, Bombay Dyeing, Britannia and Go First. The Wadia Group has accomplished landmark projects in real estate, be it residential, commercial or retail across India. In recent past, The Wadia Group has delivered 'SPRINGS', a 40-storey luxury residential tower in Dadar.

Wadia International Centre, a state-of-the-art office building at Worli which serves as the headquarters of Axis Bank.



Sales Office: Island City Center (ICC) (Bombay Dyeing), GD Ambekar Marg, Dadar (E), Mumbai – 400 014.

Disclaimer: The Sapphire Collection is part of the project "ONE ICC/TWO ICC" which is registered as the Real Estate Phase Two Project under the provisions of the Real Estate (Regulation and Redevelopment) Act, 2016 and accordingly the authority has granted a Certificate of Registration bearing number P51900008726 dated 19.03.2017. "Catalyst Trusteeship Limited ("CTL") acting in its capacity of a Trustee of India RE Opportunities Trust, is the lender on record for the Term Loan, and all rights, titles, interest and benefits in the Term Loan and the security created in connection with the Term Loan is held by CTL (on behalf of the India RE Opportunities Trust). The Apartment is a part of the security created by way of mortgage, and the receivables out of the Apartments are also hypothecated in each case, in favour of CTL for the repayment of the said Term loan. Accordingly, the concerned Apartment along with its receivables, booked/allotted / sold by this deed / letter is subject to the _rst and exclusive charge of CTL and valid execution of this letter/deed and any agreement in relation to the Apartment is subject to obtaining the prior written permission of CTL. The final transfer of the Apartment in favour of the purchaser/allottee shall be made only on receipt of the final no-objection certificate from CTL." | For more information refer to <https://maharera.mahaonline.gov.in> | T&C Apply.