



ALTUS

An ode to living space
W O R L I

You
are
limitless.

Give yourself the space
to acknowledge it



Developed by:



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Your story.
Gift it the right setting.



You had the spark when times were dark.
You didn't stare at the depths, you simply took a leap.
Uncompromising. Unflinching. Whatever came your way.

Yet you never let anyone feel it.
You strove on when everyone else gave up.
Your road to success has been hard.
You deserve a place not shared by many.

Gift yourself space
Open, unrestrained space.
One of a kind. Against the wide open sky.
Created from deep and profound thought

Raised for a higher purpose

Altus



Altus.
A living space reserved for You

Altus is a brush stroke against the Mumbai skyline. A world-class design by a team of select international architects with an eye for the exclusive. It's meant to be a luxury of space that can be appreciated by only those who have earned it. Right in the heart of Mumbai, Altus is an address that invokes a passion for life, desired by many and enjoyed by a chosen few.



You know Mumbai, how it throbs, beats, and keeps rhythm. This is the place for you to be, right here in Mumbai's Golden Triangle where industry collides with entertainment, mixes with leisure and bursts forth through the sea front. Right at the intersection of the high life at Worli and the business end of Lower Parel. Where the social network is created, global cuisine seeks people with taste and fashion sets trends. An Altus home is where Mumbai comes knocking at your doorstep.

Mumbai. You are at the centre of it all.



Connectivity

Mahalaxmi Race Course - 7 Kms (15 mins)

Chhatrapati Shivaji International Airport - 18 Kms (25 mins)

BKC - 12 Kms (22 mins)

Bandra Worli Sea Link - 3.5 Kms (9 mins)

Eastern Express Highway - 1 Kms (3 mins)

Eastern Freeway - 8 Kms (15 mins)

Nariman Point - 10 Kms (40 mins)

The Taj Mahal Palace, Colaba - 10.5 Kms (45 mins)

It's Your world. Make Your entrance grand

This is your place, this is your time. Feel it in your step; as you enter the double height lobby entrance adorned by the water wall. Look up, take a moment, feel the beauty of where you have arrived and how far you have come. It's a world made with a dazzling array of stone, wood and glass with a finish that mirrors your perfection. Slow down your pace, there is always the concierge service to take care of all those little chores while you lean back and focus on the big picture. All under the soft lights of the sparkling ceiling which only reflects the heights you have reached.



There would be only 60 flats in Altus. Because there are not many who are meant to be here. The homes are 3 BHKs and just 2 units per floor with it's own individual lift lobby and a shared floor lobby that respects the privacy of each home. Yet a bond spreads through the landings. A sense of belonging. A realisation that unique lives can still share experiences.

You have every right to keep Your presence exclusive



Key Facts

- Imported Polished Marble Finishing
- Air Conditioned Lounge
- 4 Hi-Speed Elevators
- CCTV Surveillance On Perimeter And Lobby
- 24/7 DG Backup For Common Areas
- 7 Meter High Lobby
- Designer Chandelier
- Concierge Desk

*Your space. Lavish, unobstructed.
Just the way You want it.*

The true essence of living space is when the doors of your home open and a deep satisfaction fills yourself. Give into that satisfaction as you let the light from the picture windows fill the living room diffusing through the cool air of the Arabian Sea blowing through the space. Enjoy the attention to detail in the smallest fitting, the feel of Italian marble under your feet. Or step out, become part of the wide-open sky of the city on the sky deck. Witness the flow of the city from your private perch. Have a quiet cuppa, feel the winds of change.



Key Facts

- 30' X 15' Living / Dining room
- Unobstructed Views
- Overlooking The Arabian Sea
- Sky Decks
- Well Planned Spacious Apartments
- Cross Ventilated Spaces
- Private and Secure Entrances
- 11'9" Floor to Floor Height

The Living room comes with a deck because when you feel like wanting a bit of outdoors you don't have to leave home. Tastefully designed, the deck spreads out into the cityscape, a place to greet the sun in the morning and say hello to the stars at night.

You and the horizon for company.



Key Facts

Unobstructed View

Designed For Private Yet Open

6' Wide Deck

Space Adds To The Expansive Living Area
As An Extension

Give Yourself rest because You dare to dream.

Rest needs as much planning as life. Gain back your energy as you draw the tall drapes over the sprawling view of the city spread. This is not just your bed-room, it's your intimate space, where you let the breath slow down and relax as you give yourself to the embrace of your privacy. Where there is a bubbling bath in the en-suite bath waiting to engulf you softly. And generously designed wardrobes speak of your taste. You need a space like this because this is where you dream up the next turns in your life.



Key Facts

Corner Windows

17' X 14'6" Master Bedrooms

Expansive Wardrobe Spaces

Ensuite Bathrooms

Away from all the pressures of life make a little kingdom for your princes and princesses. A children's room in each Altus home is big enough for all their fun and cozy enough to let them to curl up and feel warm.

Let Your children be children



Key Facts

15'3" X 14'9" Children's Room

Ensuite Bathroom

Expansive Wardrobe Space

Powder Room

Rejuvenate *Yourself* Be ready for living.

Relax, rejuvenate, refresh in the crafted to perfection bath. Where exotic oils mesh with alleviating fragrances in a setting of plush stone and wood, alive to the touch. And the water flows, controlled through the wonders of technology, to massage your muscles and open up your mind.



Key Facts

-●.....
Ensuite Bathroom With Each Bedroom
-●.....
Sanitary Wares Of Duravit* Or Equivalent
-●.....
Sanitary Fittings of Grohe/Hansgrohe &
Kohler or Equivalent

Let the essences from far corners waft through the chic, modular kitchen that's designed with bold strokes and built with all the modern conveniences a master chef would expect. Combining the functional with the aesthetic, it feels just like the cuisines you love, balancing nutrition and the appetite for seeking new adventures. Because your love for flavours should get all the pampering in the world.

*Life's flavours, rare, invigorating, should be on **Your** menu.*



Key Facts

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Dry Yard
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Garbage Chute
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Pipe Gas Provision
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Chimney/Dishwashing Machine Provision
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Indulge Your love for the spectacular

Grant yourself that top of the world feeling. It's called The Rooftop at Altus and it is a drink that goes best with a dash of sunset, a mellow tonic that needs to be savoured in silence. The rooftop is a destination in itself, not just for the bar but for the lovely company that joins in. Salute! to that.



Key Facts

-●.....
The Roof Top Sky deck on 43rd floor
-●.....
Juice Bar
-●.....
Lounge
-●.....
270° Views Over The Arabian Sea And
The City

Up there, unobstructed, is the 270 degree view of the riot of steel and glass, that makes the city skyline, merging into the calm of the horizon across the Arabian Sea. And you can take it all in, not just with your eyes but with your very spirit.

Treat Yourself to a glorious backdrop



Apartment 1 Master Bedroom

Apartment 1 Living Room

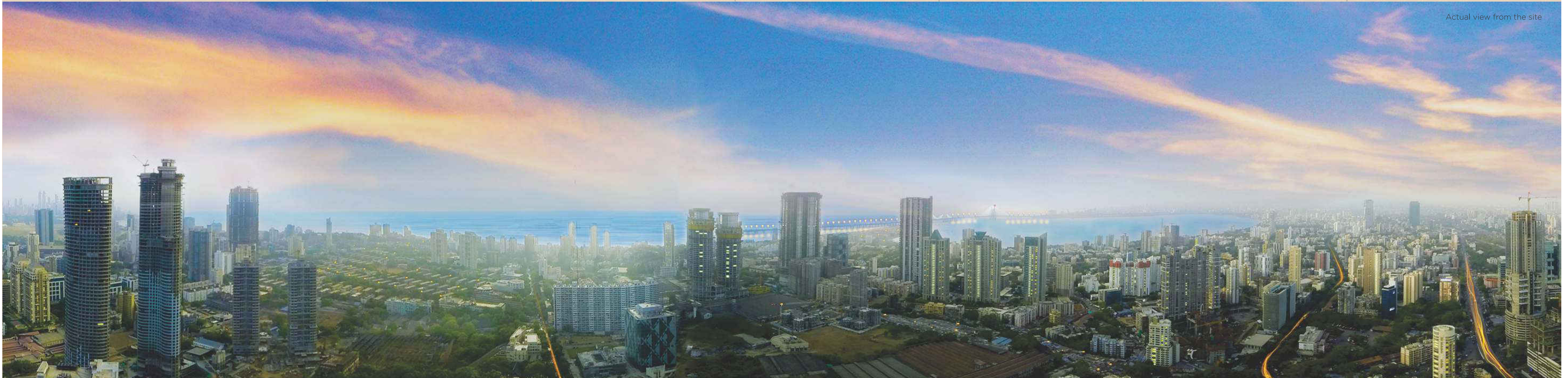
Apartment 2 Living Room

Apartment 2 Master Bedroom

Apartment 2 Bedroom

Apartment 2 Bedroom 1

Apartment 2 Bedroom 2



Actual view from the site

Enjoy *Your* city from perch high.



The E-deck with its open, landscaped green terrace gives you a sense that there is more than meets the eye here. And of course you are right. Go with the magic of the E-Deck on the seventh storey. It's transparent blue waters pool lets you float above the city. You will realize that the deeper you plunge into the water, the higher you rise. And you experience a unique phenomenon - Mumbai can be silent even as the traffic roars below. This is your invitation to sink into life. Seven stories above sea level.

Blue and Green will soon become *Your* colours.



Key Facts

- Lap pool + Jacuzzi
- Separate Children's Pool
- Shaded Cabanas
- Juice Bar

*Only You can keep Yourself healthy.
But we can surely help*

You never ignore what your body says. It's your living temple. And we want to help you keep it in shape. Health, exercise, fitness is very much part of our design at Altus. You will find a heavily-equipped gym with facilities for your trainers to shape you. And right nearby is the light of the Yoga room, serene and meditative. You will also discover that each part of the fitness centre is designed to keep your body tuned for all the experiences that are to come.



Key Facts

- Well Equipped Gym
- Segregated Cardio and Weights
- Spa
- Yoga Room

The beauty of moving picture and sound in the quietness of your own private theatre, that's something not many can write about. Or experience. Unless, of course, you are living in Altus.

Your private affair with Cinema .



Key Facts

Private Movie Theatre

Open air party lawn with BBQ pit

Billiards Room

Library

Grant Your children the freedom they need

The crèche facility was one of the first features we designed. It will strike you as thoughtful because you know the children will be taken care of here, even as you take a much needed time out with friends. You feel secure and the children run free into the landscaped garden, enjoy in the play area and scoot up the rock climbing wall. It's fun time, but safety is ever present.



Key Facts

Children's Play Area

Creche

Children's Pool

Rock Climbing Wall

Take the lift to work we say. You will find the business centre fully equipped, completely connected with neat quiet spaces for work and discussions. Let your team members feel what it is when just a few floors separate your business life from your personal one.

You definitely don't deserve the rush hour



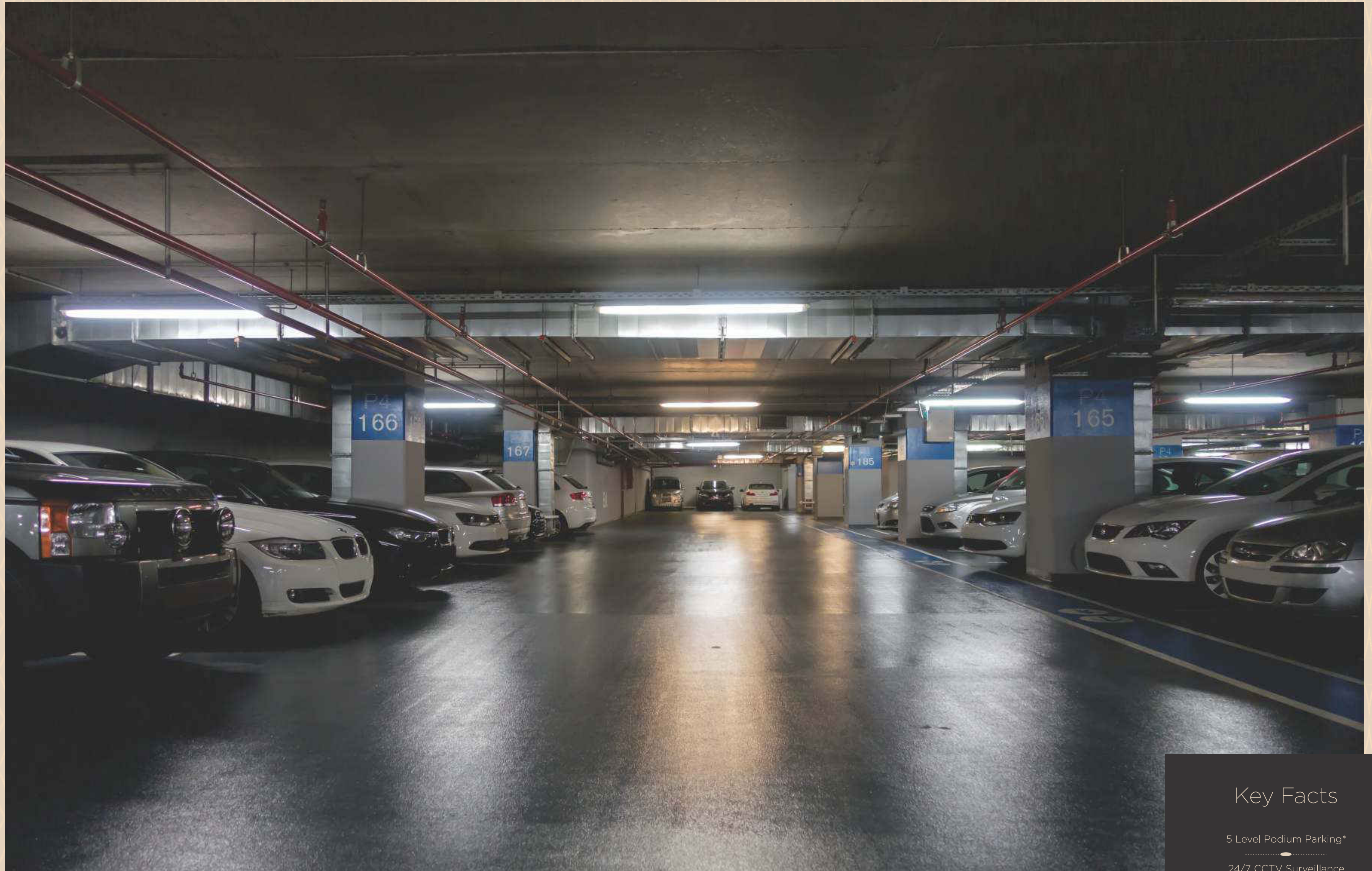
Key Facts

Business Centre

8 Pax Conference Rooms

*Your car makes a statement.
Even Your parking should.*

Everyone knows how driven you are. And that passion for a good set of wheels. We have provided parking space for three cars per apartment, valet service and rest areas for drivers. Because you are the kind of person who makes the wheels spin.



Key Facts

5 Level Podium Parking*
.....●.....
24/7 CCTV Surveillance

Altus is an expression in space of that feeling. A concept that matches the experiences of your life and lives up to your sense that the world is alive, breathing, rich with possibilities.

Altus.

We have meant it to be the very definition of luxury.

*Because **You** are just the person who deserves it.*



Beckoning Of The Extraordinary Life.



For over three decades, we at Ahuja Constructions have proudly been punctuating the Mumbai skyline with our homes. Leveraging our formidable experience, expertise and technology, we introduce the urban resident to the Art of Extraordinary Living. While our projects go by different names, the one thing that remains consistent is the name on the marquee and the promise of a lifestyle that comes with it. Every space created by us has been the hall mark of luxury, detailing and innovation. Till date, we have developed 44 projects, spanning the belts of Worli to Borivali, Chembur to Mulund and Navi Mumbai. Going forward, the projects that are in the offering in various locations of Mumbai Metropolitan Region like Worli, Bandra, Oshiwara, Sion, Malad and Ambarnath, total up to approximately 5 million sqft. This would be further augmented to ensure a pipeline of 10 million sqft at any given point of time. Our diverse portfolio of projects encompasses Greenfield, Society Redevelopment, Joint Ventures as well as SRA developments. Today, the Ahuja Universe of Projects can be classified into 3 categories – Star, Stella and Galaxy. Our Ahuja Star properties offer the highest level of luxury living. Altus is a star category project.



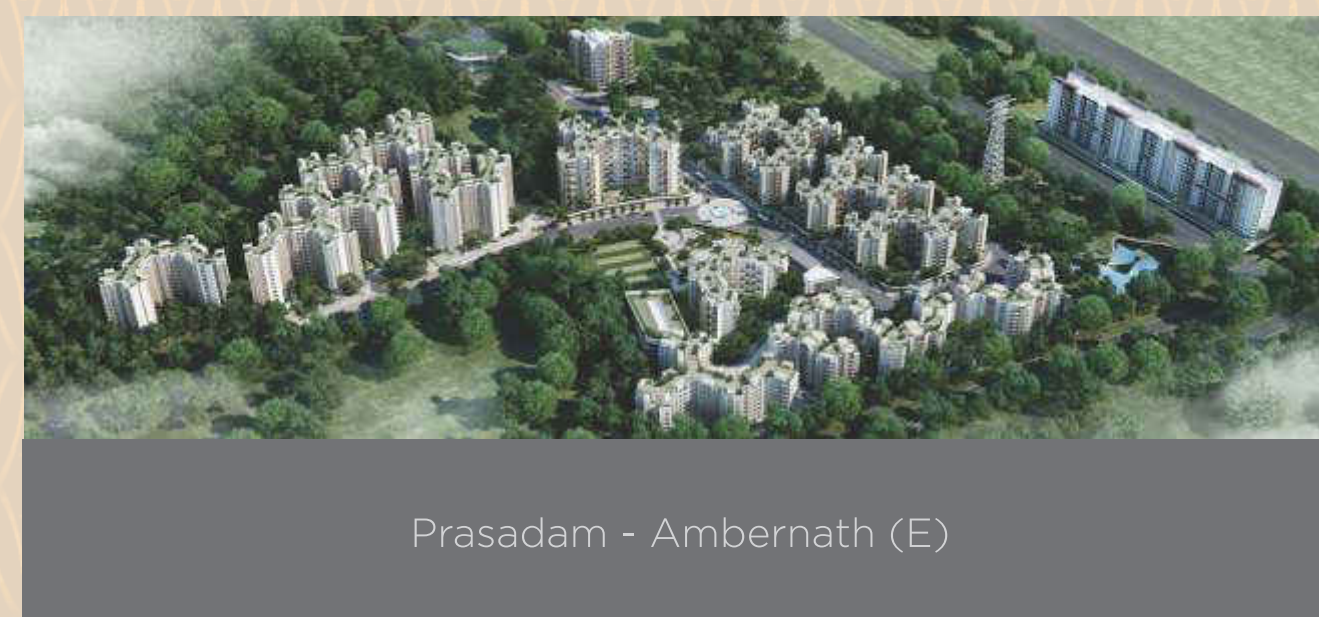
Ahuja Towers - Worli



L'Amor - Oshiwara



Project in Malad



Prasadam - Ambarnath (E)



O2 - Sion

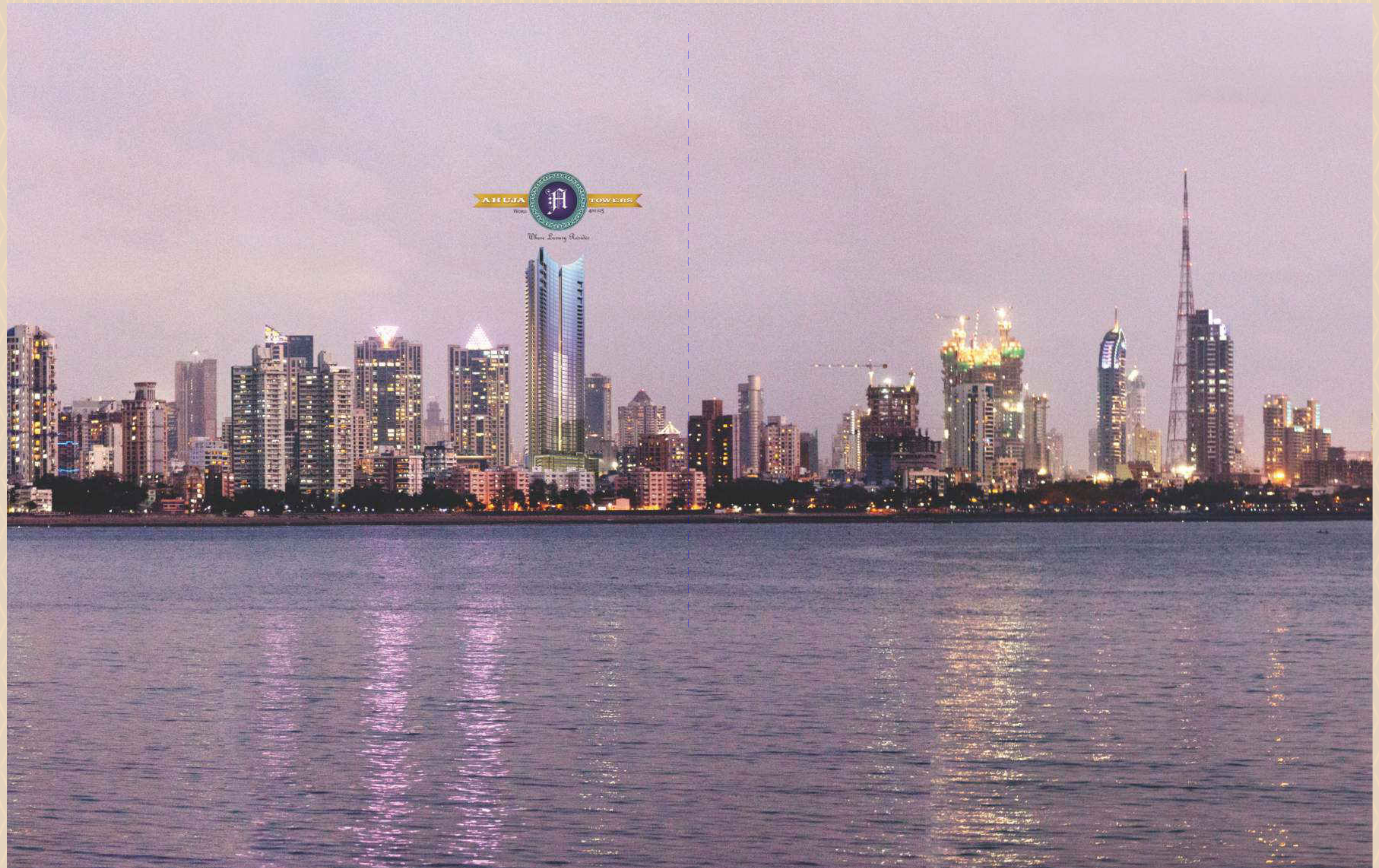


Project in Bandra

Ahuja Towers - A success story

The project when envisioned was to transform the skyline of Mumbai and set a new benchmark in luxury living. And how well have we achieved that. Today Ahuja Towers stands tall in the skies of Worli defining a landmark for the city. The tower is meant for the "kings of the modern world". The apartments, which occupy a level each, offer over 270 degrees sea views. The sprawling 13ft floor to ceiling height living space, redefines grandeur and sets a new epitome of luxury.

One success story leads to another and that's how Altus came into being.



Dissatisfaction with the status quo. Hunger for growth. These are not just throw away phrases but a way of life at JP Infra. Going against the norms defined our beginnings in Gujarat where we built the best of malls from there to Mumbai. It was a journey built brick by brick, literally. From Worli to Juhu to Mira road, all our projects are designed keeping in mind the demands of the time. From compact homes to sprawling ones, we have built them all. Its not mere square feet that we choose to define ourselves by. Over the last 7 years we have become one of the fastest growing realty players occupying prime spaces in the home buyers mind. Today JPInfra is involved in building key projects across Mumbai.

Altus, is another example of JP Infra pushing the boundaries of excellence.

Relentlessly transforming ideas to sq. ft.



JP North - Mira Road



JP Road - Andheri



Chalet Amar - Juhu



Unity Towers - Worli



Boulevard - JVLR



JP Decks - Goregoan

Designed by World's Best Consultants



S. V. Thakker & Associates is the total service Architectural firm practicing in Mumbai since thirty years. The firm offers imaginative design, new ideas and concepts with full involvement in their services. The firm believes in providing quality profession services. The firm strives to produce work that is inventive, creative, practical and economical.

CBRE

CBRE Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services and investment firm (in terms of 2014 revenue). CBRE offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting.



Environment Policy & Research India (EPRI) provides services in all the specialized sector of environment and energy. Its mandate is to act as a think tank and provide strategic solutions to the client, Indian Government and others through its team of experience and diversified knowledge.

ULTRA-TECH

ULTRA-TECH is a dynamic environmental consulting and laboratory services providing ISO certified organization, since its inception in 1986. It is a confluence of well qualified and experienced engineers, environmental experts, management professionals, project management experts, well trained o & m, sampling and lab analytical teams engaged in providing Environmental Clearance.

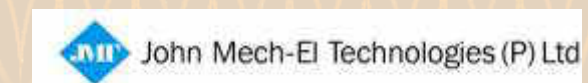


With 145 years of unparalleled design experience, P&T Group is one of the world leaders in Residential Development. One of the largest Architectural and Engineering practices in Asia, it has more than 20 offices across countries like Singapore, Hong Kong, China, Thailand, UAE, Vietnam and others.



JW CONSULTANTS LLP
Formerly Y S Sane Associates

JW Consultants LLP today is a well-known name for structural consultancy with projects spanning all sectors. They have worked with reputed construction companies across India, as well as foreign countries like Sri Lanka, Nepal, Bhutan, Tanzania and Russia.



JMT is one of the leading MEP Consultancy firms in India. They have rendered the design & engineering consultancy services of all mechanical and electrical systems for Altus

In addition, the Ahuja Team has been supported by a number of International and Indian creative and marketing consultants:
Tugboat Communications - Branding and Creative Consultant
Sedley Place (UK) - Marketing Consultant

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Your story.
Gift it the right setting.
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