

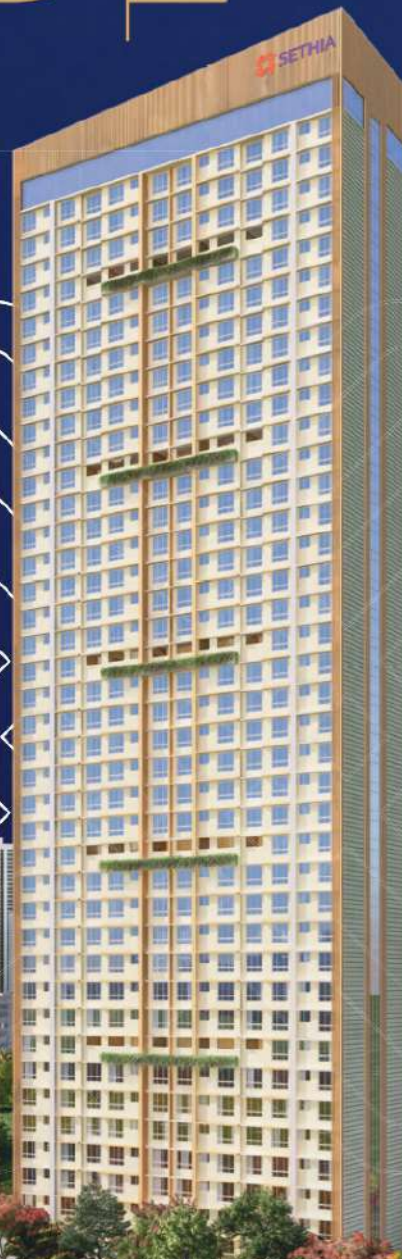


**SETHIA**  
INFRASTRUCTURE  
WHERE DREAMS COME HOME

SETHIA  
**PRIDE**

**THE BLEND  
OF TRADITIONAL  
LUXURY &  
ULTRA-MODERN  
FEATURES**

**1 & 2 BED  
BLISSFUL RESIDENCES**  
WESTERN EXPRESS HAPPINESS,  
KANDIVALI (E)



Artist's Impression

# Legacy At Its Finest



**SETHIA**  
INFRASTRUCTURE  
WHERE DREAMS COME HOME



Sethia Infra, established in 2000, has been transforming the skyline of Western Suburbs of Mumbai. With more than two decades in the industry and over 10 projects in residential, commercial, and industrial areas, we focus on delivering high-quality, affordable units.

Sethia Infra aims to deliver their projects before time and provide value for money homes for everyone.

**5000+  
HAPPY  
FAMILIES**

**2 MILLION  
SQ. FT.  
DELIVERED**

**2.5 MILLION SQ. FT.  
ONGOING  
DEVELOPMENT**

# An Address With Endless Possibilities

Kandivali - a neighbourhood with multiple premium residential projects, top-of-the-line lifestyle avenues and spacious living spaces.

Kandivali has now become a popular choice among those who seek rewarding investment opportunities as compared to other micro-markets in Western Suburbs, it offers spectacular ROI.

This neighbourhood is well developed in terms of connectivity and infrastructure, providing its residents with the conveniences everyone dreams of.



# A Neighbourhood With Well Planned Infrastructure



Representative Images



## TRANSPORT NODES:

- Western Express Highway.....0 min
- Poisar Metro Station .....1 Min
- Kandivali Railway Station.....5 Mins
- SV Road/ Link Road.....10 Mins
- Proposed Coastal Freeway.....15 Mins
- Mumbai International Airport.....20 Mins
- Domestic Airport.....25 Mins



## MALLS AND RETAIL AVENUES:

- 101 Growel's Mall.....1 Min
- Lokhandwala Shopping Complex.....1 Min
- Thakur Shopping Mall.....4 Mins
- DMart.....4 Mins
- Raghuleela Mall.....5 Mins
- Oberoi Mall.....8 Mins



## BUSINESS DISTRICTS:

- Infinity Park.....7 Mins
- Nirlon Compound/ NESCO.....8 Mins
- Mindspace.....10 Mins
- MIDC/ SEEPZ.....15 Mins
- Andheri-Kurla Business District.....15 Mins
- BKC.....30 Mins



## EDUCATIONAL INSTITUTES:

- Lokhandwala Foundation School.....1 min
- Thakur College Of Engineering & Tech.....5 mins
- Thakur Public School (CBSE).....5 mins
- Ryan International School (CBSE).....5 mins
- Oxford Public School (ICSE).....5 mins
- Cambridge School - ICSE.....5 Mins



## HEALTHCARE:

- Seven Star Multi-Speciality Hospital.....5 mins
- ESIC Speciality Hospital.....5 mins
- DNA Multi-Speciality Hospital.....7 mins
- Sanjeevani Hospital.....8 mins



## ADVENTURE PARKS:

- Sports Authority of India.....1 min
- Sachin Tendulkar Gymkhana.....7 mins
- Essel World and Water Kingdom.....15 mins

Travel Time as per Google Maps

# A Destination That Offers The Best Of Everything



WEH



Western  
Railway



School &  
Education



Functional  
Metro Line 7



Proposed  
Coastal Road



Social life in  
and around



Leisure &  
Entertainment



Near Aarey  
& SGNP





Artist's Impression

# 1 & 2 Bed Blissful Residences

## WESTERN EXPRESS HAPPINESS

Homes that bestows you & your family with the happiness of a perfect lifestyle. Unlock the key to an address where the lifestyle has gifts of tranquil living, the comfort of conveniences, serene vistas of the greens and city, indulgences curated for catering to your aspirations of premium living.



Actual View

# Key Highlights

With every necessity at arms' length, enjoy the lifestyle of the elites with amazing utilities.



Grand Air Conditioned Entrance Lobby



Designer Amenity Lobby



Earthquake Resistant RCC structure



EV Car Charging point



Power Backup For Emergency Power



Executive Waiting Zone



WiFi Zone



Solar Panel



Common Servant Toilet



Rain Water Harvesting



24 X 7 Security



24 X 7 Water Supply



CCTV Surveillance



High-Speed Elevators

Strike the most versatile balance of every lifestyle choice, and indulge in the premiumness with 15+ lifestyle amenities.



Artist's impression

# Project Hallmarks



One of the tallest towers of Kandivali



Well-ventilated, airy and ample natural light with acres of open scape



Grand entrance lobby



Car parks across 4 levels



Breathtaking City and Hill views



Lavish gymnasium on 40<sup>th</sup> floor over-looking city skyline

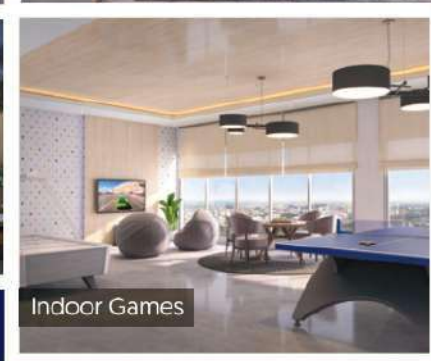


Open to sky rooftop swimming pool



Thoughtfully-planned 1 & 2 Bed homes

# Lifestyle Amenities



Representative Image



## Internal Specification

Providing you with the best living experience is what we strive for and we believe amenities are a must but so are the internal specifications of your home.

- Pool facing Cabana
- Giant Chess Zone
- Sky Deck
- Rooftop Garden
- Reflexology Track
- Walking Track
- Toddler Play Zone
- Digital Play Zone
- and many more...

- Vaastu Compliant
- Vitrified Flooring
- Cross Ventilation
- Kitchen Platform
- Premium Bathroom Fittings
- East-West Facing Windows For Ample Air & Sunlight

Experience the pinnacle of happiness. Discover unparalleled joy.



# Uncluttered Living, To Make Space For Memories.

Start your journey in well-ventilated homes with breathtaking views.  
Discover a master chef in your kitchen .



Representative Images



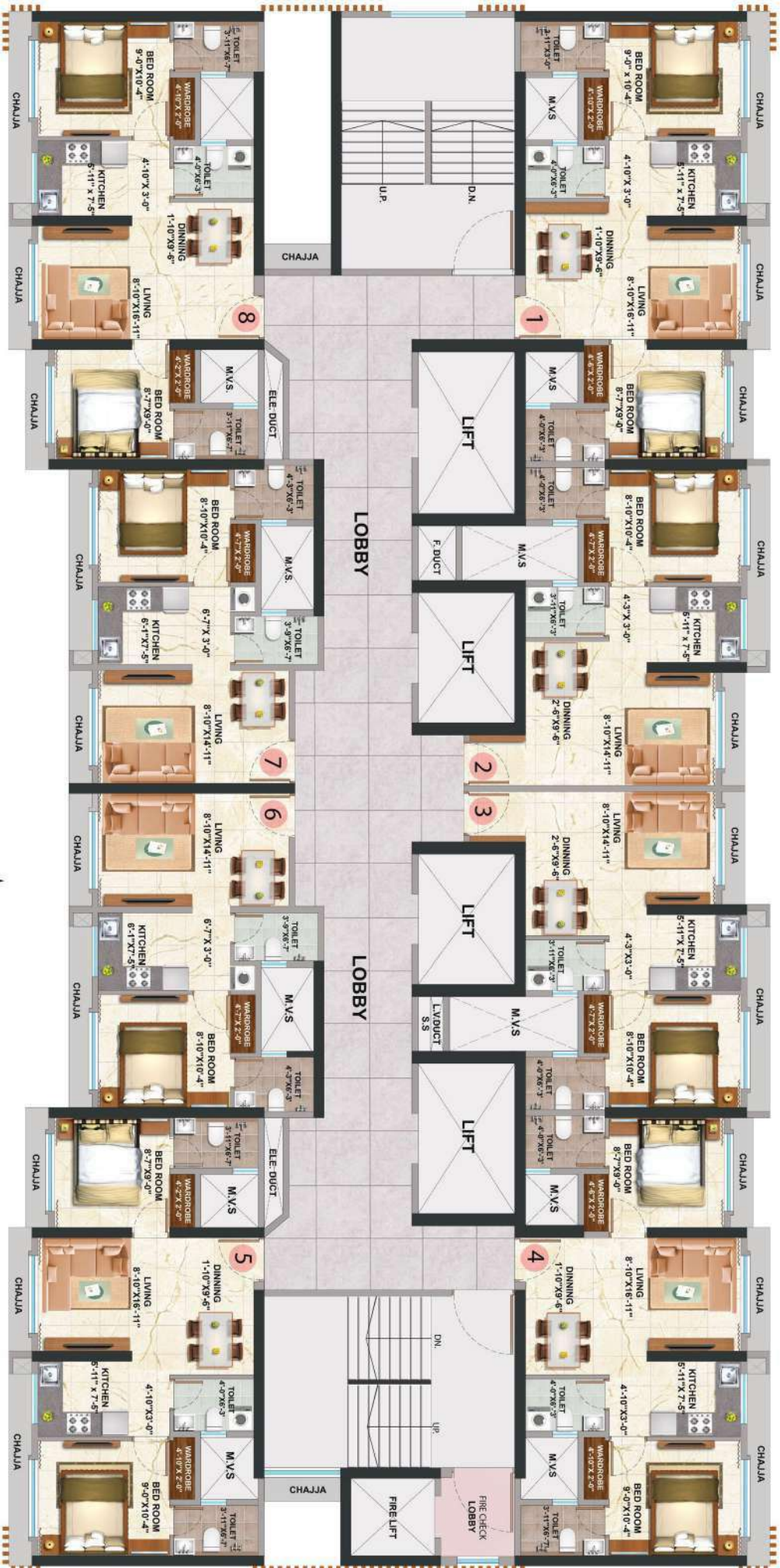
Vaastu Compliant  
Apartments



Sun-lit & Airy  
Residences



Two Master Bedrooms  
in 2 Bed Residences



TYPICAL FLOOR PLAN FOR SETHIA PRIDE - KANDIVALI (E)



SETHIA  
PRIDE



**+91 815 106 3333**



MahaRERA Registration No.: P51800046531 | Available on : <https://maharera.mahaonline.gov.in>



This project is financed by Vivriti Capital Limited.



Site Address: Sales Lounge, Next to Mahindra & Mahindra Ltd, Western Express Highway, Kandivali (E), Mumbai - 400101.

DISCLAIMER: This Advertisement/printed material does not constitute an offer or contract of any nature whatsoever between the promoters and the recipient. All transactions in this development shall be subject to and governed by the terms & conditions of the agreement for sale to be entered into between the parties. All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations up to (+/-) 5% in actual carpet areas may occur on account of site conditions/ columns / finishes etc. In toilets, the carpet areas are inclusive of ledge walls (if any). Conversion: 1 sq. Mtr. = 10.764 sq. ft. 1 meter = 3.28 feet. The final discretion remains with the developer. This project registered under the name Sethia Pride Wing A. & is marketed as Passcode Happiness Trending.\*T&C Apply.