

A PARTNERSHIP STANDING TALL AND STRONG SINCE 2014



AN COLLECTIVE EXPERIENCE AND STRENGTH
OF OVER 150+ YEARS IN THE REAL ESTATE INDUSTRY.



Project Name: **Atmosphere**

Total Land parcel - **13.2 Acres**

Total Residences – **1985 Units**

1,534 families experiencing
pure joy in their dream homes.

I N T R O D U C I N G

ARTEK PARK

T H E B K C E D G E

WHY ARTEK PARK ?

KEY USP

- LOCATION HIGHLIGHTS
- DEVELOPER STRENGTH
- LAND & DENSITY
- PRODUCT
- DESIGN
- OFFERINGS
- BENEFITS FOR YOU

THE FUTURE OF SEAMLESS CONNECTIVITY



If access is the Key to connection, How about the entire city?



DIRECT PEDESTRIAN ACCESS FROM BKC TO THE PLOT



WHAT THE CITY OVERLOOKED, THE WORLD NOW WATCHES.

In less than two decades, BKC has risen as Mumbai's financial nucleus, home to global corporations, consulates, and the city's most influential families.

A definitive symbol of vision, scale, and stature.

ENCIRCLED BY THE EXCLUSIVES.



Stock Image

EDUCATION INSTITUTES

- Dhirubhai Ambani International School
- Nita Mukesh Ambani Junior School
- American School Of Bombay
- Mount Litera International School
- AVM School



Stock Image

HOTELS & CLUBS

- Trident
- Sofitel
- Grand Hyatt
- The Bay Club
- MCA



Stock Image

HEALTHCARE

- Asian Heart Institute
- P. D. Hinduja Hospital & Medical Research Centre
- Fortis SL Raheja Hospital
- Lilavati Hospital
- Gurunanak Multispeciality Hospital

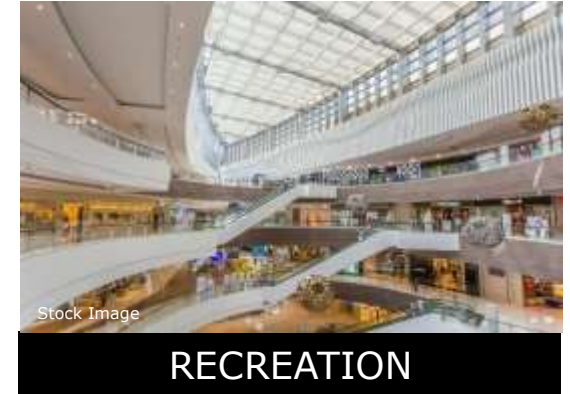
ENCIRCLED BY THE EXCLUSIVES.



- Coastal Road
- BKC Connector
- SCLR
- WEH
- EEH



- Bullet Train
- Metro Line 3(Aqua Line)
- Metro Line 2B
- Bandra Railway Station
- Bandra Junction



- NMACC
- Jio World Drive
- Jio World Plaza
- Jio Garden
- Phoenix Market City

A PROJECT BY



AN COLLECTIVE EXPERIENCE AND STRENGTH
OF OVER 150+ YEARS IN THE REAL ESTATE INDUSTRY.

AN COLLECTIVE STRENGTH



MICL – Aaradhyavaan



Chandak – Highscape city



25 South – Residential
The Capital - Commercial

LAND SIZE – 7100 SQUARE METRE



WHAT MAKES OUR LAND PARCEL TRULY UNIQUE ?

**FREEHOLD.
BECAUSE LEGACY SHOULDN'T
COME WITH CONDITIONS.**

Unlike leasehold plots in the surrounding, Artek Park is freehold land offering enduring value, complete ownership, and the certainty every legacy deserves.

WHAT ACTUALLY LOW DENSITY MEANS?

150 RESIDENCES ON 7100 SQUARE METER PLOT

47.33 SQUARE METER SPACE PER RESIDENCES

HOW ARTEK PARK OUTCLASSES THE NEIGHBOURHOOD.

150 Residences | 2 Apartments per floor @ 7100 square meter plot

FEATURE	ARTEK PARK	Project 1	Project 2
No. Of Apartments	150	1000+	800+
Land Ownership	Freehold	Lease	Lease
MMRDA / MHADA / SRA	No	Yes	Yes
Density	Low	High	High
Parking	Surface	Stack/Mechanical	Stack/Mechanical
FSI	2.25	5+	5+
Scheme	33(7)B.	33(5), 33(10) or 33(11)	33(5), 33(10) or 33(11)
Floor to Floor Height	3.2 mtr.	3 mtr.	3 mtr.

**THE ONE ADDRESS
THAT EVEN
MUMBAI'S SKYLINE
WILL TAKE NOTE OF.**

*LOW DENSITY
PREMIUM RESIDENCES*

An artistic rendering of the Artek Park high-rise building. The building is a tall, modern structure with a white facade and multiple vertical gardens integrated into its design. The gardens are lush green and run up the sides of the building, providing a natural contrast to the urban environment. The building is set against a backdrop of a clear blue sky with scattered white clouds. In the foreground, there are palm trees and other tropical vegetation, suggesting a warm climate. The overall scene is bright and sunny, with the building's reflection visible in a pool of water at the base.

Artek Park isn't just another premium pin on the map. It's a Landmark.

3 & 4 bed residences, Duplex & Penthouses with sweeping decks, uninterrupted views, and a sense of quiet opulence.

Crafted for legacy.
Designed for distinction.

An artist's impression of a modern architectural development. On the left, a tall, light-colored building features vertical green walls with plants. In the center, a two-story glass-walled structure is topped with a lush green roof. The foreground is dominated by a large, well-maintained green lawn with winding paths. To the left of the lawn, there are landscaped garden beds with various plants and a small circular water feature. The sky is clear and blue.

MAXIMUM OPEN SPACES. 100% UNCOMPROMISED.

This development is designed for openness and grandeur, with maximum dedicated to open spaces.

Grand Lawn
Walking / Jogging Track
Zen Garden
Gazebo
Banquet Lawn
Hydroponic Farming

A CLUBHOUSE SO PRIVATE, IT FEELS PERSONAL.

This isn't a clubhouse. It's a collection of experiences, handpicked for those who expect more.

Pickleball Court
Multi-purpose Court
Indoor Games Room
Zumba / Yoga Room
Gymnasium
Double-height Indoor-
Badminton court
Private Dining Room
Business Centre





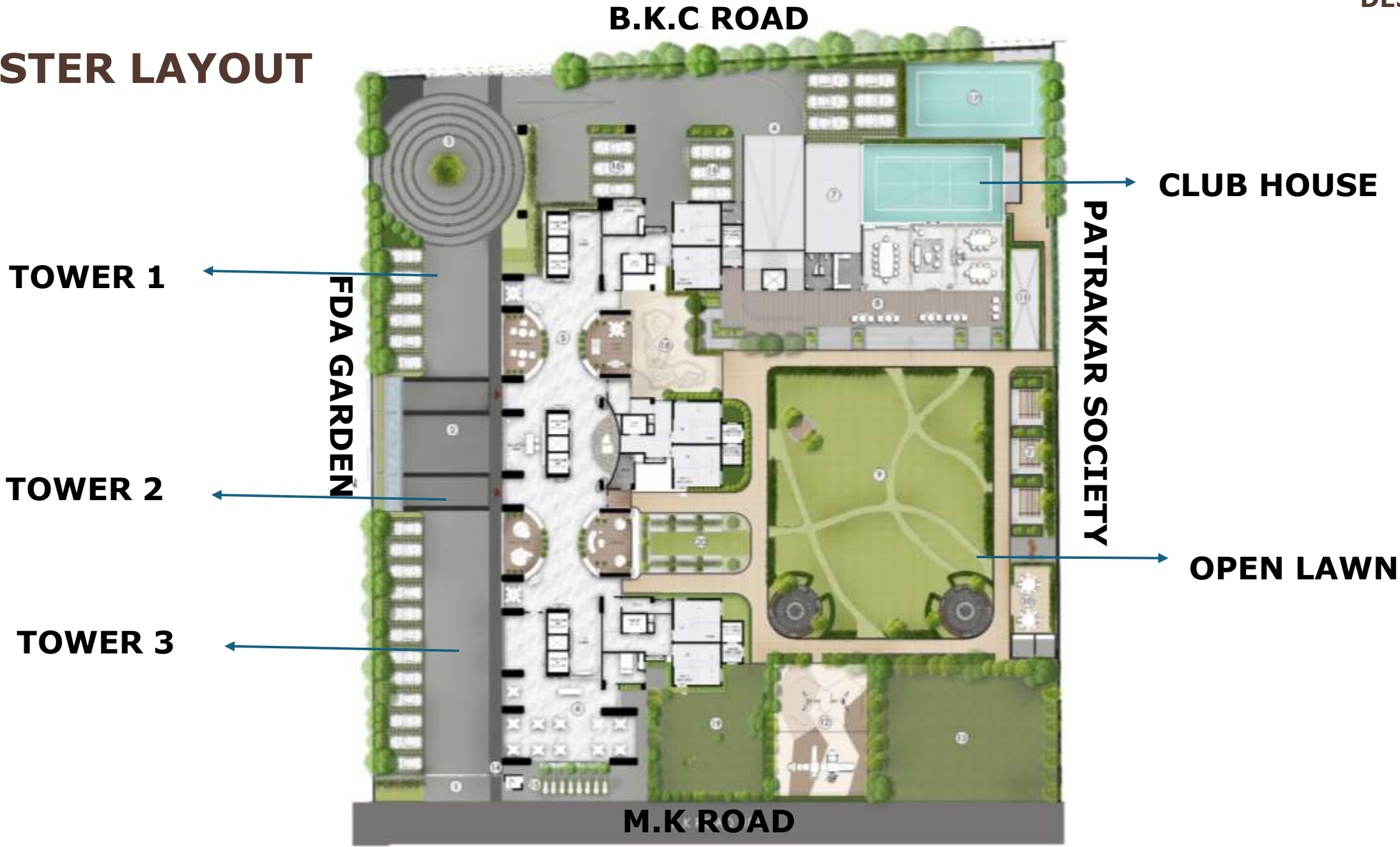
WHERE THE
SHARPEST MIND
SOFTEN OVER
WORK-OUTS,
VIEWS & QUIET
CAMARADERIE.

Rooftop Swimming Pool
Lap Pool
Kids' Pool
Salt Bath
Separate Hot & Chill Bath
Hydro-massage Lounger
Aqua Gymnasium
Amphi steps for seating

WHERE THE ONLY THING WIDER THAN
THE PLANS IS THE PERSPECTIVE.

FLOOR PLANS

MASTER LAYOUT



DOUBLE-HEIGHT ENTRANCE LOBBY



BUILDING LAYOUT

B.K.C ROAD

DESIGN

FDA GARDEN

TOWER 03

TOWER 02

TOWER 01



M.K ROAD

PATRAKAR SOCIETY



NORTH EAST VIEW OF FDA GREENS FROM 15TH FLOOR



TYPICAL FLOOR PLAN OF WING A



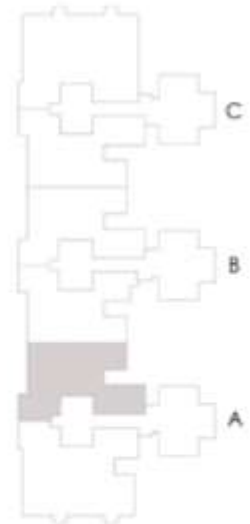
WING A – 3 BHK

(1st, 2nd, 22nd - 25th floor)

DESIGN

FDA GARDEN

WORLI SEA LINK



KEYPLAN



Flat 01
Rera carpet area – 1464 Sq.Ft.

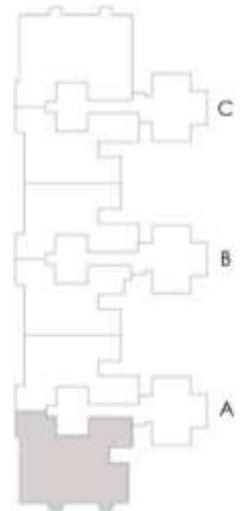
WING A – 4 BHK Opt - 2

(17 - 20th, 22nd – 24th floor)

FDA GARDEN



WORLD SEA LINK



KEYPLAN



Flat 02

Rera carpet area – 2205 Sq.Ft.

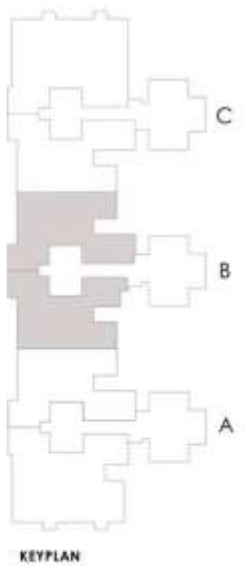
WING B – 4 BHK JODI FLAT

(16th – 20th , 22nd - 25th floor)

DESIGN



LEGEND		
SR.NO	SPACE	SIZE
1	ARRIVAL LOBBY	8'6" X 8'3"
2	SHOE CORNER	2'9" X 4'9"
3	STUDY	13' X 9'
4	LOUNGE	24'3" X 12'9"
5	LIVING & DINING	16'6" X 24'
6	DECK	10' WIDE
7	KITCHEN	12' X 13'3"
8	UTILITY	5' X 13'
9	HANDWASH	8'3" X 4'
10	P.TOILET	6' X 3'6"
11	BEDROOM-1	14' X 12'6"
12	TOILET-1	7' X 8'
13	BEDROOM-2	14' X 11'9"
14	TOILET-2	7' X 12'6"
15	BEDROOM-3	16' X 11'9"
16	DRESSER	13' X 7'3"
17	TOILET-3	11'3" X 6' + 5' X 6'3"
18	BEDROOM-4	16' X 12'9"
19	WALK-IN-WARDROBE	11' X 12'3"
20	TOILET-4	9'3" X 7'3" + 5' X 12'9"
21	STAFF	10'9" X 5'9"
22	TOILET-5	5' X 5'9"

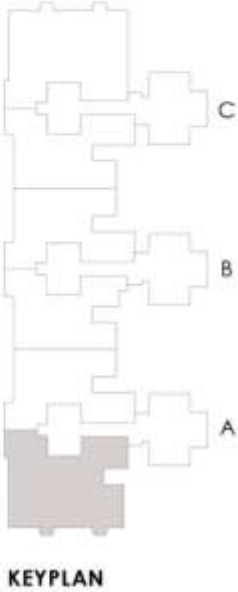


Flat 01
Rera carpet area – 3630 Sq.Ft.

WING A – DUPLEX LOWER LEVEL PLAN

(25th floor, CUMULATIVE AREA – 4755 Sq.Ft)

FDA GARDEN



WORLI SEA LINK

WING A – DUPLEX UPPER LEVEL PLAN

(26th floor, CUMULATIVE AREA – 4755 Sq.Ft)

DESIGN

FDA GARDEN



KEYPLAN



WORLI SEA LINK

WING C – DUPLEX LOWER LEVEL PLAN

(25th floor, CUMULATIVE AREA – 4755 Sq.Ft)

DESIGN

FDA GARDEN

WORLI SEA LINK



LEGEND

SR.NO	SPACE	SIZE
1	LIVING & DINING	28'3" X 33'
2	DECK	12'3" X 33'
3	GUEST BEDROOM	16' X 14'6"
4	TOILET-1	7'6" X 8'9"
5	KITCHEN	14'6" X 12'6"
6	UTILITY	14'6" X 6'9"
7	STUDY	14'6" X 11'9"
8	P.TOILET	5' X 7'
9	SHOE ROOM	4' X 7'
10	FEMALE STAFF AREA	6'6" X 6'9"
11	TOILET-2	4' X 6'9"



WING C – DUPLEX UPPER LEVEL PLAN

(26th floor, CUMULATIVE AREA – 4755 Sq.Ft)



Flat 01
Rera carpet area – 2235 Sq.Ft.

B.K.C ROAD

FDA GARDEN



PATRAKAR SOCIETY

M.K ROAD

TERRACE FLOOR PLAN

1. Terrace Deck Seating
2. Amphi Steps
3. Terrace Lawn
4. Pool Deck
5. Kid's Pool
6. Swimming Pool
7. Hydro Massage Lounger
8. Chill Bath
9. Hot Bath
10. Salt Pool
11. Gazebo
12. Pantry Counter
13. Solar Panel Deck
14. Pool Deck Seating

WHERE THE DECK
ISN'T AN
ADDITION. IT'S AN
ATTITUDE.

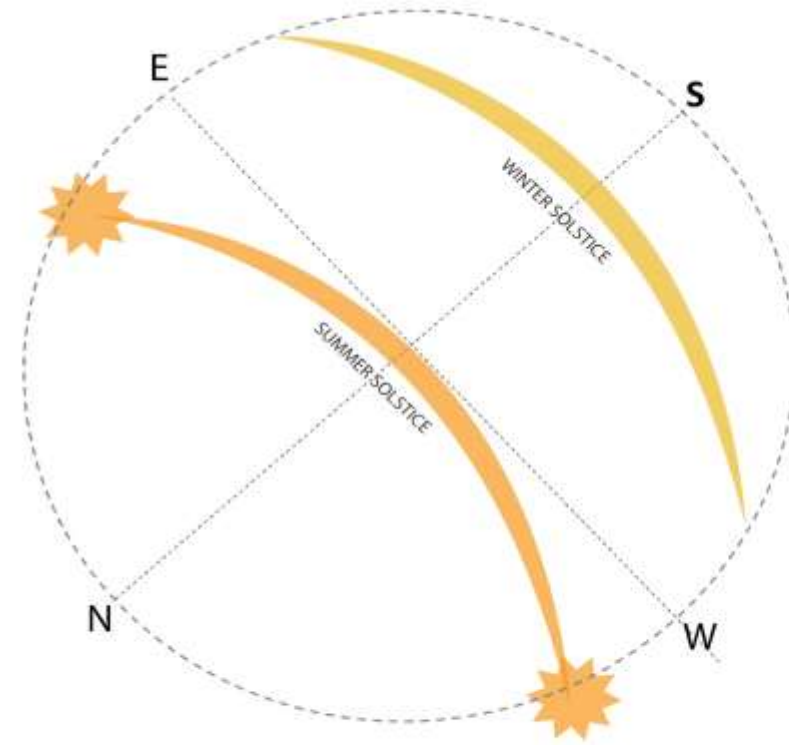
Each residence opens to a grand, private deck, not built for leisure, but for perspective. Because elevation isn't just a view. It's a way of living.



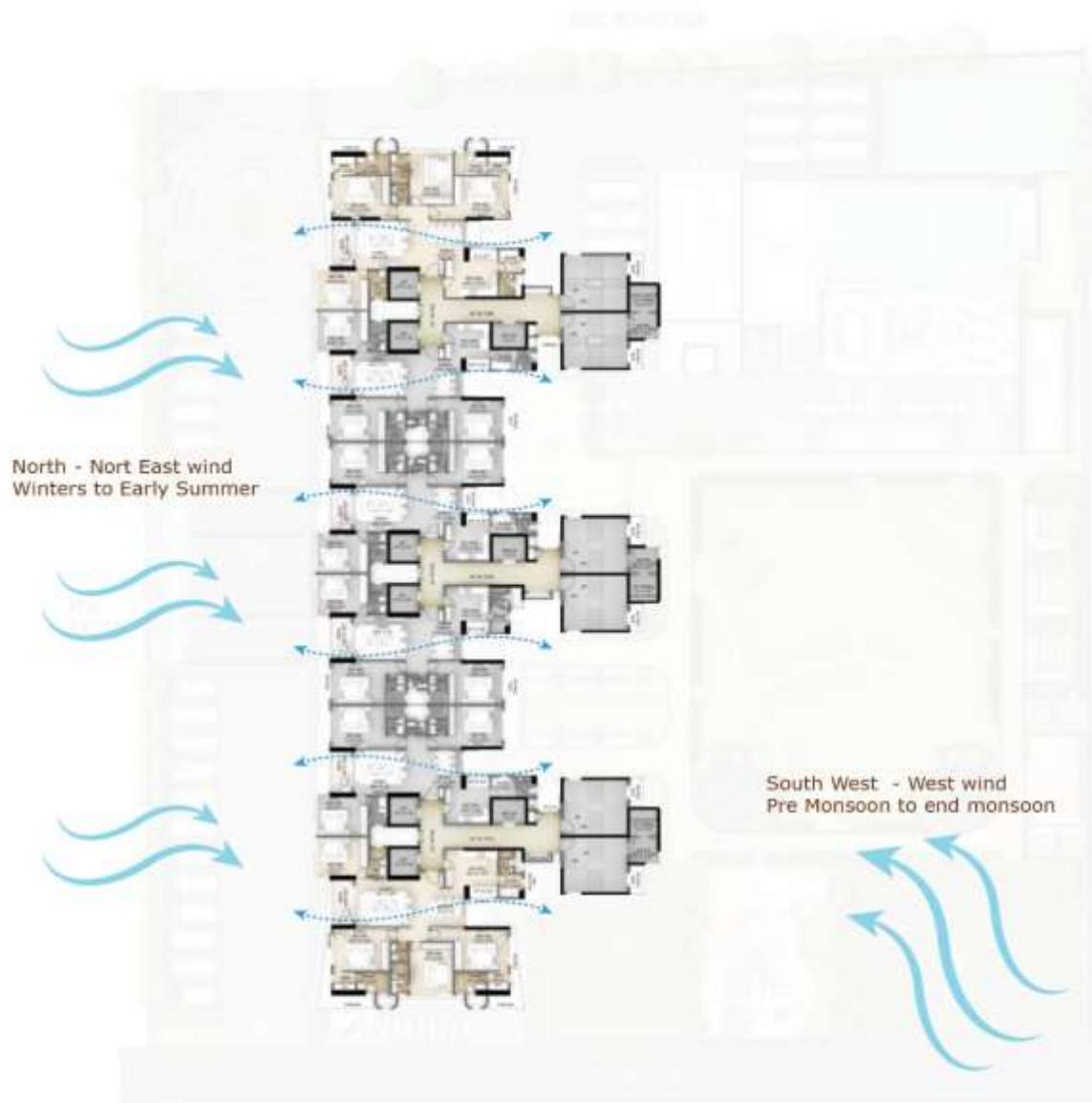
TERRACE VIEW

DESIGN



**Typical Floor Plan****Sun Path Diagram**

- Building Orientation as per Sun Movement
- Maximum Light enter the interiors
- Healthy Homes



Typical Floor Plan

ARTEK PARK - WING C - 3BHK (16TH-20TH FLOOR)
RERA CARPET AREA - 1393 SQ.FT - FLAT.02



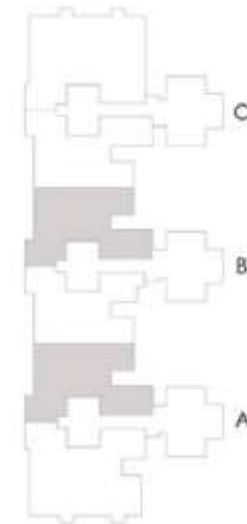
ARTEK PARK - WING A - 4BHK (2ND FLOOR)
RERA CARPET AREA - 1890 SQ.FT - FLAT.02



- Cross ventilated apartments
- Vastu compliant homes
- 2 Passenger and 1 Service Elevator per wing



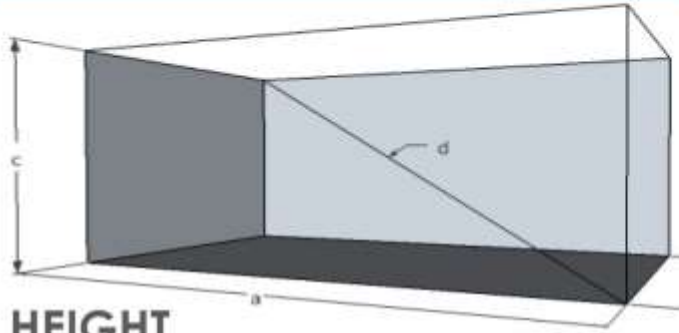
- Dedicated staff's entry
- Separate staff room with attached toilet



KEYPLAN



OUR UNIQUE DESIGN PHILOSOPHY **VENTiLiT**



HEIGHT



AIR



- Tower orientation and window position basis on the Sun-path analysis.
- Ensures ample natural light inside the house.
- Adequate natural light avoids power wastage in artificial lighting.

Window



BUILDING ELEVATION - TWO MAIN FEATURES

GLAZING



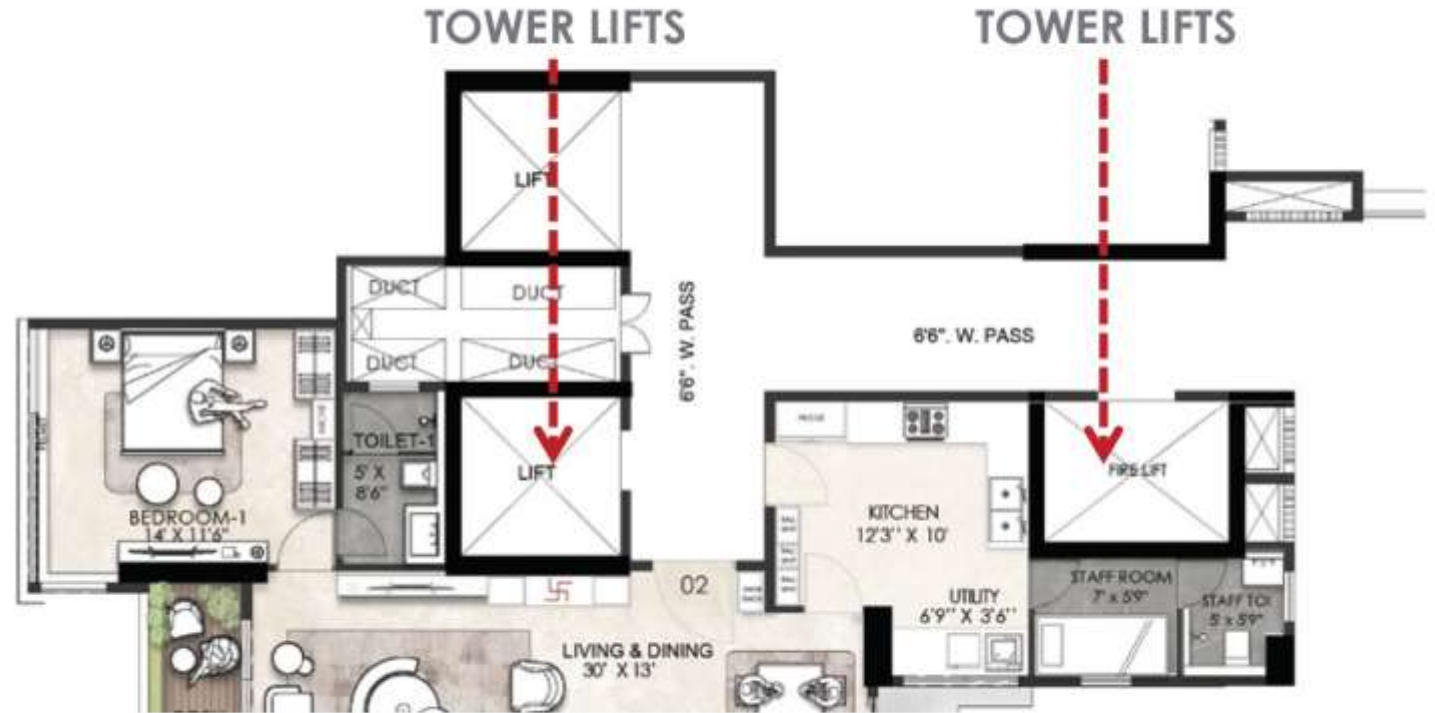
- Glass specifications selected basis the Sun-path analysis.
- Design of glass to maximize Sun light but minimize the Sun rays –heat.

DEAD WALL



- Elevation articulated in concrete by using form-liners (example 'reckli').
- Completely maintenance free only needs re-painting.
- Better resistance against fire.

AI ENABLED LIFTS



- Elevators integrated with **AI - Artificial intelligence**.
- **Immediate prediction** to save time.
- **Self check operations** for predictive maintenance.
- **Ion generation** to ensure good air quality

PRODUCT SALIENT FEATURES

DESIGN



- **Surface Car parking for large cars**
- **Ease of Maneuvering by means of ramps**
- **20 feet Wide 2 way ramps**
- **2 parking per Apartment**

Representative Image

INTERNAL SPECIFICATION

FLOORING

- Living & Bedrooms: Premium Italian Marble Flooring
- One Bedroom: Laminated Wooden Flooring
- Bathrooms & Kitchen: Anti-skid Vitrified Or Ceramic Tiles
- Gymnasium: Rubberised / PVC / EPDM Flooring

LOBBY & COMMON AREAS

- Main Entrance Lobby: Italian marble flooring
- Clubhouse: Italian marble or vitrified tiles

KITCHEN PLATFORM

- Cooking & Service Platform: Polished double-layered 18 mm thick granite top with 18 mm thick Indian marble support
- Sink: Deep built-in Nirali stainless steel double sink with integrated drainboard

DOORS

- Main & Internal Doors: Engineered doors with laminate finish
 - Frame: 170 mm x 55 mm
 - Shutter: 45 mm thick
 - Hardware: 4 nos. of 5" x 1.5" stainless steel hinges per door

WINDOWS

- Aluminum Sliding Windows: Jindal / Alumil / Reynaers / Domal (27 mm Series or equivalent)
- Fitted with mosquito net shutter
- Double-glazed glass unit for thermal and acoustic insulation

SANITARY FIXTURES

- Water Closets: Western-style vitreous fittings by Grohe / Duravit / Kohler or equivalent
- Includes Nahani trap
- 100 mm dia. PVC pipeline from tank to closet

LIFTS

- Elevators: High-speed lifts by Mitsubishi / KONE or Equivalent

ADDITIONAL PROVISIONS

- Rainwater Harvesting
- Sewage Treatment Plant (STP)
- EV Charging for 2 & 4 Wheelers
- 24x7 CCTV Surveillance & Security
- Intercom Connectivity

ARTEK PARK

ALL APPROVAL IN PLACE AND
CONSTRUCTION IN FULL SWING

**IOD
CC
CIVIL AVIATION
MOEF
MAHA RERA**

ARTEK PARK - SPACIOUS LAYOUTS

CONFIGURATION	AREA	PRICE
3 BHK	1464 SQ. FT.	9.36 CR ++
4 BHK	2205 SQ. FT.	14.71 CR ++
3 BHK JODI	3630 SQ. FT.	ON REQUEST
DUPLEX	4755 SQ. FT.	ON REQUEST

NUMBER OF OFFICES IN BKC ?

70 Developed Offices in G Block

NUMBER OF PEOPLE WORKING IN BKC ?

6 Lakhs

NUMBER OF RESIDENCES IN AN AROUND BKC ?

2000 Residences

**CAN YOU GUESS THE LOCATIONS
OF CUSTOMERS WHO HAVE
BOOKED OUR PROJECT?**

ARABIAN SEA

Powai

BKC

MUMBAI

Kharghar

Mahalaxmi

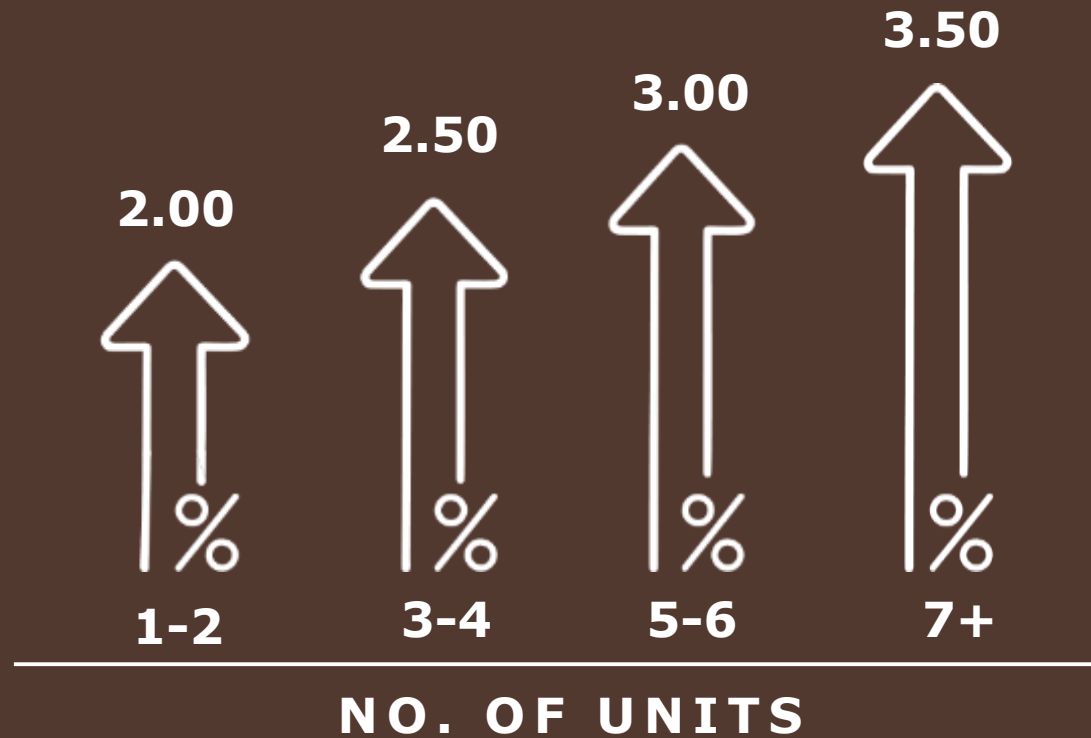
Cuffe Parade

NAVI MUMBAI



Map Not To Scale

**BUILT ON LEGACY. DRIVEN BY AMBITION.
REWARDED WITH DISTINCTION.**



Valid till 15th November 2025

ARTEK PARK

- LOCATION HIGHLIGHTS
- DEVELOPER STRENGTH
- LAND & DENSITY
- PRODUCT
- DESIGN
- OFFERINGS
- BENEFITS FOR YOU