



Satra ONE

— GOREGAON WEST —

Redevelopment of Lenyadri CHSL

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MEP CONSULTANT
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Pvt. Ltd.

Site Address: Bldg. No. 9, Shastri Nagar Rd Number 2, Opp. Guru Nanak Park, Goregaon West, Mumbai - 400104

MahaRERA Registration No. 0000000000 | Website: maharera.mahaonline.gov.in

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Satra ONE

— GOREGAON WEST —

Nature meets **FUTURE**



Imagine living at Western suburb's most happening address while being close to the nature. Picture gifting your family a home alongside a garden along with lifestyle leisure features. Envision enjoying sun-kissed mornings and breezy evenings, while being at the center of everything.

Presenting 'Satra One' - 1, 2 & 2.5 Bed Garden-facing Residences with Balconies that live-up to your dream of living close to the nature yet surrounded by the best of everything, that nurtures your future.

Come aboard and experience a life where

Nature meets
FUTURE...



Live the vivid shades of
NATURE
in harmony with the
FUTURE


Satra ONE
Nature Meets Future
— GOREGAON WEST —

21 Storeyed Tower with 2 Wings • Garden-facing 1, 2 & 2.5 Bed Residences with Balconies
Grand Arrival Lobby • Air-con Gymnasium • 3 Tier Security Solutions • Multi Level Mechanical Car Parking

Artist's Impression

LOCATION MAP



Conveniently nestled amidst **COMFORTS, ENTERTAINMENT & LANDMARKS**

FAST CONNECTIVITY

- Pahadi Goregaon Metro Station - 1 km • Goregaon Railway Station - 1.8 kms
- Western Express Highway - 4.6 kms • JVLR - 11 kms • GMLR - 3.3 kms

EVERYDAY CONVENIENCES

- Jain Derasar, temple - close proximity
- Hyper City - 2.6 kms
- Big Bazaar - 3.2 kms

MALLS & ENTERTAINMENT

- Ozone Swimming Pool - 550 m
- Prabodhankar Thakarey Ground - 650 m
- PVR Goregaon - 1.1 kms
- Inorbit Mall - 2.5 kms
- Infinity Mall - 3.2 kms

SCHOOLS & COLLEGES

- Vibgyor high school - 500 m
- Vivek college of commerce - 550 m
- St. John's Universal school - 1.2 kms
- Lords Universal college - 1.4 kms
- Chikitsak samuha's S.S & L.S Patkar college of Arts & Science - 1.5 kms
- AB Goregaon English school - 1.5 kms
- MTS Khalsa high school - 1.6 kms

HOSPITALS & HEALTHCARE

- Matushree Gomati Hospital - 400 m
- Tiwari Hospital - 450 m
- Prarthana Hospital and ICU - 800 m
- Kapadia Multispeciality Hospital - 800 m
- Suvidha Hospital & Polyclinic - 1.2 kms
- SRV Hospital - 1.3 kms
- Goregaon Sports Club - 4.2 kms
- Kokilaben Dhirubhai Ambani Hospital - 4.8 kms



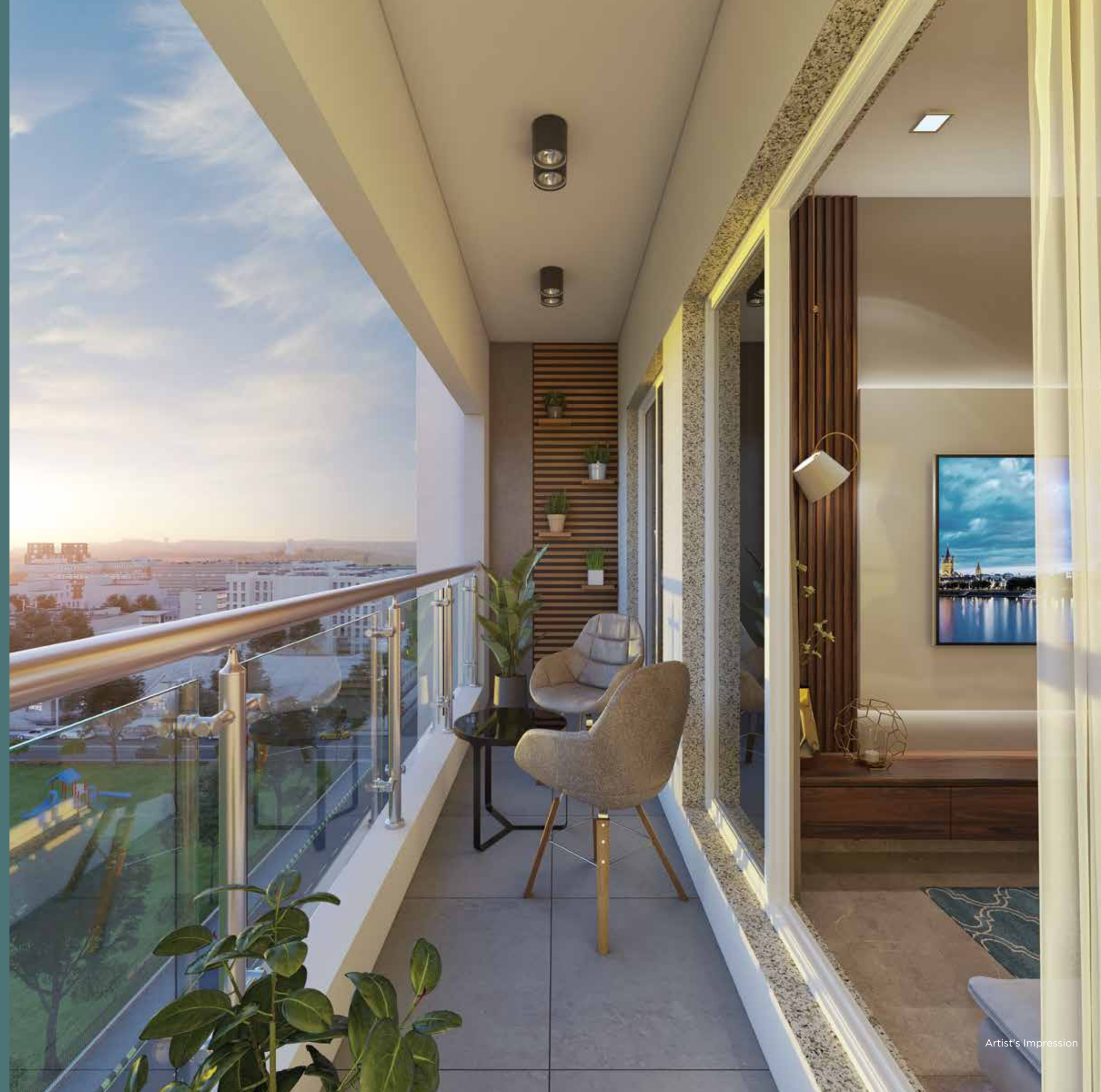
Artist's Impression

Enter a haven of nature
with makings of a
PROSPEROUS FUTURE

Grand Double-height Lobby with Waiting Lounge

**WAKE UP WITH
NATURE'S MUSIC**
in your garden-facing home

1, 2 & 2.5 Bed Residences with Balconies

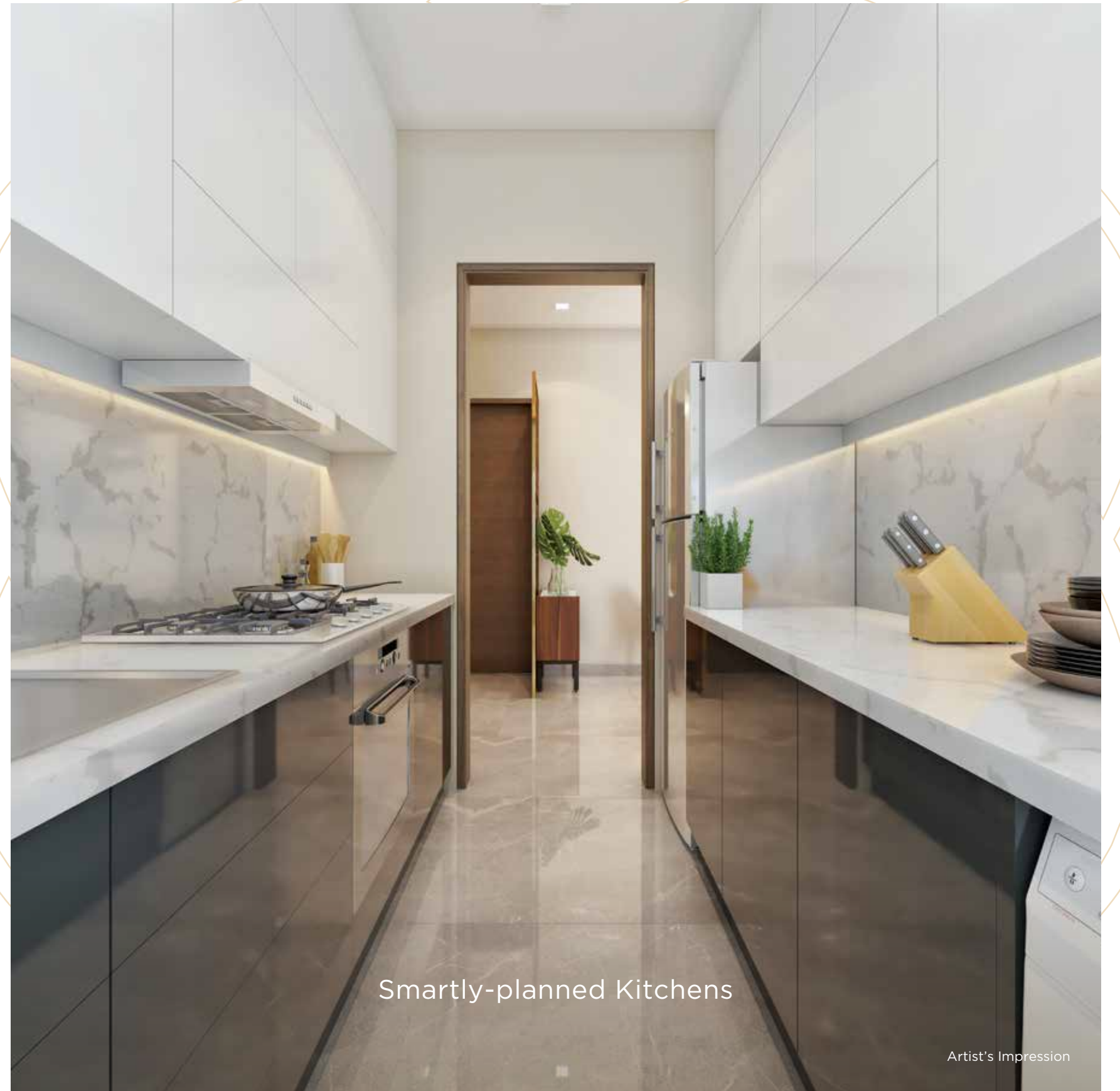


VASTU COMPLIANT HOMES



Spacious Living Rooms

Artist's Impression



Smartly-planned Kitchens

Artist's Impression



Artist's Impression

The warmth of space
WHERE YOU BELONG

Master Bedroom



Artist's Impression

Make fitness
**AN EVERYDAY
HABIT**

Uber-Modern Air-conditioned Gymnasium

Let nature relax you
as you indulge in
LEISURES OF THE FUTURE

Stylish Lifestyle features

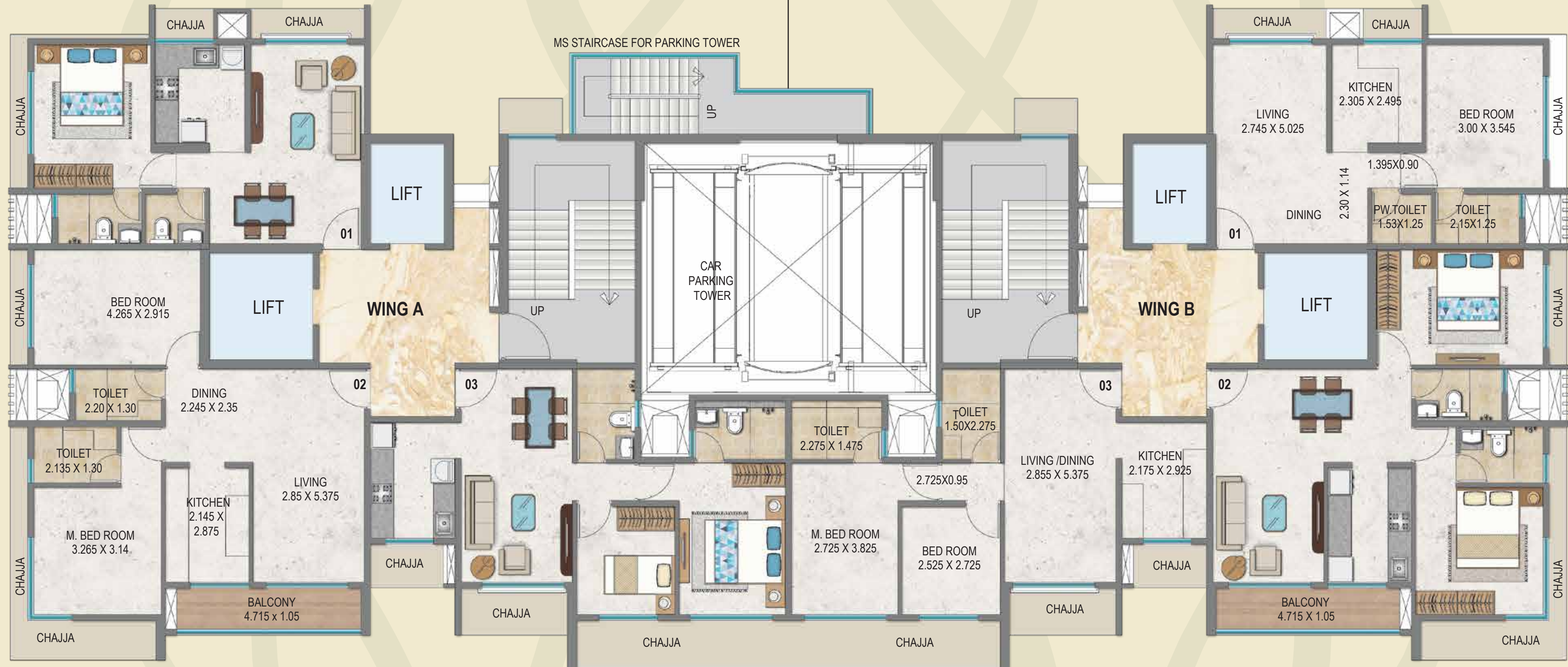


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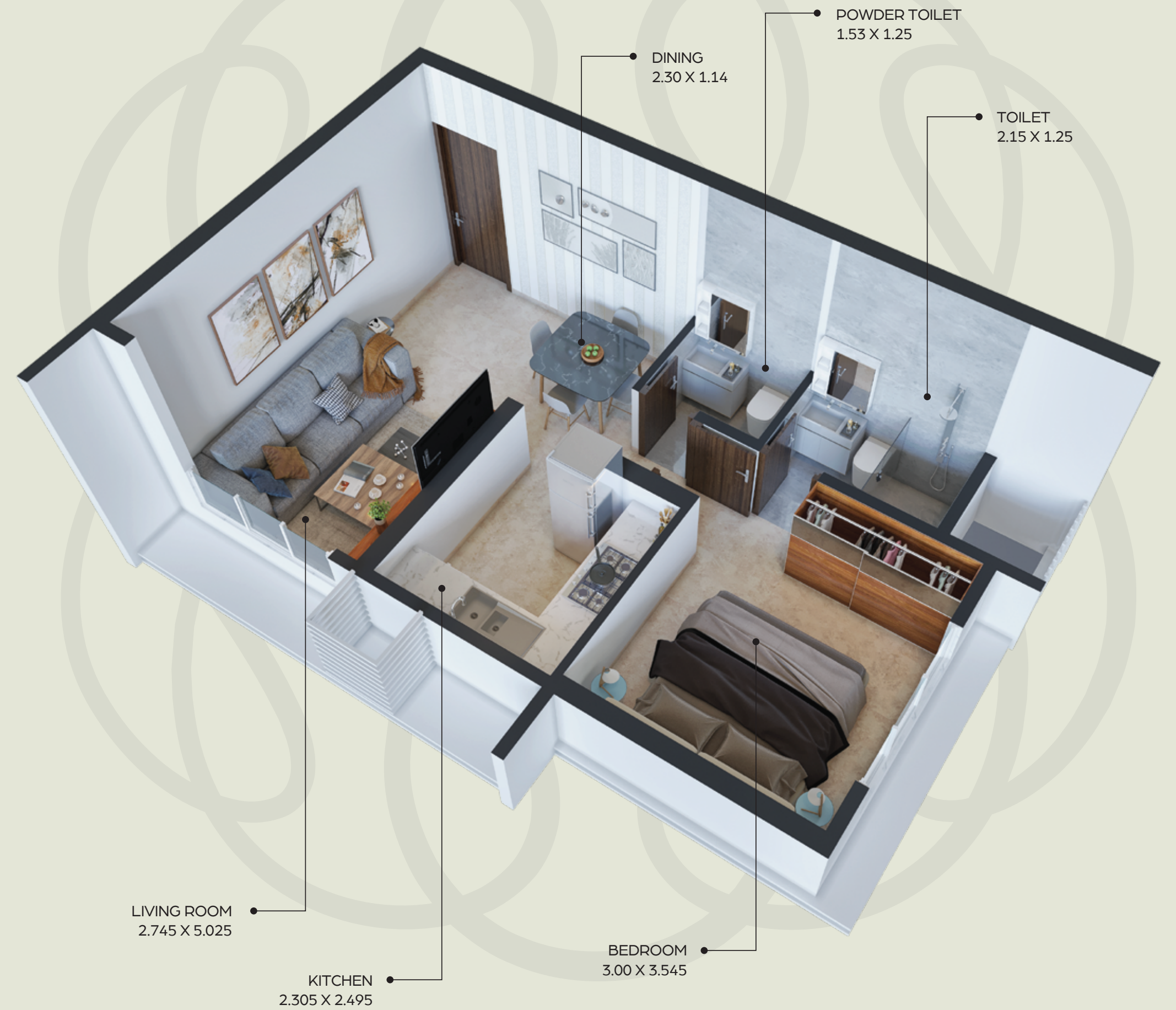
Rooftop RECREATION

- 1 Kids Play Area
- 2 Barbeque Corner
- 3 Rooftop Lounge
- 4 Terrace Garden
- 5 Reflexology Walkway
- 6 Yoga Area / Meditation Space
- 7 Plantation

TYPICAL FLOOR PLAN



Unit
PLANS



2 BHK - TYPE 1



2 BHK - TYPE 2



State-of-the-art tower **WITH WORLD-CLASS AMENITIES**

TOWER FEATURES

- 21 Storeyed Tower with 2 Wings
- Decorative Grand Entrance Lobby
- Modern 1, 2 & 2.5 BHK apartments
- Vastu complied Spacious apartments
- Multi Level Mechanical Car Parking
- Natural light and optimum cross ventilation
- Society office
- Separate toilets for security, drivers, domestic help
- Fitness centre/ Gym
- High speed branded elevators
- Decorative main gate with wicket gate
- Rainwater harvesting system
- Security cabin
- LED light fittings for common area lighting

APARTMENTS

- Piped gas connection in every flat
- Provision for internet and cable TV connection in hall & bedrooms.
- Video door phone with Intercom in every flat.
- Provision for AC

FLOORING

- Italian design Vitrified tiles in all rooms

KITCHEN

- Vitrified tile flooring
- Designer Dado tiles up to beam bottom
- Modular kitchen
- Granite platform with stainless steel sink
- Provision for exhaust fan & water purifier
- Pipeline gas connection

BATH ROOM

- Branded Superior quality sanitary ware and CP fittings
- Anti-skid tile flooring
- Designer dado tiles up to full height
- Exhaust fan
- Provision for Water heater
- CPVC pipes for plumbing

DOORS

- Veneer finished main door with safety lock and night latch
- All Internal flush door with laminate finish

WINDOWS

- Anodized/Powder coated sliding windows

ELECTRIFICATION

- Adequate electrical points in all rooms
- Concealed copper wiring with Branded modular Switches
- Provision for TV cable and telephone points

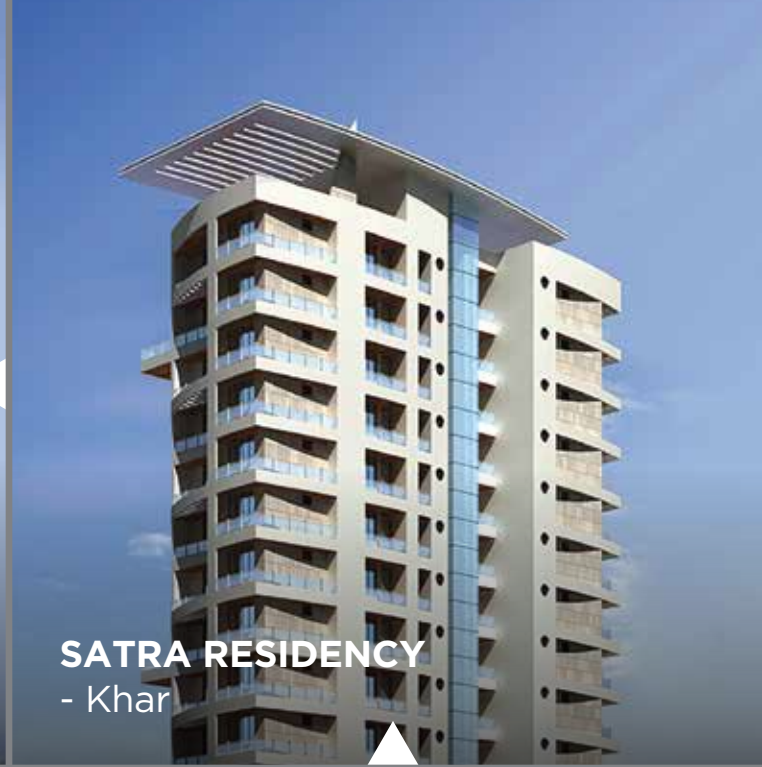
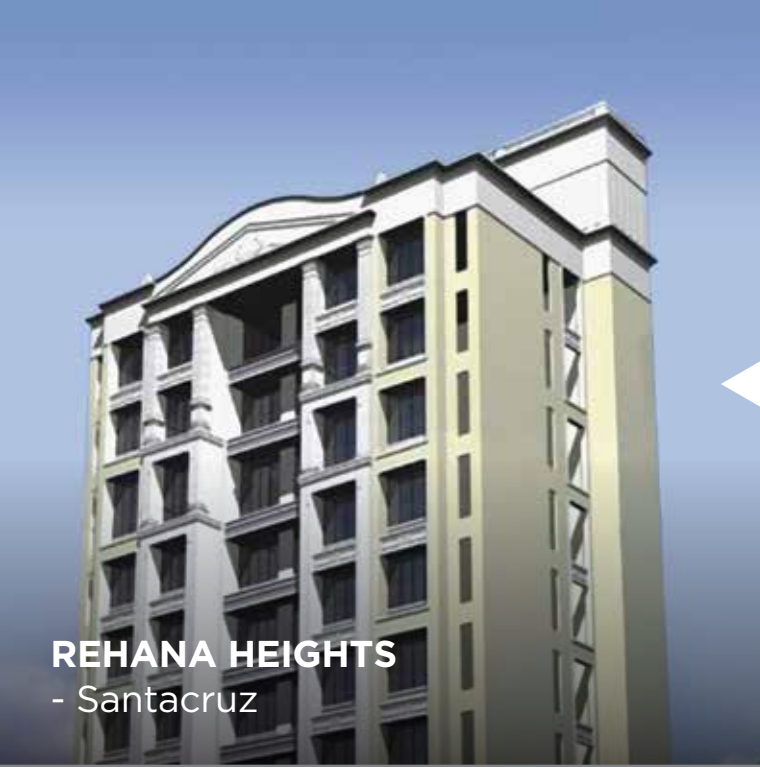
SAFETY AND SECURITY

- Anti-termite treatment
- CCTV at Entrance gate, entrance lobby and common areas
- Earthquake resistant structure
- Advance firefighting system as per CFO Norms

ROOFTOP RECREATION

- Rooftop lounge
- Plantation
- Yoga Area / Meditation space
- Barbeque corner on Terrace
- Open gym
- Kids play area
- Terrace Garden
- Relaxology walkway





REHANA HEIGHTS
- Santacruz

SATRA RESIDENCY
- Khar

SATRA SIGNATURE
- JVPD



SATRA PARK
- Borivali

COMPLETED PROJECTS
Commercial | Residential

SATRA PLAZA
- Vashi



DREAMS THE MALL
- Bhandup

PRIME MALL
- Vile Parle

SATRA GALLERIA
- Calicut

SATRA GROUP

a name to reckon with

Satra Group is in the business of real estate for more than two decades with experience across all segments i.e. residential, commercial, hotel, malls, SRA and MHADA redevelopment across Mumbai and Pan India. The group has successfully developed and delivered projects of approximately 2.8 million sq. ft. BUA. Thus to create visible projects that have good infrastructure and quality construction as well as offer good value for money.

The priority of the group revolves around the construction and development of luxury apartments. In the course of these actions, the group has successfully delivered an incredible lifestyle for their customers. Further, it employs the best of Architects & Planners, an experienced team of Engineers & Contractors, and a trained task force teamed with state-of-the-art infrastructural solutions.