



Artist's Impression

First
Impression
WILL LAST FOREVER





THE LOBBY

a grand address that
takes your breath away
at first sight

At Sunteck, we are committed to leave an alluring impression with our bespoke craftsmanship and extraordinary luxuries.


Introducing

**First
Impression**
WILL LAST FOREVER



Infinity Pool

Artist's Impression



THE AMENITIES

for you to indulge
in the highest form
of luxury

 Fully Equipped Gymnasium

 Yoga & Meditation Decks

 Indoor Games

 Senior Citizen Area

 Kids' Play Area

+ Many More

SunteckCity

Approx 23 acres of mixed use township in **Oshiwara District Centre (ODC)**, Goregaon (W) envisaged by **MMRDA** as the next **Bandra Kurla Complex (BKC)** of Mumbai.

4th Avenue is in the heart of 5th Avenue.



SHOP. WORK. PLAY.



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Boulevard



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Retail & Hi-Street



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Commercial with Hypermarket



Reference Image

Fine Dining & Food Courts

INFRASTRUCTURE AT OSHIWARA DISTRICT CENTRE (ODC)



There are 60 ft. wide roads connecting ODC



2 Flyovers (Balasaheb Thackeray and Mrinal Tai Gore flyover) allows seamless connectivity to ODC from Western Express Highway



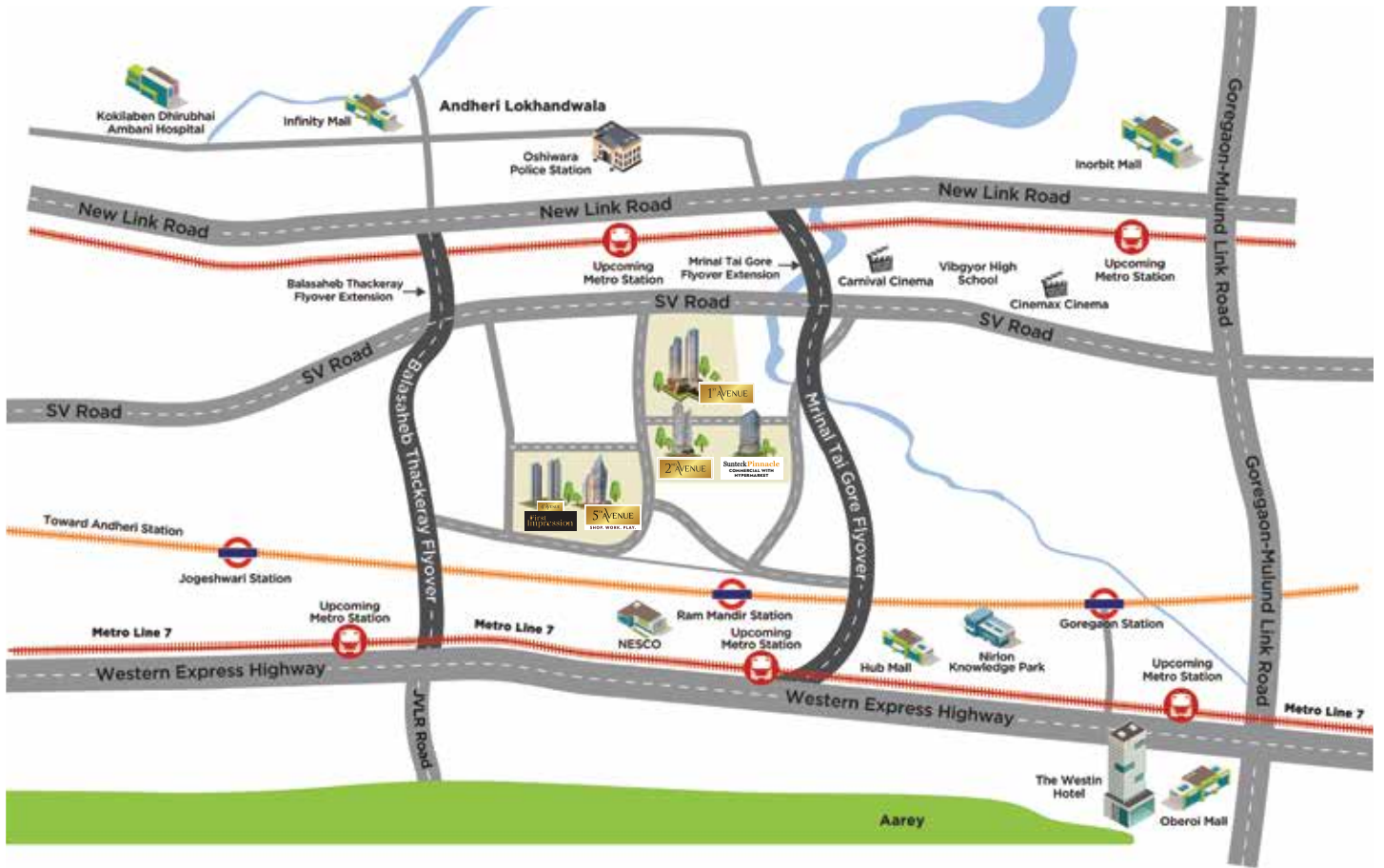
Located centrally between Andheri - Lokhandwala & Goregaon



Best in class social infrastructure with schools, colleges, hospitals & other conveniences within 2-3 kms radius



It is a planned development with residential, commercial, retail and entertainment zone designed by MMRDA



Map not to scale, for representation purpose only.

LOCATIONAL ADVANTAGE



Ram Mandir Station
(5 min. Walk)



Minral Tai Gore Flyover
(5 min. Drive)



JVL Road
(10 min. Drive)



Chhatrapati Shivaji Maharaj
International & Domestic
Airport
(25 min. Drive)



Upcoming
Metro
Station



Upcoming Goregaon
Mulund Link Road
(GMLR)

SOCIAL INFRASTRUCTURE AROUND ODC



Corporate Hubs
Nirlon | Nesco
Mind Space



Malls
Infiniti Mall - Malad
Infiniti Mall - Andheri
Inorbit Mall
Oberoi Mall



Schools
Vibgyor High School
Ryan International School
Oberoi International School



Medical Facility
Kokilaben Dhirubhai
Ambani Hospital



Hotels
The Westin Hotel



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SIGNIA ISLES (OC Received) | **SIGNATURE ISLAND** (OC Received) | **SIGNIA PEARL - BKC:** P5180007921 (Part OC Received)

ABOUT SUNTECK

Sunteck Realty Limited (SRL) is one of the fastest growing Mumbai-based luxury real estate development companies. Sunteck has an immaculate track record of having one of the lowest net Debt/Equity ratios, financial prudence and sustainable growth. The company focuses on a city centric development portfolio of about **52.5 million square feet** spread across **20 projects**.

The company has been a trendsetter in creating iconic destinations such as the flagship project, **Signature Island at Bandra Kurla Complex (BKC)**, **SunteckCity in Oshiwara District Centre (ODC)**, **Goregaon (W)** and **SunteckWorld at Naigaon** - the largest township of MMR's western Suburbs.

**RECOGNITION THAT
INSPIRES US TO BUILD BETTER**



MIXED-USE
PROJECT OF THE YEAR
SunteckCity



MOST ENVIRONMENT-FRIENDLY
RESIDENTIAL SPACE
4th AVENUE
FINEST RESIDENCES
SunteckCity



ICONIC
PROJECT OF THE YEAR
SBR
Sunteck & Team Residences
Best Residences of India



EDGE | **IFC** International Finance Corporation
Creating Markets, Creating Opportunities

SUNTECK 4TH AVENUE, ODC HAS RECEIVED GREEN BUILDING PRE-CERTIFICATION BY EDGE FROM IFC



SunteckCity
OSHIWARA DISTRICT CENTRE (ODC)
GOREGAON (W)

www.sunteckcity.com

SITE ADDRESS:
4th Avenue, SunteckCity, Near Ram Mandir Road, Off. S.V. Road, Oshiwara District Centre (ODC), Goregaon (W), Mumbai 400062.

CORPORATE OFFICE:
Sunteck Centre, 5th Floor, 37-40 Subhash Road, Vile Parle (E), Mumbai 400 057.

022 5064 7592

MAHARERA NO: P51800023072 | Details Available At <https://maharera.mahaonline.gov.in>

Disclaimer: The project namely "4th Avenue SunteckCity" ("Project") is being developed by Satguru Corporate Services Private Limited ("Promoter"). The pictures, images, visuals, furniture, fixtures, specifications, and other details herein are merely the Artistic impression of the Project and for informational purposes only. The layout plan, designs, elevation, and dimensions are as per current sanctioned plans and approvals. The common areas, specifications, amenities, and facilities will be as set out in the agreement for sale as uploaded on the MahaRERA website. The plans may be subject to modification/ change/revision/alteration in terms of approvals, orders, directions, and/or regulations of the concerned/relevant authorities, and/or for compliance with laws/regulations in force from time to time including following the due procedure as prescribed under the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the MahaRERA Rules and Regulations. The Parties are advised to apprise themselves of all necessary and relevant information prior to the making of a purchase. Please do not rely on any information provided on any third party website, the official website of the Promoter is www.sunteckindia.com." The Promoter has mortgaged the development rights in respect of the Project with HDFC Limited. Unit/s offered under "First Impression" are part of the 4th Avenue SunteckCity.