

UK REALTY
Stronger together!

UK IONA
ANDHERI EAST

A HOME SO PICTURESQUE
THAT POURS SOPHISTICATION



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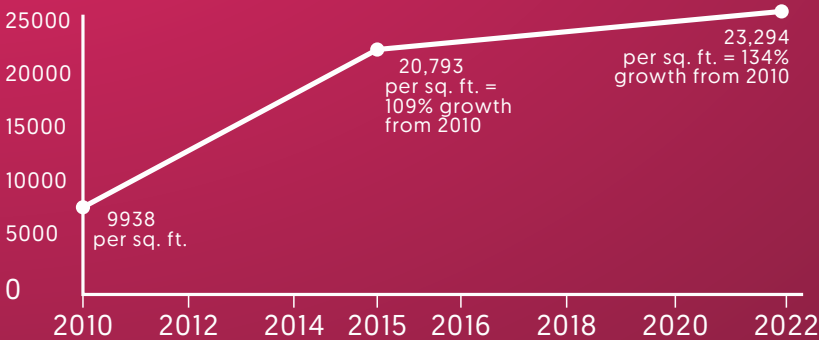
WHY CHOOSE ANDHERI EAST?

No less than an uncrowned capital suburban in Mumbai, Andheri East, is the hotspot for residential, commercial, and industrial establishments. Andheri holds a majority stake of the bustle in the city of Mumbai with its thriving lifestyle, rapid movement, and economic opportunities.

IN EVERY WORKPLACE'S PERIPHERY

The transit accessibility of the location is a testimony to its exceptional residential growth in the last decade. Apart from residency, Andheri East is one of the largest commercial hotspots in the city of Mumbai, holding head offices and branches of top-tier organizations. All these commercial establishments have easy access to the project location with numerous road transit options connected to the Jogeshwari - Vikhroli Link Road (JVLR) and the Andheri - Ghatkopar link road.

A TREND THAT ONLY APPRECIATES*



UPCOMING FUTURE INFRASTRUCTURE

ADDITIONAL METRO LINES & MULTINODAL INTERSECTION OF METRO LINES 6 & 7

PROPOSED JOGESHWARI - VIKHROLI LINK ROAD (JVLR) WIDENING AND EXTENSION

A NEIGHBOURHOOD NEARING EVERY POSSIBLE DESTINATION

COMMERCIAL HUBS

- | | |
|-------------------------------|---------|
| • Kanakia Wall Street | 7 mins |
| • Divine Hub Co-working Space | 7 mins |
| • WeWork | 10 mins |
| • Times Square | 15 mins |
| • The Empire Business Centre | 15 mins |



Visual Reference

Andheri East will host a multimodal integration of metro line 6 (Swami Samarth Nagar, Lokhandwala to Vikhroli EEH) and line 7 (Dahisar to Andheri East) to add more commute options and foresee exceptional property appreciation in the future. The markets of Delhi, Hyderabad, and Chennai have experienced an average **20%** increase in residential properties solely due to the advent of metro services.

The existing **Jogeshwari - Vikhroli Link Road (JVLR)** joins the city's west to the east and also brings out its connectivity potential to the most prominent parts of Mumbai. Additionally, JVLR is now proposed to be widened and expanded by the civic body.

This possible extension will allow:

- Smoother traffic movement
- Reduction of travel time from Andheri Lokhandwala to Eastern Express Highway from 40 minutes to merely 10 minutes

CONNECTIVITY

- | | |
|---|---------|
| • JVLR | 3 mins |
| • Western Express Highway | 5 mins |
| • JB Nagar Metro Station | 10 mins |
| • Andheri Station | 15 mins |
| • Marol Metro Station | 15 mins |
| • Domestic Airport | 20 mins |
| • Sakinaka Metro Station | 22 mins |
| • Chhatrapati Shivaji Maharaj International Airport | 22 mins |

EDUCATION INSTITUTIONS

- | | |
|---------------------------------------|---------|
| • Oberoi International School | 5 mins |
| • S. P. D. T College | 10 mins |
| • St. Lawrence High School | 13 mins |
| • St. John The Evangelist High School | 15 mins |
| • Narayana E-techno School | 15 mins |
| • Marol Education Academy's | 15 mins |

LUXURY LEISURE

- | | |
|---------------------|---------|
| • ITC Maratha Hotel | 10 mins |
| • The Lalit | 10 mins |
| • The Leela | 10 mins |
| • Hilton Mumbai | 15 mins |
| • J W Marriott | 20 mins |

MALLS & ENTERTAINMENT

- | | |
|----------------------|---------|
| • Oberoi Mall | 20 mins |
| • PVR | 20 mins |
| • Maxus Cinema | 25 mins |
| • Phoenix Marketcity | 30 mins |
| • R-City Mall | 35 mins |

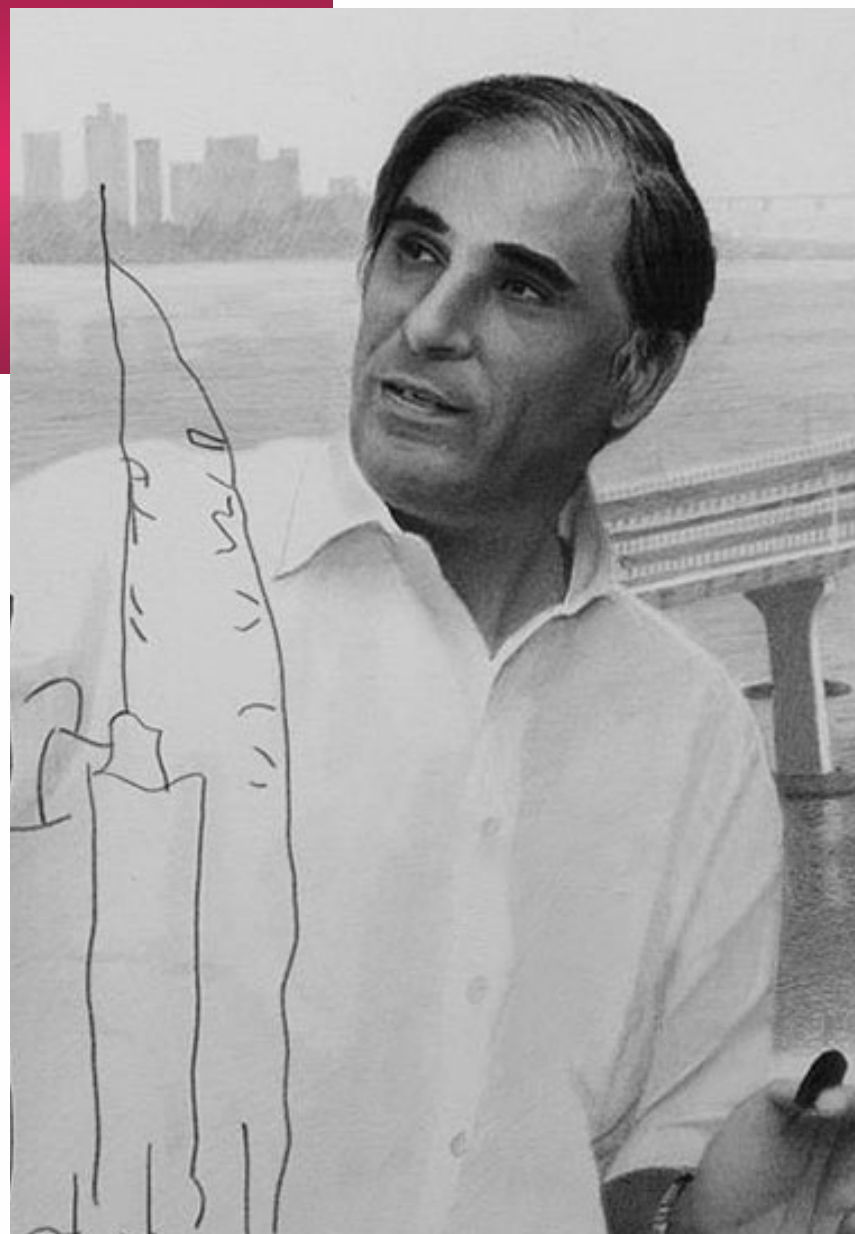
SUPERMARKETS

- | | |
|----------------------|---------|
| • DMart | 10 mins |
| • Grofers Hub | 15 mins |
| • Orchid Supermarket | 15 mins |

THE PERFECT LOCATION



A LOCATION THAT IS
NOT ONLY CONVENIENTLY
ACCESSIBLE
BUT ALSO EXTREMELY
WELL CONNECTED.



Deservingly known as **"The Man Who Draws India,"** Mr. Hafeez Contractor holds the honor of the prestigious Padma Bhushan award with 75+ more national and international awards, such as CWAB Architect of the Year (2006 to 2013) and A+D Hall of Fame for the Decade Award for his impeccable art of designing the skylines of many prominent locations.

THE ART OF 0 WASTAGE

“Zero passages and room planning are very, very important, and that's how we get the maximum value for what you pay.”

ARCHITECT
Mr. HAFEEZ CONTRACTOR

ABOUT UK IONA

UK IONA is the influence of paramount choices that reflect your personality and stature. Located amidst the prime locale of the capital city, IONA, also meaning blessings, is an ideal opportunity for an influential living that not only dictates the signature class but also meets the most minute necessity.

Unlike poorly planned real estate, efficient homes with 0 space waste,

- Save capital spent on unused real estate.
- Save interest on capital spent on unused real estate.
- Save additional taxes on capital spent on unused real estate.

The correct investment is only the one that derives proportionate or augmented returns. Adhering to the same belief, UK IONA has curated C.A.R.E. Homes. C.A.R.E. is an abbreviation of Carpet Area's Real Efficiency, an initiative to deliver homes with 0 or minimal wastage of usable area. UK IONA is master crafted with intense design.



Artistic Impression





Artistic Impression



Visual Reference

Upgrade the everyday
schedule to transform
into the antonym
of monotonous with
utilities that levitate
you above the minimal.



- Jogging Track
- Kids Area
- Yoga Area

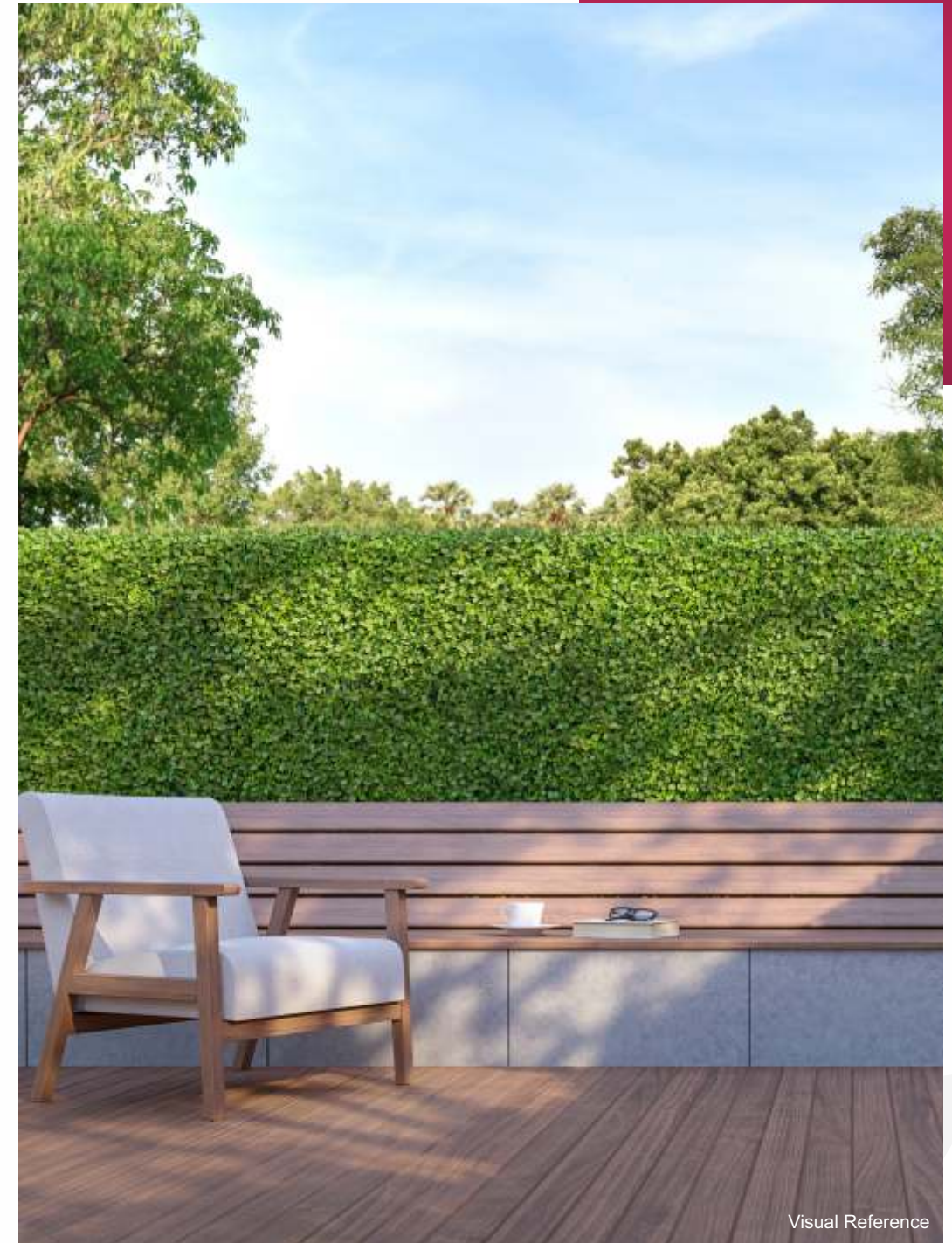
- Senior Citizen Area
- Fitness Center
- Sky Cafeteria

- Meditation Deck
- Sunset Lounge
- Games Arcade

- Retail Shopping Center
- Creche



Meditation Deck



Senior Citizen Area



Artistic Impression

Games Arcade

GRAND ENTRANCE

UTILITIES

CCTV

Grand Entrance

Security Force

Sewage Treatment



Sky Garden



Artistic Impression

Meditation Deck



Fitness Center



OUR COMPLETED PROJECTS

12+ YEARS OF EXPERTISE | 12+ UPCOMING PROJECTS |
1 CR. SQ. FT. UNDER DEVELOPMENT



UK VEDIC HEIGHTS,
KANDIVALI (EAST)



UK SANGFROID,
ANDHERI (WEST)



CHALET AMAR,
JUHU



J P DECKS,
GOREGAON (EAST)

THE PROJECTS

ONGOING PROJECT



UK LUXECITY
Kandivali East

BRAND PROMISE

Minimal Wastage		Premium Homes
Uninterrupted Views		Seamless Connectivity

OUR ACKNOWLEDGED TRIUMPH



"Emerging
Developer Of The Year"
Real Estate
Leadership Awards -
2020 Realty Quarter

UK REALTY



Real Estate
Awards 2018, Mumbai -
Hindustan Times

UK REALTY

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0% Zero Brokerage



Expert Consultation

Contact us today to schedule your Free site visit & personalized consultation

