

*Presenting*

Mumbai's Greatest  
**1 BED HOME  
REVOLUTION**

*The*  
CHOSEN **1** AT **LIV  
MAX**

Balcony Homes in Andheri East



## A REVOLUTION IN CONNECTIVITY & GROWTH

*The one address that always keeps you connected to it all*

Marol is currently a hotspot for investors with its booming infrastructure development. The neighbourhood's strategic location, boasting easy access to key connectivity hubs such as the airport, metro lines, and major Mumbai roads, makes it an ideal choice for both convenient living and lucrative property investment.

<b>Seven Hills Hospital</b> 02 mins	<b>SEEPZ</b> 10 mins	<b>International Airport</b> 10 mins	<b>Powai</b> 15 mins
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## THE GOLDEN QUADRANGLE OF CONNECTIVITY & GROWTH



SOCIAL INFRASTRUCTURE THAT BENEFITS FROM

## THE COMMERCIAL INFRASTRUCTURE OF MIDC AND RESIDENTIAL ECOSYSTEM OF POWAI & ANDHERI EAST



### Connectivity

Metro Station	05 Mins
Andheri - Kurla Link Road	10 Mins
JVLR	10 Mins
MIDC	10 Mins
Domestic Airport	16 Mins



### Healthcare

Seven Hills Hospital	02 Mins
Chiranjeevi Hospital	05 Mins
Umang Hospital	08 Mins
Goel Hospital	12 Mins
Arney Hospital	12 Mins



### Cafés

Café Kohinoor	08 Mins
Momo Café	10 Mins
Tea Villa Café	20 Mins
Friends Bench All Day Café	20 Mins



### Education

Divine Child High School & Junior College	12 Mins
The Little Buds International Pre-School	15 Mins
St. Arnold's School	16 Mins
Little Flower High School	17 Mins



Indicative Map, Not To Scale, Time As Per Google Maps.

The  
CHOSEN 1

AT

LIV  
MAX

Presenting Mumbai's Biggest 1 Bed Home Revolution. Launching a new tower with thoughtfully designed Balcony Homes in a development, situated on a sprawling 2.25-acre landscape, offering a distinctive architectural presence. The 21-storey tower stands tall, providing residents with breathtaking views of the surroundings. This development offers a holistic living experience, catering to diverse lifestyle preferences. A new revolution of spacious one-bedroom homes has arrived, set to shake up real estate as we know it.



# FINALLY, A ONE-BED THAT LIVES LARGE WITH A BALCONY THAT'S ALL YOURS.

Large & spacious homes that are Vastu compliant offer a harmonious blend of luxury and positive energy flow, meticulously designed to enhance well-being and prosperity. These homes feature carefully planned layouts that maximize space and ensure a seamless flow of natural light and air. Each area of the house is thoughtfully positioned to align with Vastu principles, promoting balance and harmony.

Spacious 1-bed homes

Thoughtfully planned windows for  
maximum daylight & ventilation

Vastu compliant spaces



## MORE ROOM TO LIFE.

Experience a planning revolution with **Zero Space Wastage**. Discover impeccably designed spaces that embody a truly well-lived life. Enjoy the convenience of two washrooms for easy urban living.



## A WARDROBE REVOLUTION

Experience a wardrobe that offers unparalleled space for both him and her. Enjoy a design that maximizes every inch without compromise.



# A Revolution in Experiences

15 Experiential Zone with 50+ activities

## Activity Zone

Cricket Practice Net  
Jogging Track  
Cycling Track  
Sitout Area

## Kids Outdoor Zone

Kid's Play Area  
Toddler Play / Sitting Area  
Sea-Saw & Swing

## Sports Zone

Multi-Purpose Court  
Basketball Court  
Badminton/Volleyball Court

## Nature Zone

Vertical Garden

## Business Zone

Business Lounge

## Kids Indoor Zone

Kid's Play Area  
Art Corner  
Chalk Drawing Wall

## Viewing Zone

Sunrise Corner  
Sunset Corner  
Telescopic Stargazing  
Acupressure Area

## Entertainment Zone

Pool Table  
Table Tennis  
Carrom Board



## Extra Curricular Zone

Dance Area  
Karaoke Singing  
Karate / Taekwondo  
Zumba

## Fitness Zone

Cross Fit  
Gymnasium

## Leisure Zone

Hammock Sitting  
Pergola Siting  
Open Air Sitting  
Amenities Lobby Area  
Chit Chat Area  
Senior Citizen Sitout Area

## Reading Zone

Books Corner  
Brain Board Games  
E-Library

## Play Zone

Air Hockey Table  
Card Corner  
Foosball Table  
Chess & Ludo  
Video Games

## Wellness Zone

Meditation Area  
Yoga Pavillion

## Party Zone

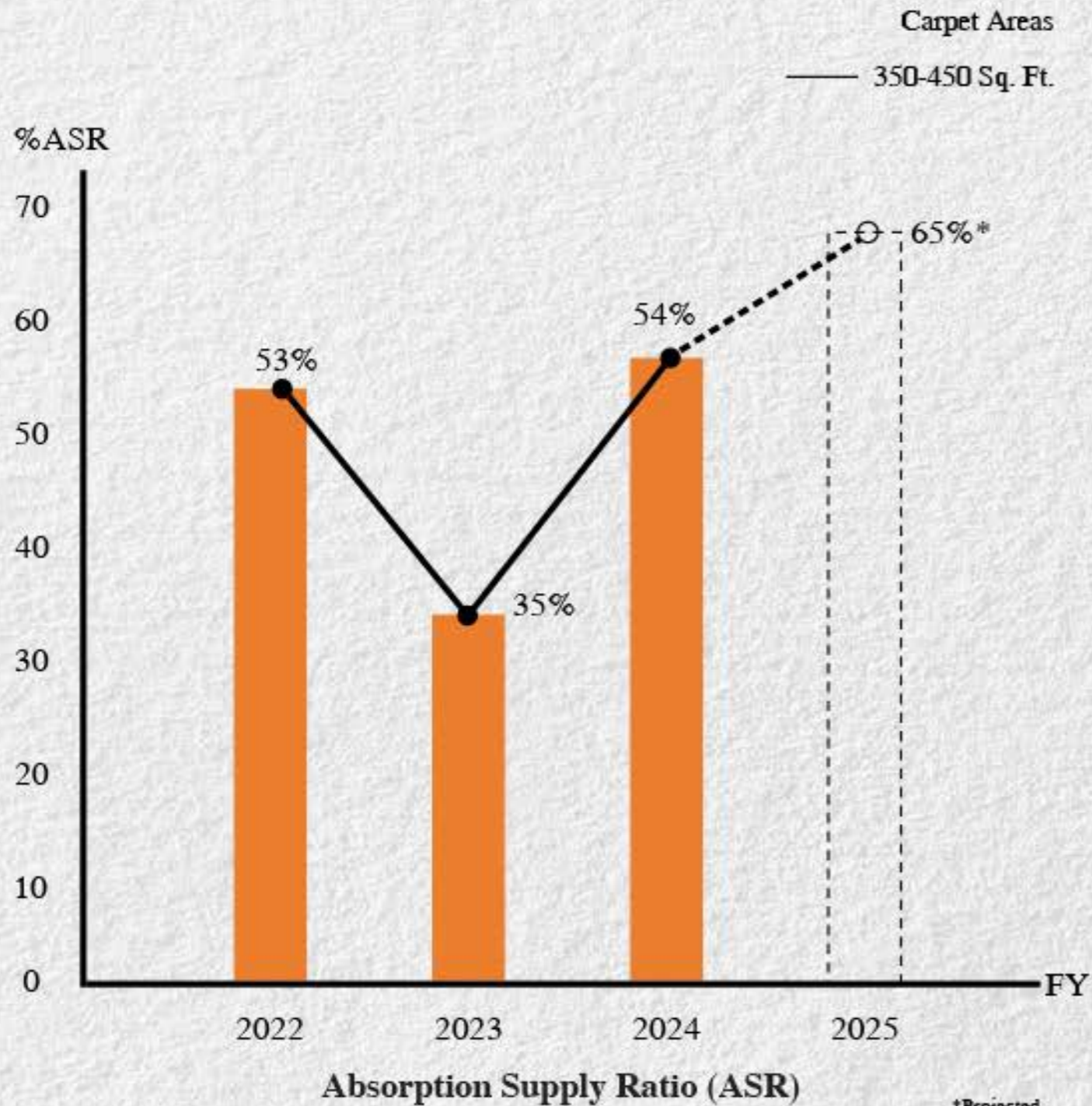
Sky Cinema  
Sky Juice Bar  
Adda Zone  
Artificial Bonfire  
BBQ Area  
Sky Party Area





# A 1 BED HOME IN ANDHERI: A SOARING HOCKEY-STICK REAL ESTATE REVOLUTION

Good news for investors as the absorption of 1 Bed homes in the micro market is witnessing a rising Hockey-Stick effect led by ~400 Sq.Ft. Carpet Area 1 Bed Homes.



\*The value is derived by Broker's opinion  
 Source: Prop Equity, Magicbricks, 99 acres, Housing.com

# AN IMPENDING ROI BOOM

7% Y-O-Y Capital Appreciation  
 +  
 4% Expected Rental Returns

Marol boasts impressive annual capital gains of 7% and rental yields of 4% which sets it apart from other nearby areas. Its strategic location, top-notch infrastructure and growing demand make it an ideal investment choice for those seeking reliable returns and long-term growth.

Over the last decade, Marol has consistently outperformed neighboring locations in capital appreciation. From 2012 - 2018, appreciation was 65%, and from 2018 -2024, it was 45%. Looking ahead, a further 35% appreciation is expected by 2030.

# DRIVEN BY THRIVING ECOSYSTEM AND PROMISING DEVELOPMENT



The Golden Quadrangle of EEH, WEH, JVL R and Andheri-Kurla Road



Domestic & International Airport within easy reach and so is its infrastructure



Versova-Ghatkopar Metro and Western Metro now ready. Seepz -Colaba Metro Line Coming soon



The only neighbourhood with central connectivity to Andheri-Powai-BKC Commercial Hubs

# A REVOLUTION IN TRUST AND LEGACY

Group founded in 1989 as a boutique residential construction outfit, has transformed the dreams of thousands into reality by delivering 22 residential & commercial projects on-time with maximum ROI everytime for its early investors.

30+

YEARS OF EXPERTISE IN  
REAL ESTATE DEVELOPMENT

22

RESIDENTIAL AND  
COMMERCIAL PROJECTS

2,500

HAPPY  
FAMILIES

# DELIVERED EXCELLENCE

Kaatyayni Business Centre

Kaatyayni Heights

Gayatri Apartments

Apurva Residency

Kalash Mahakali

Kaatyayni Enclave

Kaatyayni Residency

Bhagwati Apartment

Kalash Chakala





Experience Centre - Liv Max, Behind Seven Hills Hospital, Marol, Andheri (East), Mumbai - 400 059.



 The Chosen I of Liv Max is a marketing campaign name for i-stay and is registered under Maharashtra and also available on <https://maharashtra.gov.in>

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