

Imperial Splendor

Yashwant Smart City, Vasai East.



A SPLENDID
WAY OF LIVING!



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IMPERIAL LIFESTYLE'S GUIDE TO VASAI-VIRAR

Vasai, the 5th largest city of Maharashtra. Vasai-Virar is rapidly developing in all spheres related to real estate,

be it residential, commercial, retail, hospitality, entertainment or amusement. Over the last decade,

the increase in real estate prices in and around Mumbai has resulted in the shift of low and middle-income households to this sub-region. It is one of the

10 cities in Maharashtra which is eligible for FDI

in multi-brand retail.



POPULATION

Vasai-Virar, with a growing population of more than 1.2 million people, is one of the fastest growing cities in Maharashtra. As per census, the population of the region was 1.9 lakhs in 1971 and has seen a growth of 95% since. The population growth rate of Vasai-Virar has been higher than Greater Mumbai and MMR region.

CONNECTIVITY

Vasai-Virar is strategically linked to Mumbai and other major centres in the Mumbai Metropolitan Region, such as Navi Mumbai, Panvel, Thane, Kalyan and Bhiwandi via high end rail and road connectivity. Also, with the proposed elevated rail corridor between Churchgate - Virar and Bandra-Virar, the durations of journeys will be curtailed by an hour. No other city in MMR or the peripheral locations provides such connectivity. Commuters can easily travel to Mumbai by local train within 90 minutes to reach Churchgate Station or 30 minutes to reach the suburbs.

THE FEEL OF GETAWAY HOMES

The region is pollution free and away from the hustle and bustle of the city life. Today, people want to live in areas where they can breathe fresh air and have sound sleep. Vasai - Virar is one such region and therefore the place for living and leisure.

DEVELOPMENT

Since its inception in 2012, the Vasai-Virar City Municipal Corporation (VVCMC) has been instrumental in the rapid development of the Vasai-Virar region. An annual budget of Rs. 1,266 crores towards infrastructure development has been presented in 2012. The Ministry of Urban Development has taken Vasai-Virar under the Urban Infrastructure Development Scheme for Satellite Towns, making it the only city in Maharashtra to be incorporated in this scheme. The entry of some of India's leading real estate giants and joint ventures amongst local developers is contributing tremendously to the growth of the region.

FUTURE OF VASAI-VIRAR

The first factor that will drive this real estate market is its affordability compared to that of other parts of the Mumbai Metropolitan Region. This will attract a big chunk of home buyers as well as investors here.

The second major factor that will drive the real estate growth is the improving infrastructure and connectivity of the region to the island city of Mumbai as well as its suburbs. The proposed Virar-Alibaug corridor will be connected to several major national highways such as NH 3, NH 4 and NH 48. This will help people travel from Virar to Mumbai as well as the proposed Navi Nhava Sheva Port, Mumbai International Airport, and Alibaug, which is an industrial belt. The Bandra-Versova corridor, which is a coastal road, will also get extended to Malad and later to Virar.

WHY YASHWANT SMART CITY?

**More than 20,000 +
happy families in vicinity**

More than 1lakh + Population

**Educational institutes
ICSE | CBSE | SSC | COLLEGE**

**Luxury Banquet Hall
with area of 12000 sq. ft.**

**25000 sq. ft.
huge Fitness Club**

Entertainment Training centres

Public play grounds





WELCOME TO IMPERIAL LIFESTYLE!



BUILDING DREAMS
SINCE 1999



SUCCESSFULLY
CONSTRUCTED
2.5 MILLION SQ.FT.



PIONEER REALTORS IN
VASAI - NSP - BOISAR



3000+ HAPPY
CUSTOMERS



HOMES STARTING FROM
10 LAKHS - 1 CRORE +



UNDER CONSTRUCTION
3 MILLION+ SQ.FT.





IMPERIAL

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MISSION

To become a regionally reputed construction firm that provides state-of-art properties and flexible property-buying solutions to customers from all walks of life.

VISION

To be a leader in the luxury and affordable housing industry.

To provide par – excellent customer services.

VALUES

Flexibility: Concerning customer requirement

Transparency: In customer transaction

Commitment: To constantly strive to improve ourselves and our product

Team Building: Creating dedicating group of team members working towards our mission



Imperial Splendora

Yashwant Smart City, Vasai East.

EXPERIENCE THE EXTRAVAGANT LIFE.

The homes at Imperial Splendora have much to offer. From well-connected surroundings to the luxurious amenities to the intricate detailing of each apartment, these warm and spacious 1 and 2 BHK apartments are indeed the quintessence of the good life. So, if you love elegance, then you'll feel right at home here. What's more, there are just a few of these limited-edition homes, meant only for a discerning handful of people like you.

22 STOREY



STEP CLOSER TO GRANDEUR

Get ready to welcome a life full of conveniences and luxuries at Imperial Splendora. It is our most sought-after residences in Vasai. One of the tallest in the city, this magnificent residential project offers a breathtaking view of lush greens and mountainscapes to calm your soul and relax your mind.

Located close to the Vasai station and NH-8, Imperial Splendora offers easy accessibility to various parts of the city. This extravagance comes with various luxurious amenities like no one else. With so much to offer, Imperial Splendora will delight you in ways more than one. So come and experience a splendrous way of living.

22 STOREY



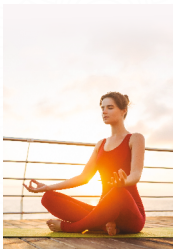
FEATURED AMENITIES



Sky Jogging Track



Rooftop Gym



Terrace Garden / Yoga Deck



Indoor Game Studio



Recreational Studio room



Grand Lobby



Senior Citizen Lawn



Fire Sprinklers in apartments



3 Automatic Lifts Per Wing

SMART HOMES FOR YOUR SAFETY

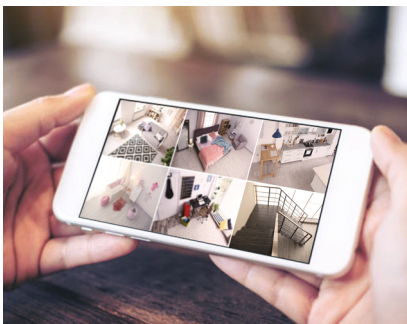


Access Control System

Keep unwanted visitors away. Visitors will have to put apartment numbers at the lobby. See the visitor on your personal screen before giving them access to your building lobby



LIVE CCTV SURVEILLANCE



24x7 Security CCTV in lobby, lift and common areas

While your kids play downstairs, you won't have to worry about them. Just turn on your personal screen and see them enjoying.

SAFETY SECURITY SYSTEM



- Fire fighting equipment on all floors
 - Earthquake resistance to RCC Frame Structure
 - Quality Waterproofing in all Wet Areas
-



Voice Intercom & Notifications Updates
on your screen

LIVING ROOM

- POP False Ceiling with extra electric junction
- Vitrified Flooring Tiles (Size: 800mm x 800mm)
- Main Door & Safety Door with Laminate & Heavy Brass Fittings
- Safety Door with MS Powder Coated Grills
- Branded Plastic paint on Internal Wall
- Powder Coated Aluminium Sliding Window with Blue Sapphire Glass & Mosquito Net
- Gold Medal Switch-Boards
- Granite Window Sills
- Hollow space for A.C outlet
- Anti skid 300mm x 300mm Tiles in Flower Bed
- Fire Sprinklers

ELECTRICAL POINTS

(Modular Switches with Concealed Wiring)

Tubelight	2	Television	1
Fan	2	Air Conditioner	1
Chandelier	1	Balcony Light	1

NOTE: Electrical Points only.
No Electrical Appliances shall be provided.



BED ROOM

- POP False Ceiling with light points
- Vitrified Wooden Finish Flooring Tiles (Size: 600mm x 600mm)
- Bedroom Door with Laminate & Heavy Brass Fittings
- Branded Plastic paint on Internal Wall
- Powder Coated Aluminium Sliding Window with Blue Sapphire Glass & Mosquito Net
- Gold Medal Switch-Boards
- Granite Window Sills
- Hollow space for A.C outlet
- Anti skid 300mm x 300mm Tiles in Flower Bed
- Fire Sprinklers

ELECTRICAL POINTS

(Modular Switches with Concealed Wiring)

Tubelight	1	Television	1
Fan	1	Air Conditioner	1
Balcony Light	1		

NOTE: Electrical Points only.
No Electrical Appliances shall be provided.



KITCHEN

- **Modular Kitchen 303 Stainless Steel Trolley (Shutters, Basket & Hydraulic Glass Shutter Loft)**
- **600mm x 300mm Glazed Tiles on Walls**
- **Granite Window Sills**
- **Granite Platform with Stainless Steel Sink**
- **Branded Plastic paint on Internal Wall**
- **Powder Coated Aluminium Sliding Window with Blue Sapphire Glass**
- **Gold Medal Switch-Boards**
- **Granite Window Sills**
- **Anti skid 300mm x 300mm Tiles in Dry Balcony**
- **Fire Sprinklers**

ELECTRIFICAL POINTS

(Modular Switches with Concealed Wiring)

PARTICULARS	QUANTITY	PARTICULARS	QUANTITY
Refrigerator	1	Tube-light	1
Mixer	1	Washing Machine	1
Fan	1	Exhaust Fan	1

PLUMBING POINTS:

PARTICULARS	QUANTITY
Aquaguard	1
Sink Tap	1

NOTE: Electrical Points only.
No Electrical Appliances shall be provided.



BATHROOM

- Concealed Plumbing Fittings
- Granite Door Frame
- Wooden Door with Laminate
- Granite Window Sills with Louvers
- Cera Sanitaryware & Jaquar Plumbing Fittings
- OverHead Water Tank in Bathroom Loft
- Inverter Point in Bathroom Loft
- 600mm x 300mm Glazed Tiles
- Rain Water Harvesting Flush System

ELECTRIFICAL POINTS

(Modular Switches with Concealed Wiring)

PARTICULARS	QUANTITY
Exhaust Fan	1
Tubelight	1

PLUMBING POINTS:

PARTICULARS	QUANTITY
Mixer	1
Geyser	1

NOTE: Electrical Points only.
No Electrical Appliances shall be provided.





ACTUAL VIEWS OF SAMPLE FLAT



LIVING ROOM



MASTER BED ROOM



ACTUAL VIEWS OF SAMPLE FLAT



KITCHEN





ACTUAL VIEWS OF SAMPLE FLAT



COMMON BATHROOM

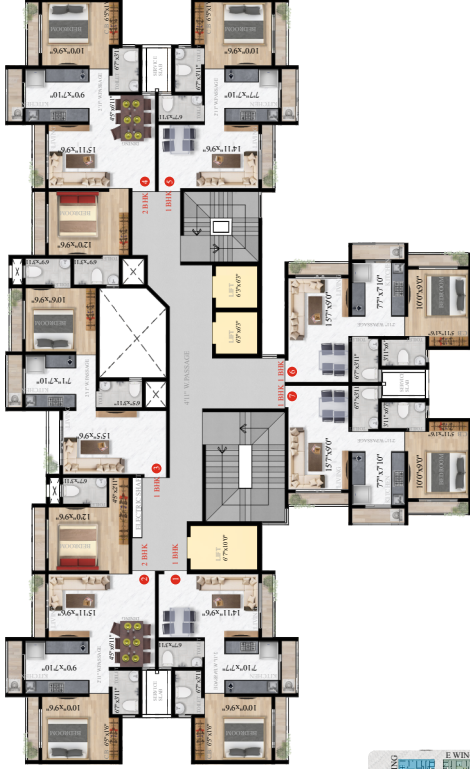


MASTER BATHROOM

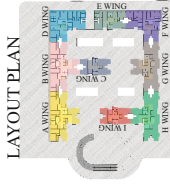


TYPICAL FLOOR PLAN





TYPICAL FLOOR PLAN





TYPICAL FLOOR PLAN

LAYOUT PLAN



D WING



TYPICAL FLOOR PLAN



LAYOUT PLAN



E WING

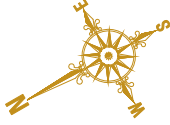


TYPICAL FLOOR PLAN

LAYOUT PLAN



F WING



LAYOUT PLAN



TYPICAL FLOOR PLAN

IMPERIAL SPLENDORA

1BHK & 1BHK COMBINE FLAT OPTION

A – 1 & 2

B – 6 & 7

3 BHK

U.A – 892 Sq. Ft.



FLAT DETAILS

- 1) LIVING
Balcony 31'8" x 9'0"
- 2) KITCHEN
Balcony 2'0" x 9'0"
- 3) C. BATH
Balcony 7'7" x 7'10"
- 4) WASHING AREA
Balcony 2'6" x 7'10"
- 5) WASH BASIN
Balcony 6'7" x 3'11"
- 6) COMMON BED
Balcony 3'0" x 3'11"
- 7) MASTER BED
C.B (Wardrobe) 3'6" x 3'11"
- 7A) MASTER BATH
Balcony 7'7" x 7'10"
- 7A) MASTER BATH
Balcony 2'6" x 7'10"
- 7A) MASTER BATH
Balcony 10'0" x 9'0"
- 7A) MASTER BATH
Balcony 1'6" x 5'11"
- 7A) MASTER BATH
Balcony 2'0" x 9'0"
- 7A) MASTER BATH
Balcony 3'11" x 6'7"



IMPERIAL SPLENDORA

2BHK & 1BHK

COMBINE FLAT OPTION

A - 6 & 7

B - 1 & 2

4 BHK

U.A - 1115 Sq. Ft.



FLAT DETAILS

- 1) LIVING 9'6" x 31'4"
- Dining 4'5" x 6'11"
- Balcony 9'6" x 2'0"
- 2) KITCHEN 7'10" x 9' 0"
- Balcony 7'10" x 2'6"
- 3) C. BATH 3'11" x 6'7"
- 4) COMMON BED 7'10" x 7'10"
- Balcony 2'6" x 7'10"
- 5) MASTER BED 9'6" x 12'0"
- Balcony 4'5" X 2'11"
- Balcony 9'6" x 2'0"
- 5A) MASTER BATH 3'11" x 6'7"
- 6) MASTER BED 9'6" x 10'0"
- C.B (Wardrobe) 6'5" X 1'6"
- Balcony 9'6" x 2'0"
- 6A) MASTER BATH 6'7" X 3'11"



IMPERIAL SPLENDORA

2BHK & 1BHK

COMBINE FLAT OPTION

A - 3 & 4

B - 4 & 5

4 BHK

U.A - 1104 Sq. Ft.



FLAT DETAILS

- 1) LIVING 9'6" x 31'4"
Dining 4'5" x 6'11"
Balcony 9'6" x 2'0"
- 2) KITCHEN 7'10" x 9' 0"
Balcony 7'10" x 2'6"
- 3) C. BATH 3'11" x 6'7"
- 4) COMMON BED 7'10" x 7'10"
Balcony 2'6" x 7'10"
- 5) MASTER BED 9'6" x 12'0"
Balcony 4'5" X 2'11"
Balcony 9'6" x 2'0"
- 5A) MASTER BATH 3'11" x 6'7"
- 6) MASTER BED 9'6" x 10'0"
C.B (Wardrobe) 6'5" X 1'6"
- Balcony 9'6" x 2'0"
- 6A) MASTER BATH 6'7" X 3'11"



IMPERIAL SPLENDORA

2BHK & 2BHK COMBINE FLAT OPTION

D – 5 & 6



5 BHK
U.A – 1352 Sq. Ft.

FLAT DETAILS

- 1) LIVING 31'4" x 10'0"
- TV UNIT 14'3" x 3'11"
- Balcony 2'0" x 10'0"
- 2) KITCHEN 9'0" x 7'10"
- Balcony 2'6" x 7'10"
- 3) C. BATH 6'7" x 3'11"
- 4) WASHING AREA 3'0" x 3'11"
- 5) WASH BASIN 3'6" x 3'11"
- 6) COMMON BED 9'0" x 7'10"
- Balcony 2'6" x 7'10"
- 7) COMMON BED 9'0" x 10'2"
- Balcony 2'0" x 9'0"
- 8) MASTER BED 12'6" x 10'0"
- 8A) MASTER BATH 3'11" x 6'7"



IMPERIAL SPLENDORA

2BHK & 1BHK

COMBINE FLAT

D - 3 & 4



3 BHK

U.A - 1083 Sq.Ft

FLAT DETAILS

- | | |
|--------------------|----------------------------|
| 1) LIVING | 10'6" x 11'6" |
| 1A) | 9'0" x 16'1" |
| 1B) | 3'11" x 4'5" |
| Balcony | 2'0" x 10'6" 2'0" x 9'0" |
| 2) KITCHEN | 8'0" x 7'10" |
| Balcony | 8'0" x 2'6" |
| 3) C. BATH | 6'7" x 3'11" |
| 4) DINING | 9'0" x 9'0" |
| Balcony | 9'0" x 2'0" |
| 5) MASTER BED | 11'4" x 9'0" |
| Balcony | 2'0" x 9'0" |
| 5A) MASTER BATH | 5'11" x 3'11" |
| 6) COMMON BED | 7'10" x 7'10" |
| Balcony | 2'6" x 7'10" |
| 7) MASTER BED | 15'9" X 9'0" |
| Balcony | 2'0" x 9'0" |
| 7A) MASTER BATH | 3'11" X 5'9" |
| Bath Tub | 6'7" x 3'11" |
| 7B) COMPUTER TABLE | 3'5" x 4'3" |



3D VIEW



1BHK



2BHK

NEIGHBOURHOOD

NAME	DISTANCE	TIME
SHOPPING		
D MART EAST	4 KM	12 MIN
D MART WEST	7.3 KM	18 MIN
BRAND FACTORY	7.7 KM	20 MIN
CINEMAS		
CARNIVAL CINEMA	2.3 KM	7 MIN
MIRAJ CINEMA	7.7 KM	17 MIN
K MOVIE STAR	7.1 KM	16 MIN
HOSPITALS		
PLATINUM	5.2 KM	16 MIN
IASIS HOSPITAL	2.7 KM	8 MIN
RIDDHI VINAYAK	9.4 KM	23 MIN
VINYAKA HOSPITAL	3.4 KM	10 MIN
BANKS		
KOTAK MAHINDRA	1.7KM	5 MIN
ICICI BANK	1.7KM	5 MIN
BANK OF INDIA	1.9KM	9 MIN
BANQUET HALL		
REGENCY	3.6 KM	9 MIN
HARISHCHANDRA	2 KM	5 MIN
VINAYAK BANQUET	3 KM	8 MIN
CELEBRITY	1.8 KM	5 MIN

NEIGHBOURHOOD

NAME	DISTANCE	TIME
GAS STATION		
HINDUSTAN PETROLIUM	1.8 KM	5 MIN
INDIAN OIL	1.7 KM	4 MIN
RAILWAY STATION		
VASAI EAST	4.9 KM	13 MIN
VASAI WEST	5.2 KM	13MIN
NALASOPARA EAST	5.7 KM	14MIN
RESTAURANTS		
CELEBRITY	1.8 KM	8 MIN
FARM HOUSE LOUNGE	4.6 KM	11 MIN
AGENT JACKS	4.6 KM	11 MIN
IMPERIAL HOTEL	4.2 KM	10 MIN
SCHOOL		
IMPERIAL GLOBAL SCHOOL	100 M	WALK-IN
HOLY FAMILY	2 KM	5 MIN
VIDYA VIKASINI	2.8 KM	8 MIN
SETH VIDYA MANDIR	2.7 KM	7 MIN
IMPERIAL PUBLIC SCHOOL	3.5 KM	10 MIN



IMPERIAL *** LIFESTYLE ***

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Site Address:

Yashwant Smart City, Gokhiware, Vasai East

Office Address:

118, 1st Floor, Shivshrushti Complex, Near Mother Mary School,
Vasai-Nalasopara Link Road, Nalasopara (E.) - 401209. Ph. - 8698 44 00 22

Web: www.imperiallifestyle.in

Email: info@imperiallifestyle.in

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