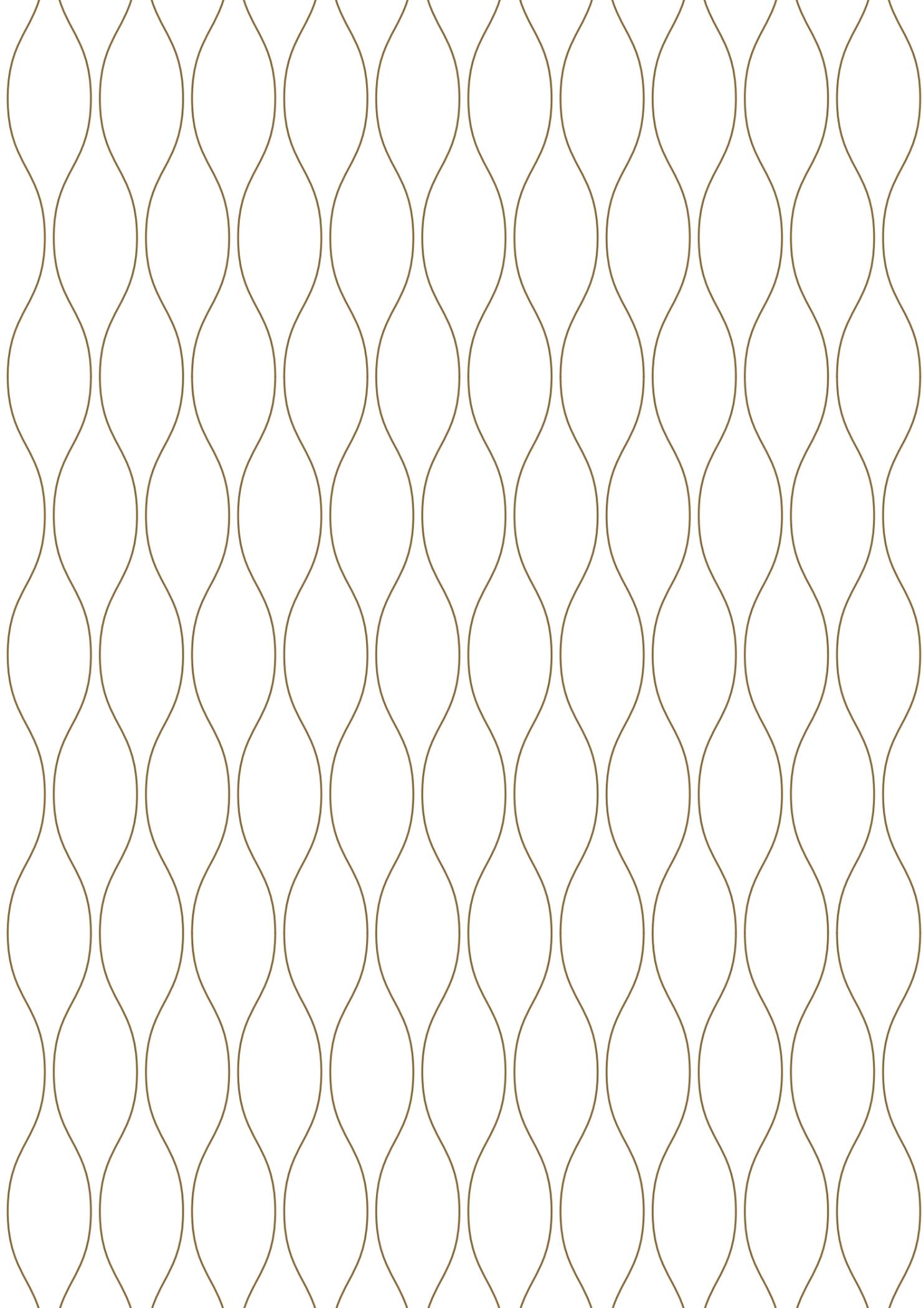


# ASTORIA

— JVPD —

*Life. Curated.*

12th Gulmohar Road, JVPD



# Welcome to Astoria Residences — Where Community Meets Comfort

Astoria Residences brings you 3 BHK curated apartments designed for modern living with like-minded neighbors. Nestled on Gulmohar Road, —an address that resonates with prestige—this 8-storey haven offers not just a residence, but a lifestyle designed to elevate your every moment.

With thoughtfully crafted spaces that blend contemporary design with practical functionality, we welcome you to the future of refined living.

**Live connected. Live inspired. Live Astoria.**

A romantic couple is shown from the back, embracing on a balcony. The man is wearing a light grey suit, and the woman is wearing a light pink floral dress. They are looking out over a modern, multi-story apartment complex with a glass railing. The background features a clear sky, distant mountains, and lush greenery. The overall atmosphere is serene and luxurious.

Curated lifestyle  
for chosen few!

Experience the pinnacle of luxury with elite 3 BHK apartments on Gulmohar Road, JVPD, crafted for the select few. Begin mornings in vastu-compliant homes and weekends with neighbours who value elegance. This 8-storey marvel offers a lifestyle crafted to elevate your every moment.

Juhu Beach, Mumbai

# Get connected to the exciting surroundings

With Astoria Residences, you'll find yourself surrounded by iconic destinations like Juhu Beach, offering the perfect backdrop to unwind and create cherished memories with your loved ones.

Kaifi Azmi Park

# Kickstart everyday with Nature

With Kaifi Azmi Park just a short walk away from your home, start your day with fresh air, lush greenery, and serene ambiance every day.



# Live in the golden miles...

Nestled in the heart of Juhu, Astoria Residences offers unparalleled access to Mumbai's most sought-after destinations. With seamless connectivity to business hubs, entertainment, and serene beaches, it's where luxury meets convenience.

## Finest Connectivity

### Schools:

- Utpal Sanghavi
- R N International
- Ecole Mondial
- CP Goenka

### Colleges:

- Gandhi Shikshan Bhavans
- Sardar Patel College of Engineering
- Malini Kishor Sanghvi College
- Russeell Square International College

### Hospital:

- Ark Hospital
- Cooper Hospital
- Thunga Hospital

### Entertainment:

- The Club Mumbai
- PVR
- JVPD Ground
- Shoppers Stop
- Croma

### 5 Star Hotels:

- J W Marriot
- Novotel Juhu

### Temples:

- Iskon Temple
- Mallinath Jain Derasar
- Shri Adinath Shwetambar Jain Derasar



3 BHK *Luxury Homes*  
WITH JODI

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05 Basements

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04 Apartments  
Per Floor

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10+ Amenities



# Welcome to the elite living

A home at Astoria is more than walls. It's where relationships grow and memories thrive. With 3 BHK and Jodi options, this 8-storey marvel offers a harmonious blend of contemporary aesthetics and functional amenities, tailored to meet every family's unique lifestyle.



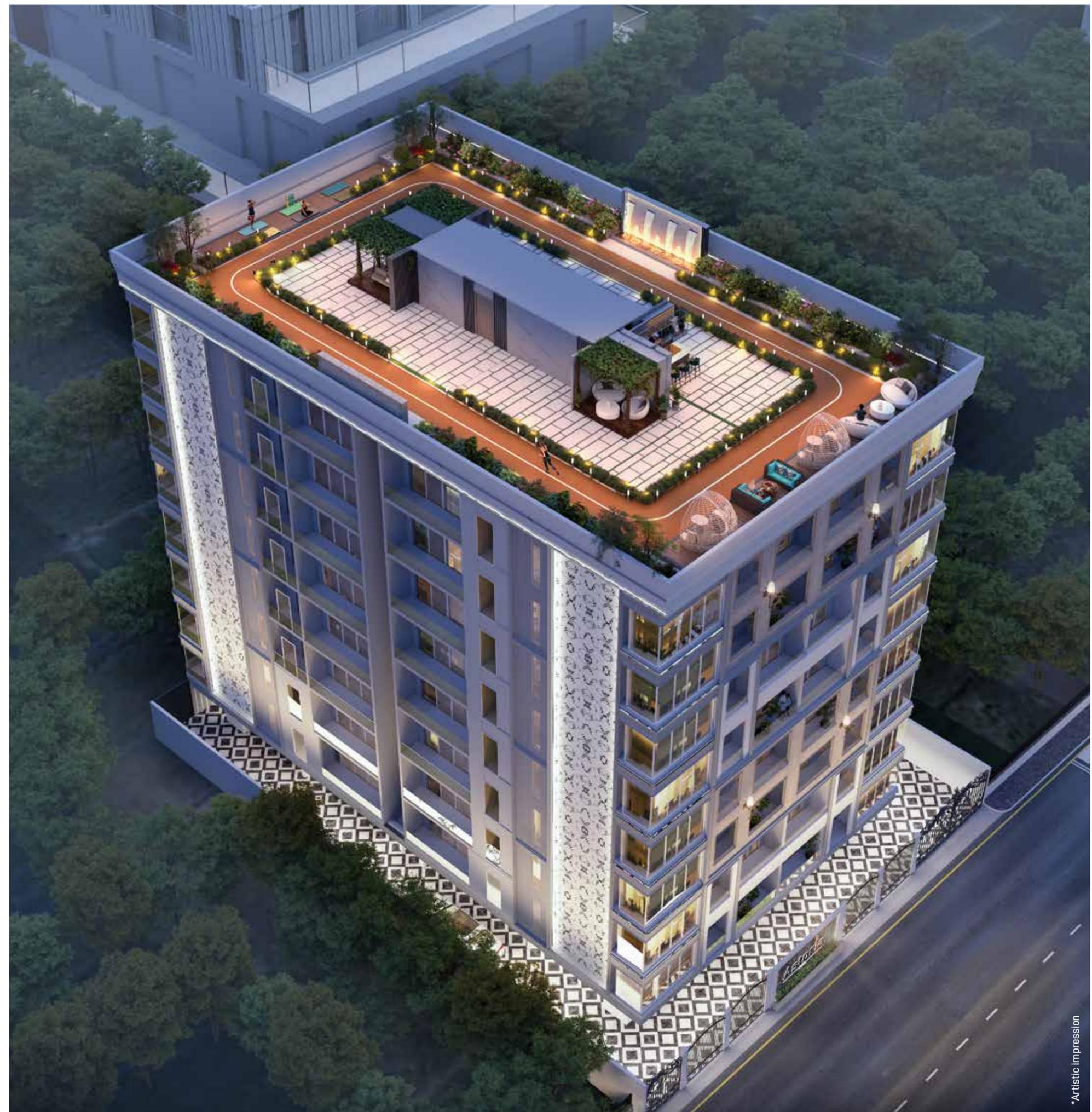
# Lifestyle that matches your aspirations

Astoria Residences aligns with your aspirations, offering luxury, comfort, and premium amenities. It's where thoughtful design meets modern living for a lifestyle you deserve.



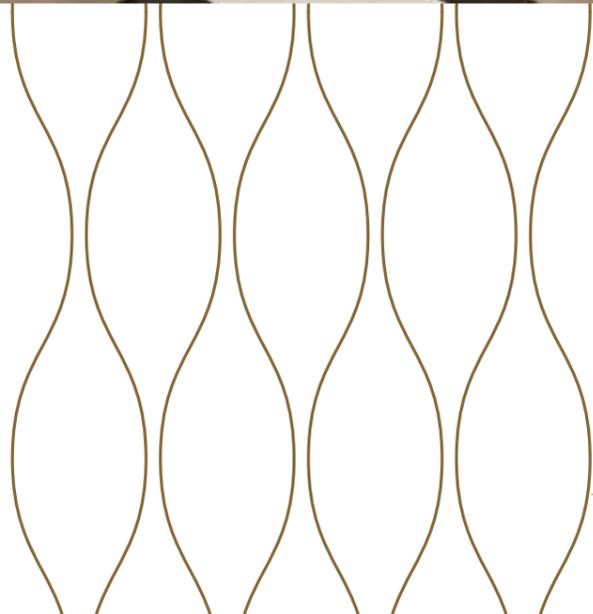
# Take Your Celebrations Sky-High

Celebrate life's finest moments with your loved ones in a glamorous style. From intimate parties to grand occasions, our expansive 5,000+ sq. ft. rooftop offers breathtaking views & luxurious setting for all celebrations.





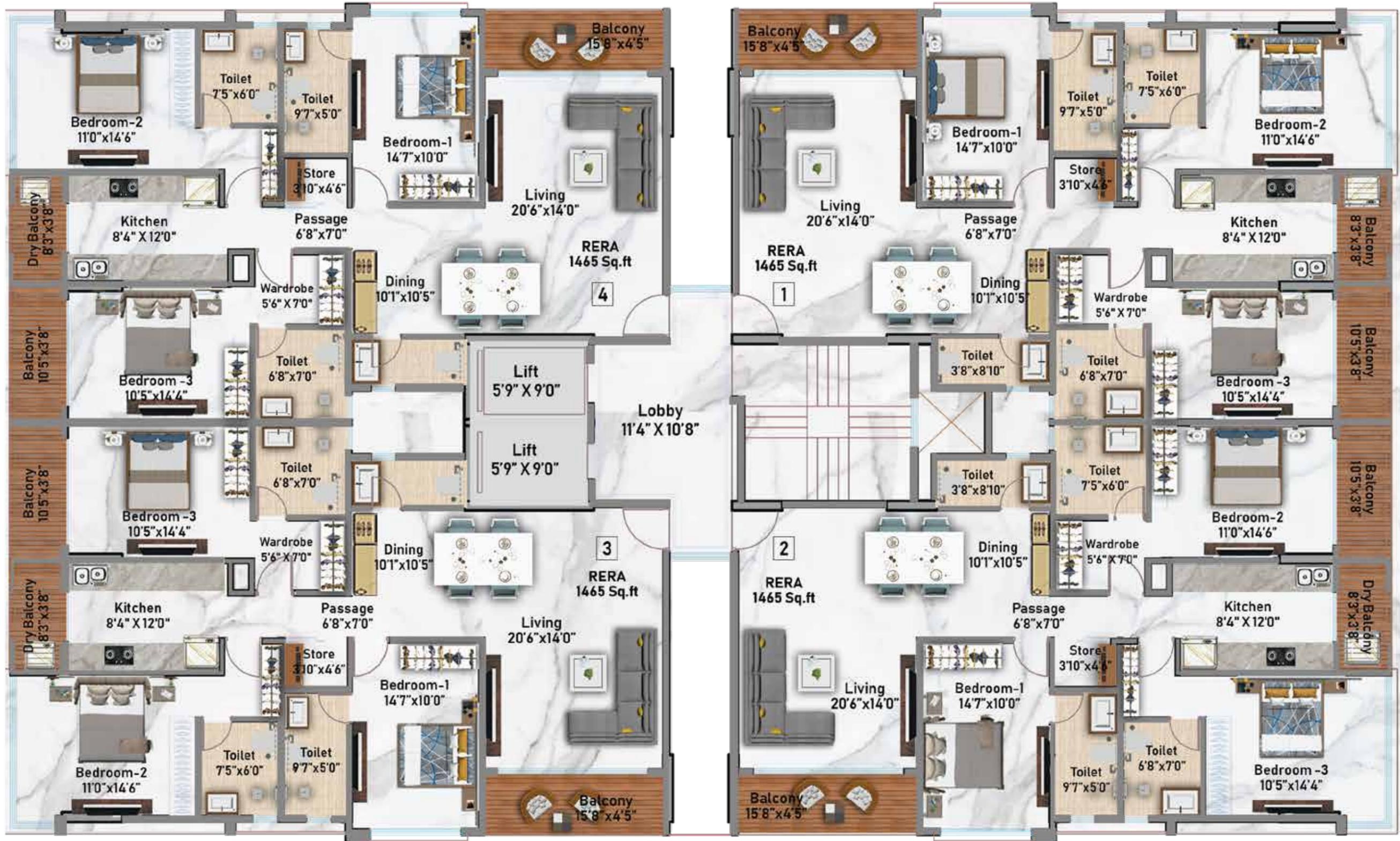
\*Artistic Impression



Lobby

## First step to a Lasting Impression

Our marble-finished lobby greets you with a blend of refined elegance and homely warmth. More than just an entrance, it's your warm welcome into a grand lifestyle, and a grand start to something special.



1<sup>st</sup> to 3<sup>rd</sup>, 6<sup>th</sup> and 8<sup>th</sup> Floor Typical Floor Plan



7th Floor Typical Floor Plan



3 BHK Premium Apartment

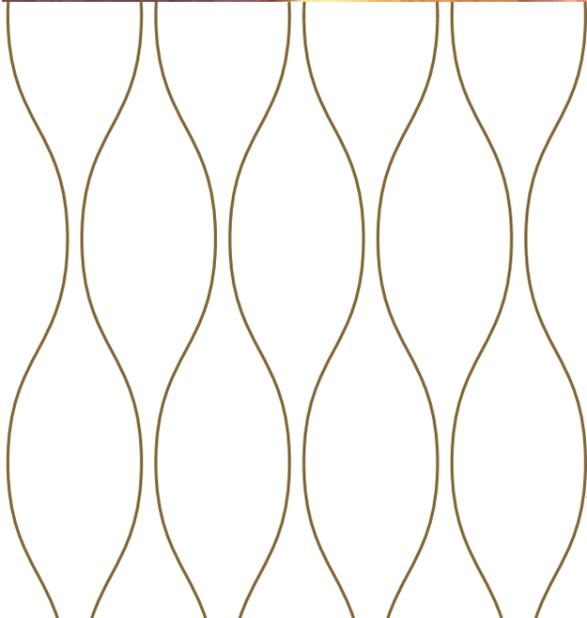
A photograph of two women running on treadmills in a bright, modern gym. The woman in the foreground is wearing a black tank top and grey leggings with orange accents, running on a treadmill. The woman behind her is wearing a light grey t-shirt and grey leggings, also running. The gym has large windows in the background, letting in natural light. The treadmills are modern and sleek, with digital displays.

# Better your Fitness Journey, Everyday.

At Astoria, we're committed to taking care of your healthy lifestyle—so you can stay High on Health, Feel Your Best, and Thrive Every Single Day.



\*Artistic Impression



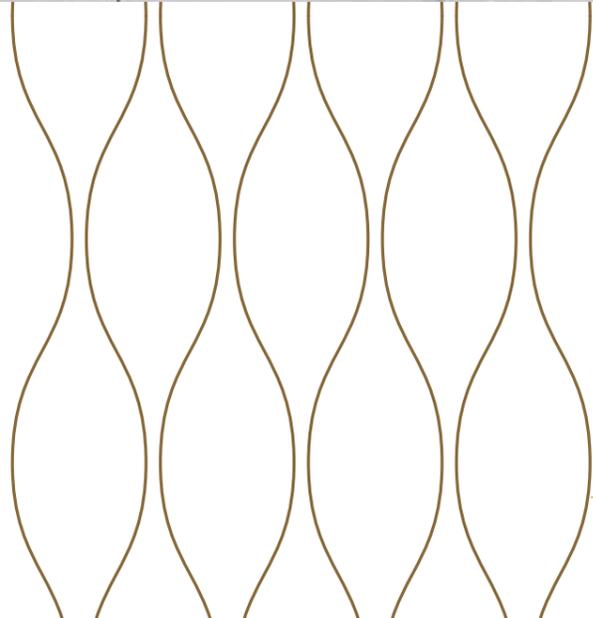
Roof-Top Meditation Area

## Lift Your Spirit on the City Rooftop!

Discover unmatched serenity and vibrant celebrations on Astoria's breathtaking rooftop. Elevate every moment with stunning views and unforgettable experiences.



\*Artistic Impression



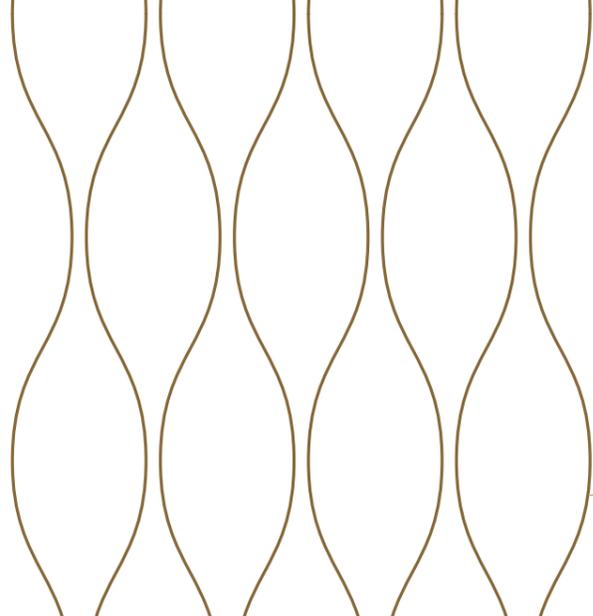
Roof-Top Bar Area

## Elevate Your Evenings

At Astoria, relaxation meets sophistication at our rooftop bar. Sip on handcrafted cocktails, enjoy panoramic views, and create unforgettable moments under the stars. Whether it's a casual evening with friends or a celebration, our rooftop bar is the perfect spot to unwind and indulge in style.



Artistic Impression



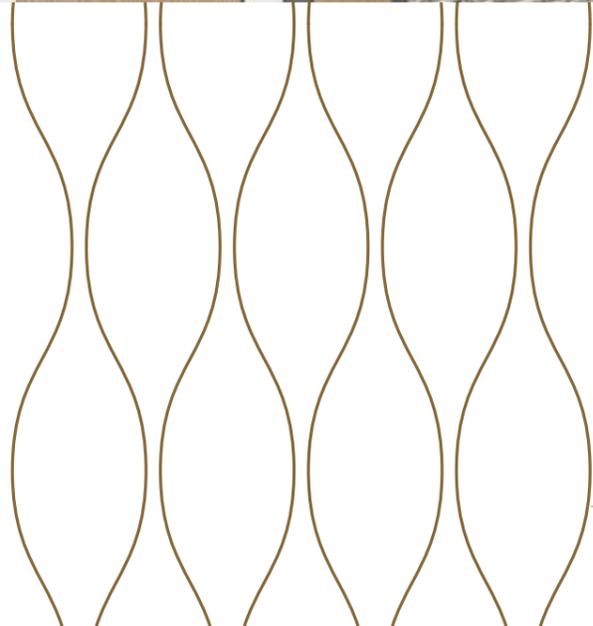
Gymnasium

## Live on the Healthy Side of Life

At Astoria, we make your wellness journey effortless with our state-of-the-art gymnasium. Whether you're lifting weights, hitting cardio goals, or finding balance through yoga, we provide the perfect space to stay fit, energized, and thriving—every single day.



Artistic Impression



## Library

## Your quiet escape awaits.

Our dedicated library offers a peaceful retreat where you can immerse yourself in books, expand your knowledge, or simply enjoy a moment of calm. Whether you're seeking inspiration, focus, or relaxation, our thoughtfully designed space is perfect for readers and thinkers alike.

# ELITE LIFESTYLE FEATURES



FITNESS CENTER



LIBRARY



TERRACE GARDEN



VASTU COMPLIANT HOMES



ROBOTIC PARKING



LANDSCAPE WALKWAY



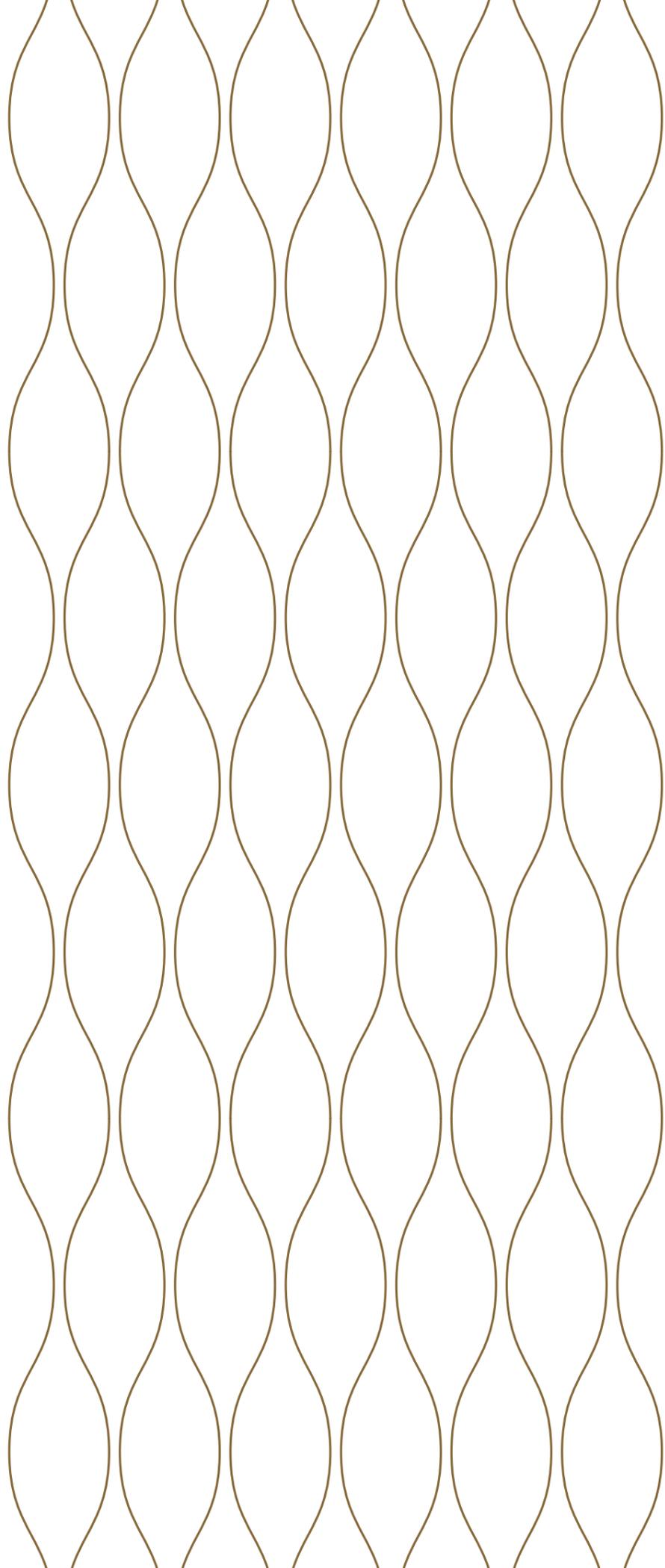
ROOF TOP LOUNGE



24 X 7 VALET PARKING



24 X SECURITY



## About Developer

Astoria Residences is brought to you by Avishkar Infra Realty Ltd., a BSE-listed company, committed to shaping modern lifestyle. With a vision of delivering dream homes with superior craftsmanship and timely delivery in every project, we strive to go beyond expectations and create spaces where residents truly feel at home.

- A PROJECT BY -



C R E D I T S

RCC CONSULTANTS  
RAJE CONSULTANTS PVT LTD

DESIGN ARCHITECT  
GZ1904

MAHDA ARCHITECT  
ELLORA PROJECT CONSULTANT PVT LTD

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Juhu, Mumbai, 400049

CORPORATE OFFICE  
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