

Esquina

P R I V A T E R E S I D E N C E S

Andheri West, Near Lokhandwala



Image Shot at actual location. Elevation is a representative render.

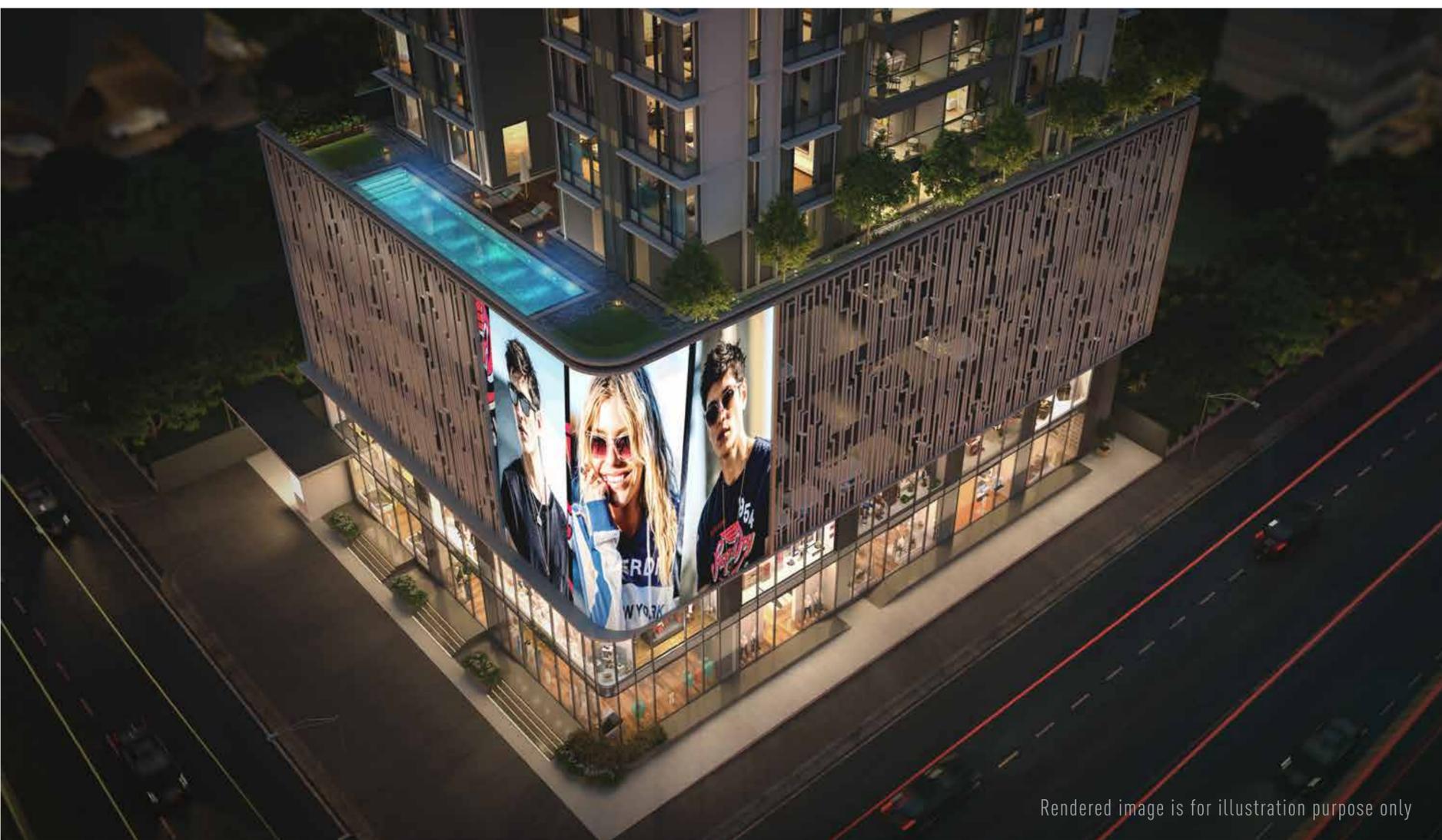
Y O U R O W N
P R I V A T E C O R N E R
I N T H E C I T Y

In the heart of Andheri West near Lokhandwala, Esquina offers more than luxury—it offers seclusion, space, and sophistication. It's a retreat from the ordinary, made for those who value calm and distinction.

Not just a home.
A world of your own.

A C O R N E R

E X C L U S I V E L Y Y O U R S



Rendered image is for illustration purpose only

These limited residences are built for how you truly want to live—slow mornings on your private deck, quiet evenings with city views, and comfort at every turn. At Esquina, exclusivity isn't an add-on—it's at the heart of everything. With only a select few homes, every space feels personal, every moment feels yours.

Because peace isn't a perk—it's a promise.

Esquina

P R I V A T E R E S I D E N C E S

A C O R N E R A B O V E



19-Storey Tower



55 Exclusive Residences



Layouts from 1115 - 1305 sq.ft.



Flexible Jodi Options



This isn't just rare.
It's reserved.



A R E S E R V E D
C O R N E R I N T H E
C I T Y ' S H E A R T

Esquina places you at the centre—quietly. Just minutes from schools, theatres, hospitals, metro stations, and the airport—everything you need is around the corner. Stay close to everything, while coming home to peace.

Well-connected,
yet wonderfully your own.

Esquina

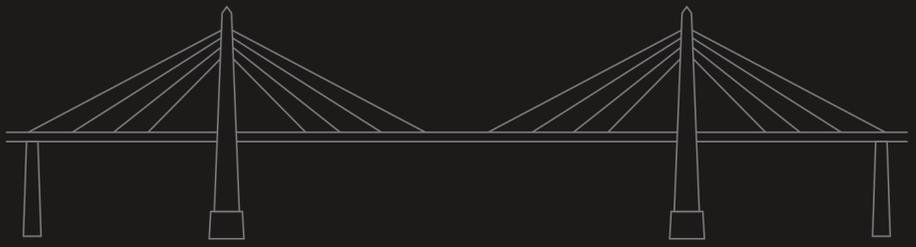
P R I V A T E R E S I D E N C E S

Andheri West, Near Lokhandwala

T H E F U T U R E

C O N N E C T S H E R E

COASTAL
ROAD



**Andheri (W) Connector
to Coastal Road: 5 mins**



METRO
LINES



BKC: 25 mins

Mankhurd: 50 mins



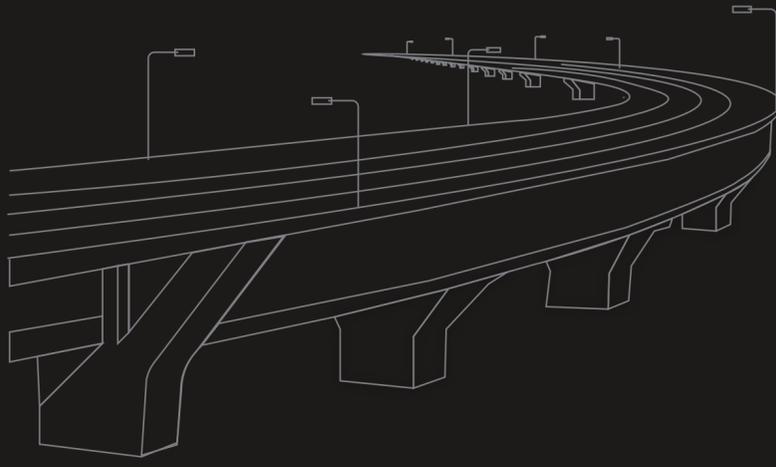
IIT Powai: 24 mins

Kanjurmarg: 30 mins



Mumbai Airport: 30 mins

FLYOVER



JVLR - 1 min

WEH - 8 mins

Powai - 25 mins



^These are upcoming connectivity developments around the project. Please note, all timings mentioned are indicative and approximate, subject to change.

Key Nearby Locations



NEAREST STATIONS

Lower Oshiwara Metro Station – (250 m) – 2 min

DN Nagar Metro Station – (1.8 km) – 09 min

Andheri Station – (4.2 km) – 20 min

Metro Line 6 - Swami Samarth Nagar to Vikhroli (Upcoming)



HEALTHCARE FACILITIES

Kokilaben Dhirubhai Ambani Hospital – (2 km) – 10 min

Nanavati Super Speciality Hospital – (6 km) – 25 min



NEAREST AIRPORTS

Chhatrapati Shivaji International Airport – (8.3 km) – 20 min

Domestic Airport – (9.3 km) – 22 min



SCHOOLS & COLLEGES

Mahatma Gandhi Vidyalaya – (850 m) – 5 min

RIMS International School – (1.4 km) – 5 min

Billabong High School – (2 km) – 7 min

Sardar Patel College of Engineering – (2.9 km) – 10 min

Bhavans College – (3 km) – 14 min

Oberoi International School – (4 km) – 15 min

Key Nearby Locations



LEISURE

- Infiiti Mall – (170 m) – 2 min
- Citi Mall – (500 m) – 3 min
- Celebration Sports Club – (1.3 km) – 6 min
- Karamveer Sports Complex – (1.7 km) – 6 min
- Andheri Sports Complex – (2.4 km) – 7 min
- The Club – (2.6 km) – 10 min



PLACES TO WORSHIP

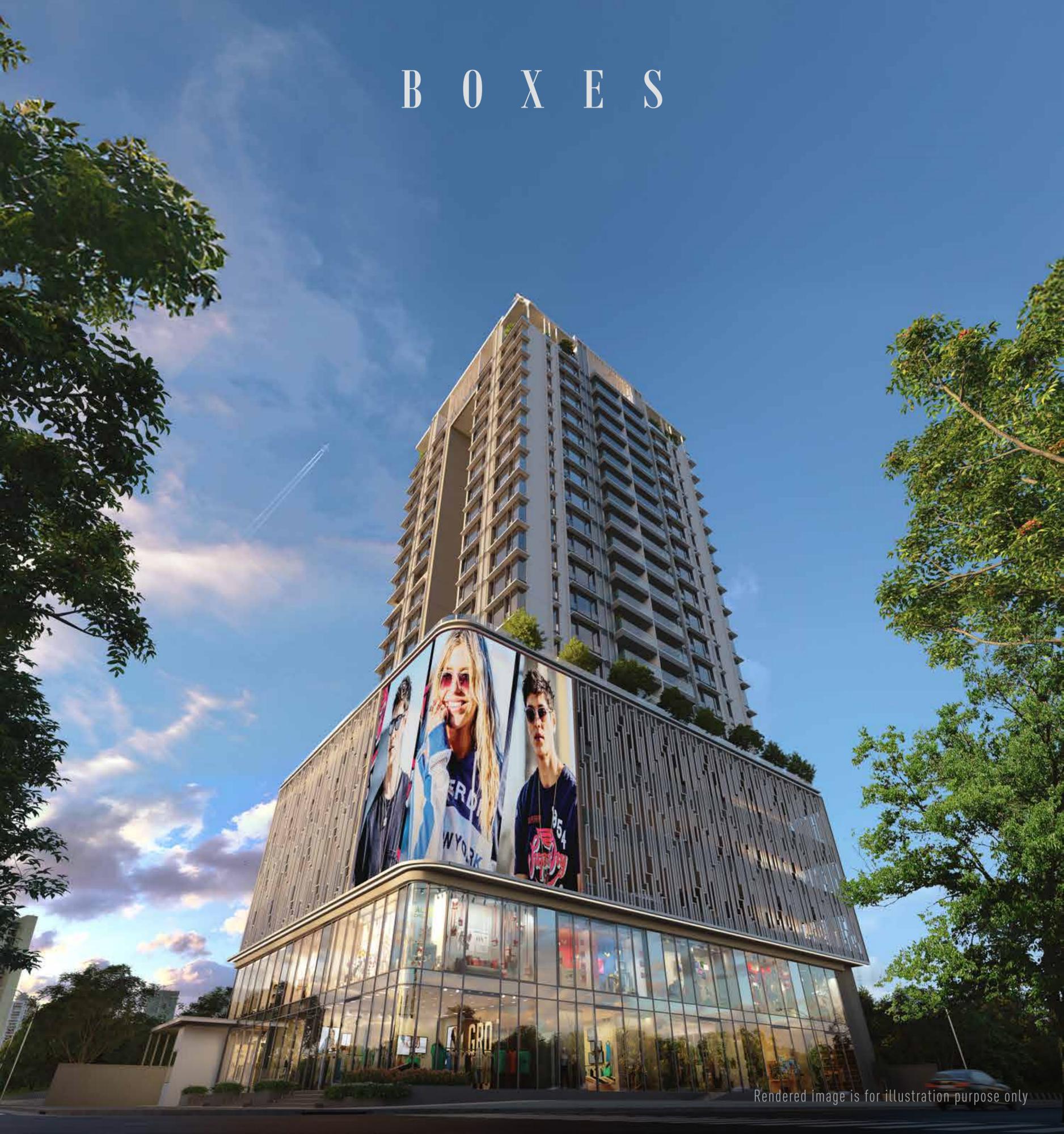
- Mhadeshwar Mandir – (1.8 km) – 6 min
- Christ the King Church – (1.8 km) – 8 min
- Gurudwara – (1.9 km) – 9 min
- Suni Madina Masjid & Masjid E Farhan – (4.7 km) – 15 min
- ISKCON Temple – (4.2 km) – 20 min



PROMINENT LOCATIONS

- Link Road – (100 m) – 1 min
- Lokhandwala Circle – (850 m) – 3 min
- SV Road – (1.6 km) – 8 min
- Four Bungalows – (2.7 km) – 10 min
- Western Express Highway – (3 km) – 12 min
- Versova- Madh Flyover (Upcoming)
- Coastal Road (Upcoming)

A
C O R N E R
T H A T
C H E C K S
A L L T H E
B O X E S





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Low-Density Project for Peaceful, Private Living



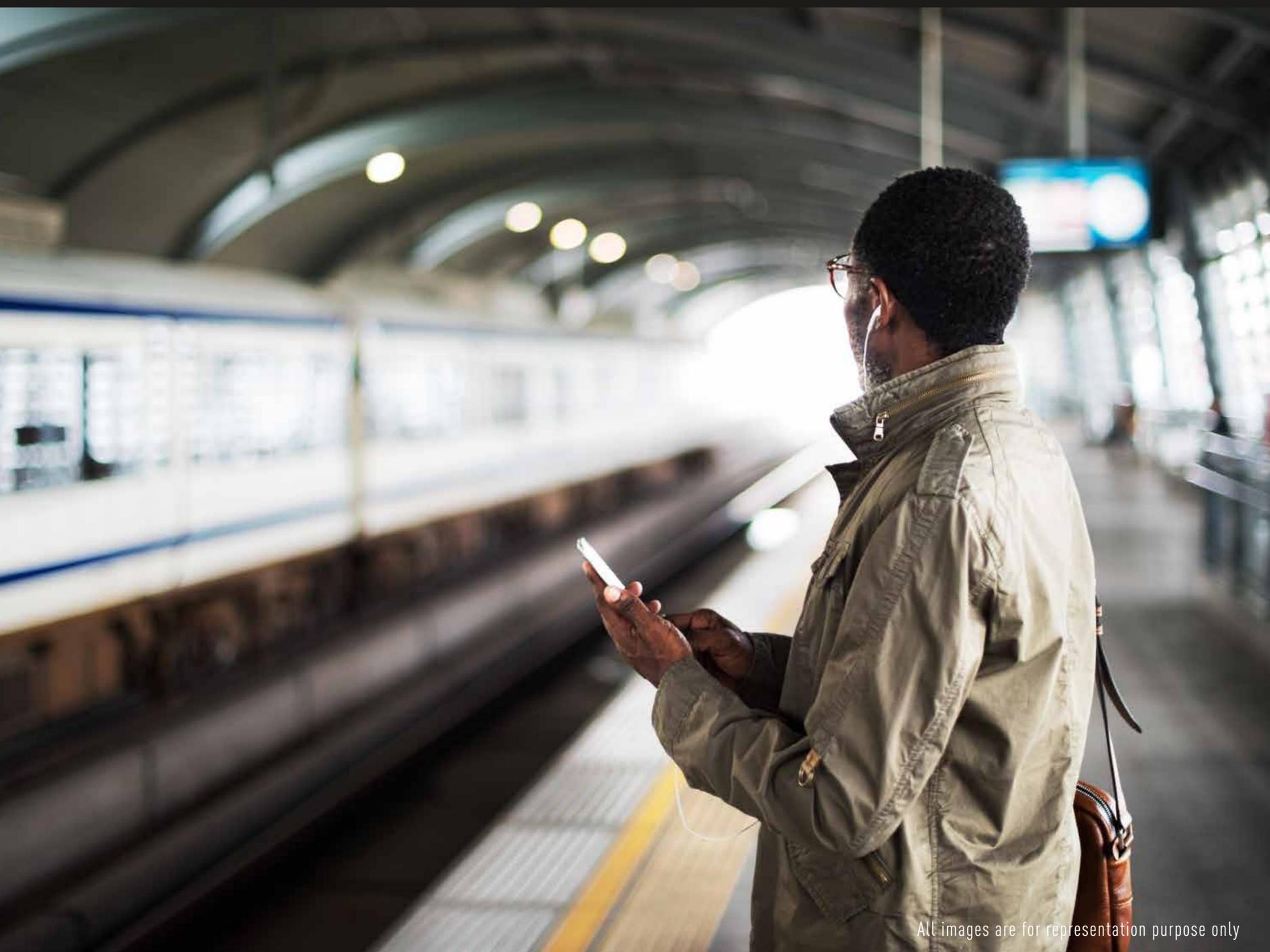
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All Units with Expansive 5-ft Decks



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Human-Centric Architecture with Optimal Ventilation and ample Sunlight



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At the Corner of Convenience and Connectivity

A M E N I T I E S



Refreshing Swimming Pool

Located on the podium top, perfect for a cool dip with skyline views.





Open-Air Gymnasium

Ideal for fitness lovers who enjoy working out with fresh air and focus.





Soothing Spa

A calm space to relax your senses and recharge your energy.





Rejuvenating Sauna

Detox and unwind in a warm, comforting setting.





Lively Zumba Area

Move, groove, and energize your day with Zumba sessions in a vibrant space.





Vibrant Indoor Play Area

A cheerful, safe space where kids can laugh, learn, and play.





Grand Entrance Lobby

A grand welcome that's quietly yours — an elegant lobby designed to offer a warm, reserved arrival every time.





Well-Equipped Clubhouse Fitness Centre

Start your day strong with modern equipment and a lively workout vibe.





Green Jogging Track

Run or walk along a peaceful track surrounded by nature.





Serene Yoga Deck

Stretch and meditate in a quiet space high above the city.





Lush Terrace Garden

Sit back, breathe deep, and enjoy the greenery all around.



F L O O R

P L A N S

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P R I V A T E R E S I D E N C E S

Andheri West, Near Lokhandwala

Ground Floor Plan

GROUND FLOOR



DISCLAIMER

Ground floor plan is intended to give a general indication of the proposed unit layout only and we reserve the right to change any/all aspects of the information contained herein without being required to intimate intending purchasers of the same. All drawings, dimensions, plans, designs, images, views, facilities, locations and sizes of windows, grills etc., and other details shown are for illustrative purpose only and may vary in the finished building. Dimensions mentioned are for unfinished wall surfaces and portions beneath walls is not accounted for in the same. The furniture, fixtures and equipments depicted above are the architect's imagination and are not a part of the standard offering and handover condition. Nothing contained herein should be construed as an offer/ invitation to offer/contract and the information shared herein does not have any legal binding. Sq.mtr = Square Meters; mt = Meters; Sq.ft = Square Feet; ft = Feet



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Amenities Floor Plan

AMENITIES FLOOR



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P R I V A T E R E S I D E N C E S

Andheri West, Near Lokhandwala

Terrace Floor Plan

TERRACE FLOOR



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P R I V A T E R E S I D E N C E S

Andheri West, Near Lokhandwala

Typical Floor Plan

TYPICAL FLOOR PLAN



Carpet Area + Deck/Balcony Area (Approximate)

Units	Sq.Mtr.	Sq.Ft
APt 1	103.59	1115
APt 2	121.24	1305
APt 3	121.24	1305
APt 4	119.38	1285



DISCLAIMER

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Andheri West, Near Lokhandwala

U N I T

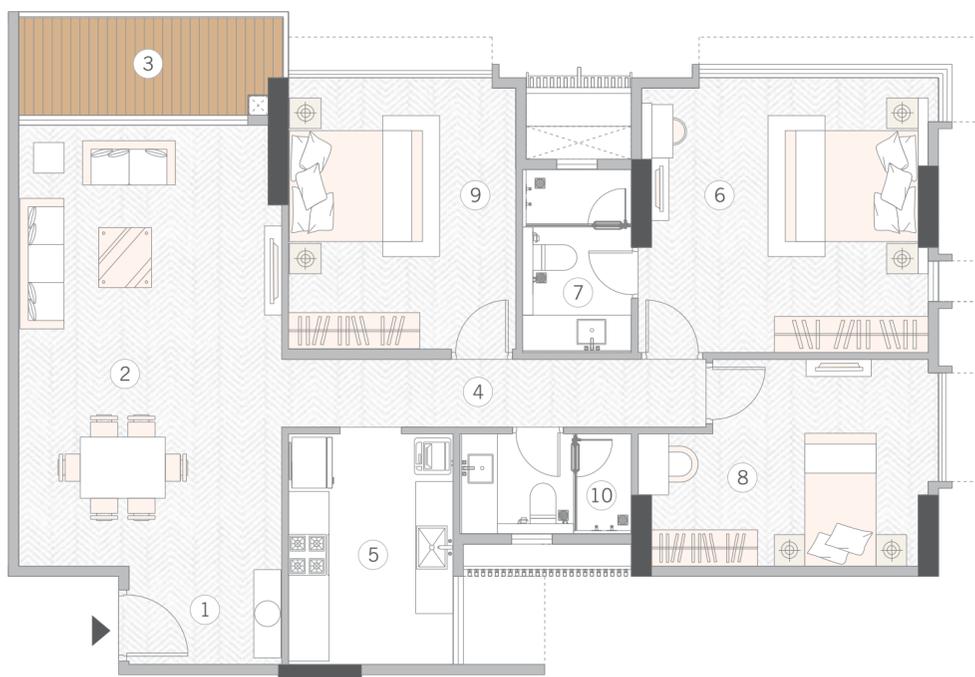
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Andheri West, Near Lokhandwala

Elegance

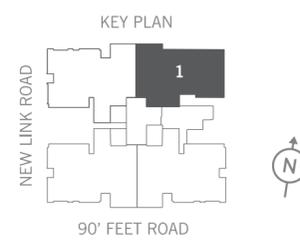


2.5 BHK

No.	Room Name	Dimension (Mtr.)	Dimension (Ft.& inch)
①	Foyer	2.25x 1.45	7'- 5" X 4'- 9"
②	Living & Dining Room	3.87 x 6.50	12'- 9" X 21'- 4"
③	Deck Area	3.97 x 1.52	13'- 1" X 5'- 0"
④	Passage	6.25 x 1.00	20'- 7" X 3'- 3"
⑤	Kitchen	2.42 x 3.40	8'- 0" X 11'- 2"
⑥	Master Bedroom-1	4.27 x 3.90	14'- 1" X 12'- 10"
⑦	Master Bathroom-1	1.60 x 2.70	5'- 3" X 8'- 11"
⑧	Study	4.27 x 3.05	14'- 1" X 10'- 0"
⑨	Bedroom-2	3.35 x 4.00	11'- 0" X 13'- 2"
⑩	Bathroom	2.52 x 1.47	8'- 4" X 4'- 10"

Aggregate Carpet Area (Approximate)

	Sq.Mtr.	Sq.Ft
RERA AREA	97.55	1050
DECK AREA	6.04	65
TOTAL AREA	103.59	1115



DISCLAIMER

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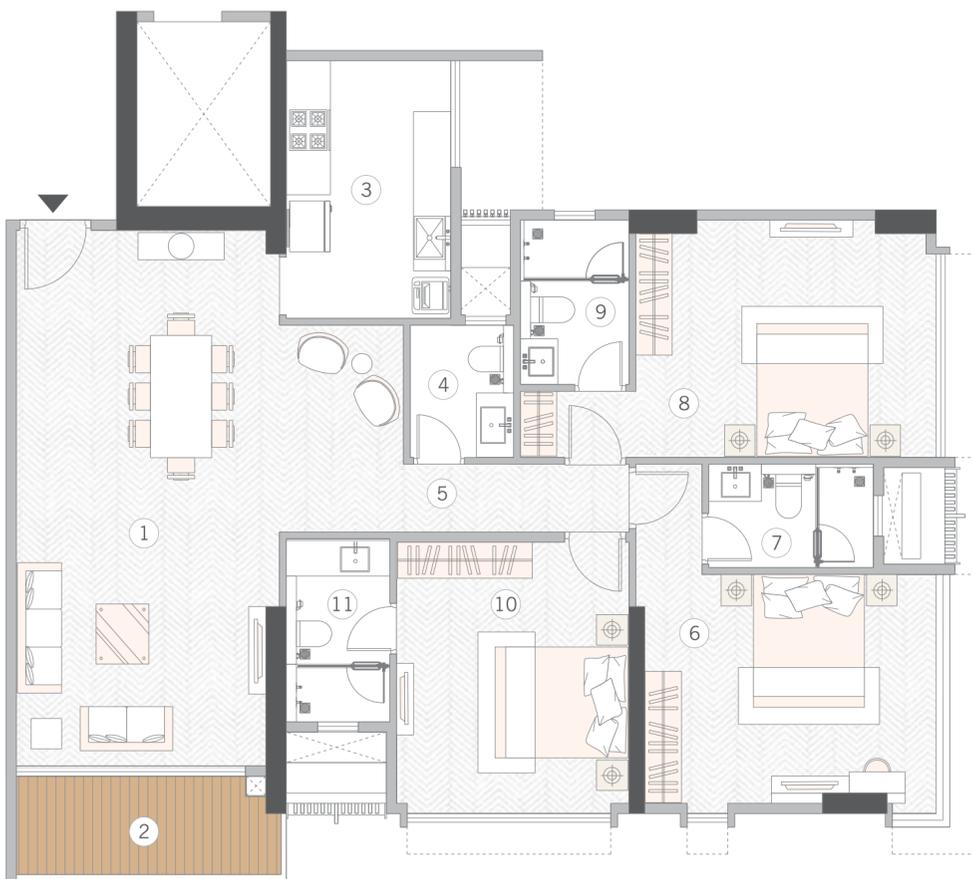
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P R I V A T E R E S I D E N C E S

Andheri West, Near Lokhandwala

Grandeur I



3 BHK

No.	Room Name	Dimension (Mtr.)	Dimension (Ft.& inch)
①	Living Room	3.87 x 7.90	12'- 9" X 26'- 0"
	Dining Room	1.82 x 3.05	6'- 0" X 10'- 0"
②	Deck Area	3.97 x 1.52	13'- 1" X 5'- 0"
③	Kitchen	2.42 x 3.80	8'- 0" X 12'- 6"
④	Powder Room	1.52 x 1.95	5'- 0" X 6'- 5"
⑤	Passage	3.32 x 1.00	10'- 11" X 3'- 3"
⑥	Master Bedroom-1	4.42 x 3.37	14'- 7" X 11'- 1"
⑦	Master Bathroom-1	2.42 x 1.52	8'- 0" X 5'- 0"
⑧	Bedroom-2	4.42 x 3.50	14'- 7" X 11'- 6"
⑨	Bathroom-2	1.60 x 2.42	7'- 6" X 4'- 6"
⑩	Bedroom-3	3.42 x 4.00	11'- 3" X 13'- 2"
⑪	Bathroom-3	1.52 x 2.70	5'- 0" X 8'- 11"

Aggregate Carpet Area (Approximate)

	Sq.Mtr.	Sq.Ft
RERA AREA	115.20	1240
DECK AREA	6.04	65
TOTAL AREA	121.24	1305



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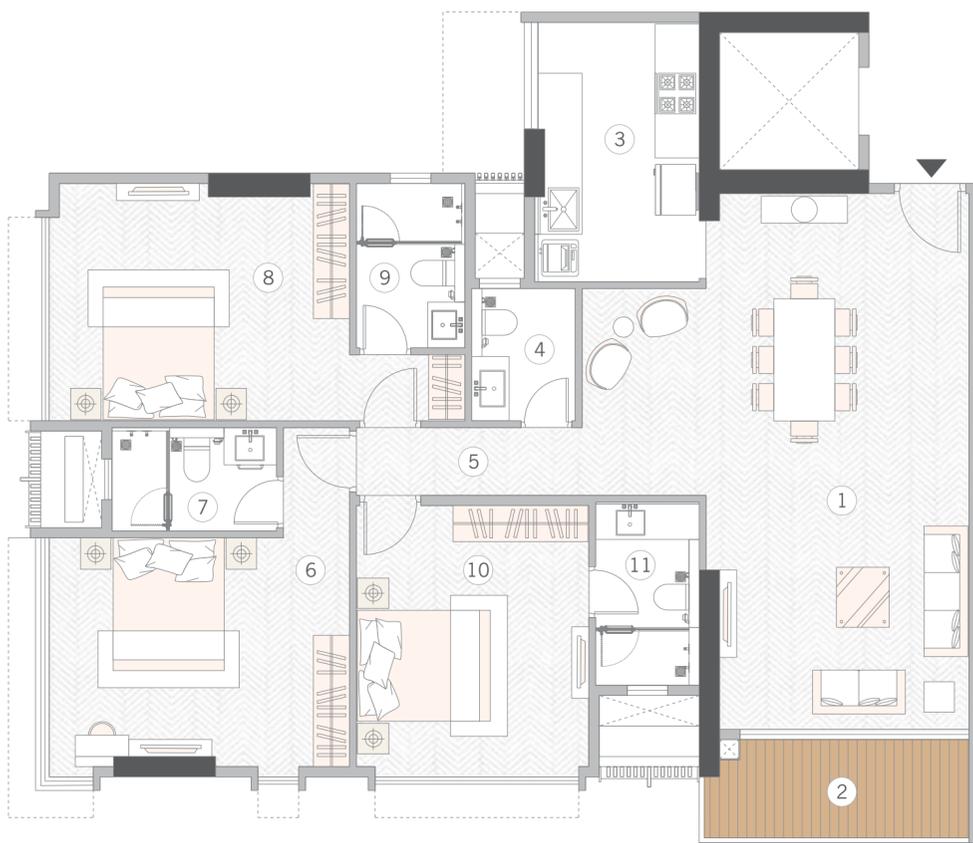
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Andheri West, Near Lokhandwala

Grandeur 2

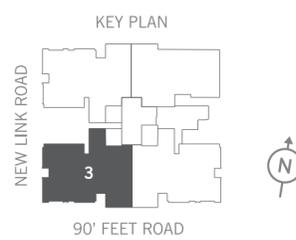
3 BHK



No.	Room Name	Dimension (Mtr.)	Dimension (Ft. & inch)
①	Living Room	3.87 x 7.93	12'- 9" X 26'- 0"
	Dining Room	1.82 x 3.05	6'- 0" X 10'- 0"
②	Deck Area	3.97 x 1.52	13'- 1" X 5'- 0"
③	Kitchen	2.42 x 3.80	8'- 0" X 12'- 6"
④	Powder Room	1.52 x 1.95	5'- 0" X 6'- 5"
⑤	Passage	3.32 x 1.00	10'- 11" X 3'- 3"
⑥	Master Bedroom-1	4.42 x 3.37	14'- 7" X 11'- 1"
⑦	Master Bathroom-1	2.42 x 1.52	8'- 0" X 5'- 0"
⑧	Bedroom-2	4.27 x 3.50	14'- 1" X 11'- 6"
⑨	Bathroom-2	1.60 x 2.42	5'- 3" X 8'- 0"
⑩	Bedroom-3	3.42 x 4.00	11'- 3" X 13'- 2"
⑪	Bathroom-3	1.52 x 2.70	5'- 0" X 8'- 11"

Aggregate Carpet Area (Approximate)

	Sq.Mtr.	Sq.Ft
RERA AREA	115.20	1240
DECK AREA	6.04	65
TOTAL AREA	121.24	1305



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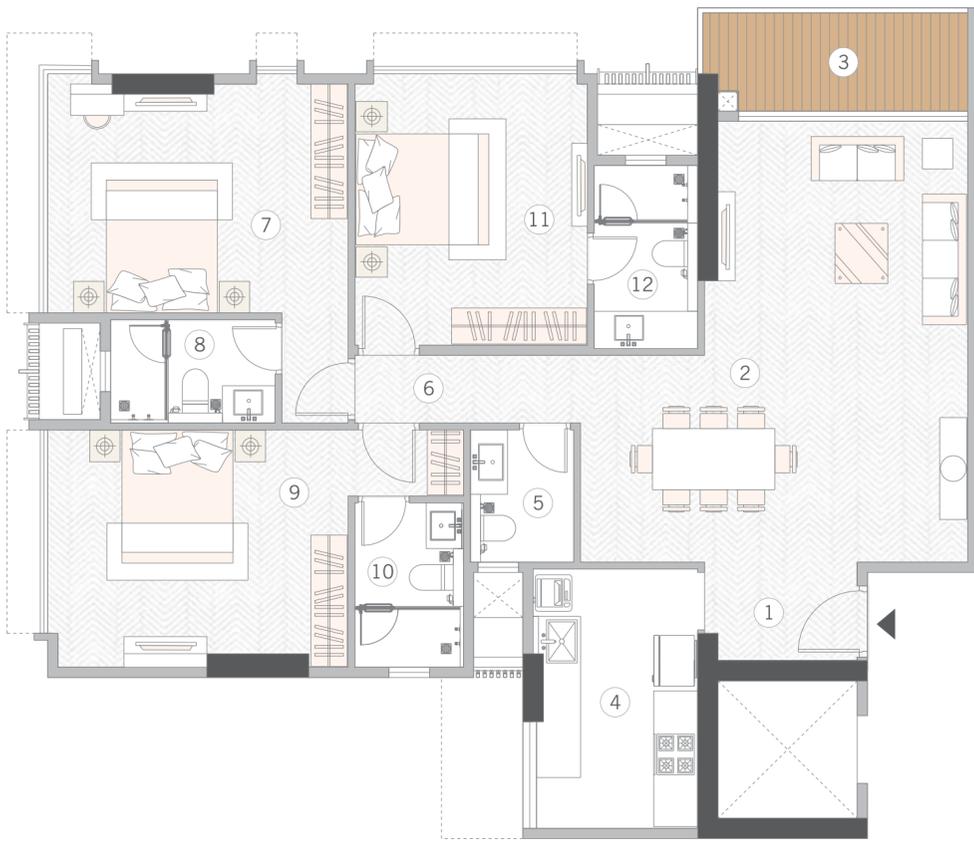
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P R I V A T E R E S I D E N C E S

Andheri West, Near Lokhandwala

Harmony



3 BHK

No.	Room Name	Dimension (Mtr.)	Dimension (Ft. & inch)
①	Foyer	2.25 x 1.45	7'- 5" X 4'- 9"
	Living Room	3.87 x 6.50	12'- 9" X 21'- 4"
②	Dining Room	1.82 x 3.05	6'- 0" X 10'- 0"
③	Deck Area	3.97 x 1.52	13'- 1" X 5'- 0"
④	Kitchen	2.42 x 3.80	8'- 0" X 12'- 6"
⑤	Powder Room	1.52 x 1.95	5'- 0" X 6'- 5"
⑥	Passage	3.32 x 1.00	10'- 11" X 3'- 3"
⑦	Master Bedroom-1	4.42 x 3.37	14'- 7" X 11'- 1"
⑧	Master Bathroom-1	2.42 x 1.52	8'- 0" X 5'- 0"
⑨	Bedroom-2	4.27 x 3.50	14'- 1" X 11'- 6"
⑩	Bathroom-2	1.60 x 2.42	5'- 3" X 8'- 0"
⑪	Bedroom-3	3.42 x 4.00	11'- 3" X 13'- 2"
⑫	Bathroom-3	1.52 x 2.70	5'- 0" X 8'- 11"

Aggregate Carpet Area (Approximate)

	Sq.Mtr.	Sq.Ft
RERA AREA	113.34	1220
DECK AREA	6.04	65
TOTAL AREA	119.38	1285



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T H E
C O R N E R S T O N E O F
C O L L A B O R A T I O N

Construction Partner



Project Developed by

Prabhakar Kunte CHS

M S L E G A C Y

Every MS Realty project is an intelligent blend of design and function, brought to life with flawless precision.

Projects Delivered

H2
KALINA



Ongoing Projects



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COURTYARD
Kalina, Santacruz (E)

Upcoming Projects by MS Realty



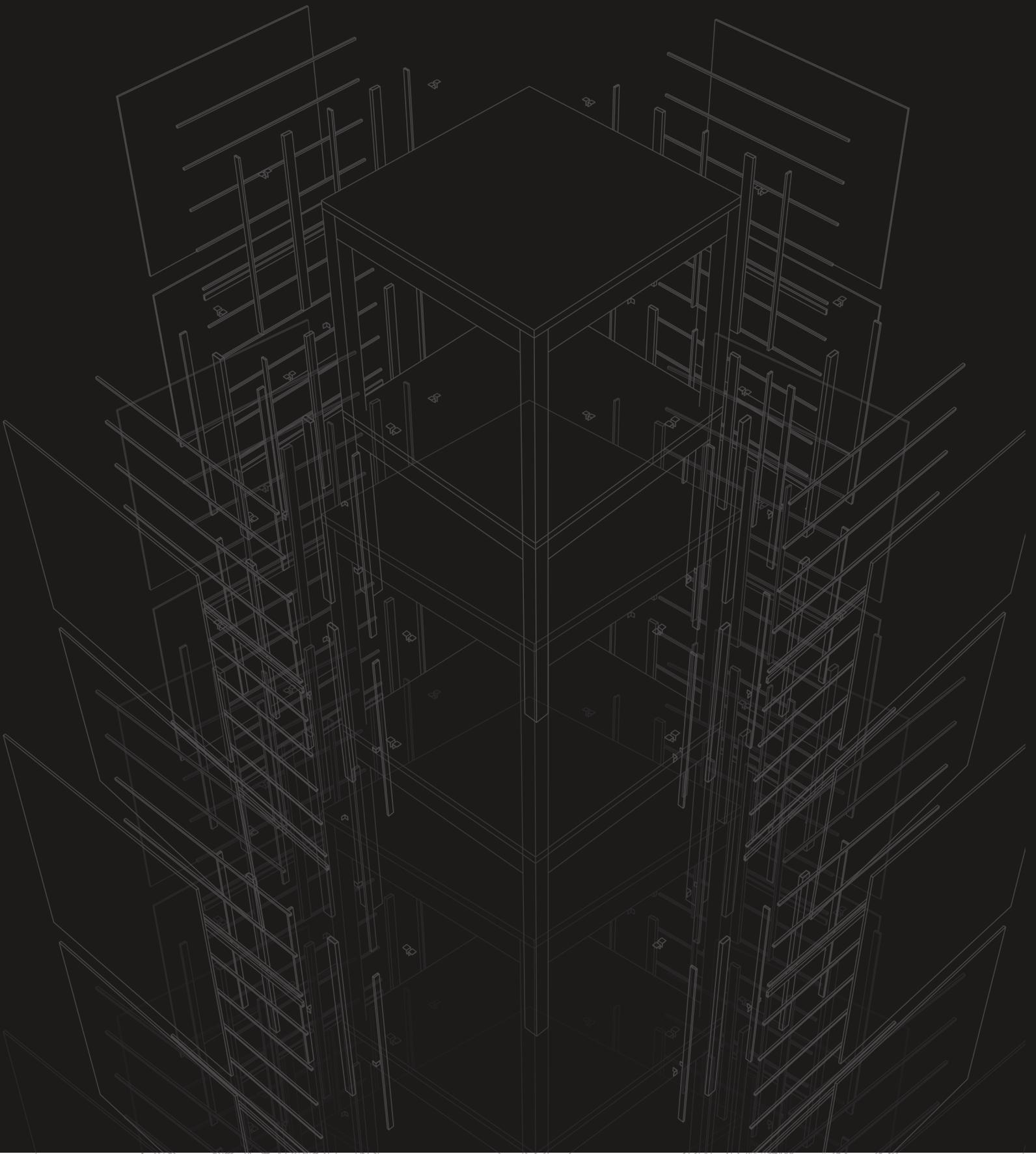
Kemps Corner



Walkeshwar



Mathuradas Colony, Santacruz E



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Andheri West, Near Lokhandwala

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Andheri West, Mumbai, 400102



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