



8th Floor, Grande Palladium, 175 CST Road,
Next to Shaman Motors, Kalina, Santacruz East, Mumbai.
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MAKE AN ENTRANCE

Don't just walk in every time you come home. *Arrive.*

Architect - Shantanoo Rane and Associates
Design Architect - AV Architects
Structural Consultant - JW Consultants
Construction Team - EON Construction LLP



Living spaces at Roswalt Heights come standard with beautifully designed sun-decks enhanced with wood soffits and wooden rustic tiles.

WELCOME NATURE FROM YOUR OWN SUNDECK

Find your oasis of calm in a bustling metropolis. The space where you can truly live. A space that quietly gives you your place in the sun.



CONVENIENCES FOR LIVING SPACES

AMENITIES

FLOORING

- Italian marble flooring for the living room
- Rustic wooden tiles for the deck
- Master bedroom with laminated wood flooring

WALL & CEILING

- Super smooth, velvet finishes on walls
- Shera wood finished ceiling on deck

WINDOWS

- Panoramic Finesta UPVC windows
- Glass/metal railing for terraces

KITCHEN

- Ergonomically designed modular kitchen
- Vitrified tile dado with granite platform
- Pipe gas connection

AUTOMATION SYSTEM

- Installed in each flat to cater to essential amenities

ENTRANCE LOBBY

- Grand double height air-conditioned entrance lobby finished in Italian marble

ELEVATORS

- 2 modern 8 passenger elevators and one stretcher elevator from Mitsubishi

LANDSCAPE

- Landscaped lawns with water fountains
- Play area for children and rooftop garden



AMENITIES

EXTERNAL FINISH

- Sand faced plaster with apex ultima weather shade paint

PLUMBING, BATHROOM & LAVATORY

- Concealed plumbing & false ceiling for lavatory
- White ceramic sanitary ware of reputed brand
- Single lever diverter in shower areas along with single lever basin mixer for all bathrooms
- Wall hung WC unit with concealed flush tanks
- Full height dado with combination of vitrified & ceramic tiles
- Instant geysers & exhaust fans in all bathrooms
- Servants toilet at every mid landing

ELECTRICAL

- Concealed copper wiring in the entire flat with ELCB & MCB switches in the distribution board
- Premium modular switches & sockets
- Adequate power points for lights, fans and TVs
- Telephone points in the living rooms & bedrooms
- Provision for cable TV, broadband & WiFi

CLUB HOUSE

- Fully equipped gymnasium

SAFETY

- Video door phone
- Intercom facility
- Entrance lobby on the ground floor has access control entry with CCTV cameras

PARKING

- Automatic tower parking system with adequate parking

LOCATION PLAN

Come home to Roswalt Heights

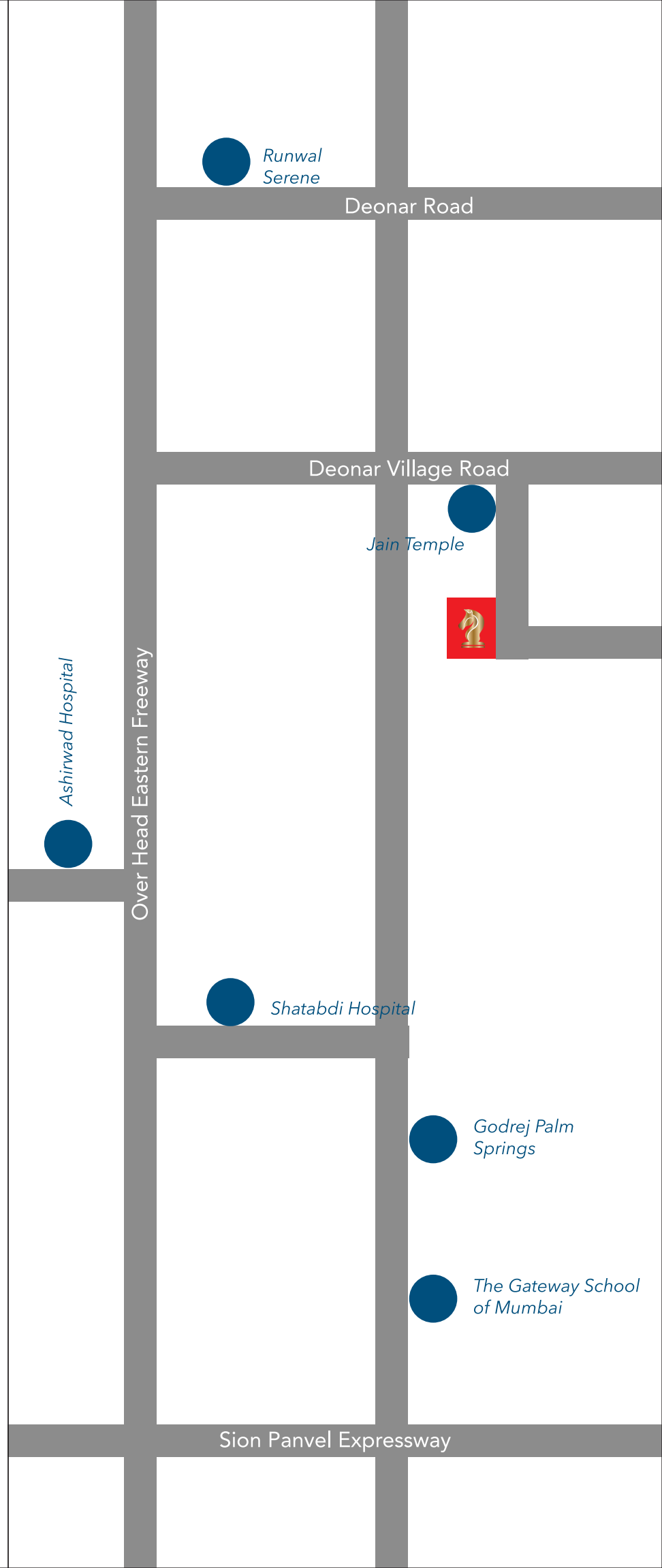
LOCATION:

CTS No - 279,280 & 282,
At Trimurti CHS, Kanch Company Road,
Chembur.

AREA: 1576.77 sqm

SURROUNDINGS:

Eastern Freeway - 600m
Sion Panvel Highway - 3.3kms
Chembur Monorail Station - 3.3kms





Typical Floor Plan

STRONG FOUNDATIONS TO KEEP YOUR HEAD IN THE CLOUDS

And keep it there. With 23 stories and Grade A, earthquake resistant state-of-the-art construction, Roswalt Heights provides homes where peace of mind is one of the standard amenities.

