



# ONE Sunteck World NAIGAON



Sunteck Club

## A WORLD OF THOUGHTFUL GRANDEUR

Sunteck World, the largest township in Mumbai's western suburbs, unfolds across 150 acres of meticulously planned living. Home to over 5,000 families, it combines seamless connectivity with a self-sustaining environment, offering a lifestyle where each day feels elevated and every moment is extraordinary



Expansive Lush Greens



Multi-Sport Facilities



Bustling High-Street Retail



Engaging Leisure Zones



Holistic Wellness Retreat



Thriving Connected Community

## ONE WORLD. INFINITE POSSIBILITIES

Welcome to Sunteck OneWorld - a realm thoughtfully envisioned for every lifestyle aspiration. As a part of a 150-acre township in Naigaon, it offers premium 1 & 2 BHK residences amidst lush open spaces and 55+ world-class amenities. Here, seamless city connectivity blends effortlessly with serene community living, creating the perfect harmony between urban sophistication and natural tranquility. A world where every day feels elevated, and every moment truly feels like home.

**10** Acres

Approx. Land Parcel

**23**

Storeys

**73%** Approx.

Open & Green Spaces



Rendered Image



# See it

Endless open skies. Panoramic views. Lush Greens that rejuvenate your senses.



# Believe it

Cricket grounds, swimming pools, amphitheatre, jogging track, clubhouse, retail, and more, every amenity is crafted for an unbelievable lifestyle.

# Own it

An unbelievable township lifestyle. A holistic, elevated lifestyle designed for you and your family, where memories are created and cherished in this forever home.







Disclaimer: Map not to scale, for representation purpose only. Maps and distances taken to and from the project site are approximate and are taken from Google maps and for information purposes only. The actual time will depend on traffic /congestion.

## CONNECTED TO LIFE, LINKED TO CONVENIENCE

### Naigaon Railway Station

Only a 5-minute drive away

### Juchandra Railway Station

Only a 5-minute walk away

### Vasai Road Railway Station

Only a 10-minute drive away via Naigaon-Vasai Link Road

### The East-West Bridge

Connecting Naigaon East to Naigaon West

### Borivali

A 20-min drive via Western Express Highway

### Metro Connectivity

Line 2A, 7 line, upcoming line 10 and Purple line from Shivaji Chowk Mira Road to Virar will provide seamless connectivity

### Virar - Alibaug Multimodal Corridor

The Alibag-Virar Corridor: A game-changer reducing travel time and easing congestion across key hubs

### Bhayandar-Naigaon Sea Link

Spanning 5 kms with 6 lanes, it will connect to the Mumbai-Ahmedabad National Highway No. 48

## CLOSER TO EVERYTHING THAT MATTERS

|                             |                                    |                                     |
|-----------------------------|------------------------------------|-------------------------------------|
| <b>Thakur College</b>       | <b>Seven Square Academy School</b> | <b>Kalindi International School</b> |
| <b>Golden Park Hospital</b> | <b>Platinum Hospital</b>           | <b>Banks And ATMS</b>               |



Rendered Image

**SIGNIA ISLES**  
OC RECEIVED

**SIGNATURE ISLAND**  
OC RECEIVED

**SIGNIA PEARL - BKC**  
OC RECEIVED

## ABOUT SUNTECK

- Sunteck Realty Limited (SRL) is among India's leading luxury real estate developers, distinguished by a proven track record, zero net debt, and a disciplined approach to long-term, sustainable growth
- Spanning ~50 million sq. ft. across 32 landmark developments, its portfolio is redefining urban living with curated environments and forward-looking infrastructure
- The portfolio is intelligently segmented into six distinctive luxury segments with each designed to serve a specific lifestyle aspirations:
  - Signature – Uber luxury residences for the discerning few
  - Signia – Ultra luxury living with elevated design and detail
  - SunteckCity & Sunteck Park – Premium luxury residences within vibrant communities
  - Sunteck Beach Residences – Iconic coastal living, where luxury meets the horizon
  - SunteckWorld – Aspirational lifestyle communities built for scale and connection
- Sunteck – High-Grade Commercial & Retail Developments further extends its vision, creating some of Mumbai's most iconic destinations

# Sunteck

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