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PROJECT SHOWCASE

SUSTAINABLE AND STYLISH

The Lumiere at Andheri west near Lokhandwala offers exclusive spaces and best in class amenities



TOP TEAM

Principal Architect
M. M. M. Architects Pvt. Ltd.

Landscape Consultant
M&M Architects Pvt. Ltd.

Structural Consultant
M&M Architects Pvt. Ltd.



With spacious interiors and landscaped outdoors, The Lumiere by SD Corporation is located at SVP Nagar, Andheri west, near the upcoming residential area of Lokhandwala. The project is a part of the renaissance of the entire area.

The project is centrally located with close proximity to Mindspace (Mumbai), Bunder Kurla Complex, Andheri East and Goregaon East.

Mumbai Film Academy, P.T.S. India, E.P.S. Marathi School, Kulkarni Dhirubhai Anand Hospital and Medical Research Institute are few of the famous landmarks in the vicinity.

It is also well connected to metro station, highway and is surrounded by daily utilities and lifestyle amenities such as premium schools, high street shopping, malls, restaurants, clubs and lounges.

Manicures in north-west give the feeling of openness and serenity. The project is in proximity to entertainment and leisure centers like Indira Mall, Citi Mall, Mega Mall, and Juggers Park.

There is scope of capital appreciation with the MHADA colony being completely redeveloped and giving a township like feeling.

The Lumiere is a 14 storey tower with 16 habitable floors and 1 residential apartment on each level.

With a double height lobby and 5 levels of car park, the project also offers state-of-art amenities including a swimming pool, gymnasium, party area and terrace cafe.

The flats are available in configurations of 1BHK and 2BHK apartments. The 1BHKs are spread over 1273-1277 sq ft. Each apartment at 'The Lumiere' is well crafted, eco-sensitive and aesthetically designed while being well equipped with all kinds of modern amenities.

The design of The Lumiere includes sustainability features like well planned building orientation to reduce heating effect, earthquake resistant construction, low volatile organic compound paints, water-efficient fixtures and landscaping.

There are also facilities for rainwater harvesting, natural light usage reducing energy consumption, sewage treatment plant, etc.

SD Corporation Pvt. Ltd. is a joint venture of Shapoori Palloni and the Dilip Thacker Group.

Highlights

- Spacious living room with dining area
- Ample natural light
- French windows
- Thoughtfully planned kitchen
- Provision for piped gas
- Gentle counter with high-end fittings
- CCTV system
- Control entry
- Advanced fire-fighting systems

Amenities

- Infinity swimming pool
- Landscaped party area
- A state-of-the-art gymnasium
- Open air cafeteria
- Indoor game area
- SPA
- Health club
- Automated 7 level car parking
- Ample covered parking for residents
- Visitor Parking
- Electric charging points for parking spaces
- Generator back-up







The Lumiere PROJECT GLIMPSES

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Dressed to impress

Sweeping outdoor decks, innovative lighting, opulent façades and elaborate lobbies – developers are taking design beyond interiors, using it as yet another USP

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When Yoo, an American design and luxury real-estate company, first began selling completely designed apartments for the luxury market, there weren't many takers. "Everybody wanted empty shells. But then we got several reputed designers on board. We ensure that design formed the crucial differentiator," says CEO John Hitchcox, who founded the company with designer Philippe Starck. He has since launched several design-led premium real-estate projects in Mumbai and Pune, with developers like Panchsheel and Lotha. They

are designed by some premium names in the business, like Starck and Jade Jagger. Most developers agree that design is at the centre of all luxury residential projects today, and many have either set up in-house design cells or collaborated with high-profile designers and architects across the globe to deliver an enhanced living experience. Nirmal Kolte, Project Director of Kolte Patil's showstopper, the 24K complex in Pune says, "Luxury is the derivative of design. The focus on design separates luxury from the mundane. Design is ever evolving, just like luxury is, and this constant evolution fulfills the changing needs of the customer." "Indians are getting savvier about how design affects the

quality of life. Globally design is mainstream and every developer looks at designing a building that's better than the best in the market right now," says Ila Amba, head of South Asia desk at Knight Frank London. An effective design strategy can help land some of the biggest real-estate deals in a slow market, she adds. Bharat Bhushan, a 27-year-old jeweller from a diamond-trading family, recently bought his first independent house, a lavish, 4,000-sq-ft flat in an IndiaBulls tower in Lower Parel. "Although we have three family homes in south Mumbai, I wanted a contemporary home, not just in terms of the interiors but also the external spaces," he says. "I found the concept of sky villas and viewing decks very interesting. That's



■ Living rooms in Kolte Patil's 24K Glitterati II in Pune have imported crystal lights and textile print wallpapers.

what good design does — it goes beyond the obvious interior design to create spaces that are eclectic and interesting." Given that this is how high-end buyers view the design element, developers are consciously using design beyond interiors — in the façades, layouts and even the landscaping. "Our design experience begins at the lobby level, includes the way the façade is designed and lit up, extends

to the apartment level, where high ceiling heights, sweeping outdoor decks, generous four-fixture toilets with experience showers and state-of-the-art imported kitchen and Italian flooring work creates an environment that's luxurious," says Dinesh Dubey, general manager of SD Corp, a Mumbai-based real-estate firm and developers of Imperial Towers in Tardeo, one of the tallest structures in the country.

Designers thus became almost clairvoyant, predicting the future of luxury living and then working that vision into their projects. "From a design perspective, we think out of the box in preserving past legacy, enhancing present thinking and anticipating future trends of what luxury may encompass," says Anubhav Gupta, EVP of design strategy at Godrej Properties.

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