



**K&M**  
**Group**

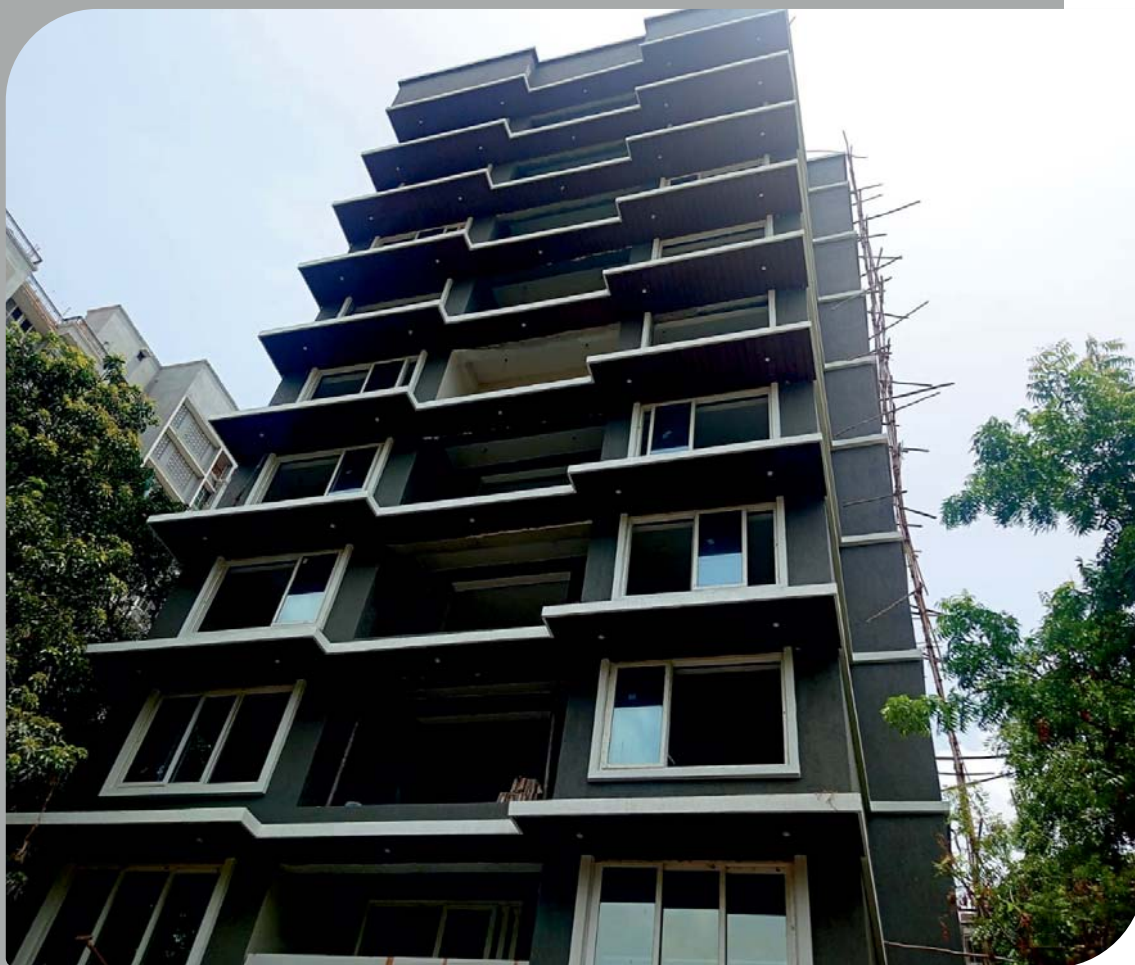
Timeless Buildings All the Time

**Madonna**

2 & 3 BHK Residences

*Affordable luxury*

**PROJECT BY**  
**K & M**  
**SHELTORS**



## PROJECT AT A GLANCE

**"MADONNA"** IS STRATEGICALLY NESTLED WITHIN THE TRANQUIL ENCLAVE OF **ST ANTHONY RD, CHEMBUR**, A HIGHLY SOUGHT-AFTER ADDRESS, PROMISING EXCEPTIONAL EXCLUSIVITY FOR HIGH-END RESIDENTIAL LIVING, AT AFFORDABLE PRICING.

THE ADDRESS IS JUST **A MINUTE AWAY** FROM **O.L.P.S CHURCH** AND HAS WORLD CLASS SHOPPING, BANKING AND F&B OPTIONS IN THE VICINITY.

MADONNA OFFERS YOU OUTSTANDING ACCESSIBILITY AND CONVENIENCE, COMBINED WITH A PRESTIGIOUS ADDRESS.

THE **2 BEDROOMS** ARE METICULOUSLY DESIGNED AND THE **3 BEDROOMS** INCLUDE A GENEROUS BALCONY THAT OPENS UP TO UNOBSTRUCTED PANORAMIC VIEWS OF THE BEAUTIFUL GREENERY IN THE FRONT. THE STRATEGIC LOCATION AND DESIGN OF THE BUILDING IS SUCH THAT YOU ARE ALWAYS EXPOSED TO CONSTANT SUNLIGHT AND FANTASTIC CROSS VENTILATION.



## FRONT ELEVATION

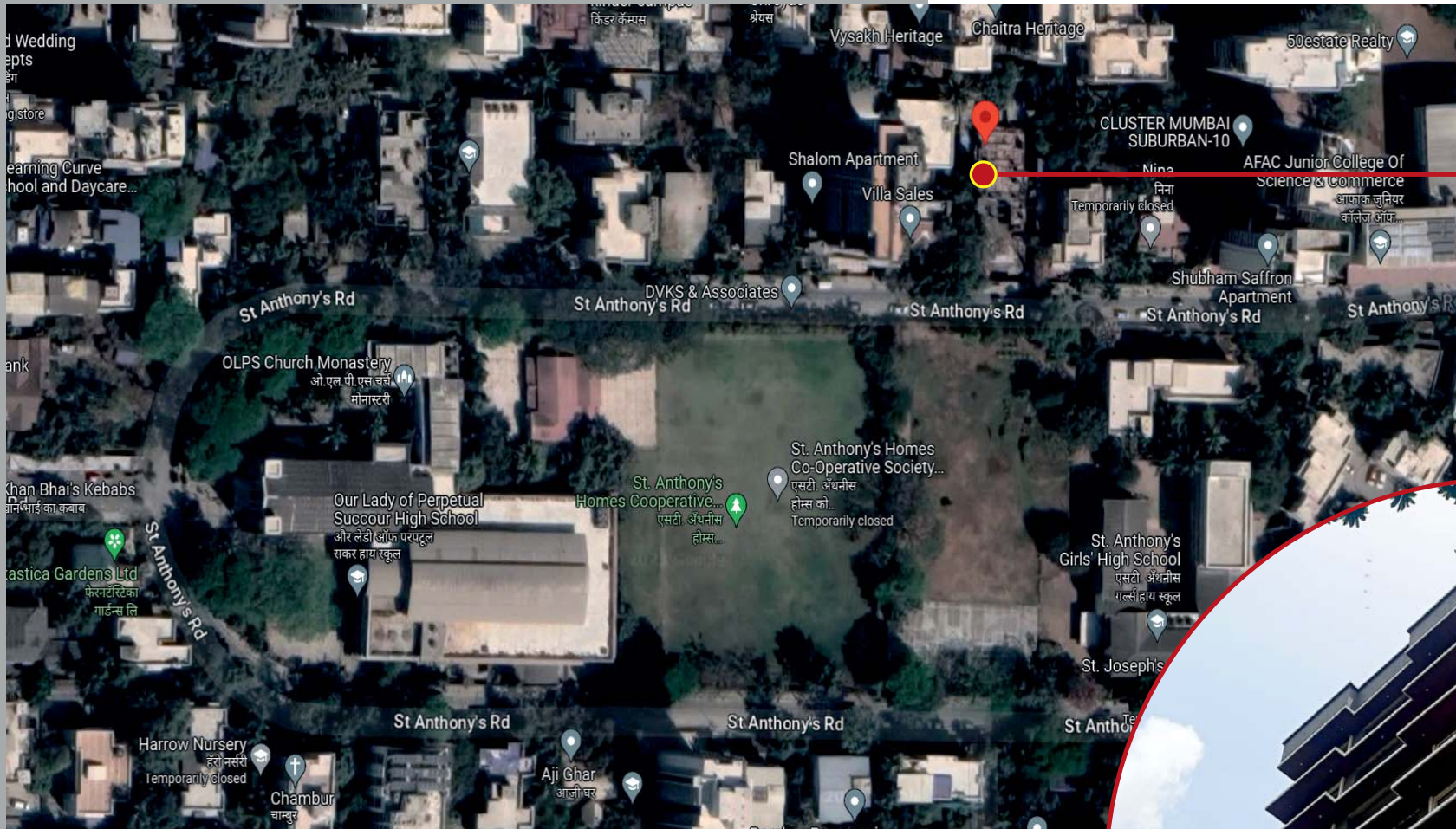


## SIDE ELEVATION





## LOCATION



**Madonna Residences**





## LOCATION ADVANTAGE



"MADONNA" IS LOCATED IN **CHEMBUR'S** MOST PRIME LOCATION "**ST ANTHONY ROAD**" AND HAS UNOBSTRUCTED VIEWS OF MUMBAI'S BEST CONNECTED SUBURB.

A FEW ADVANTAGES OF THE LOCATION ARE:-

1 MINUTE WALK FROM OLPS CHURCH

LEADING SUPERMARKETS & GROCERY STORES  
AT WALKING DISTANCES

5 MINUTES AWAY FROM ONE OF MUMBAI'S  
LEADING CLUB - "THE CHEMBUR GYMKHANA"

10 MINUTES AWAY FROM THE MOST  
PRESTIGIOUS GOLF CLUB.

## LOCATION ADVANTAGE



SUPER SPECIALITY HOSPITALS AND HEALTH CARE CENTRES LIKE APOLLO, SPECTRA & ZEN JUST MINUTES AWAY.

PREMIUM IB, CBSC & ICSC BOARD SCHOOLS WITHIN THE VICINITY.

BIGGEST FITNESS BRANDS LIKE GOLDS GYM, CULT FITNESS, CLOUD 9 AND MANY MORE AROUND.

CONNECTIVITY MADE EASIER TO BKC, SOUTH BOMBAY, BANDRA, NAVI MUMBAI AND MOST IMPORTANTLY MUMBAI'S INTERNATIONAL AIRPORT VIA THE SCLR.

PREMIUM RESTAURANTS, CAFES, FINE DINES AND BANQUETS LOCATED IN THE VICINITY.

## AMENITIES



LUXURY ST GOBAIN WINDOW SYSTEMS

BUILDING CONSTRUCTED WITH  
TATA & JSW STEEL

CONTEMPORARY BATHROOM FITTINGS  
AND INTERNATIONAL QUALITY  
SANITARY WARE.

PREMIUM VITRIFIED TILED FLOORING IN  
THE ENTIRE APARTMENT

KITCHEN WITH HIGH QUALITY GRANITE  
PLATFORM AND STAINLESS STEEL SINK.



## AMENITIES

CONCEALED COPPER WIRING AND HIGH QUALITY REPUTED MODULAR SWITCHES.

PROVISIONS FOR AC, WASHING MACHINE, GEYSER, WATER FILTERS, EXHAUST FANS AND HIGH SPEED INTERNET.

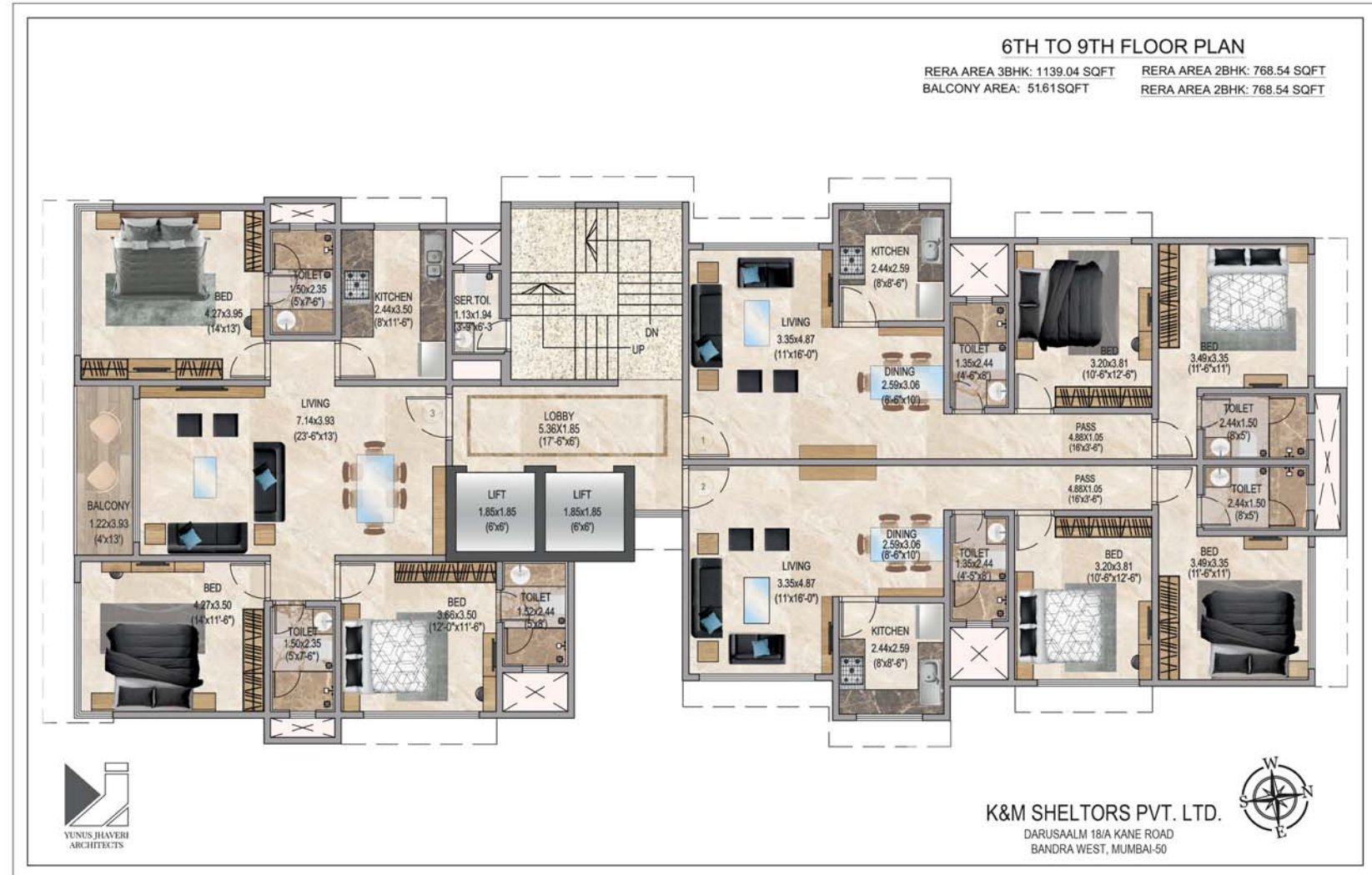
HIGH QUALITY ELEVATORS

FIRE FIGHTING SYSTEMS AND LATEST ALARM TECHNOLOGY WITH SPRINKLERS FOR ALL COMMON AREAS.

24X7 CCTV MONITORING OF THE ENTIRE BUILDING AND SECURITY INCLUDING PRIVATE ACCESS CARDS.



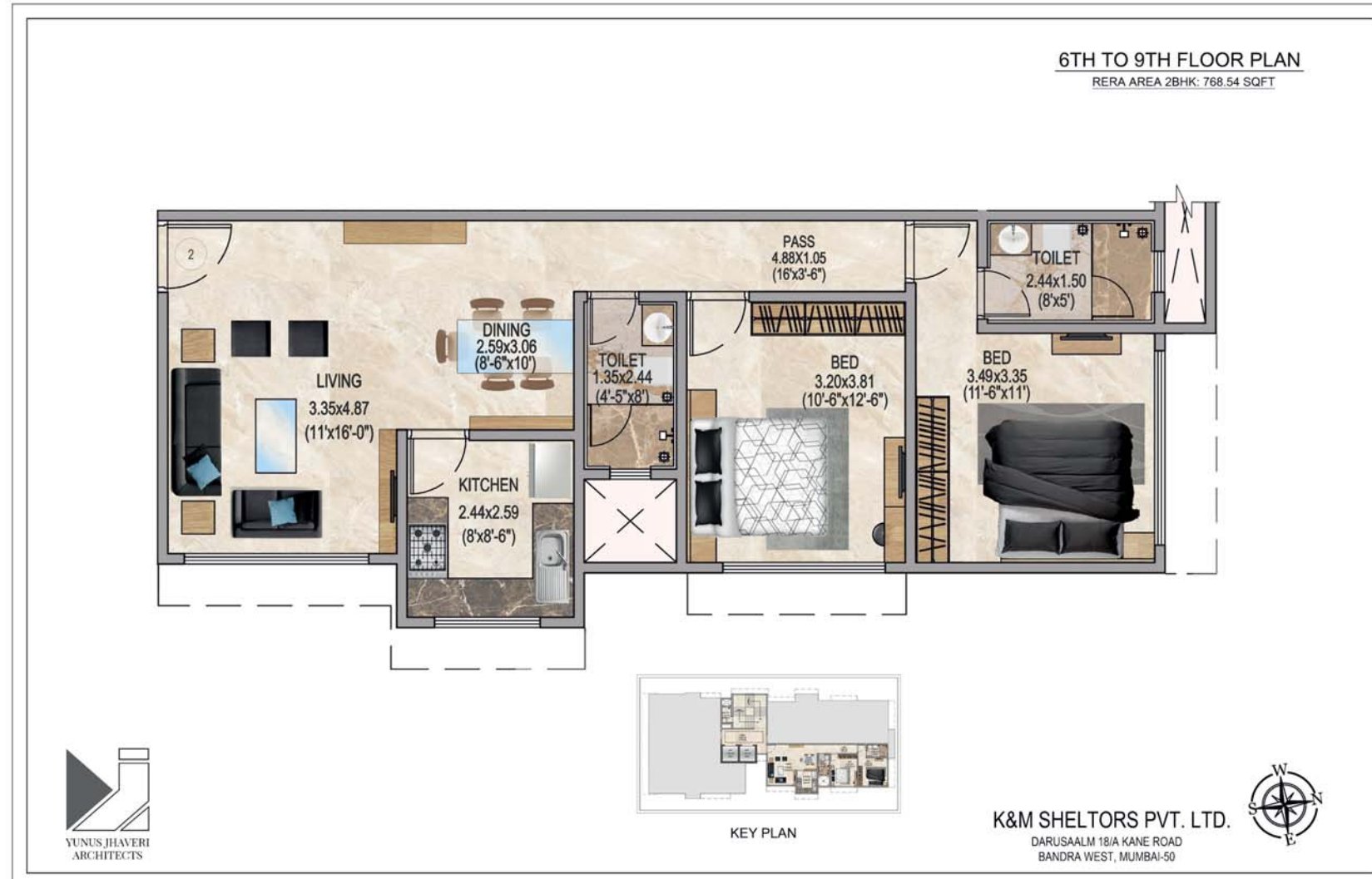
# FLOOR PLAN





# FLOOR PLAN

**2 BEDROOM LAYOUT (LEFT)**  
**768.54 SQ FT CARPET AREA**



# FLOOR PLAN

**3 BEDROOM LAYOUT**  
1190 SQ FT CARPET AREA WITH BALCONY

## TYPICAL FLOOR PLAN 1ST TO 4TH & 6TH TO 9TH

RERA AREA 3BHK: 1139.04 SQFT  
BALCONY AREA: 51.61 SQFT



KEY PLAN



YUNUS JHAVERI  
ARCHITECTS

**K&M SHELTERS PVT. LTD.**

DARUSALM 18/A KANE ROAD  
BANDRA WEST, MUMBAI-50



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Group

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