

A photograph of a family—a woman, a man, and a young girl—dancing together in a room. The image is overlaid with a semi-transparent green filter and a pattern of small white dots. The text is centered in the lower half of the image.

WHERE LUXURY SURROUNDS YOU
INDULGENCE COCOONS YOU
EXPERIENCES ENRICH YOU
A WORLD THAT OFFERS YOU MORE

ASTER

COLLECTION

SION NX

2 & 3 BED LIFESTYLE RESIDENCES

SIDDHA | SEJAL
REALTY



☎ 98000 98000

📄 MahaRERA Registration No. P51900021027
Website : maharera.mahaonline.gov.in

In partnership with

starOm | **SPRING CITY**
REALTY GROUP

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INDULGENCE BEYOND MEASURE.

EXPERIENCES BEYOND YOUR DREAMS.

LIFE BEYOND THE ORDINARY.

THE ULTIMATE
LIVING EXPERIENCE
PLUS MORE.





..... HAPPINESS++



..... HIGHLIFE++



..... EXCLUSIVITY++



NATURE++



..... INDULGENCE++

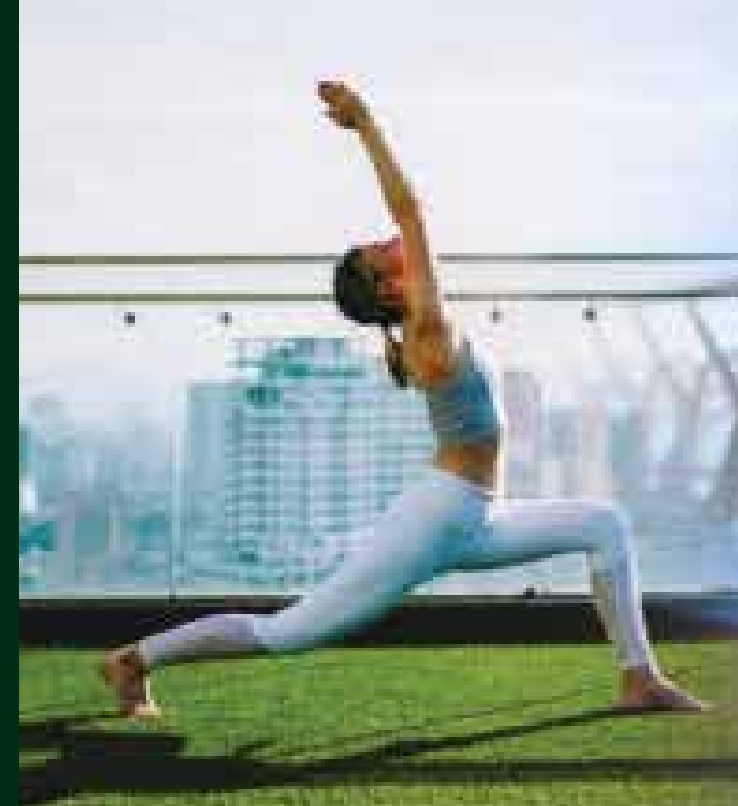


..... LIFESTYLE++

EXPERIENCES AS **ENDLESS** AS THE HORIZON.

Rise 400 feet high, and step into a lifestyle that's the envy of the city. An expansive rooftop skywalk unfolds across 5 towers, creating a xx feet world of privilege under the sky. Stunning design, lavish amenities and bountiful natural beauty surround you, studded with sublime experiences.

Enjoy lively dinners, serene yoga sessions and cosy conversations. Or simply gaze at the stars, with the panorama of the city all around you.



CONNECTIVITY+

A LOCATION
THAT PINS
YOU AT THE
CENTRE OF
A GOOD LIFE.



EXPAND YOUR HORIZON WITH A EVER-EVOLING NEIGHBOURHOOD.

Significant infrastructure projects are rapidly taking shape around Sion NX, greatly enhancing connectivity and providing seamless access to all corners of Mumbai via road, rail, and the sea link



MUMBAI TRANS-HARBOUR SEA LINK (MTHL)

A 22km-long sea bridge that will be the longest sea link in India



SEWRI-WORLI ELEVATED CORRIDOR (SWEC)

A 4.5-km elevated corridor that will connect the under-construction MTHL from Sewri in the east to the coastal road at Worli.

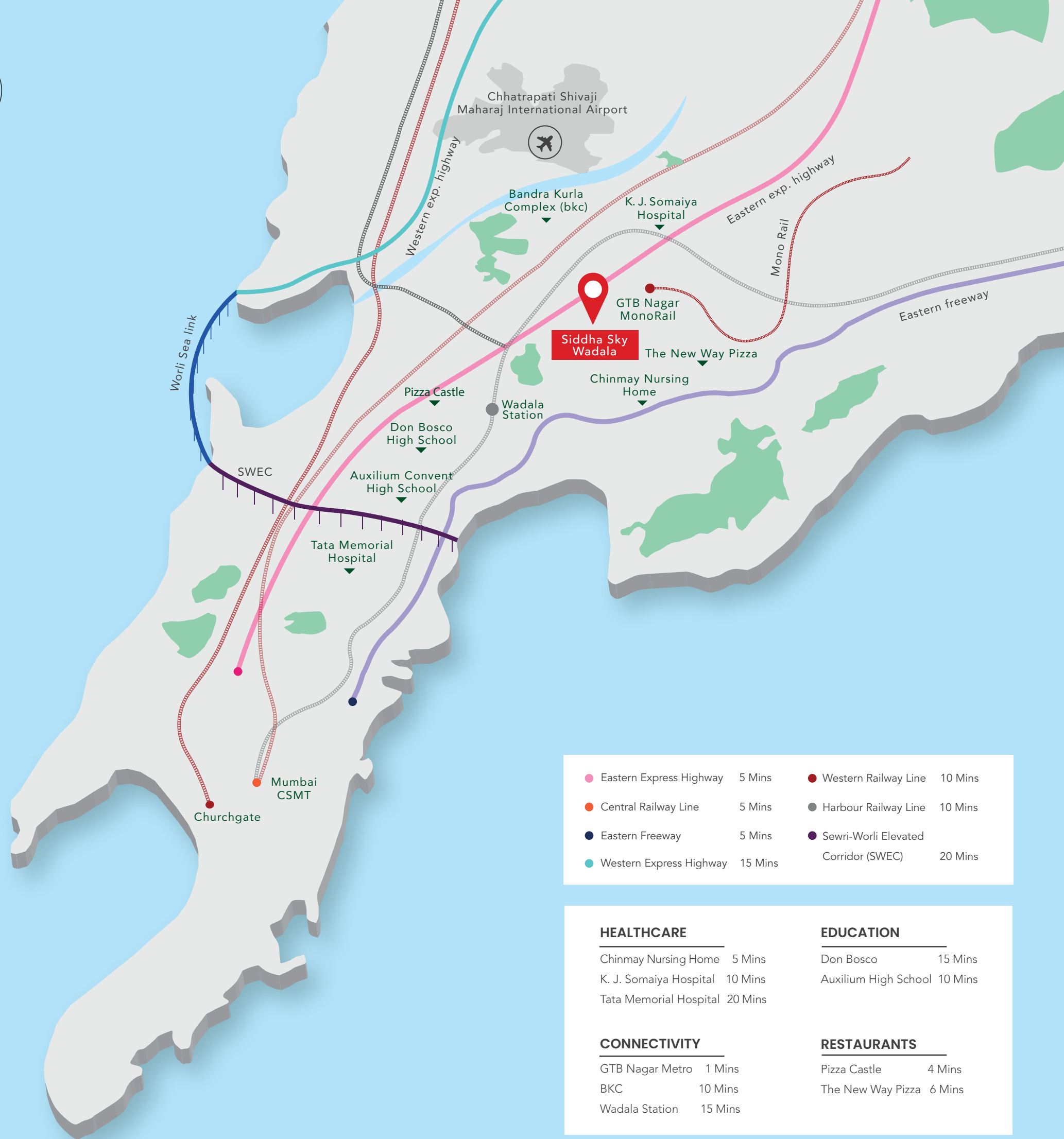
BANDRA VERSOVA SEA LINK

An important part of the much-anticipated Coastal Road, this 17 km. stretch will connect Versova in Andheri to the Bandra-Worli Sea Link in Bandra West.

METRO LINE

This 32 km elevated line will connect Sion NX to Kasarvadavali in Thane.





Eastern Express Highway	5 Mins	Western Railway Line	10 Mins
Central Railway Line	5 Mins	Harbour Railway Line	10 Mins
Eastern Freeway	5 Mins	Sewri-Worli Elevated Corridor (SVEC)	20 Mins
Western Express Highway	15 Mins		

HEALTHCARE		EDUCATION	
Chinmay Nursing Home	5 Mins	Don Bosco	15 Mins
K. J. Somaiya Hospital	10 Mins	Auxilium High School	10 Mins
Tata Memorial Hospital	20 Mins		
CONNECTIVITY		RESTAURANTS	
GTB Nagar Metro	1 Mins	Pizza Castle	4 Mins
BKC	10 Mins	The New Way Pizza	6 Mins
Wadala Station	15 Mins		

CONNECTIVITY

Monorail	1 MIN
Wadala Business District	4 MINS
Eastern freeway	5 MINS
Eastern Express Highway	5 MINS
Railways (harbour & Western lines)	5 MINS
BKC	10 MINS
Sewri	14 MINS
Wadala Station	15 MINS
Lower Parel	15 MINS
Fort	20 MINS

EDUCATION

Don Bosco International School	15 MINS
Auxilium Convent High School	10 MINS
VJTI	15 MINS
Institute of Chemical Technology	16 MINS
South Indian Education Welfare Society School	8 MINS
National Kannada Education Society High School	9 MINS
Sitaram Prakash High School	12 MINS
Dyaneshwar Vidyalaya	25 MINS

HEALTHCARE

Chinmay Nursing Home	5 MINS
Smt. S.R. Mehta & Sir K. P. Cardiac Institute	6 MINS
Aditya Jyot Eye Hospital	9 MINS
BPT Hospital	10 MINS
K. J. Somaiya Hospital	10 MINS
Nowrosjee Wadia Maternity Hospital	10 MINS
Wadala TB Hospital	12 MINS
Tata Memorial Hospital	23 MINS

RESTAURANTS

The Palate	3 MINS
Pizza castle	4 MINS
The new way pizza	6 MINS
Cuxino the family kitchen	9 MINS

A woman in a black dress stands on a balcony, looking out over a city at night. The background is a dark blue grid pattern.

LIFESTYLE+++

EVERYTHING YOU
LOVE ABOUT
'SIDDHA SKY'
NOW A NOTCH
HIGHER.



LIFESTYLE

EVERYTHING YOU
LOVE ABOUT
'SIDDHA SKY'
NOW A NOTCH
HIGHER.

AN ADDRESS WHERE LIFE LAYS OUT THE RED CARPET FOR YOU.

EVERY DAY



Spacious residences, exclusive privileges and curated experiences offer you an unmatched living experience.


SPREAD ACROSS 6.5 ACRES


4+ ACRES OF
NATURAL ABUNDANCE


A SKYWALK
400 FT ABOVE


2 & 3 BED
LIFESTYLE RESIDENCES

PROJECT HALLMARKS


60+ EXQUISITE
INDULGENCES


5 TOWERS,
39 STOREY EACH


RETAIL + COMMERCIAL
SPACES


MAGNIFICENT
DESIGNER LOBBY

A GRANDUER THAT ANNOUNCES YOUR ARRIVAL



SPACIOUS GRAND LOBBY

EXCLUSIVITY++

PRIVILEGES
RESERVED FOR
THE SELECTED FEW

A HAVEN OF PRIVACY DESIGNED

FOR A WORLD-CLASS LIFESTYLE.

EXCLUSIVE GROUND LEVEL AMENITIES.

BUSINESS MEETING ROOMS

Well-equipped meeting rooms to collaborate and create



CAFÉ

Why step out for a great café latte, when you can just step down?



SEPARATE ZONE FOR DELIVERY

A dedicated delivery zone for parcels



WORK PODS

Sometimes your best day at work, can be at home



WAITING LOUNGE:

A comfortable, elegant lounge to meet visitors



GYMNASIUM

Daily fitness routines are easy with your own gym at home



EXPERIENCES ORCHESTRATED

TO ELEVATE YOUR YOUR EVERYDAY ROUTINE.

DEDICATED FLOOR OF EXCLUSIVE AMENITIES

HOME THEATRE

The latest blockbusters, now showing in your own theatre



LOUNGE/BANQUET

Enjoy an elegant meal, served with splendid views.



YOGA AND MEDITATION ZONE

Inhale calm, exhale happiness with every asana



LIBRARY

Books and pre-loaded Kindles to encourage reading and enlighten minds



STUDY PODS

Cosy, wifi enabled spaces get homework done quicker!





INDULGENCE++

WORLD-CLASS AMENITIES
AND PRIVILEGES
EXTENDING OVER
3 LEVELS

MEET THE RESIDENTS OF NATURE'S OWN KINGDOM.

BIRDS, BUTTERFLIES AND RARE FLOWERS.

— GROUND LEVEL AMENITIES

.....
FOREST THEMED
PLANTATION



BIRD BATH &
FEEDER AREA



.....
PETS
CORNER



BUTTERFLY
GARDEN



.....
REFLEXOLOGY
AREA



.....
FLOWER
GARDEN



SPORTS, SWIMMING, A JOG OR THE GYM?
OR YOU CAN JUST MEDITATE ON YOUR

EXCEPTIONAL LIFE

- Outdoor Dining Area
- Sensory Garden
- Mist Fountain Area
- Work From Garden
- Tree House
- Multipurpose Lawn
- Healing Garden
- Common Garden Play Area
- Crèche
- Toddlers' Play Area
- Multi-games Room
- Multi-purpose Court
- Billiards Room
- Professional Badminton Court
- Squash Court
- Lounge & Seating Zone.
- Cricket Pitch
- Swimming Pool
- Gymnasium
- Mini-theatre
- Meditation Area
- Library
- Amphitheatre
- Jacuzzi
- Jogging Track
- Banquet Hall

PODIUM LEVEL AMENITIES



RELAX, REJUVENATE, OR JUST GAZE AT THE STARS.
AFTER ALL, YOU'RE ON

TOP OF THE WORLD

SKY LEVEL AMENITIES

- Sky Jog with Nature
- Informal Lawn Seating
- Art Corner
- Covered Lounge
- Open Seating Area
- Star Gazing Deck
- Chalk Floor Drawing Corner
- Yoga Lawn with Stage
- Viewing Deck-Selfie Point
- Seating Under Tree
- Herbal Garden
- Projector Screen Wall
- Party Lawn with Amphitheatre
- BBQ with Dining Area
- Telescopic Viewing Point
- Sunrise Point & Vitamin D Point
- Sky Digi
- Brain Board Games
- Exhibit/Talent Wall
- Moon Garden Area
- Sunset View Seating
- Sky Lounge
- Red Ribbon Feature Structure
- Hammock Sitting
- Pergola Seating
- Work/Study Pods with Wi-Fi



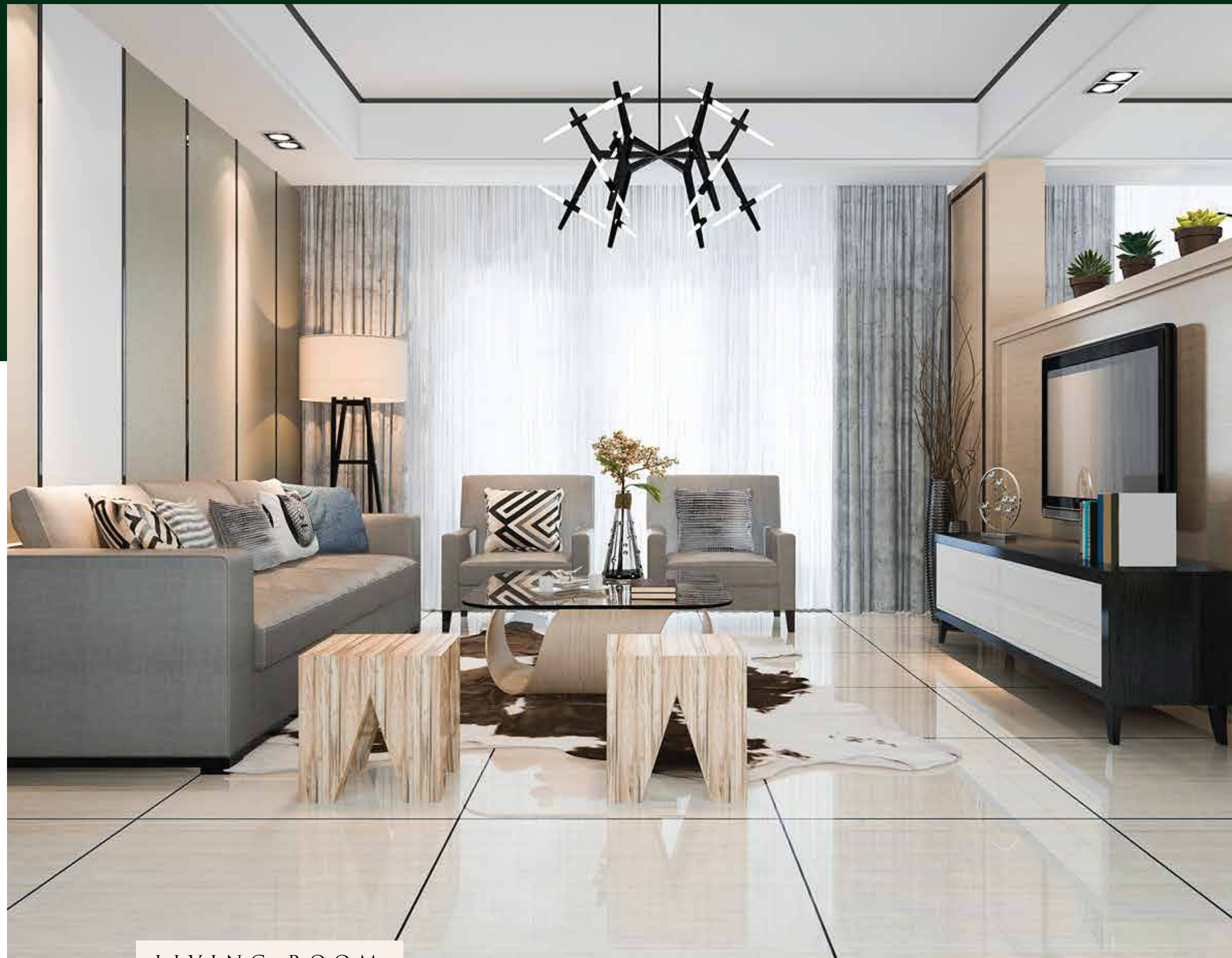
A modern, bright living and dining area. The living room features a beige sectional sofa with blue and green cushions, a glass coffee table, and a wooden armchair. A large window with green curtains is in the background. The dining area has a dark wood table and chairs, with a bar area and shelves in the background. The floor is polished and reflective.

HAPPINESS +

AN ADDRESS WHERE
EVERY SQUARE FOOT
MAKES ROOM FOR
BIGGER DREAMS.

MAGNIFICENCE
THAT SPEAKS STYLE AND STATURE.

THE CITY PROVIDES A SPECTACULAR VIEW.
WE PROVIDE THE VIEWING DECK



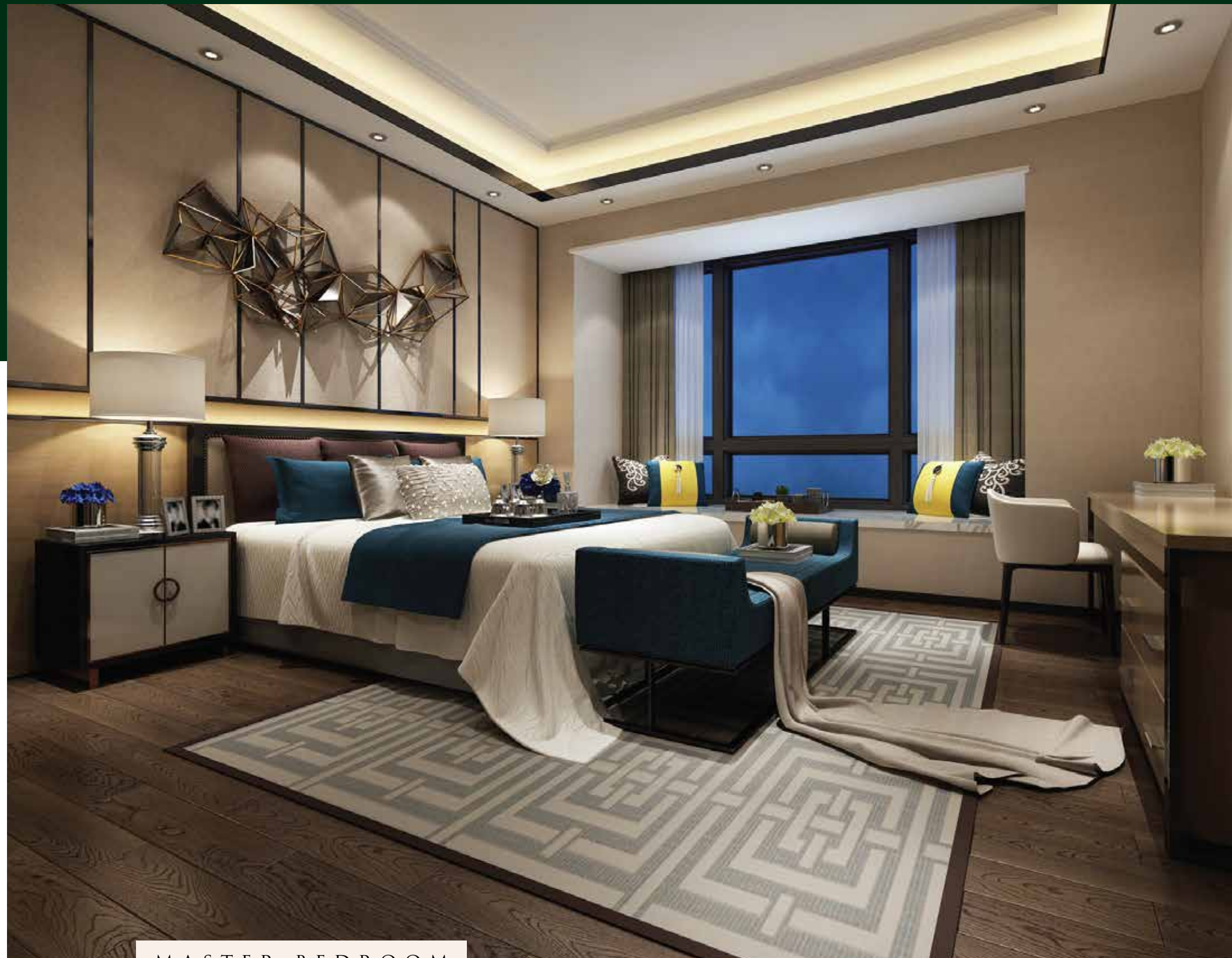
LIVING ROOM



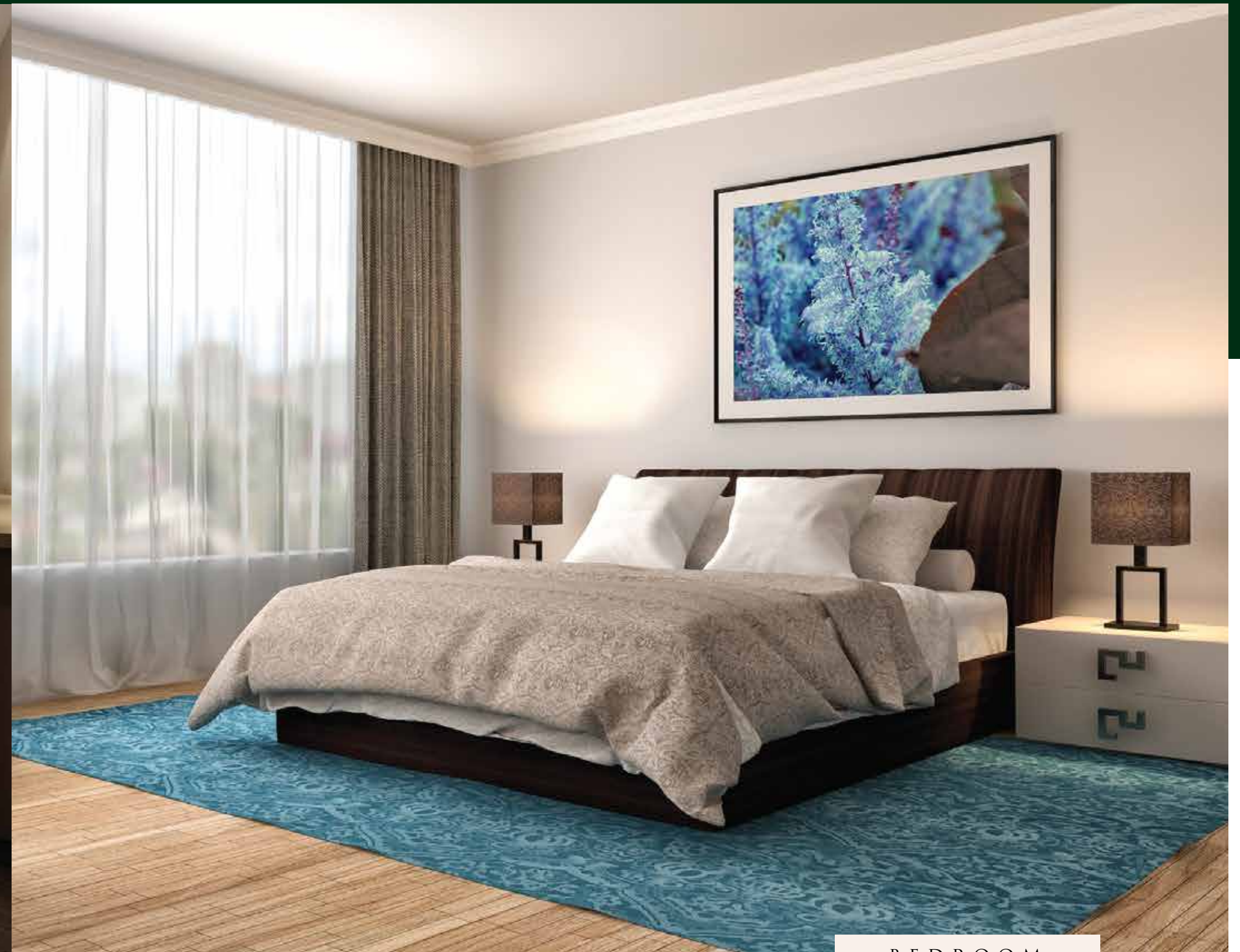
BALCONY

YOU'RE HAVEN OF PRIVACY AND
COMFORT

A SERENE COCOON
WHERE GREAT DAYS BEGIN AND END.

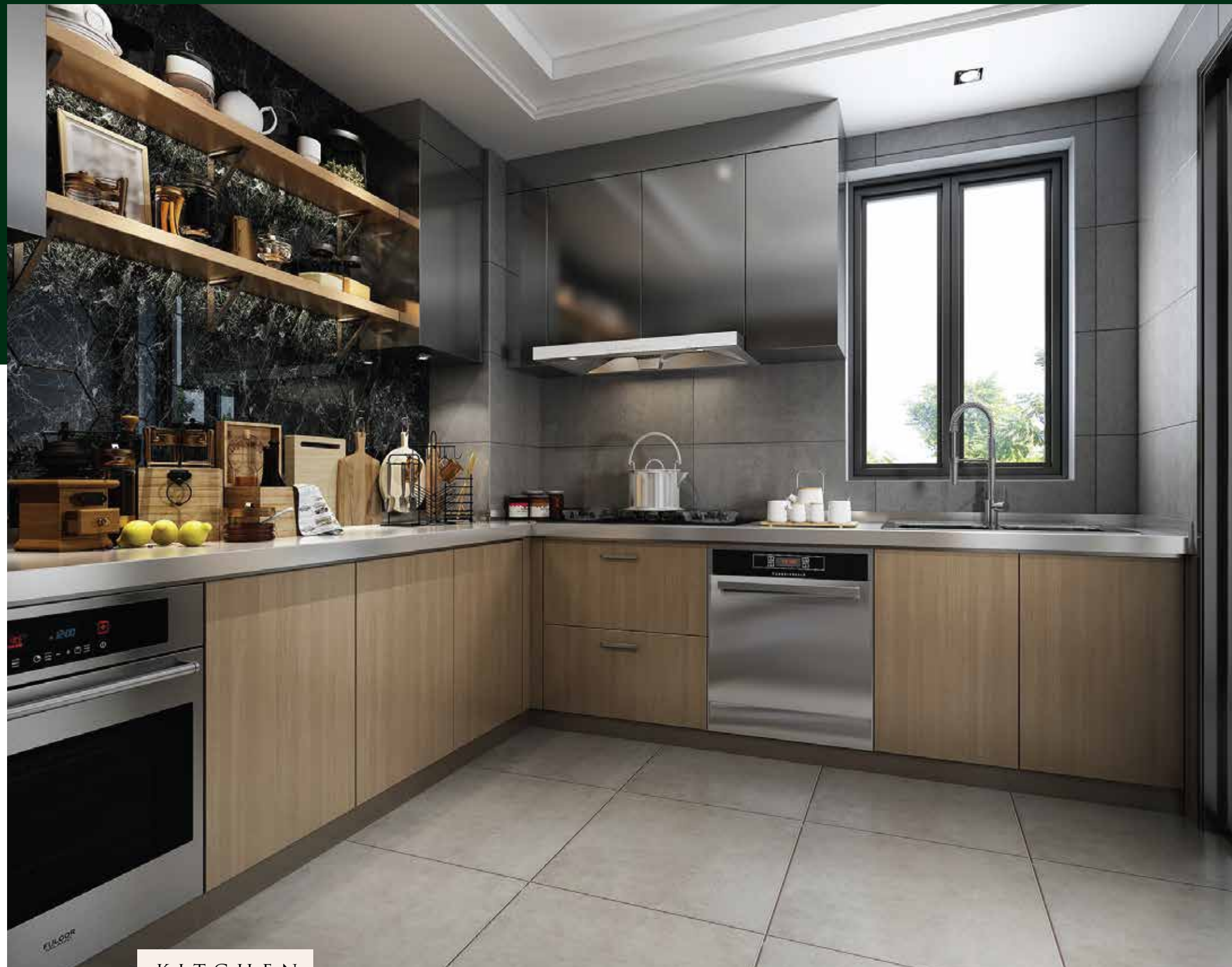


MASTER BEDROOM



BEDROOM

A CONTEMPORARY KITCHEN
TO INSPIRE GOURMET MEALS.

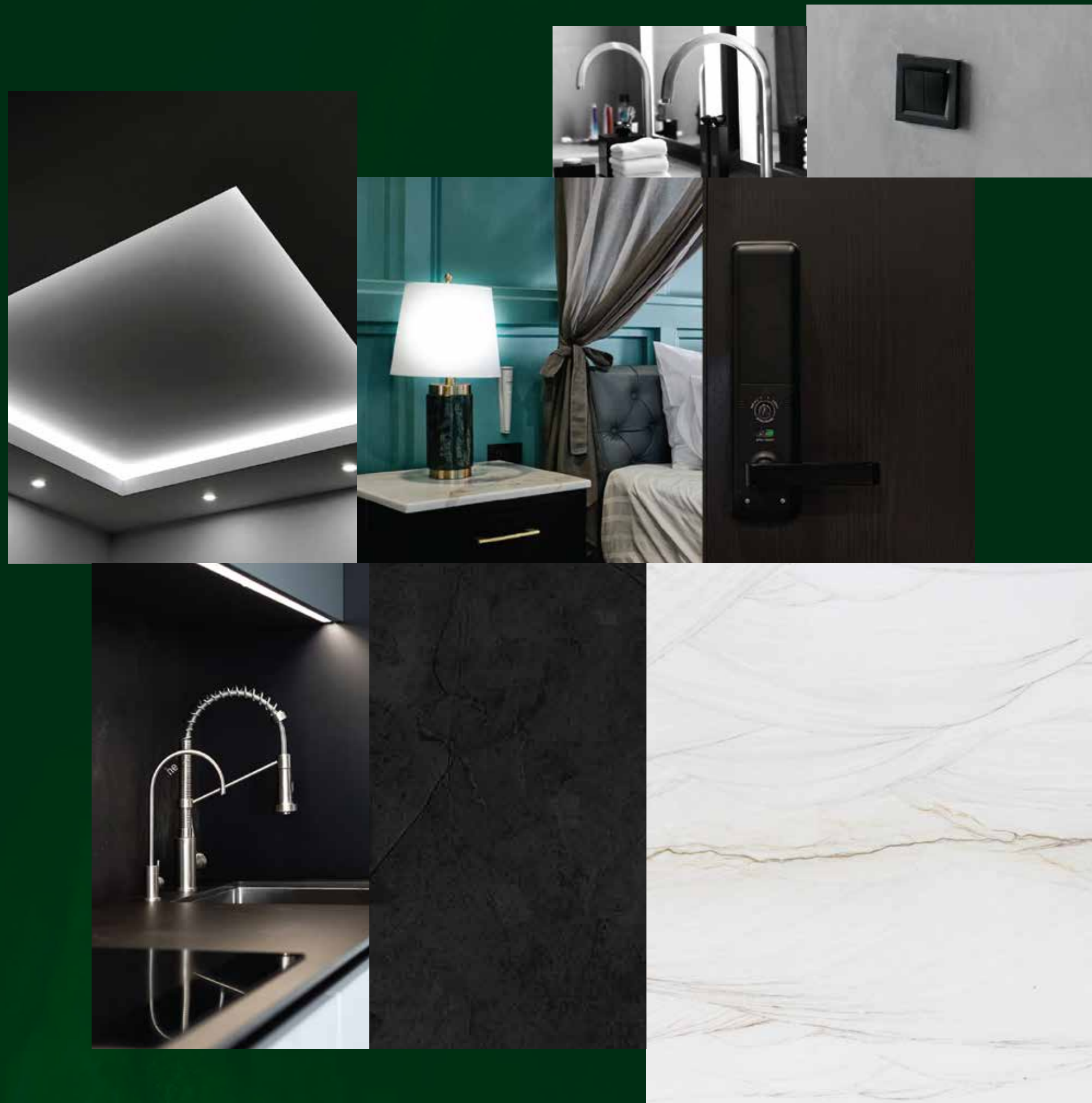


KITCHEN

A WELL-FINISHED BATHROOM
THAT ELEVATES YOUR DAILY RITUALS



BATH



DOORS SPECIFICATIONS

- Doors with wooden frames and wooden flush shutters
- Powder-coated aluminum windows
- Vitrified tile flooring in living /dining room and all bedrooms

KITCHEN SPECIFICATIONS

- Double-charged vitrified tile flooring
- Granite countertop with steel sink
- Ceramic tiles above counter top

BATHROOM SPECIFICATIONS

- Anti-Skid ceramic flooring
- Ceramic tile dado
- Chromium plated fittings with high-quality sanitary fixtures

QUALITY DETAILING

- Superior quality concealed copper wiring
- Latest modular switches and miniature circuit breakers
- Provision for broadband
- Quality texture paint for exterior finishing

FLOOR LOBBY SPECIFICATIONS

- Gypsum/Grid false ceiling
- Granite/marble elevator fascia
- Vitrified tile dado and paint

PARTNERS WITH A SHARED VISION: TO CREATE THE EXCEPTIONAL.

We are proud to collaborate with partners who bring passion, quality and reliability to our relationship, as we work together to create landmarks.

SIDDHA

THE SIDDHA GROUP

Siddha Group, established in 1986, creates distinctive residential and commercial spaces, making quality living affordable across four Indian cities: Kolkata, Mumbai, Jaipur, and Bengaluru. Led by Chairman Shri Chandra Prakash Jain and Managing Director Shri Sanjay Jain, Siddha boasts 25+ prestigious awards over 33 years of experience and pioneered Rooftop Skywalks in India.

SEJAL

SEJAL REALTY

Sejal Realty is dedicated to redeveloping Indian infrastructure, focusing on the conservation of heritage structures in Mumbai. With visionary leadership and a dedicated team, the group is committed to excellence, innovation, and passion.

With the foresight and strong vision of Chairman, Managing Director, the Group is poised to launch many more projects, with its commitment to 'Excellence', 'Innovation' and 'Passion' with trust.

starom

STAR OM GROUP

Star Om Group, led by Shri Vishal Jhajharia, is a premier realty company known for creating soulful homes and catering to diverse consumer demands, including LIG, MIG, luxury residential, commercial, retail, and industrial projects.

SPRING CITY GROUP

SPRING CITY GROUP (SCG)

Spring City Group, a leading developer in East India, has a decade-long track record of innovative and reliable residential and commercial projects nationwide. Led by Shri Vijay Kumar Goyal, the group's vision is supported by industry experts with over 50 years of combined management experience.

