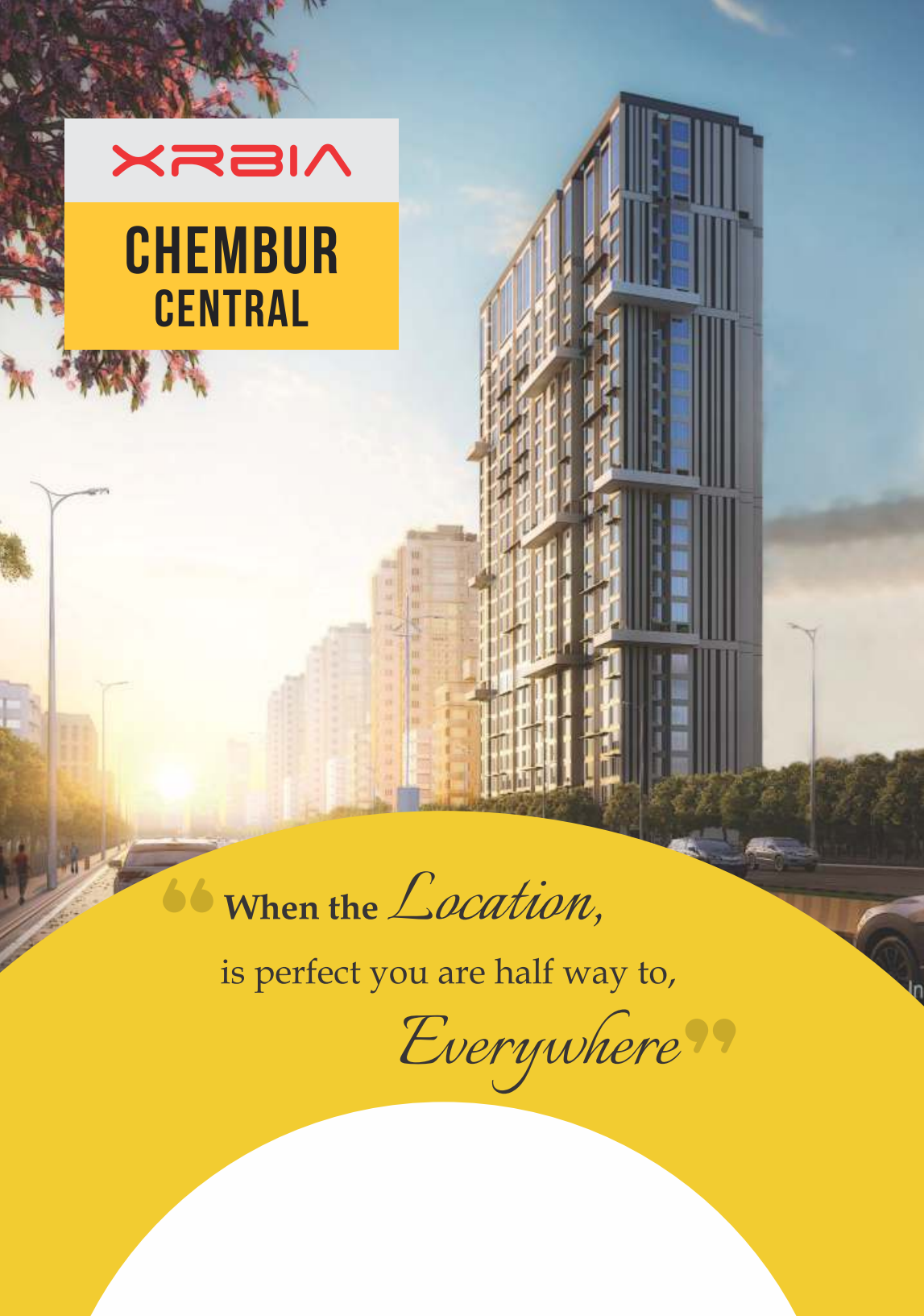


The logo for XRBI A, featuring the letters in a stylized, red, sans-serif font. The 'X' and 'A' are composed of two intersecting lines, while 'R' and 'B' are solid letters. The 'I' is a simple vertical bar.

XRBI A

CHEMBUR CENTRAL

The background of the advertisement is a photograph of a modern, multi-story apartment building with a glass and concrete facade. The building is situated on a city street, and the sun is setting in the background, creating a warm, golden glow. The sky is a mix of blue and orange. In the foreground, there are some trees and a street lamp. The overall scene is a vibrant urban landscape.

“ When the *Location*,
is perfect you are half way to,
Everywhere ”

5 Reasons to Buy

1

City Center Location

Live a plush city life in our sustainable, integrated township at the heart of Mumbai.

2

Great Rental Yields

Expect great returns on your investment. Chembur is cited as one of India's top rental locations.

3

A Millennial Haven

It's just the right size at the right price for the young generation. With sky-rocketing prices for houses in the city, an affordably priced apartment surrounded with modern amenities sounds just right!

4

Stylish Living Spaces with Convertible Furniture

Come home to beautifully stylized living spaces that tastefully optimize space with custom convertible furniture.

5

World-Class Amenities

Enjoy world-class amenities right at your doorstep, with a swimming pool, gardens and ample open space you never have to leave!



The Millennial Generation

Millennials stand out in many ways. They are immersed in a world of gadgets and information. They sit in busy cafés, browsing social media channels on their smartphones, occasionally shopping online and wear stylish clothes.

This young workforce are more environmentally conscious, better connected to information, and socially aware than the earlier generation.

They are changing the face of many industries both online and offline. They come with a new set of rules, a strong preference for work-life balance.



Amenities

Business Center
Co Work Spaces
Community Dining
Community Kitchen
Music Room
Yoga Room
Jain Temple
Ganesh Temple
Prayer Room
Meditation Room



Amenities

Party Hall

Fitness Center

Aerobics Studio

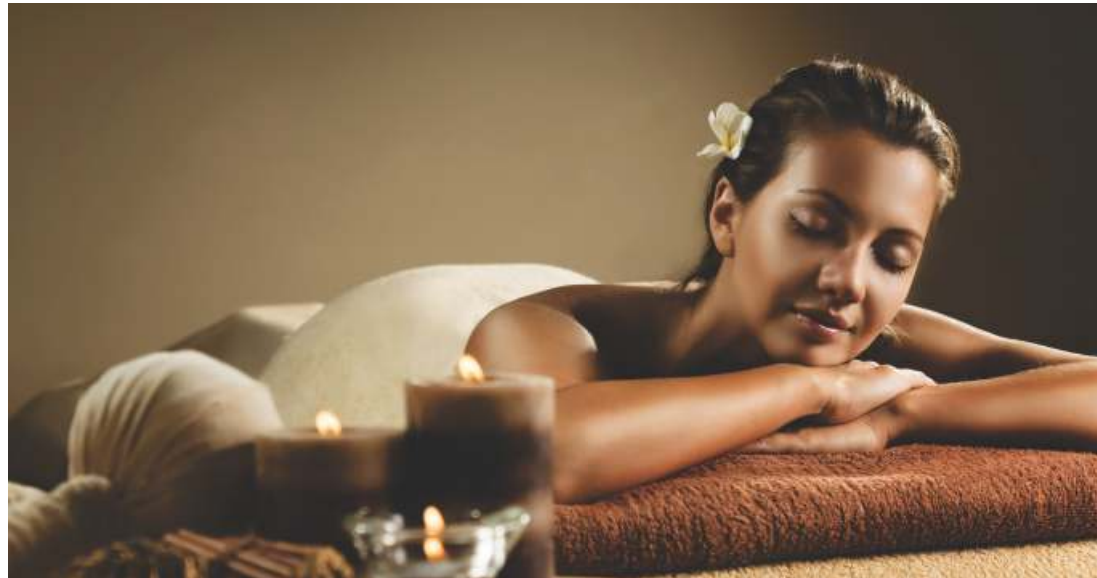
Mini Theater

Cigar Lounge and
Library

Spa

Swimming pool

Club House



Amenities



Kids Play Area

Party Deck

Landscape Sit Out

Gazebo

Water Fountain

Double Height
Entrance Lobby

Booming Hub of Infrastructure

Located in one of Mumbai's city centers, 'CHEMBUR CENTRAL' is surrounded by a flourishing hub for residential, commercial, educational and social infrastructure. The recent years have helped this city hotspot to emerge as one of the most sought after places by Mumbaikars.



Disclaimer : Non-peak hour timing

CLUBS

Acres Club & Chembur Gymkhana
Bombay Presidency Golf Club
Jolly Gymkhana

AIRPORT

Chhatrapati Shivaji
International Airport

RESTAURANTS

Wild Orchids
Astrix
Ivy Restaurant and banquets
N bar & Grill

SCHOOLS

RBK International
Garodia International

COMMUTE

Eastern Freeway
The Santacruz-Chembur Link Road
Chembur-Wadala Monorail
Versova-Ghatkopar Metro Station

HOSPITALS

Aashirwad Heart Hospital
Lotus ENT Hospital

MALLS

Phoenix Market City,
Kurla
R City Mall, Ghatkopar

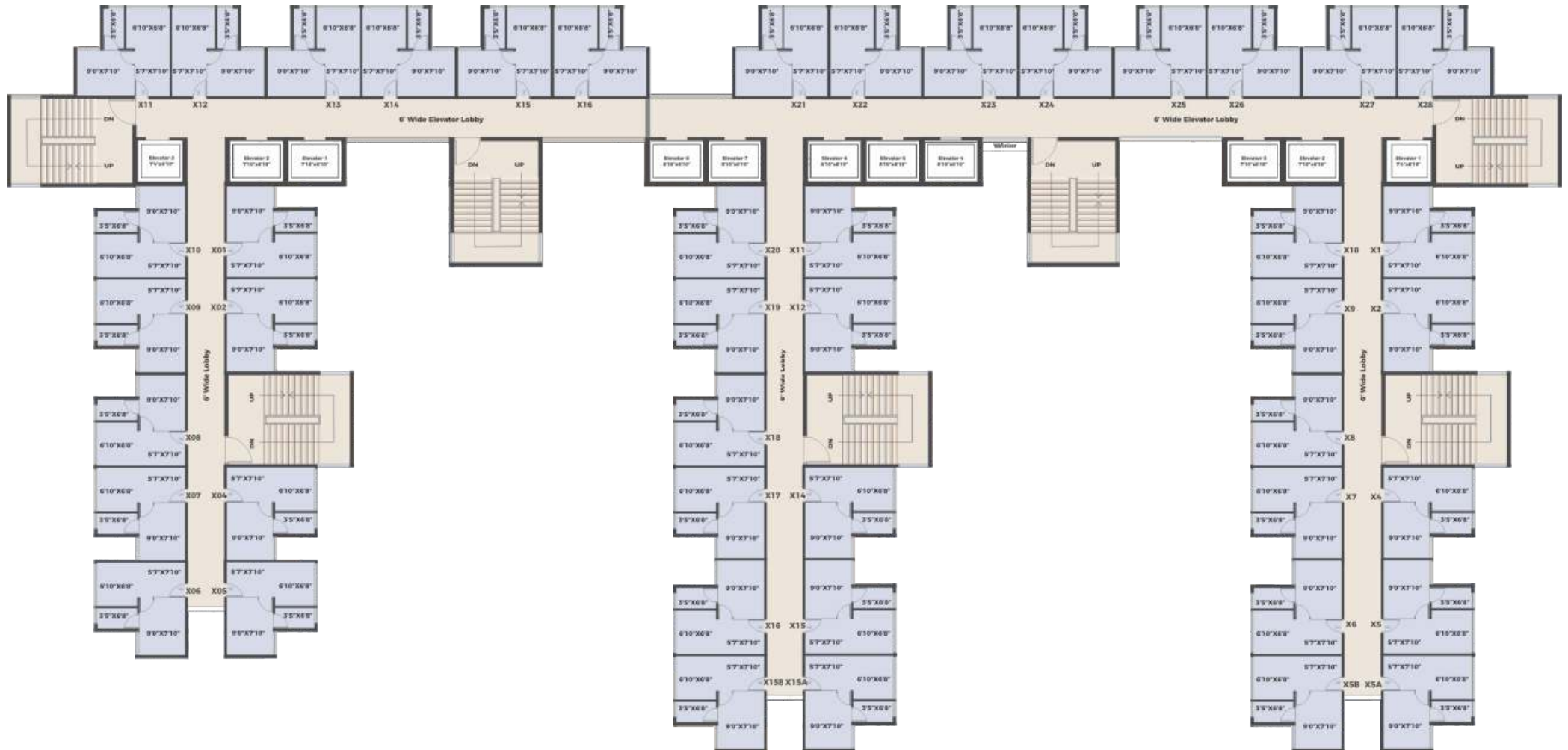
TRAIN STATIONS

Kurla Station
Chembur Station
Ghatkopar Station

Master Plan



Floor Plan



TYPE 12A/ 12B

1 BED APT. TYPE 1

Floor Plan



TYPE 13A/ 13B

- | | | |
|--|---|---|
| ■ 2 BED APT. TYPE 1 | ■ 2 BED APT. TYPE 4 | ■ 1 BED APT. TYPE 2 |
| ■ 2 BED APT. TYPE 3 | ■ 1 BED APT. TYPE 3 | ■ 2 BED APT. TYPE 2 |

Floor Plan



TYPE 13C/ 13D

- 2 BED APT. TYPE 1
 2 BED APT. TYPE 4
 1 BED APT. TYPE 2
- 2 BED APT. TYPE 3
 1 BED APT. TYPE 3
 2 BED APT. TYPE 2



Unit Plan



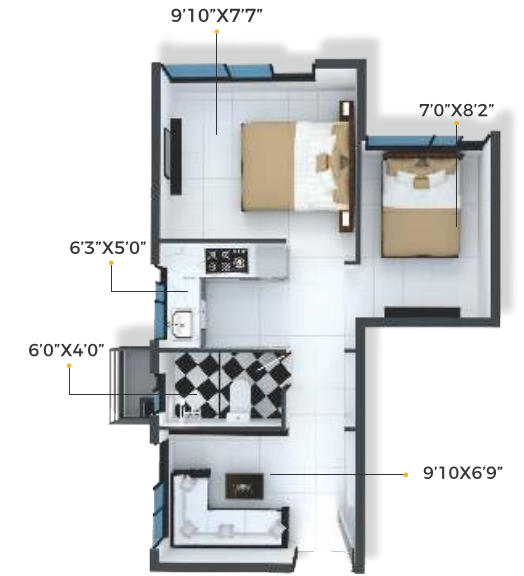
CARPET AREA 188.80 sq.ft. | 17.54 sq.mt.

1 BEDROOM APARTMENT - TYPE 1



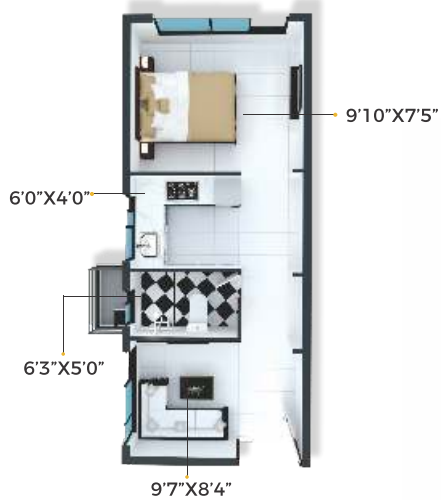
CARPET AREA 308 sq.ft. | 28.64 sq.mt.

2 BEDROOM APARTMENT - TYPE 1



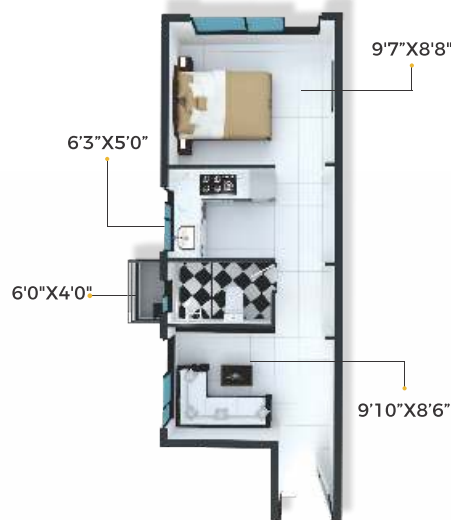
CARPET AREA 308 sq.ft. | 28.64 sq.mt.

2 BEDROOM APARTMENT - TYPE 2



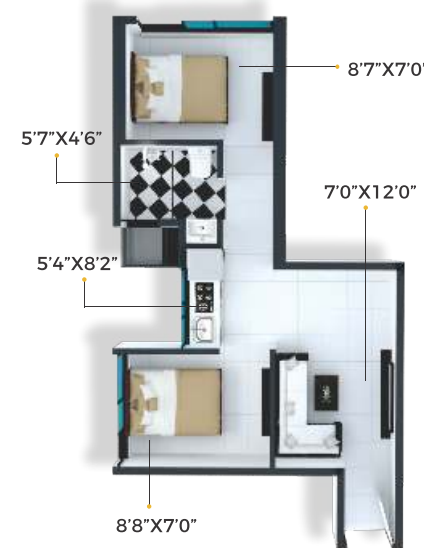
CARPET AREA 250 sq.ft. | 23.24 sq.mt.

1 BEDROOM APARTMENT - TYPE 2



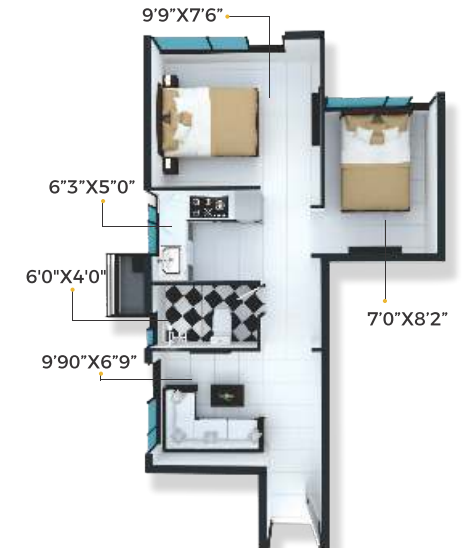
CARPET AREA 279 sq.ft. | 25.94 sq.mt.

1 BEDROOM APARTMENT - TYPE 3



CARPET AREA 308 sq.ft. | 28.64 sq.mt.

2 BEDROOM APARTMENT - TYPE 3



CARPET AREA 309 sq.ft. | 28.72 sq.mt. & 28.74 sq.mt.

2 BEDROOM APARTMENT - TYPE 4

XRBI

CHEMBUR CENTRAL

Project Address:

Eastern Express Highway, Ghatkopar East, Mumbai – 77.

Pune Office Address:

Xrbia Developers Limited, 929, 1st floor, Mantri House, F.C Road, Pune - 411004.



+9122 6132 7092



www.chemburcentral.com

RERA REGISTRATION NO:

**P51800003446 | P51800003201 | P51800005456
P51800004566 | P51800006239 | P51800006139**

XRBI RERA AGENT

**REGISTRATION NO:
A52100007403**

In Association with:

**ARYAMAAN
DEVELOPERS
PVT. LTD.**



Loans Available From :



**Indiabulls
HOME LOANS**