



THE SOVEREIGN
COLLECTION

AT

Monte South
Byculla (W)



OVERVIEW

Welcome to the most enviable address, any side of town.

It's the kind of close-knit, ultra-luxurious, secure, gated community that SoBo has always been wishing for, and so truly deserves.

Strategically located close to business hubs and lifestyle avenues

Massive 12.5-acre freehold land

Principal architect Hafeez Contractor

Higher-floor residences

Ultra-spacious 2 & 3 Bed Residences

Incredible amenities like a podium beach, Amazon themed landscaping and more.



THE MAGNIFICENT TOWERS



INTRODUCING A BREATHTAKING LIFE
ABOVE THE 40TH FLOOR.



THE SOVEREIGN
COLLECTION



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**'Best Residential
High-Rise Architecture'**
at the Asia-Pacific
property Awards 2017



**'Best Residential
High-Rise Architecture'**
at the Asia-Pacific
property Awards 2017



**'Luxury Project
of the Year'**
at the DNA Real Estate
& Infrastructure Award



THE SOVEREIGN
COLLECTION

When you want
to soar way
above the crowd.

The Sovereign Collection goes above and beyond the term luxury in every possible way. Large, opulent residences rising above the 40th floor, overlooking the massive 12.5 acres of the project and the beautiful skyline in the distance. Add to this the exhaustive and incredible list of amenities, and you will realise that The Sovereign Collection builds the promise of a lifestyle seldom seen around the neighbourhood.

So without further ado, we welcome you to experience SoBo Luxury 2.0.



A sneak peek of a unique life
above the 40th floor.









APARTMENTS



Scan to Download Floor Plans

A SoBo home that makes other
SoBo homes seem way less grand.



The living room is immensely large and airy, incomparable to most other projects. Huge windows open up to gorgeous views of the city skyline.



There is no match for our super-sized bedrooms. These massive bedrooms will spoil you with unparalleled comfort and panoramic views from huge floor-to-ceiling windows.

Enormous kitchens with a massive amount of counter space. You'll find excess and comfort in every aspect here.



The orientation of each apartment is specifically designed to ensure panoramic views from each and every corner of your home. And we don't mean this figuratively.



















Italian marble flooring, teakwood doorframes, luxury fittings and fixtures, premium doubled-glazed St. Gobain glass and then some. We've paid attention to every minute detail in your homes to create living spaces at par with the world's best.



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AMENITIES



Watch Virtual Tour of Amenities

An oasis in the sky.

Find out what makes ***The Sovereign Collection*** extra special. →

A woman in a teal saree with a silver border is standing in front of a white stone Jain temple. She is holding a golden tray with red flowers and a small white object. The temple has intricate carvings of deities and figures. The background is lush green foliage.

Your prayers have been answered.

When it comes to seeking a unique way of life, you don't need to look beyond The Sovereign Collection at Monte South. And what makes this lifestyle extra special is the amazing world of luxuries waiting for you, outside your apartment. A world which outshines the usual 'collection of amenities' by a mile. There's a Jain Temple at the entrance, waterscapes both on the ground and the podium to soothe your eyes, a XXXL jogging track, cabanas to laze around in, and even a beach! And we're just getting started.

Dig your toes in the sand as you enjoy the sunset or play a game of beach volleyball on soft sands.



A deep connection to nature

Humans love nature , and our moods, health, and happiness are deeply impacted by it. Natural landscapes are incredibly diverse. So how do we incorporate that kind of diversity to the built environment?

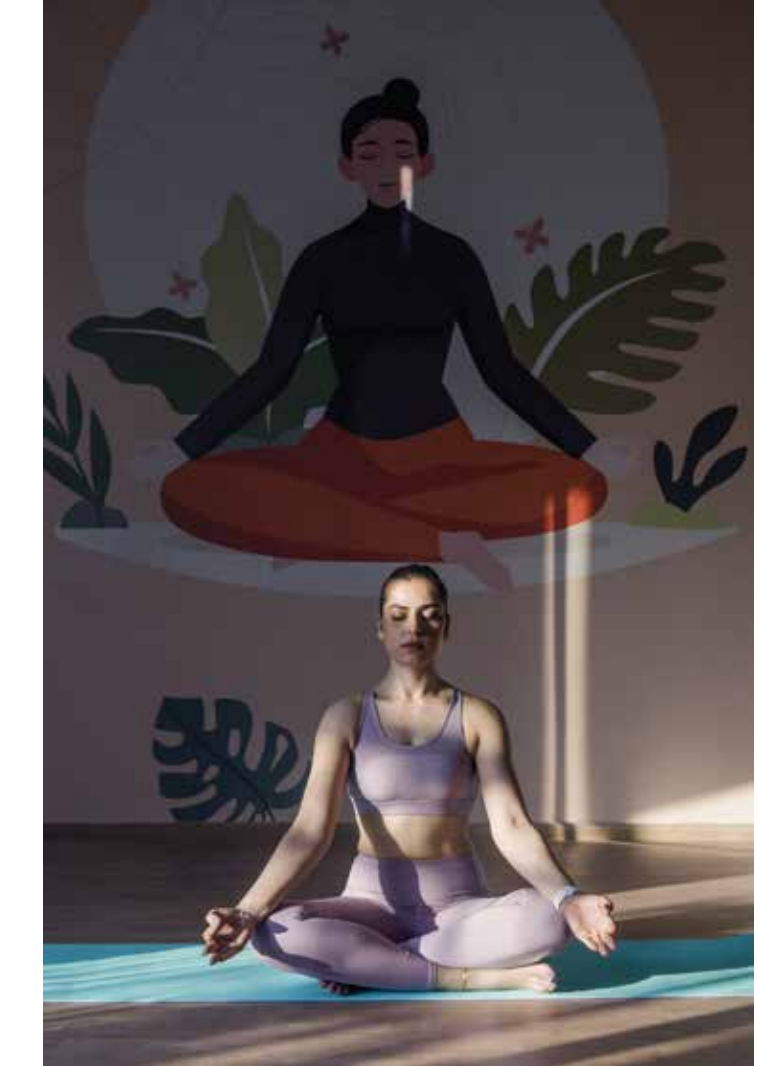
This development gives a huge canvas to integrate a variety of natural elements - greenscapes, waterscapes and even sandscapes. You'll find a vibrant mix of carefully-crafted greener, water bodies, and even soft white beach sand.

The Science

People who are exposed to greenery are more friendly and supportive and less likely to have psychological fatigue or be rude to others (Kuo and Sullivan 1990).

Patients with a view of greenery healed faster and needed lesser pain medication than patients who instead saw a brick wall. (Roger Ulrich, 1984).





In a city that's starved for open spaces, the Amazon themed landscaping is designed to be a unique experience. The pathways, lily ponds, and pergolas are all tranquil spaces for you to unwind.

Swimming Pool

Jain Temple

Palm Court

Pool Deck

Pergolas

Senior Citizens
Corner

Monte South has a large multipurpose court that can accommodate a wide variety of sports.

*Rendered Image





With an array of sporting and fitness facilities at Monte South, meeting your fitness goals will be super easy.

Multi-purpose
Sports Court

Gym

Jogging Track

Beach Volleyball

Indoor Games
Room

Kids' Play Area

Skating Rink

Golf Putting
Range







Arrive home in style

The entrance gate at Monte South is designed to allow easy merging with the traffic, so you can get in and out with ease.

An impressive 8-storey tall podium façade welcomes you home with a vertical sky garden. It's a tropical welcome that cools your senses and makes you feel at home, even before you've stepped inside the lobby.



High speed
elevators

Multi-level
security

Plenty of
parking space

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LOCATION



Watch Location Film

An opportunity of a lifetime.

Byculla.

Where new-age luxury meets
old-world charm.

Set for a radical transformation

For the heritage-rich quarters of Byculla, the time for a remarkable make-over has come. Byculla today finds itself in a similar situation as Lower Parel did about 12-15 years ago.

At Lower Parel most of the land was occupied by defunct mills. The area did not enjoy a good reputation despite enjoying a strategic location in South Mumbai. But things changed dramatically. Old mills became swanky malls, and residential complexes, restaurants, and corporate parks popped up overnight. Property rates at Lower Parel skyrocketed by almost 10 times in a span of 15 years!

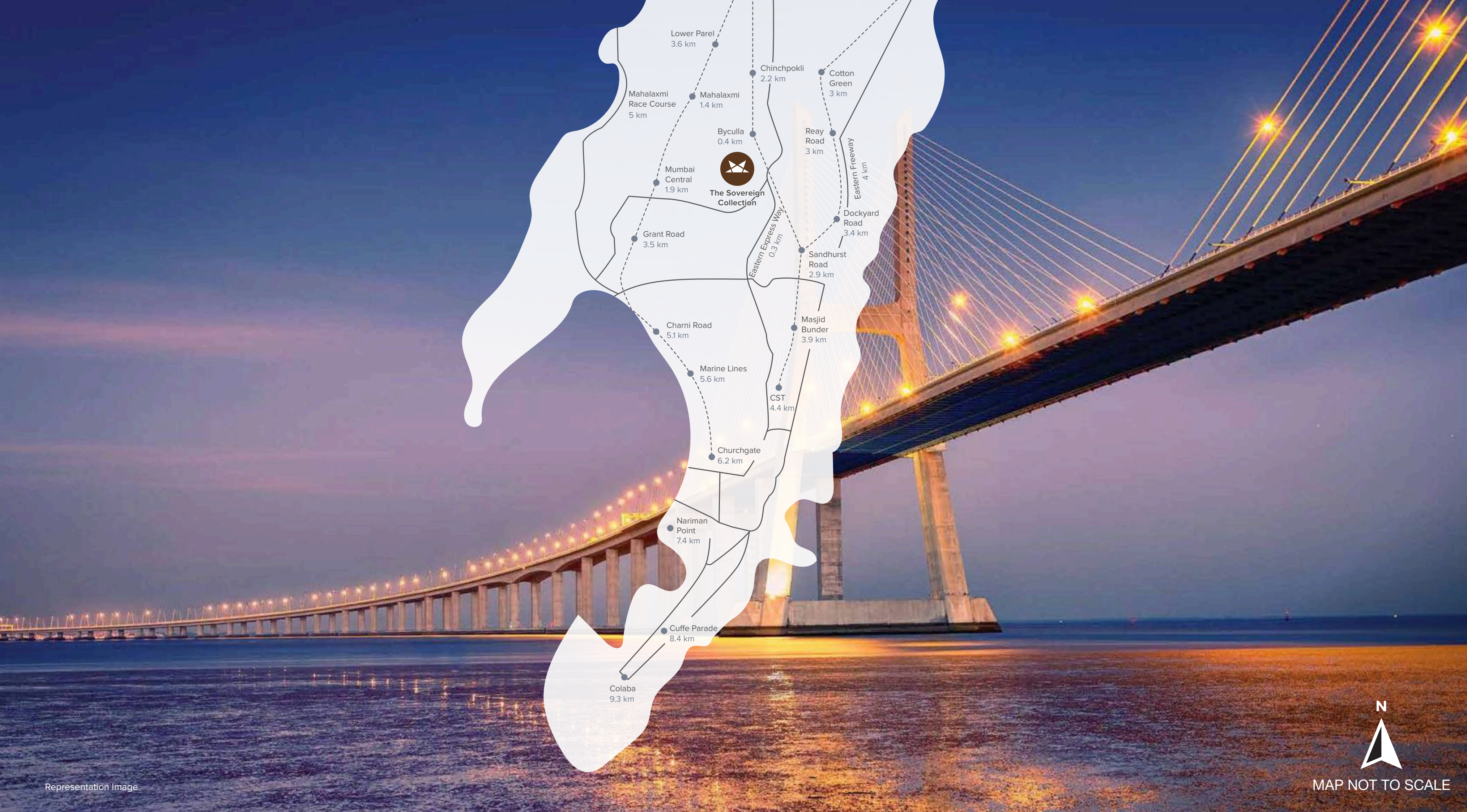
With large mill lands now being redeveloped at Byculla, and given its strategic location at the center of the city, we believe Byculla is set to follow Lower Parel's trajectory and experience a radical transformation. Monte South, being developed on one of the largest available mill lands, is at the forefront of this transformation.



The new gateway of South Mumbai is rising. **And how!**

There's an amazing transformation happening at the new Gateway of Mumbai-Byculla. Strategically located at the intersection of new-age luxury and old-world charm, this unique locality is well-connected to the finest international hotels, luxury retail avenues and premium entertainment hubs. And with more high-profile infrastructure projects coming up around the neighbourhood, The Sovereign Collection at Byculla is soon going to become one of the most prized residential addresses to be at.





Representation Image

SUPERIOR LOCATION & CONNECTIVITY

Destination Driving Distance



Infrastructure

- › Bandra-Worli Sea Link 12 km
- › Eastern Express Highway 1 km
- › Eastern Freeway 2.4 km



Retail

- › Palladium 4 km
- › Atria Mall 5 km



Hotels

- › Four Seasons 3.6 km
- › St. Regis 4 km
- › ITC Grand Central 4 km
- › Colaba/Kalaghoda/Fort 6 km



Hospitals

- › Saifee Hospital 3.3 km
- › Prince Aly Khan Hospital 1.9 km
- › Jaslok Hospital 4.5 km

Ongoing Infrastructure



- › Mumbai Trans-Harbour Link 6.6 Km



- › Coastal Road 4.4 Km

Upcoming Infrastructure



- MTHL Dispersal Road

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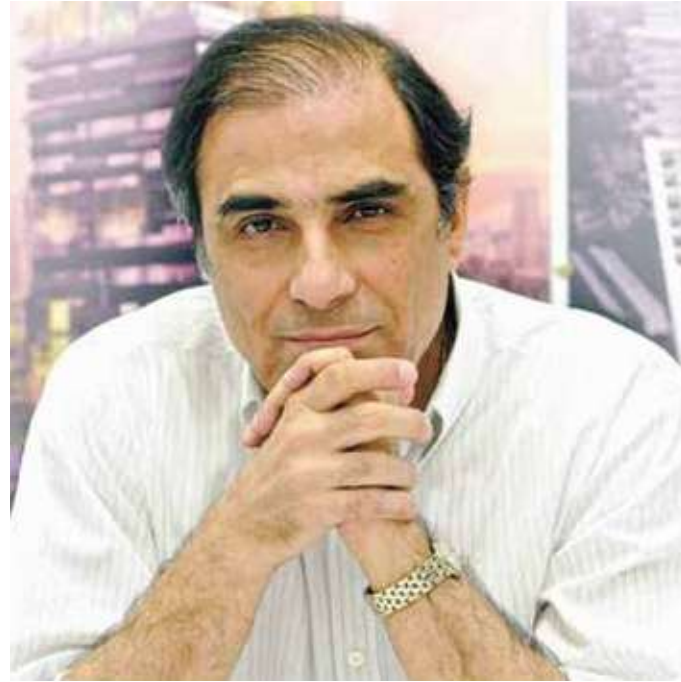
CONSTRUCTION



Check the Latest Updates

A stunning landmark
that is built to last.





The Architect of Mumbai's Skyline

The architect behind Monte South's landmark towers is Hafeez Contractor; a visionary who has impacted the skyline of metropolitan India with his unmistakable signature style.

He set up practice in 1982 with a dedication to design excellence, efficient delivery, and sophistication in building technology. Today, he heads the largest architectural firm in India, with over **550** team members. The firm has to its credit over **2500** clients and **7.2 billion** square foot of on-going projects in **100** cities and **5** countries.



Masters in Outdoor Living

The imaginative landscapes at Monte South have been envisaged by the award-winning American landscape firm LSG Inc. Their expertise includes master planning, site design, environmental assessments, and landscape architecture. They firmly believe in creating spaces that are smart, sustainable, creative, and transformational. Their impressive portfolio includes projects throughout the Eastern Seaboard, China, and India.

Some of the best structures in the world set themselves apart from the rest because of the kind of thought that goes into their construction.

Monte South is no different - it's foundation rests on future-proof construction practices that are efficient in function and sustainable in form.



Rock solid structure

The revolutionary Korean Kumkang formwork technology employed at Monte South allows for simplified and faster construction activity with an excellent, smooth concrete finish. It helps to reduce the time taken for construction while creating rock-solid, leak-resistant structures.



Micro-Managed Quality

An on-site batching plant generates high-grade concrete on demand, and an on-site material testing lab ensures the highest levels of quality control. Our engineers go right till the source of the raw material to ensure that quality is uncompromised.



Pioneers of Best Practices

We do not outsource our construction and our engineers retain full control over construction quality. With our leadership team having decades of engineering and construction expertise, we have been pioneers of many best practices in the industry.



Practicing Sustainability

Eco-friendly construction choices have been consciously made, including the use of low VOC materials, reduced CFC content, and ozone friendly fire-fighting. On-site debris is recycled and reused, preventing construction waste from causing ecological damage.



Optimising Energy Usage

We have conducted extensive solar and wind studies to ensure that the towers are oriented to maximize natural light and ventilation while reducing energy consumption. Double glazed windows keep the homes cool even during the summer.



Actual View

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THE MAKERS

The people behind the
masterpiece.



Touching your lives, the Adani way.

Adani Realty is one of the youngest arms of India's top infrastructure and development conglomerate - the Adani Group. With a commitment to getting India on par with the most advanced countries around the world, we have begun development in our most promising cities, integrating the finest design aesthetics with cutting edge construction technology.

As part of the Adani Group, we have a legacy of trust and excellence we live up to; a fact that has driven us to achieve a lot in a relatively short period of time. At present, we are developing over 69 million sq. ft. of residential, commercial and social club projects across Ahmedabad, Mumbai, Gurgaon, Mundra and Kochi. Our aim is to revolutionize real estate, keeping in mind the varied aspirations and lifestyles of new age India.



Developer of the Year - Residential
Adani Estate Pvt. Ltd.
Western Heights - Mumbai



Asia's Greatest Brands
Adani Realty
Industry: Real Estate Category: Residential



**Developer of the Year
Realty + Conclave & Excellence
Awards 2017**



Developer of the Year - Residential
ADANIM2K PROJECT LLP
Oyster Grande - Gurgaon



Project of the Year (Premium Segment)
Western Heights - Andheri
Accommodation Times International Real
Estate Awards 2016



**Best Residential Project in the
Luxury Category**
Water Lily - Ahmedabad
CNBC Awaaz Real Estate Awards 2015



Shantigram



Western Heights



Oyster Grande



Pratham



The Belvedere



Aangan



Redefining Real Estate

Marathon Group is a 52-year-old Mumbai based real estate development company that has completed over 100+ projects in the city. The group is proud to have provided homes for more than 10,000+ families, retail spaces for 400 retailers and offices for 350 businesses.

Marathon is currently building several townships in the fastest growing neighborhoods, affordable housing projects, ultra-luxury skyscrapers, small offices and large business centers, with projects spread across the Mumbai Metropolitan Region (MMR).



Marathon Group awarded
“**Developer of the Year**” at the ET
NOW Real Estate Awards 2018



Marathon Group has been awarded
Certificate of Merit 2016 by IMC
RBNQA



Marathon Group is the 1st company in
India to implement property
e-registration for customers of
Marathon Nexzone, Panvel.



Marathon Group has won the
IMC RBNQA ‘Making Quality Happen’
Award in 2017



Marathon Futurex, Lower Parel
awarded “Best Upcoming Green
Project of the Year-2015” by
Construction Times Builders Awards



Recognised as “**2nd Most Trusted
Developer in MMR**” By NDTV Profit &
Prop Equity Survey, 2014



Marathon Nexworld



Marathon Monte Vista



Marathon Nexzone



Marathon Nextown



Marathon Monte Carlo



Marathon Futurex

Disclaimer

Specifications and amenities mentioned in this brochure / advertisement and promotional documents are only representational and informative. Information, images, visuals, drawings plans or sketches shown in this promotional document is / are indicative of the envisaged development and the same are subject to approvals.

Maps may not be to scale and distances and travel times are as available on Google Maps.

All dimensions mentioned in the drawings may vary / differ due to construction contingencies, construction variances, site conditions and changes required by regulatory authorities. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative and not to scale and are subject to change as may be decided by the company or competent authority. Revision, alteration, modification, addition, deletion, substitution or recast, if any, may be necessary during construction.

*The images of the dream flat shown are rendered images of the flat merged with actual drone views from the site. The views depicted in the pictures are as presently available from some specific flats and they may vary over period of time for reasons beyond the control of the Promoter. The view/s may not be available from all the flats in the Project and customers will need to apprise themselves on the views available from the flat/apartment of your choice.

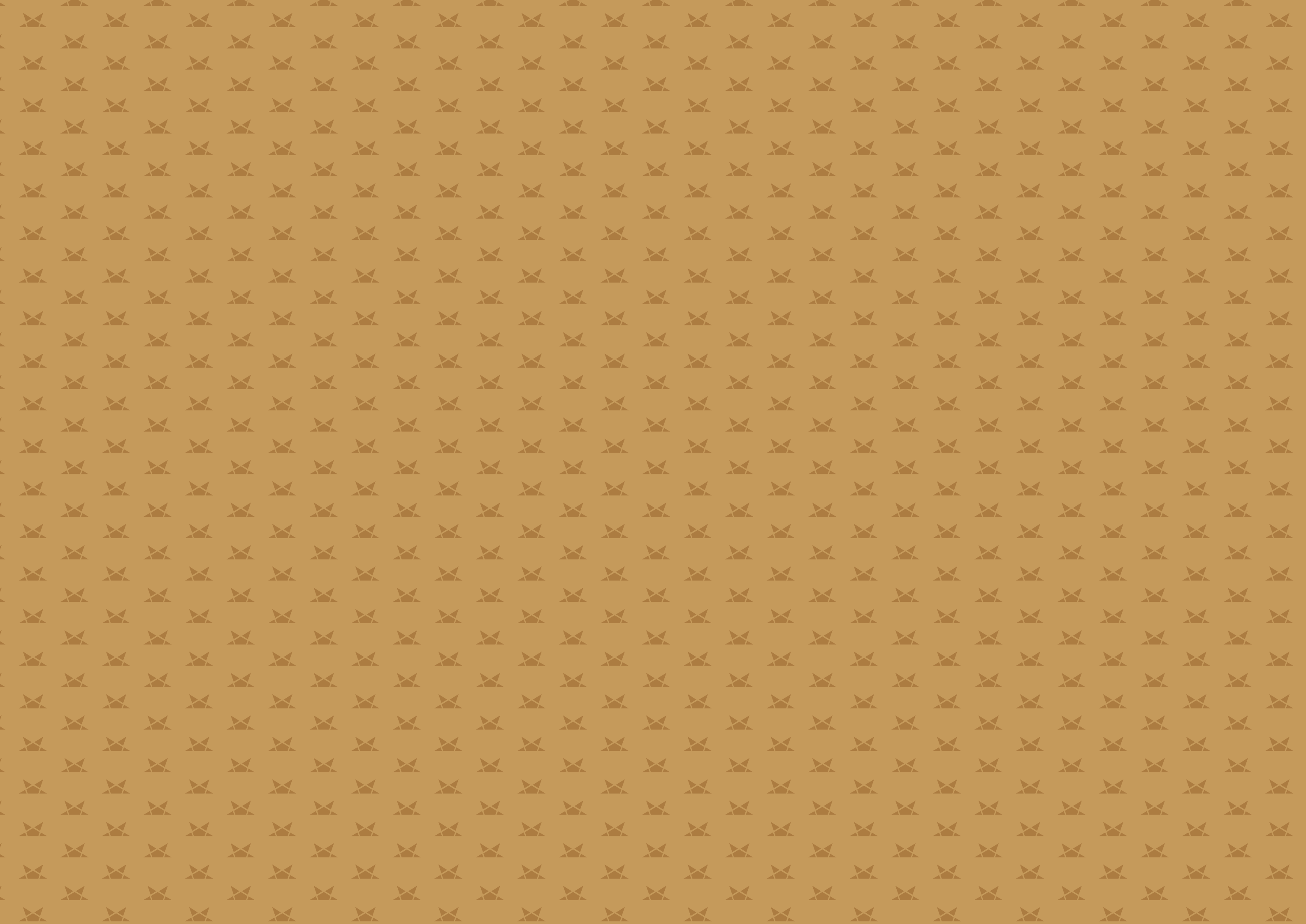
The rendered images of the proposed Residential Flat are of a specific configuration showcasing the interior layout and is prepared with furniture, items, electronic goods, amenities and other furnishings for the purpose of showcasing the proposed residential unit. It is for representation purpose only. The Promoter/ developer shall not be required to provide any furniture, items, goods, amenities etc as displayed in the picture/s. All plans, specifications, dimensions, designs, measurements of the flat are indicative and are subject to changes. The dream flat / show flat is of a specific configuration only. Actual configurations for sale may vary. Customers are requested to apprise themselves of the details for the configuration of their choice.

The amenities shown herein are only indicative and they are subject to change/s based on approval from competent authorities. The Project Monte South shall be developed in a phase wise manner and is divided into various Real Estate Projects. Common amenities will be delivered with real estate project Monte South 6.

All intending Allottee/s are bound to inspect and apprise themselves of all plans and approvals and other relevant information prior to making any purchase decisions and nothing in this promotional document or other documents is intended to substitute the actual plans and approvals obtained from time to time.

The relationship between the Developer and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this brochure/advertisement or other promotional document.

This brochure is not a legal document and we reserve the right to change, amend and modify the contents and shall not be liable to any intending Purchaser or any one for the changes/ alterations/ improvements so made.





Monte South

Byculla (W)

 The project has been registered via MahaRERA registration number: P51900001936 / P51800001779 / P51800001681 / P51800001585 / P51900001346 / P51800002818 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects. The Project Monte South shall be developed in a phase wise manner and is divided into various Real Estate Projects. Monte South is developed by Swayam Realtors & Traders LLP (A joint venture by Adani Realty & Marathon Group Company). Project funded by HDFC Ltd.