



BY MAYFAIR HOUSING



LAUNCHING



Call: +91 808080 9473 | Email: mvg@mayfairhousing.com

Site Address: Mayfair Virar Gardens, Virar Agashi Road, Bolinj, Virar (W) 401303



The project has been registered with MahaRERA Reg. No.: P99000046231 and is available on website <https://maharera.mahaonline.gov.in> under registered projects. The Property/Project is mortgaged to ICICI Bank Ltd and Mayfair Housing would provide No Objection Certificate (NOC)/permission of ICICI Bank Ltd for sale of Flats/units in the Property/Project. This scheme is applicable for Tower 34 & 39 in Cluster VI only.



Corporate Office : Mayfair Housing, 1 Mayfair Meridian, Near St. Blaise Church, Ceaser Road, Andheri (W), Mumbai 400 058

Call : 022 6723 2300 | Web : [www.mayfairvirargardens.com](http://www.mayfairvirargardens.com) | Email : [info@mayfairhousing.com](mailto:info@mayfairhousing.com)

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TOTALLY EQUIPPED HOMES FOR A TOTAL LIFE

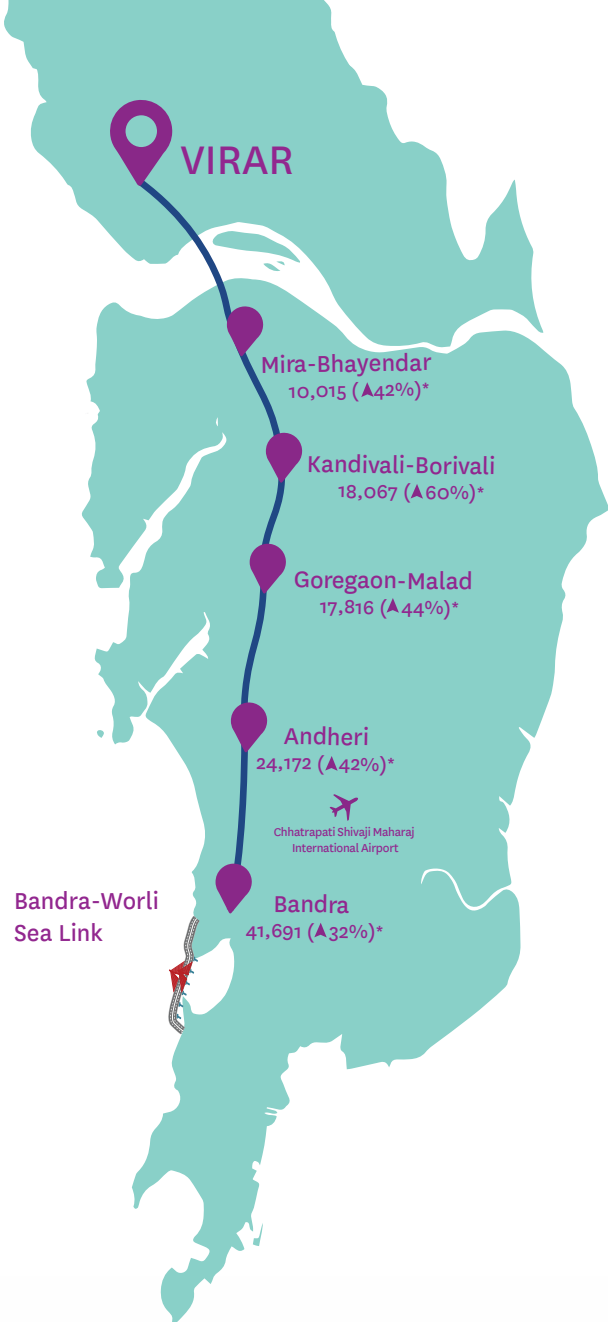




LAUNCHING



*Life changes when the environment changes around you. Total Homes is a unique concept where every flat comes with fully furnished interiors, great exterior views and all modern facilities that makes life complete and worth living.*



## Virar: All set to grow

- ▲ As Mumbai expands, Virar grows in importance on the western line
- ▲ Rising demand within city leads to higher cost of living and pollution
- ▲ Virar remains within easy reach of Mumbai yet far from its madness

## New infrastructure for added growth

- ▲ The natural beauty of Virar is poised to embrace new infrastructure and grow manifold in importance
- ▲ Accessibility is set to revolutionise with ambitious rail, road, metro, sea and air projects planned by the govt
- ▲ Virar is set to soar high with assured price appreciation for real estate investment made now

## Prices set to rise with upcoming infrastructure



### Mumbai Metro Line 13

The proposed line will ease connectivity to MMR



### Virar-Versova Sealink

Direct connectivity to Nariman Point in 1 hour



### Delhi-Mumbai Industrial Corridor

Will open key trade corridors for industries in Virar



### Ahmedabad-Mumbai Bullet Train

Will reduce travel time to Ahmedabad to 1 hour



### Virar-Alibaug Multimodal Corridor

A key trade route towards Alibaug to open economic growth for the region



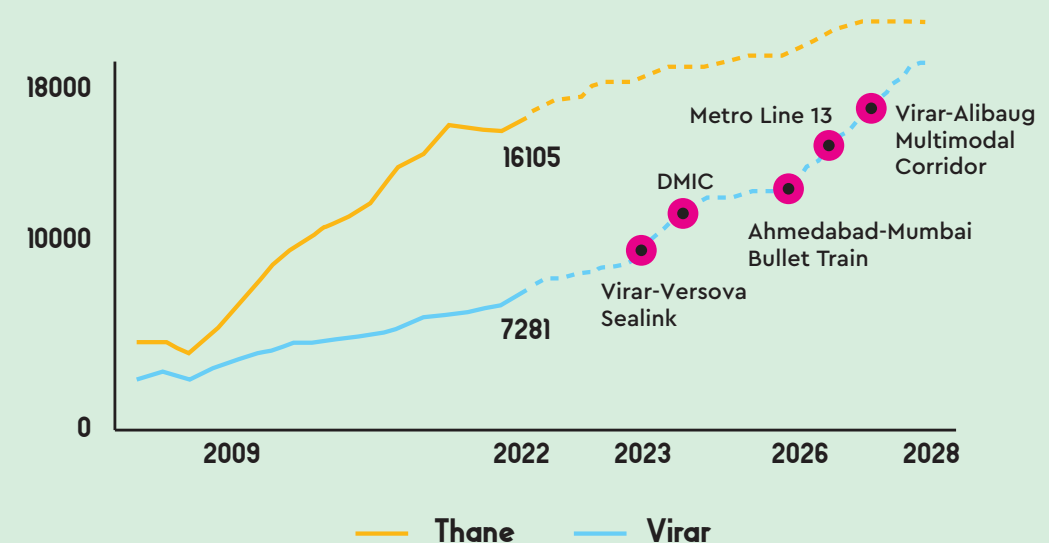
### Vadhvan Port at Palghar

Will become India's biggest port and provide employment to lakhs of people



### Third airport at Palghar

The proposed airport at Palghar will connect the region to the economic world map







# Vadhvan Port at Palghar: India's largest port

*Palghar has plans of becoming one of the world's most important ports. With booming trade and employment opportunities, people will need quality housing in Virar.*





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## Virar-Alibaug Multimodal Corridor

*Alibaug provides weekend getaways and business opportunities for many. With the proposed road and rail corridor, travelling time is set to reduce significantly*

## Third airport at Palghar

*A third airport is proposed at Palghar, which will connect the region to the world. This means, huge international trade and unimaginable growth opportunities.*



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## Bullet Train stop at Virar

*With the start of the Bullet Train, travel time between Mumbai and Ahmedabad, two of India's hottest economic destinations, is set to reduce to 2 hours. Virar will be a key stop on this route.*



## Metro Rail: Purple Line

*The Metro brings opportunities for people to commute in a comfortable, clean and cool way. The proposed Metro Line 13 will connect Virar to Mira Road, and then Mumbai.*





## Book your home in the most convenient part of Virar

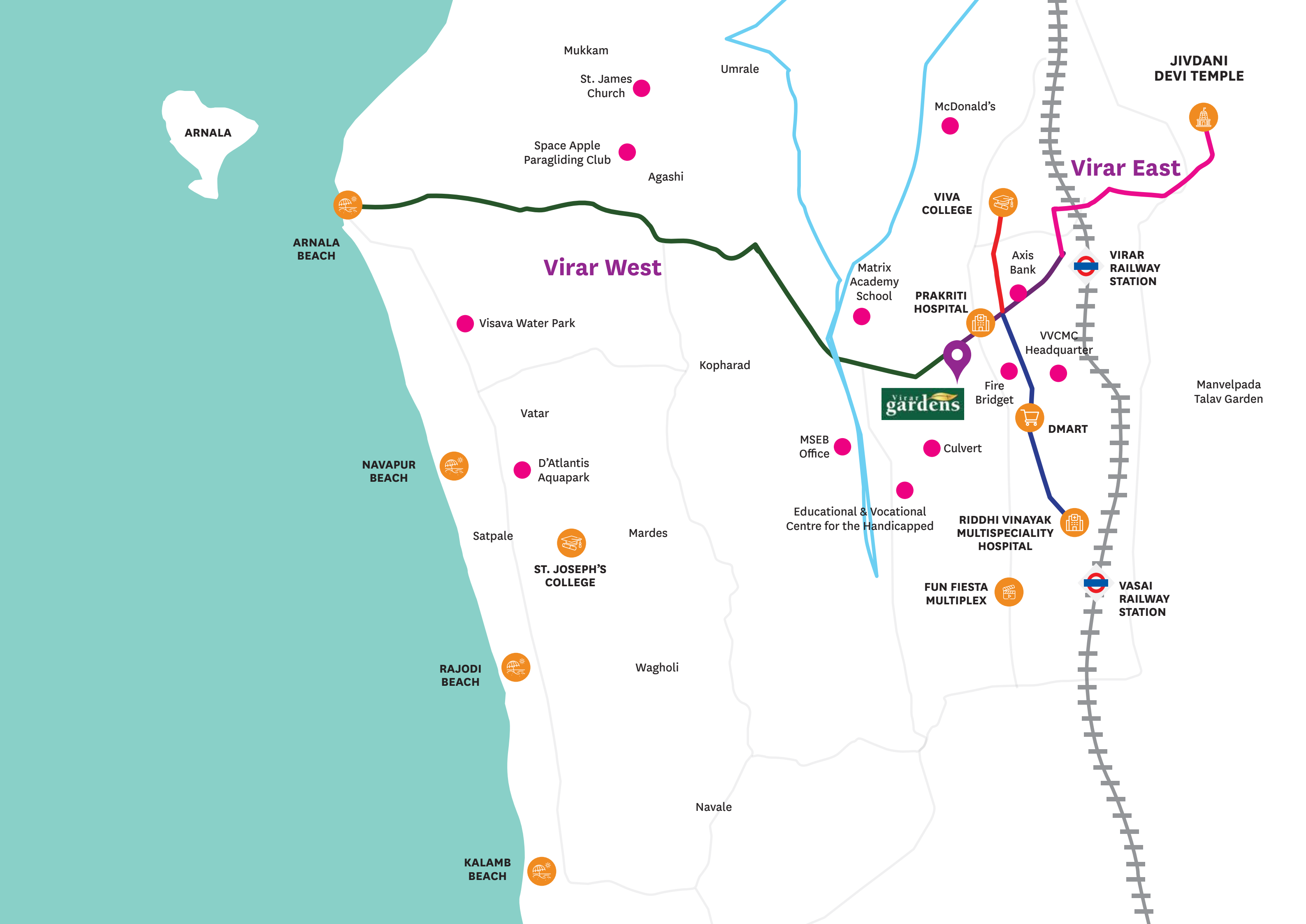
*While world-class infrastructure comes up in Virar, you can book a home in the best-connected part of Virar (W).*

## Live next to Virar's best social infrastructure

- ▲ Unlike Mumbai which welcomes you with a high cost of living, Virar welcomes you with a high quality of living
- ▲ All the conveniences you need from education to healthcare to shopping, is around you
- ▲ Without worrying about expenses, you can continue to enjoy thaalis at your favourite restaurant, share auto rides and get admission to quality schools and colleges
- ▲ Though Virar is poised to get closer to Mumbai in terms of travel time, thankfully, it will remain far from its pollution, traffic and overall madness

## A quality life starts with a quality support system

- ▲ Booking a flat in Mayfair Virar Gardens means booking your place in a large, 22-acre, homely community that is full of facilities
- ▲ Mayfair Virar Gardens is 5 minutes away by auto from the railway station
- ▲ With the construction of the proposed new culvert parallel to Agashi Road, you can soon walk to the station in about 5 minutes
- ▲ However, it is not just roads and greenery that makes Mayfair Virar Gardens such a happy destination. The presence of quality education, hospitals and shopping centres, ensure your family's needs are looked-after



ARNALA

ARNALA  
BEACH

NAVAPUR  
BEACH

RAJODI  
BEACH

KALAMB  
BEACH

Virar West

Virar East

JIVDANI  
DEVI TEMPLE

VIRAR  
RAILWAY  
STATION

VASAI  
RAILWAY  
STATION

Manvelpada  
Talav Garden

Mukkam

St. James  
Church

Umrale

Space Apple  
Paragliding Club

Agashi

McDonald's

VIVA  
COLLEGE

Matrix  
Academy  
School

PRAKRITI  
HOSPITAL

Axis  
Bank

VVCMC  
Headquarter

Fire  
Bridget

DMART

MSEB  
Office

Culvert

Educational & Vocational  
Centre for the Handicapped

RIDDHI VINAYAK  
MULTISPECIALITY  
HOSPITAL

FUN FIESTA  
MULTIPLEX

Vatar

D'Atlantis  
Aquapark

Satpale

ST. JOSEPH'S  
COLLEGE

Mardes

Waghali

Navale





ARTISTIC IMPRESSION

## Total living starts with Total Homes

*Nestled in the most convenient part of the suburb, Mayfair Virar Gardens has already sold many 1 BHKs. Total Homes is your last opportunity to book a club and resort life inside this happening township - at a price which is sure to increase in the coming few months.*



# Introduce your family to club life

## A world-class clubhouse right here in Virar

*For long, it was impossible to imagine living in  
an affordable house that comes with club facilities.  
This is now history with the launch of Total Homes.*



ARTISTIC IMPRESSION





ARTISTIC IMPRESSION

## Live in a tower, walk on grass

### Recharge yourself daily

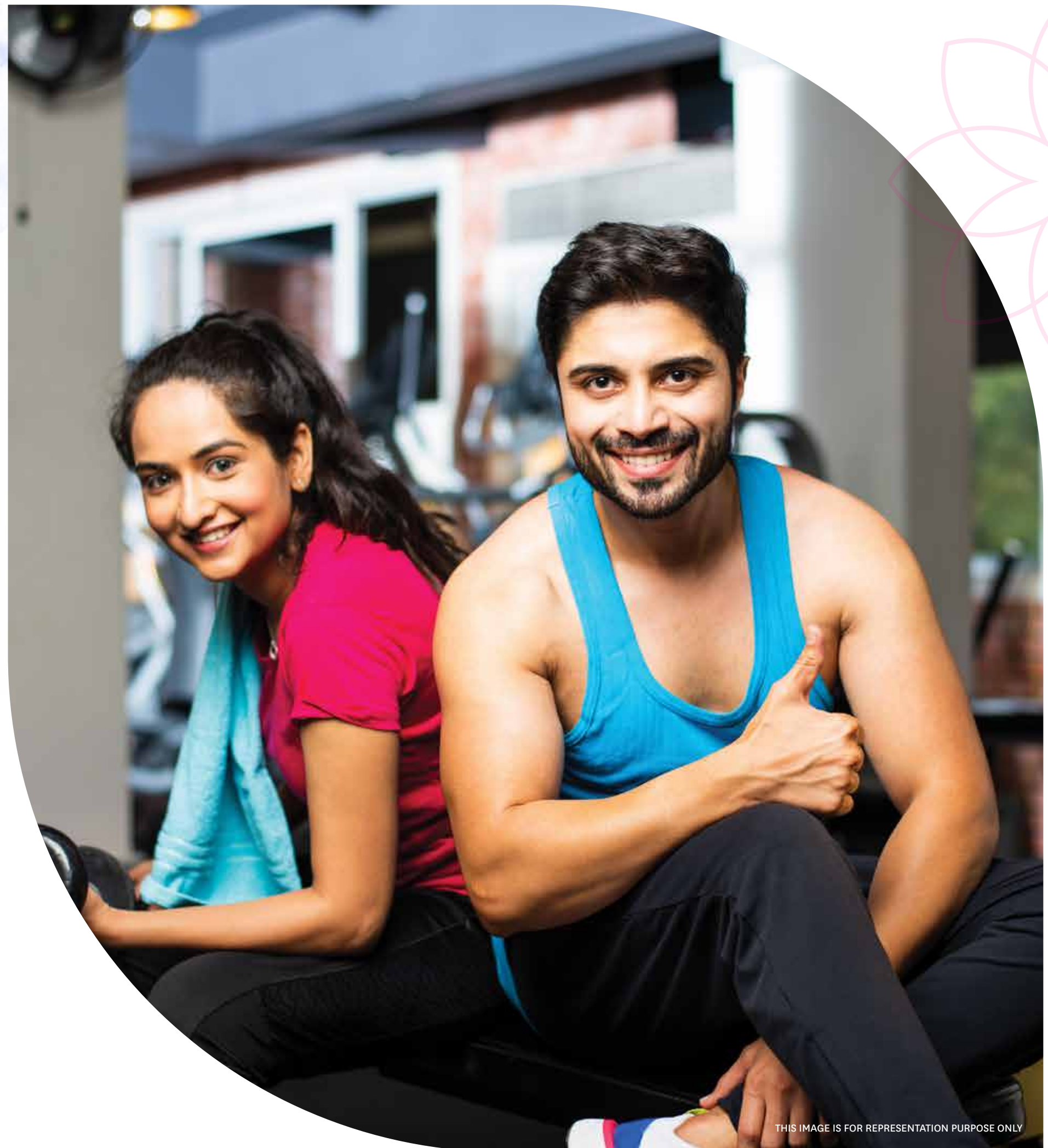
*The stress of modern-day life does not need medicines.  
It needs relaxed walks amidst nature to help your body  
and mind refresh, recharge and rejuvenate.*



# Stay in luxury, stay in shape

## Modern gym for a fit lifestyle

*Sitting for hours at work or seeing the mobile screen is a threat to your health. Get your fitness and adrenaline back by spending time at a state-of-the-art gym, right inside your society.*



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ARTISTIC IMPRESSION

**Work hard,  
play harder**

**Table sports can be fun**

*Adults turn into children when they play.*

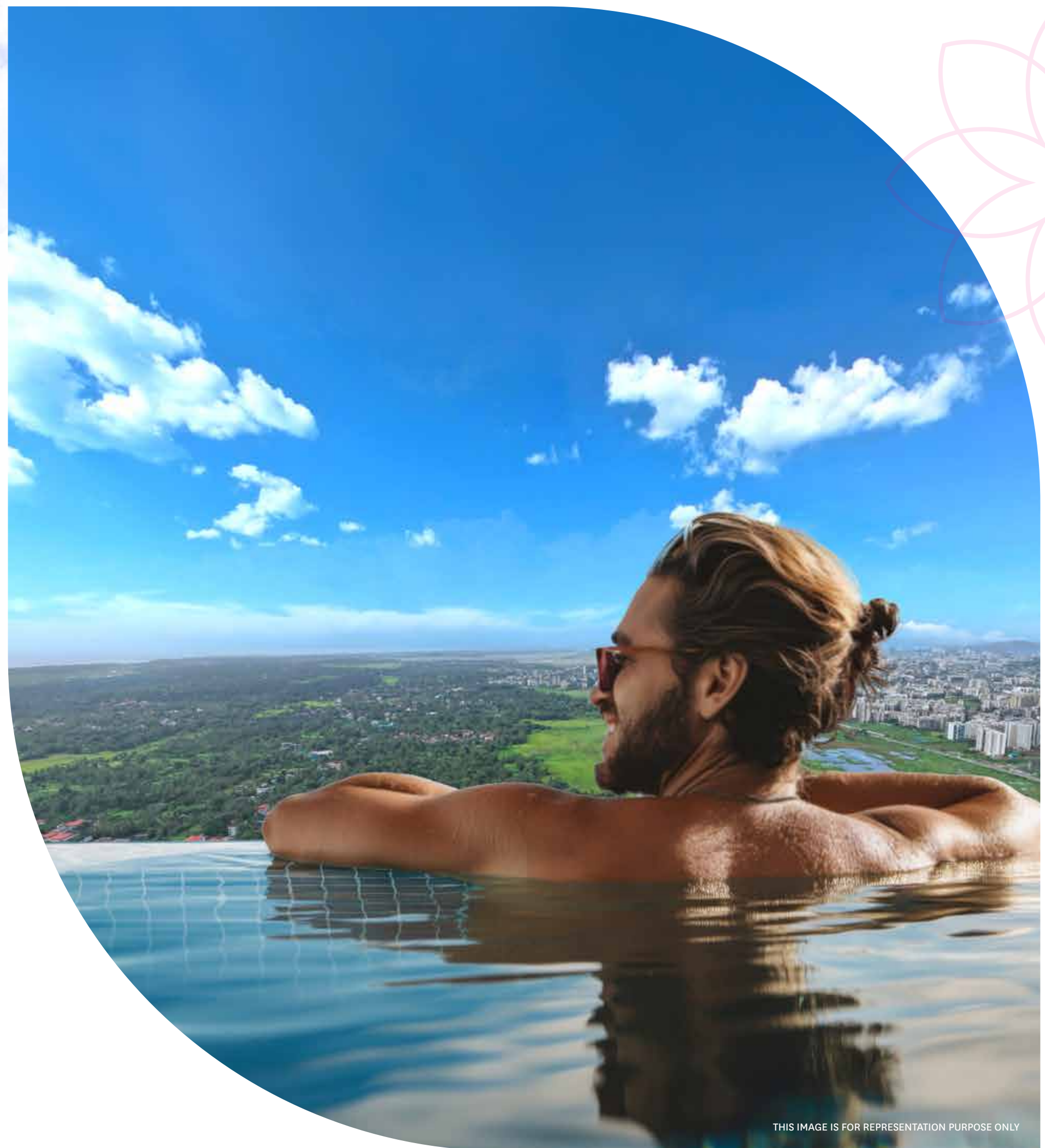
*Beat the daily stress and competition, and enjoy  
bonding with your family and neighbours.*



# Swim in a world-class pool

## Half Olympic-size swimming pool

*Apart from offering multiple club sport facilities, Virar's tallest and largest clubhouse comes with a swimming pool for the champions of tomorrow.*



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ARTISTIC IMPRESSION

# Everything you need and more

**Shop, dine and socialise  
without going out**

*The best thing about living in a 22-acre township is  
that everything you need is close at hand.*

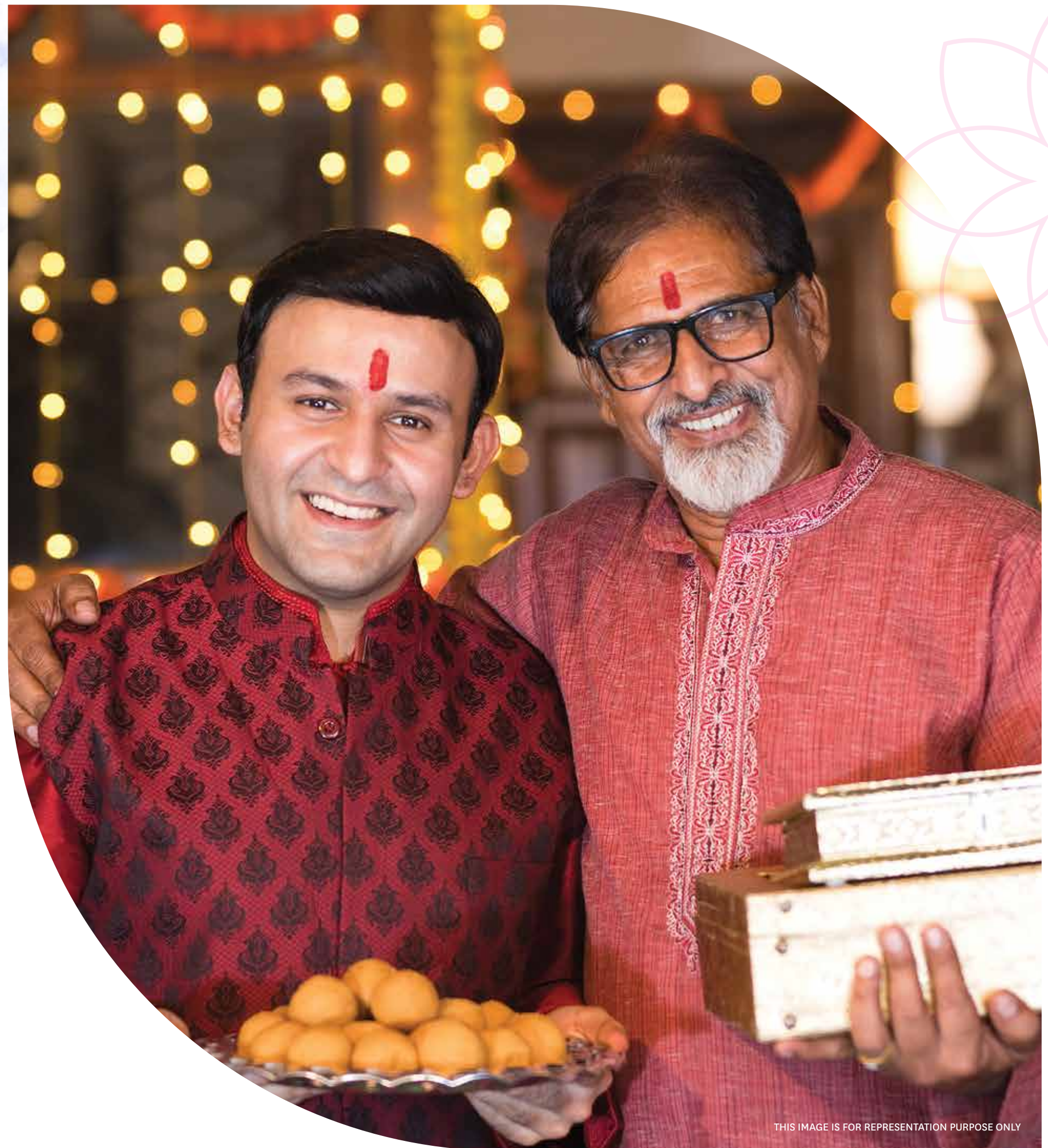
*The finest cafes, restaurants and shopping options.*



# Celebrate with your community

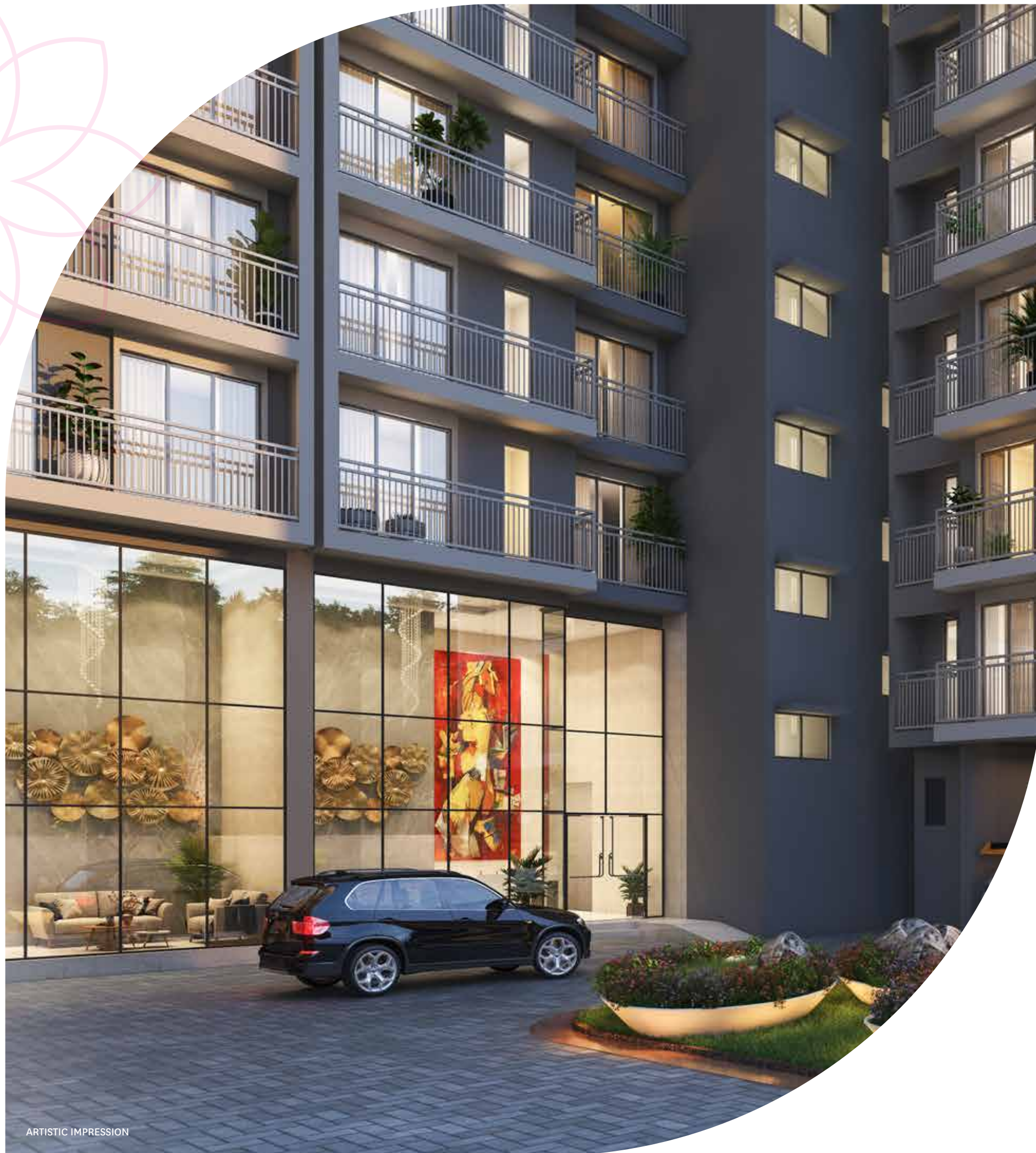
## Grand Banquet Hall for joyous get-togethers

*Your house is not yours alone. You can now  
invite friends and family over and host functions,  
events or parties at a spacious banquet hall.*



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ARTISTIC IMPRESSION

## Grand lobby, grand entry

### Walk tall into your house

*Feel proud as you walk into your house everyday.  
A high ceiling lobby makes you and your guests  
feel taller and more confident.*



22 acres of  
total living

**AMENITIES :**

1. Clubhouse.
2. Fitness center & Swimming pool.
3. Miyawaki with sky walk.
4. Pickle Ball Area.
5. Lawn tennis court.
6. Temporary structure.
7. Half Basket ball Court.
8. Skating track.
9. Flower garden area.
10. Prayer Hall.
11. Saibaba sthapna.
-  Cycling track
-  D.G.



MASTER LAYOUT





ARTISTIC IMPRESSION



ARTISTIC IMPRESSION



ARTISTIC IMPRESSION



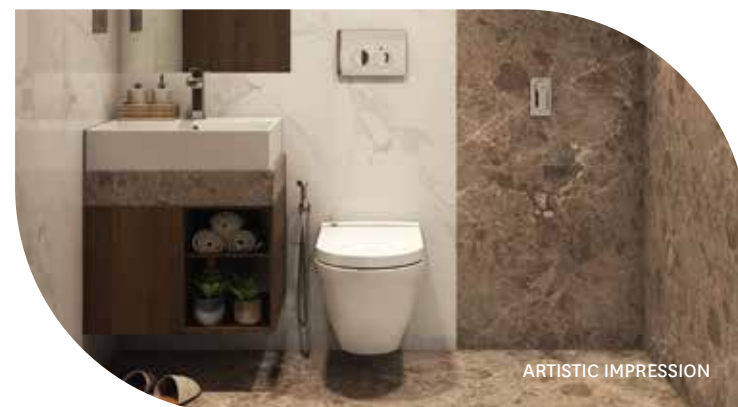
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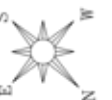
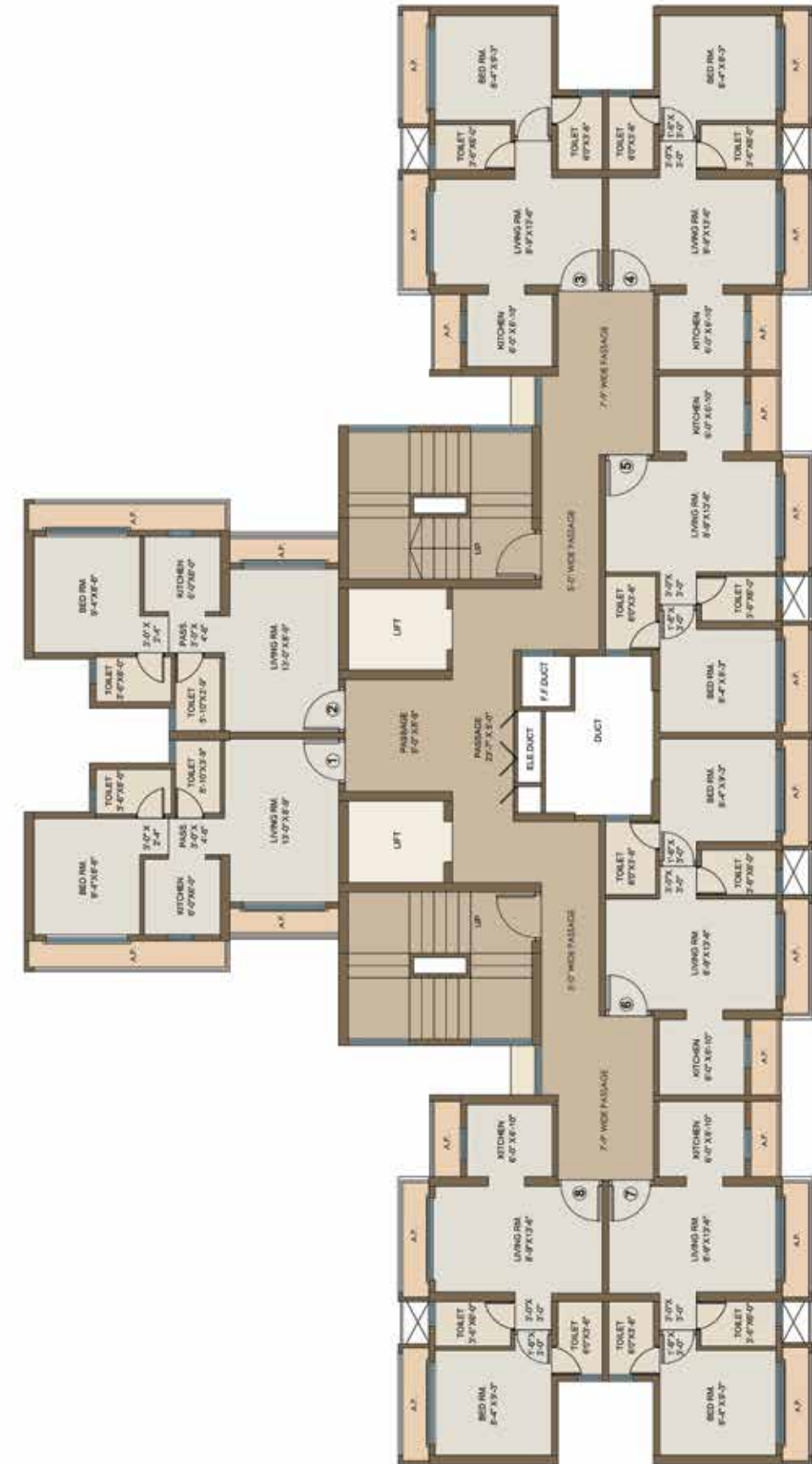
ARTISTIC IMPRESSION



## BUILDING NO. 34, 36, 37, 39, 40, 41 & 42

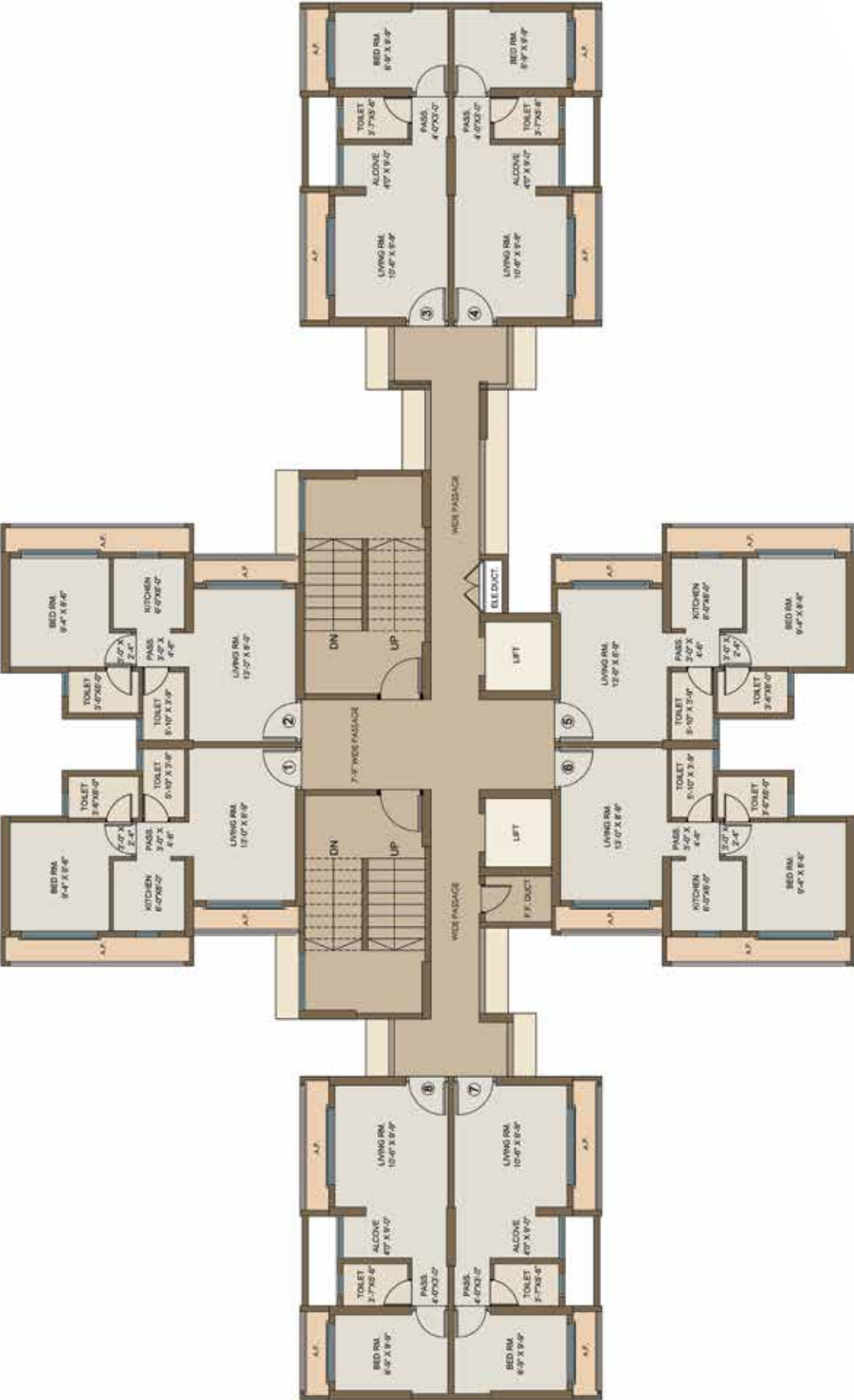
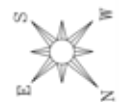
### Typical Floor Plan

Floor plans that guarantee  
total happiness per sq feet





**BUILDING NO. 35**  
Typical Floor Plan

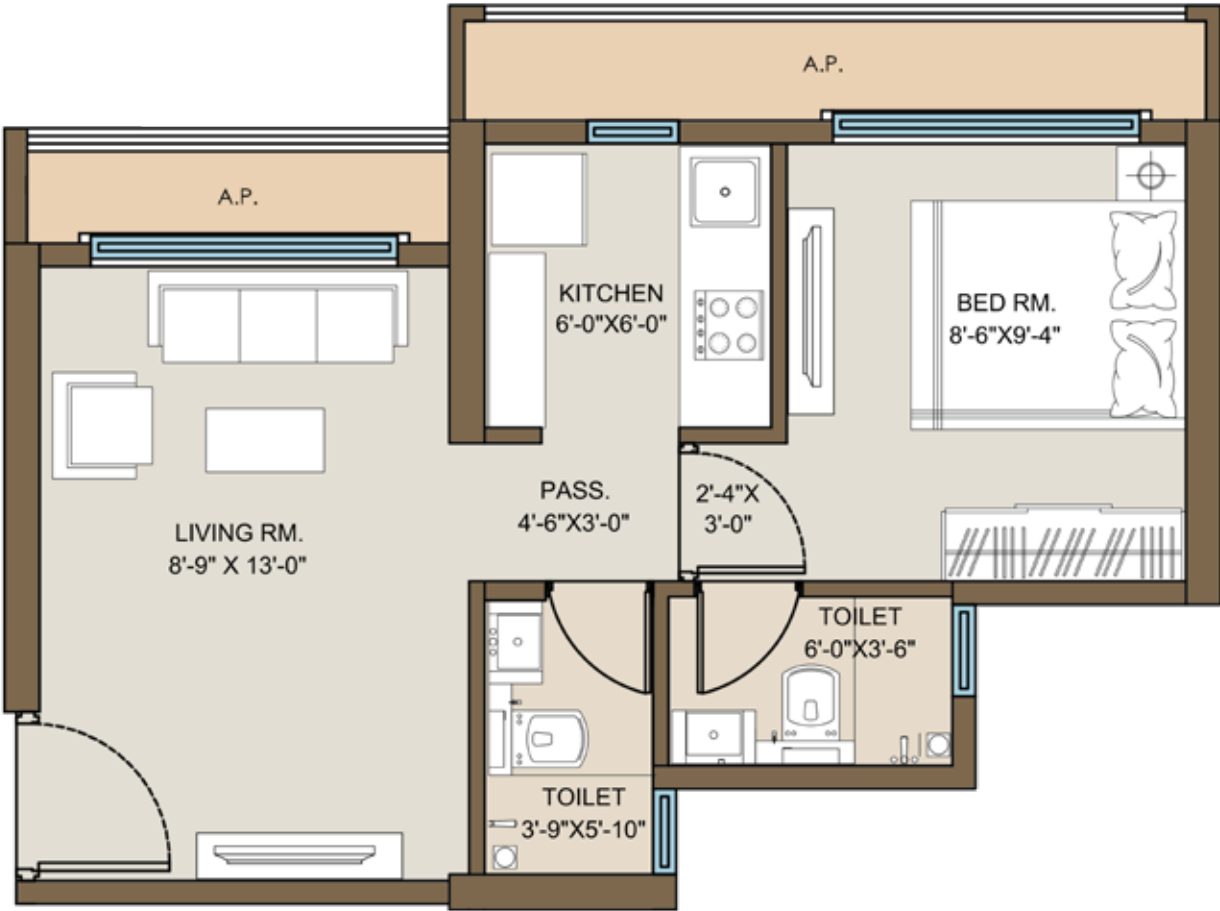


**BUILDING NO. 38**  
Typical Floor Plan





**BUILDING NO. 34 TO 42**  
**1 BHK**



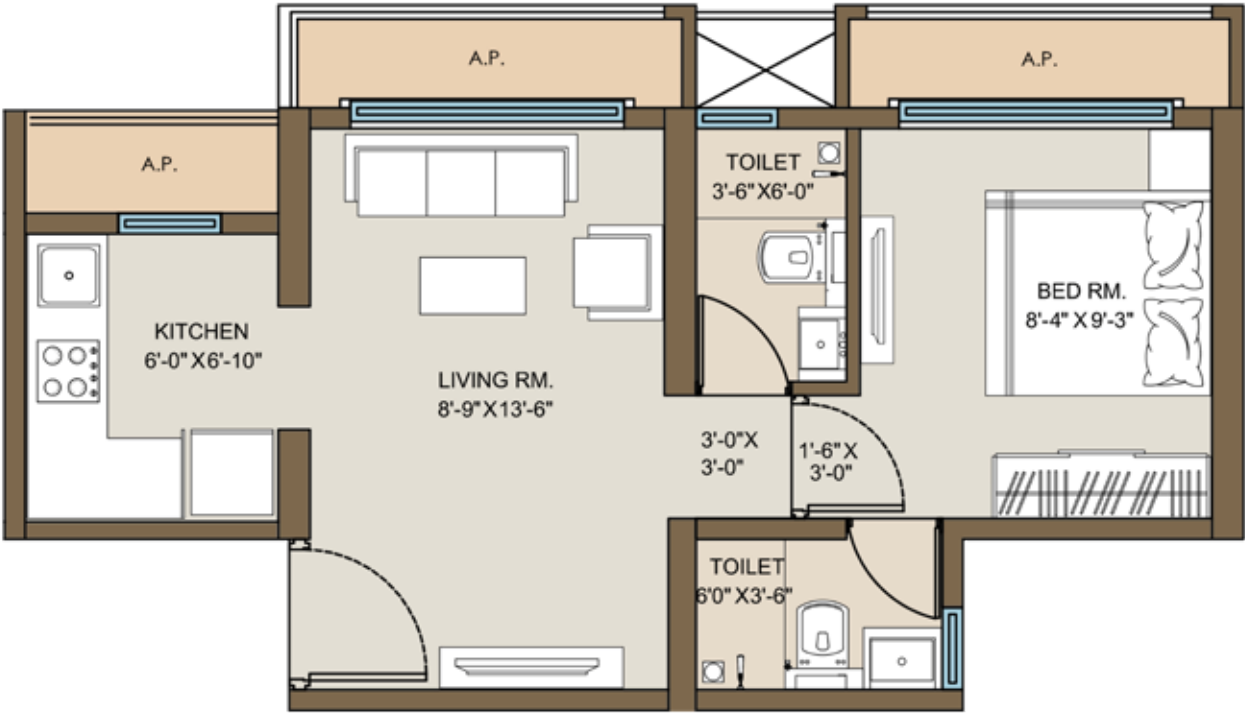
- Perfect rectangular living and dining space
- Bedroom with wardrobe niche for added convenience
- Architectural Projection in kitchen ensuring max. space utilization
- 2 washrooms per home
- Minimal space wastage in the passage area
- Architectural Projection in living room as well as bedroom allowing ample sunlight, ventilation & gorgeous views

RERA CARPET AREA	BALCONY AREA	DRY. BAL. AREA	A. P AREA
SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
315	-	-	48



# BUILDING NO. 34 TO 42

## 1 BHK



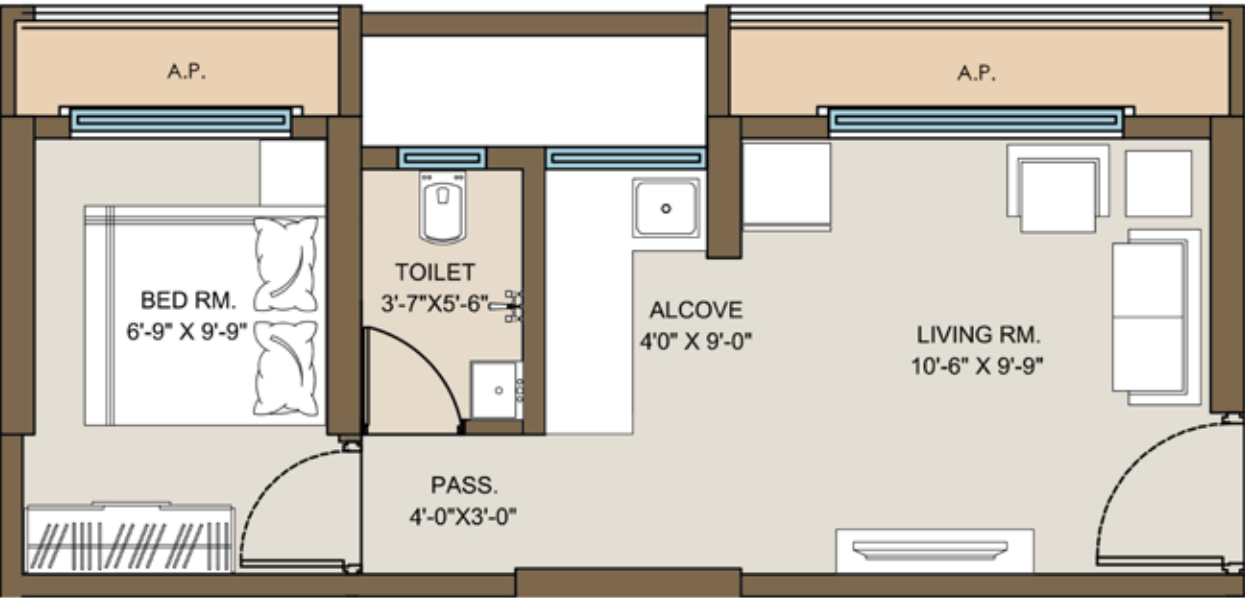
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RERA CARPET AREA	BALCONY AREA	DRY. BAL. AREA	A. P AREA
SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
315	-	-	47



# BUILDING NO. 35 AND 38

## SMART 1 BHK



- Perfect rectangular living and dining space
- Bedroom with wardrobe niche for added convenience
- Architectural Projection in kitchen ensuring max. space utilization
- 1 washroom per home
- Minimal space wastage in the passage area
- Architectural Projection in living room as well as bedroom allowing ample sunlight, ventilation & gorgeous views

RERA CARPET AREA	BALCONY AREA	DRY. BAL. AREA	A. P. AREA
SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
250	-	-	36



# Your home is as good as your developer

*Unlike others, Mayfair Housing is a time-tested real estate developer since 1964. Known for superior quality, smart planning and before-time delivery, it has built 100+ projects in Mumbai and abroad.*

*Each of these projects have helped build a better lifestyle for families and cemented the reputation of the company as one of Mumbai's most dependable real estate brands.*

BROUGHT TO YOU BY

## MMR's most dependable real estate brand



**MAYFAIR**  
APPRECIATING YOU

**60**

Years Of  
Legacy

**1 CR+**

Sq.ft  
Delivered

**5000+**

Happy  
Families

**100+**

Projects  
Completed