

LET YOUR  
HIGH SENSE  
of STYLE  
TAKE YOU  
HOME.





INTRODUCING

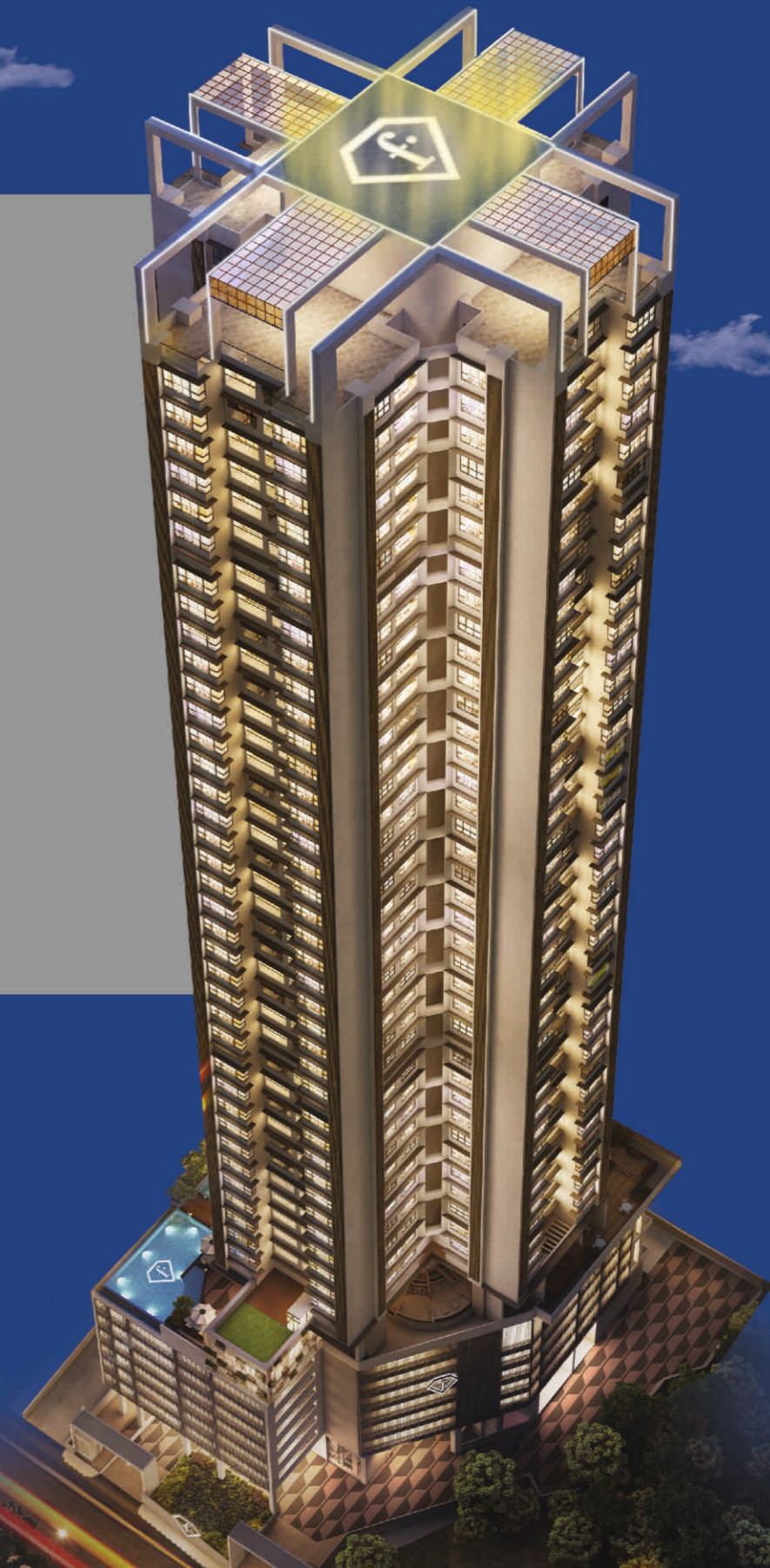
SKY-HIGH RESIDENCES

exclusive upper-floor abodes



RESIDENCES  
MALAD

2 & 3 BED SPACIOUS RESIDENCES



# FROM DEVELOPERS OF HIGH REPUTE

f.Residences are brought to you by two renowned names in the real estate industry - A&O Realty and Riddhi Siddhi Constructions. Over the last decade, A&O Realty has conceived and crafted projects that have become benchmarks in exquisite lifestyle residences and contemporary commercial spaces. With over 34 million sq. ft. developed, the company is all set to take the next leap in creating unique, differentiated and world-class lifestyle spaces for its patrons.



PROJECTS BY  
A&O REALTY

- 13 Completed Residential Projects
- 6 Completed Commercial Projects
- 8 Ongoing Projects
- 7 Upcoming Projects





EVERYTHING ABOUT IT  
IS HIGH.

Let's start from the outside.

An imposing, 35+ multi-storied  
residential tower sprawled across  
approx. 1 acre.

A landmark like no other in Malad.

And the homes start on a level  
where others end; it is on a  
NATURAL ELEVATED area.

You can imagine the views from here.

SPECTACULAR.

UNOBSTRUCTED.

A woman with long hair, wearing a blue, backless, floor-length gown, stands on a balcony at night. She is looking out over a city skyline with lights visible in the distance. The balcony has an ornate metal railing. The scene is lit with a cool blue light, and there are decorative lamps on either side of the balcony. The overall mood is elegant and sophisticated.

# HIGH LIVING. FROM A GLOBAL FASHION BRAND.

Homes with oodles of style.

Style that comes with a brand called 'FTV', the world-renowned fashion channel.

f.Residences are the epitome of fashionable living.

It's where contemporary chic meets high-end luxury.

So you can lead a charmed lifestyle that makes you feel, well, on top of the world.

# HIGH CLASS. FROM THE GROUND UP.



If the imposing exterior made you gasp, the grandeur inside will leave you speechless. The moment you step into the stunningly furnished, high ceiling lobby, you know you've made a grand entrance.



RESIDENCES  
MALAD

A HIGHER LEVEL OF  
LUXURY



High thinking. High experience.

High time you led a lifestyle that measures up.

At f.Residences, the kind of life that awaits you is

unparalleled. For a sneak preview, turn the page.

Images only for representation purpose



SOAK  
IN THE SKY.

Not just a swimming pool,  
but one with an Infinity Edge. Just lie in it  
and feel one with the sky. While your kids  
have a whale of a time in the Kids' Pool.



# NATURE ABOVE ALL.

A landscaped garden. Just the place to take a quiet stroll in the mornings.



Images only for representation purpose

# THE VIEW FROM THE TOP

The E-podium viewing deck with Trellis is where you can have unhindered views all around. So you can just stand still and take in the sunrise. Or the sunset.

# REACH PEAK FITNESS

A state-of-the-art gymnasium.  
For an invigorating start to the day.

ALWAYS IN  
**HIGH-SECURITY**  
MODE



CCTV in select common areas. To keep an eye on who comes in, who goes out and what the kids are up to.

Other 'HIGH'lights

- ◆ Reading Corner
- ◆ Seating Alcoves
- ◆ Stepping Plaza
- ◆ High Speed Elevators
- ◆ Back-up Generator for Emergency Power



**HIGH-END  
CONCIERGE  
SERVICES**

From travel bookings to restaurant reservations, have your wishes fulfilled in style.



Images only for representation purpose

# HIGH QUALITY OF LIFE INDOORS

Actual show flat



If the outdoors are so plush, can the indoors be any less? Suffice to say that everything in your living room to your kitchen to your bathrooms is of a quality that's world-class.

- ◆ Ceramic tiles
- ◆ Aluminium windows
- ◆ Concealed plumbing
- ◆ Branded C.P fittings
- ◆ Branded electrical switches
- ◆ Video door phone
- ◆ Laminated flush doors
- ◆ Twin-sided kitchen platform
- ◆ Anti-skid tile in toilet
- ◆ Premium quality internal paint
- ◆ Elastomeric external paint

# HIGH CONNECTIVITY

What's a great home if it's not in a great location? Your home here is in a place that's easily accessible and close to just everything from highways and railway stations to hospitals, schools and shopping malls.



Western Express Highway – 01 min\*

Upcoming Metro Station – 02 min\*

Malad Railway Station – 10 min\*

Film City – 15 min\*

Image only for representation purpose

\*Timings are subject to traffic conditions



LEGEND

- 1. Fitness Center
- 2. Lounge Area
- 3. Swimming Pool
- 4. Pool Deck
- 5. Children's Pool
- 6. Alfresco Dining
- 7. Kids Corner
- 8. Fitness Corner
- 9. WIFI Zone
- 10. Open Lawn
- 11. Tot Lot
- 12. Driveway
- 13. Reading Corner
- 14. Pazzive Activity Garden
- 15. Board Game
- 16. Viewing Trellis





The furniture, equipment and fixtures shown in the attached pictures/brochure are for representational purposes only and the same do not form part of the standard amenities provided by the developer along with the flat/premises. Nothing contained herein shall be deemed to be an obligation on the part of the developer to provide any such furniture, equipment and fixtures in the flat/premises. The details of the furniture, equipment and fixtures, if any, to be provided in the flat/premises shall be as per the terms and conditions of the agreement for sale only. All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations upto (+/-) 3% in actual carpet areas may occur on account of site conditions/columns finishes etc. In toilets, the carpet areas are inclusive of ledge walls (if any).

# 22ND FLOOR PLAN (REFUGE)



The furniture, equipment and fixtures shown in the attached pictures/brochure are for representational purposes only and the same do not form part of the standard amenities provided by the developer along with the flat/premises. Nothing contained herein shall be deemed to be an obligation on the part of the developer to provide any such furniture, equipment and fixtures in the flat/premises. The details of the furniture, equipment and fixtures, if any, to be provided in the flat/premises shall be as per the terms and conditions of the agreement for sale only. All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations upto (+/-) 3% in actual carpet areas may occur on account of site conditions/columns finishes etc. In toilets, the carpet areas are inclusive of ledge walls (if any).



**RESIDENCES  
MALAD**

SITE ADDRESS: f.Residences Malad, Off Western Express Highway,  
Near Times of India Press, Malad East, Mumbai 400 097 | Call 022 3964 7446  
MahaRERA No.: P51800007547 | <http://maharera.mahaonline.gov.in>



For location, scan the QR Code.

Disclaimer: The information contained including photographs, visuals, pictures, images, elevations are for illustrative and representative purpose. The Developer has availed of a Project Finance and accordingly any commitments for allotment/sale by the Developer in the project shall be subject to approval by such lender.