



READY-TO-MOVE-IN

Residences in the Largest Township
of Western Suburbs

Sunteck
MaxXclub I

MaxX
SunteckWorld
NAIGAON

LIVE THE **MaxX** LIFE

150 acres

approx. land parcel

15 acres

approx development

10.2 acres

approx. green landscape area

23

Storeys

1,2 & 3

Premium Bed Residences





EASY CONNECTIVITY

- 

5 MINS

by road from Naigaon Railway Station
- 

5 MINS

by walk from Juchandra Railway Station (Central Line)
- 

20 MINS

from Borivali via Western Express Highway
- 

THE EAST-WEST BRIDGE

Connecting Naigaon East to Naigaon West
- 

METRO

Metro 2A, 7 & Proposed 10 will provide excellent connectivity
- 

BHAYANDAR-NAIGAON SEA LINK

Stretching over 5 kms with six-lanes, it will connect with the Mumbai-Ahmedabad National Highway No. 48
- 

VIRAR - ALIBAUG MULTIMODAL CORRIDOR

With an aim to provide connectivity between MMR and Alibaug, the MMRDA has proposed phase-I construction from Navghar (in north MMR near Vasai-Virar) to Balavali (near NH17).

The Map/s are not to the scale. Maps and distances taken to reach the project site are approximate and are taken from google maps and for information purposes only. The actual time will depend on traffic /congestion.

ENJOY THE **MaxX** COMFORTS



50+
AMENITIES



Actual Images of Sunteck WestWorld

ABOUT SUNTECK

Sunteck Realty Limited (SRL) is one of India's leading Luxury real-estate developer. Sunteck has an immaculate track record of having one of the lowest net Debt/Equity ratios, financial prudence, and sustainable growth.

The company focuses on a city-centric development portfolio of about 52.5 million square feet spread across 32 projects.

Sunteck Realty has differentiated its projects under six brands

- Signature: Uber Luxury Residences
- Signia: Ultra Luxury Residences
- SunteckCity & Sunteck Park: Premium Luxury Residences
- Sunteck Beach Residences: Luxury Beachfront Destination
- SunteckWorld: Aspirational Luxury Residences
- Sunteck: Commercial and Retail developments

The company has been a trendsetter in creating iconic destinations such as

- Signature Island at Bandra Kurla Complex (BKC)
- SunteckCity in Oshiwara District Centre (ODC), Goregaon (W)
- SunteckWorld at Naigaon - The Largest Township of MMR's Western Suburbs



SIGNIA ISLES

SIGNATURE ISLAND

SIGNIA PEARL - BKC, RERA NO: P51800007921

Sunteck

Site Address: Sunteck MaxXWorld, Tivri, Naigaon East, Maharashtra - 401208.

Corporate Office: Sunteck Centre, 5th Floor, 37 - 40 Subhash Road, Vile Parle (E), Mumbai - 400 057.



022 6849 3974

The real estate project "Sunteck MAXX World" is being developed by "Sunteck Realty Limited" (promoter) in phase-wise manner. Proposed buildings, layout and amenities are subject to requisite approvals from Vasai Virar City Municipal Corporation (VVCMC) and all other concerned competent authorities and are indicative of development envisaged by the Promoter. The common areas and amenities that have been shown is/are for the entire Project and not specific for any particular building or phase of the Project. The common areas and amenities shall be made available for the entire project and will be completed and handed over after completion of all phases i.e. on the final development of the entire layout is complete. The Promoter reserves its rights to propose/ amend locations of amenities if necessitated by design, site logistics and plans approved by the authority. The layout plan, the number of buildings / towers / wings / structures, building and or flat layout, unit areas, the common areas, facilities and amenities, information, pictures, images, drawings, specifications, sketches and other details herein are merely creative imagination and an Architect's representation of proposed development and are only indicative in respect of the Project. These should not be construed in any manner as disclosures under Real Estate (Regulation and Development) Act, 2016, read with the Rules and the Regulations made thereunder and the relevant applicable disclosures shall be made at an appropriate time and in the Agreement to be executed between the Promoter and prospective buyer. The extent of common amenities that would be provided in the layout, shall be as per the approved plans as set out in the Agreement for Sale and as uploaded on the MahaRERA website. The project is registered with MahaRERA vide registration number/s : P99000024072, P99000024080, P99000024111, P99000024173, P99000024562 & P99000027956 and details thereof are available <https://maharera.mahaonline.gov.in> (website). This material does not constitute an offer and/or contract of any nature between the Promoter and the recipient. No booking or allotment shall be deemed to have been made on the basis of this electronic / printed material.