



LAUNCHING A NEW TOWER

ATLAS



Rendered image

Ultra
Sunteck World
NAIGAON

150 ACRE LARGEST TOWNSHIP OF WESTERN SUBURBS

SunteckWorld redefines everyday living. Here, luxury isn't an aspiration, it's a way of life.



75% approx.
Open & Green Spaces



The Only Clubhouse
in Naigaon



2.6 Lakh sq.ft. of
High-Street Retail



7,500 +
Happy Families



Thriving Connected
Community



Holistic
Wellness Retreat

ULTRA WORLD, FUTURISTIC LIVING

1 & 2 BHKs designed for today's homebuyer, offering a future-ready lifestyle that blends space, innovation, convenience, and world-class amenities.

11 Acres

Approx.
Development Size

50+

Amenities

Multisport facilities
including
Cricket Ground

Centrally Located

within The Township,
with retail just steps away



Rendered Image

WORLD OF EXPERIENCES



Yoga & Meditation Zone



Cycling & Jogging Track



Clubhouse



Outdoor Basketball Court



Banquet Hall



High-Street Retail



Disclaimer: Map not to scale, for representation purpose only. Maps and distances taken to and from the project site are approximate and are taken from Google maps and for information purposes only. The actual time will depend on traffic /congestion.

CONNECTED TO LIFE, LINKED TO CONVENIENCE



Naigaon Railway Station

Only a 5-minute drive away



Metro Connectivity

Lines 2A & 7, upcoming line 10 and Purple line from Shivaji Chowk Mira Road to Virar will provide seamless connectivity



Juchandra Railway Station

Only a 5-minute walk away



Virar - Alibaug Multimodal Corridor

The Alibag-Virar Corridor: A game-changer, reducing travel time and easing congestion across key hubs



Vasai Road Railway Station

Only a 10-minute drive away via Naigaon-Vasai Link Road



Bhayandar-Naigaon Sea Link

Spanning 5 kms with 6 lanes, it will connect to the Mumbai-Ahmedabad National Highway No. 48



The East-West Bridge

Connecting Naigaon East to Naigaon West



Borivali

A 20-min drive via Western Express Highway

CLOSER TO EVERYTHING THAT MATTERS



Thakur College



Seven Square Academy School



Kalindi International School



Golden Park Hospital



Platinum Hospital



Banks And ATMS

ABOUT SUNTECK

SIGNIA ISLES
OC RECEIVED

SIGNATURE ISLAND
OC RECEIVED

SIGNIA PEARL - BKC
OC RECEIVED

- Sunteck Realty Limited (SRL) is among India's leading luxury real estate developers, distinguished by a proven track record, zero net debt, and a disciplined approach to long-term sustainable growth
- Spanning ~50 million + sq. ft. across 30+ landmark developments, its portfolio is redefining urban living with curated environments and forward-looking infrastructure
- The portfolio is intelligently segmented into six distinctive luxury segments with each designed to serve specific lifestyle aspirations:
 - **Signature:** Uber luxury residences
 - **Signia:** Ultra luxury residences
 - **Sunteck City & Sunteck Park:** Premium Luxury Residences
 - **Sunteck Beach Residences:** Marquee Luxury Destination
 - **Sunteck World:** 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)
- **Sunteck City** in Oshiwara District Centre (ODC), Goregaon (W)
- **Sunteck World** at Naigaon - The Largest Township of Western Suburbs

Sunteck

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Site Address: Sunteck UltraWorld, Tivri, Naigaon East, Mumbai - 401 208.

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

The real estate project "Sunteck UltraWorld" 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 (VCMC) 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 / specifications 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 numbers : P99000078608 | P99000078559 | P99000078558 | P9900007956 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. The future development (mixed use, including commercial, office and/or retail) as shown in the layout are proposed and are subject to modification and change as per the approval of competent authorities. If any portion of the said property or any part of plots which may be acquired later, are affected by any reservation then the same shall be developed as per Accommodation & Reservation policy (AR Policy) as per applicable Development Control Regulations. *The Promoter will provide a vendor if the Applicant wishes to avail the Home Automation Service. The necessary arrangement for availing the services will have to be done by the Applicant at his/her own cost.