



*Yours,*  
*A beginning of something extraordinary*





*Prepare yourself to sense the unseen*



# *An address that evolves into a hub of global excellence*

Goregaon has evolved into one of Mumbai's most sought-after business destinations. Global enterprises, leading consultancies, innovation-driven companies and startups have all made it their base, drawn by the exceptional infrastructure, seamless connectivity and a thriving talent ecosystem.

It's a neighborhood that represents progress stability and opportunity, firmly establishing itself as Mumbai's new centre of gravity





Infrastructure,  
a game changer for Goregaon



The Mumbai Coastal Road project, Phase 2 will connect Bangur Nagar, Goregaon\*



Goregaon - Mulund Link Road Tunnel & Borivali - Thane Underground Link Road Tunnel\*



Vande Bharat & Tejas Express Terminus\*



Metro line 2A, 6 and 7 connecting all major landmarks of Mumbai\*



Andheri West Link Road  
6 mins



Western Express Highway  
3 mins



Lokhandwala  
10 mins



Nirlon Bussiness Park  
5 mins



Film City  
20 mins



Airport  
20 mins



Powai  
25 mins



BKC  
30 mins





# Amenities



Gymnasium



Spa &  
Changing Room



Yoga and  
Meditation



Banquet Area



Multipurpose  
Court



Pickleball  
Court



Private Theatre



Library



Indoor Games  
and Sports



Party Lawn



Café and  
Business Centre



Box Cricket Turf



Toddler Area &  
Baby Creche



Virtual Game  
Room



Senior Lounge



Kids Pool



Golf Putting



Walkway/  
Jogging Track



Barbeque Counter



Reflexology  
Pathway



Swimming Pool



Kids Play Area



Night Kiosk



Pool Deck



Cabana



Fitness Zone



## *The Privilege of Privacy*

Your home stands as a testament to refined privacy.  
Every arrival feels discreet, seamless,  
and deeply personal, a privilege reserved for only a select few.



## *A Statement of Arrival*

Step into grandeur the moment you arrive. A magnificent 21000 sq.ft. lobby that exudes a sense of arrival and achievement. Refined finishes that reflect quiet sophistication. More than just an entrance, it is a statement of success, a space that celebrates those who have truly arrived.





## *A view that belongs to you*

Wake up to sweeping views of green expanse  
and the city skyline that blends calm  
and energy in perfect harmony.





# About Sunteck

- Sunteck Realty Limited (SRL) is one of India's leading Luxury real-estate developer.
- Sunteck holds one of the strongest balance sheets with zero debt levels and visible cash flows.
- The company focuses on a city-centric development portfolio of about 50 million square feet spread across 32 projects.

# Awards & Accolades



\*\*\*\*\*  
**LUXURY**  
PROJECT OF THE YEAR 2025  
**SunteckCity**



\*\*\*\*\*  
**MIXED-USE**  
PROJECT OF THE YEAR 2022  
**SunteckCity**



\*\*\*\*\*  
**Developer of the Year**  
ULTRA LUXURY & LIFESTYLE  
**Sunteck**



\*\*\*\*\*  
**Best Developer Mumbai**  
PROJECT OF THE YEAR  
**Sunteck**



**FORTUNE INDIA**  
**AWARDS - 2019**



**ZEE BUSINESS - NATIONAL REAL ESTATE**  
**LEADERSHIP CONGRESS AND AWARDS - 2019**



**ET NOW - REAL ESTATE**  
**AWARDS - 2019**



**ET NOW - REAL ESTATE**  
**AWARDS - 2019**



We have been felicitated by EDGE-IFC (World Bank Group) with EDGE Green Building Pre-Certification for 6 of our projects (4 residential and 2 commercial) namely, Sunteck Beach Residences (SBR), Vasai; 4th Avenue Sunteck City, ODC, Goregaon (W); Sunteck MaxXWorld, Naigaon; Sunteck OneWorld, Naigaon; Sunteck Icon, BKC and Sunteck BKC 51, BKC Junction.

# Sunteck

☎ **022 6591 1820**

Sunteck Experience Centre, Somani Gram,  
Off. S.V. Road, Goregaon West, Mumbai - 400 104.

[sunteckcity.com](https://sunteckcity.com)

Disclaimer: The proposed real estate project "5<sup>th</sup> Avenue SunteckCity-Tower 2" is part of proposed layout project "5<sup>th</sup> Avenue SunteckCity" and the same is being developed by "Satguru Corporate Services Private Limited" (promoter) in phase-wise manner. Proposed buildings, layout and amenities are subject to requisite approvals from Mumbai Metropolitan Region Development Authority (MMRDA) 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 and are subject to modification as per mentioned hereinafter. The common areas and amenities shall be completed and handed over as per final approval after completion of all phases in the said layout. 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/ elevations/ pathways/unit plans, the common areas, facilities, and amenities, the fixtures, fittings, gadgets, technology, information, pictures, images and visuals, drawings, specifications, sketches, and other details depicted herein are Artistic impression for the proposed layout of "5<sup>th</sup> Avenue SunteckCity" or for the project "5<sup>th</sup> Avenue SunteckCity-Tower 2" and for informational purpose only. The specifications, amenities, and facilities of the said Project will be as set out in the agreement for sale as uploaded on the RERA website (<https://maharera.mahaonline.gov.in>) under Registration No. 5<sup>th</sup> Avenue Sunteck City : PR1181012502068. The plans may be further subject to modification/change/ revision/alteration in terms of approvals, orders, directions and/or regulations of MMRDA or any other the concerned/competent authority, and/or for complying with any amendments/modifications in applicable with laws/regulations in force from time to time. The modification/alteration of the project will be made as prescribed under the provisions of the Maharashtra Real Estate (Regulation and Development) 2016 and the Rules and Regulations framed thereunder ("RERA Rules") and the relevant applicable disclosures shall be made at an appropriate time. The prices mentioned are Consideration towards Flat/Unit only. Other charges and applicable taxes shall be levied over and above the Unit Consideration. Offers, if any provided subject to loan eligibility of the customer. Any offer/scheme is at the sole discretion of the Promoter and is subject to change/alteration/modification/withdrawal without any prior notice. All images are AI generated. This document is to be used for internal sales training purpose only. Not for external circulation.