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RERA (R4)



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RERA (R5)



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RERA (R6)

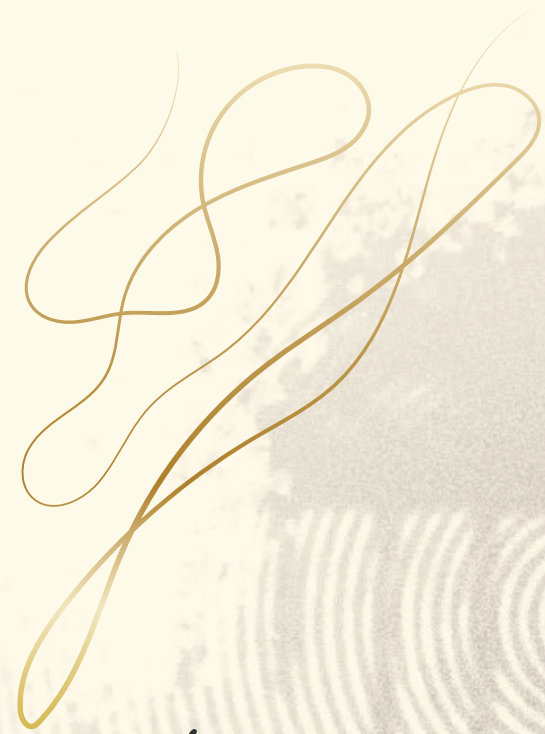


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AURUM Q ISLANDS



Embrace a lifestyle
that belongs to a select few.





Redefining luxury living

Nestled in the heart of Navi Mumbai, Aurum Q Islands is an architectural masterpiece set within the sprawling **30 acres township development**, Aurum Q Parc. Enveloped by lush greenery and serene surroundings, the project offers a harmonious blend of **modern architecture, world-class amenities**, and **convenient connectivity**, making it the perfect place to call home.

4
Majestic
tower

39
Storey tall

40+
Amenities



Prime Location, Seamless Connectivity:
Your Gateway to Convenience.

Beyond the confines of your home, Aurum Q Islands offers **unparalleled connectivity**. Whether it's commuting to work, accessing leisure destinations or running daily errands, it places you at the center of it all. Enjoy seamless access to **major transportation networks, leading educational institutions, world-class healthcare facilities**, and a **plethora of shopping and dining destinations**. Embrace the vibrant energy of the city while retreating to the serenity of your private sanctuary!



 **AURUM**
Islands



An Address of Distinction:
Empowering Growth and Prosperity

Catch a glimpse into the future
of urban living, promising an address that's as prestigious as it is promising

Education Excellence

- DY Patil University 8.8 km
- National Institute of Fashion Technology 14.4 km
- St. Xaviers School 3.3 km

Bustling Business Parks

- Commercial towers: Aurum Q1 & Q2 - Within Q Parc campus
- Reliance Corporate Park 1.3 km
- Dhirubhai Ambani Knowledge City 2.4 km
- Millennium Business Park 1.8 km
- Siemens Business Park 2.3 km

Upcoming Business Hubs

- Tata Intellion: The project is being planned as Navi Mumbai's largest IT park with a scalable office space of 0.65 mn sq. mts. spread across 47.5 acres and 8 towers.
- Adani Enterprises to build a network of hyperscale data centres in Navi Mumbai spread over 92 acres.

Healthcare At Your Doorstep

- Kokilaben Dhirubhai Ambani Hospital 2 km
- Fortis Hospital 5.6 km
- Cloud Nine Hospital 5.2 km
- NMMC Hospital 2.1 km

Exquisite Culinary Experiences In The Vicinity

- Taj Vivanta 7.1 km
- Country Inn and Suites by Radisson 2.2 km
- Fortune Select Exotica 5.3 km
- Ramada by Wyndham 2.3 km

Retail Therapy

- The upcoming Aurum Square Mall - Within Q Parc campus
- IKEA store at Turbhe 5.7 km
- Reliance SMART point 3.9 km
- Reliance Fresh 1.1 km
- DMart 2.2 km

Gateway To A Connected Living

- Ghansoli Station from the project site 650 m
- Thane - Belapur Highway 600 m





The Perfect Retreat: Explore our Resort-Inspired Amenities

Experience lifestyle amenities that surpass your expectations and where **resort living** becomes an everyday reality. Whether you seek relaxation, invigoration or simply the joy of spending quality time with loved ones, we have it all. From a rejuvenating swimming pool and well-equipped fitness centre to a sprawling central garden and recreational areas, Aurum Q Islands will spoil you for choice with over **40+ amenities** that cater to every aspect of your well-being.

An expansive podium for an elevated living



Ground & *Podium* Amenities

- | | |
|--------------------------------|------------------------------------|
| 01. Sculpture Cove | 24. Reading Nook |
| 02. Hangout Zone | 25. Jogger's Coast |
| 03. Coral Enclave | 26. Surprise fountain |
| 04. Zen Garden | 27. Tranquil Ripples |
| 05. SkyFit Zone | 28. Wave Jacuzzi |
| 06. Kiddie Wonderland | 29. Aquatic Pool |
| 07. Ceremonial Pathway | 30. Sunbed Deck |
| 08. Mindful Meadow | 31. Oceanic Court |
| 09. Salute Square | 32. Sunset BBQ |
| 10. Festive Lawn | 33. Marina Cafe |
| 11. Pet Retreat | 34. Peaceful Alcove |
| 12. Golf Shore | 35. Rhythmic Waves |
| 13. Blossom Garden | 36. FunZone Arcade |
| 14. Butterfly Sanctuary | 37. Working Pods |
| 15. Fragrance Corner | 38. Sapphire Spa |
| 16. Shell Path | 39. Shoreline Strength |
| 17. Wave Park | 40. Creche Playhouse |
| 18. Guardians Lounge | 41. The Pier |
| 19. Pirate Bay | 42. Ocean Suites |
| 20. Santorini Skate | 43. Slam Dunk (Ground Level) |
| 21. Box Cricket (Ground Level) | 44. Tropical Tennis (Ground Level) |
| 22. Shutter Island | 45. Squash Arena (Ground Level) |
| 23. Hammock Oasis | |







Artist's impression

Boundless Joy:
Where kids rule the Play Area

Skating Rink Line:
Glide your way into fun at the Skating Rink



Artist's impression





Thoughtfully Designed Homes: Crafting Spaces for Life

Step into your personal sanctuary within Aurum Q Islands. Each residence boasts **meticulous design** and **attention to detail**, offering **spacious layouts**, **abundant natural light**, and **breathtaking views of the surrounding landscapes**. The interiors exude elegance, with premium finishes and modern fixtures, providing the perfect blend of comfort and sophistication.

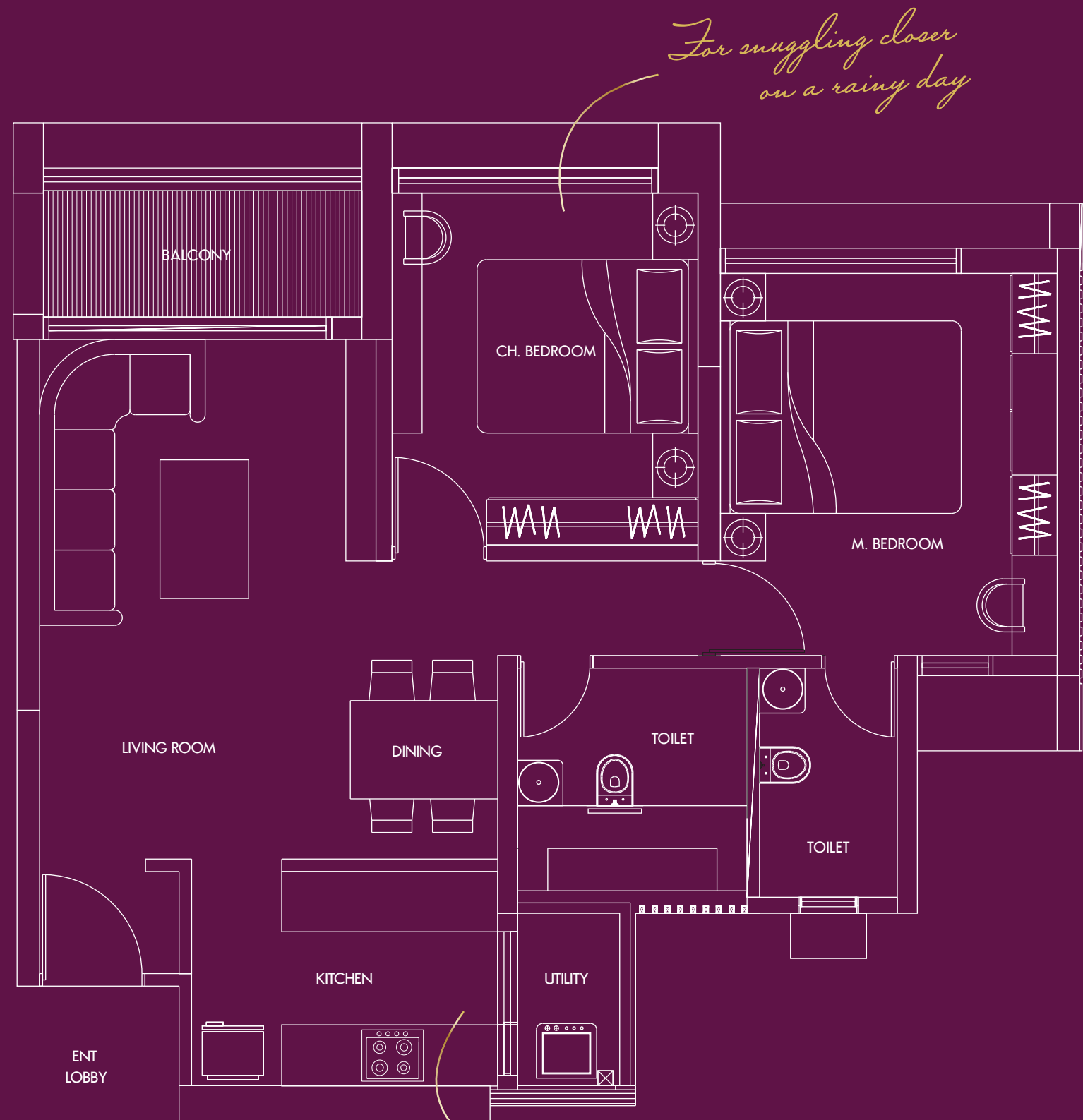




A Picturesque Panorama:

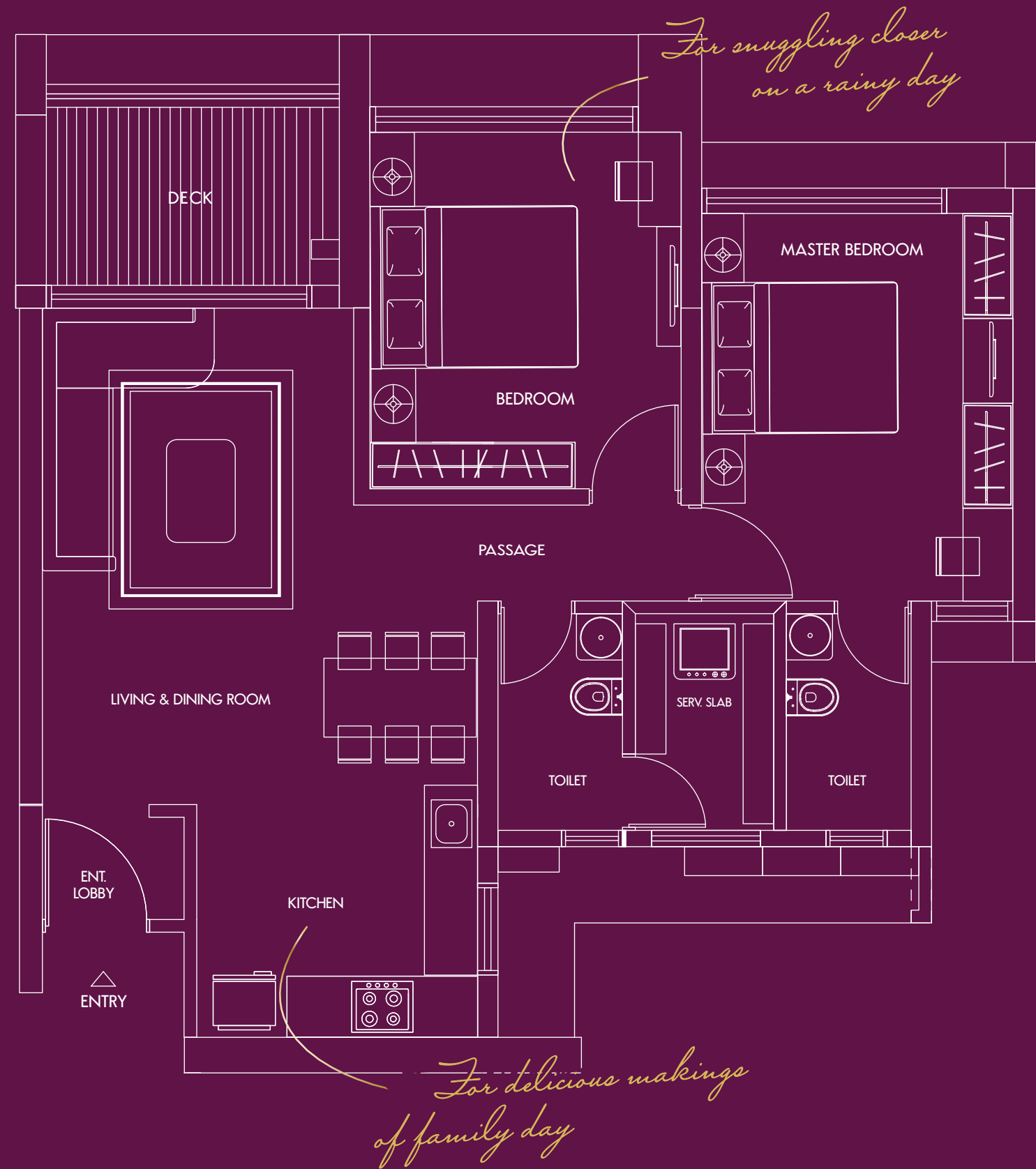
Discover breathtaking vistas that stretch as far as the eye can see, offering an enchanting blend of Nature's Beauty and Modern Living.





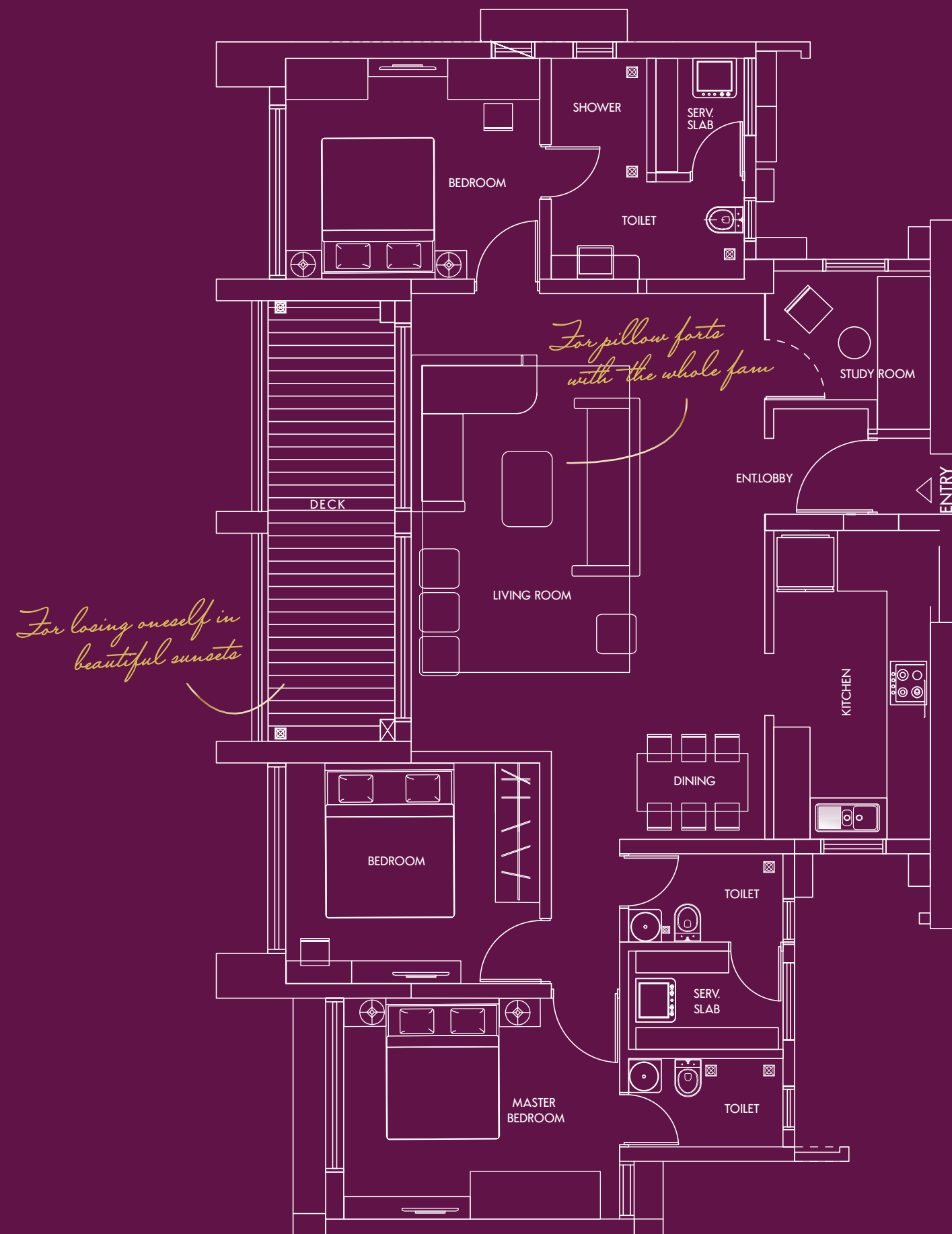
2 BHK Unit Plan





2 BHK Unit Plan





3.5 BHK Unit Plan



Elegance in Every Detail:

High-end finishes and fixtures that exude sophistication, creating an ambience of refined living



PRODUCT FEATURES

1. Facade system developed in-house by Aurum
2. Double-glazed sliding windows
3. Double-glazed laminated DGU fixed glass below sliding DGU panel windows in bedrooms - unprecedented initiative for occupants' safety
4. Sentry laminated glass railing in Balcony setting the benchmark in safety for occupants
5. Imported marble flooring

6. Quartz kitchen counter
7. PU finished kitchen cabinets
8. Factory-finished doors
9. Grohe sanitary fittings
10. MFE Aluform Construction system
11. Landscaped amenity areas on the Ground and Podium

GENERAL SPECIFICATION

Living Room:

- Type of flooring - Imported natural marble
- Wall finish - POP finished with acrylic paint
- Ceiling - LED lights in false ceiling finished with acrylic paint
- Provisions for AC
- Electrical Switches - Hager or equivalent
- Video door phone with Intercom - Onetouch or equivalent

Kitchen:

- Type of flooring - Imported natural marble
- Wall finish:
 - Ceramic tile/Vitrified tile dado above kitchen platform
 - POP finished with acrylic paint on other walls
- Ceiling - LED lights in false ceiling finished with acrylic paint
- Modular kitchen with chimney and countertop in engineered stone/granite
- SS sink in kitchen
- C.P. Fittings - Grohe or equivalent
- Electrical Switches - Hager or equivalent

Balcony:

- Type of flooring - Wood finish vitrified tiles
- Wall finish - Exterior texture paint
- Ceiling finished with exterior paint

Bedroom:

- Type of flooring:
 - Master bedroom - Laminated wooden flooring/wood finish vitrified tiles
 - Other Bedroom - Vitrified tiles 600X600
- Wall finish - POP finished with acrylic paint
- Ceiling - LED lights in false ceiling finished with acrylic paint
- Provisions for AC
- Electrical Switches - Hager or equivalent

Washroom:

- Type of flooring - Ceramic tile/Vitrified tile/anti-skid tile flooring
- Wall finish - Ceramic tile/Vitrified tile dado upto door height
- Ceiling LED lights in false ceiling finished with acrylic paint
- C.P. Fittings - Grohe or equivalent
- Sanitary ware - Kohler or equivalent
- Exhaust fans in bathroom
- Electrical Switches - Hager or equivalent

The creator: Aurum RealEstate

Aurum Q Islands is the brainchild of one of the leading real estate players in the Mumbai Metropolitan Region - Aurum RealEstate.

Aurum RealEstate was founded in 2008 with the mission of **transforming urban landscapes** by creating **sustainable developments**, and **communities** while upgrading lifestyles. Today, it has garnered a reputation for developing **high-quality residential** and **commercial properties** across **South, Central** and **the Western Suburbs of Mumbai**, as well as **Navi Mumbai**. Its portfolio encompasses **premium** and **luxury residential**, **IT Special Economic Zones**, **integrated townships** and **retail development**. While individual projects may vary in size and specificity, the fundamental values of Aurum stay the same - an emphasis on **Grade-A construction quality**, **sustainable construction methodology** and **finesse in design** and **development**.

South Mumbai now ranks among the top priority areas of Aurum RealEstate. 7 Marine Drive, a 20 storey sea-facing high rise has become the crown-ing glory of Mumbai's iconic Queen's Necklace. The SoBo focus promises to continue with Aurum Seven, an upcoming project in Walkeshwar, and the recently acquired Girnar society (now Aurum Helios), also in Walkeshwar, which marks Aurum's foray into the redevelopment field.



Aurum Arts

Aurum Arts is our marquee residential development in Worli that offers **15 exclusive residences**. With a land-scaped podium spread over 16,000 sq. ft., the project offers the residents with a multitude of experiential amenities: Lounge area with a library, Pool Deck, Gymnasium, Banquet Hall, Conference Room, Box Cricket, Indoor Games Room, Facilities and Services Management by Aurum Facility (A venture by AURUM) and more. The project Cosmos Realty has been rebranded as Aurum Arts.

THE AURUM REALESTATE JOURNEY

- 2009** Aurum RealEstate developed an ultra-luxury residential building in South Mumbai, **7 Marine Drive**.
- 2014** Aurum acquired 7 million sq. ft. of a mixed-use project in Navi Mumbai from **CapitalLand**.
- 2015** Aurum launched top-tier commercial office spaces in **Aurum Q Parc** on Thane-Belapur Road.
- 2016** Largest planned **walk-to-work** campus in the IT hub of Navi Mumbai.
- 2018** Delivered the **first pre-certified LEED Platinum office buildings** in Navi Mumbai.
Ascendas-Singbridge, a sovereign wealth fund in Singapore bought 1.4 million sq. ft. of commercial space in Q Parc for INR 930 crore.
- 2020** Delivered the **LEED Platinum** commercial building "**Q2**" in Navi Mumbai.
- 2021** **Acquired Majesco Limited**, which is now Aurum PropTech Limited, a publicly traded company listed with both major exchanges. Acquired controlling stake in multiple PropTech companies.
- 2022** **Residential portfolio** of Aurum Arts, Aurum Seven, Aurum Q Islands R4 to R7 across Mumbai Metropolitan Region is being developed.
Commercial and **Retail projects** of Aurum Q3 and Aurum Square in Navi Mumbai is under construction.
- 2023** Aurum acquired **14% stake in Shriram Properties** from Walton St. Capital and Starwood Capital Group for INR 135 crore.
Aurum **forayed into the redevelopment vertical** with the acquisition of a residential society, Girnar (now Aurum Helios) in South Mumbai.

A proven *track record*

Aurum iRISE

Aurum iRISE is the **first commercial building** within the 30 acres mixed-use development of Aurum Q Parc. **Spread across 2,00,000 sq. ft. leasable area**, the project was completed in 2017 and houses some of the renowned corporates like Axis Securities, ICICI Bank, Axis Bank and Kissh.



Aurum Q Residences

Aurum Q Residences is a **cluster of 3 residential towers** 34 storeyed each offering 720 residences. Situated in the prime location of Navi Mumbai, the project offers 1, 2, 3.5 and 4.5 BHK residences with all desired amenities just a few kms away. The project hosts an **array of lifestyle amenities** ranging from Landscaped Podium offering Net Cricket, Zen Garden, Gymnasium, Yoga and Meditation Zone, Artemis Spa to name a few. Aurum Q Residences is a part of 30 acres mixed-use development, Aurum Q Parc. RERA registration no.: (R1) P51700001722, (R2) P51700007844, (R2U) P51700017305, (R3) P51700017304



7 Marine Drive

A sea facing 20 storey marvel, 7 Marine Drive is an intricately designed residential development and is the handpicked choice of 7 select prolific families. Situated at the upscale neighbourhood, just off Marine Drive, the development comprises of **7 lavish duplexes** with supremely designed rooftop lounge, infinity pool, well-equipped gymnasium, mini theatre and a lounge to unwind.

Upcoming project

Aurum Q3

Aurum Q3 is a **state-of-the-art commercial building** within Aurum Q Parc. Spread across **1.1 mn sq. ft. of leasable area**, the project is currently under construction.



Aurum Girnar

Aurum Girnar, the first redevelopment project of Aurum RealEstate, is an avant-garde community that harmoniously blends luxurious living with the vibrant allure of Malabar Hill. This **29 storey architectural marvel** houses **30 stunning apartments**, each crafted with impeccable attention to detail. Residences have bright open floor plans, state-of-the-art kitchens, cozy sleeping quarters and generously sized bathrooms, complemented by breathtaking views of Mumbai's bustling downtown. What sets Aurum Girnar apart is its array of five-star amenities, including an on-site gymnasium, lobby lounge, media room, 24 hour doorman and rooftop terrace.

Aurum Square

Aurum Square is a **retail destination within the Q Parc campus** centred around 5 categories namely - **Lifestyle, F&B, Supermarket, Multiplex** and **Live Experience**. Spread across **3.3 lakh sq. ft.**, the retail mall has 4 levels dedicated to brands and 2 parking levels with wide ramps for convenient traffic movement. The development also offers an exclusive double heightened open-air terrace which is a novelty in retail experience.



Aurum Seven

Aurum Seven is an **extraordinary residential haven in the locale of Walkeshwar**, which is renowned as one of the nation's most opulent neighbourhoods. The majestic **19 storey tower** boasts **luxurious 5 duplex** and **2 triplex residences** that strike a flawless balance between aesthetics and functionality, while offering stunning 180 degree vistas of the city skyline. The enchantingly designed rooftop terrace exudes an atmosphere of serenity with panoramic views serving as an exquisite backdrop. Nestled along the idyllic Marine Drive bay and mere footsteps away from the midtown conveniences and downtown buzz, Aurum Seven transcends the boundaries of blissful living.

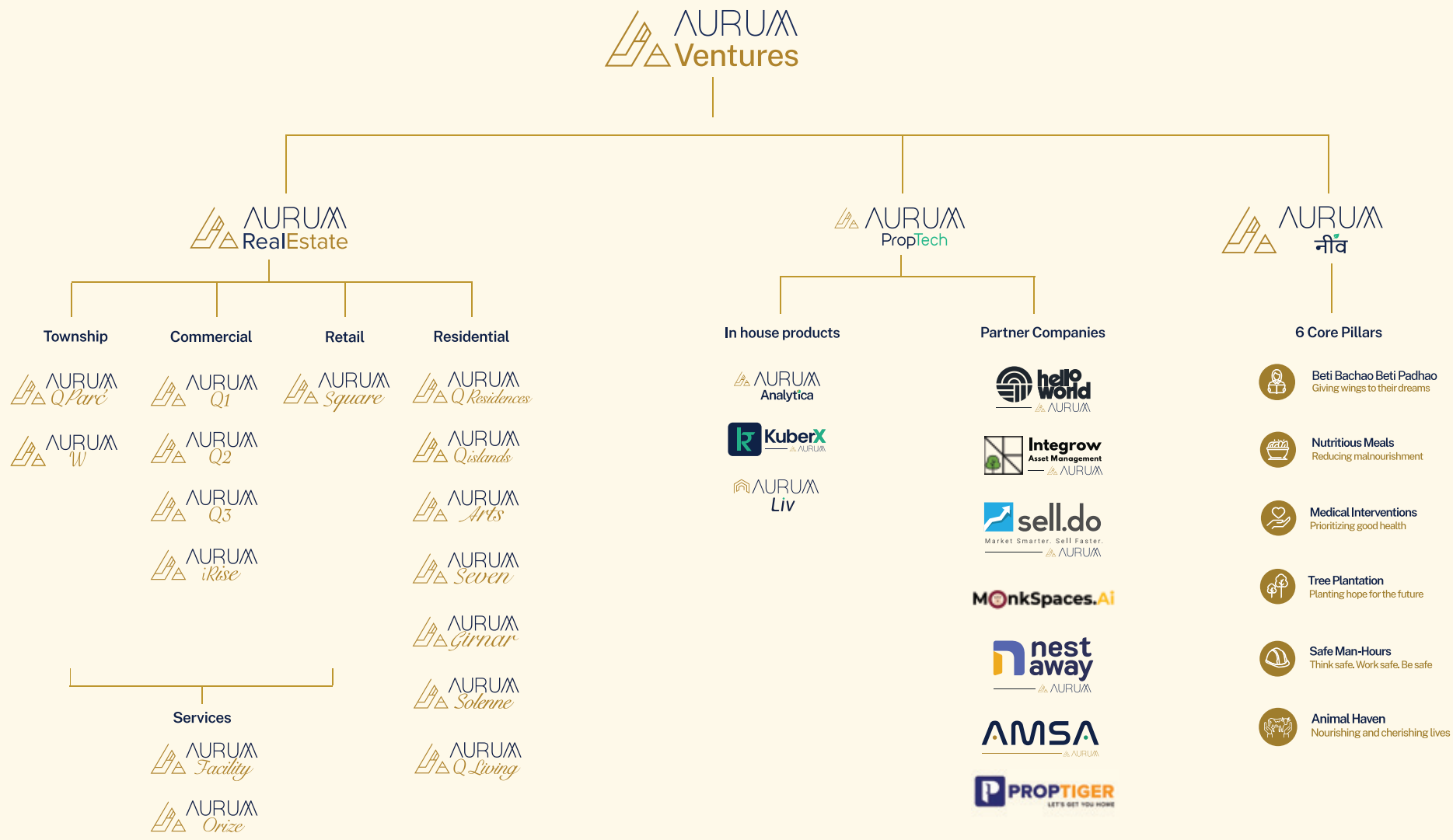
THE NAME BEHIND IT ALL

Aurum Ventures is a **leading real estate investment and asset manager** in India. As one of the largest privately held, home grown companies in real estate, Aurum Ventures owns, operates and develops high-quality assets through its in-house teams in **Design & Development, Investment Management, PropTech** and **Asset Management**. **Founded in 1996** and headquartered in Navi Mumbai, Aurum Ventures focuses on all aspects of value creation in the **Real Estate** and **PropTech businesses**. With its ethos grounded in creating true value for all its businesses, Aurum is an **impact investor** with a focus on long-life, high-quality assets in special situations in India. Our investments are constructive and high value in exit-potential while being conservative in entry pricing, with each investment having a **horizon of a decade**.

Aurum Ventures has two high growth arms, Aurum RealEstate and Aurum PropTech in addition to its philanthropic arm, Aurumनीव .

MISSION

Led by **technology, capital** and **entrepreneurship**, Aurum Ventures is on a mission to create a tech-led disruption in the Indian **real estate ecosystem**. With a clear focus of enhancing customer experience and increasing operational efficiencies, Aurum **allocates capital** and **empowers teams** across businesses, be it Real Estate projects or PropTech products.



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