

A PRESTIGE of *Europe*

CODENAME

LUXEMBOURG

2, 3 & 4 BHK ELITE APARTMENTS

THINK

LUXURY



THINK

ESTQUIRE

ESTQUIRE

THINK LUXURY, THINK ESTQUIRE

BUILDING TRUST. DELIVERING VALUE.

Estsquire Projects Pvt. Ltd. was established with a vision to redefine mid-luxury living across the rapidly growing VVCMC region through premium redevelopment and landmark residential developments.Built on the pillars of True Luxury, Strategic Locations, and Superior Construction Quality, Estsquire focuses on creating thoughtfully designed lifestyle destinations that combine modern architecture, intelligent planning, and elevated living experiences.

11	01	06	02
UPCOMING PROJECTS	ONGOING DEVELOPMENT	DELIVERED PROJECTS	REDEVELOPMENT PROJECTS

A EUROPEAN *Masterpiece,*

RISING IN
VASAI WEST

Inspired by the timeless magnificence of Europe's monumental architectural heritage.




KINFOLK
CHANEL


THE FUTURE OF
Western Mumbai
BEGINS HERE

A DISTINGUISHED *Address*

This Can Be The Great Opportunity!

Vasai West is steadily evolving into one of the Mumbai Metropolitan Region's most compelling lifestyle and investment destinations, where urban growth, infrastructure transformation, and coastal serenity coexist in remarkable harmony. With seamless access to Vasai Road Railway Station, evolving highway networks, future infrastructure corridors, and rapidly strengthening civic development, the locality is entering a new era of urban prominence. Yet beyond connectivity lies its greater distinction, a refined balance of modern convenience, open surroundings, lifestyle avenues, cultural richness, and long-term appreciation potential. This is where the future of elevated living is no longer approaching. It is already taking shape.

WHY VASAI WEST?

- Excellent Rail and Road Connectivity
- Rapid infrastructure development
- Expanding Social Ecosystem
- Strong Residential Demand
- Growing lifestyle and retail presence
- Attractive Price Appreciation Potential
- Improved Access to Mumbai and Western Suburbs

The Address Of Tomorrow's Aspirational Vasai.

THE GROWTH *Story* OF TOMORROW

Western Mumbai's emerging hub is witnessing transformative developments that are accelerating progress and opportunity.



Development of
Coastal Road up to Virar



Ongoing Virar–Panvel–Alibaug
Multi-Modal Corridor



Bharat's Next Gen
High Speed Rail Corridor
taking shape



Vadhavan Port
Asia's largest Deep Sea port



Delhi- Mumbai
Freight Corridor



Metro Lines
2A, 7, 9, 13



The state government plans to develop a **1,200-acre mega agricultural market** near the upcoming **Vadhavan Port in Palghar**, aiming to boost exports and improve market access for farmers.



CIDCO is developing a large industrial township in Palghar, aiming to create a 'Fourth Mumbai' in the Palghar-Vadhavan-Boisar belt.



Ongoing road widening, new flyovers, and improved east-west linkages



Vasai–Diva–Panvel rail link
Improving cross-MMR travel



Expansion of western line & Harbour Line Services up to Virar



Palghar Airport
MMR's third Airport





Mumbai 4.0 BEGINS NOW...

A bold new chapter is unfolding across the city's skyline — taller, brighter, and built for the future. An extraordinary vision is taking shape, ready to redefine tomorrow.

Mumbai is preparing for a landmark transformation.

LOCATION Map

ARABIAN SEA



Index
Versova-Virar Coastal Road
Proposed Bullet Train
Proposed Metro Line
East-West Flyover
Station Road

Vasai-Virar is moving beyond its old 'budget-only' image and evolving into a strong, future-ready suburb-ideal for large-scale, high-rise developments.

THE CONNECTED HEART OF *Vasai West*

Connectivity

Saint Augustine (Bus Stop)	1 Min | 0.1 Km
Vasai West Main Road	3 Mins | 0.8 Km
Vasai Road Railway Station	8 Mins | 2.8 Km
Western Express Highway Connectivity	18 Mins | 11 Km
Mumbai–Ahmedabad Highway (Nh48)	22 Mins | 14 Km

Convenience

Dattani Square Mall	6 Mins | 2.1 Km
Local Markets, Stella Area	3 Mins | 1 Km
Banking & ATMs Hub, Vasai West	5 Mins | 1.8 Km
Daily Utility Stores & Pharmacies	2 Mins | 0.5 Km

Healthcare

Urban Heal Hospital	1 Min | 0.2 Km
Shree Sai Multispeciality Hospital & ICU	3 Mins | 1 Km
Cardinal Gracias Memorial Hospital	9 Mins | 3.7 Km
Divine heal multi speciality hospital	10 Mins | 4 Km

Temple

Sabari Giri Ayyappa Temple	4 Mins | 1.5 Km
Shree Datta Mandir	8 Mins | 3 Km
Shri Badrinath Mandir	10 Mins | 4.2 Km
ISKCON	12 Mins | 5 Km

Schools

ST. AUGUSTINE'S HIGH SCHOOL	2 Min | 200 M
St. Anne's High School	4 Mins | 1.6 Km
Mount Carmel High School	7 Mins | 2.5 Km
Nazareth Convent High School	9 Mins | 3.8 Km

College

St Peter Junior College of Science,Commerce and Arts	7 mins | 2.7 km
Annasaheb Vartak College of Arts, Commerce, Science	10 mins | 4.1 km
Thomas Baptista Junior College	12 mins | 5 km

Restaurants & Food Chains

Farmhouse Global Cuisine Restaurant	6 mins | 2.3 km
Pizza Hut, Vasai West	6 mins | 2.4 km
Domino's Pizza, Vasai	8 mins | 3.1 km
McDonald's Vasai	10 mins | 4.5 km
Café 702	11 mins | 4.8 km

Leisure

Vasai Fort	14 mins | 6.5 km
Rangaon Beach	15 mins | 7 km
Suncity Ground & Walking Stretch	9 mins | 3.5 km
Vasai Creek Sunset Point	16 mins | 7.5 km

Supermarkets

DMart Vasai West	8 Mins | 3 Km
Reliance Smart Point	6 Mins | 2.4 Km
Vijay Sales Vasai	9 Mins | 3.8 Km
Big Bazaar Cluster Area	12 Mins | 5 Km

Major Hubs

Vasai Road Railway Station	8 Mins | 2.8 Km
Naigaon Junction	18 Mins | 9 Km
Mira Road	30 Mins | 21 Km
Borivali	42 Mins | 33 Km
Mumbai International Airport	55 Mins | 45 Km

Elegance, IN ITS MOST MONUMENTAL FORM.

Where every elevation
is sculpted with
the language of grandeur.







INTRODUCING

CODENAME

LUXEMBOURG

2, 3 & 4 BHK ELITE APARTMENTS
AT **VASAI WEST, STELLA ROAD**



An Art
BUILT TO COMMAND PRESENCE.

An architectural composition inspired by the regal magnificence of Europe's neoclassical era, Luxembourg emerges as one of Vasai's most distinguished skyline landmarks. Defined by its iconic butterfly-inspired elevation and monumental design language, this mixed-use masterpiece rises across twin **33-storey towers** with a presence that feels sculptural from every perspective. Seamlessly integrating refined residences, curated commercial experiences, and elevated lifestyle indulgences, Luxembourg is envisioned for those who seek more than luxury, those who seek architectural distinction.

Surrounded by evolving infrastructure, seamless connectivity, and a rapidly transforming urban ecosystem, this is not merely an address of comfort, but a future landmark shaped for appreciation, prestige, and permanence.





Monumental

IN VISION. EXCEPTIONAL IN SCALE.

A premium residential destination rising in the heart of Vasai West.

Thoughtfully designed for modern families seeking elevated living, superior connectivity, and lifestyle-driven experiences.



PROJECT SCALE
2 Wings | A & B Wing

STRUCTURE
G + 33 Storey Elevation

TOTAL RESIDENCES
140 Exclusive Homes

COMMERCIAL
G + 2 Commercial Levels

RESIDENTIAL FLOORS
8th to 33rd Floor

PARKING
P3 to P6 Dedicated Parking



LIFESTYLE LEVEL: **P7 Recreational & Amenity Zone**

A Grand GOTHIC STATEMENT FOR THE NEW ERA

A contemporary interpretation
of Europe's most distinguished
architectural philosophies.





LUXURY CURATED LIKE *A Private European*

The project is planned with thoughtfully curated lifestyle amenities that enhance everyday living.

An environment designed to create balance, recreation, and community living.

EXCLUSIVE LIFESTYLE *amenities*





WHERE THE SKYLINE
SOFTENS INTO *Stillness*

THE INFINITY POOL



A BEAUTIFULLY IMAGINED REALM FOR CHILDHOOD TO *Wander Freely*

THE CHILDREN'S COURTYARD



Gatherings
REMEMBERED
FOR GENERATIONS.

THE GRAND HALL



A REFINED MOOD

Every Evening

THE SKY PAVILION



Gatherings
REMEMBERED
FOR GENERATIONS.

MINI THEATRE



A SPACE FOR VISIONARY

Conversations

BUSINESS CENTRE



GAME-CHANGING *features*

- 24×7 Water & Electricity
- Customize Your Home, Your Way
- Grand Centralized AC Lobby
- Integrated Commercial + Residential Living
- Larger-Than-Life Decks & Balconies
- 4 Premium Choices in Every Finish:

  - Italian Marble / Wooden tiles in Open Deck Area / Fully Furnished Modular Kitchen
  - Bathroom Fittings
  - Wall Colours
  - Ceiling Designs

STRUCTURAL

- Earthquake-resistant RCC structure with Aluform & plywood construction technology

FLOORING & TILES

- 1200 x 600 vitrified tiles in living, dining, and all bedrooms
- 600 x 600 matt-finish tiles for toilet flooring
- 1200 x 600 tiles for master and kids' toilet dado
- 600 x 300 tiles for common toilet dado
- 1200 x 600 tiles for kitchen dado
- 600 x 600 matt-finish balcony flooring

KITCHEN

- Kitchen platform with granite top and stainless steel sink
- Granite window sill

BATHROOM FITTINGS

- CERA / TOTO or equivalent CP fittings and sanitary ware
- Huliot / Supreme / Ashirvad or equivalent plumbing pipes

DOORS & WINDOWS

- Decorative wooden laminated entrance door with door lock – Quba or equivalent
- Laminated doors for bedrooms
- High-density powder-coated aluminium windows with mosquito mesh
- Laminated toilet doors with granite frame
- Aluminium sliding doors for terrace and balcony
- Asahi / Modi / Saint-Gobain or equivalent window glass
- MS railing for terrace and balcony
- Door locks – Quba or equivalent

ELECTRICAL FITTINGS

- Concealed copper wiring with circuit breakers – Legrand / L&T or equivalent
- Electrical wires – Polycab / RR / KEI or equivalent
- Provision for exhaust fan in toilets
- TV points in living room and bedrooms
- Provision for washing machine, refrigerator, and water purifier

PAINT

- Internal walls with OBD or Tractor Emulsion paint – Birla / Asian Paints make
- External weather-shield paint

SAFETY & SECURITY

- 24*7 Gate Community with security cabin
- Door with Access card
- Video Door Phone
- Gas leak detector in kitchen
- 24/7 CCTV surveillance
- EV charging points
- Estquire App Features (Checking, Guest, Panic Alert)

CORE INFRASTRUCTURE ESSENTIALS

- Power backup for common areas and lifts
- High-speed elevators
- Fire safety systems (sprinklers & alarm system)
- Society office
- Luxurious entrance lobby at ground level of each wing

PREMIUM *Specifications*



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