

ZETIA VILLA

AN ISLAND OF TRANQUILLITY

Altamount Road, Mumbai



Main Entrance

Image shot on location

THE OPPORTUNITY

Tucked away in the quiet and green neighbourhood of Altamount road, is a three storied villa known by the name of 'Zetia Villa'. It has been the prized possession of an esteemed family in Mumbai for the last 6 decades. The property was an heirloom of the Maharaja of Gwalior- Jiwaji Rao Scindia. Knight Frank brings you the rare opportunity to turn this magnificent jewel of a house into your new home.

The villa is situated on a private road which is lined with tall, flowering trees, all planted by the owner. Entrance to the road is guarded by a security service employed by the residents of the road and Antilia, which is on the same road. Residents of the villa can avail 7 reserved car parks in the private lane.

The G+3 level structure of the building is designed with the motto of optimising space for its residents. Every square inch of the 8507 sq. ft. carpet area is sensibly used to offer maximum floor space index (FSI). Spread across 705 sq. yd. the property consists of 18 bedrooms, a garden, terrace and reserved owner and guest car parking.

The design of the villa celebrates the joint family culture while giving each member enough space

to enjoy his/her privacy. The structure gives its residents the flexibility to change the configuration on every floor. Each floor can be modified to accommodate two self-contained, separate units (a 3BHK and a 2BHK). Access to the three floors is available through a staircase as well as an elevator.

The large windows allow maximum sunlight, cross-ventilation and offer views of the surrounding greenery at every level. The terrace of the villa overlooks popular buildings in the vicinity. As this area comes under the VVIP category, there is ample water supply and virtually no electricity failure. Also, it is well connected with various bus routes which make it easy for domestic help to travel to the property.

Surrounded by evergreen trees, Zetia Villa is an abode of tranquillity. From the vantage point of the overhead terrace, it's easy to forget that you are in one of the world's most populous cities. For those who wish to experience the vibrancy of the city, luxury shopping is just a short walk away, at Kemps Corner.





Car Park



Side Elevation



Access Road



Living Room

Images shot on location

THE GROUND FLOOR



Garden

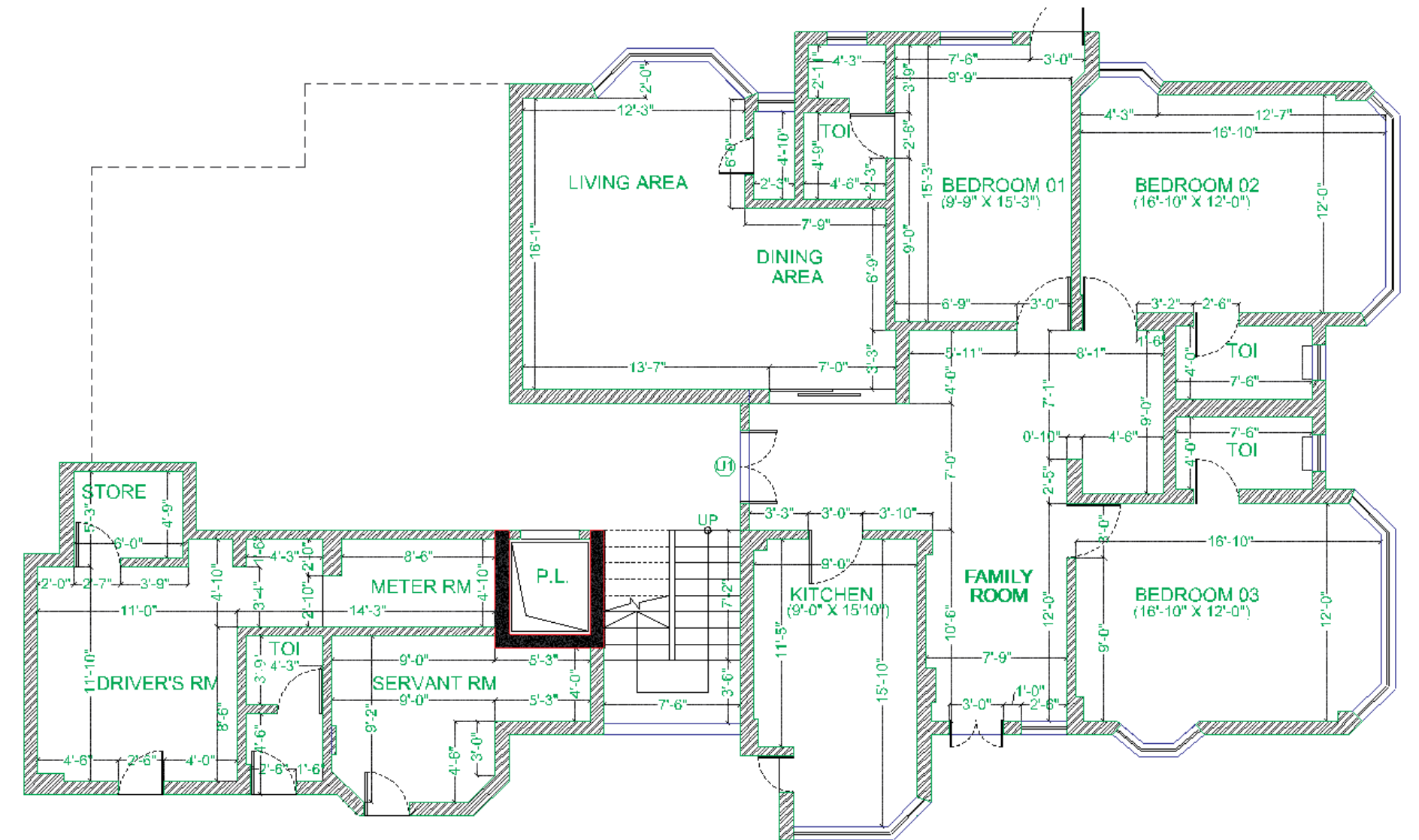
On the left hand side of the main entrance is a lush green and well maintained garden that surrounds the building. Frequently visited by exotic birds and colourful butterflies, the garden is enhanced with cobbled pathways, pots and conch shells.

The ground floor consists of a living room, a family room, a kitchen and 3 en suite bedrooms. A cleverly concealed powder-room that is tucked-away behind a decorated wooden panel, speaks volumes of the attention given to each detail. The laminated wooden and marble floorings blend seamlessly with its cosy interiors.

The beautiful garden also allows for a Barbecue Area that can be directly accessed through the living room.



THE GROUND FLOOR PLAN





Living Room



Living Room

THE FIRST FLOOR

The first floor consists of 5 en suite bedrooms, a living room, a family room, a kitchen and a utility area. The kitchen and the bathrooms are complete with sturdy fixtures. Bedrooms have built-in teak wood wardrobes. Each room offers tranquil views of the surrounding greenery and has ample cross ventilation.

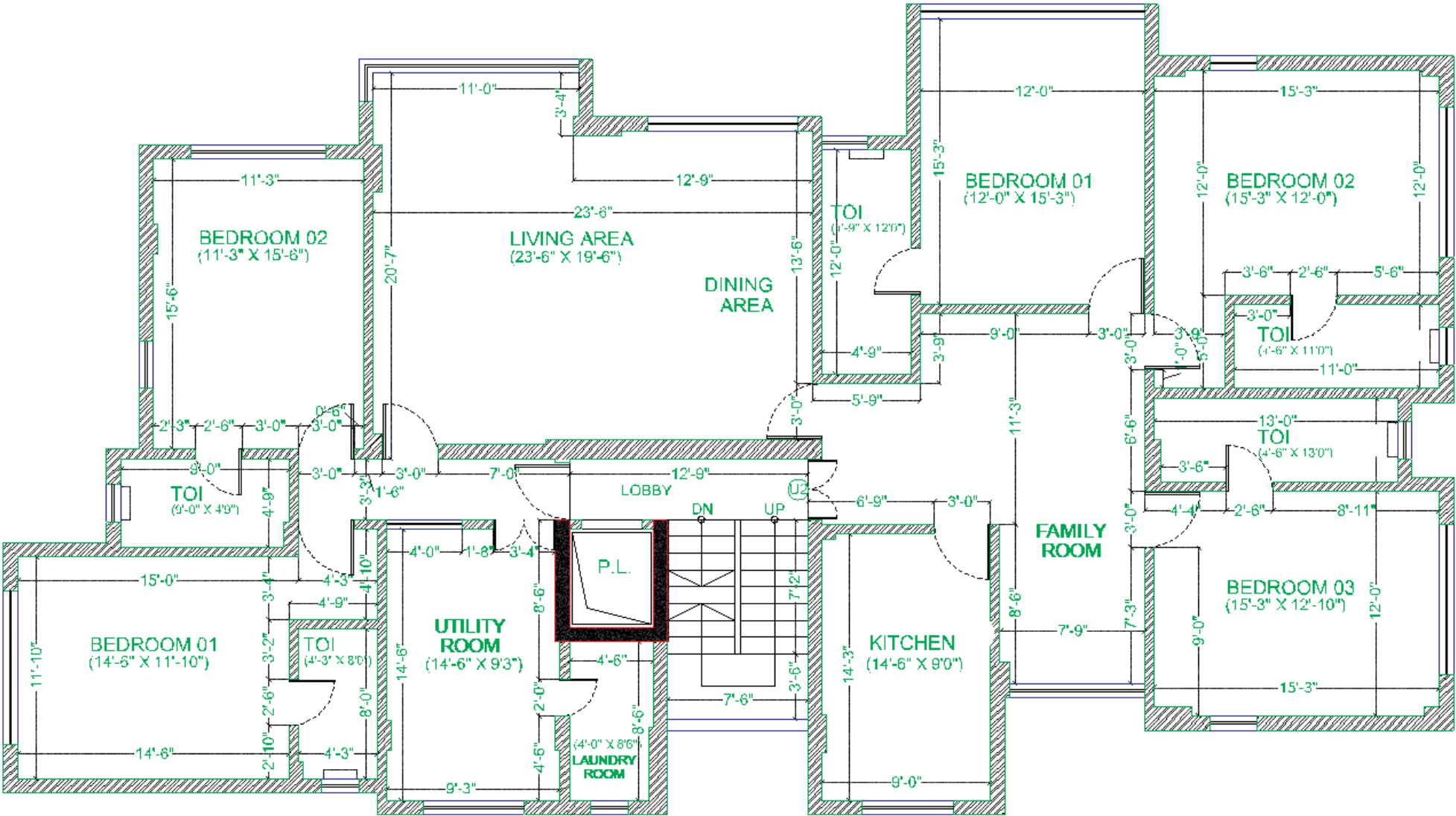
The brilliantly planned architecture here allows you to create two self-contained apartments of 3 and 2 bedrooms, should the need arise. The walls can be reconstructed to extend the size of the living room or bedrooms.

THE FIRST FLOOR



Lobby

FLOOR PLAN



THE SECOND FLOOR

Just as the first floor, there is scope for similar bifurcation in the floor plans on the second floor as well. Currently the design on the floor is contemporary. This floor has a 3 BHK with a living room, en suite bedrooms, a kitchen and a servant's room. Adjacent to it, is a 2 BHK with en suite bedrooms, a living room and a kitchen. The vitrified tiles and parquet wooden floorings blend well with the interiors.



Living Room

FLOOR PLAN

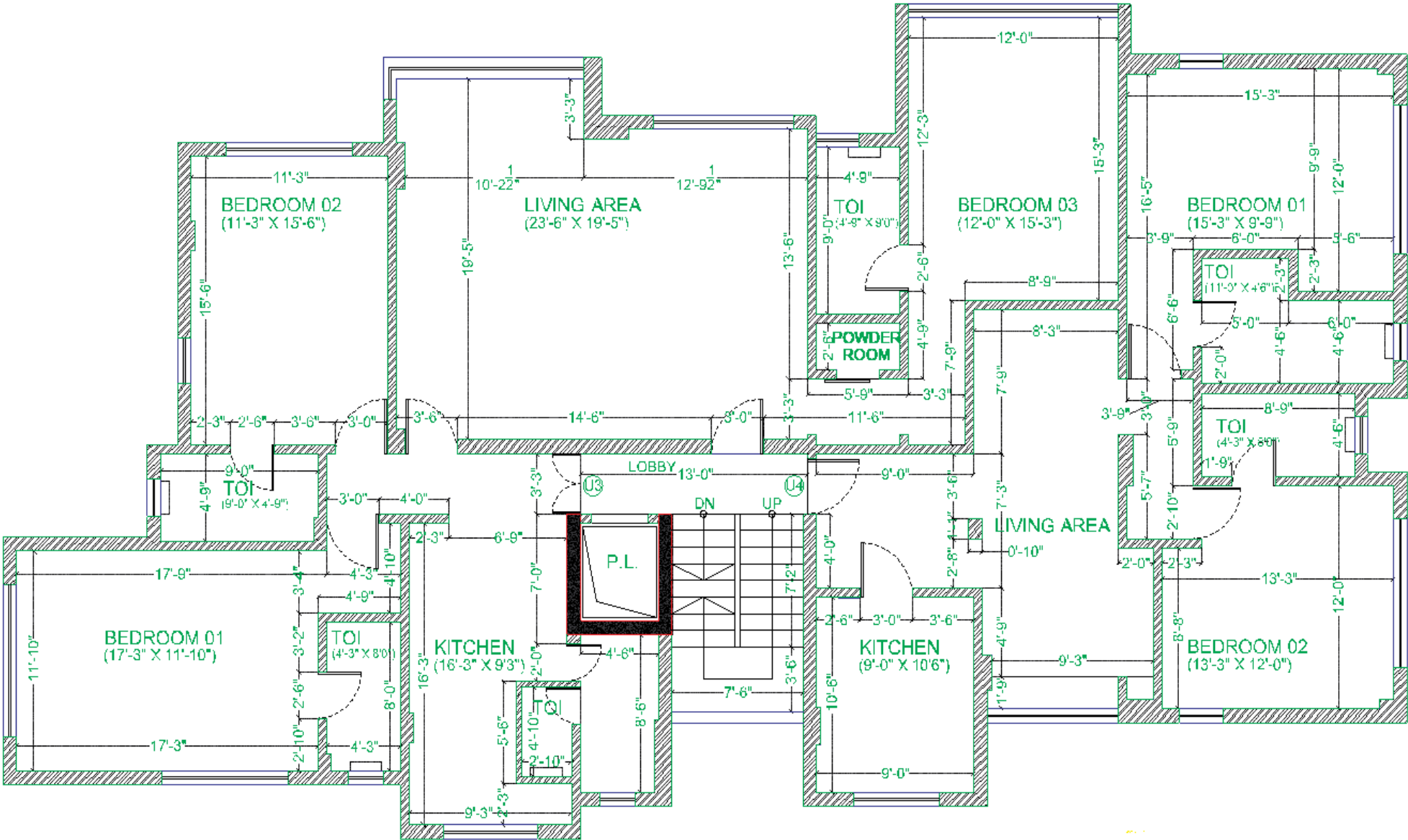


Image shot on location

THE THIRD FLOOR

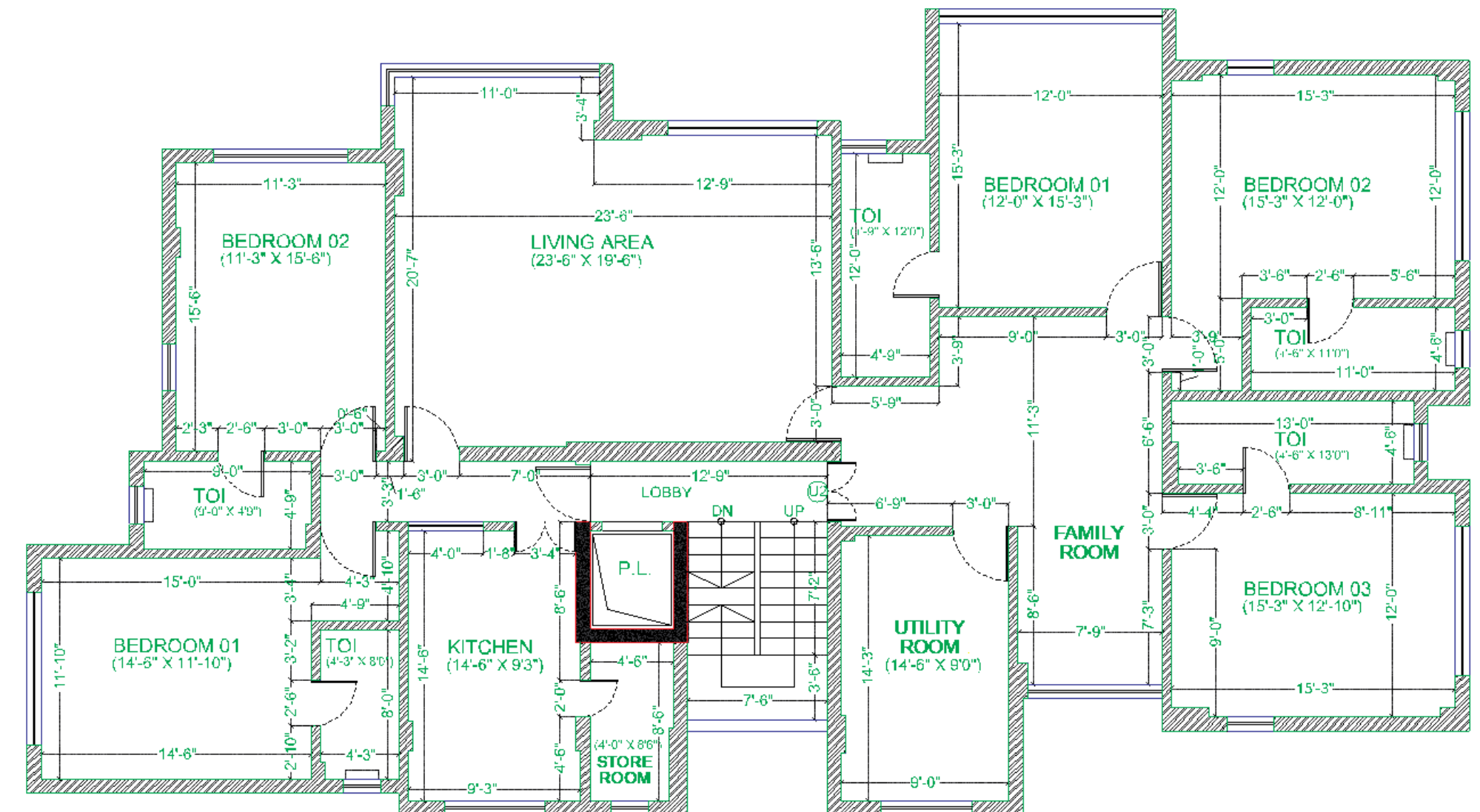
The third floor has 5 en suite bedrooms, a main entrance and a servant's entrance to ensure maximum privacy. The main entrance opens to a lobby which is adjacent to the family and the living room. The spacious kitchen is fitted with hardwood cabinets and granite platforms. Attached to it is a utility room that can be converted into a servant's room. Each en suite bedroom here is well furnished with teak wood beds, cabinets, dressing tables and wardrobes.

The area on the floor has been intelligently designed with least number of passages to create a spacious effect. The gaps around the columns too have been cleverly covered with wooden units to increase storage.



Bed Room

FLOOR PLAN



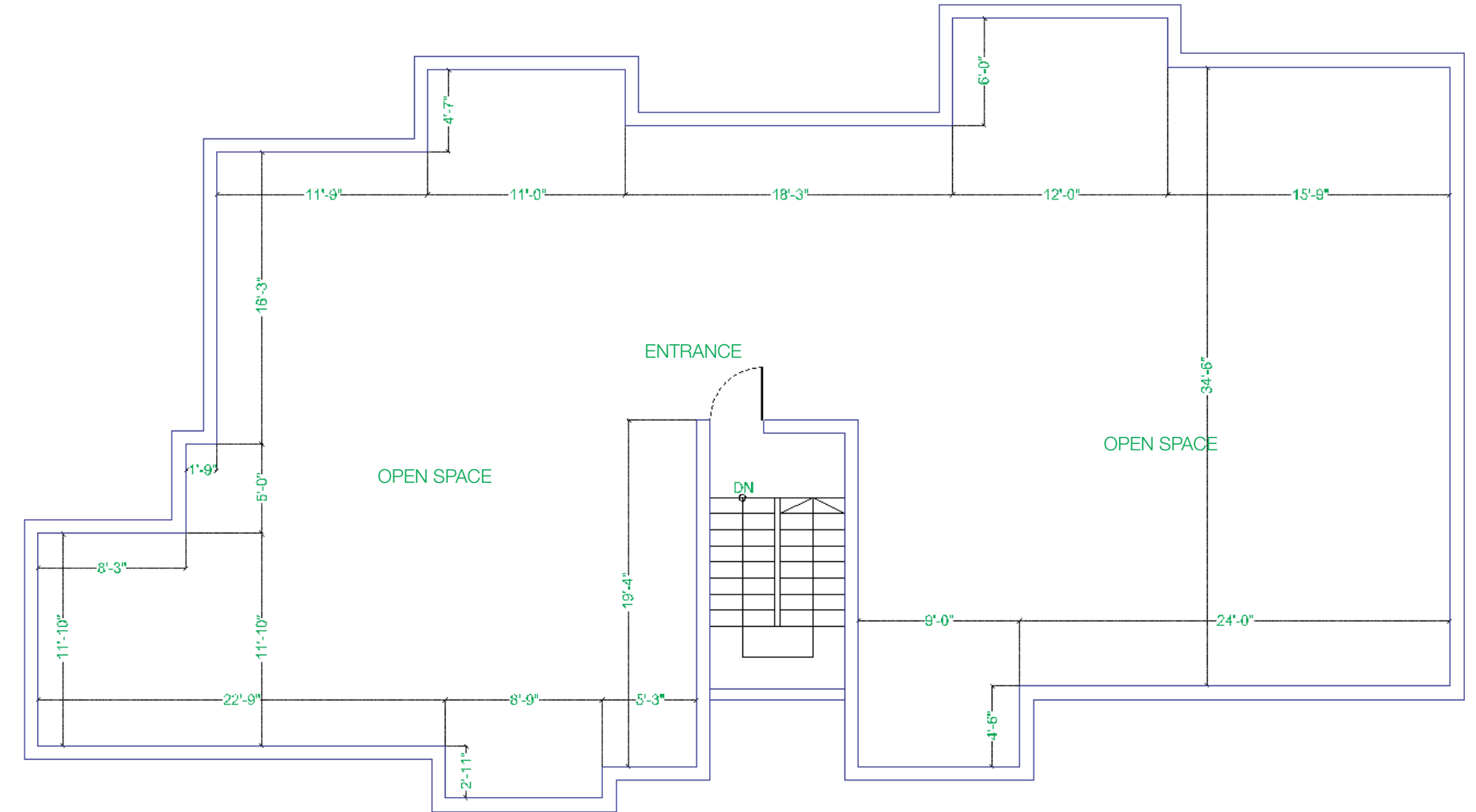


View from Terrace

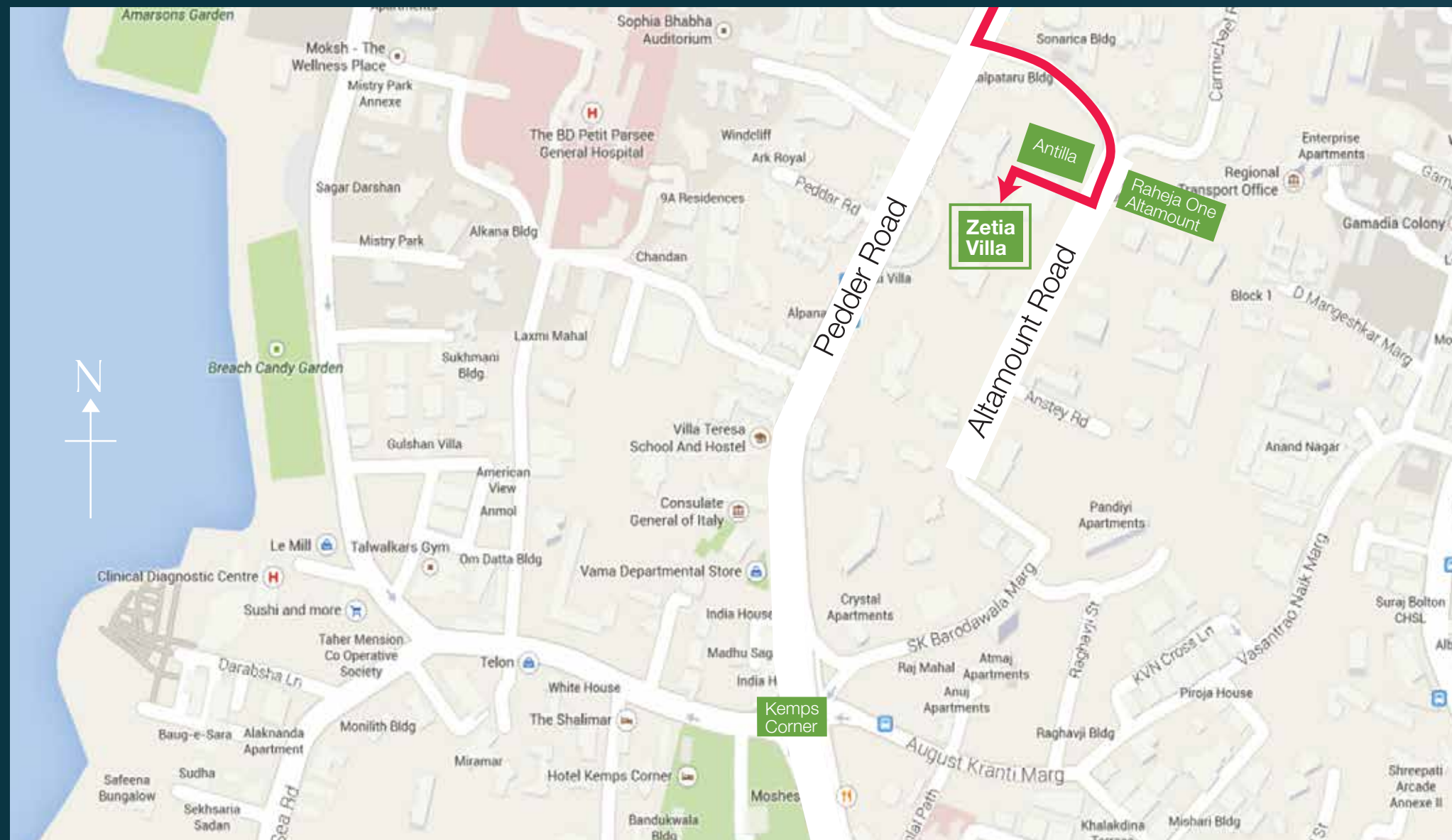


Overhead Terrace

THE TERRACE FLOOR PLAN



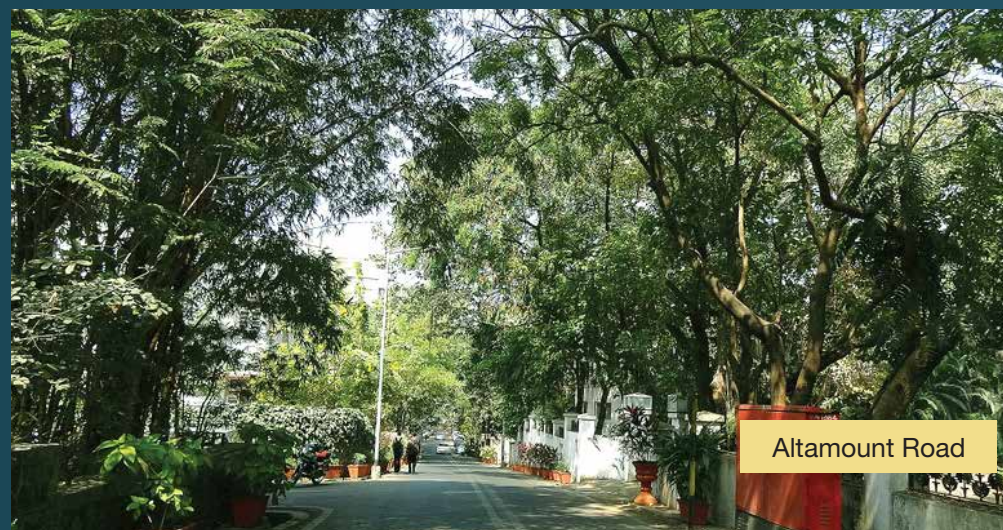
LOCATION MAP, ZETIA VILLA



LOCATION ADVANTAGE

Recently rated as the 9th most expensive area in the world*, Altamount road is a part of Mumbai's Golden triangle district. The locality has it all- superior culture, shopping avenues and proximity to fine-dine restaurants. Altamount Road is the preferred area of Mumbai's crème-da-la-crème. It is conveniently close to Pedder Road, Kemps Corner, Nepean Sea Road and Breach Candy.

The locality is also home to celebrities and industrialists who have topped the Forbes list of 100 richest Indians. The consulates of Indonesia and South Africa are situated here along with the consulate residence of Japan and Belgium. Reputed hospitals and international schools are within a 1 km radius. The neighbourhood has a large number of trees and heritage buildings. It is remarkably tranquil, despite being close to retail avenues and prominent landmarks in the vicinity.



IN THE VICINITY

POPULAR RESIDENTIAL BUILDINGS



- Antilia
- Kamal Mahal
- Rushila
- Usha Kiran
- Prithvi Apartments
- Ghia Mansion
- Meher
- Sterling Apartments

LANDMARKS



- Cumballa Hill Hospital
- Jaslok Hospital
- Breach Candy Hospital
- Kemps Corner
- Mahalakshmi Temple
- Haji Ali Dargah

LEISURE AND RECREATION OPTIONS



- Hanging Gardens
- TATA Garden
- Amarsons Garden
- Sobo Central Mall
- NSCI Club
- Breach Candy Club
- Race Course
- Willingdon Sports Club

REPUTED INSTITUTIONS



- Aditya Birla World Academy
- Sophia College of Arts & Science
- Wilson College
- Villa Theresa High School
- The Bombay International School
- Greenlawns High School
- Activity High School



Front Elevation

PROPERTY DETAILS

| Particulars | Configuration | Area (in sq. ft.) |
|----------------------|---|-------------------|
| Carpet Area Details- | | |
| Ground Floor | 3 BHK | 1,410 |
| Ground Floor | Driver room + Meter room + Store room + Servant room + Bathroom | 389 |
| First Floor | 5 BHK + Study | 2,236 |
| Second Floor | 2 BHK | 811 |
| Second Floor | 3 BHK | 1,425 |
| Third Floor | 5 BHK + Study | 2,236 |
| Total Carpet Area | | 8,507 |
| Open Terrace Area | | 2,500 |

- Plot Area of 705 sq. yd. (6,345 sq. ft.)
- Building Elevation of G + 3 Floors + Open Terrace
- Total of 18 bedrooms across G + 3 floors
- 2 covered and 7 open car parks available
- Fully Vaastu compliant
- Water storage facilities ensure optimum water supply throughout the year



Main entrance

Image shot on location



Exclusively marketed by
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