

AMBROSIA RESIDENCY & SPA

A US HOLIDAYS GROUP PRESENT.....

Contemporary Floridian styling in a lush green eco-friendly water front setting carefully designed to exacting Vastu standards.



Feel the joy of living life to the fullest ...

INTRODUCTION

Mumbai is the bubblegum glamour of Bollywood cinema, shopping malls full of designer labels, cricket on the Oval Maiden, promenading families eating bhelpuri on the beach at Chowpatty, and red double-decker buses in the shadow of the Gateway to India reminiscent of the British days.



The Property market in the past quarter in Mumbai has increased from 10-25% in different areas owing to demand and of course the booming Indian Economy. We now offer you an opportunity to enjoy the Mumbai phenomenon with us at our latest community....

"AMBROSIA RESIDENCY AND SPA".

The community will feature 14 Twin Bungalows, 65 Row Houses, 108 Studios in Cottages, 17 Villas in a private 24 hour secure gated community With World class resort style facilities on the water front of the surya river. Design philosophies utilise full Vastu compliance, state of the art energy efficiency solutions,

World class landscaping and planning from the world's leading experts and our revered Floridian style elevations. All villas will be delivered as a turn-key package complete with a furniture and appliance package comprising the following:

- Fridge/Freezer
- Dishwasher
- Washing Machine
- Food Processor
- Microwave
- Oven and hob
- Televisions for Lounge and Bedroom
- Home Theatre System
- Modular Kitchen
- Utensils and Crockery
- Solar heating and lighting



The Development Team

A US Holidays Group Realty LLC is part of the A US holidays Group of Companies based in Florida USA. More than 15 years of expertise from Real Estate development, Property Management, Finance, and Tour Operations has allowed the group to work in many territories including the USA, the Caribbean, Goa and now, Mumbai India. This vast experience has been brought together to create **Ambrosia Residency and Spa.**

Sudhakar Thakurdesai, AIA, the Consultant Architect, is one of the finest designers in the world, headed the design of Ambrosia. Mr. Thakurdesai has Master of Architecture from the Graduate School of Design at Harvard University and Community and Regional Planning diploma from the Athens Center of Ekistics, Athens, Greece. He is also a member of The American Institute of Architects, Urban Land Institute and International Congress of Shopping Centers. His work and articles have been published in trade and professional magazines around the world and he has been invited to speak at International conferences and Universities. His work in the USA, Singapore, Thailand, Malaysia, Indonesia, South America, Australia, Canada and India (Center one shopping center, Vashi, Mumbai and Grand Maratha Sheraton hotel, Mumbai) has won many awards.

The other key members of the development team are:

Mr. Rajesh Patil, M/s. Raj Associates(Architect & RCC Consultant), Palghar

Mr. Ashish Raut, M/s. White Space (Design & Project Architect)

M/s. Vrukasha Associates (Landscape/Horticultural Consultant)

M/s. PL Design, (Conceptual Landscape Planning), Thailand.

M/s. A US Holidays Management Group LLC, Florida USA, will be the onsite Manager for the Resort and Home Owners Association.



Ambrosia Residency & Spa

SITE VIEW

Hear the sound of silence & unwind in total seclusion with our world class recreational facilities & beautiful lush green landscaped exteriors complimented by the water front of Surya river. With full Vastu compliance, state of the art energy efficiency solutions Ambrosia Residency & Spa makes this divine harmony of luxurious opulence unique in every possible way.



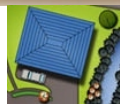
Ambrosia Residency & Spa

SITE PLAN

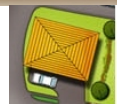
An exclusive project of Villas designed with seven varying Floridian styles to suit your comfort & living.



Type A
- 3 Villas



Type B
- 3 Villas



Type C
- 10 Villas



Type D
- 2 Villas



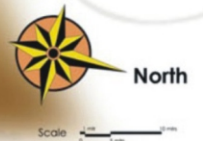
13 Twin
Bungalow



65 Row
Houses

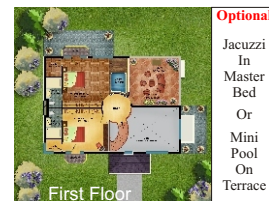
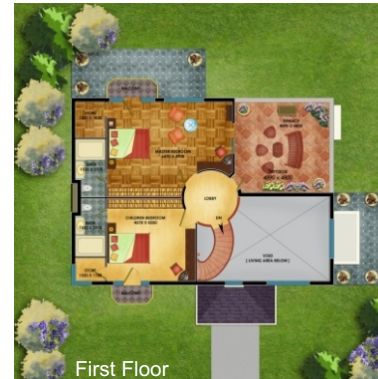


108
Studios



VILLA TYPE 'A' & 'B'

'A'



Home Furnishing & Accessories :

- 1 King , Queen , 2 Twin Bed
- Bed Side Table : 8 Nos.
- Sofa or Sofa Bed
- Easy Chair
- Breakfast Bar Stools : 4 Nos.
- Lamps.
- Bedding Set : 8 Nos.
- Crockery, Cutlery, Pots, Pan For 10 Peoples.
- Kettle
- Water Purifier
- Fridge with small freezer top
- Balcony Furniture
- 1 x 32 , 2 x 26 Inch Flat Screen TV
- Towels for 10 Peoples (2 set)
- Split level A/c : 5 Nos.



'B'



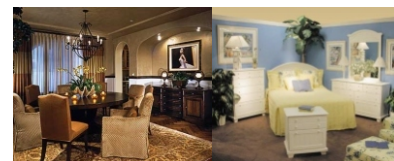
Home Furnishing & Accessories :

- 1 King , 2 Twin Bed
- Bed Side Table : 6 Nos.
- Sofa or Sofa Bed
- Easy Chair
- Breakfast Bar Stools : 4 Nos.
- Lamps.
- Bedding Set : 6 Nos.
- Crockery, Cutlery, Pots, Pan For 8 Peoples.
- Kettle
- Water Purifier
- Fridge with small freezer top
- Balcony Furniture
- 1 x 32 , 1 x 26 Inch Flat Screen TV
- Towels for 8 Peoples (2 set)
- Split level A/c : 4 Nos.



VILLA TYPE 'C' & 'D'

'C'

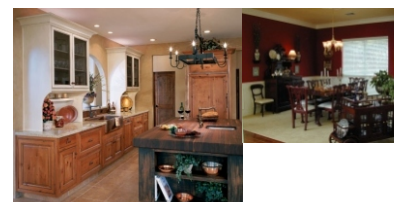
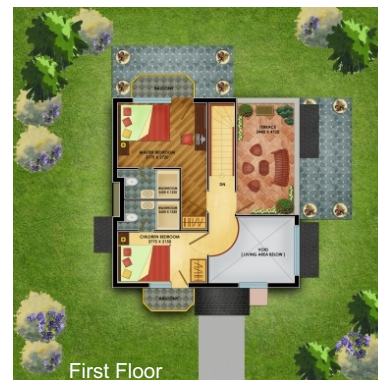


Home Furnishing & Accessories :

- 1 King , 2 Twin Bed
- Bed Side Table : 6 Nos.
- Sofa or Sofa Bed
- Easy Chair
- Breakfast Bar Stools : 4 Nos.
- Lamps.
- Bedding Set : 6 Nos.
- Crockery, Cutlery, Pots, Pan For 8 Peoples.
- Kettle
- Water Purifier
- Fridge with small freezer top
- Balcony Furniture
- 1 x 32 , 1 x 26 Inch Flat Screen TV
- Towels for 8 Peoples (2 set)
- Split level A/c : 4 Nos.



'D'



Home Furnishing & Accessories :

- 1 King , 1 Twin Bed
- Bed Side Table : 4 Nos.
- Sofa or Sofa Bed
- Easy Chair
- Breakfast Bar Stools : 4 Nos.
- Lamps.
- Bedding Set : 4 Nos.
- Crockery, Cutlery, Pots, Pan For 6 Peoples
- Kettle
- Water Purifier
- Fridge with small freezer top
- Balcony Furniture
- 1 x 32 , 1 x 26 Inch Flat Screen TV
- Towels for 6 Peoples (2 set)
- Split level A/c : 4 Nos.



TWIN BUNGALOW & ROW HOUSES

TWIN



Home Furnishing & Accessories :

- 1 King , 2 Twin Bed
- Bed Side Table : 6 Nos.
- Sofa or Sofa Bed
- Easy Chair
- Breakfast Bar Stools : 4 Nos.
- Lamps.
- Bedding Set : 6 Nos.
- Crockery, Cutlery, Pots, Pan For 8

- Kettle
- Water Purifier
- Fridge with small freezer top
- Balcony Furniture
- 1 x 32 , 1 x 26 Inch Flat Screen TV
- Towels for 8 Peoples (2 set)
- Split level A/c : 4 Nos.



ROW



Home Furnishing & Accessories :

- 1 Queen , 1 Twin Bed
- Bed Side Table : 4 Nos.
- Sofa or Sofa Bed
- Easy Chair
- Breakfast Bar Stools : 4 Nos.
- Lamps.
- Bedding Set : 4 Nos.
- Crockery, Cutlery, Pots, Pan For 6 Peoples.



- Kettle
- Water Purifier
- Fridge with small freezer top
- Balcony Furniture
- 1 x 32 , 1 x 26 Inch Flat Screen TV
- Towels for 6 Peoples (2 set)
- Split level A/c : 3 Nos.



STUDIO APARTMENT



Home Furnishing & Accessories :

- 1 Queen
- Bed Side Table : 2 Nos.
- Sofa or Sofa Bed
- Easy Chair
- Breakfast Bar Stools : 4 Nos.
- Lamps.
- Bedding Set : 2 Nos.
- Crockery, Cutlery, Pots, Pan For 4 Peoples.
- Kettle
- Water Purifier
- Fridge with small freezer top
- Balcony Furniture
- 1 x 26 Inch Flat Screen TV
- Towels for 4 Peoples (2 set)
- Split level A/c : 1 Nos.



CLUBHOUSE

The Clubhouse complex at Ambrosia provides comprehensive amenities

ranging from leisure, retail, dining, and entertainment to cater for

all needs and requirements without the need to leave the community.



CLUBHOUSE AMENITIES



BADMINTON



GOLF



TENNIS



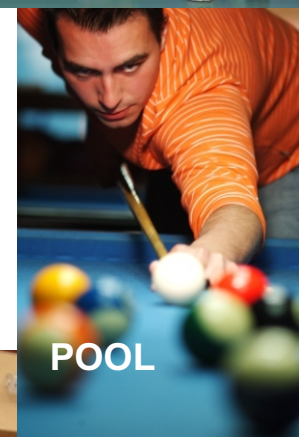
TABLE TENNIS



GYMNASIUM



SOCIAL GATHERING HALL



POOL



OPEN AIR AUDITORIUM



RESTAURANT & BAR

- Concierge Desk & Welcome Centre
- Swimming Pool with Lazy River
- Complex
- 2 Restaurants (Veg and non-Veg)
- 2 Bars
- Open Air Stage
- Function Hall for private gatherings and conferences
- Social Hall
- Gymnasium
- Badminton
- Tennis
- Indoor Games
- Gardens
- Children's Playground
- Guest Parking
- General Store
- Business Centre with Internet
- Jogging track and Water front access

Ambrosia Residency & Spa

CLUBHOUSE



GROUND FLOOR PLAN



FIRST FLOOR PLAN



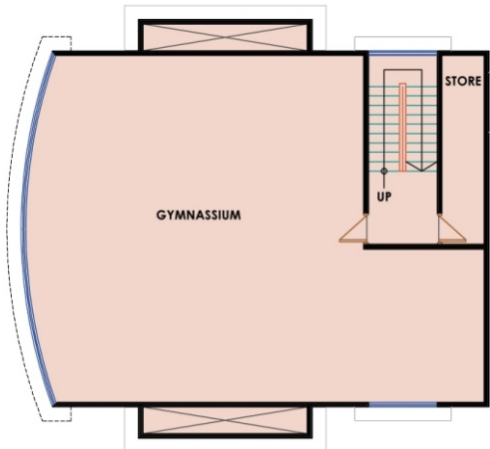
The Lazy River & Swimming Pool.....

Ambrosia Residency will feature its very own Lazy River swimming complex carefully designed with maximum relaxation in mind for the whole family. Featuring a walk in swimming pool with water slides, sunbathing islands, and a gentle shallow river meandering through the clubhouse facility allowing guests to gently ride along lying on a raft ... imagine relaxing with an ice cold drink in this environment with stunning water views just a stones throw away from your very own villa!

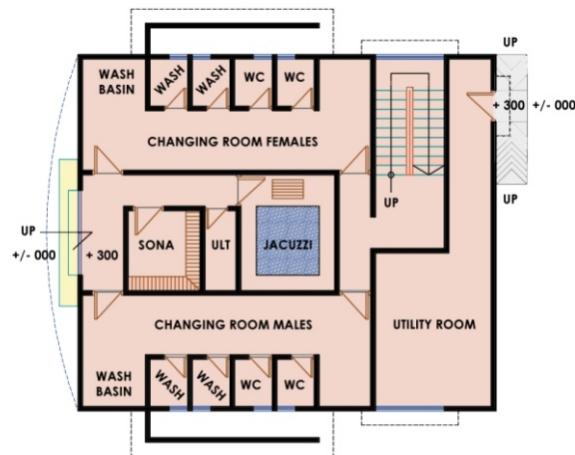


GYMNASIUM & SOCIAL HALL

Relax at the Spa...
Exercise in the



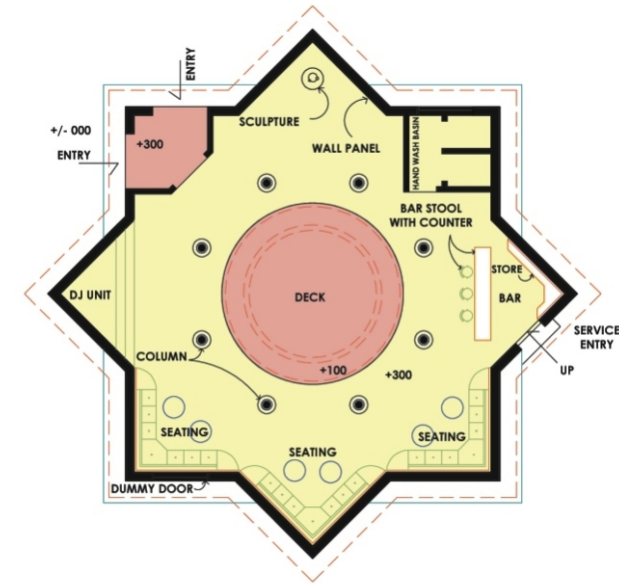
FIRST FLOOR PLAN



GROUND FLOOR PLAN

GYMNASIUM

GYMNASIUM & SOCIAL HALL

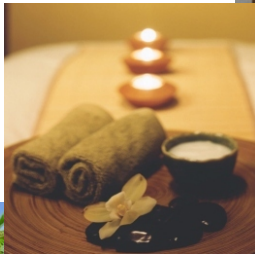


SOCIAL HALL



SPA - Relax Your Body, Mind & Soul.....

- Beauty Parlour
- Aruyvedic massage
- Thai Massage
- Foot Spa and massage
- Manicure
- Pedicure
- Steam Room
- Jacuzzi



LOCATION

Ambrosia Residency and Spa is located in Borsheti close to the town of Boisar which is 45 km north of Virar on the Western Railway line of Mumbai Suburban Railway. It is just over an hour from Mumbai's shopping, Tourist attractions such as the Gateway to India, fine dining, and just 15 kilometres from the Gujarat border. To reach Boisar, one can catch Shuttle/MEMU trains from Virar. Long Distance trains also stop. By Road, it can be reached from National Highway NH-8, 22 km off from Chilhar Phata. There are regular state transport buses from Palghar, Thane, Bhiwandi and Wada. Boisar is a fine residential location. Very good schools, shopping complexes, Multiplexes and hotels are located here and the area has some of the best schools as Compared to its demographics. Rented cars/taxis, state transport buses and auto rickshaws are the general mode of transport. In the area surrounding our community, Boisar also has many good beaches, the most loved one is "Chinchani". These beaches are not crowded and clean for people to enjoy! There are many chiku farms that one can visit

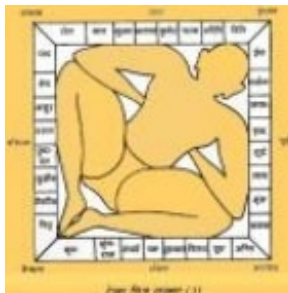
DISTANCES FROM AMBROSIA

Mumbai Airport :	110 km 1hr 45 mins
Mumbai :	85 km 1hr 20 mins
Boisar Railway Station :	7 km 10 mins
Palghar Station :	19 km 30 mins
Gujarat Border :	30 km 30 mins
Surat :	220 km 2hr
Vapi :	75 km 45 mins
Bordi Beach :	63 km 1hr 30 mins
Kelve beach :	30 km 50 mins
Chinchni Beach :	22 km 1hr 45 mins
Mahalaxmi Temple :	24 km 25 mins
Hill Station :	66 km 1hr 15 mins

VASTU

The community has been designed in compliance with Vastu standards. Vastu Shastra is an art of both Architecture and science. It constitutes A part of Vedic Philosophy, which has a great historical background in India.

The aim of Vastu is to maximize the generation and accumulation of positive energy and to minimize the negative energy. The inmates occupying a structure where positive energy overrides negative energy will benefit in all walks of life. In order to generate and accumulate this Positive energy in a closed structure,



Vastu lays down certain principles. It emphasises an intelligent use of the 5 basic elements i.e. Wind, Water, Earth, Fire, Sky and the 4 directions i.e. North, South, East and West. One cannot see energy with naked eye however we can realize its application in different Forms and fashions. A House, or for that matter any building, has an energy field because nature Is Omnipotent, Omnipresent and Omniscient. This energy field, if utilized properly, can help the inmates in every walk of life. These principles have been utilised in the implementation and design of Ambrosia Residency and Spa.

Eco-Friendly Technology

Ambrosia Residency and Spa has been planned utilising the very latest advances. The objective was to utilise The **A US Holidays Group's** activities In Green Energy and Eco-Friendly solutions.

The Swimming Pool and Lazy River will use Ozonisation Technology which is a process That flushes Ozon into the water to control micro Organisms and deliver the very highest Standard of hygiene. This solution is less harsh and more eco-friendly than the chlorine norm.

The entire community will benefit from energy efficient solar solutions to provide green energy. Solar will be utilised for street lighting, home Lighting, and water heating.

Management and Maintenance

As an owner of a villa at **Ambrosia Residency and Spa** you can be assured that your home and the resort will be maintained to the highest standards. The on site management company will perform many important functions, all designed to maintain your property to the highest standards while ensuring your peace of mind. A management program will be structured to meet any need, Whether your home will be for personal use, short or long term let. For your peace of mind, the management and ongoing maintenance of the community was an integral part of the conceptual Plan and we are pleased to appoint our American partner to assume the management function:



“A US Holidays Management Group of Florida is proud to announce it will be responsible for the management and care of Ambrosia Residency and Spa. We Will be bringing 15 years of experience in the holiday home market to Ambrosia Residency and Spa. Homeowners can expect superior maintenance of their Properties. Customer service, for both our homeowners and guests is second to no one and something we take very seriously. Absentee owners can be Assured of the security of their properties, with our on site management. We look forward to working with all the owners at Ambrosia Residency and Spa.”

John Villante, CEO, A US Holidays Management Group, LLC.

Specifications

Structure

Foundation - Isolated / combined RCC footing / Pile foundation according to I standard.

Structure - Reinforced concrete frame & slab. According to I standard.

Earthquake - Earthquake resistant structure according to I standard.

Walls - Brick / Block / stone / walls with slopping /flat roof finished with shingles according to design style.

Roof eaves - Fiber cement ceiling board.

Plumbing

Sanitary fitting - Best quality stain free vitreous chinaware.

Faucets - Best quality chromium plated.

Pipe - GI 'C' class / CI / Copper / ultra polyvinylchloride (UPVC).

Kitchen Sink - Stainless steel.

Electrical

Power supply - 420 V, 3 Phase power supply with emergency backup for essential service (Power backup excludes A C. Load)

Critical power - critical power supply through ups for electronic equipments.

Safety - MCB /ELCB for human safeguard

Conduits - PVC conduit for internal concealed wiring.

Wiring - Flame retardant low smoke (FRLS)

Switches - Modular switches or equivalent.

Internal Fixtures - Basic light fixtures
Decorative fixtures

Landscape light - Landscape low height light fittings for driveway and

Garden - Footlight for terrace & garden

HVAC - (Heating, Ventilation & Air Conditioning) High wall mounted split units.

I.T. / Telecom

OFC - Optical Fiber Connectivity to Villa.

Points - Telephone, Data, VOD points in all rooms & T.V. points in all bed rooms & living rooms.

Conduits - PCV conduits for internal concealed wiring

Wiring - CATV- Coaxial cabling, DATA Structured cabling, Telephone structured cabling

Switches - Modular switches or equivalent

Fire Fighting & Security

Conduits - PCV conduits for internal concealed wiring

Wiring - Structured cabling

Security Gadgets - Smoke detector, Gas leak detector, Panic switch, Video door phone, Manual call point, hooter with central control Keypad connected to Central Monitoring Station

Fire Extinguisher - Manual extinguishers (Best Make)

Water Supply

Domestic - Drinkable water in kitchen

Irrigation - Partially treated water for plot irrigation through pressurized Irrigation System

External Development

Landscape & open Area - Deck in all villas merging into the landscape, Garden at front & rear side of all villas with suitable shrubs / flowering plants

Drive way - Concrete finished with gutters for rain water

Car parks - Concrete Imprints

Plot Boundary - Hedge planting of suitable shrubs

Finishing

External walls - Weather resistant paint

Internal walls - Emulsion paint

Roofing - Pitched roof finished in shingles

Door & Windows Frames - Teak wood frame with melamine polish

Windows shutters - Clear glass / Tinted glass / Frosted glass with powder coated aluminium frames

Door shutter - Main door (external) Decorative teakwood
(Internal) Timber finish door

Door & Windows Hardware - Brass / brushed steel

Flooring & Tiling & Cladding

Living Room / Dining Room - Engineered Marble

Bedroom - Engineered Marble / Timber flooring

Corridors / passages - Vitrified tiles or equivalent

Kitchen - Vitrified tiles or equivalent
Ceramic tiles dado

Bathroom - Polished tiles / equivalent
Ceramic tiles cladding

Staircase - Timber flooring

Terrace / Balcony - Hand made terracotta colorful tiles

Grills / Railing

Grills - Mild steel decorative grills

Railing - Mild steel decorative railing with teak wood handrails polished with melamine polish

Balusters - Precast concrete balusters according to design

Club House Area

Structure - 3035 Sq. Mtr.

Landscape - 1700 Sq. Mtr.

Car Parking - 800 Sq. Mtr.



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Note : Images, Floor Plans, Elevations and Perspectives shown in brochure are artistic representation of the design approach.
Actual Floor Plans, Elevations and Perspectives would vary according to topographic conditions of the plot and standard plan fitting/suiting to the respective plot