



# GODREJ SKYSHORE

# SHAPED BY A 128-YEAR LEGACY, BACKED BY THE PROMISE OF TRUST

In 1897, the Godrej Group meticulously planted the seeds of excellence, envisioning a self-sufficient India and a sustainable future. Over the years, our portfolio has flourished, reaching into real estate, FMCG, appliances, and beyond.



90+	20,000	\$18 billion	\$7 billion	1.2 billion
Countries	Godrejites	Market Capital	Revenue	Delighted People



# SHAPING LEGENDARY ADDRESSES ACROSS INDIA

**G**odrej Properties has become India's most trusted developer\* through decades of dedication to craftsmanship and detail. With a portfolio of 119+ projects across 15 cities, we've delivered over 239 million square feet of exceptional living spaces. Our journey of growth reflects not just numbers, but a legacy of excellence, culminating in an impressive booking value of over INR 29,444 crores in FY 25.

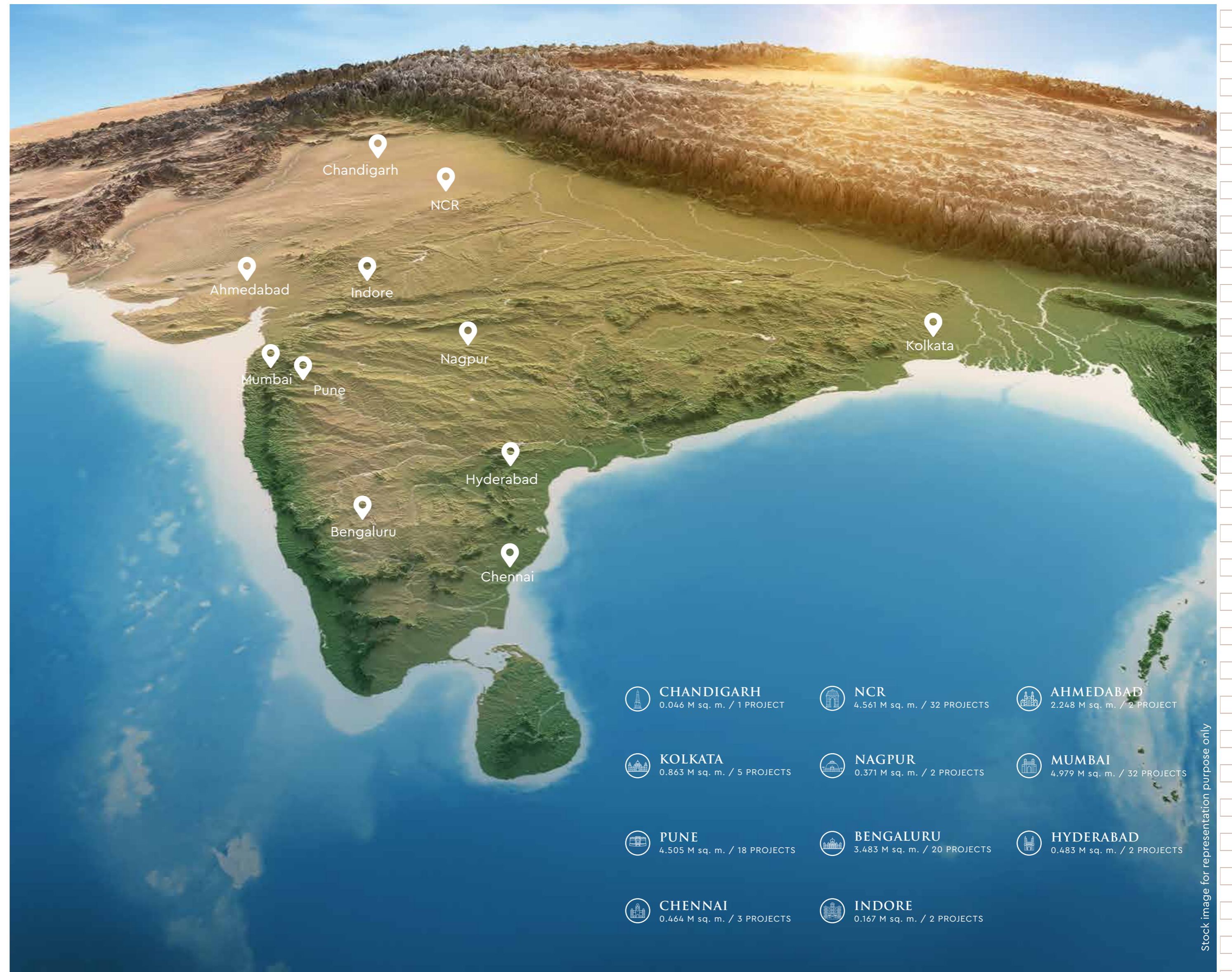
**35**  
YEARS OF  
EXPERIENCE

**119+**  
PROJECTS

**400+**  
AWARDS AND  
RECOGNITIONS

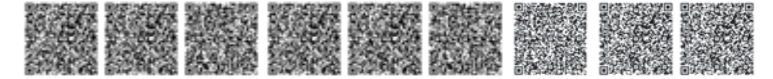
**15**  
CITIES

**85,000+**  
FAMILIES



GPL, Annual Report FY25, <https://www.godrejproperties.com/investor/annual-reports>.  
\*As per booking value achieved in FY 2023-24 and FY 2024-25 for residential real estate

Stock image for representation purpose only



# SHAPED BY HANDS THAT KNOW THE CITY

In all that we do, we have shaped developments keeping in mind the essence that reflects the heart of the people who live in them. Across Mumbai, our legacy stands tall. This is simply the next chapter, shaped with the same care and intuition.



**THE TREES**  
VIKHROLI



**GODREJ AVENUE ELEVEN**  
MAHALAXMI



**GODREJ RKS**  
CHEMBUR



**GODREJ RESERVE**  
KANDIVALI EAST

# VERSOVA, THE COASTLINE OF CULTURE AND CALM



The views may vary basis the actual unit selected. We do not represent or warrant the continuance of any views for any period of time after the date of publication of this document, or on any new development, redevelopment, or infrastructure in the vicinity resulting into any change in the views

Actual image shot from site

# A POCKET OF PEACE, IN THE PULSE OF MUMBAI



METRO



SCHOOLS & COLLEGES



HOSPITALS



BEACHES



HOTELS



MALLS



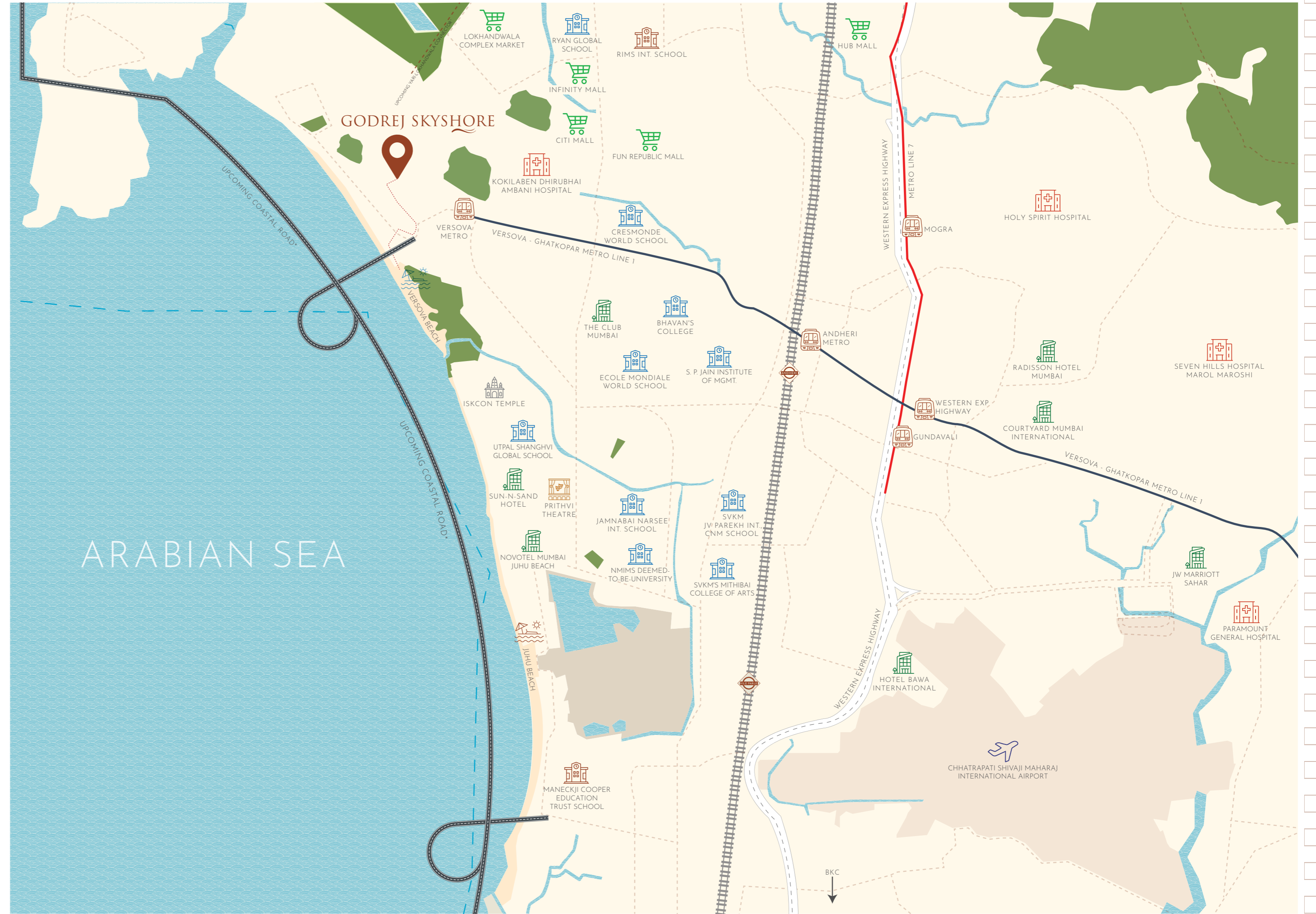
AIRPORT



THEATRE



RAILWAY



\*<https://forestsclearance.nic.in/timeline.aspx?pid=FP/MH/ROAD/35546/2018>  
 \*<https://forestsclearance.nic.in/viewreport.aspx?pid=FP/MH/ROAD/35546/2018>  
 ^<https://share.google/oZBPf298rqgqkbBwB>

Source: Google Maps. Map not to scale.

\*The infrastructure facilities mentioned are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facilities, as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the same. The sources mentioned for the above upcoming infrastructure were obtained on 10th January, 2025 from the relevant official government sources. \*This refers to minute drive time. Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 1st July 2025 at 6 am

# BUILT AROUND DAILY NEEDS, DESIGNED TO GIVE BACK TIME



## EDUCATION

Ecole Mondiale World School	- 8 mins*, 2.5 km
Utpal Shanghvi Global School	- 9 mins*, 3.8 km
S. P. Jain Institute of Management & Research	- 9 mins*, 3.9 km
RIMS International School	- 10 mins*, 4.6 km
Jamnabai Narsee International School	- 10 mins*, 4.6 km
NMIMS	- 12 mins*, 5.3 km
SVKM's Mithibai College	- 14 mins*, 5.2 km
Maneckji Cooper Education Trust School	- 14 mins*, 6.8 km



## CONNECTIVITY

Upcoming Lokhandwala Connector	- 2 mins*, 400 m
Upcoming Coastal Road	- 4 mins*, 850 m
Versova Metro Station	- 4 mins*, 1.4 km
Juhu- Versova Link road	- 5 mins*, 1.7 km
Juhu Circle	- 9 mins*, 2.7 km
Chhatrapati Shivaji Maharaj Int. Airport	- 16 mins*, 9.9 km
Western Express Highway	- 18 mins*, 10.9 km
BKC	- 26 mins*, 14.8 km



## HOTELS

Ramada Hotel	- 12 mins*, 5.8 km
Courtyard Mumbai International	- 16 mins*, 7.3 km
Radisson Hotel Mumbai	- 16 mins*, 7.5 km
Hotel Bawa International	- 18 mins*, 8.5 km
JW Marriott Sahar	- 20 mins*, 9.7 km
Novotel Mumbai Juhu Beach	- 20 mins*, 5.5 km



## HOSPITALS

Kokilaben Hospital	- 5 mins*, 2.1 km
Holy Spirit Hospital	- 16 mins*, 7.2 km
Paramount General Hospital & ICCU	- 20 mins*, 9.6 km
Seven Hills Hospital, Marol Maroshi	- 22 mins*, 9.4 km



## RECREATION

Infiniti Mall	- 7 mins*, 3.1 km
Fun Republic Mall	- 7 mins*, 2.9 km
Lokhandwala Market	- 7 mins*, 3.2 km
Citi Mall	- 7 mins*, 2.9 km
The Club Mumbai	- 7 mins*, 2.7 km
PVR Juhu	- 8 mins*, 3.1 km
Prithvi Theatre & Cafe	- 12 mins*, 4.6 km



## CAFÉS

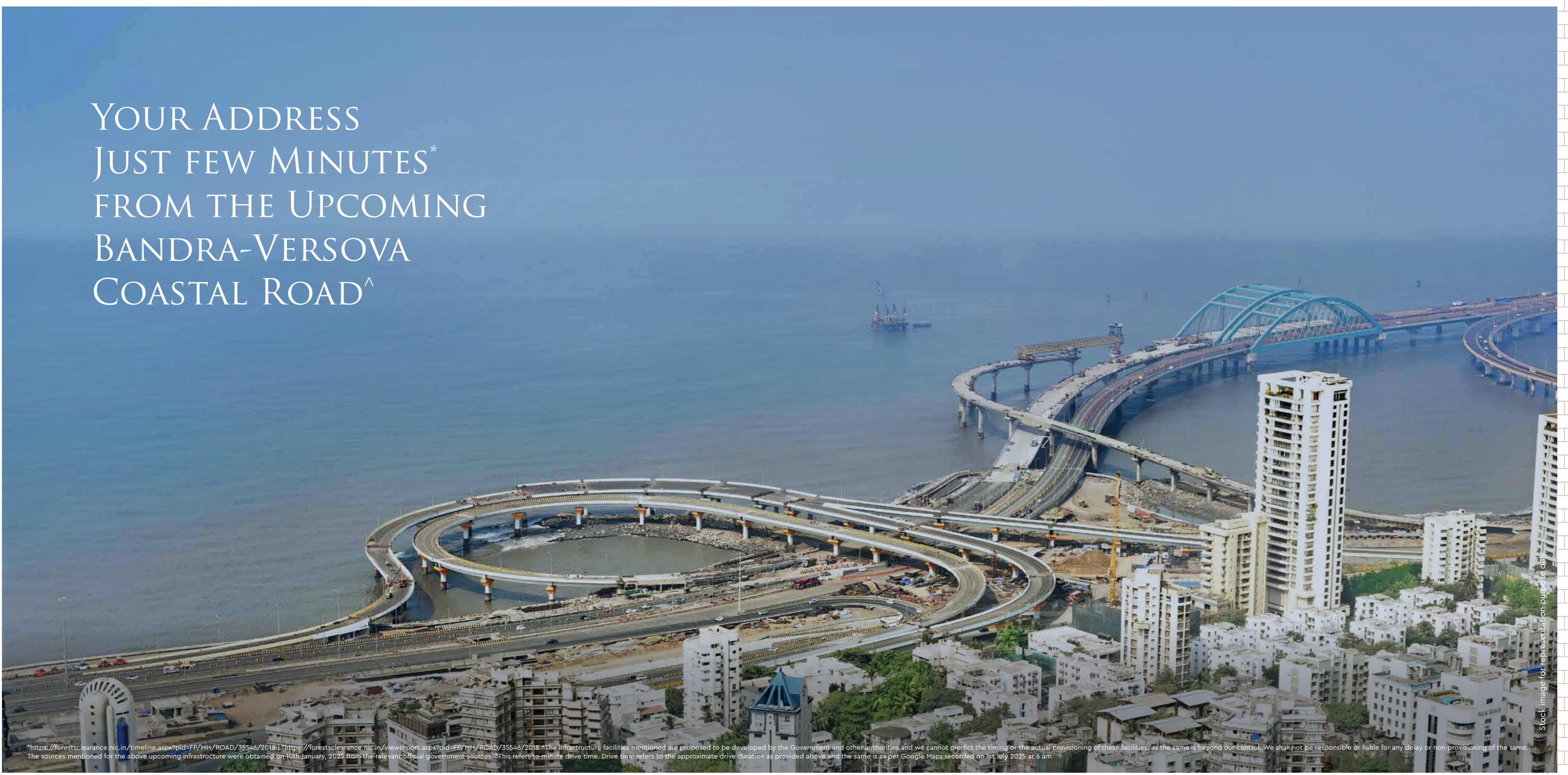
The Tanjore Tiffin Room	- 3 mins*, 850 m
WTF! Versova	- 3 mins*, 850 m
Versova Social	- 4 mins*, 1.2 km
Leaping Windows	- 4 mins*, 1.1 km
Urban Tadka	- 4 mins*, 1.2 km
Jamjar Diner Restaurant	- 4 mins*, 1.2 km



## BEACH

Versova Beach	- 4 mins*, 1.6 km
Silver Beach	- 12 mins*, 3.9 km
Juhu Beach	- 12 mins*, 6.3 km

YOUR ADDRESS  
JUST FEW MINUTES\*  
FROM THE UPCOMING  
BANDRA-VERSOVA  
COASTAL ROAD^



\*<https://forestclearance.nic.in/timeline.aspx?pid=FP/MH/ROAD/35546/2018> | <https://forestclearance.nic.in/viewreport.aspx?pid=FP/MH/ROAD/35546/2018> ^The infrastructure facilities mentioned are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facilities, as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the same. The sources mentioned for the above upcoming infrastructure were obtained on 10th January, 2025 from the relevant official government sources. \*This refers to minute drive time. Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 1st July 2025 at 6 am

# WHERE THE OCEAN WHISPERS AND CULTURE SPEAKS

Versova is more than a seaside enclave, it's a refined retreat where the rhythm of the waves meets the pulse of contemporary living. Here, rich heritage blends effortlessly with artistic flair and modern innovation. A coveted locale where renowned artists, and influential figures reside. From curated culinary experiences to the calming presence of the sea, this is a neighbourhood that redefines what it means to live well.



Stock image for representation purpose only



Stock image for representation purpose only



Stock image for representation purpose only

# A MASTERPIECE SHAPED BY THE EARTH AND SEA

A home that's shaped by the feeling of living in it. It is where the quiet forces of Earth and Sea come together softly, yet with certainty, here, life never shouts for attention, because those who belong here never need to.

Surrounded by open skies, pristine waters and a rhythm that only icons truly understand. Every line, curve, and open expanse here reflects a life where every detail is deliberate.

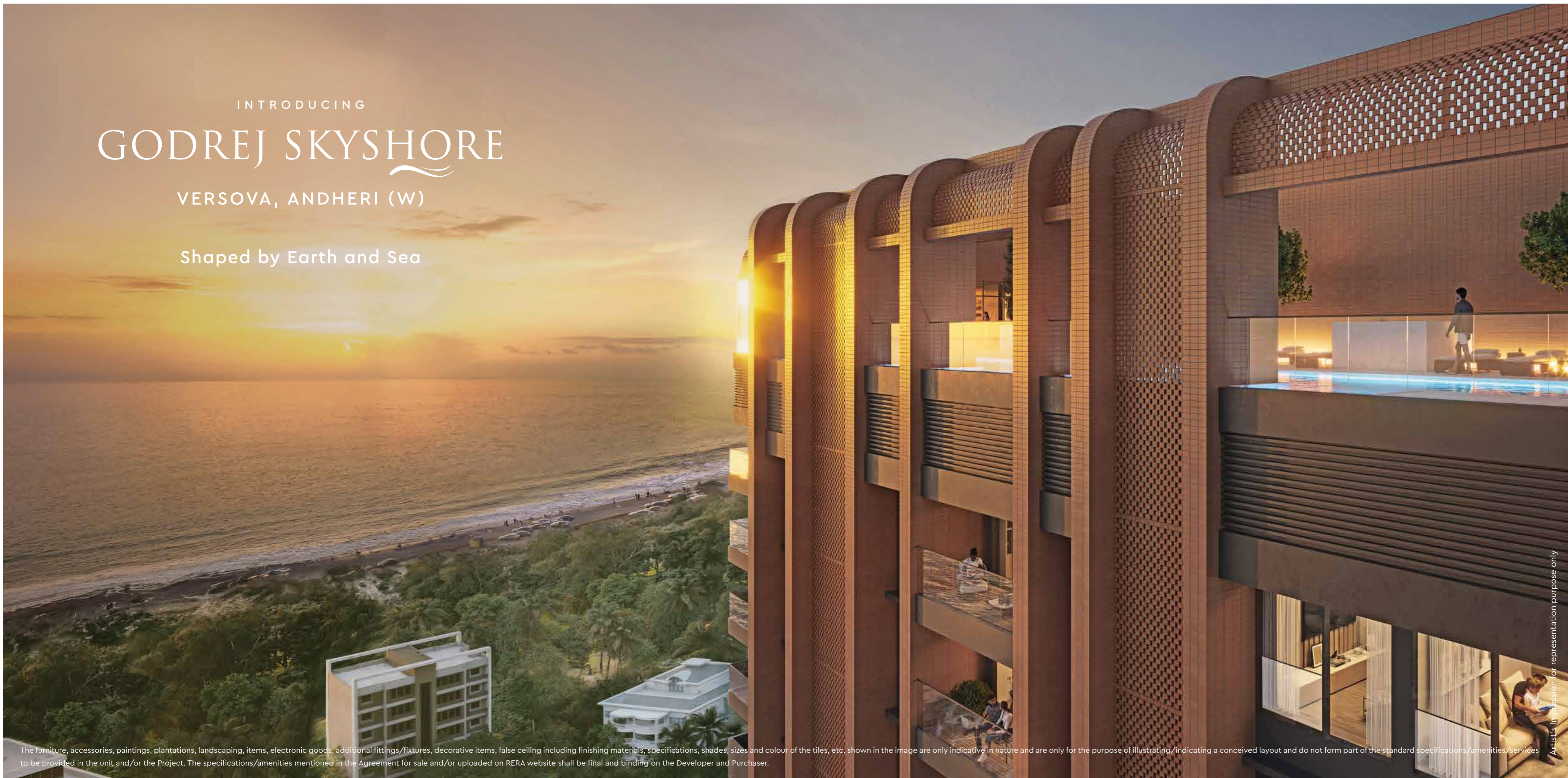
It is where design honours nature, luxury honours your lifestyle and your life is shaped with intention.



INTRODUCING  
**GODREJ SKYSHORE**

VERSOVA, ANDHERI (W)

Shaped by Earth and Sea



The furniture, accessories, paintings, plantations, landscaping, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/amenities/services to be provided in the unit and/or the Project. The specifications/amenities mentioned in the Agreement for sale and/or uploaded on RERA website shall be final and binding on the Developer and Purchaser.

Artist's Impression for representation purpose only



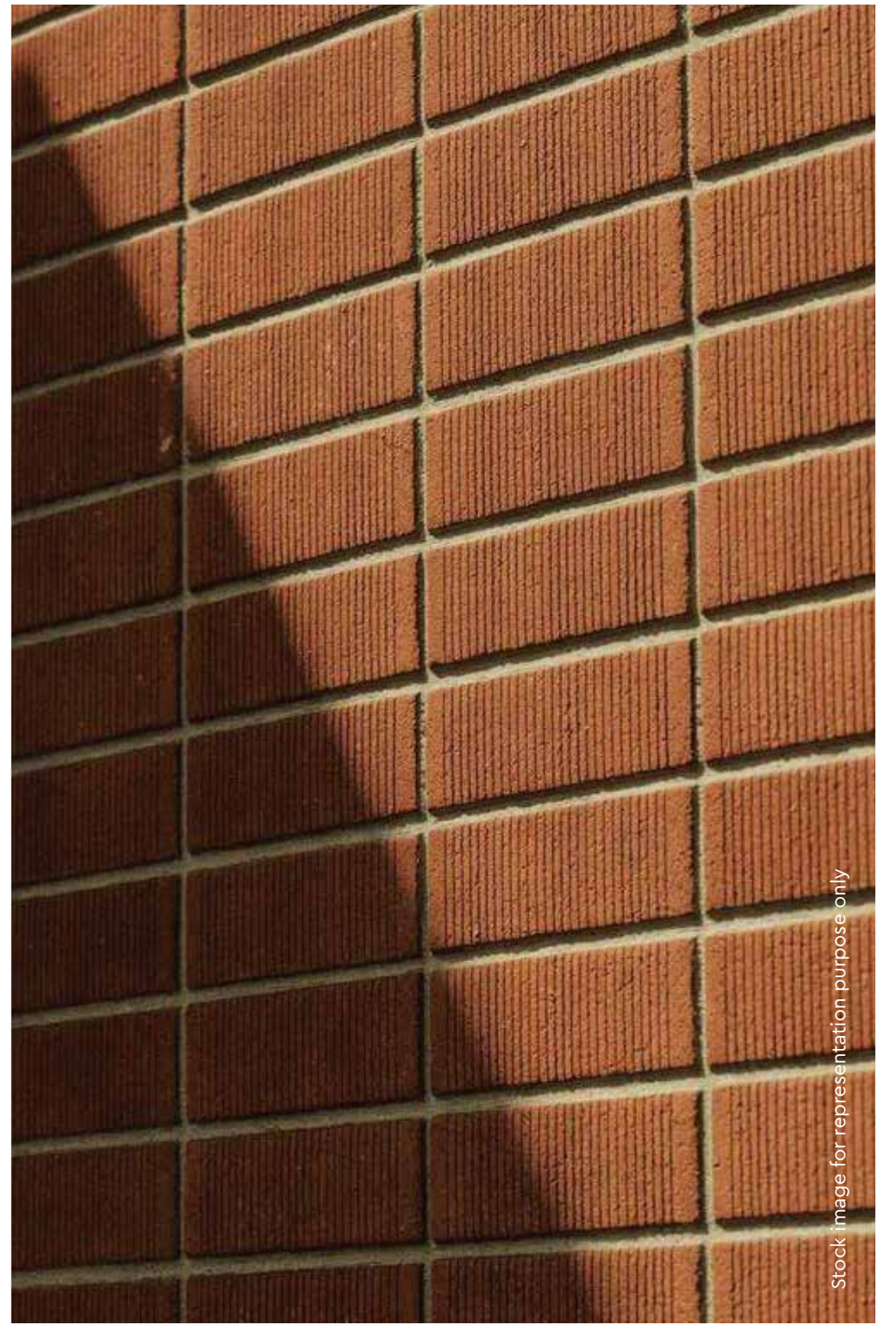
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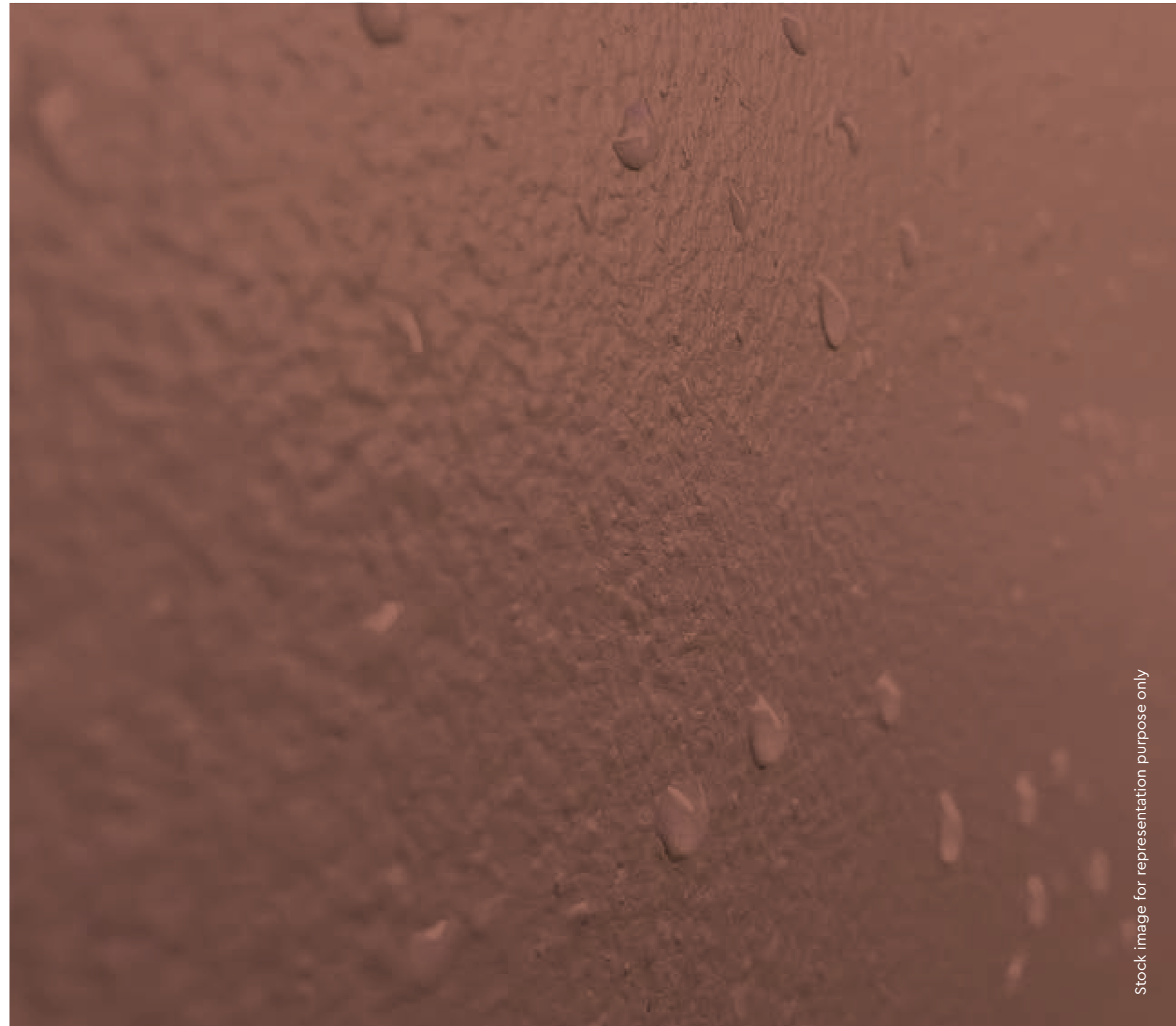
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## ARTFUL DETAILING

Connected to the Earth and Nature | Brick and Green Themed Façade | Well-lit and Ventilated Spaces\*

\*For selected units only

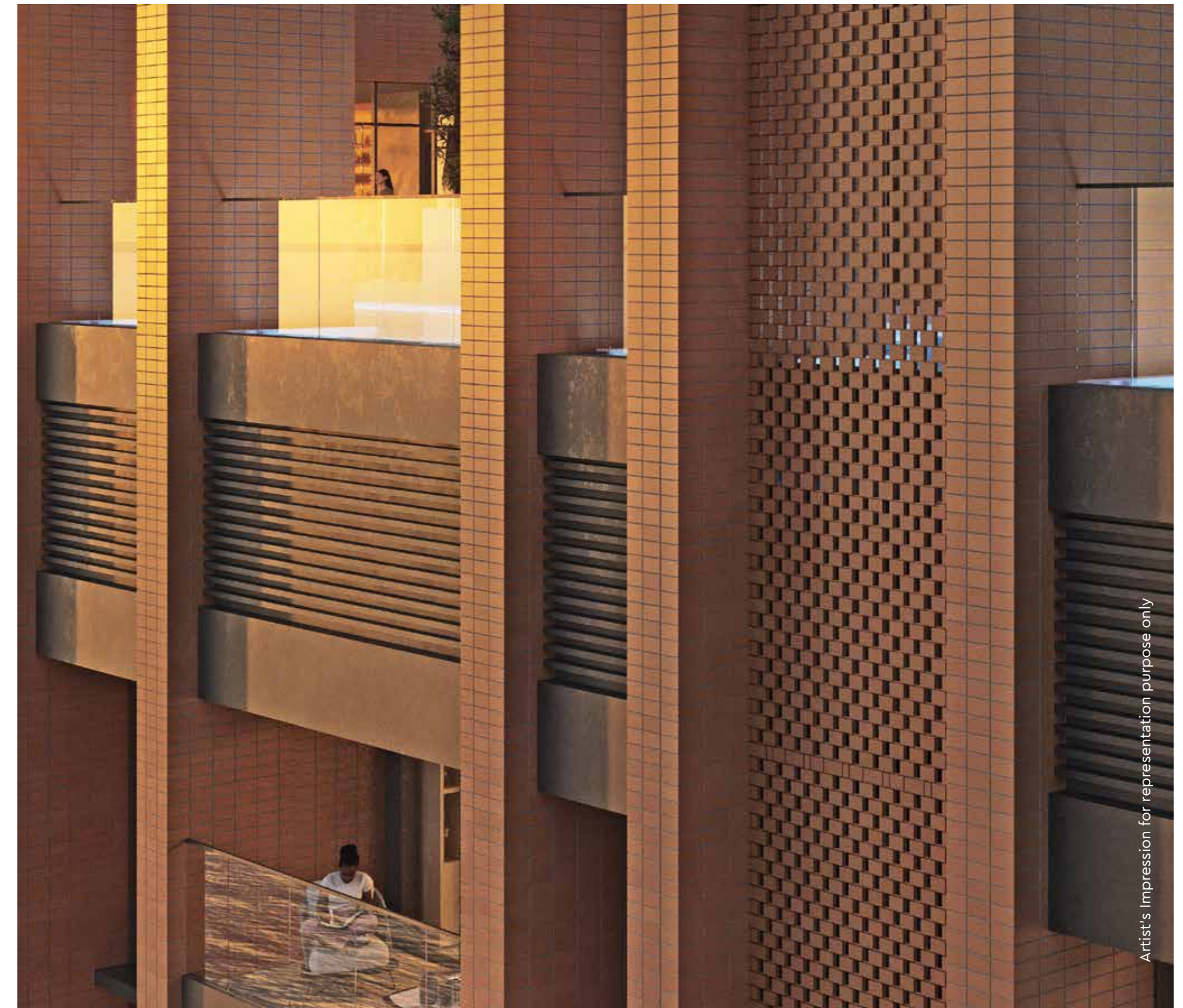




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## TIMELESSNESS, HELD THROUGH EVERY SEASON.

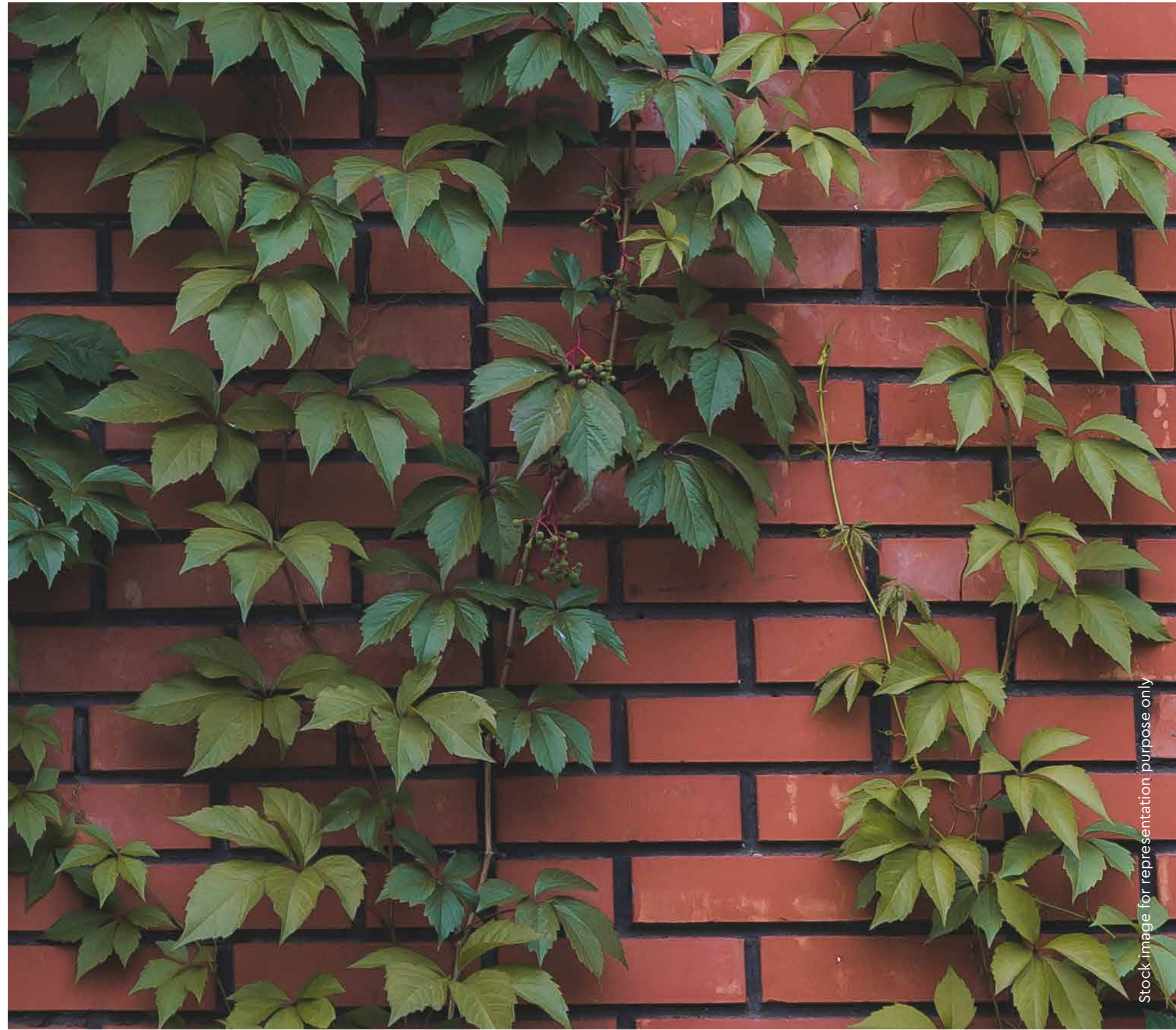
Textures chosen to endure and materials that resist sun, dust, and rain quietly hold their form year after year. Here, time moves on but the structure stands still shaped to perfection.



Artist's impression for representation purpose only

## LINES SOFTENED BY THE WIND.

Every edge is shaped with intention, and carved with care. Here, curves flow with the grace of the shore kissed by water that looks gentle to the eye and feels calming to the soul.



Stock image for representation purpose only

## BORN OF SOIL, SOFTENED BY GREEN.

Here, the earth speaks in deep browns and verdant greens that grow freely around it. Life weaves through every nook naturally, always growing, bringing life, vibrance, as it grounds your days.



Artist's impression for representation purpose only

## LINES THAT ECHO THE SKY.

Behold your home rising like a tree reaching for light, tall and steady. Its vertical fins rise in rhythm, drawing the eye upward. Their slender symmetry brings a sense of calm that's shaped in majestic elegance.

# LIFESTYLE HAS ITS OWN LEVELS

Shaping this space meant more than building upward, it meant layering life with intention. Behold three levels as they flow into one another, from grounded greens to active spaces, all the way up to quiet heights cradled by the sky and light.

THE HIGH-STREET RETAIL  
THE EARTHSCAPE  
THE CELESTE



# SPACE THAT'S SHAPED INTO A QUIET KIND OF WONDERFUL

**T**he ground here holds more than structure, it holds stillness. We shaped soft paths through shade and silence, with green edges that exude moments draped in calm. This is a place where nothing shouts for attention, yet everything feels right. Here, the day slows. And something gentle begins.

## THE EARTHSCAPE

MULTIPURPOSE SPORTS COURT

KIDS' PLAY ZONE

PADEL COURT

REFLEXOLOGY PATH



# WHERE THE SKY OPENS AND EVERYTHING ELSE FOLLOWS

Up here, life is shaped by all things open. Welcome the light as it pours in, and embrace the feeling of peace as your thoughts stretch out. This isn't a terrace. It's a pause at the top. Framed by views, touched by air where every corner is designed to feel unhurried.

## THE CELESTE

POOL DECK WITH LOUNGE

HAMMOCK BAY & LOUNGE

LANDSCAPE GARDEN

PARTY DECK WITH BBQ



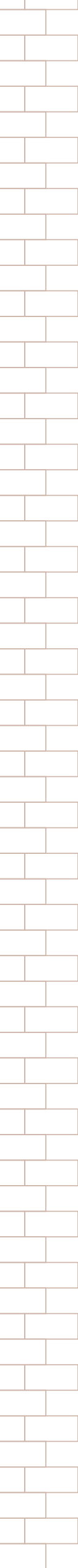
# DESIGNED FOR THE FEW, DEFINED BY DETAIL

**T**houghtfully designed homes meet the rhythm of the sea and the soul of the city.

Each residence is an expression of refined living, with spacious layouts, premium finishes, and a sense of calm woven into every detail.

These homes are crafted for those who seek more than just a space — they seek a statement.

Come home to where design meets intention, and luxury lives effortlessly.



# VIEWS SHAPED IN DELICATE BALANCE AND PERSPECTIVE

**B**ehold a gaze that feels grounded and gorgeous, all at once. Placed right in between the sea on one side, that punctuates a constant, calming presence and the city skyline on the other, that serves as a reminder of how far you've come.

Look up above it all, to find a sky that's been yours for as long as life, shaped by the views that reflect your future...expansive, elevated and ever-evolving.



Stock image for representation purpose only, with actual view from site.

# VIEWS OF THE SEA



Actual Shot from site

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# VIEWS OF THE CITY



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Actual Shot from site

# CRAFTING A LEGACY OF EXCELLENCE WITH OUR TRUSTED PARTNERS

**F**ounded in London in 2011, Uha is a global studio for Architecture and Design working across offices in seven locations including Budapest, Tokyo, and Mumbai – with their Mumbai office celebrating 12 years since opening later this week.

As a team of architects, urban designers and interior designers, Uha is well known for innovation, designing Mexico's first LEED-certified residential development and India's first WELL v2 pre-certified residential tower. Uha's Marco Polo residential tower in Cyprus was a finalist at the World Architecture Festival last November in the Completed Buildings: Housing category along with five of Uha's Residential and Commercial developments winning their categories at the European Property Awards 2024–2025.



**Infinity Towers**  
Limassol, Cyprus



**Sky Tower**  
Limassol, Cyprus



**KEAN**  
Limassol, Cyprus



**Dubai Creek Harbour**  
Dubai, UAE

# LIVE YOUR LIFE'S TRUE POTENTIAL WHERE EVERY CORNER IS SHAPED AROUND YOUR TASTE

**D**iscover a place shaped for you, meant for the ones who move with quiet certainty, the ones whose presence doesn't need proving. This is a home for lives guided by intent, here every choice is measured, and every moment held with quiet grace.

Shaped by the strength from the earth and stillness from the sea, your home opens the chapter to your legacy. Come, move in rhythm with your home.

Welcome to Godrej Skyshore.  
Shaped by Earth and Sea. Perfected for You.



# Shaped by Earth and Sea

