



VIJAYLAXMI
REALTY®



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WORLD *of* EXCLUSIVE LIFESTYLE



SIXTY3W.E.
RESIDENCES



GOREGAON (E)

HOMES WITH AWE-INSPIRING FOREST & CITY VIEWS

PRESENTING A WORLD OF
INTEGRATED LIVING EXPERIENCES *at*

40000**63**

WESTERN **E**XPRESS

HIGHWAY

GOREGAON



SIXTY3W.E.
RESIDENCES
| | | | |
GOREGAON (E)

At 'SIXTY3W.E.' RESIDENCES, luxury living is redefined. Wake up to views where the morning light dances across premium finishes, and nature's charm flows effortlessly into your living space.

Thoughtfully designed with airy layouts and floor-to-ceiling views, your home is a sanctuary that embraces the sky, the greens, and the city in perfect harmony.



31-STOREY
RESIDENTIAL TOWER



MAJESTIC DOUBLE HEIGHT
ENTRANCE LOBBY



VASTU COMPLIANT
HOMES



LIFESTYLE AMENITIES
AT EUPHORIA - 26TH FLOOR



DECKS WITH
PANORAMIC AAREY VISTAS



HIGH-SPEED
ELEVATORS



WONDROUS & EXCLUSIVE



HOMES WITH AWE-INSPIRING
FOREST & CITY VIEWS



WHERE LUXURY GREET'S YOU FIRST



MAJESTIC DOUBLE HEIGHT ENTRANCE LOBBY



WHERE GRAND SPACES DEFINE COMFORT



SPACIOUS LIVING ROOMS



WHERE EVERY MORNING FEELS REFRESHING



SPACIOUS BEDROOMS



WHERE NATURE AND LUXURY EXIST IN HARMONY



EXPANSIVE DECKS OVERLOOKING NATURE



WONDERFUL & EXCITING



LIFESTYLE AMENITIES
AT EUPHORIA - 26TH FLOOR



LEVEL 26



A PLANNED MASTERPIECE
FOR ELEVATED LIVING

1. FITNESS CENTRE
2. YOGA & PILATES STUDIO
3. SPEAKEASY LOUNGE
4. READING NOOK WITH BOOKSHELVES
5. TODDLERS ROOM
6. CLIMBING WALL FOR KIDS
7. INTERACTIVE ART WALL
8. SOFT TURF WITH INTERACTIVE PLAY PANELS
9. MUSICAL PLAY WALL
10. INFINITY POOL
11. SUN DECK WITH LOUNGE BEDS
12. OUTDOOR SHOWER ZONE
13. CABANA SEATING & HAMMOCKS
14. AROMATIC HERB GARDEN
15. BONSAI GARDEN
16. OUTDOOR CINEMA (PROJECTION SCREEN)
17. ZEN ROCK GARDEN
18. GAMES ROOM



SOAK YOUR SENSES IN AZURE BLISS



INFINITY SWIMMING POOL



INDULGE IN A FRIENDLY GAME OR TWO



INDOOR GAMES ROOM



LIBRARY
— mm —
DISCOVER A SANCTUARY
FOR THE CURIOUS



ZEN ROCK GARDEN
— mm —
TAKE A MOMENT TO PAUSE
AMIDST THE HUSTLE



YOGA DECK
— mm —
FIND YOUR ZEN WITH
BREATHTAKING VIEWS



BONSAI GARDEN
— mm —
CHERISH THE QUIET
VIBE OF PLANTS



WITNESS A JOYFUL WONDERLAND FOR LITTLE ONES



TODDLER'S PLAY ROOM



IMMERSE IN THE MAGIC OF FRAMES AND FEELINGS



OUTDOOR CINEMA
(PROJECTION SCREEN)



WHERE STRENGTH MEETS SOPHISTICATION



FITNESS CENTRE



WITNESS THE BEAUTIFUL GIFT CALLED CHILDHOOD

—  —

KIDS PLAY AREA

GOREGAON EAST WHERE ELSE

CAN YOU HAVE IT ALL; LUXURY, SPACE, & SERENITY?

Goregaon East is a dynamic Mumbai hub, blending urban convenience with natural serenity. With top schools, business districts, and retail destinations, it offers a well-rounded lifestyle. Excellent connectivity via highway, metro, and railway ensures easy commuting, while green pockets like Aarey Forest provide a rare city-nature balance.



LOCATION THAT'S SPOT-ON

Goregaon rubs shoulders with Bandra's glitz, Andheri's hustle, and Juhu's glam.



METRO, JUST MINUTES AWAY

The operational Metro Line 2 seamlessly connects Dahisar to DN Nagar.



WALK-TO-WORK WONDERLAND

SEEPZ, NESCO, and Infinity IT Park are practically next door.



THE BIG GREEN BONUS

There's plenty of greenery to give you some breathing room.



SCHOOLS, MALLS, AND MEDIC CARE

Every necessity here is designed to keep life convenient and stylish.



OF DREAMS & DREAM MERCHANTS

Home to Mumbai's iconic Film City, Goregaon is where celluloid dreams take shape.



THE HOME OF HOSPITALITY

Where you'll find the best names in hospitality like Westin & Fern Group.

WORLD CLOSE TO EVERYTHING

TOWARDS BORIVALI



TOWARDS ANDHERI

NESCO

Goregaon
Metro Station

HUB MALL

Aarey
Metro Station

SIXTY3W.E.

Oberoi Mall

Yashodham School

Aarey Colony

Film City

CONCEPTUAL IMAGE FOR
LOCATION REPRESENTATION PURPOSE

NEARBY LANDMARKS

EDUCATION

- VIBGYOR HIGH SCHOOL - DINDOSHI - 2 MIN
- YASHODHAM SCHOOL - 4 MIN
- OBEROI INTERNATIONAL SCHOOL - 5 MIN
- GOKULDHAM HIGH SCHOOL & JR. COLLEGE - 5 MIN
- RYAN INTERNATIONAL SCHOOL - 5 MIN
- ST. PIUS COLLEGE - AAREY ROAD - 5 MIN

COMMERCIAL

- THE FERN - 3 MIN
- WESTIN MUMBAI- 8 MIN
- RADISSON MUMBAI - 11 MIN

HOTELS

- NESCO - 2 MIN
- INFINITY IT PARK - 9 MIN
- MIND SPACE - 25 MIN

MALLS & ENTERTAINMENT

- OBEROI MALL - PVR-2 MIN
- HUB MALL - 2 MIN
- CHHOTA KASHMIR BOAT CLUB - 13 MIN
- FILM CITY - 13 MIN
- OBEROI SKY CITY MALL - 15 MIN
- INORBIT MALL - 15 MIN

CONNECTIVITY

- WESTERN EXPRESS HIGHWAY - 2 MIN
- DINDOSHI BUS DEPOT - 3 MIN
- DINDOSHI METRO STATION - 5 MIN
- AAREY METRO STATION - 9 MIN
- S.V. ROAD - 10 MIN
- GOREGAON-MULUND LINK ROAD - 12 MIN

HOSPITALS

- GOKULDHAM MEDICAL CENTER - 5 MIN
- RADHAKRISHNA HOSPITAL - 7 MIN
- BALAJEE HOSPITAL - 11 MIN
- THACKEREY HOSPITAL - 15 MIN
- LIFELINE MEDICARE HOSPITAL - 18 MIN
- SIDDHARTH HOSPITAL - 18 MIN
- HOLY SPIRIT HOSPITAL - 20 MIN





WELL-PLANNED & EFFICIENT



FLOOR PLANS

2ND TO 5TH, 7TH TO 10TH FLOOR (SALE WING - A)



TYPICAL FLOOR PLAN

11TH TO 12TH ,14TH TO 19TH , 21ST TO 25TH FLOOR (SALE WING A)



JODI FLAT
28TH FLOOR & ABOVE



31ST FLOOR PLAN



AMENITY PLAN
26TH FLOOR



- 1. FITNESS CENTRE
- 2. YOGA & PILATES STUDIO
- 3. SPEAKEASY LOUNGE
- 4. READING NOOK WITH BOOKSHELVES
- 5. TODDLERS ROOM
- 6. CLIMBING WALL FOR KIDS
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- 18. GAMES ROOM



AT A GLANCE

PROJECT HALLMARKS

- AN ICONIC 31-STOREY RESIDENTIAL TOWER DEFINING SKYLINE LIVING
- A LAVISH GRAND ENTRANCE LOBBY WITH A REFINED WAITING LOUNGE
- WELL-PLANNED 2 BHK RESIDENCES STARTING FROM 579 SQ. FT. ONWARDS
- A DEDICATED PARKING TOWER WITH PROFESSIONAL VALET SERVICES
- PRIME LOCATION RIGHT NEXT TO THE W.E. HIGHWAY
- SPACIOUS HOMES WITH AN AIRY 3.2 M FLOOR-TO-FLOOR HEIGHT

BUSINESS SUPPORT FEATURES

- HIGH-SPEED ELEVATORS FOR EFFORTLESS VERTICAL TRAVEL
- 24X7 MANNED SECURITY WITH CCTV VIGILANCE
- NEXT-GENERATION FIRE-FIGHTING SYSTEMS
- EARTHQUAKE-RESISTANT RCC STRUCTURE FOR SAFETY
- VASTU-OPTIMISED LAYOUTS FOR BALANCE AND WELL-BEING

1. INTERNAL FINISHES (FOR 2 BHK RESIDENCES) FLOORING

- **LIVING SPACES:** LARGE-FORMAT VITRIFIED TILES (ANTI-SKID IN UTILITY/BALCONY AREAS)
- **BATHROOMS:** ANTI-SKID CERAMIC TILES WITH DADO UP TO LINTEL HEIGHT
- **KITCHEN:** VITRIFIED/CERAMIC TILES WITH DADO ABOVE COUNTER WALLS & PAINT
- **INTERNAL WALLS:** SMOOTH PAINT FINISH OVER GYPSUM/PLASTER DOORS & WINDOWS
- **MAIN DOOR:** SOLID TEAKWOOD / ENGINEERED 1-HR FRD RATED FLUSH DOOR WITH DIGITAL LOCK
- **INTERNAL DOORS:** PREMIUM LAMINATED FLUSH DOORS WITH SS HARDWARE
- **WINDOWS:** POWDER-COATED ALUMINIUM / UPVC SLIDING WINDOWS FOR

DURABILITY & AESTHETICS

- **KITCHEN**
- GRANITE PLATFORM WITH STAINLESS STEEL SINK
- PROVISION FOR WATER PURIFIER, EXHAUST & WASHING MACHINE
- MODULAR CABINETRY (LOWER UNITS, SOFT-CLOSE FITTINGS)

BATHROOMS

- DESIGNER SANITARYWARE & PREMIUM CP FITTINGS

ELECTRICALS

- MODULAR SWITCHES (LEGRAND / SCHNEIDER)

CONCEALED COPPER WIRING

- AC POINTS IN LIVING ROOM & ALL BEDROOMS
- DTH & HIGH-SPEED INTERNET PROVISIONS

2. INTERNAL BUILDING AMENITIES (31 FLOORS)

STRUCTURE & CORE

- ROBUST RCC FRAMED STRUCTURE WITH ADVANCED EARTHQUAKE RESISTANCE
- LOBBIES & COMMON AREAS
- OPULENT DOUBLE-HEIGHT ENTRANCE LOBBY
- LIFT LOBBIES ON EVERY FLOOR WITH VITRIFIED / MARBLE FLOORING & WALL CLADDING

VERTICAL TRANSPORT

- HIGH-SPEED AUTOMATIC PASSENGER LIFTS (3) + 1 DEDICATED FIRE EVACUATION LIFT

SAFETY & SECURITY

- 24X7 CCTV SURVEILLANCE IN COMMON AREAS
- VIDEO DOOR PHONE IN EVERY FLAT
- INTEGRATED FIRE-FIGHTING SYSTEMS (SPRINKLERS, SMOKE DETECTORS, FIRE EXITS)

UTILITIES & SERVICES

- 24X7 DG BACKUP FOR COMMON AREAS
- SEWAGE TREATMENT PLANT (STP) & RAINWATER HARVESTING

SUSTAINABILITY

- PARKING & BASEMENT
- MULTI-LEVEL AUTOMATED TOWER CAR PARKING SYSTEM



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