

A low-angle, upward-looking photograph of a tall, modern skyscraper with a glass facade, set against a clear blue sky. The building's structure is composed of a grid of dark window frames, and the glass reflects the sky and surrounding environment. The perspective is from the bottom left, looking up towards the top right corner of the building.

# Sunteck Pinnacle

OSHIWARA DISTRICT CENTRE (ODC)  
GOREGAON (W)

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IN THE HEART OF ODC - THE NEXT BKC BY MMRDA

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Signia Isles  
OC RECEIVED

Signature Island  
OC RECEIVED

Signia Pearl - BKC  
Rera No - P51800007921  
PART OC RECEIVED

## ABOUT SUNTECK

Sunteck Realty Limited (SRL) is one of the **fastest growing Mumbai-based luxury real estate** development companies. Sunteck has an immaculate track record of having one of the **lowest net Debt/Equity ratios**, financial prudence and sustainable growth. The company focuses on a city centric development portfolio of about **52.5 million square feet spread across 20 projects**.

Sunteck Realty has differentiated its projects under six brands - '**Signature**': Uber luxury residences, '**Signia**': Ultra luxury residences, '**SunteckCity**': Premium luxury residences, '**Sunteck Beach Residences**': Marquee Luxury Destination, '**SunteckWorld**': Aspirational luxury residences, '**Sunteck**': Commercial & Retail developments.

The company has been a trendsetter in creating iconic destinations such as the flagship project, **Signature Island at Bandra Kurla Complex (BKC)**, **SunteckCity in Oshiwara District Centre (ODC), Goregaon (W)** and **SunteckWorld at Naigaon - The Largest Township of MMR's Western Suburbs**.

# SUNTECK'S LUXURY BRAND PORTFOLIO

## COMMERCIAL

# Sunteck

Commercial & Retail

## RESIDENTIAL

# Signature

Uber Luxury Residences

# Signia

Ultra Luxury Residences

# SunteckCity

Premium Luxury Residences  
(Mixed-use Township)

# SunteckWorld

Aspirational Luxury Residences  
(Mixed-use Township)

# SBR

Sunteck Beach Residences  
Marquee Luxury Destination

# Signature ISLAND

G - BLOCK, BKC

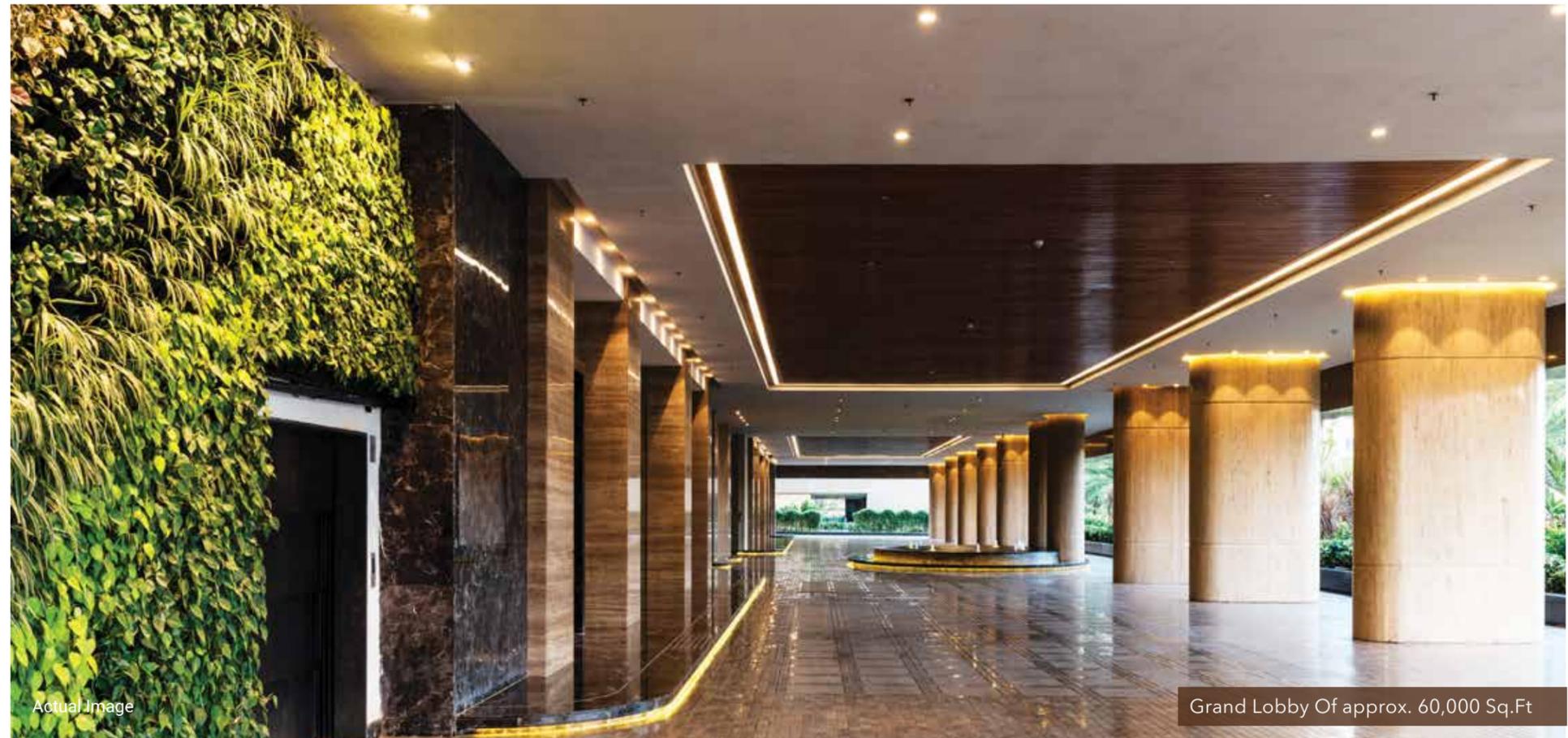
## AN ICONIC LANDMARK

As the chosen residence of the finest business minds of India, Signature Island chooses comfort over ostentation. The timeless, iconic and distinctive property finds its beauty within its purpose. Redefining the skyline of Bandra Kurla Complex, Signature Island features only limited edition Duplex Residences which offer a bespoke design.

Signature Island is the embodiment of a design philosophy that transcends all trends. With temperature-controlled indoor swimming pool, state-of-the-art gymnasium & health club, business club, exquisite landscaped garden with children's play area, cutting edge security systems and much more.

Every space you tread into, you'll discover the luxuriously heady feeling that comes with a king-sized lifestyle.

1 MN. SQ. FT. DELIVERED AND HABITABLE.



Actual Image

Grand Lobby Of approx. 60,000 Sq.Ft



Actual Image

Podium



Actual Image

Entrance Lobby



Actual Image

Swimming Pool

# COMMERCIAL PROJECTS

## Sunteck

Commercial & Retail

COMPLETED

Sunteck**Grandeur**  
ANDHERI (W)

Sunteck**Centre**  
VILE PARLE (E)

Sunteck**Kanaka**  
GOA

ONGOING

Sunteck**CREST**  
ANDHERI

Sunteck**Promenade**  
NAIGAON





INTRODUCING

## Sunteck Pinnacle

### PINNACLE OF SUCCESS

Presenting Boutique Office Spaces in the heart of Oshiwara District Centre(ODC) - The Next BKC. This architectural marvel is crafted to provide ample workspace. Promoting walk-to-work culture, SunteckPinnacle helps to strike the perfect work-life balance and is located in the heart of the city. With limitless possibilities and uninterrupted view of the city, this is the address where history is created.

# OSHIWARA DISTRICT CENTRE (ODC) THE NEXT BKC OF MUMBAI BY MMRDA

SPREAD ACROSS

**160  
ACRES**

THE HUB OF

**CONNECTIVITY &  
CONVENIENCE**

KEY TO

**APPRECIATION &  
LUXURY**



60 ft. wide roads connecting ODC



Located centrally between  
Andheri - Lokhandwala & Goregaon



Best in class social infrastructure with  
schools, colleges, hospitals & other  
conveniences within 2-3 kms radius



2 Flyovers (Balasaheb Thackeray and  
Mrinal Tai Gore flyover) allows seamless  
connectivity to ODC from Western  
Express Highway



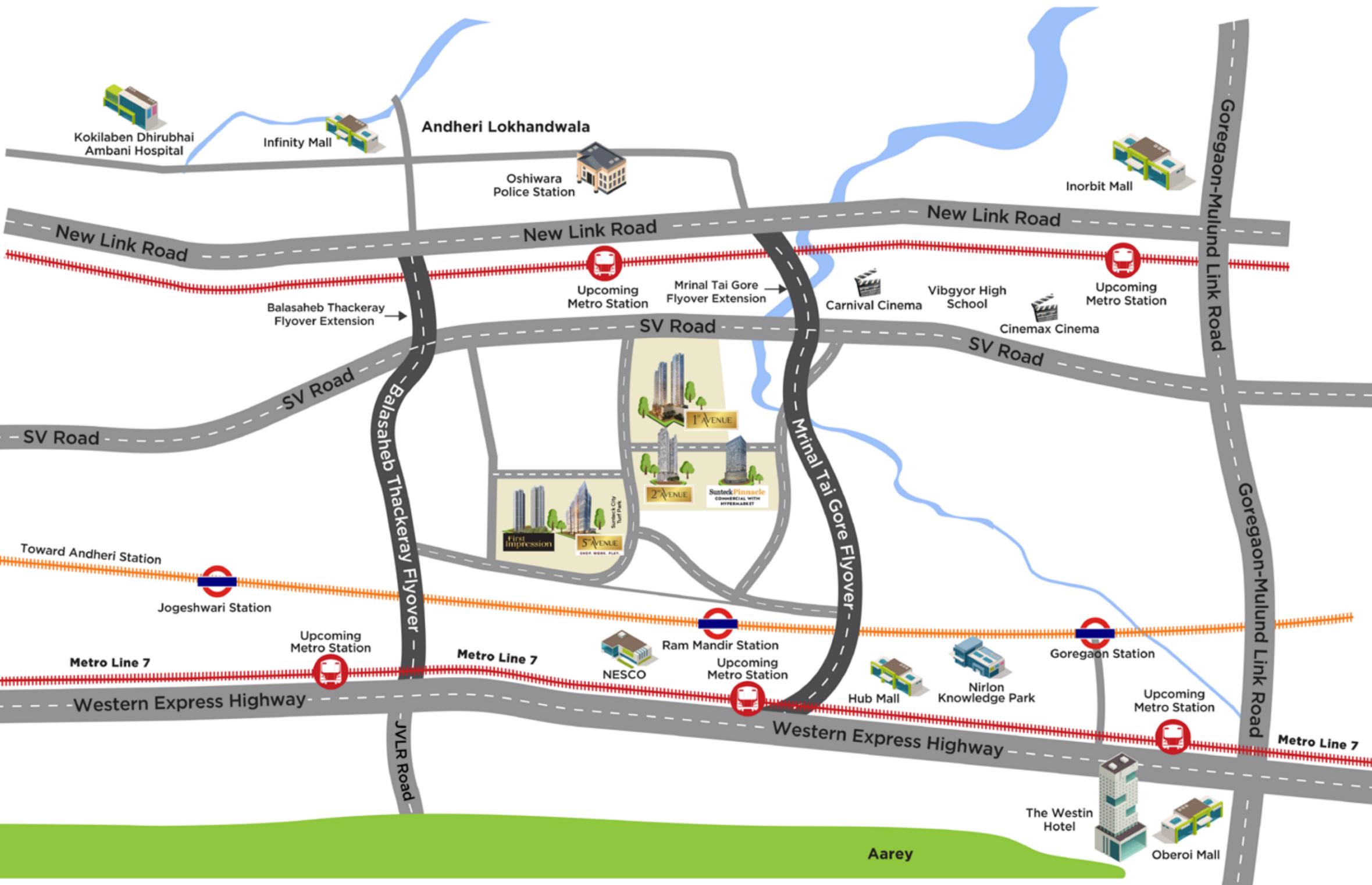
Ram Mandir station setup for ODC



Planned Development with residential,  
commercial, retail and entertainment  
zone designed by MMRDA



# LOCATION ADVANTAGE



SunteckPinnacle is located Centrally between Andheri Lokhandwala and Goregaon

## CONNECTIVITY

- Airport - 25 mins Drive
- New Link Road - 10 mins Drive
- S. V. Road - 2 mins Drive
- WEH - 5 mins Drive
- Ram Mandir Station - 2 mins Walk
- Mrinal Tai Gore Flyover- 2 mins
- Drive JVLR - 10 mins Drive

## UPCOMING INFRASTRUCTURE

- Metro line 7 & Metro 2A
- Metro Station at Highway
- Mrinal Tai Gore Flyover Extension
- Goregaon Mulund Link Road (GMLR)
- JVLR Extension
- 29.2 Km long freeway Coastal Road connecting South Mumbai (Marine Lines) to North Mumbai

## APPROX. 23 ACRES OF MIXED-USE PREMIUM TOWNSHIP

Welcome to the premium township at Oshiwara District Centre (ODC). ODC's SunteckCity is a self-sustaining blend of Entertainment, Fine Dining Restaurants, Commercial Spaces and Luxurious Residences



Artist's Impression

RESIDENTIAL



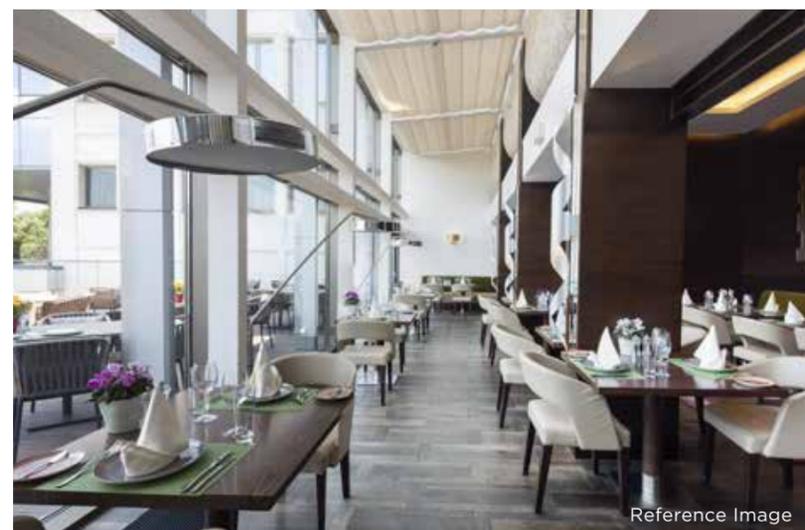
Artist's Impression

COMMERCIAL



Reference Image

MULTIPLEX & ENTERTAINMENT



Reference Image

FOOD COURT & FINE DINING

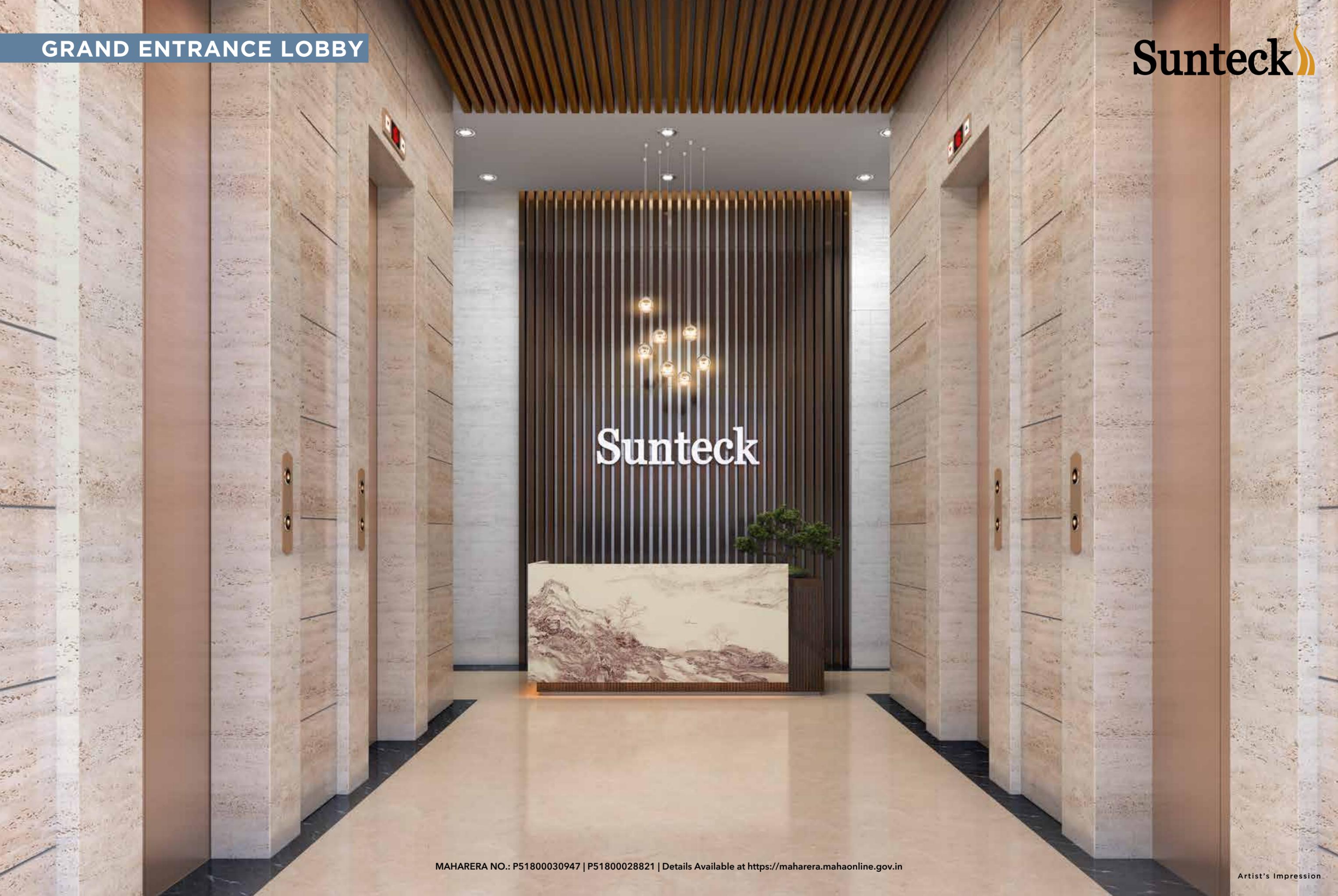


Reference Image

HI-STREET & RETAIL

MAHARERA REGN. NO. P51800001281 | P51800004112 | P51800002637 | P51800023072. Details available at <https://maharera.mahaonline.gov.in>

Disclaimer: The proposed 5th Avenue is not meant for Sale. The advertisement does not constitute an offer for sale. The plans, specifications, amenities, and facilities are not yet finalised and subject to modification as per approvals, of the concerned/relevant authorities in force from time to time as prescribed under the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules").



Sunteck

MAJESTIC ENTRANCE DRIVEWAY

Sunteck



**Sunteck Pinnacle**  
OSHIWARA DISTRICT CENTRE (ODC)  
GOREGAON (W)

## AMENITIES & FEATURES

### INTERNAL AMENITIES



Reference Image

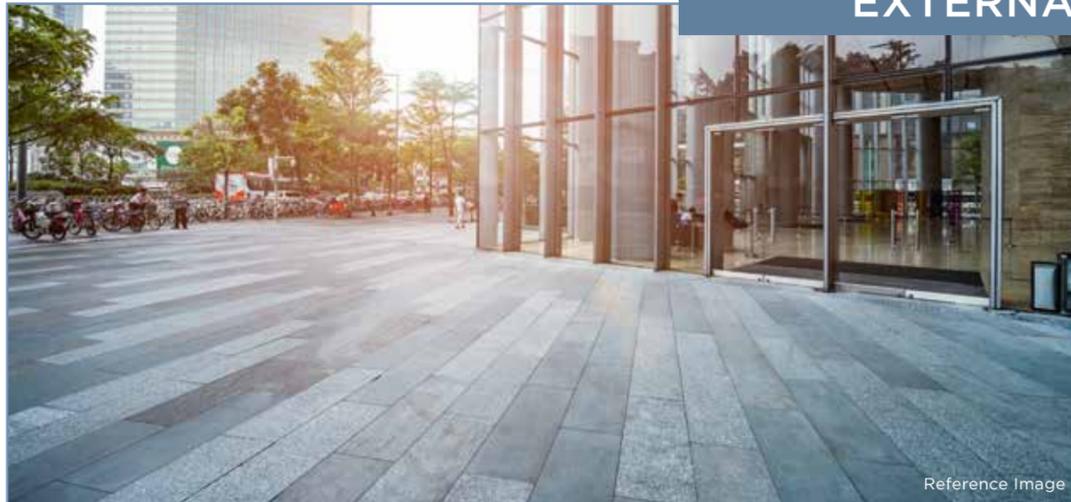
3.40 MTS. (UF) SLAB TO SLAB HEIGHT



Reference Image

CCTV

### EXTERNAL AMENITIES



Reference Image

PAVED DRIVEWAY



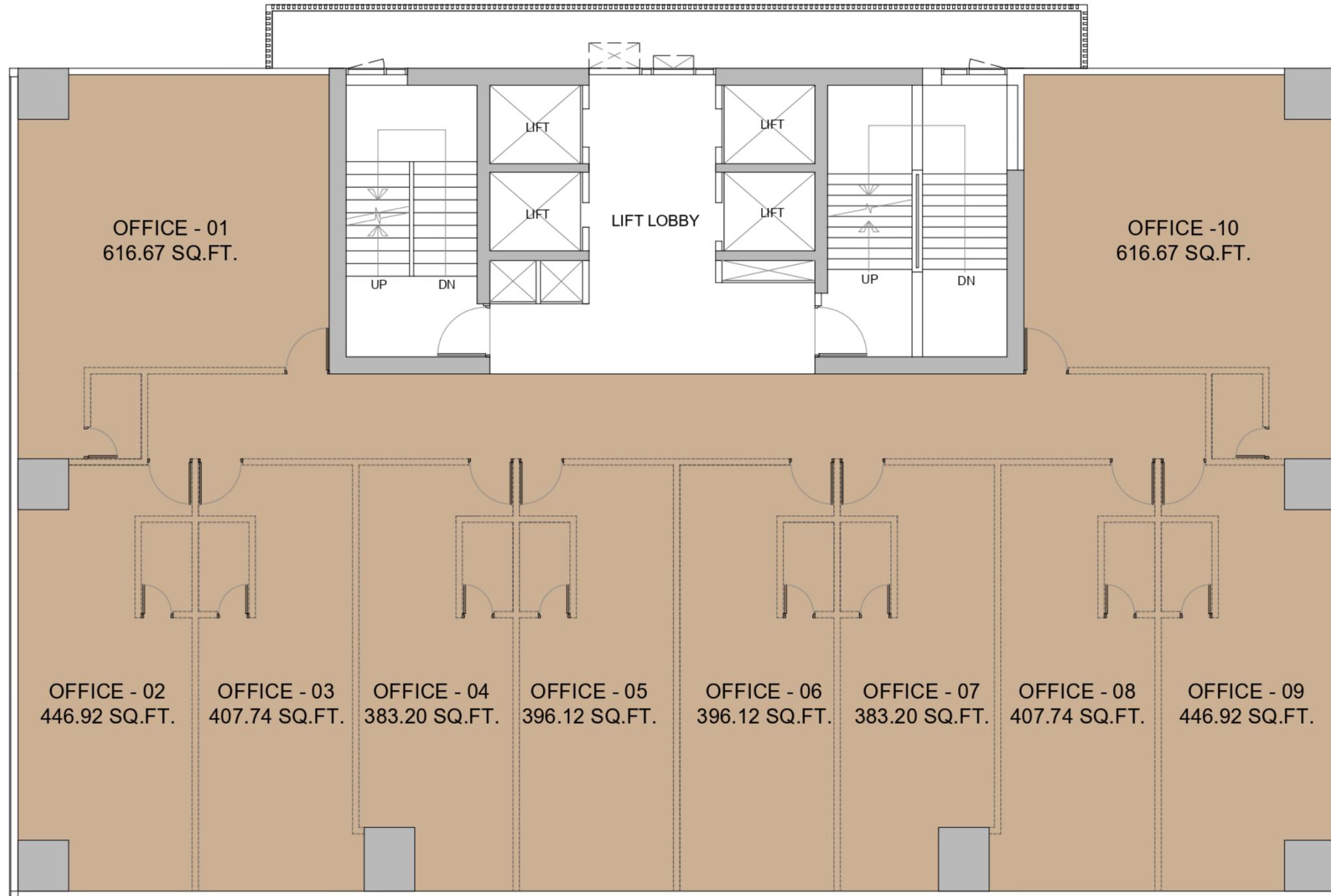
Reference Image

AMPLE PARKING SPACE IN BASEMENT

### SPECIFICATIONS OF COMMON AREAS

- Well-Finished Lift Lobbies
- Glazed Façade
- 2 Staircases
- 4 Passenger Lifts
- Directional Signage
- Mechanical Ventilation for Basement
- Fire-Fighting System
- Underground Water Tanks + Overhead Water Tanks
- Fire Alarm and Public Address System
- CCTV
- Space Provision for Air-Conditioning System

# FLOOR PLAN

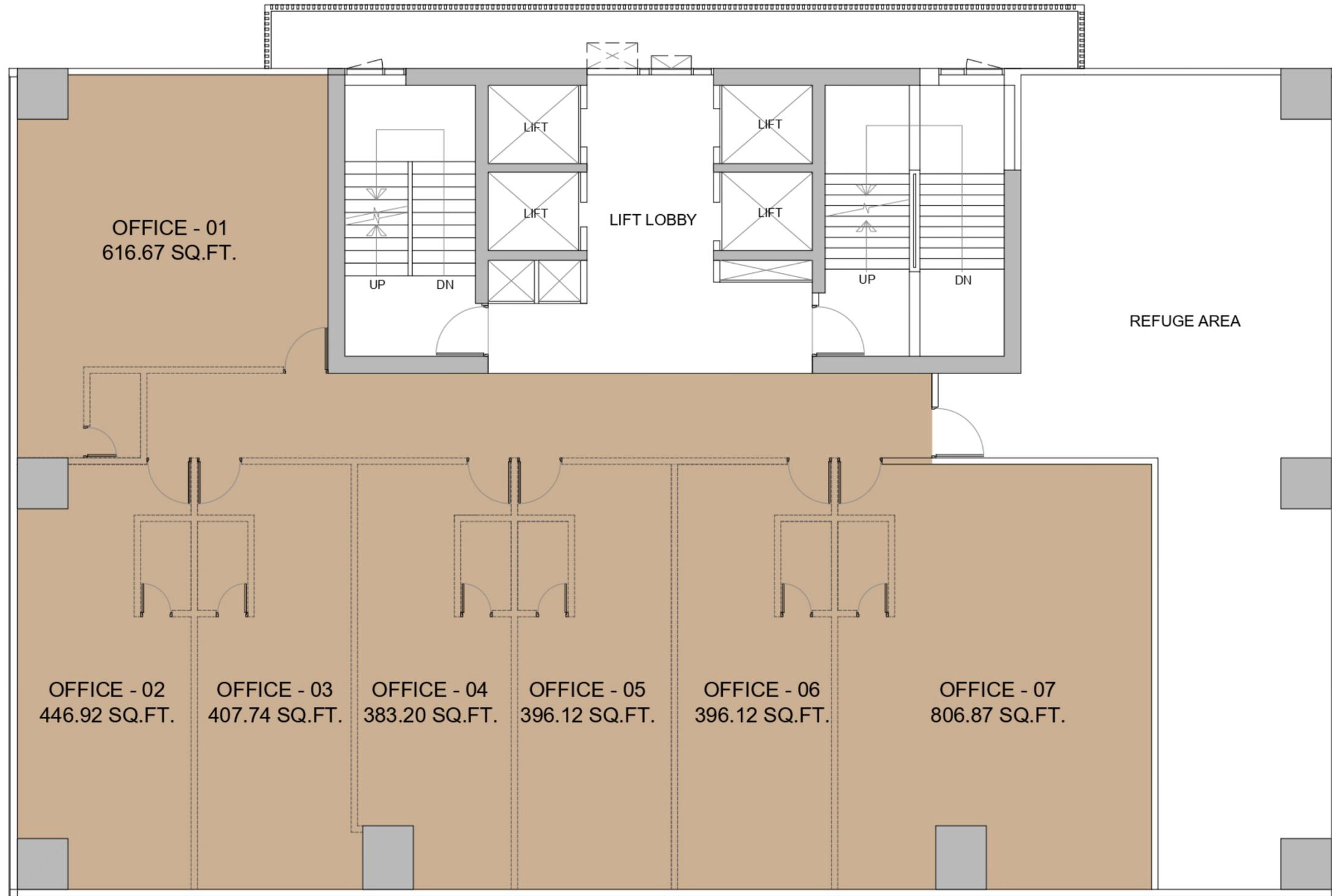


**TYPICAL FLOOR PLAN (8th TO 12th & 14th TO 18th)**

MAHARERA NO.: P51800030947 | P51800028821 | Details Available at <https://maharera.mahaonline.gov.in>

Disclaimer: "Specifications, amenities, and facilities will be as set out in the agreement for sale as will be uploaded on the RERA website (<https://maharera.mahaonline.gov.in>) under Registration No P51800030947 and P51800028821. The plans may be subject to modification/change/revision/alteration in terms of approvals, orders, directions and/or regulations of the concerned/relevant authorities, and/or for compliance with laws/regulations in force from time to time. The modification/alteration will be by following due procedure as prescribed under the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 and the Rules and Regulations framed under RERA for Maharashtra ("RERA Rules")." The land on which project is being developed is mortgaged with HDFC Ltd.

# FLOOR PLAN



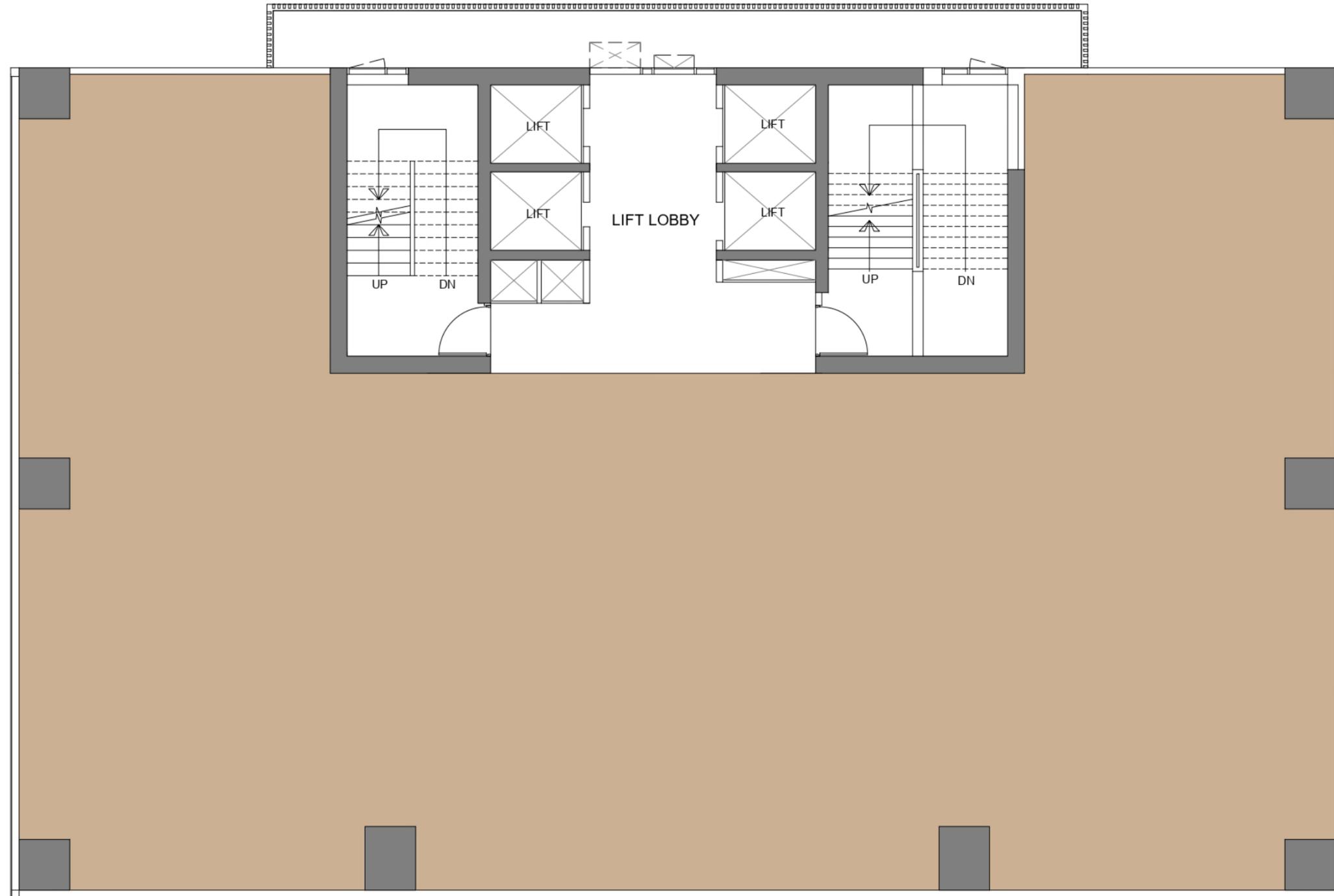
**REFUGE FLOOR PLAN (13th)**



MAHARERA NO.: P51800030947 | P51800028821 | Details Available at <https://maharera.mahaonline.gov.in>

Disclaimer: "Specifications, amenities, and facilities will be as set out in the agreement for sale as will be uploaded on the RERA website (<https://maharera.mahaonline.gov.in>) under Registration No P51800030947 and P51800028821. The plans may be subject to modification/change/revision/alteration in terms of approvals, orders, directions and/or regulations of the concerned/relevant authorities, and/or for compliance with laws/regulations in force from time to time. The modification/alteration will be by following due procedure as prescribed under the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 and the Rules and Regulations framed under RERA for Maharashtra ("RERA Rules")." The land on which project is being developed is mortgaged with HDFC Ltd.

# FLOOR PLAN



**TYPICAL FLOOR PLAN (8th TO 12th & 14th TO 18th)**  
**USABLE AREA- 5211.07 sq.ft**



MAHARERA NO.: P51800030947 | P51800028821 | Details Available at <https://maharera.mahaonline.gov.in>

# Sunteck

 022 6849 3631

**Site Address:** SunteckPinnacle, SunteckCity, Near Ram Mandir Road,  
Off. S. V. Road, Oshiwara District Center (ODC), Goregaon (W), Mumbai.

**Corporate Office:** Sunteck Centre, 5<sup>th</sup> Floor,  
37- 40 Subhash Road, Vile Parle (E), Mumbai - 400 057.

[www.sunteckpinnacle.com](http://www.sunteckpinnacle.com)

MAHARERA NO.: P51800030947 | P51800028821 | Details Available at <https://maharera.mahaonline.gov.in>

Disclaimer: The project "Sunteck Pinnacle-1" ("Project") is being developed by Skystar Buildcon Private Ltd., ("Promoter") and portion of 4th floor to 18th floor are office units. "Specifications, amenities, and facilities will be as set out in the agreement for sale as will be uploaded on the RERA website (<https://maharera.mahaonline.gov.in>) under Registration No P51800030947 and P51800028821. The plans may be subject to modification/change/revision/alteration in terms of approvals, orders, directions and/or regulations of the concerned/relevant authorities, and/or for compliance with laws/regulations in force from time to time. The modification/alteration will be by following due procedure as prescribed under the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 and the Rules and Regulations framed under RERA for Maharashtra ("RERA Rules")." The land on which project is being developed is mortgaged with HDFC Ltd.