S3 GROUP
A Shailesh S Sanghvi Venture

CELEBRATING 42 YEARS ANNIVERSARY
Chaalis Saal Bemisaal

Liaisoning Architect	Design Architect	RCC Consultant	MEP Consultant	Advocates and Solicitor
Archvision Architects	**Skyline Architects**	**Struct Bombay Consultants**	**Prashanti MEP Consultant**	**IC Legal**

+91 915 8200 915

Corporate Office: S3 Level, 7th floor, Dhiraj Chambers, 9 Hazarimal Somani Marg, Adjacent to Sterling Cinema Near CSMT Station, Fort, Mumbai - 400 001
Call: 022-6820 5555 (100 Lines) | **Web:** www.sanghvis3.com
Site Address: S3 Epitome, Lane Opposite to Palladium, Shree Sunder Hotel Lane, Nr. Shree Shantinath Jain Temple, Lower Parel, Mumbai - 400 013.
E-mail: sales@sanghvis3.com

Disclaimer: Plans are subject to approval from competent authority. The contents of this brochure are purely conceptual and have no legal binding on us. The developer reserves the right to amend the layout, number of building, number of offices, elevation, color schemes, specifications and amenities.

Maha RERA Registration No.
P51900055535
maharera.mahaonline.gov.in

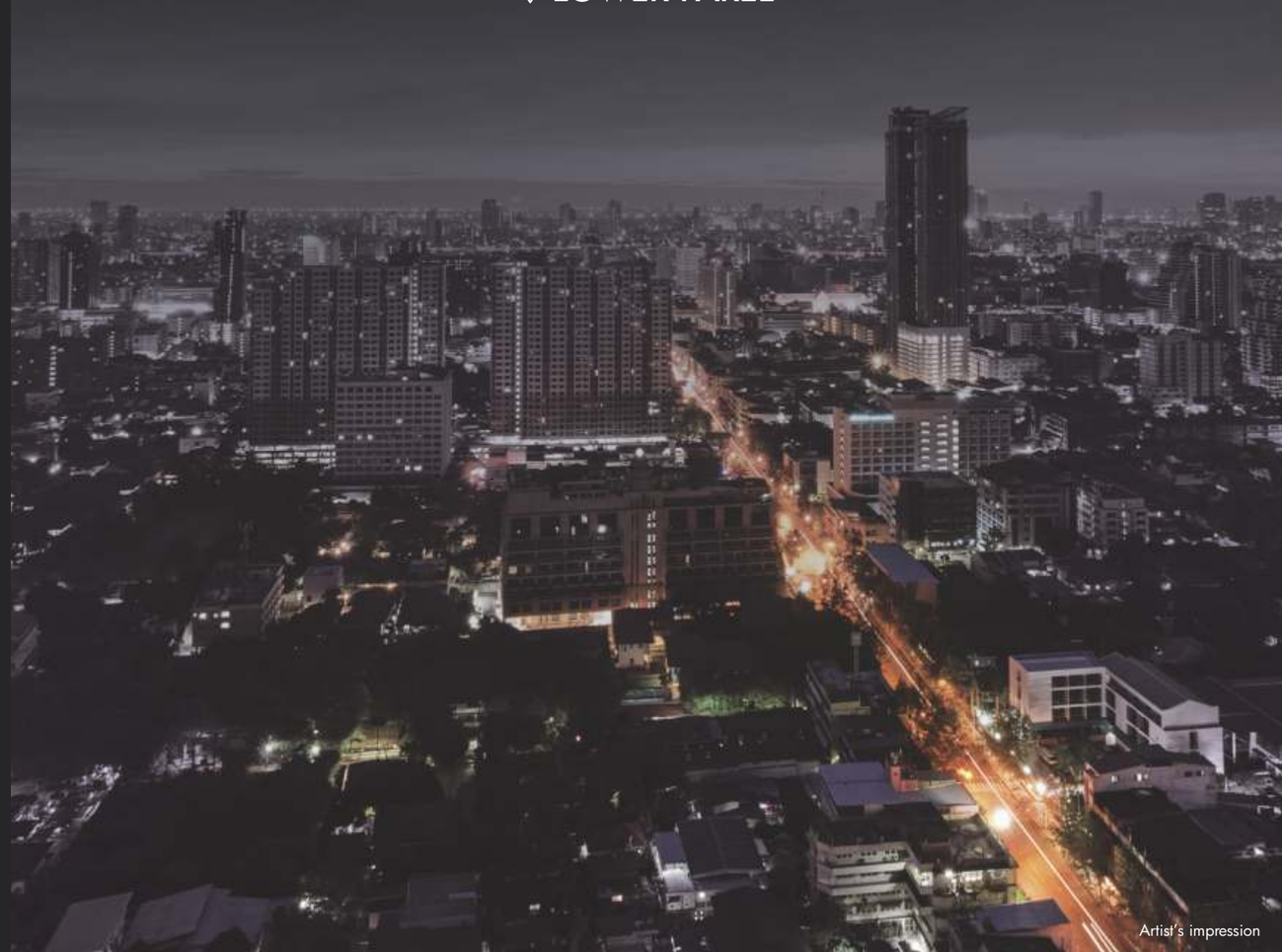
S3 GROUP
A Shailesh S Sanghvi Venture

MUMBAI INDIANS
Official Partner

EVERY DETAIL IS A STROKE OF GENIUS.
EVERY SPACE, A CLASS APART.

S3 EPITOME

LOWER PAREL



Artist's impression

CELEBRATING 42 YEARS ANNIVERSARY
Chaalis Saal Bemisaal

S3 GROUP
A Shailesh S Sanghvi Venture

A LEGACY THAT SETS BENCHMARKS ANEW

At S3 Group, we cherish the privilege of turning dreams into cherished homes. Our meticulous process involves intimate collaboration from concept to construction, delivering on the needs and expectations of families. With a vision of improving lives and setting new standards, we create smart spaces that redefine living. As we forge ahead, our mission is to become the brand of choice across Mumbai and India, engaging diverse audiences through meaningful conversations. Welcome to a legacy that shapes the future of urban living!



FOUNDER CHAIRMAN
SHRI SANKALCHAND SANGHVI



DIRECTOR
LAWYER AANGI SANGHVI

CMD
SHAILESH SANGHVI

DIRECTOR
ARCH. JHEEL SANGHVI

At S3 Group, we've always believed that innovation begins with intent. From pioneering developments to community-centric planning, our journey is rooted in creating spaces that enrich lives. With every project, we're not just building structures but shaping smart, sustainable futures. Welcome to a new era of living led by purpose and precision.

S3 GROUP
A Shailesh S Sanghvi Venture

OFFICIAL PARTNER
WITH

MUMBAI INDIANS



S3 GROUP
A Shailesh S Sanghvi Venture

SHAPING SMART SPACES SINCE
4 DECADES

80 LAKHS SQ.FT. | 63 PROJECTS | 18 MEGA TOWNSHIPS | 26000 HAPPY FAMILIES

SOME OF OUR COMPLETED PROJECTS



SANGHVI
GALAXY
GIRGAON



SHREE
MOHANKHEDA
HEIGHTS, MAZGAON



SANGHVI
JEWEL
MALAD



SANGHVI
EXOTICA
DAHISAR



S3 SPRING
NR. DAHISAR CHECK POST



SANGHVI NISARG
LONAVALA



SANGHVI NAKSHATRA
NASHIK



S3 WOODS
NEAR DAHISAR
CHECKPOST



S3 ORCHID
NEAR DAHISAR
CHECKPOST



S3 PROXIMA
CHEMBUR



S3 CLUB
NR. DAHISAR CHECK POST

CURRENT PROJECTS



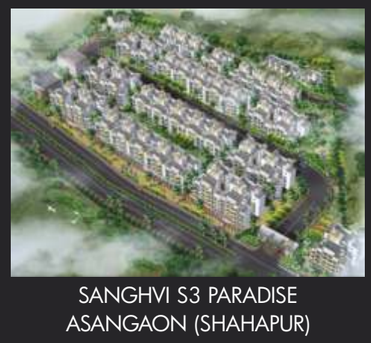
S3 LEGEND
TARDEO



S3 SKYRISE
NEAR DAHISAR
CHECKPOST



S3 BIG B
NEAR DAHISAR
CHECKPOST

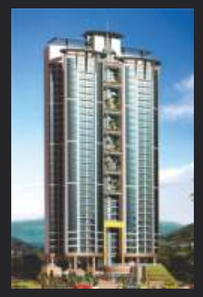


SANGHVI S3 PARADISE
ASANGAON (SHAHAPUR)



S3 EPITOME
LOWER PAREL

FORTHCOMING PROJECTS



S3 GENEX
TARDEO



S3 ORION
LOWER PAREL



S3 PARSHVA
BYCULLA



S3 RICHMOND
BYCULLA

TO LIVE IS THE RAREST THING
IN THE WORLD,
MOST PEOPLE JUST EXIST

Reference image

PRESENTING

GATEWAY TO SOUTH MUMBAI

S3 EPiTOME

LOWER PAREL



Artist's impression

TO EXPERIENCE
LUXURY IS A GIFT,
MOST PEOPLE JUST BEHOLD

Reference image

TO CREATE MEMORIES
IS JOY,
MOST PEOPLE JUST PASS TIME

Reference image

THE EPICENTER OF AN

EXCEPTIONAL NETWORK

Amongst extraordinary experiences S3 Epitome offers a lifestyle where convenience takes center stage. The prestigious and high-valued residential development is nestled along the golden mile of South Mumbai's prime neighborhood of Lower Parel, where seamless connectivity, uninterrupted links and impeccable networks bridges the gap between aspirations and reality. From esteemed educational institutions to renowned healthcare facilities, from bustling business centers to a wide array of entertainment options, every desire is met and every need is fulfilled, here.



Reference image

WHY IS LOWER PAREL THE PERFECT INVESTMENT SPOT?

1

PRICE APPRECIATION: Lower Parel has witnessed significant price appreciation over the years, making it a prime choice for investors seeking long-term gains.

2

REAL ESTATE OPTIONS: Lower Parel presents a diverse range of real estate choices, from high-rise luxury apartments to premium commercial spaces, catering to different investment preferences for potential investors.

3

INFRASTRUCTURE DEVELOPMENT: Remarkable infrastructure development in Lower Parel includes well-connected roads, improved transportation networks, and upcoming metro lines, enhancing accessibility and convenience.

4

LIFESTYLE HUB: Lower Parel offers a vibrant cosmopolitan lifestyle, featuring upscale restaurants, luxury retail outlets, art galleries, and entertainment venues, making it a sought-after destination for a dynamic urban experience.

5

ECONOMIC POTENTIAL: Boasting a thriving commercial landscape, Lower Parel attracts businesses and job opportunities, contributing to overall economic growth.

6

UPSCALE AMENITIES: Adorned with world-class amenities, Lower Parel offers top-notch educational institutions, renowned healthcare facilities, recreational parks, and cultural centers, elevating life experience.

7

PROXIMITY TO BUSINESS DISTRICTS: Strategically located near major business districts like Bandra Kurla Complex (BKC) and Worli, Lower Parel creates a favorable investment environment for commercial and residential growth.

8

FUTURE GROWTH PROSPECTS: With ongoing and planned infrastructure projects such as the Mumbai Trans Harbour Link and Navi Mumbai International Airport, Lower Parel's investment prospects are poised to flourish, ensuring a promising future for investors.



Reference image

PROJECT HALLMARKS

22 Storey Tower

1 & 2 BHK Luxurious Residences

3,4 & 5 BHK Jodi options also available

Elegant Lifestyle Amenities

Rooftop and Podium Levels S3 Club

Worli Sea Face & Mahalaxmi Racecourse View from S3 Club

Infinity Swimming Pool

Fully Air Conditioned Lobby

Podium Parking

Commercial & Retail Spaces

Mivan Construction Technology



Artist's impression

Artist's impression

STATIONS

Lower Parel Railway Station	2 mins
Currey Road Railway Station	4 mins
Lower Parel Metro Station	4 mins
Mumbai Central Station	10 mins

AIRPORT

Chhatrapati Shivaji International Airport	30 mins
Juhu Airport	35 mins
INS Shikra Heliport	17 mins

SHOPPING

Skyzone	4 mins
Mi Home	5 mins
Palladium Mall	7 mins
Highstreet Phoenix	7 mins

HEALTHCARE

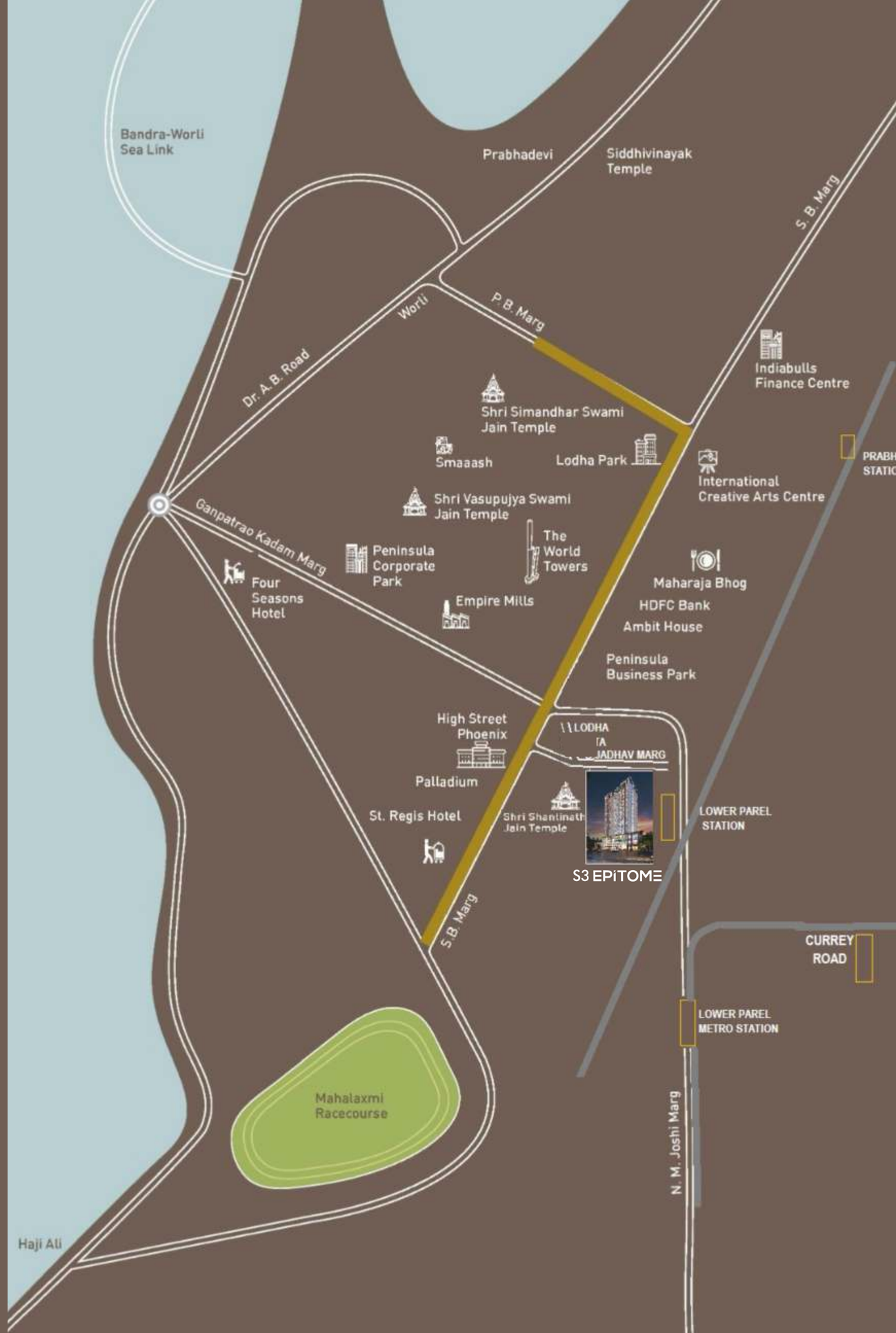
Global Hospital	10 mins
King Edward Memorial Hospital	12 mins
Tata Memorial Hospital	15 mins
Wockhardt Hospital	20 mins

LANDMARKS

Peninsula Business Park	2 mins
St. Regis	7 mins
Nariman Point	15 mins
Siddhivinayak Temple	15 mins
Mahalaxmi Temple	15 mins
Fort	20 mins
Four Seasons	23 mins

EDUCATIONAL INSTITUTE / CENTRES

WLC College	2 mins
Nehru Science Centre	5 mins
D.G.Ruparel College	20 mins
VJTI	20 mins
ICE College	20 mins



SHREE SHANTINATHJI
JAIN TEMPLE
AT NEXT DOOR



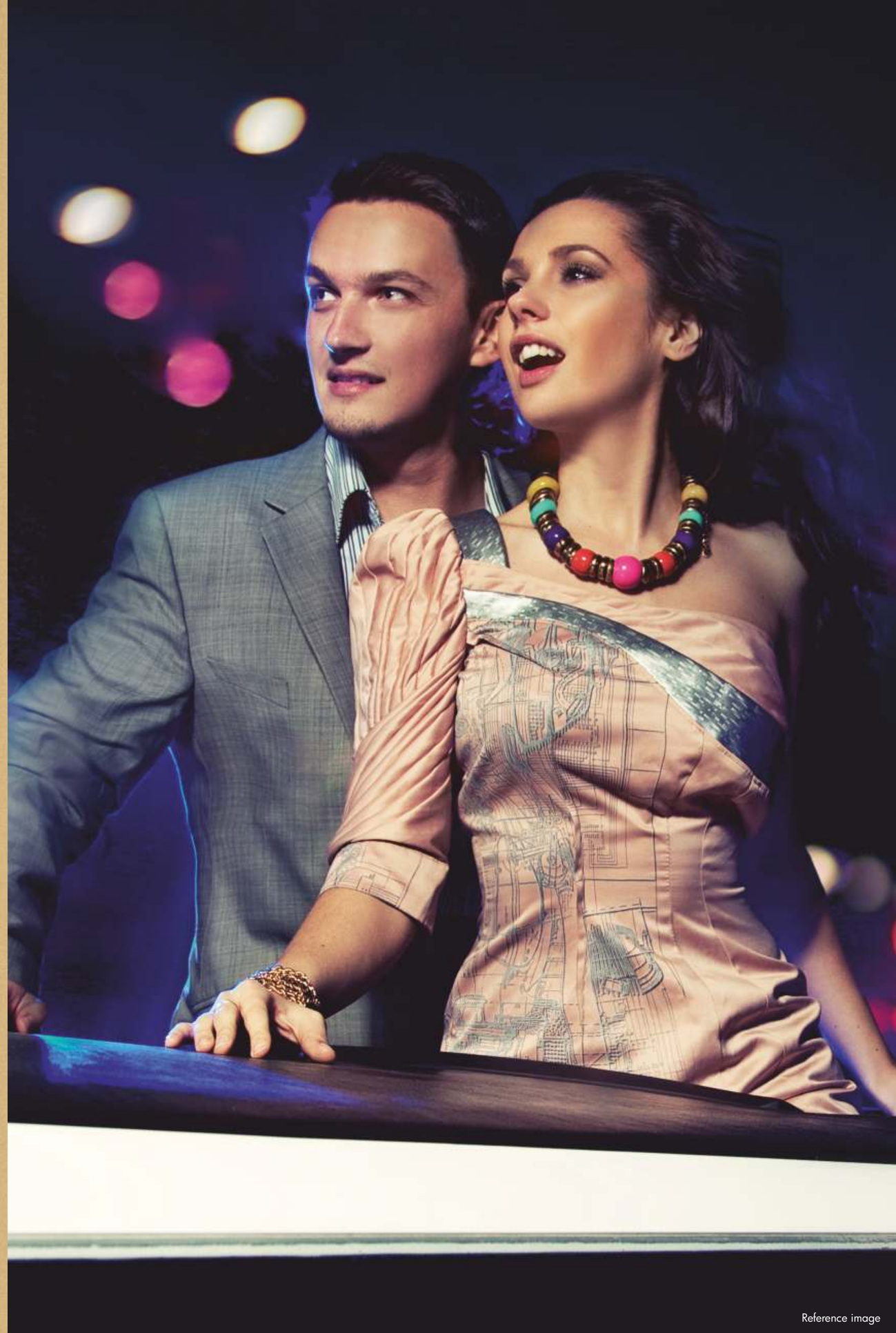
Reference image

A MYRIAD OF
ENRICHING EXPERIENCES

Lower Parel is a melting pot of culture and lifestyle. It's a place where the aroma of delicious food wafts out of upscale restaurants and where luxury retail outlets display the latest fashion trends, ensuring there's never a dull moment.

Living in Lower Parel is to be surrounded by world-class amenities. Renowned educational institutions fostering bright minds, state-of-the-art healthcare facilities ensuring wellbeing, lush recreational parks offering a breath of fresh air, and cultural centres hosting engaging events - all of these contribute to the unique charm of the neighbourhood.

Lower Parel's future holds immense promise. With major infrastructure projects on the horizon like the Mumbai Trans Harbour Link and Navi Mumbai International Airport, its growth prospects are set to skyrocket.



Reference image

WELCOME TO AN

UNPARALLELED LIFESTYLE

S3 Epitome presents a world where luxury meets perfection. With our exquisite rooftop S3 Club, residents can indulge in exclusive gatherings and breathtaking views. Dive into the infinity swimming pool, where serenity and elegance blend seamlessly. Sculpt your body and mind at the state-of-the-art gymnasium, offering top-notch fitness facilities. Elevate your living experience with these extraordinary amenities, only at S3 Epitome in Lower Parel.

ROOF TOP & PODIUM LEVEL S3 CLUB

- **Infinity Swimming Pool**
- **Fully Air-Conditioned Indoor Game Zone**
- **Fully Air Conditioned Gymnasium**
- **Rooftop Dolby Theatre**
- **Terrace Garden**
- **Children's Play Zone**
- **Sky Lounge**
- **Gazebo**
- **Outdoor Kids Games**
- **Sit Out Area**
- **Senior Citizens Zone**
- **Rooftop Walk Way**



Artist's impression

ROOFTOP
S3CLUB
Rejuvenate Mind, Body & Soul

BLISS MEETS REFRESHING DEPTHS AT OUR

AQUATIC ECSTASY

INFINITY SWIMMING POOL

Reference image

S3CLUB
Rejuvenate Mind, Body & Soul

SKY MEETS SOPHISTICATION AT OUR

REALM OF INDULGENCES

EXCLUSIVE CLUBHOUSE

Reference image

S3CLUB
Rejuvenate Mind, Body & Soul

SWEAT MEETS DETERMINATION AT OUR

FITNESS POWERHOUSE

GYMNASIUM

Reference image

ROOFTOP
S3CLUB
Rejuvenate Mind, Body & Soul

REJOICE PERSONAL ENTERTAINMENT

UNDER OPEN SKY

OPEN AIR DOLBY THEATRE



Reference image

RELIVE OLD CONVERSATIONS WITH

FRIENDS & FAMILY

TERRACE GARDEN

Reference image

ROOFTOP S3CLUB
Rejuvenate Mind, Body & Soul

LET YOUR TINY-TOTS CHERISH

A HAPPY CHILDHOOD

CHILDREN'S PLAY AREA

Reference image

DISCOVER FRIENDLY SPACES TO

CHERISH & RELAX

SENIOR CITIZENS ZONE

Reference image

ROOFTOP S3CLUB

Rejuvenate Mind, Body & Soul

FOR TIMES SPENT TO

MAKE NEW MEMORIES

SKY LOUNGE

Reference image

GRANDEUR MEETS ARRIVALS AT OUR

ELEGANT ENTRANCE

FULLY AIR CONDITIONED
GRAND ENTRANCE LOBBY

A GATEWAY TO SOUTH MUMBAI

S3 EPITOME

LOWER PAREL

Reference image

S3 GROUP
A Shailesh S Sanghvi Venture

S3 EPITOME

VOGUE FOXTROT NEW TECH FASHION FOSTRACK INTERIOR NEXGEN

PANTALOON

UNVEIL THE SPLENDOR OF

NUMEROUS AMENITIES

PODIUM PARKING

Artist's impression

FUTURE DEVELOPMENT - PHASE II



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

FLAT NO.	TYPE	RERA AREA IN SQ.FT.
1	1 BHK	416
2	2 BHK Supreme	591
3	2 BHK Ultima	525
4	2 BHK Ultima	525
5	2 BHK Supreme	592
6	1 BHK	415

ALSO AVAILABLE JODI FLATS - 3,4 & 5 BHK



JODI FLAT OPTIONS - S3 EPITOME

FLAT NO.	TYPE	RERA AREA IN SQ.FT.
1 & 2	3 BHK Premium	1007
3 & 4	3 BHK Elite	1050
5 & 6	3 BHK Premium	1007
1 & 2	4 BHK Elite	1007
3 & 4	5 BHK Signature	1050
5 & 6	4 BHK Elite	1007








Reference image

EXPERIENCE THE EXCLUSIVE FACILITIES

THOUGHTFULLY PLANNED FOR YOU

- Mivan Construction Technology
- Designer Air Conditioned Lobby
- 24x7 Security & CCTV Surveillance
- Ample Parking Spaces
- High-speed Lifts & Generator Backup
- Intercom System

INTERNAL AMENITIES

- Vitrified 3' X 3' Flooring
- Geyser in each Bathroom
- Granite Kitchen Platform with 1 1/2 Bowl S.S Sink & Service Platform
- Video Door Phone
- Branded CP Fittings
- A.C Points in all Rooms








Reference image

RECOGNITIONS AND HONOURS



ICONIC TOWNSHIP PROJECT - WESTERN SUBURBS TIMES AWARD 2023



BEST TOWNSHIP DEVELOPER OF 2021 - MIDDAY INTERNATIONAL DUBAI ICONS



BEST LUXURY PROJECT OF 2021 - MIDDAY INTERNATIONAL DUBAI ICONS



REAL ESTATE & BUSINESS EXCELLENCE 2020 - CNN NEWS



TIMES REALTY ICONS - 2019



LOKMAT CORPORATE EXCELLENCE 2017



BEST TOWNSHIP 2016 - REALTY PLUS



MID-DAY ICONS 2016



BEST TOWNSHIP 2015 - ACCOMMODATION TIMES



BEST REDEVELOPMENT PROJECT - 2012



LIFETIME ACHEIVEMENT REALTY PLUS - 2011 - 12



PRIDE OF GUJARAT MAHARASHTRA - 2011



NAVBHARAT TIMES UDAAN - 2011



MCHI LIFETIME ACHEIVEMENT - 2010



ACCOMODATION TIMES BEST PROJECT OF THANE 2007



ACCOMMODATION TIMES AWARD MASS HOUSING COMPANY 2005





BIG B LAUNCH WITH THE HON. CM, DEVENDRA FADNAVIS, & HON. DY. CM, EKNATH SHINDE

OUR BRANDS

S3CLUB
Rejuvenate Mind, Body & Soul

S3++
CONCIERGE SERVICES

S3 NXT
The Next Leap in Redevelopment

Donate Organ
Supported by Sanghvi S3 Group

Sanghvi S3 | 360°
WORLD & BEYOND
CORPORATE NEWSLETTER

संकल्प-भवं
Sanghvi S3
FOUNDATION
A CSR INITIATIVE

S3 FILMS
Shaping Smart Stories

S3 SCHOOL
A Shailesh S Sanghvi Venture

OFFICIAL PARTNER

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