

MUMBAI

HANS REALTY

SEA-FACING RESIDENCE

# A Room with the Arabian Sea

On the 9th floor of a Nepean Sea Road address, this 3BHK opens to an endless blue horizon.

GUIDE PRICE

₹4.2 Cr

NEPEAN SEA ROAD

₹4.2 Cr

MUMBAI, INDIA

Perched on the 9th floor of a standalone building on Nepean Sea Road, this 3BHK commands one of Mumbai's most coveted addresses. The sea stretches out before you, a constant presence that turns every glance into a moment of calm.

At 1,500 sq ft of carpet area, the apartment is a canvas of Italian marble floors and generous proportions. Two covered parking spots complete the offering, a rare luxury in this part of the city.

Three bedrooms and three bathrooms offer a flexible layout for a family or for those who desire a home office and guest suite. The unfurnished state invites you to imprint your own aesthetic on every corner.

## THE PARTICULARS

CONFIGURATION	3 BHK
AREA	1,500 sq ft
POSSESSION	Ready
FLOOR	9
BATHROOMS	3



The Address — 3BHK Sea-View at Nepean Sea Road

## No. 01

### THE ADDRESS

## Nepean Sea Road, Mumbai

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*The sea is not a view—it is a daily companion.*

3BHK SEA-VIEW AT NEPEAN SEA ROAD · NEPEAN SEA ROAD

## No. 02

### THE INTERIORS

## Unfurnished Potential

Three bedrooms and three bathrooms offer a flexible layout for a family or for those who desire a home office and guest suite. The unfurnished state invites you to imprint your own aesthetic on every corner.

Italian marble flooring runs through the living spaces, lending a quiet elegance that needs little adornment. The kitchen and bathrooms await your personal touch.



The Interiors — 3BHK Sea-View at Nepean Sea Road



The Lifestyle — 3BHK Sea-View at Nepean Sea Road

## No. 03

### THE LIFESTYLE

## Ready to Move, Ready to Live

This is a resale apartment that is ready for immediate possession—no waiting, no construction dust. The building offers covered parking and municipal water supply, essentials for a hassle-free urban life.

The sea view is the true amenity here, one that no clubhouse can replicate. Every sunset becomes a private event.

## THE SPECIFICATION

Type	Apartment
Listing	For sale
Construction	Resale
Furnishing	Unfurnished
Flooring	Marble
Parking	2 cars
Pricing	Negotiable

## APPOINTMENTS

— Covered Parking

## THE NEIGHBOURHOOD

Yes Bank ATM	7 m · 1 min walk
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Standard Chartered ATM	11 m · 1 min walk
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Santosh Sagar Restaurant, Malabar Hill	14 m · 1 min walk
IDFC ATM	33 m · 1 min walk

PRESENTED BY

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MUMBAI