



📞 022 4581 1367

Corporate Office: C Wing, Stella Residency, Bidg No 150, Kannamwar Nagar- 1, Next to Axis Bank, Vikhroli (E), Mumbai - 400 083.

Site Address: Building No.11, N.G. Acharya Marg, Near Chembur Gymkhana, Subhash Nagar, Chembur (E), Mumbai - 400071.



MahaRERA Registration No.: P51800054458 | Website: <https://maharera.mahaonline.gov.in>

**DISCLAIMER:** This Advertisement/printed material does not constitute an offer or contract of any nature whatsoever between the promoters and the recipient. All transactions in this development shall be subject to and governed by the terms & conditions of the agreement for sale to be entered into between the parties. All internal dimensions for the carpet area are from unfinished wall surfaces. Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes, etc. In toilets, the carpet areas are inclusive of ledge walls (if any). Conversion: 1 sq. Mtr. = 10.764 sq. ft. 1 meter = 3.28 feet. This project is registered under the name Queens Avenue & marketed as Chembur Next. T&C Apply.

STAY  
*Centrally Connected*  
— IN —  
**CHEMBUR**  
**Next**



**Queens  
Avenue**  
CHEMBUR, EAST



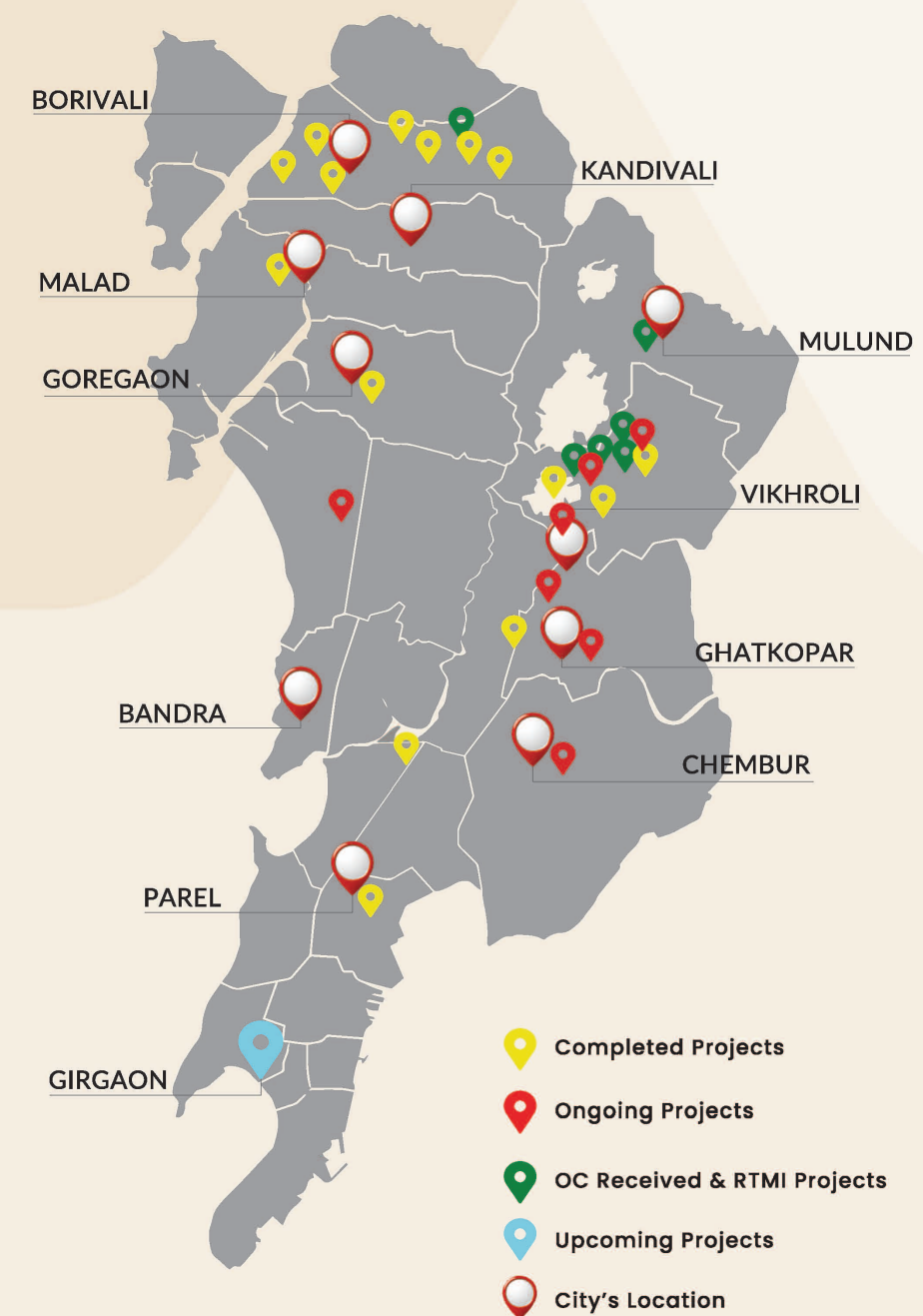
Reference image

## OUR SUCCESSFUL JOURNEY

With the highest record of timely possession, we at Vaibhavxmi Developers endeavour to craft value homes that offer an upgrade to your lifestyle. We know what it takes to own a home, and that is why we put a lot of hard-work, persistence and dedication into each of our projects to give you the best.

At Vaibhavxmi Developers, we do not compromise on quality. We follow a conservative approach to give you high-quality features at modest prices. We ensure 100% transparency and openness with our customers, which is why, we have a strong force of their unending support and trust.

<b>25</b> COMPLETED PROJECTS	<b>2500</b> HAPPY CUSTOMERS	<b>2500</b> FLATS DELIVERED	<b>MOVING AHEAD</b> <b>18</b> acres of mega development in Kalyan
<b>595</b> HOMES HANDED OVER IN YEAR 2022	<b>3 M. SQ.FT</b> LAND DEVELOPED	<b>1711</b> HOMES IN MAKING	



### MOST PREFERRED LOCATION

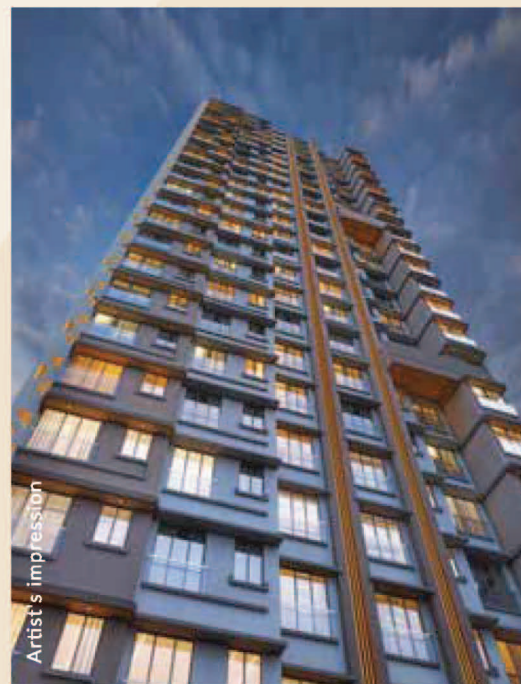
Queen's Avenue is centrally located in a prime neighbourhood of Chembur East, the posh surroundings of Subhash Nagar which has all the best of the comforts and lifestyle touch points like international schools & colleges, healthcare facilities, playgrounds, beautiful gardens, luxury restaurants, cafés, shopping malls, corporate hubs, and excellent transport points are just minutes away.

It's also one of Mumbai's best-connected and most preferred locations – with quick access to railway stations and highways, you're easily connected to key business districts like BKC, Powai and Lower Parel, Navi Mumbai as well as the posh hotspots of South Mumbai.

  
**COMMITMENT AT A GLANCE**

ONGOING PROJECTS		
<b>EastSyde</b> Ghatkopar East	<b>Queens Park</b> Chembur East	<b>Eastern Groves (phase 1&amp;2)</b> Vikhroli East
<b>Peak 25</b> Vikhroli East	<b>Central Park</b> Vikhroli East	<b>Address 51</b> Bandra East

**Possession given with OC in 2022  
before committed time**



Templum Heights



Olympus



Crown 83



Victoria 54



  
**ARCHITECTURAL  
MARVEL**

Queen Avenue has been meticulously planned to provide you with beautifully designed and well-ventilated residences that meet global standards. In addition, you will have the privilege of living in a centrally located, prestigious, and comfortable neighbourhood of Chembur East with convenient access to amenities such as railway stations, public transport, schools and colleges, hospitals, shopping malls, entertainment zones, and public gardens, all just a short drive away from your home. This luxurious lifestyle will fulfill all your dreams of living in the heart of the city.

# CENTRALLY CONNECTED LIVING

One of the best things that has happened to Chembur East is the best of the comforts, convenience, and also the best of connectivity it has got. Every essential element is just a stone's throw distance away from the project. You can just tick the boxes of everything like lifestyle choices, health care facilities, leisure time hubs, and all the main travel modes are easily available and can take you anywhere anytime in every corner of the city. That is the reason Chembur East is the most preferred destination for the generation next.

## Healthcare Hubs

- Varsha Gandre Parekh Maternity & Surgical Hospital - 100 mts
- Zen Multi-speciality Hospital - 1.2 kms
- BARC Hospital - 2.7 kms

## Commercial Hubs

- Neelkanth Corporate IT Park - 4.9 kms
- Bandra Kurla Complex (BKC) - 6.3 kms
- Hiranandani Business Park - 9.8 kms
- Powai Supreme Business Park - 10.3 kms

## Lifestyle Hubs

### Clubs:

- Chembur Gymkhana - 350 mts
- Acres Club - 2.1 kms

## Travel Hubs

### By Rail:

- Chembur Monorail Station - 300 mts
- Chembur Railway Station - 500 mts

### By Air:

- Chhatrapati Shivaji Maharaj International Airport - 4.9 kms

## Education Hubs

- Sevadaan Special School - 900 mts
- JBCN International School - 1.7 kms
- K. J. Somaiya College of Arts & Commerce - 2.7 kms

## Spiritual Hubs

- Shri Saradambal Temple - 1.1 kms
- Siddhi Vinayak Temple Chembur - 1.3 kms
- Chembur Jain Mandir - 1.4 kms

## Restaurants:

- Geeta Bhavan - 300 mts
- Sadguru Veg Restaurant - 400 mts
- Hotel Grand central - 300 mts

## By Road:

- RC Road - 1.1 kms
- Eastern Freeway - 1.1 kms
- BKC connector - 3.4 kms
- Mumbai-Bengaluru Highway - 4.8 kms

Travel distance as per Google Maps

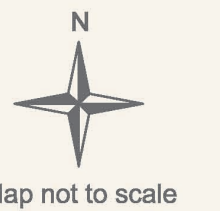


**1 BHK: RERA CARPET AREA - 395 SQ FT, 397SQ.FT, 396 SQ.FT**  
**2 BHK: RERA CARPET AREA - 569 SQ.FT, 650 SQ. FT**

# TYPICAL FLOOR PLAN



# LOCATION MAP

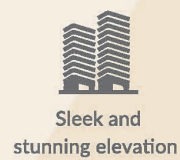




Artist's impression

## LUXURY MEETS COMFORT

Queens Avenue has been planned in such a way that you will live in an airy and well-ventilated beautifully planned residence with all the amenities provided by global standards. Besides, you'll reside in a centrally located prestigious, and comfortable neighbourhood of Chembur East with easy connectivity & convenience at your doorstep like a railway station, public transport, schools & colleges, Hospitals, shopping malls, and entertainment zones, public gardens just a drive away from your home, it will fulfil all your dreams of the centrally living luxuries lifestyle.



Sleek and stunning elevation



Impressive entrance lobby



Luxurious 1 & 2 Bed homes



Aesthetically designed homes & modern fittings



Vaastu-compliant designs



Amenities for premium lifestyle



Plenty open spaces



Secure gated community living



Excellent location with great connectivity

## INDOOR AMENITIES



Gymnasium



Indoor games

Images used here are for representative purposes only

## ROOFTOP AMENITIES



Kids play area



Yoga Deck



Pergola sit-out



Cricket net



Walking track

Images used here are for representative purposes only


## EXCLUSIVE & PREMIUM LIFESTYLE


One of the main features of this project is the Rooftop amenities which allow you to unwind your evenings, enjoying those moments with friends and families. The very well-thought-out and designed amenities are there to give you a perfect blend of comfort, entertainment, and luxury.



## DEVELOPMENT FOR BETTER TOMORROW

Living in Chembur East provides excellent connectivity to highways, railways, metro lines, and airports. Additionally, there are ongoing infrastructure projects in Chembur that aim to ensure effortless access and a smooth commute in the future. This is what makes Chembur the ultimate hub of connectivity and a prime neighborhood in central Mumbai.

 A connected, prime neighbourhood

 Easy access to daily conveniences

 SCLR Phase 2

 Metro Line 2B

 Metro Line 4

 Excellent connectivity to all major hubs & business centers

 Future-ready location with upcoming infrastructure developments

 Road widening projects

 Mumbai Trans-Harbour Link via Eastern Freeway

  
**ROOFTOP AMENITIES**



Artist's impression

WALKING TRACK • CRICKET NET • KIDS PLAY AREA • YOGA DECK • PERGOLA SIT-OUT