

DAWN OF A NEW ERA IN LUXURY



CODENAME
YOUNIQUE

SION-BKC CONNECTOR



A LANDMARK ADDRESS THAT INSPIRES.
A LIFESTYLE EXPERIENCE THAT ELEVATES.



IMAGINE AN ADDRESS
THAT'S AS UNIQUE AS IT CAN GET.

WHERE THE ARCHITECTURE
IS BORN OUT OF A DISTINCT BLUEPRINT.

WHERE THE NEIGHBOURHOOD
COMES WITH EXCLUSIVE EXPERIENCES.


WHERE THE ENVIRONMENT
BINDS YOU IN INIMITABLE EXPERIENCES.

WHERE CURATED INDULGENCES
BELONG TO A LEAGUE OF THEIR OWN.

WHERE EVERYDAY LIVING
IS TRULY ONE-OF-ITS-KIND.



PRESENTING



CODENAME
YOUNIQUE

S I O N - B K C C O N N E C T O R

Step into a world of unparalleled experiences at Mumbai's most central location of Sion. Welcome to 'Codename: Younique' where every day living transcends the ordinary and ventures into the extraordinary – providing you a sanctuary of opulence crafted for those who seek the perfect balance of refined luxury, prime connectivity and a fascinating lifestyle.

Come and immerse yourself in a world designed around you.
A world that is

RARE. BEYOND COMPARE.



YOUNIQUE HALLMARKS.



23-STOREY TOWER ON TWO-ACRE DEVELOPEMENT WITH 3 BASEMENTS & 2 PODIUMS.



UPSCALE 2 & 3 BED RESIDENCES WITH GRAND DECKS.



UNOBSTRUCTED VIEWS OF BANDRA-WORLI SEA LINK, BKC & LUSH GREENS - SOMAIYA GROUNDS.



A 25,000 SQ. FT. ONE-OF-ITS-KIND SKY PROMENADE + ROOFTOP CLUBHOUSE.



LANDSCAPED GARDEN OF 11,000 SQ. FT.



EXCLUSIVE TEMPLE WITHIN THE DEVELOPMENT.



CENTRALLY LOCATED PROJECT WITH EXCELLENT CONNECTIVITY.



ARTIST'S IMPRESSION

**PLANNING THAT'S RARE.
A MASTERPIECE BEYOND COMPARE.**



CIEL – THE SKY PROMENADE

- INFINITY SWIMMING POOL
- KIDS POOL
- JACUZZI
- RELAXING POOL DECK
- CHANGING ROOMS
- OPEN SHOWER
- SKY CABANAS
- LEISURE SEATING
- SKYPLEX
- BONFIRE LOUNGE
- JUICE BAR
- YOGA LAWN
- ZEN GARDEN
- REFLEXOLOGY PATHWAY
- OPEN GYM/SKY FITNESS
- MEDITATION DECK
- NIGHT SKY OBSERVATORY DECK
- JOGGING LOOP
- TAI-CHI LAWN
- COZY SIT OUT CORNERS
- DANCE AND PARTY DECK
- ZUMBA DECK
- LANDSCAPE GARDEN

POD – THE UPPER DECK

- BANQUET HALL
- PARTY LAWN
- GYM/FITNESS CENTRE
- CROSSFIT
- ZUMBA
- BBQ CORNER
- SEATING LAWN
- LOUNGE DECK SEATING
- WATER FEATURE – LOTUS POOL

TERRA – THE GROUND ZONE

- ENTRANCE FEATURE WALL
- NATURE TRAIL
- SERENE GANESH TEMPLE
- SENIOR CITIZEN'S SEATING
- KIDS PLAY AREA
- SAND PIT
- MULTIPURPOSE SPORTS COURT
- BOX CRICKET/TURF
- JOGGING/WALKING TRACK
- CYCLE/SKATING TRACK
- SEATING GARDEN
- PET PARK
- LANDSCAPE GARDEN



TERRA
THE GROUND LEVEL



An exclusive level dedicated to everything sporty and serene, 'Terra' is where a host of ground level amenities will let you play a variety of sports and also provide you with multiple ways to be one with nature and appeal to your spiritual side.



- 
1. Entrance Feature Wall
 2. Nature Trail
 3. Serene Ganesh Temple
 4. Senior Citizen's Seating
 5. Kids Play Area
 6. Sand Pit
 7. Multipurpose Sports Court
 8. Box Cricket/Turf
 9. Drop Off Lobby
 10. Jogging/Walking Track
 11. Cycle/Skating Track
 12. Seating Garden
 13. Play Garden - Outdoor Chess
 14. Landscape Garden



Artist's Impression

An arena for childhoods to flourish.
KID'S PLAY AREA



Artist's Impression

Picturesque greens with curated flora and serene ambiance.
11,000 SQ. FT. LANDSCAPE GARDEN



WORLD OF SERENITY



SEATING GARDEN

GANESH TEMPLE



NATURE TRAIL



SENIOR CITIZEN'S SEATING

Stock Images

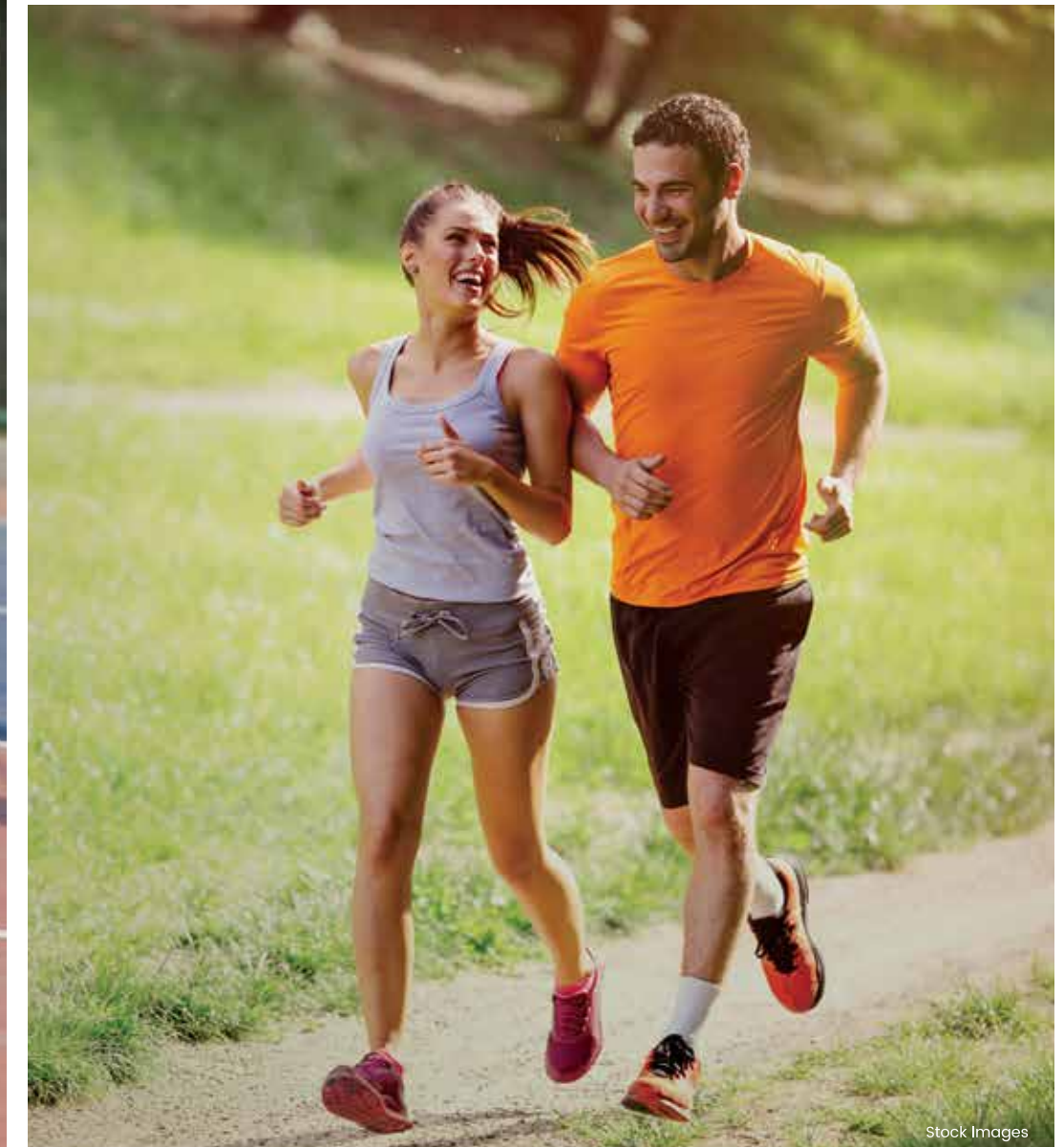


ARENA FOR ACTIVE PURSUITS



MULTIPURPOSE SPORTS COURT

BOX CRICKET



JOGGING/WALKING TRACK

Stock Images

POD
THE PODIUM LEVEL



The Podium level is where you can take celebrations and fitness to the next level. The amenities here are curated to offer you avenues to make occasions memorable and ways to stay active, fit and healthy.





CURATED FOR JOYFUL MOMENTS

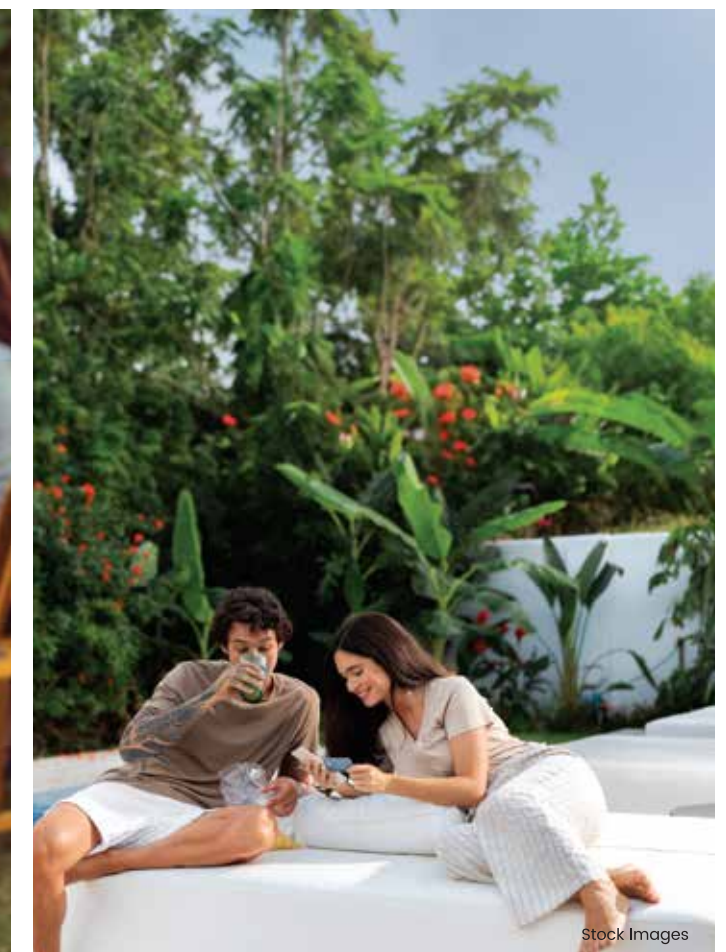


DOUBLE HEIGHT BANQUET HALL

PARTY LAWN



BBQ CORNER

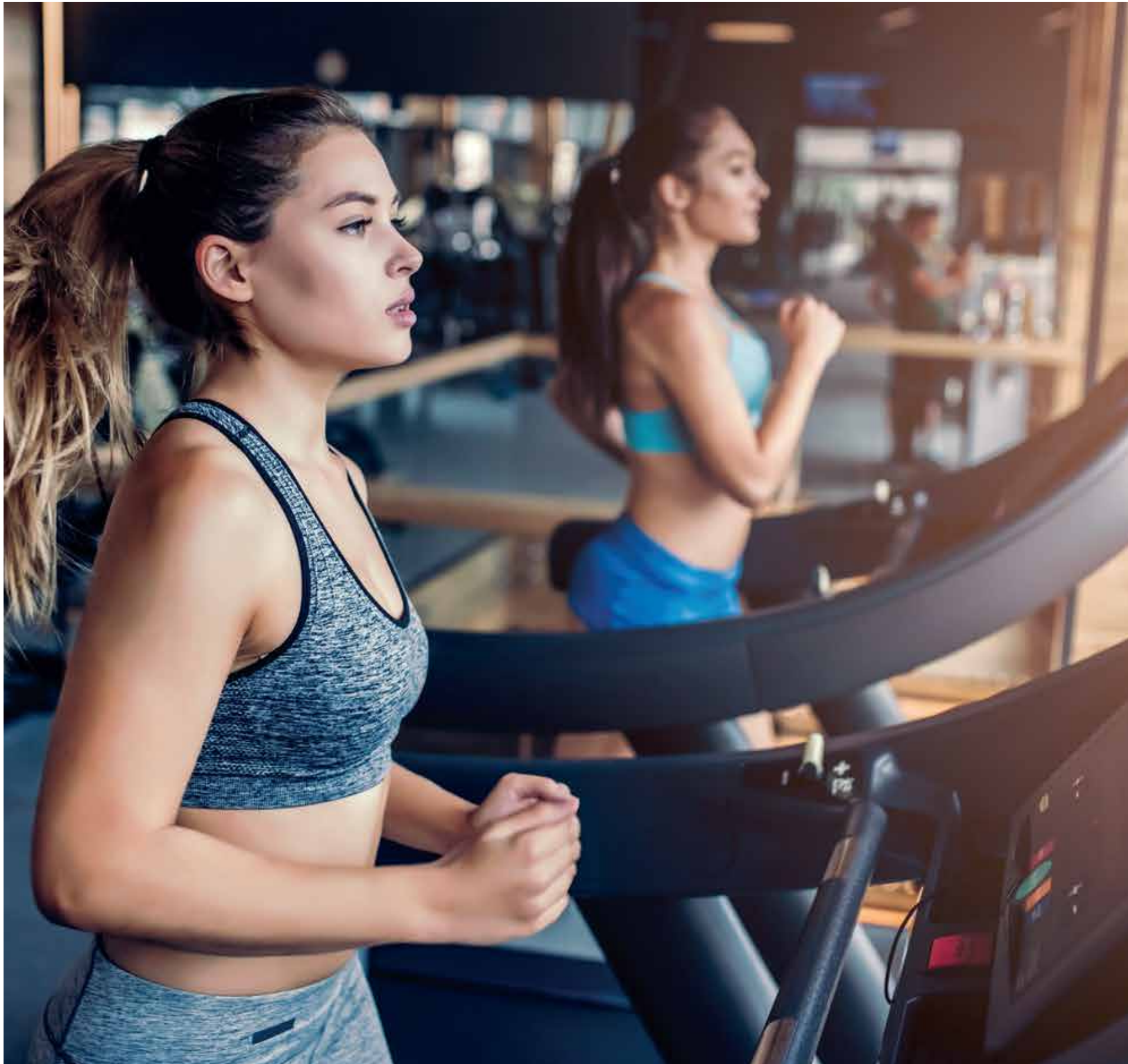


LOUNGE DECK SEATING

Stock Images



ARENA FOR ACTIVE PURSUITS



GYM/FITNESS CENTRE

CROSSFIT

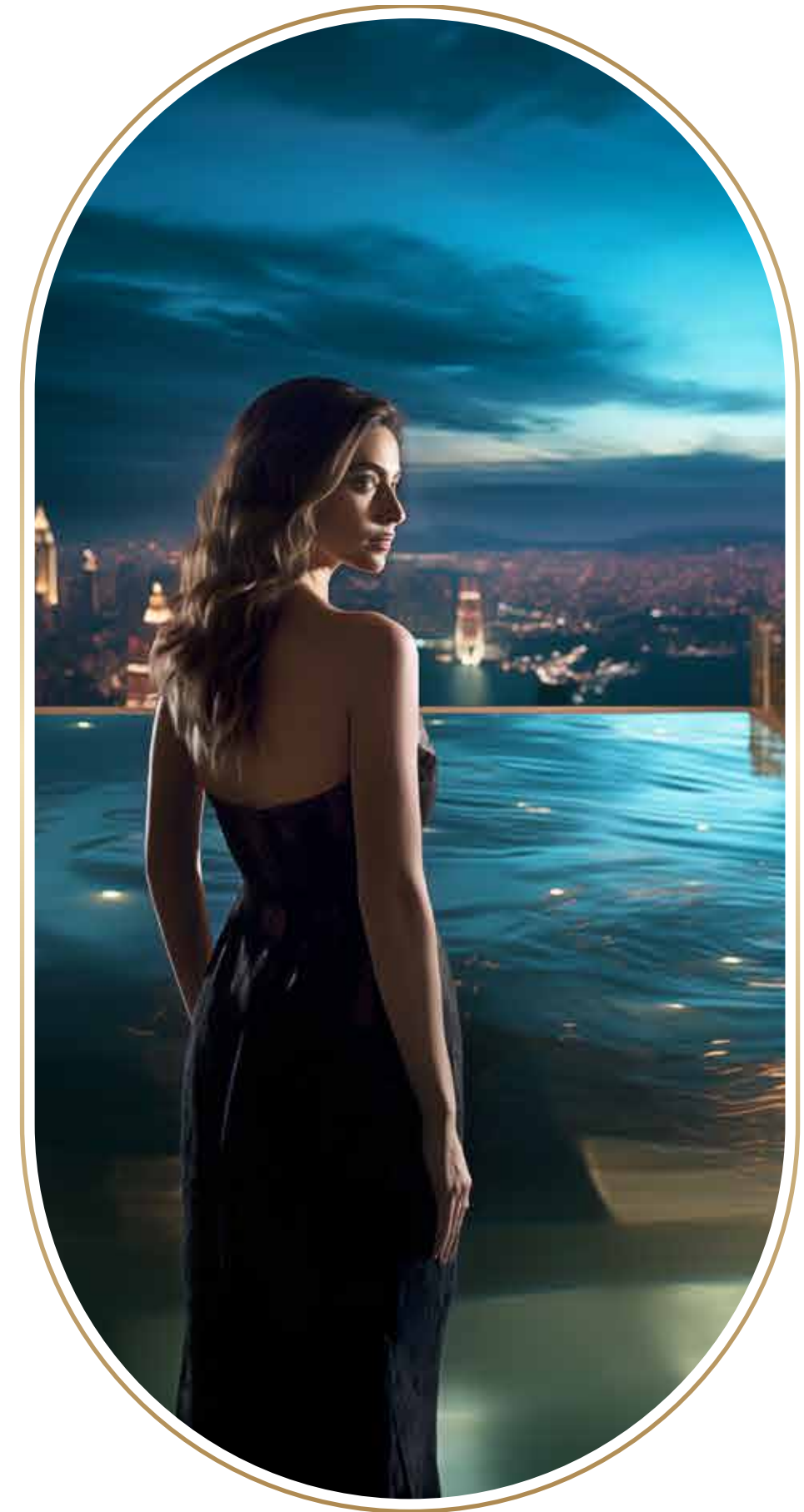



ZUMBA

CIEL
THE ROOFTOP LEVEL



Indulgences find its way to the top at 'Ciel' – The Rooftop Level. This is where a 25,000 sq. ft. massive Sky Promenade will bind you in a spectrum of fascinating experiences and welcome you in a cossetting embrace.



- 
- Infinity Swimming Pool
 - Kids Pool
 - Jacuzzi
 - Relaxing Pool Deck
 - Changing Rooms
 - Open Shower
 - Sky Cabanas
 - Leisure Seating
 - Skyplex
 - Bonfire Lounge
 - Juice Bar
 - Yoga Lawn
 - Zen Garden
 - Reflexology Pathway
 - Open Gym/Sky Fitness
 - Meditation Deck
 - Night Sky Observatory Deck
 - Jogging Loop
 - Tai-Chi Lawn
 - Cozy Sit Out Corners
 - Dance And Party Deck
 - Zumba Deck
 - Landscape Garden



Artist's Impression

An azure pool of blue with a vanishing edge and overlooking stunning vistas.
INFINITY SWIMMING POOL



Artist's Impression

Alfresco fitness haven offering invigorating workouts.
SKY FITNESS



Artist's Impression

Amphitheatre setting for open-air movie and match screenings.

SKYPLEX



Artist's Impression

Dance floor perfect for spirited celebrations and revelry.
DANCE AND PARTY DECK



AVENUES FOR WELLNESS

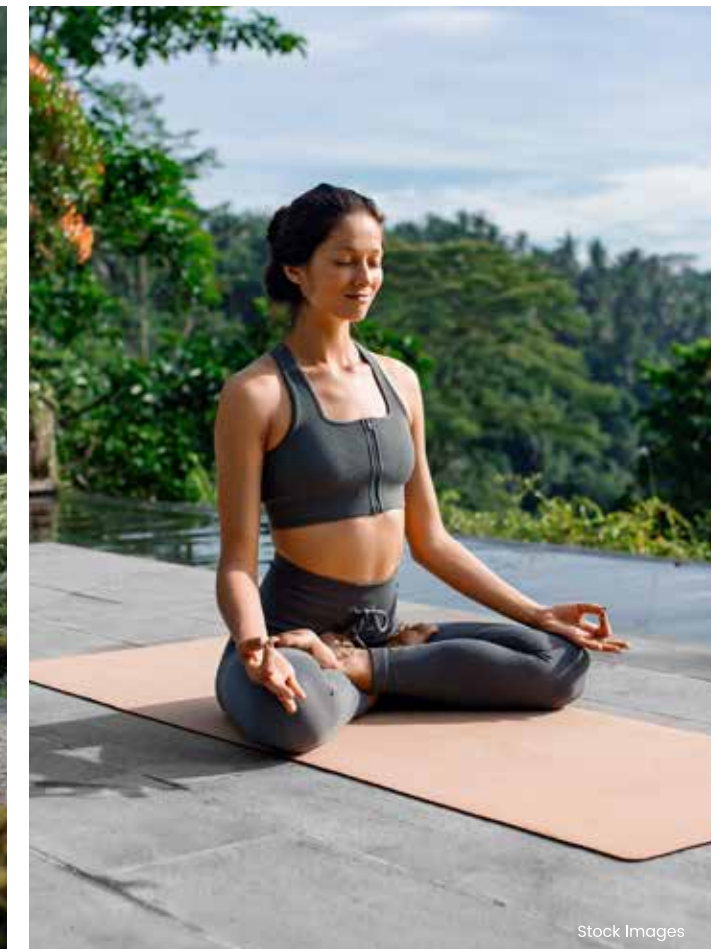


YOGA LAWN

REFLEXOLOGY PATHWAY



ZEN GARDEN



MEDITATION DECK

Stock Images



DESIGNED FOR LEISURE

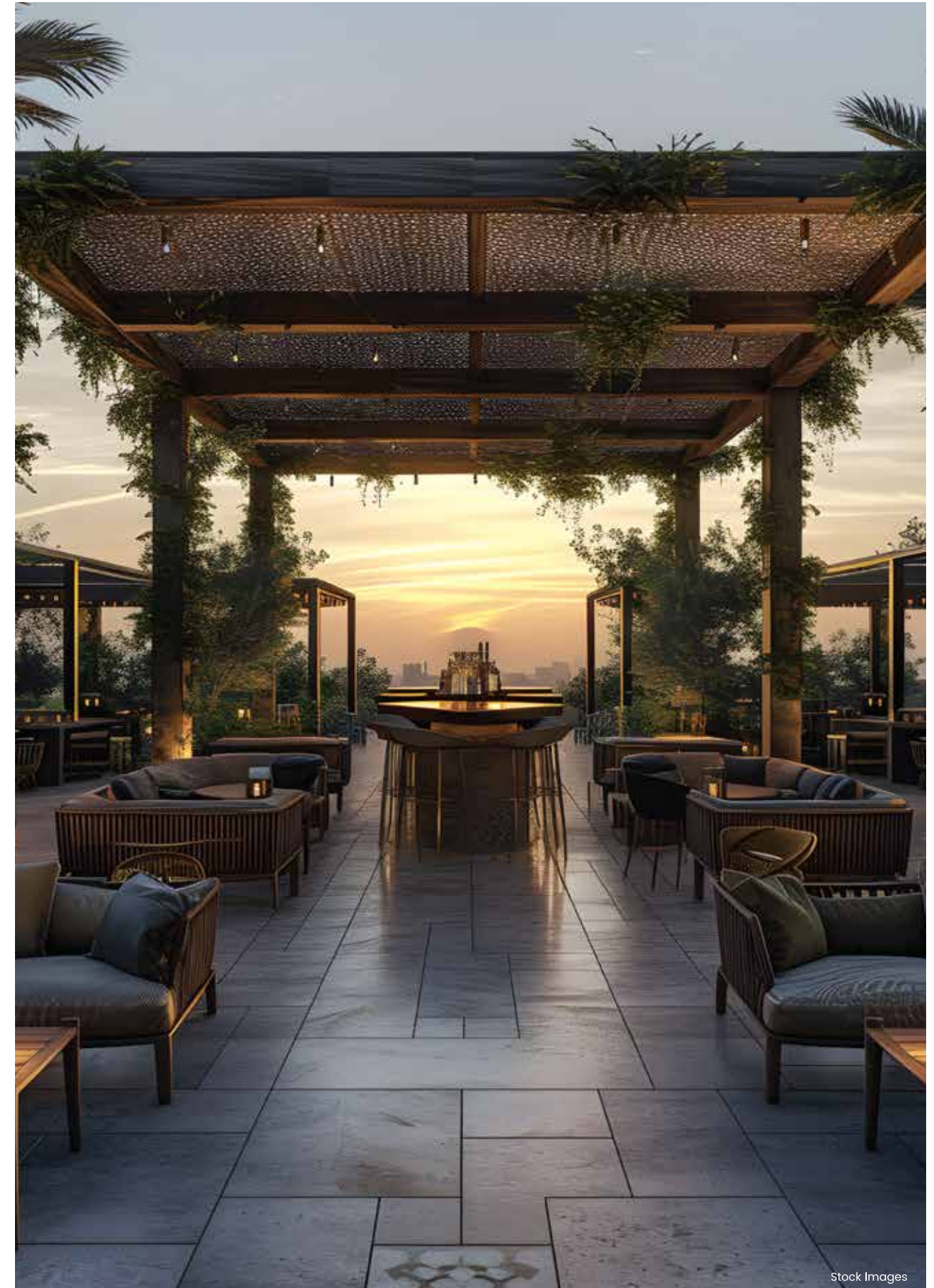


JUICE BAR



OBSERVATORY DECK

SKY CABANAS



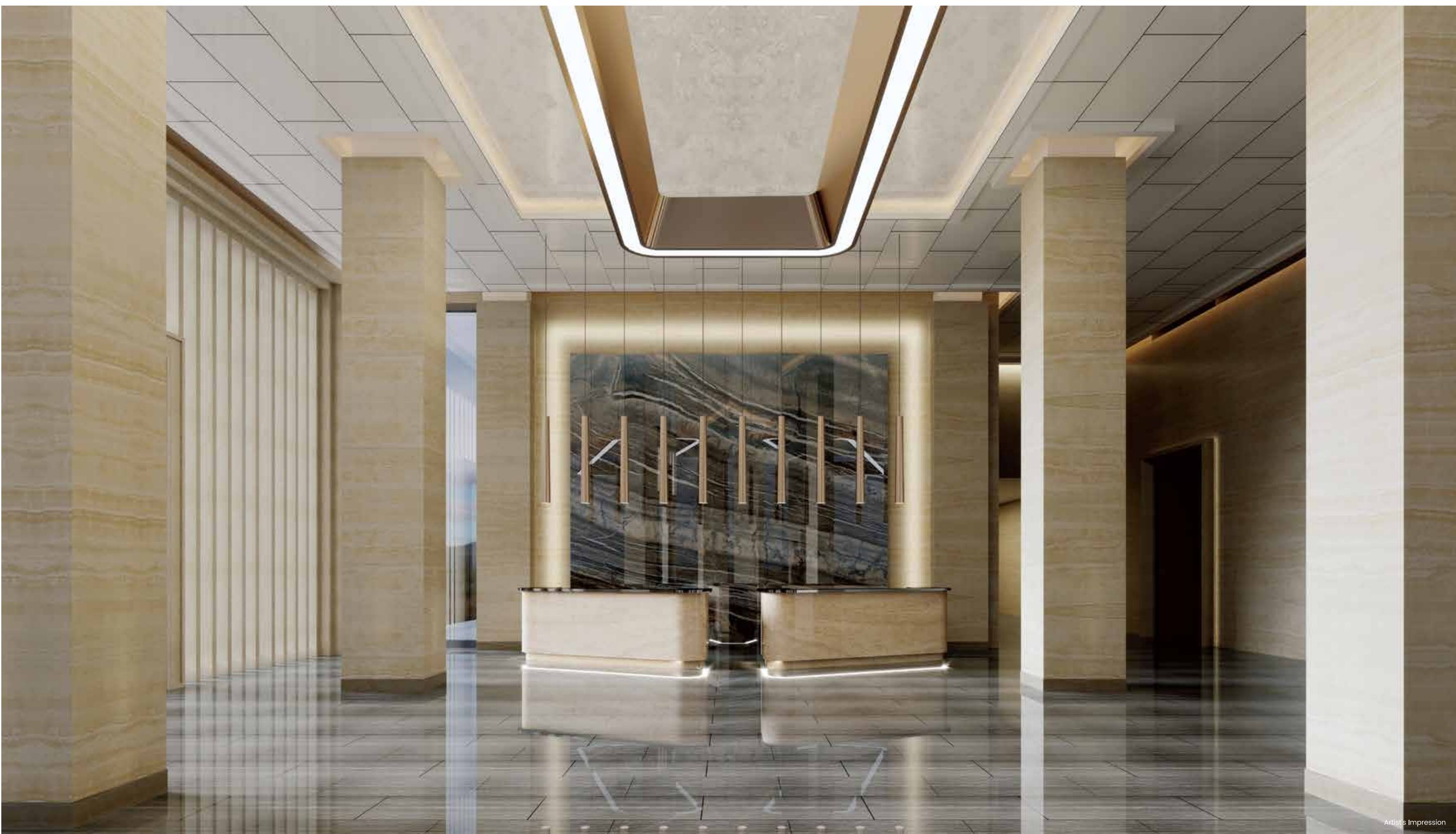
Stock Images

A MASTERPIECE CREATION
BEYOND COMPARE.



Grandeur of living spaces
where luxury meets exclusivity.





Artists Impression

Make a statement with every arrival.
IMPRESSIVE ENTRANCE LOBBY



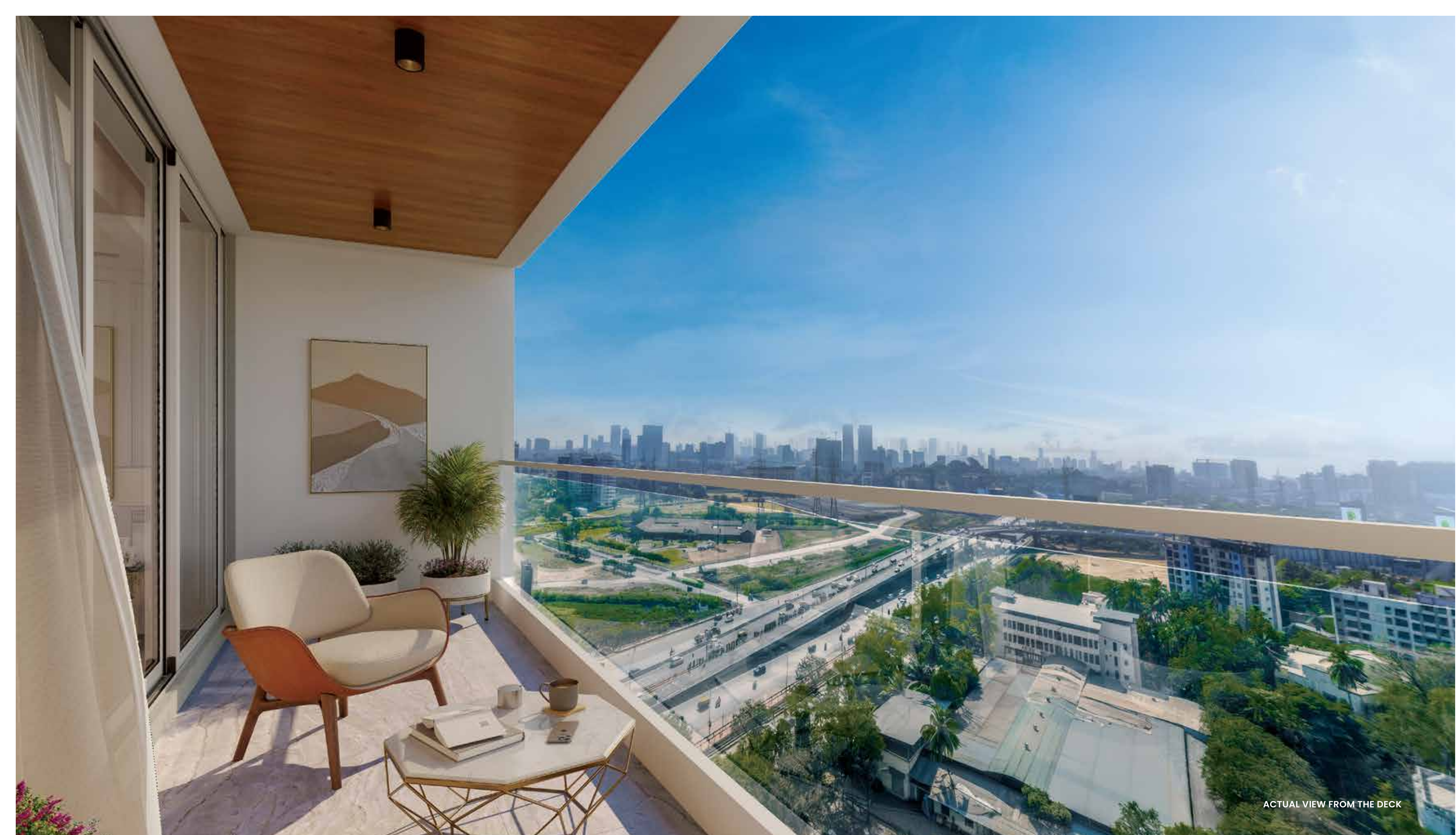
Artist's Impression

An opulent sanctuary of space, elegance and timeless style.
LAVISH LIVING ROOM



Artist's Impression

A sanctuary for relaxation, privacy and peaceful nights.
SERENE BEDROOM



ACTUAL VIEW FROM THE DECK

Watch the cityscapes greet you.
SPRAWLING DECKS OFFERING PANORAMIC VIEWS

THE LOCATION



The Heart of Mumbai.
The Beat of the Future.



RARE NEIGHBOURHOOD BEYOND COMPARE CONNECTIVITY

Codename: Yunique is enveloped by the finest social infrastructure the city of Mumbai takes pride in. From upscale hotels to world-class healthcare, premier educational institutions to top-notch entertainment, shopping avenues to places of religious worship, parks to recreational spaces, have all of them served on a platter here.

HOTELS

SOFITEL	4.9 KM	9 MINS
TRIDENT BKC	5.3 KM	10 MINS
GRAND HYATT	6.1 KM	14 MINS

HEALTHCARE

SION POLYCLINIC HOSPITAL	750 M	2 MINS
SION HOSPITAL	1.4 KM	5 MINS
KALPANA HOSPITAL	1.7 KM	7 MINS
K. J. SOMAIYA HOSPITAL	3.1 KM	8 MINS

RETAIL & MULTIPLEXES

STAR MALL	5.1 KM	9 MINS
JIO WORLD CENTER	5.8 KM	9 MINS
PVR CINEMAS	950 M	3 MINS
IMAX WADALA	3.7 KM	9 MINS
JIO WORLD DRIVE	4.3 KM	10 MINS

SCHOOLS

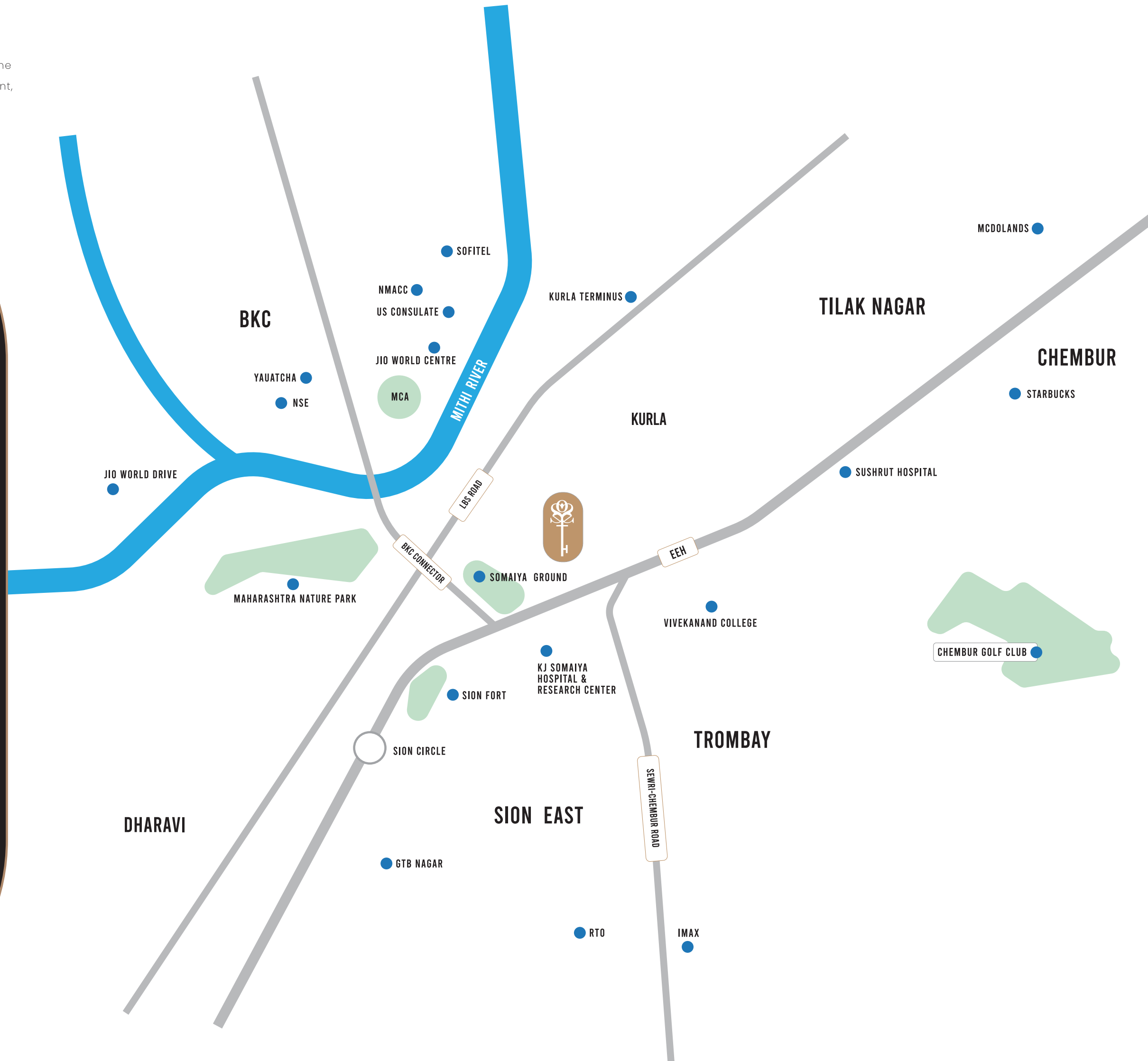
ORCHIDS INT. SCHOOL	500 M	3 MINS
TRINITY INT. SCHOOL	1.7 KM	4 MINS
DON BOSCO HIGH SCHOOL	2.7 KM	7 MINS
GREEN ACRES SCHOOL	2.7 KM	7 MINS

COLLEGES

SIES COLLEGE	1.3 KM	4 MINS
K. J. SOMAIYA MEDICAL COLLEGE	3.2 KM	8 MINS
K. J. SOMAIYA COLLEGE OF ENG.	3.4 KM	8 MINS

OFFICE & BUSINESS HUBS

BKC	5.0 KM	9 MINS
GODREJ COLISEUM	650 M	5 MINS
LODHA EXCELUS	9.4 KM	15 MINS



**RARE LANDMARK LOCATION
BEYOND COMPARE PROXIMITY**

TROMBAY
SOMAIYA GROUND
EASTERN FREEWAY
SOMAIYA MEDICAL COLLEGE
SEWRI
SION CIRCLE
SION-BKC FLYOVER





SHANMUKHANANDA HALL



FIVE GARDENS



NMACC JIO WORLD CENTRE



HIGH-STREET RETAIL



FINE DINE RESTAURANTS

A neighbourhood
that binds you in a vibrant vibe.

Engage yourself in a diverse range of experiences. Attend musicals and plays at the cultural centres around you. Relish mouth-watering delicacies from iconic eateries. Visit the local markets for great bargains. Trek up the fort on weekends. In short, partake in an active and vibrant lifestyle.



SION BKC CONNECTOR
CONNECTING SION - BKC



MUMBAI TRANS - HARBOR SEA LINK -
India's longest sea-link spanning 22 kms.
CONNECTING MUMBAI TO NAVI MUMBAI AND BEYOND



MONORAIL 1
CONNECTING WADALA - CHEMBUR - JACOB CIRCLE

Stock Images



BANDRA KURLA COMPLEX
THE NEXT GEN BUSINESS HUB OF FUTURE



EASTERN FREEWAY
CONNECTING SION - FORT - CHEMBUR

Connectivity
that brings the city closer.

Reach anywhere in the city with ease and shrink travel time. Enjoy the advantage of living at Mumbai's mid-point with the city's finest connectivity through excellent public transportation network and robust infrastructure.

UPCOMING INFRASTRUCTURE

METRO LINE 3 & 4
CONNECTING SION ACROSS MUMBAI
A 32.32 km fully elevated metro line with 32 stations

BANDRA VERSOVA SEA LINK
CONNECTING WADALA - BANDRA - VERSOVA
A 17.17 km long bridge - a part of the coastal road development

SEWRI - WORLI ELEVATED CORRIDOR (SWEC)
CONNECTING SEWRI WITH WORLI
A 5.4 km elevated corridor connecting MTHL at Sewri and coastal road at Worli



//
**WE ARE INSPIRED TO ELEVATE
AND CREATE TRANSFORMATIVE
SPACES THAT LEAVE
A LASTING LEGACY. //**

Built on the ideology to inspire and elevate, Sheth Realty is a new-age entity that is all set to transform the real estate landscape. With visionary design, meticulous planning, and commitment to excellence, we're all set to raise industry standards and build spaces that inspire an exceptional quality of life.

Likewise, through our dedication to continuous improvement and learning, focus on technology and innovation, our goal is to exceed expectations and create environments that promise elevated experiences for all stakeholders.



OUR JOURNEY

**A FOOTPRINT OF LUXURY.
A FUTURE OF FINE LIVING.**

12

PROJECTS LAUNCHED

5000+CR

SALES ACHIEVED

1800+

HAPPY HOMES

450+

TEAM STRENGTH



SHETH MONTANA MULUND WEST



SHETH ZURI THANE



72 WEST ANDHERI WEST



SHETH AVALON THANE



VIVIANA MALL THANE

**IMPECCABLE QUALITY.
INNOVATIVE APPROACH.**



At Aakshya Group, we take immense pride in our unwavering commitment and innovative approach to projects of all scales. With steadfast dedication to fostering innovation and embracing cutting-edge technologies, we continuously strive to make a meaningful impact on our clients, employees, and the communities we serve.

Our core values of safety, diversity, integrity, and sustainability drive every aspect of our operations. By setting ambitious goals and formalizing our commitments, we ensure that our projects not only meet but exceed the highest standards of excellence.

Our robust Environmental, Social & Governance (ESG) strategy underscores our dedication to people, sustainability, and transparency, reshaping skylines, communities, and the construction industry at large through meticulous planning and execution.



 **CODENAME
YOUNIQUE**
SION - BKC CONNECTOR

SITE ADDRESS

Sheth Sion, Trimurti Road,
Samarth Nagar, Sion, Mumbai - 400 022

 www.codenameyunique.com

SHETH REALTY

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Mumbai - 400 093. Tel.: 022 6251 0906
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www.sheth-realty.com

 **SHETH**
INSPIRE. ELEVATE.

 **aakshya realty**



The project has been registered via MahaRERA registration number: P51800056060 and available on the website <https://maharera.mahaonline.gov.in>

Disclaimer: The plans, specifications, images, impressions and other details are figurative and are subject to changes/modifications as per the Developers discretion, under applicable laws, without any prior intimation, notice or announcement. Artist's impressions symbolise the amenities, specifications, images and other details pertaining to the development. Tolerance of +/- 3% is possible in the unit areas on account of design and construction variances. Brand names reflecting herein are subject to final decision of the project architect. The prospective buyer of this development shall be governed only by the terms and conditions of the agreement for sale to be executed with the Developer, and no details mentioned in this material shall in any way be construed as an offer and/or contract. This material has been created keeping in mind the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA) applicable for projects in Maharashtra and project details as per RERA rules and guidelines have been uploaded on the authorised Maha RERA website. Kindly personally visit the project site and interact with Developers sales team only to verify all the details of the including area, amenities, services, terms of sales & payments and other relevant details. The Developer is not liable and/or responsible for any information gathered by you from any unauthorized or unverified website/broker (whether online and/or offline) about the Developer, its projects and its sister concerns.