



Timeless Elegance. Modern Luxury.

A Masterpiece by



VISIONARY LEADERSHIP



A second-generation entrepreneur, Devraj Vallabh Sheth brings passion, leadership, and a progressive vision to Mumbai's real estate landscape. By merging the values of Sheth Creators with a renewed focus on modernity, Devraj leads Alphaite Developers to craft extraordinary living spaces for discerning customers.

MR. DEVRAJ SHETH

Director, Alphaite Developer

A legacy shaped by Shri Vallabh Sheth, whose commitment to ethics, quality craftsmanship, and community-first development defines the philosophy of Sheth creators.

SHRI VALLABH SHETH



OVER 30 YEARS
OF CREATING ICONIC
LANDMARKS THAT STAND
TALL—EVEN IN A CITY OF
HIGH-RISES.

60+

Mixed-Use Developments

22,000+

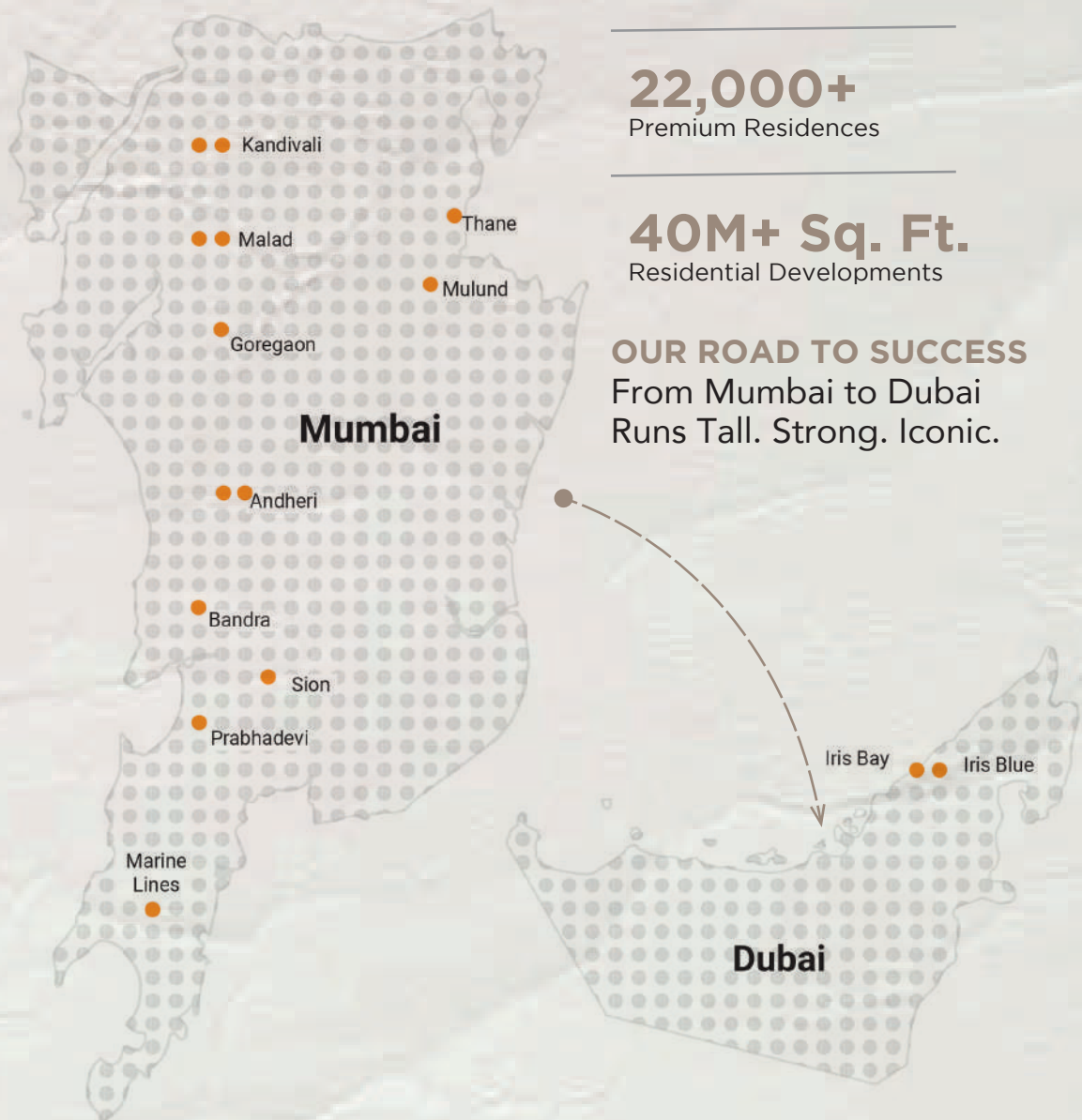
Premium Residences

40M+ Sq. Ft.

Residential Developments

OUR ROAD TO SUCCESS

From Mumbai to Dubai
Runs Tall. Strong. Iconic.



“

OUR LEGACY

SHETH CREATORS:
30+ YEARS OF VISION, VALUE
& EXCELLENCE

For over three decades, Sheth Creators has been a driving force in shaping Mumbai's skyline and redefining luxury living. With an unwavering commitment to innovation, quality, and execution, we have earned our place as one of Mumbai's most respected and trusted real estate developers.

Our journey is built on strong foundations:

- 30+ years of industry Experience
- 60+ landmark projects delivered
- 22,000+ homes handed over to delighted customers
- 40 million+ sq. ft. of developed spaces

From pioneering luxury townships in Mumbai's emerging suburbs to crafting iconic residential towers in South Mumbai and Bandra West, we've consistently transformed micro-markets and set new benchmarks. Our expertise has even reached international shores, with striking developments adorning Dubai's skyline.

Driven by foresight and powered by flawless execution, Sheth Creators continues to seek out the next opportunity, the next horizon, the next creation.

”

OUR LEGACY ALBUM



BEAUMONDE PRABHADEVI, SOUTH MUMBAI.

Luxury living with stunning views
in space-starved South Mumbai,
award-winning architecture.

AURIS SERENITY MALAD WEST, MUMBAI.

Urban luxury retreat with
world-class amenities and
international lifestyle design.



OUR LEGACY ALBUM

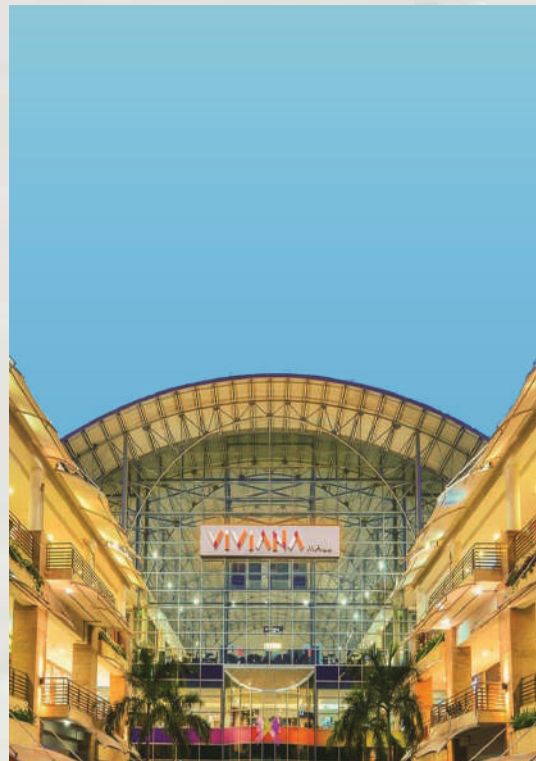


VASANT LAWNS
THANE, MUMBAI

Luxury township built on a podium,
redefining premium living for
budget-conscious buyers.

VIVIANA MALL
THANE, MUMBAI.

Asia's largest mall with 250+
brands, providing an unparalleled
retail and leisure experience.



OUR LEGACY ALBUM



PRABHADEVI'S MOST ICONIC COMMERCIAL LANDMARK

Ultra-modern 8-storey
commercial and IT park with
state-of-the-art facilities.

BEAUMONTE SION CIRCLE, MUMBAI.

Landmark luxury residences
blending heritage with modern
opulence.



OUR LEGACY ALBUM



IRIS BLUE,
DUBAI MARINA, DUBAI.

Panoramic marina views from a
luxurious 30-storey waterfront
residence.

IRIS BAY, DUBAI.

Iconic 40-storey commercial tower
in Dubai's prime business district.



DEVELOPMENT PARTNER OF ALPHAITE GROUP OF COMPANIES



“

An expert in luxury design, technical delivery, and amenity innovation, with proven excellence in on-spec project management, quality assurance, and strong leadership. Approachable and globally minded, always focused on every client touchpoint while upholding Azure’s enduring promise of timeless living.

”



MR.VRAJESH KOTHARI

*Development Partner
Alphaite Group Of Companies*

WHERE VISION FINDS ITS FIRST LIGHT



Artist Impression

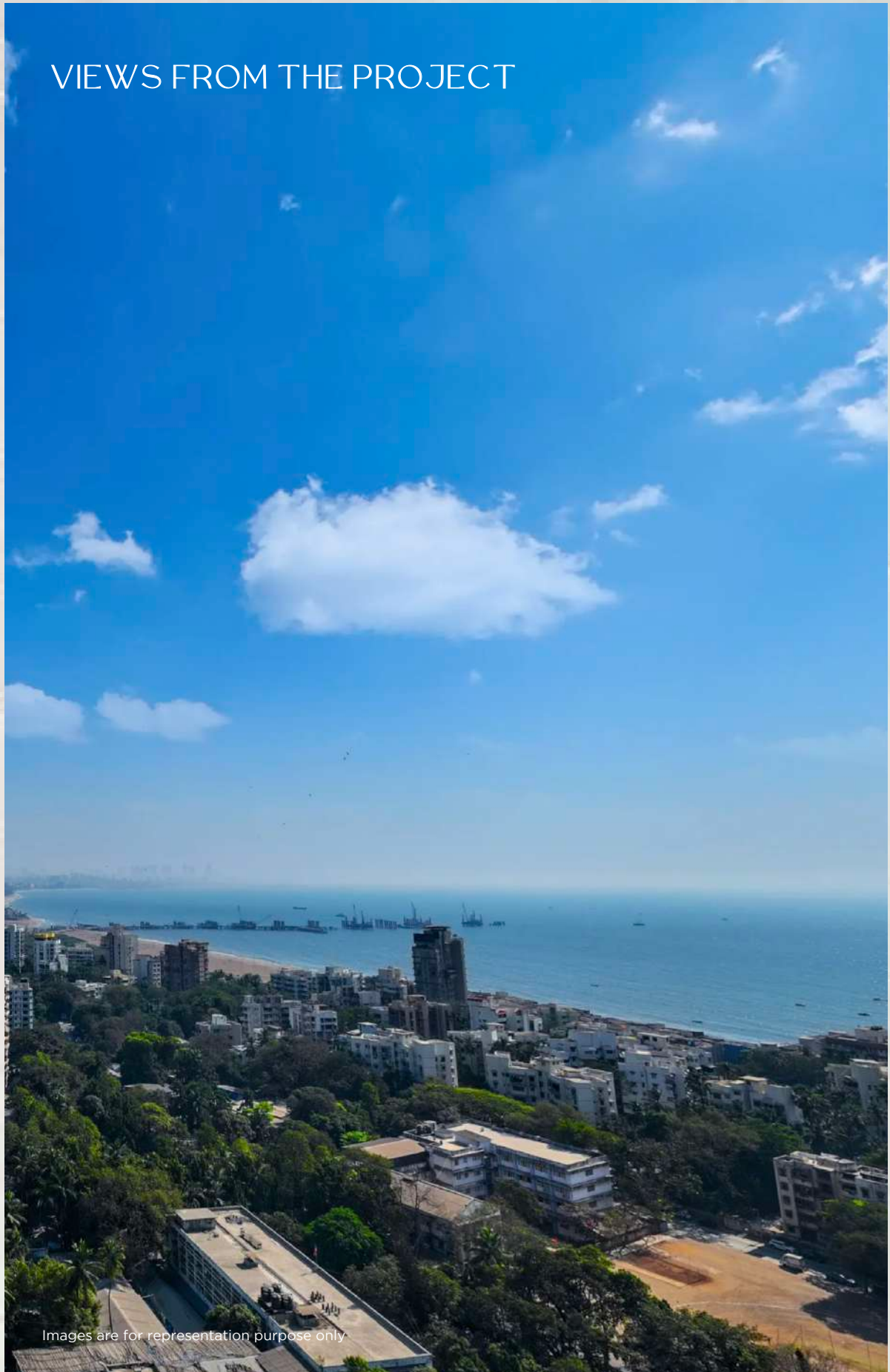


MODERN DESIGN, TIMELESS GRANDEUR

Introducing Azure, Immerse yourself in elegant, contemporary living inspired by Versova's coastal tranquility. Azure's sophisticated design and luxurious interiors offer unmatched comfort, sustainability, and timeless appeal.



VIEWS FROM THE PROJECT

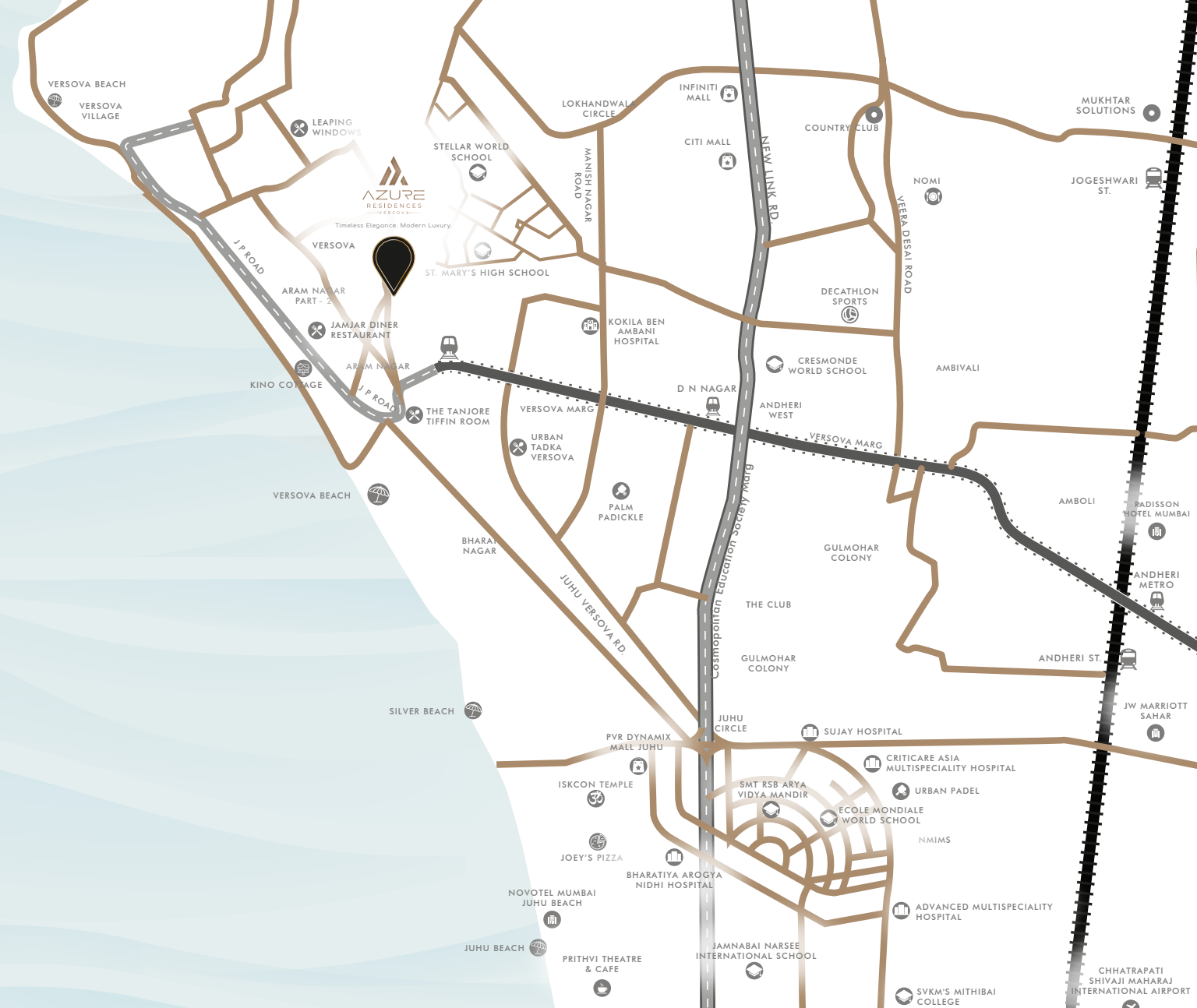


Images are for representation purpose only

A DREAM
ANCHORED BY
THE COAST



Images are for representation purpose only



THE BEACH IS
JUST THE START OF
THE WORLD
THAT'S WITHIN
YOUR REACH.

BUILT AROUND DAILY NEEDS, DESIGNED TO GIVE BACK TIME



EDUCATION

Smt RSB Arya Vidya Mandir	- 11 mins*, 3.4 km
Ecole Mondiale World School	- 16 mins*, 3.4 km
Jamnabai Narsee International School	- 17 mins*, 4 km
Mukesh Patel School of Technology	- 18 mins*, 4.6 km
NMIMS	- 19 mins*, 4.7 km
SVKM's Mithibai College	- 20 mins*, 4.7 km



CONNECTIVITY

Upcoming Lokhandwala Connector	- 2 mins*, 400 m
Upcoming Coastal Road	- 4 mins*, 850 m
Versova Metro Station	- 4 mins*, 1.4 km
Chhatrapati Shivaji Maharaj Int. Airport	- 31 mins*, 10.4 km



HOTELS

Novotel Mumbai Juhu Beach	- 19 mins*, 4.2 km
Radisson Hotel Mumbai	- 28 mins*, 6.9 km
JW Marriott Sahar	- 34 mins*, 9.2 km



BEACH

Versova Beach	- 6 mins*, 1.1 km
Silver Beach	- 17 mins*, 3.9 km
Juhu Beach	- 18 mins*, 4.4 km



HOSPITALS

Kokilaben Dhirubhai Ambani Hospital	- 8 mins*, 1.9 km
Sujay Hospital	- 13 mins*, 3.1 km
CritiCare Asia Multispeciality Hospital	- 13 mins*, 3.2 km
Bharatiya Arogya Nidhi Hospital	- 15 mins*, 3.5 km
Advanced Multispeciality Hospital	- 16 mins*, 4 km



RECREATION

Palm Padickle	- 7 mins*, 1.9 km
Infiniti Mall	- 12 mins*, 3.1 km
Urban Padel	- 13 mins*, 3.3 km
PVR Dynamix Mall Juhu	- 14 mins*, 3.5 km
Prithvi Theatre & Cafe	- 19 mins*, 4.6 km



RESTAURANTS

The Tanjore Tiffin Room	- 3 mins*, 650 m
Leaping Windows	- 4 mins*, 1.1 km
Urban Tadka	- 5 mins*, 1.2 km
Jamjar Diner Restaurant	- 6 mins*, 1.3 km

*This refers to minute drive time. Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 14th November, 2025

YOUR SHARED SPACE LAYOUT AND AMENITIES



Images are for representation purpose only

GROUND FLOOR PLAN

The plans may vary minor alterations





GROUND FLOOR AMENITIES



CONCIERGE



GRAND
LOBBY



OUTDOOR
SEATING LAWN



SECURITY
CABIN



RAMP
PARKING



VALET
SERVICE



ECO DECK

FLOOR PLAN

BANQUET HALL

CELEBRATION
LAWN

GARDEN
SEATING ALCOVE

SWIMMING POOL

READING CORNER
/QUIET ZONE

KID'S
PLAY ZONE

WALKING
TRACK

INDOOR
GAMES ROOM

FITNESS CENTER
(GYM)

OUTDOOR
FITNESS
STUDIO

MULTIPURPOSE
LOUNGE

The plans may vary minor alterations





ECO DECK AMENITIES



LUMIERE
BANQUET



OUTDOOR FITNESS
STUDIO



KID'S PLAY
ZONE



GARDEN
SEATING ALCOVE



GYMNASIUM



INDOOR GAMES
ROOM



THE AZURE
POOL RETREAT



CELEBRATION
LAWN



READING
ZONE



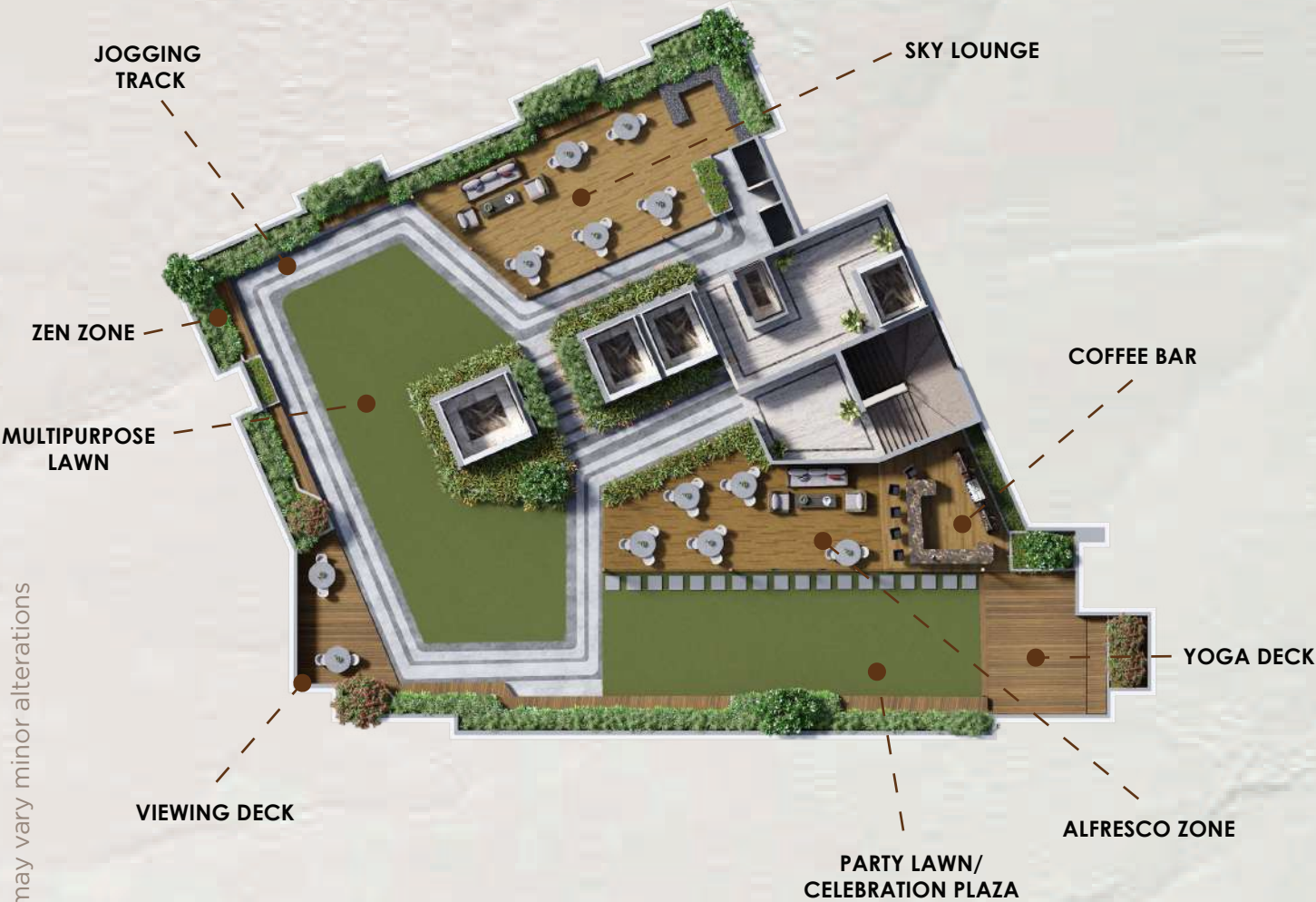
WALKING
TRACK



MULTIPURPOSE
LOUNGE



TERRACE FLOOR PLAN



The plans may vary minor alterations





TERRACE AMENITIES



JOGGING
TRACK



SKY
LOUNGE



PARTY
LAWN



YOGA DECK



ALFRESCO
ZONE



COFFEE
CORNER



VIEWING
DECK



ZEN
ZONE



SPACES THAT
BRING PEOPLE
AND MOMENTS
CLOSER



Images are for representation purpose only

TYPICAL FLOOR PLAN

2BHK
838.13 SQFT

2BHK
838.13 SQFT



The plans may vary minor alterations



2 BHK RESIDENCES

UNIT 1 FLOOR PLAN



Master Bedroom with Attached Toilet



Dedicated Dining Area



Smartly Designed Vastu Complaint Homes with Optimal Space Utility



Natural Light & Ventilation In Every Room and Space



2 BHK RESIDENCES

UNIT 2 FLOOR PLAN



The plans may vary minor alterations



Master Bedroom with Attached Toilet



Dedicated Dining Area



Smartly Designed Vastu Complaint Homes with Optimal Space Utility



Natural Light & Ventilation In Every Room and Space



3 BHK RESIDENCES

UNIT 3 FLOOR PLAN



Master Bedroom with Attached Toilet



Dedicated Dining Area



Smartly Designed Vastu Complaint Homes with Optimal Space Utility



Natural Light & Ventilation In Every Room and Space



3 BHK RESIDENCES

UNIT 4 FLOOR PLAN



Master Bedroom with Attached Toilet



Dedicated Dining Area



Smartly Designed Vastu Complaint Homes with Optimal Space Utility



Natural Light & Ventilation In Every Room and Space



ARCHITECT



ARK REZA KABUL ARCHITECTS

ARK Reza Kabul Architects, headquartered in Mumbai with international offices, excels in sustainable, innovative design across hospitality, residential, and commercial sectors with strong project management.



LICENSING PARTNER



ASPIRE ARCHITECTS & CONSULTANTS

Aspire Architects & Consultants focus on Mumbai redevelopment, specializing in municipal approvals, slum rehabilitation, and chawl renewal under government schemes.



STRUCTURAL PARTNER



JW CONSULTANTS LLP

JW Consultants LLP today is a well-known name for structural consultancy. Over the years we have been working with reputed construction companies across India as well as foreign countries like Sri Lanka, Nepal, Bhutan, Tanzania and Russia.



FINANCIAL ADVISOR



SARAWGI & ASSOCIATES

Audit & Tax Services

Precision audits and comprehensive tax solutions – direct, indirect, compliance, and litigation support for seamless financial security

Business & Advisory Services

Expert guidance on restructuring, risk management, regulatory compliance, and growth strategies tailored for Mumbai entrepreneurs.





Timeless Elegance. Modern Luxury.



www.alphaitedeveloper.com | Call: +91 75064 00055



MahaRERA Registration No. : PM1180002501960 | available at <https://maharera.mahaonline.gov.in>