



VAIBHAVLAXMI  
— Value Beyond Walls —

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

  
**Queens  
Avenue**  
CHEMBUR, EAST





Images used here are for representative purposes only

## 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.



Schools & Colleges



Public Gardens



Cafés & Restaurants



Health Care



Corporate Hubs



Shopping Malls



Transport Modes



  
**AESTHETICALLY  
DESIGNED**

Artist's impression



  
**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.



  
**STRATEGICALLY  
LOCATED**

# CENTRALLY CONNECTED LIVING



## Healthcare Hubs

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



## Education Hubs

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



## Spiritual Hubs

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

## Travel Hubs



### By Rail:

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



### By Road:

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



### By Air:

- Chhatrapati Shivaji Maharaj International Airport - 4.9 km

## Lifestyle Hubs



### Clubs:

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



### Restaurants:

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

Travel distance as per Google Maps

# LOCATION MAP







  
**EXQUISITE &  
CLASSIC LOOK**

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



Reference image



Reference image

## 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



Excellent connectivity to all major hubs & business centers



Metro Line 2B



Metro Line 4



Future-ready location with upcoming infrastructure developments



Road widening projects



Mumbai Trans-Harbour Link via Eastern Freeway



# TOP CLASS PRIVILEGES



## 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.



Reference image

Gymnasium



Reference image

Indoor games

ROOFTOP AMENITIES



Artist's Impression

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

# ROOFTOP AMENITIES



Artist's Impression

Kids play area



Yoga Deck



Cricket net



Pergola sit-out



Walking track

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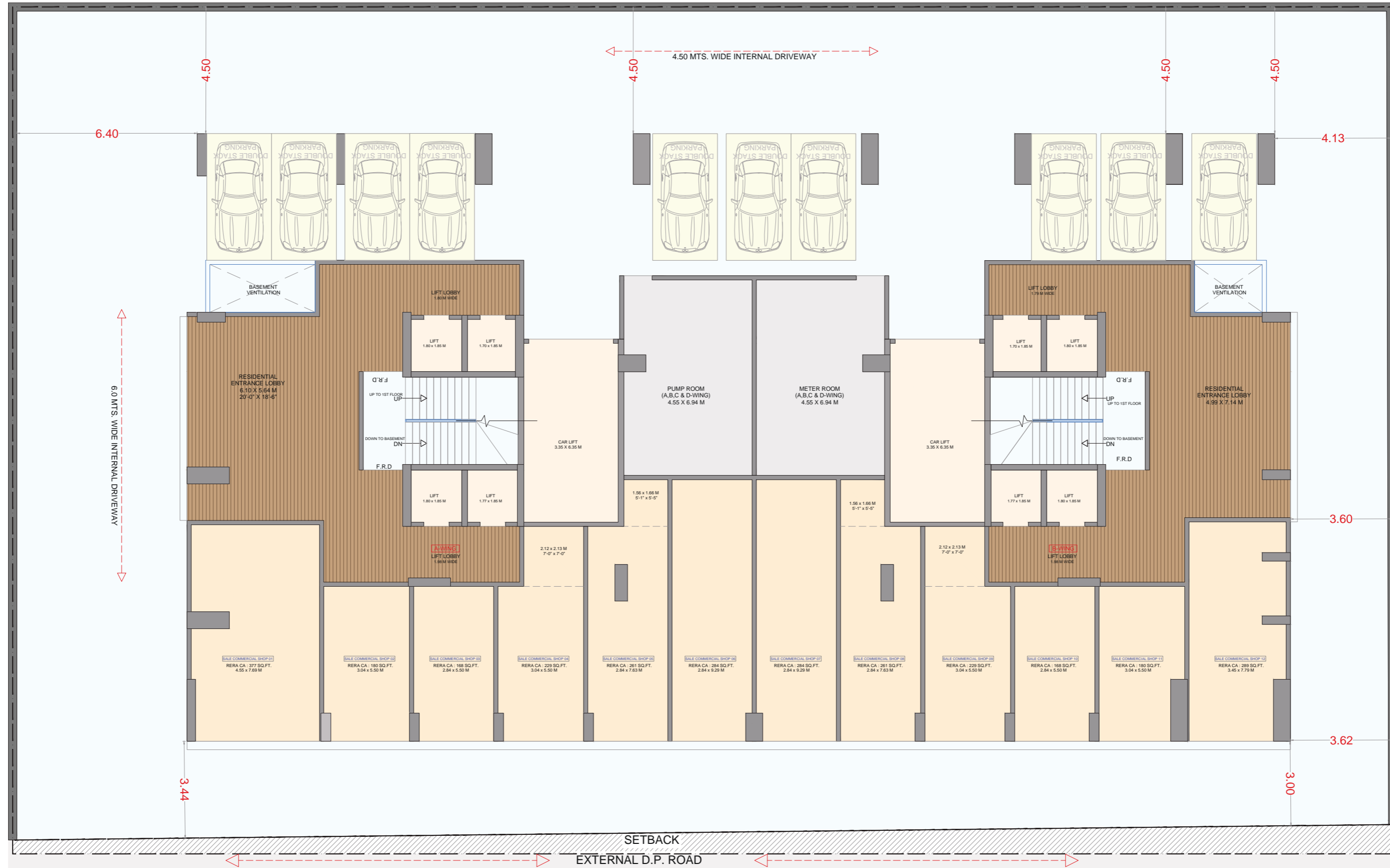
  
**WELL PLANNED  
DESIGNER HOMES**



# TYPICAL FLOOR PLAN



# GROUND FLOOR PLAN



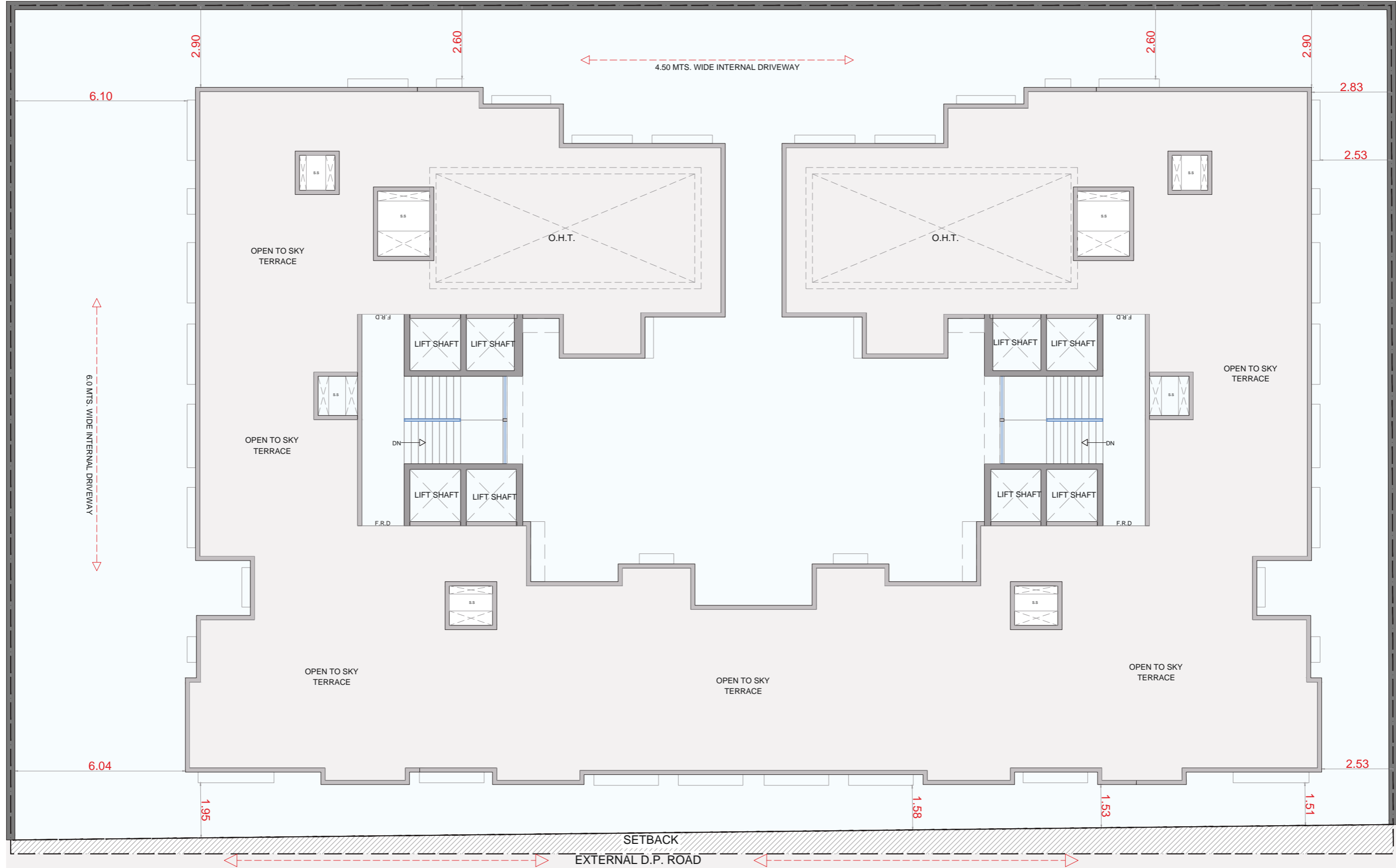
# 1ST FLOOR PLAN



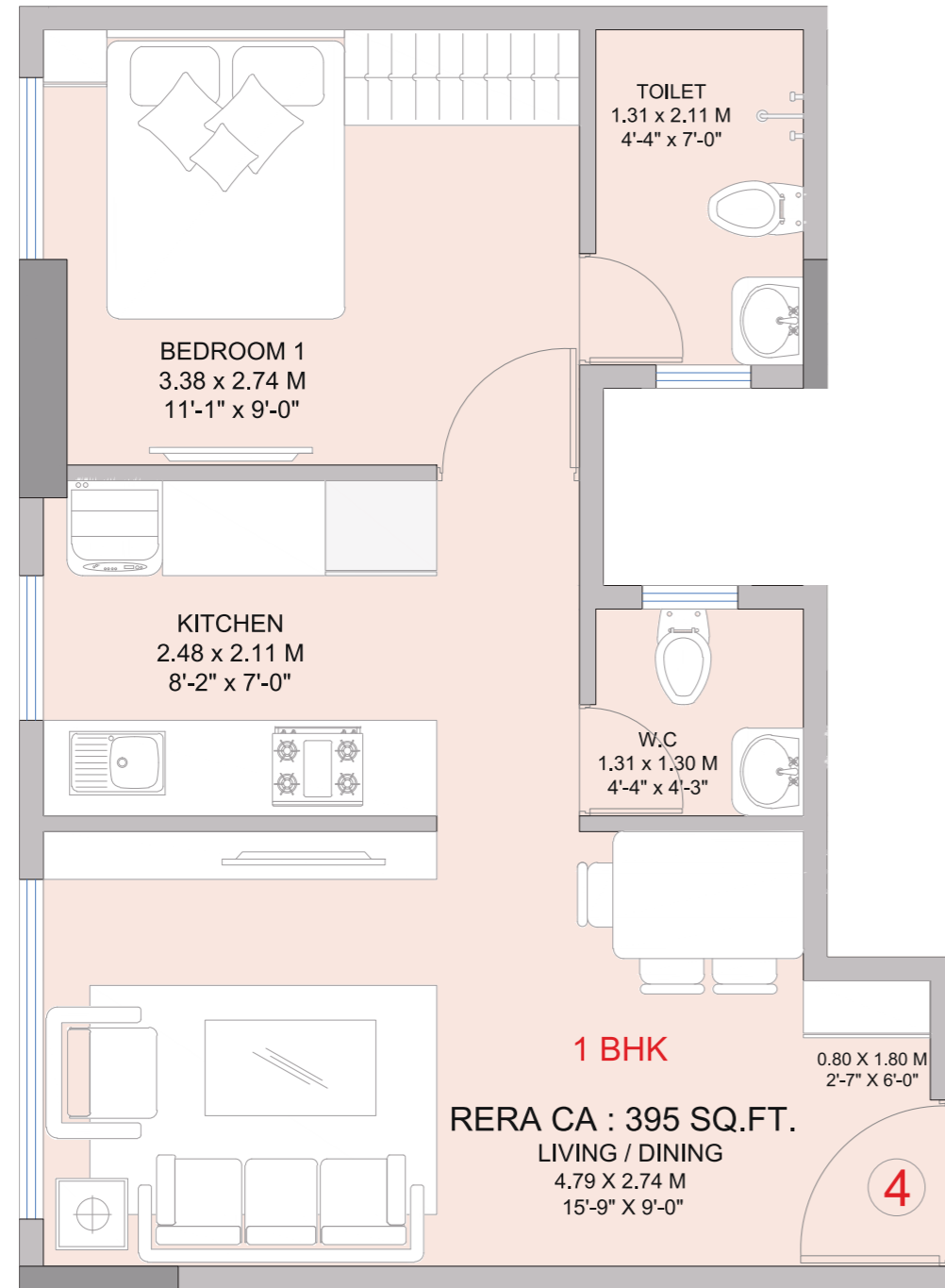
# 8TH (REFUGE) FLOOR PLAN



# TERRACE FLOOR PLAN

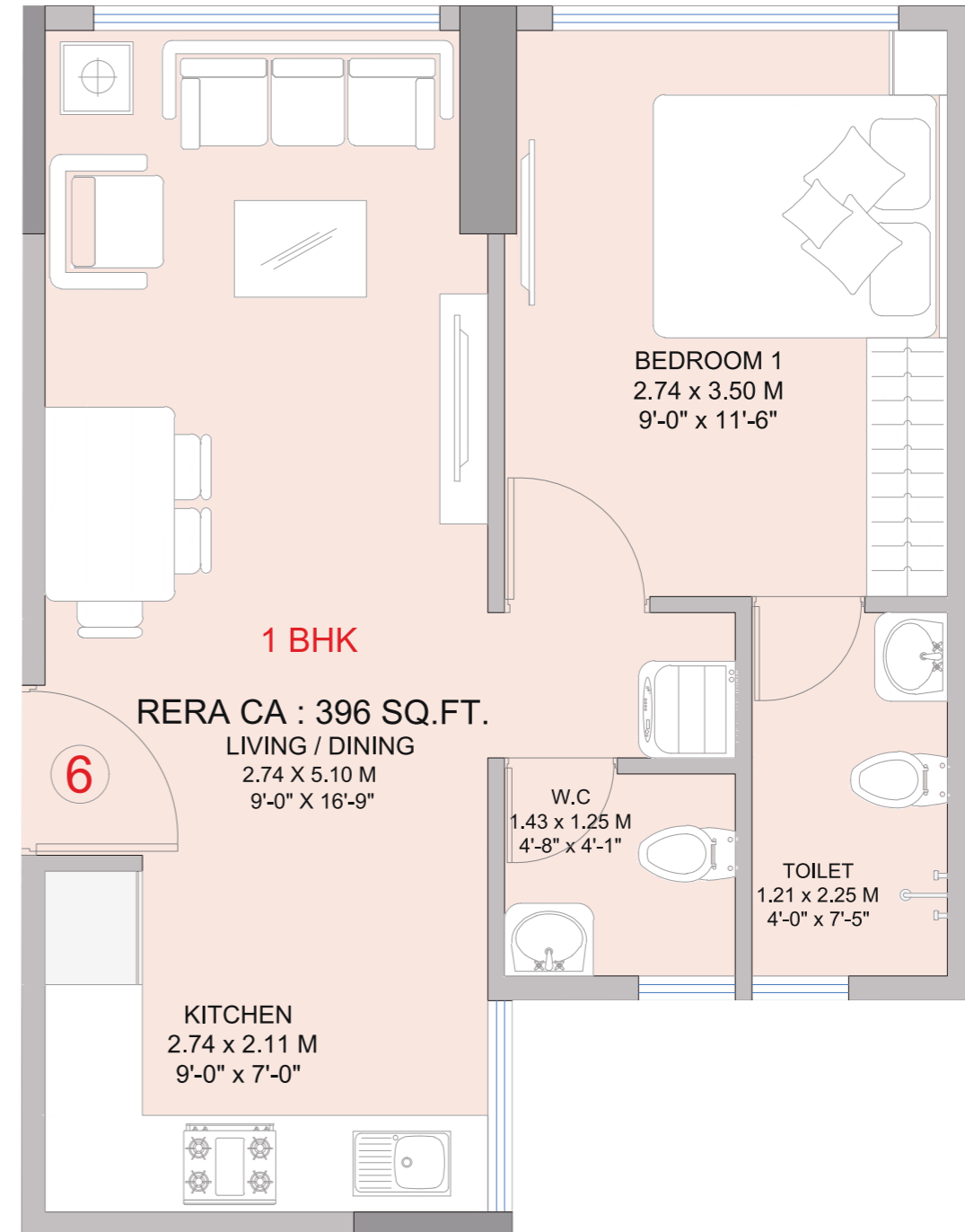


  
**UNIT PLAN**



**1 BHK**

**RERA CARPET AREA - 395 SQ FT**

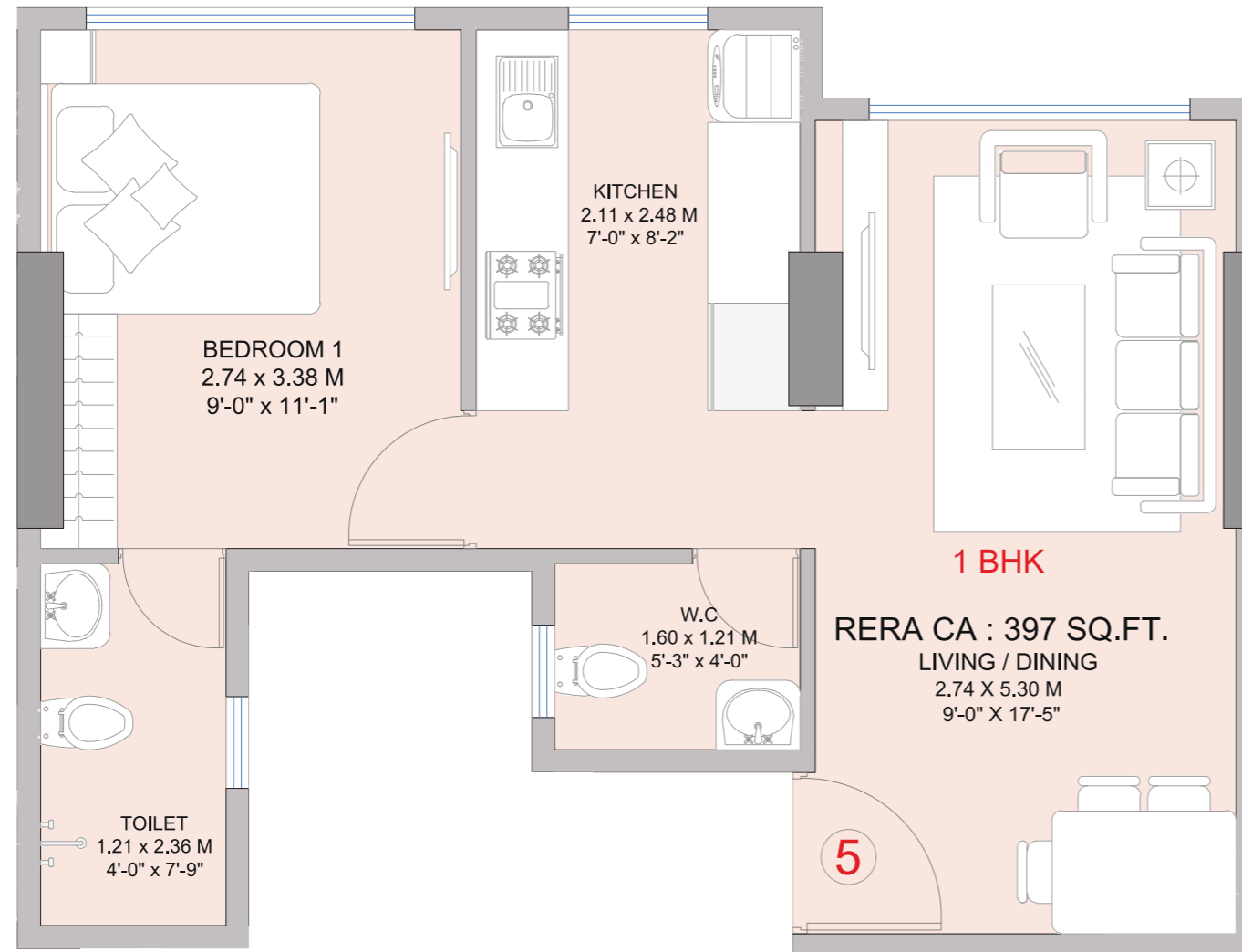


**1 BHK**

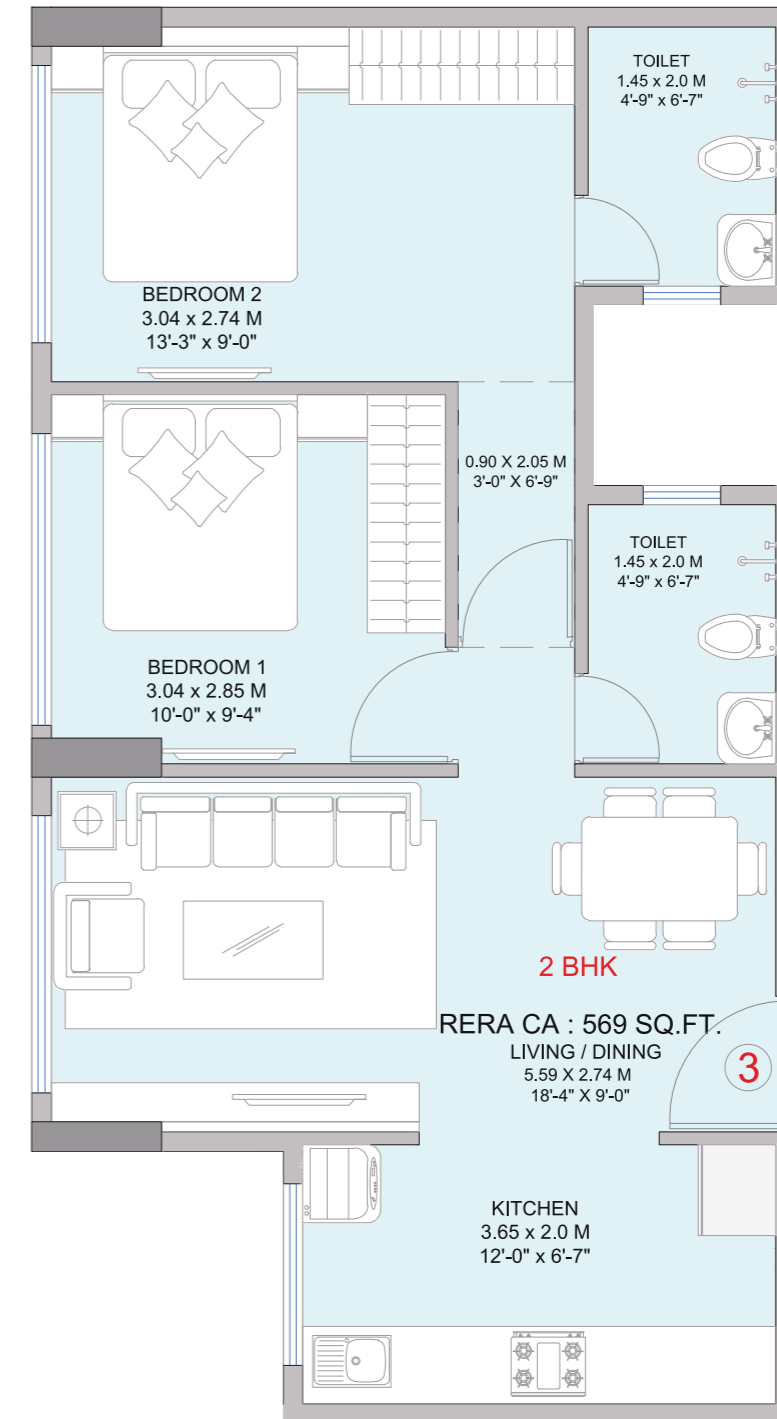
**RERA CARPET AREA - 396 SQ FT**



  
**UNIT PLAN**



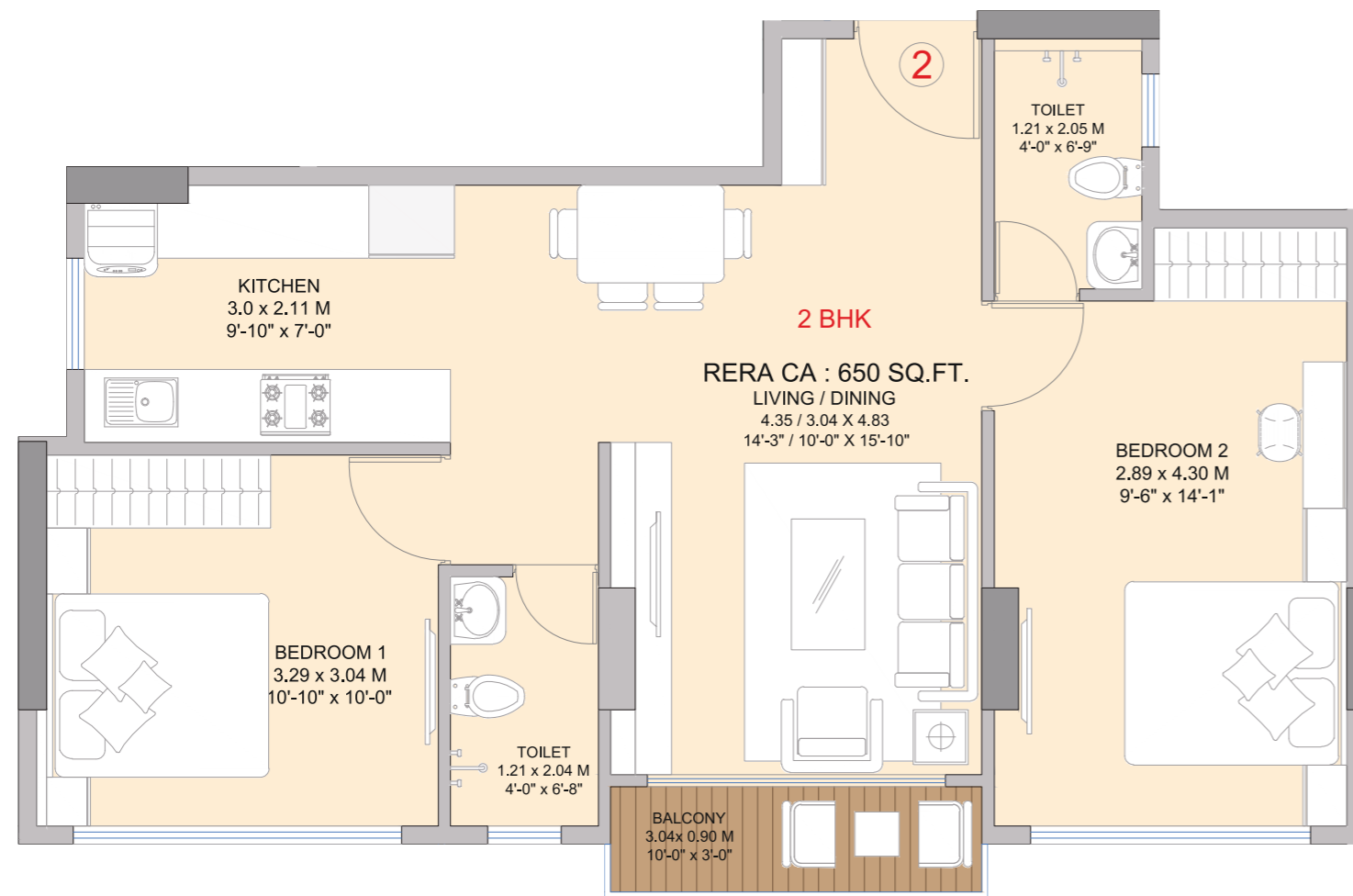
**1 BHK**  
**RERA CARPET AREA - 397 SQ.FT**



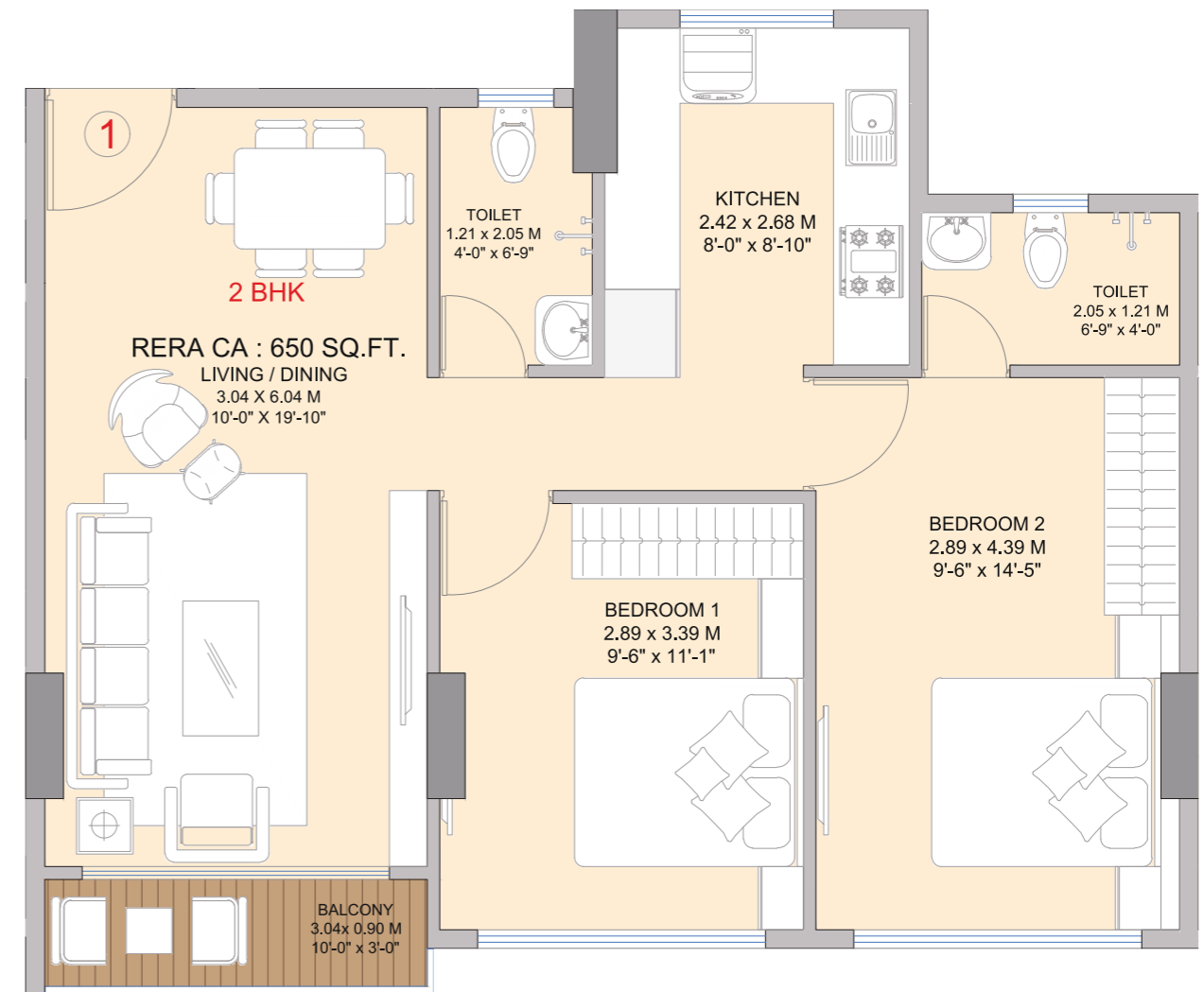
**2 BHK**  
**RERA CARPET AREA - 569 SQ.FT**



  
**UNIT PLAN**



**2 BHK**  
RERA CARPET AREA - 650 SQ. FT



**2 BHK**  
RERA CARPET AREA - 650 SQ.FT







  
**COMMITMENT  
AT A GLANCE**

# ONGOING PROJECTS

**EastSyde**

Ghatkopar East

**Peak 25**

Vikhroli East

**Queens Park**

Chembur East

**Central Park**

Vikhroli East

**Eastern Groves**

(phase 1&2)

Vikhroli East

**Address 51**

Bandra East

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



Templum Heights



Olympus



Crown 83



Victoria 54



## OUR SUCCESSFUL JOURNEY

With the highest record of timely possession, we at Vaibhavluxmi 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 Vaibhavluxmi 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.

**25**

COMPLETED  
PROJECTS

**2500**

HAPPY  
CUSTOMERS

**2500**

FLATS  
DELIVERED

**595**

HOMES HANDED  
OVER IN  
YEAR 2022

**3 M.  
SQ.FT**

LAND  
DEVELOPED

**1711**

HOMES  
IN MAKING

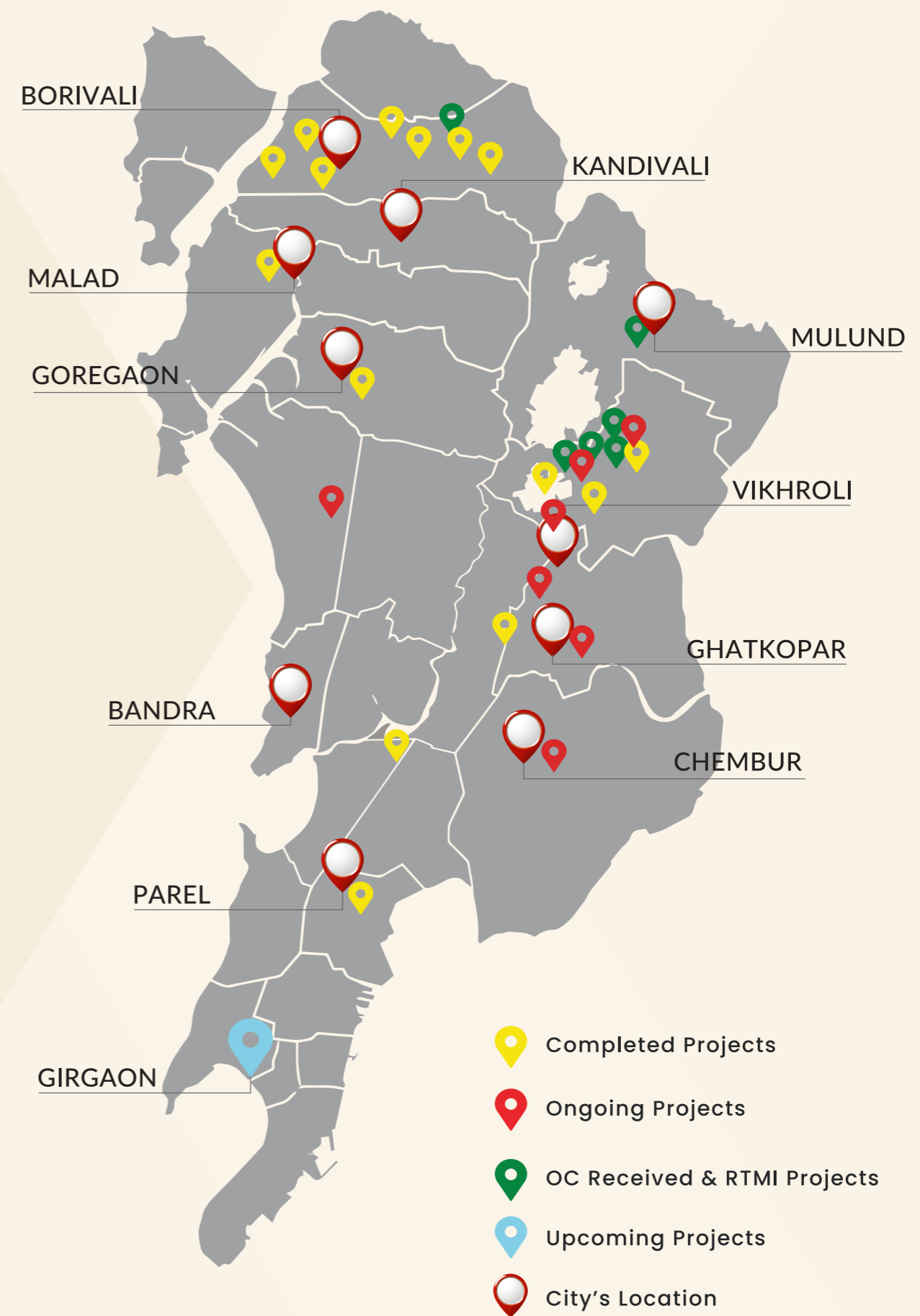
### MOVING AHEAD

**18**

acres of mega development  
in Kalyan

**8**

acres of face lift in Dombivali





# VAIBHAVLAXMI

— Value Beyond Walls —

**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.