A Courtyard Townhouse in the Heart of Mumbai

Mumbai

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A Courtyard Townhouse in the Heart of Mumbai

Hidden in a wooded by-lane in the centrally located Saath Rasta, is a sprawling, 3,615 square feet bungalow, as singular in concept as it is in location. A far cry from the ever-rising crowd of metal and glass structures, this solid brick two-storey house combines the Indian tradition of spacious interiors with all the modern functionalities of contemporary aesthetics.

Step off the dusty asphalt road onto a brick and concrete-tiled walkway, flanked by hedges of local flora. No cars can enter this gated community comprising six bungalows; there is ample parking space immediately outside. Here, peace and privacy are as much a function of design as demand.

The bungalow itself admeasures a little over 2,600 square feet. It features a beautifully sun-lit living area, dining and study areas, and a hearty kitchen on the lower level. All the principal rooms look into the soul of this house-its *aangan*-a 100 square feet open-air courtyard that welcomes seasons, tempers weather, greets friends as family, treats family as friends, and on clear nights, beckons one to learn the names of constellations. Cut across the courtyard, and it is the shortest distance to any part of the house.

The entry foyer of the house serves as the anteroom with a large modular kitchen adjacent to it, fitted with high quality fixtures. The living room, study and dining areas run along the three sides of the square central courtyard which follows the entrance foyer. Floor-to-ceiling clear glass windows span these rooms, opening to the courtyard. On bright, sunny days, plenty of natural light illuminates the living areas, while howling winds and slashing rains are shut out during the Mumbai monsoons.

Between the living and dining rooms are a flight of stairs that spiral up to two capacious bedrooms and en-suite bathrooms featuring white tiles and basic fittings, and a cosy sit-out. The waterproof Shahabad-tiled floors carpet the whole house, adding a measure of sophistication and warmth that complements a sun-deck like décor on one hand, and luxurious winter lodge-style furnishings on the other. A separate staff quarter with its own entrance and en-suite bath lies adjacent to the entrance.

This exclusive property comes unfurnished to make a home out of a house. The complex also accommodates a self-service community laundromat and a special outhouse where day employees can rest or wait. 24/7 security is guaranteed through manned as well as electronic surveillance.

** Images shown are of the townhouse in its final stages of completion.*









Living room



Entrance





Walkway





Entrance

Highlights:

- Built-up area of 3,615 square feet
- Carpet area of 2,659 square feet
- 2 bedrooms with attached bathrooms featuring white tiles
- Private courtyard built in to the bungalow layout
- Shahabad tiles for flooring
- Teak wood used for door and window frames
- Staff quarters with attached bathroom and separate entrance
- Shared facilities include water, electricity and security
- Gated community with high security









Living and dining room



Between the living and dining rooms are a flight of stairs that spiral up to two capacious bedrooms and en-suite bathrooms.





Bedroom

Location Profile:

Saath Rasta lies at the cusp of South Mumbai and the suburbs, and was once famous for its mills. Long-abandoned, these mills have been reclaimed by developers and have transformed into South Mumbai's most sought-after property. The area serves as a very convenient central point to escape to town, or to head north to Bandra and beyond.

The property is located very close to the Byculla railway station, and faces Planet Godrej. Taking the road leading to Jacob Circle, Mahalaxmi station is five minutes away, while Phoenix Mills is only fifteen minutes away. The Mahalaxmi Racecourse is ten minutes away. The King Edward Memorial Hospital is around twenty minutes away, in Parel. On days without traffic, it would take between twenty to thirty minutes to reach Colaba, if one takes the J. J. flyover. The international airport is an hour away if one takes the Bandra-Worli sea-link.

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Asking price: On request
Property sold unfurnished

2 bedrooms and 2 bathrooms
Built-up area: Approximately 3,615 square feet
Carpet area: Approximately 2,659 square feet

For additional information on this property and to arrange a viewing, call us at +91 (0) 22 4333 6200 (Mumbai), +91 (0) 11 2436 9415 (Delhi), +1 212 627 5006 (New York), +44 (0) 20 7409 7974 (London) or email properties@saffronart.com. You may also fill out an online form at www.saffronart.com, where additional images and details can be viewed

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