

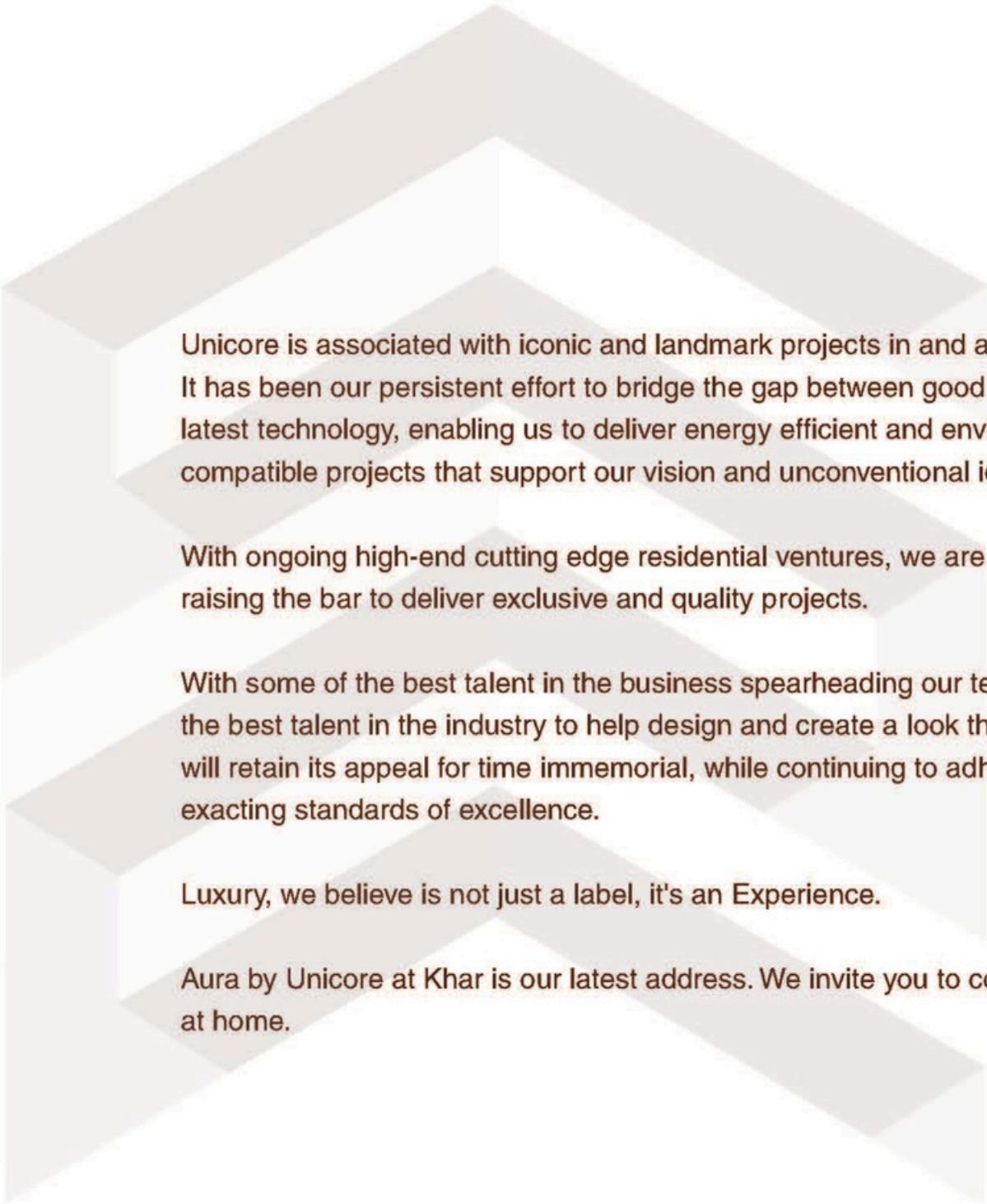


A U R A

RESIDENCES
AT
AURA



About Unicore



Unicore is associated with iconic and landmark projects in and around Mumbai. It has been our persistent effort to bridge the gap between good design and the latest technology, enabling us to deliver energy efficient and environmentally compatible projects that support our vision and unconventional ideas.

With ongoing high-end cutting edge residential ventures, we are consistently raising the bar to deliver exclusive and quality projects.

With some of the best talent in the business spearheading our team, we engage the best talent in the industry to help design and create a look that is unique and will retain its appeal for time immemorial, while continuing to adhere to our exacting standards of excellence.

Luxury, we believe is not just a label, it's an Experience.

Aura by Unicore at Khar is our latest address. We invite you to come and feel at home.

About Aura

Unique to Aura

- Aura is designed by renowned architects Creative Designer & Associates
- Close proximity to Khar station, municipal market & shopping hub
- Designed to IGBC LEED Certification
- Vaastu compliant 2 bedroom ensuite luxurious apartments
 - Each apartment designed to optimize cross ventilation and sunlight with naturally ventilated bathrooms
 - A large west facing deck spanning the length of the apartment
 - Open views with panoramic view from higher floors
 - Separate utility /staff quarters and bathroom with a drying balcony
 - Highside Air-conditioning through VRV III
 - European standard windows
- Space dedicated to indoor amenities
 - Gymnasium and Spa
 - Billiards and Game rooms
- Swimming pool with garden and children's play area
- High speed elevators
- Ample covered podium parking spaces for each apartment, guests
- High technology security features
- Smoke detectors and sprinklers in common areas.
- Power back up for essential services

The first striking feature of Aura is the design and aesthetics. Its appeal lies not only in its outer beauty but also in the well-planned, generous layout of each individual apartment.

Aura gives you the luxury of space to breathe, relax, entertain, and feel at home.

Homes at Aura are conceptualized to be enduring icons of lifestyle and to create a simple desire - 'to be home early'.

Detailed with extraordinary precision inside and out, Aura owes a certain stylistic debt to the uncompromising classical ideals.

In a city starved of privacy and public spaces, Aura at Unicore offers an array of amenities and facilities that would make your home a living dream.

The simple brief provided to our esteemed architects was to design homes as they were in the 60's, cross ventilation, ample natural light within large spaces whilst bearing in mind holistic, vastu compliant, ecological sensibilities.

The driving factor behind planning the amenities and facilities at Aura has been the desire to strike the right balance between convenience, recreation, security and sophisticated, contemporary lifestyle.

To ensure absolute privacy to its residents, the service core is detached throughout the property. Elevator and security levels for the service core are also separate, further underlining safety at all times.

These luxurious, well-crafted spaces are designed to be filled with light and are inspired by their stunning surroundings. The development provides a wide array of amenities including state-of-the-art recreation facilities such as a pool, barbeque pit, gym, yoga/pilates room, game rooms, secured children's play area.

The project is distinctive for its implementation of sustainable design strategies, with special focus on natural elements. As a development designed to make LEED certification, it achieves maximum natural ventilation and full usage of its solar exposure along with housing its own water recycling plant onsite.

Aura is your ringside seat to the city. The glass-rimmed decks on the outside and the transparency the architects have given the architecture determine the building's spirit.



AURA
UNIGORE

LONDON INDIA DRESS SHOP SPYKAR JEANS

Typical Floor Plate



Customised Floor Plan



“Maximizing the foray of the natural elements, designing separate service areas within and outside the apartments, and providing a plethora of amenities that are sure to fulfill the needs of its residents from a varied spectrum of ages and interests, were some of the critical elements we sought to provide here.”

Inside Your Home





Rendered to Actual Dimensions

Living Room

Like trees, people need space to flourish.

Cross-ventilated with a feeling of openness, the biggest luxury in Mumbai, the living room's west-facing windows frame jaw-dropping sunsets.



Dining Room

A dynamic space that opens on to a large deck and the stunning vistas beyond.

A bright, sun-washed room with a contemporary attitude.



Rendered to Actual Dimensions

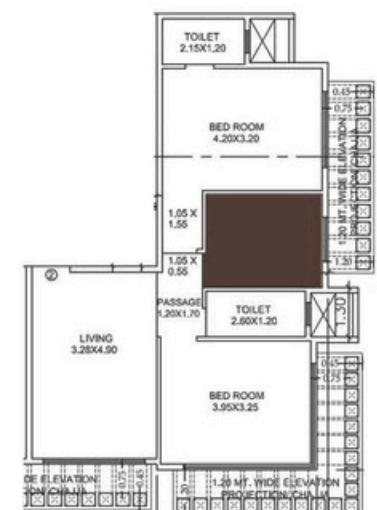


Kitchen with Utility and Drying Balcony

The extra-large size of our kitchen was determined to provide you with the opportunity to accommodate a separate utility room.

Additionally, a laundry and utility/drying balcony, dedicated to the needs of your household, is attached to the kitchen.

Your kitchen is more than just a place to cook. It's the organic ingredient in your residential bliss.





Bedroom I

It is believed that the living room or the kitchen is the heart of a house.

At Aura the two & three luxurious bedrooms are its soul. A third of the day is spent in the bedroom, so its only natural for it to be idyllic a place where the rest of the world melts away.

A room you can walk into and literally and audibly sigh with relief. Its about simplicity and ease of use.

A room that whispers welcome and stirs your soul.



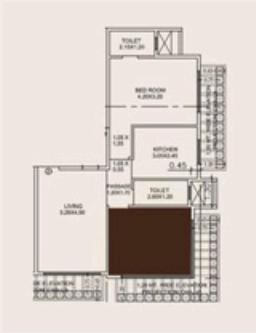


Rendered to Actual Dimensions

Bedroom II

Open spaces ensure that clutter is minimized and 'nostalgia', whether a pair of skates or wedding albums will always have room here.

To be indulged, your bedroom is your home within a home.





Bedroom III

Your world, refined and honed with your individual style.

Glazed glass windows open on to the deck where you can hear the whisper of the wind.

Whether it's vintage, contemporary or somewhere in between, your place to dream can now also be a dreamy place.

Rendered to Actual Dimensions



Rendered to Actual Dimensions



Bathroom

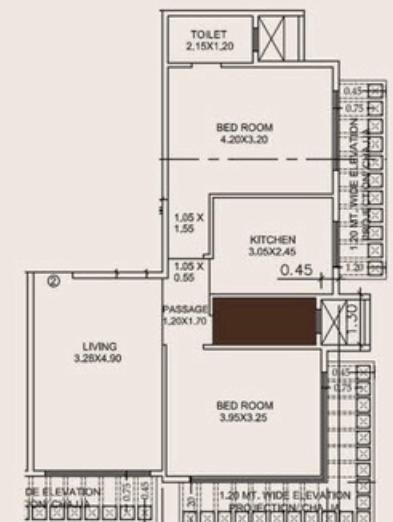
“Take care of the luxuries and the necessities will take care of themselves.”
-Dorothy Parker

It's the little luxuries we allow ourselves that probably come into play in the bathroom more than anywhere else.

Designed to be airy retreats, the bathrooms incorporate our green philosophy. With a bathroom attached to each bedroom, the generous layout has also been designed to ensure that the bathroom is naturally ventilated.

Whether featuring Zen like simplicity or baroque opulence, this space is meant to be blissful.

Rendered to Actual Dimensions





Deck

Elongated decks across the length of the house seamlessly integrate the indoor spaces with the outdoors.

The visual openness, natural ventilation, privacy, and the creation of an outdoor lifestyle make the possibilities of this intimate space endless.

Informal seating and the right lighting set the mood for a pre-dinner catch up at the end of the day, or to entertain guests, or to simply unwind and read a book.

The decks are not just a sunny-day convenience. They are integral to the life of the house.

Rendered to Actual Dimensions

The Signet Penthouse

The Penthouse at AURA is special and rare because of its big attached terrace which is uncommon to a bustling city like Mumbai. The apartment has luxurious Living room with an open schematic to let in the abundance of natural light and the soft cool breezes. With four Master bedrooms each with a deck and a Guest Room this penthouse epitomizes luxurious living to a whole new level.

With an enormous landscape terrace and a private swimming pool you assure to maintain your standards and attract envy from others. The AURA penthouse titled "*The Signet*", wraps you in the luxury from the time you exit the elevator to the time you blissfully fall asleep in the luxuries of your bedroom. The *Signet's* vision of living space incorporates sophisticated comfort, subtle luxury and harmony, along with a commitment to beauty in all its forms.

The *Signet* has developed a contemporary, restrained, yet rich design language with meticulous attention to detail from furniture to accessories, from fabrics to lighting, never containing anything but the finest, most carefully selected materials thereby creating the finest, most luxurious apartment one can own.

Level 1

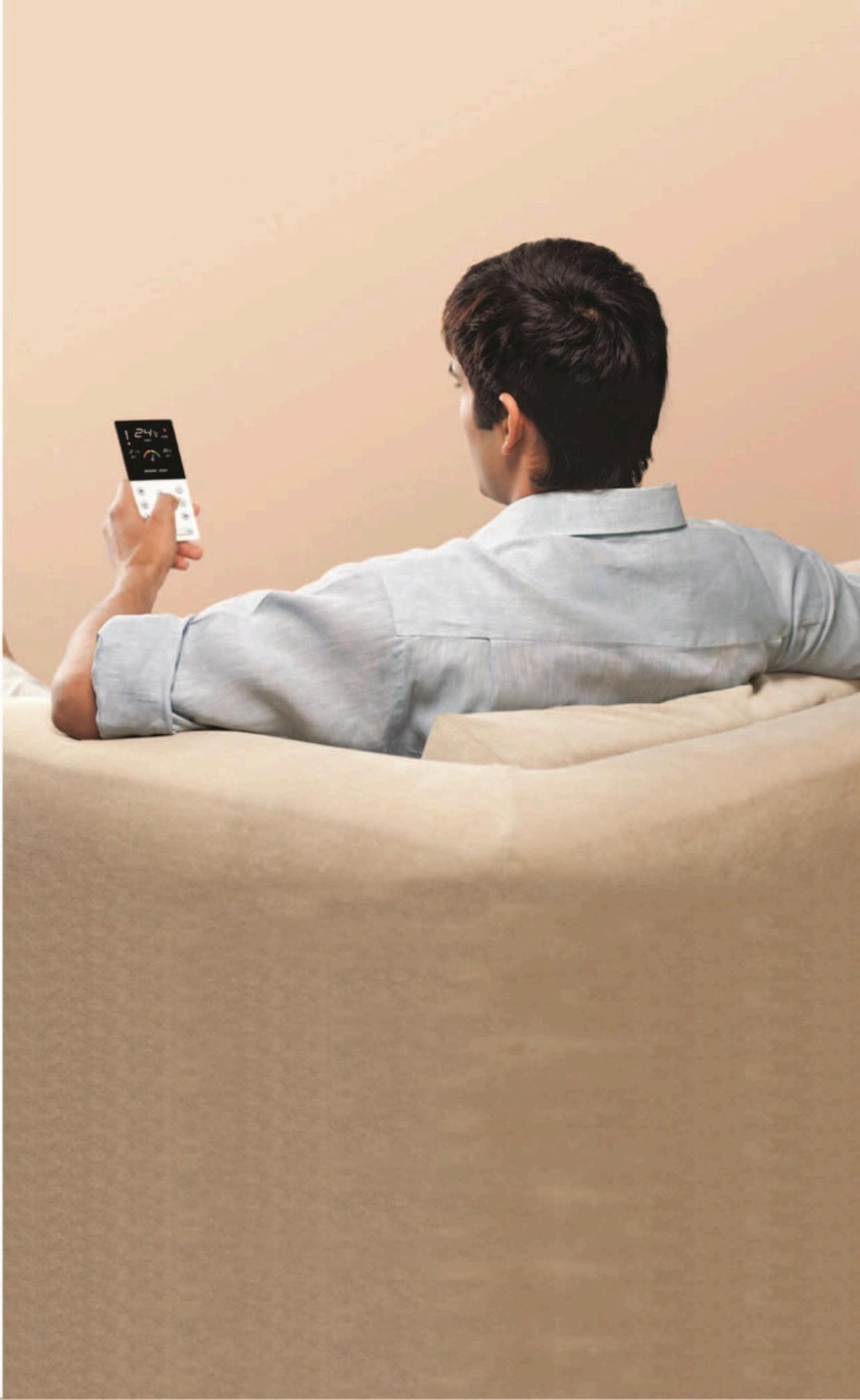




Level 2

Skyline from Aura





VRV Air Conditioning

Every apartment at Aura is provided with a VRV outdoor unit to reinforce our aim to reduce any hassle and maximize your flexibility. Downstream of that all piping and indoor units may be procured by you to suit your customized, interior design specifications.

The VRV unit has a dedicated space and isolated service access.

The system cools each room individually. Further, using the HRV for ventilation dramatically boosts energy efficiency.

Without the need for window air conditioning units, there is no hindrance to the stunning vistas beyond.



Cross Ventilation and Sunlight

"What is the good of your stars and trees, your sunrise and the wind, if they do not enter into our daily lives?" - E. M. Forster

We have designed the apartments to allow for large, operable windows and doors, thereby allowing a clear access to the natural elements. Essentially, this design choice maximizes cross ventilation and allows for sunlight to enter.

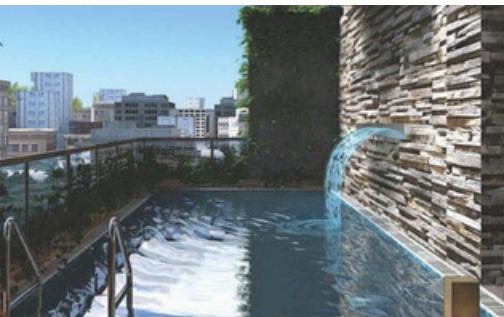


With westerly views and opulent decks we welcome the southwest winds, midday sun and beautiful sunset vistas into Aura. Through the design process, our emphasis was on ensuring the apartment was cross ventilated, with special importance to each of the four bathrooms being naturally ventilated and sunlight lighting up all the corners of the house so that you can enjoy an unprecedented freshness and sense of openness.

We relied on nature to do what it does best - take care of you.

Common Areas and Amenities

					
24 SECURITY	GYMNASIUM	FRONT DESK	POOL	PLAYGROUND	CAR PARK



Security

Secured round the clock electronic surveillance backed by digital recording systems

Fire sprinklers and smoke detectors for common areas

Children's zones set away from driveways and thoroughfares and located on the podium & terrace level for higher safety and security



Recreation

Swimming Pool with jacuzzi
Fully equipped Gym
Aerobics / Yoga Room
Multi-utility Game Rooms
Leisure Lounge



Convenience

Fully Air-conditioned apartments (High side VRVSystem)

High speed elevators

Cable connection in each apartment with broadband internet connectivity

Power back up for essential services & common area lighting

Intercom facility

European standard windows for effective sound-proofing, air conditioning and heat insulation

Courier and Postal receiving desk

Multi-level basements and podium for parking

Designated driver's area

Easy access to convenience shopping & public amenities

Handicap access

LED and solar lighting in all common areas to save energy

High speed data cables and fiber optic building backbone pre-wired for category 5 of high-speed internet access

Lifestyle

Garden with Barbecue pit along the poolside

Landscaping by International Architects

Lobby of distinction

Lush green terrace gardens



At Aura
Every Entrance Is
A Grand Entrance

Driveway



Rendered to Actual Dimensions

Lobby

It sends you off in the morning and welcomes you back in the evening.

With its high ceiling height and airy design, the lobby at Aura is a tribute to the building's historical namesake while projecting a clear contemporary vision.



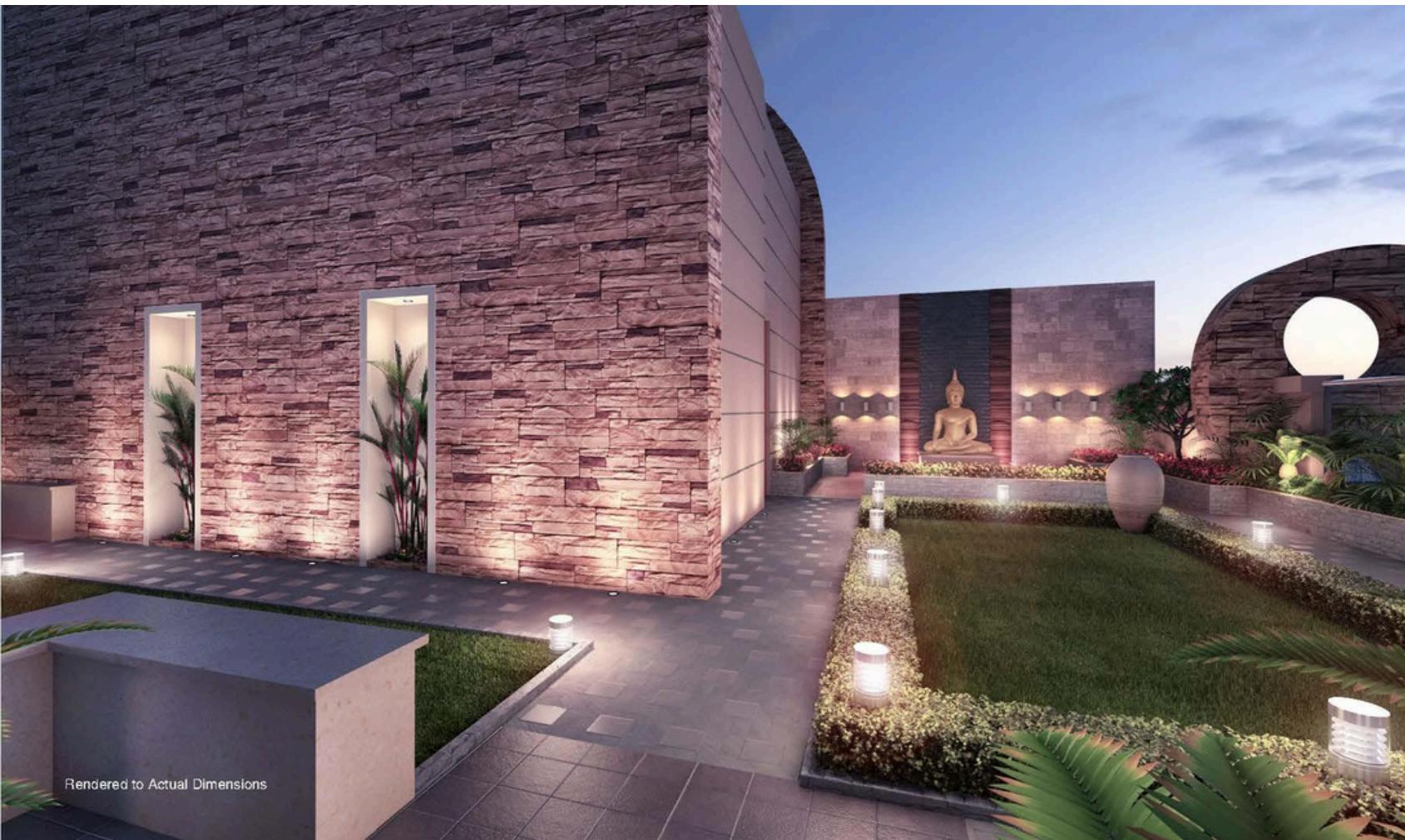
Rendered to Actual Dimensions



Rendered to Actual Dimensions

A lobby that is gracious and inviting - with its elegant rugs, beautiful fresh flowers or signature art pieces - its an extension of your home The lobby is designed to give a stylish sense of arrival.

At Aura every entrance is a grand entrance.



Garden

Along with the pool, the barbeque pit, the informal seating and the landscaped garden form the ideal ingredients for a leisurely blend that transform this amenity space into an elevated destination on its own - a place where you can socialize, engage in vibrant conversation, take a morning walk or simply sit and watch the world go by.

An independent play area for children, away from driveways or any alien traffic, reflects the priority towards safety and security provided in our design.

The lush landscaping is not only an aesthetic delight but is based on a study of usage patterns to create spaces that will cater to a wide age group of residents, from the very young to the senior citizens.

The focus is on creating a look that will be unique and will retain its appeal for generations to come.



Pool Side

Located on the podium level the swimming pool is exclusive and private

Along with an Inbuilt Jacuzzi and the barbeque pit In the garden alongside, the swimming pool draws family and friends together, enhancing the sense of delight and leisure that comes from having a vacation destination in your own backyard.

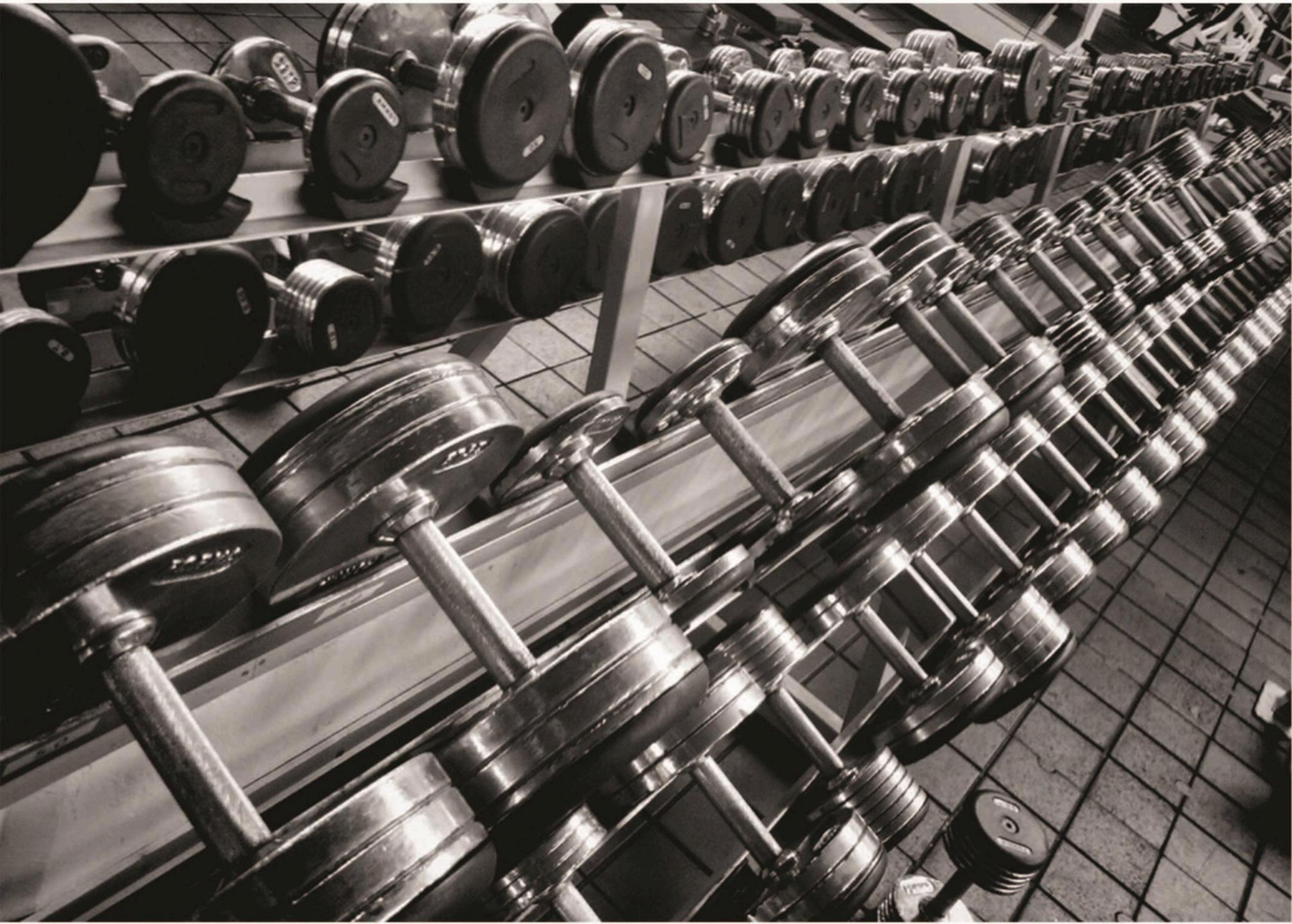
This deep blue expanse epitomises the tranquility of the spatial experience at Aura.

Dive in.

Gym

Hectic schedules and nasty weather make the journey to the gym seem like a real hindrance. At Aura travel time has been deleted and a world class, fully equipped gymnasium has been brought to you.

A top of the line facility overlooking the swimming pool, from weight training to healthy exercise programs.



Yoga

At Aura, Yoga is the way of life.

A vast yoga/pilates/aerobic studio caters to a complete and holistic lifestyle, bringing a healthier living experience to all our residents.





Green Initiative

Throughout the design and planning phase for Aura, rolling into the construction phase, Unicore's aim focused consciously to include elements that reinforce our commitment towards a sustainable future.

This endeavor of ours will eventually match us with the IGBC Green Homes Certification, a Leadership in Energy and Environmental Design (LEED) rating given by the India Green Building Council (IGBC).

For Instance, with respect to our design adaptations, the building has been positioned in a way that maximizes natural light and fresh air ventilation, reducing the need for constant use of electricity and electricity-run appliances.

By sourcing locally available materials for our construction needs we reduced our carbon footprint.

There is an onsite rain-water harvesting system as well as a sewage treatment plant which ensures that the waste water generated by residential use is treated and then re-used for landscaping and other non-portable use.

Through our endeavors, we are helping you take longer strides, leaving smaller footprints, towards a greener future.

The World Outside

Aura's location on 5th road in Khar West, just off SV road is near enough for convenience.

Khar Railway Station : 350 m

Linking Road : 500 m

Proposed Khar Municipal Market : 40 m

Hinduja Healthcare Surgical Hospital : 400 m



AURA
LOCATION MAP





Site Address : 5th Road, Khar (West), Mumbai - 400 052
e-mail : engg.condesign@yahoo.in

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*Conditions Apply



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LUXURY REDEFINED

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