

**EMBRACE THE AURA.  
JOIN THE ELITE.**



DARSHAN  
**aura**  
RANI BAUG

**1 & 2 BHK HOMES**

👍 Amenities 🏗️ Construction in Full Swing

# HARMONY ENVELOPED IN GRANDEUR

Nestled in a serene neighborhood, Darshan Aura is a luxurious 1 & 2 BHK masterpiece that seamlessly blends peace, luxury, and sophistication. This thoughtfully designed residence boasts breathtaking views of Rani Baug and the oceanic landscapes. With exceptional architecture, premium amenities, and a grand entrance lobby, it elevates your lifestyle to an unparalleled standard. Offering seamless connectivity to the Eastern Express Highway and Freeway, Darshan Aura is more than just a home - it's a sanctuary for mindful living.



Artist's Impression



G+28 Storey  
3 Elevators



Gated  
Community Living



Grand Entrance  
Lobby



Panoramic  
Rani Baug View



Ample  
Parking



Sky-Deck  
Amenities



Convenient  
Connectivity



Vaastu Compliant  
Homes



Serene  
Neighborhood



Multi-level  
Security















**ACTUAL VIEW**





## EMBRACE MAJESTIC VIEWS AND ULTIMATE LUXURY

Darshan Aura offers a luxurious lifestyle with breathtaking panoramic views of Mumbai's iconic Rani Baug and the Arabian Sea. With premium amenities catering to all ages, Darshan Aura is designed to elevate your daily life, offering everything from wellness to entertainment. This residence promises an elevated experience every day.

-  Gymnasium
-  Yogalaya
-  Indoor Games Room
-  Steam & Sauna
-  Terrace Garden
-  Party Deck
-  Green Space
-  Senior Citizen Sit-out
-  MCGM Ground
-  Sky Theatre
-  Sky Café
-  Vertical Garden



Gymnasium



Artist's Impression

Terrace Garden



Representative Images

















Artist's Impression

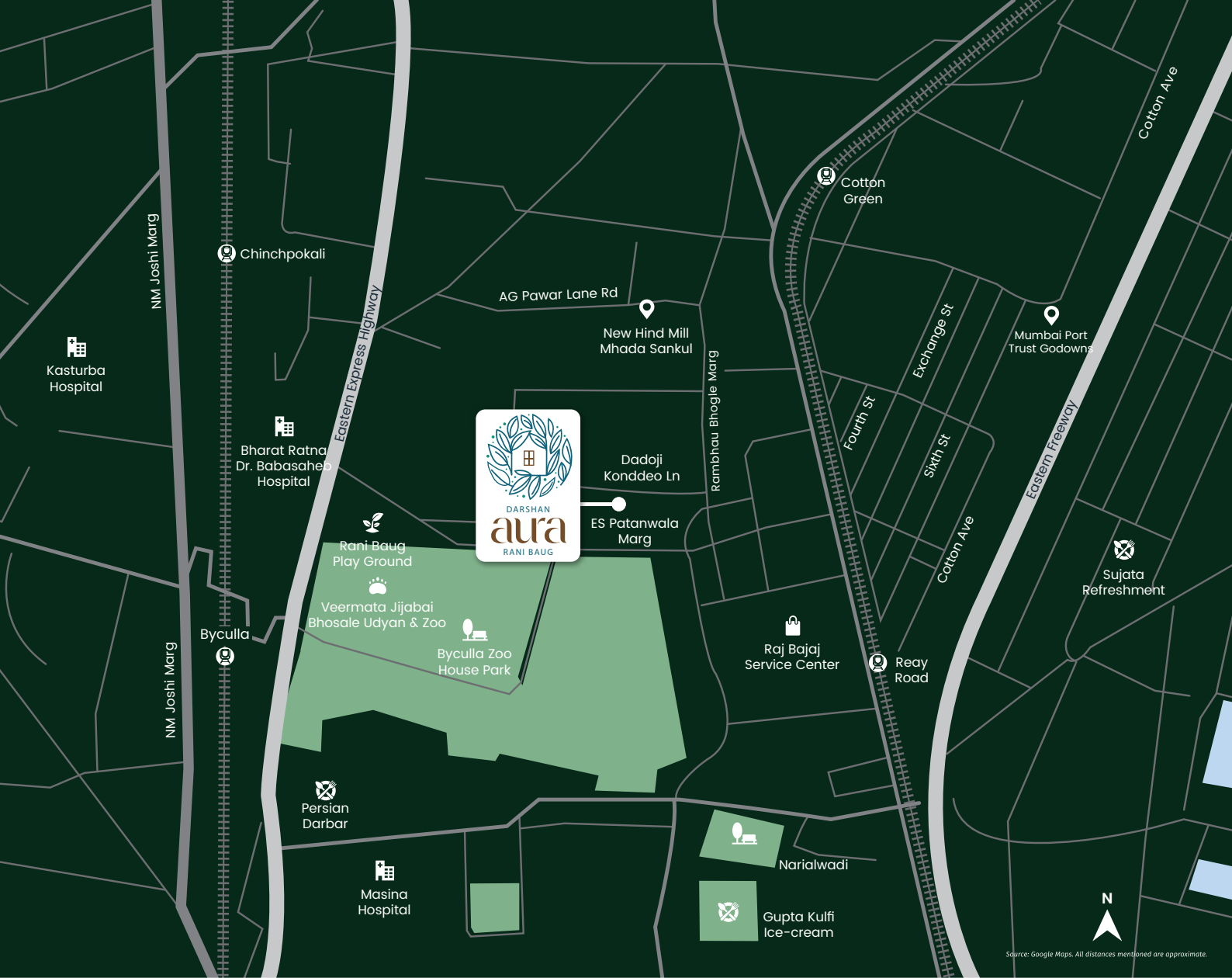
## THOUGHTFULLY DESIGNED SPACES FOR INFINITE COMFORT

Darshan Aura is designed with your wellness and happiness in mind. These thoughtfully crafted residences offer optimal ceiling height, ample natural light & ventilation to energize every corner, promoting a healthy, vibrant lifestyle. Every detail has been chosen to enhance comfort and well-being.

-  Branded Vitrified Tiles
-  Ample Storage Space
-  Full-Length Windows
-  Branded Fixtures and Fittings
-  Granite Kitchen Platform & Dado
-  Gas Pipeline Provision
-  Laminated Wooden Doors
-  Modular Switches
-  High Speed Elevators
-  Stainless Steel Sink
-  Aluminium Window Frames
-  Premium Paint Finishing



Representative Images



### SOCIAL INFRASTRUCTURE

|                               |        |
|-------------------------------|--------|
| Eastern Express Highway (EEH) | 900 m  |
| Byculla Railway Station       | 1 km   |
| Cotton Green Railway Station  | 1.5 km |
| Eastern Freeway               | 2 km   |
| Mahalaxmi Railway Station     | 3 km   |
| Mumbai Trans Harbour Link     | 3.5 km |



### BUSINESS HUBS

|             |        |
|-------------|--------|
| Lower Parel | 3.6 km |
| Fort        | 4.5 km |
| BKC         | 10 km  |



### EDUCATIONAL INSTITUTES

|                             |        |
|-----------------------------|--------|
| Ahilya Vidya Mandir School  | 900 m  |
| Christ Church School        | 2.2 km |
| St. Mary's Intl. School     | 2.4 km |
| JBCN Intl. School           | 2.6 km |
| Queen Mary                  | 4.5 km |
| Aditya Birla World Academy  | 4.6 km |
| Hinduja College             | 4.9 km |
| St. Xavier's College        | 5.5 km |
| Sophia College              | 6.1 km |
| J.J. School of Arts College | 6.5 km |



### HOSPITALS

|   |        |
|---|--------|
| Saifee Hospital                           | 1.2 km |
| Dr. Babasaheb Ambedekar Memorial Hospital | 1.2 km |
| Masina Hospital                           | 1.6 km |
| Kasturba Hospital                         | 2.2 km |
| J. J. Hospital                            | 3 km   |
| Nair Hospital                             | 4.4 km |
| Jaslok Hospital                           | 5.8 km |



### MALLS & ENTERTAINMENT

|                           |        |
|---------------------------|--------|
| S.M. Super Market         | 300 m  |
| Utopia City (IKEA, Worli) | 4.6 km |
| Phoenix Palladium         | 4.9 km |
| High Street Phoenix       | 5 km   |
| Atria Mall                | 6.2 km |
| CR2 Mall                  | 8.4 km |



### AIRPORT

|                       |         |
|-----------------------|---------|
| Domestic Airport      | 18.5 km |
| International Airport | 20.2 km |



### UPCOMING METROS

|  |      |
|--|------|
| Proposed Byculla Metro Station (Metro Line 11) | 1 km |
|--|------|

Source: Google Maps. All distances mentioned are approximate.



# RANI BAUG, BYCULLA: A LANDMARK BUILT FOR LEGACY

Byculla, located in the heart of South Mumbai, offers seamless connectivity to South Mumbai, Western Mumbai and Bandra Kurla Complex (BKC), making it ideal for families and professionals. As demand in the area rises, Byculla stands out as a prime investment location with strong growth potential, offering exceptional price with excellent infrastructure and nearby top-tier institutions, Byculla is a highly desirable destination for discerning homebuyers and investors.



Prime Residential  
Investment Address



Preferred Location  
of Home Buyers



Excellent Social  
Infrastructure



Upcoming Nearby  
Metro Station



Luxe Standard  
of Living



Exceptional Pricing for  
a SOBO Address



Actual View



Darshan Sky High is a trusted name in real estate, renowned for creating quality spaces that inspire modern living. With a focus on innovation, transparency, and customer satisfaction, the company has delivered several landmark projects in Mumbai. Their expertise lies in blending aesthetic design with practical functionality, ensuring long-term value for the clients. Darshan Sky High stands out for its commitment to excellence, contributing to the skyline with projects that reflect a perfect balance of luxury and sophistication.

## EXPERT COLLABORATIONS:

Structural Consultants



Mr. Nandkumar Patil

Liasoning Consultants

KADAKIA N. K.

Mr. Nilesh Kadakia

Design Architect



Ar. Saurabh Chatterjee (Skyline Architects)

MEP Consultants



Prashanti MEP Consultant

Site Address: Darshan Aura, Near Rani Baug, K. L. Borkar Marg, Byculla East, Mumbai - 400033



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