SAMPLE / DUMMY PROPERTY — NOT A REAL LISTING

Aster Heights

2 BHK Premium Residence · Vikhroli West, Mumbai



12th Floor · 785 sq. ft. carpet · 2 Bedrooms · 2 Bathrooms · 1 Covered Parking

Address: LBS Marg, Vikhroli West, Mumbai, Maharashtra 400079

Indicative Price: ■1.85 Cr (dummy data)

A premium sample 2BHK apartment with a practical family layout, balcony, modern kitchen and access to lifestyle amenities. This document intentionally contains the kind of structured and unstructured information commonly received by property agents.

Suitable for: Self-use · Family residence · Long-term investment · Property listing demonstration

1. Property Listing Details

Property Name	Aster Heights
Property Type	Residential Apartment
Configuration	2 BHK
Transaction	For Sale
Carpet Area	785 sq. ft. approx.
Built-up Area	1,025 sq. ft. approx. (dummy)
Super Built-up Area	1,145 sq. ft. approx. (dummy)
Floor	12th of 28 floors
Facing	East
Age of Property	2 years (dummy)
Possession	Ready to Move
Furnishing	Semi-Furnished
Parking	1 Covered
Balcony	1
Bathrooms	2
Water Supply	24×7 municipal + tank backup
Power Backup	Common areas + essential services
Security	24×7 security + CCTV
RERA No.	DUMMY/MH/26/000000

Property Description

Aster Heights is a fictional premium residential development in Vikhroli West, Mumbai. The sample 2BHK residence is planned for comfortable urban living with a well-sized living and dining room, two bedrooms, two bathrooms, modular kitchen, utility area and private balcony. Large windows provide natural light and open city views.

2. Floor Plan & Room Details

The apartment follows a practical rectangular layout with the entrance opening into the living/dining zone. The kitchen and utility are positioned near the entrance, while the bedrooms are separated from the main entertaining area for privacy.



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Aster Heights

2 BHK Premium Residence

12th Floor, Aster Heights, LBS Marg, Vikhroli West, Mumbai, Maharashtra 400079

A modern 2 BHK home designed for comfortable urban living, offering spacious interiors, premium finishes and excellent connectivity to key locations in Mumbai.

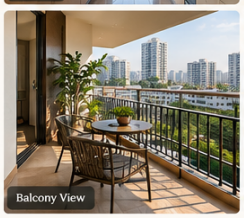














Floor Plan (2 BHK)

Carpet Area: 785 sq ft (approx.)



Price
₹1.85 Cr
(Negotiable)

- **Carpet Area** 785 sq ft (approx.)
- **Bedrooms** 2
- **Bathrooms** 2
- **Balcony** 1
- **Floor** 12th Floor
- **Facing** East Facing
- **Parking** 1 Covered Parking
- **Status** Ready to Move
- **RERA** DUMMY/MH/2026/000000

Key Highlights

- Spacious 2 BHK with modern layout
- Premium finishes and fittings
- Excellent natural light and ventilation
- Balcony with open city views
- Located on LBS Marg with easy connectivity
- Close to schools, hospitals, malls and business hubs
- Gated community with 24/7 security
- Modern clubhouse and gym
- Landscaped gardens
- Power backup for common areas
- High-speed elevators

Amenities

Clubhouse · Gym · Swimming Pool · Kids Play Area · Landscaped Garden · 24/7 Security · Power Backup · High-speed Lifts · Indoor Games · Multipurpose Hall

Location & Connectivity

- Vikhroli Railway Station – 1.8 km
- LBS Marg – 0.5 km
- R City Mall – 2.5 km
- Hiranandani Business Park – 3.5 km
- Powai – 5.0 km
- Eastern Express Highway – 4.2 km
- Chhatrapati Shivaji Maharaj International Airport – 9.5 km

Area	Approx. Size	Details
Living & Dining	11' × 18'	Open-plan living/dining; TV wall; balcony access
Master Bedroom	11' × 13'	Attached bathroom; wardrobe zone; large window
Bedroom 2	10' × 11'	Bedroom/study/children's room; wardrobe space
Kitchen	10' × 8'	L-shaped modular kitchen; hob; chimney; overhead cabinets
Master Bathroom	5' × 8'	Shower area; vanity; WC; exhaust
Common Bathroom	5' × 8'	Shower area; vanity; WC; exhaust
Balcony	10' × 4'	Open city view; suitable for seating/plants
Utility	5' × 4'	Washing machine point; service area

3. EMI & Home Loan Estimate

The following is a **dummy EMI illustration** for the sample property. Actual EMI depends on lender, interest rate, loan amount, tenure, credit profile and applicable charges.

Property Price	■1,85,00,000
Assumed Loan-to-Value	80%
Estimated Loan Amount	■1,48,00,000
Estimated Down Payment	■37,00,000
Assumed Interest Rate	8.50% p.a.
Loan Tenure	20 years
Estimated Monthly EMI	■128,438
Total Principal	■14,800,000
Estimated Total Interest	■16,025,081
Estimated Total Repayment	■30,825,081

Alternative loan scenarios

Tenure	Loan	Rate	Approx. EMI
15 years	■1.48 Cr	8.50%	■145,741/month
20 years	■1.48 Cr	8.50%	■128,438/month
25 years	■1.48 Cr	8.50%	■119,174/month

4. Amenities & Facilities

Clubhouse	Gymnasium	Swimming Pool
Children's Play Area	Landscaped Garden	Jogging Track
Indoor Games	Multipurpose Hall	Party Lawn
High-Speed Elevators	24×7 Security	CCTV Surveillance
Power Backup	Visitor Parking	Intercom
Fire Safety	Rainwater Harvesting	Waste Management

Lifestyle & Building Features

The sample development is presented as a gated community with landscaped open areas, recreation spaces, controlled entry, high-speed lifts, visitor parking and common-area power backup. Apartment-level features include modular kitchen fittings, branded bathroom fixtures, vitrified flooring, concealed electrical wiring and large aluminium sliding windows.

5. Apartment Specifications

Flooring	Premium vitrified tiles in living, bedrooms and kitchen
Kitchen	Modular cabinetry, granite/quartz counter, hob and chimney provision
Bathrooms	Anti-skid flooring, shower partition provision, vanity and branded fittings

Doors	Main entrance engineered/laminated door; internal flush doors
Windows	Powder-coated aluminium sliding windows
Electrical	Concealed copper wiring with modular switches
Air Conditioning	AC points in living room and bedrooms
Internet	Broadband/FTTH-ready
Water	24×7 supply with overhead/underground storage

6. Price & Additional Charges

Quoted Property Price	■1,85,00,000
Maintenance Deposit	■1,50,000 (dummy)
Society Transfer Charges	■25,000 (dummy)
Parking	Included in quoted price
Brokerage	2% + applicable taxes (dummy)
Stamp Duty / Registration	As applicable at transaction
Legal / Documentation	As applicable

Important: Government duties, registration charges, brokerage, taxes and society charges are illustrative only.

7. Location & Connectivity

Vikhroli Railway Station	1.8 km
LBS Marg	0.5 km
R City Mall	2.5 km
Hiranandani Business Park	3.5 km
Powai	5.0 km
Eastern Express Highway	4.2 km
Chhatrapati Shivaji Maharaj International Airport	9.5 km
BKC	11 km

Nearby conveniences

Schools, hospitals, supermarkets, restaurants, banks, fitness centres and public transport are described as being available within the broader Vikhroli–Powai catchment. Exact travel time will vary with traffic and route.

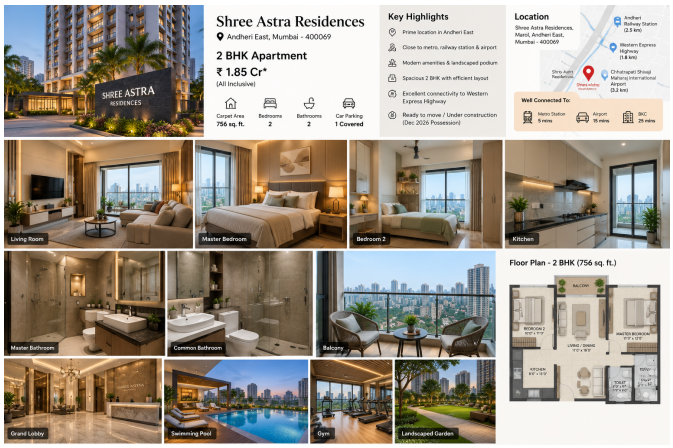
8. Property Photo Gallery

Sample AI-generated visuals for the fictional property.









Visuals: Living & Dining · Master Bedroom · Bedroom 2 · Kitchen · Bathroom · Balcony · Lobby · Pool · Gym · Landscaped Garden

9. Frequently Asked Questions

Is this apartment ready to move?	Yes, the dummy listing describes it as ready to move.
Is parking available?	Yes, one covered parking slot is included in the dummy listing.
Does the apartment have a balcony?	Yes, one private balcony of approximately 10' × 4'.
What is the carpet area?	Approximately 785 sq. ft.
Can the property be financed?	The brochure includes a sample home-loan/EMI calculation.
Is the price negotiable?	The dummy listing marks the asking price as negotiable.
Is this a real property?	No. It is fictional sample data created for demonstration/testing.

10. Demo / Data Disclaimer

This entire brochure is a fictional demonstration asset for testing a property-listing workflow. The property name, address, price, floor plan, dimensions, RERA number, amenities, connectivity distances, charges, EMI assumptions and all other listing information are dummy values. The images are generated sample visuals and do not represent an actual property.