



K RAHEJA  
CORP

V I V A R E A



R A R I T Y & S O U L  
an ode to high riders









Mumbai:

Financial capital of Sub Continent



Mumbai formerly Bombay, is the capital of the Indian state of Maharashtra. The city forms the world's 4th largest urban agglomeration with around 19 million people. Mumbai lies on the west coast of India and has a deep natural harbour.

Mumbai is the commercial and entertainment centre of India. Mumbai's business opportunities, as well as its potential to offer a better standard of living, attract migrants from all over India and, in turn, make the city a potpourri of many communities and cultures.

Mumbai:

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**South Mumbai**, India, comprises the city's main business localities and its adjoining areas. It is the richest urban precinct in India, and houses most of the city's elite.

Although the Constituency of South Mumbai extends from Mumbai Central to Colaba, most city residents use the term to refer to the stretch extending from Colaba to Mahim, which is also known as Mumbai City or '*Island City*'. The area is delimited on the east by Mumbai harbour and on the west by the Arabian Sea.





Mumbai:

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It houses a significant proportion of prime upmarket residential neighbourhoods of Mumbai including: Peddar Road, Nepean Sea Road, Breach Candy and Walkeshwar Road forming a sort of golden quadrilateral and also includes some of the richest boulevards in the world, more prominently the Hanging Gardens, the Altamont Road and the Lamington Road.

Many distinctive sporting clubs have been an integral part of South Mumbai landscape like the Wellington Golf Club, the Turf Club at racecourse, the Bombay Gymkhana, the N.S.C.I, the W.I.A.A Club and the much acclaimed CCI and MCA. South Mumbai is also the home to several of the city's sporting grounds, including Brabourne Stadium, Wankhede Stadium, Cooperage Ground, Azad Maidan and Oval Maidan.

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Power address of South Mumbai

The location offers a desirable mix of infrastructure, connectivity, civic amenities and entertainment.

It is an effortless drive from city hubs including the Airports, Bandra - Kurla Complex & Nariman Point.

In close proximity is the Four seasons Hotel, the Shangri La & Grand Central and also retail centers like High Street Phoenix, Atria & City Centre.

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Power address of South Mumbai

### Entering VIVAREA

World class homes by K. Raheja Corp. to match beautiful, elegant lifestyles, Meant for the uncompromising , free spirited and real successful, powerful men stay that way.

Vivarea, it truly belongs to a rare class. A sought-after location, sprawling greens and amenities galore, all in the heart of South Mumbai.





## Inspiration and Concept



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Vivarea in all its glory is  
a stunning blend of  
beauty and brawn.

The word 'Vivarea' is a concoction of the Spanish word 'Viva' meaning 'Forever', which exemplifies the timeless beauty in Vivarea's design and the Greek word 'Rea' meaning 'Strength', which reflects Vivarea's enduring quality.









## Location & Entrance

The location offers a desirable mix of infrastructure, connectivity, civic amenities and entertainment.

VIVAREA, Mahalaxmi stands tall etching stunning views of the Mahalaxmi Race Course, the Golf Course & the Arabian Sea.

It is an effortless drive from city hubs including the Airports, Bandra - Kurla Complex & Nariman Point.

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## Majestic views



Three 41-storeyed towers majestically reach for the skies. Regally Redefining South - Mumbai's skyline.

The Towers designed for maximizing privacy and unobstructed views offering an unprecedented level of exclusivity and a peerless choice of apartment types to suit modern lifestyles.







## Architecture & Ambience



### The ARCHITECTURE

VIVAREAs meticulously-planned symmetrical architecture optimizes space and provides for splendid views.

Sprawling Eight Acres of Development - Exclusive gated community with duplex homes and large 3 & 4 bed apartments.

~ 3 Towers of 41 Storey each (Phase 1)- Offering uncompromised views, while creating an iconic landmark in Mumbai's skyline.

~ 1st habitable floor at 57 feet

~ More than 350 meters of excellent road frontage

~ Large open spaces including recreational & sporting facilities with pathways

~ Orientation of towers for expansive views, ventilation & privacy

~ Elevated to 5 feet from road level.

~2-level car parking spread across 600,000 sq.ft.

~Podium level spread over 31500 sq. meters housing a variety of recreation and fitness activities

~LEED Registered Green Homes



## Architecture & Ambience



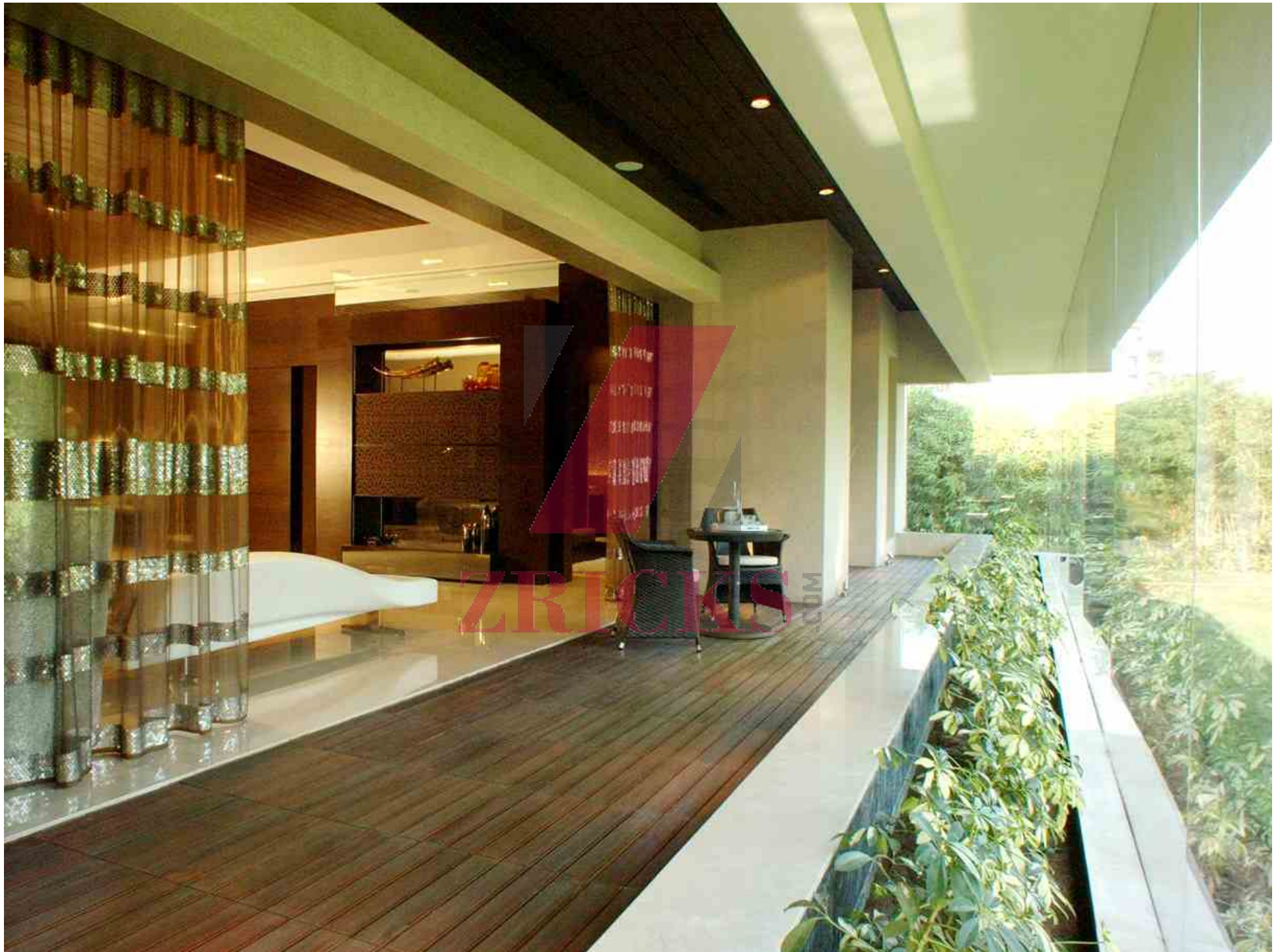
### The AMBIENCE

Tranquil, Green and simply perfect.

VIVAREA's manicured gardens, soothing water cascades and lush open spaces have been crafted by the celebrated **Belt Collins**.

And that's not all. Be it children's play areas, the soothing spa, the pool side or even the foyer, VIVAREA creates just the right setting for its every nook. Multi-level cascading swimming pools with a spa concept, lap, toddlers pool & putting greens.







## Project Features & Layout



### Greens & Water features

- Covered Trellis & Peripheral Planting
- Soft & Paved Jogging Track
- Green Walkway for Senior Citizens
- Senior Citizen's Corner
- Children's play area with imported play equipment & sandpit
- Covered (with Tensile Canopy) Temperature Controlled Pool

### Outdoor Sports & Health care facilities

- Multipurpose sport courts including a Flood - lit Tennis Court and Outdoor Skating Rink

### Outdoor entertainment zones

- Area for private parties
- Barbeque Area
- Restaurant
- Glass House/Green House



## Project Features & Layout



### Club house

- Fully-equipped Gymnasium fitted with state-of-the-art fitness equipment
- Party Lounge/Foyer
- Squash Court\*
- Full-fledged Spa\*
- Indoor game rooms for Badminton and Carom & Billiards
- Exclusive auditorium for Entertainment/Business
- Wine Cellar\*
- Kennel Club\*
- ATM\*



### Vehicular movement

- Child-friendly layout
- No vehicular movement at the podium
- Exclusive vehicular entrance for residents
- Separate vehicular entrance for visitors

\* Proposed





## Project Features & Layout

### Lobbies

- Grand double - height entrance lobby
- Air - conditioned lobbies
- Spacious Lift Lobby
- Express Elevators
- Handicap - friendly Layout
- Visitors Meeting Lounge
- Vast Floor Lobbies, almost an extension of your home
- Breath-taking Sky Gardens

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### Security systems

- 100% Power back- up for Common Area
- Building Management System (BMS), computer-based control systems





## Project Features & Layout

### Tower amenities

The Vivarea towers reach the skies at a majestic 182 meters and brilliantly exemplify space and services to security systems. Like digital building management, hi-tech fire fighting and round-the-clock building security.

### Common Areas

- Water Treatment and Recycling Plant
- Water storage system with Auxiliary Tanks
- Drinking Water filtration system
- Centralized water heating system
- Rain Water Harvesting System
- Filtration Plant for Cascading Water fall
- Illumination of building façade & common areas
- Solar energy & Power conservation
- Power Back up System
- Circuit breakers
- Burglar Alarm
- Vermiculture
- External Glass cleaning
- Wheel chair access friendly all common area
- Convenience store
- 24-hour manned Medical Desk
- LAN / WAN connectivity - PROPOSED IN Certain areas
- Fire engine and ambulance Stationed in the Complex Parking
- Master dish for TV connection
- Garbage disposable system
- House Keeping agency



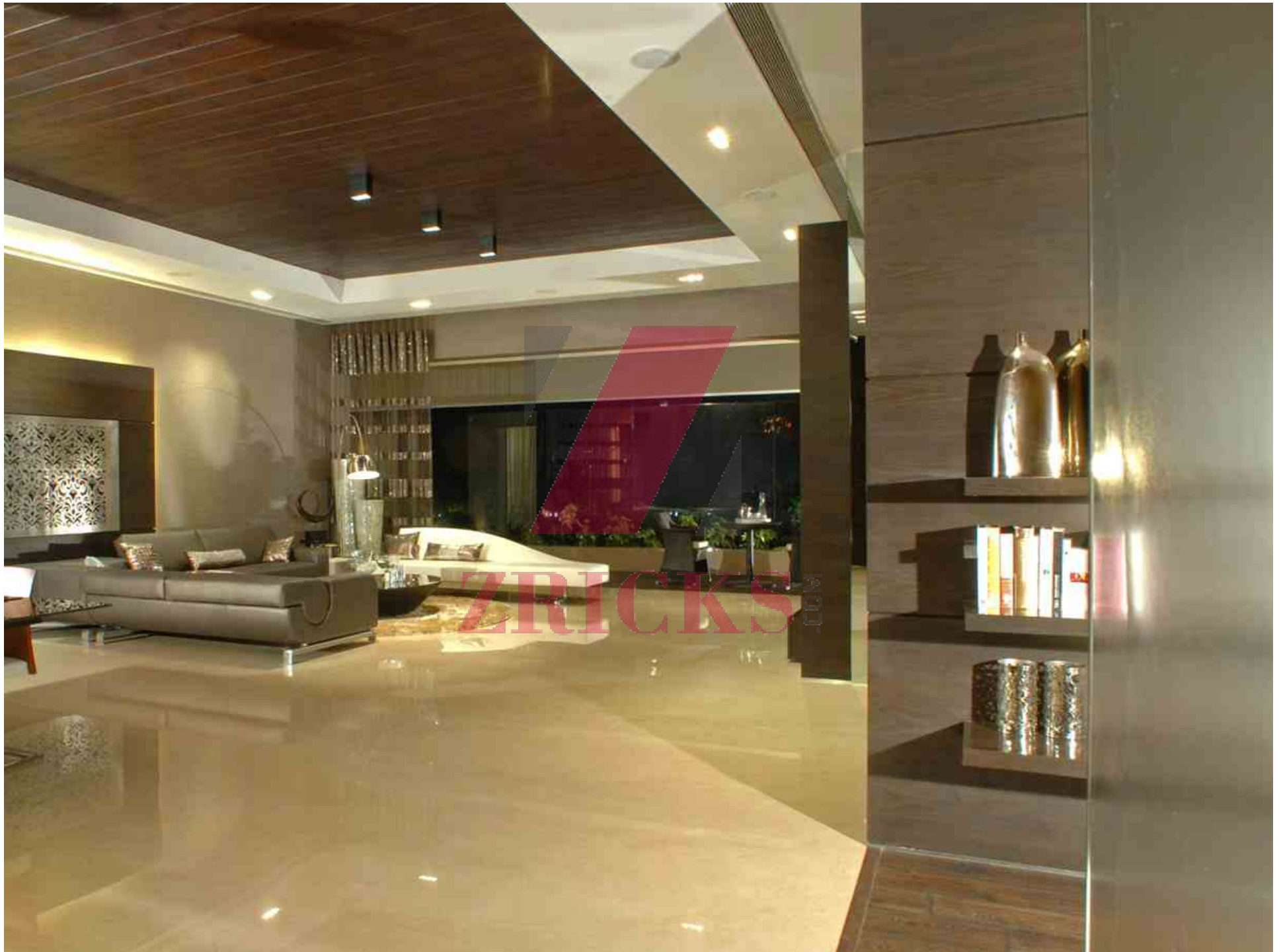
## Project Features & Layout

### Tower amenities

#### Building Management Systems

- Common Power supply
- Air conditioning
- Security systems
- Paging systems
- Fire fighting system
- Fire Alarm Connected to the Building Security and Nearest Fire Station
- Theft Alarm Connected to the Building Security and Nearest Police Station
- CCTV
- Cell phone connectivity in Parking area
- Announcement System for Cars







## Residences



### Living space

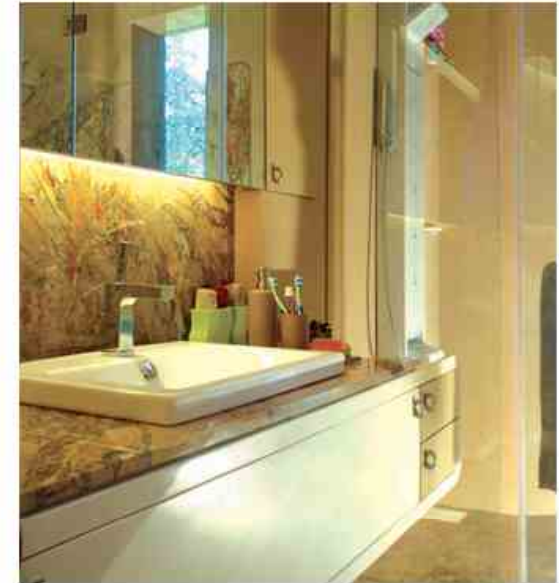
- Duplex homes and large 3 & 4 bed apartments.
- Centrally air - concealed units serviced by Flexible,
- Green Compliant air-conditioning System
- Single Large Deck accessible from most rooms
- Unobstructed views & enhanced privacy
- Shear walls for flexibility to customize interiors as per individual lifestyles and needs
- Minimum pillars within the rooms
- Floor to Floor height of 12.'4+
- Imported Marble & Wooden Flooring
- DID Exchange

## Residences



### Kitchen

- 24 x 7 drinking water through central filtration system
- Piped Gas Line



### Washroom

- Luxury bathrooms with frameless glass shower enclosures and sunk-in bathing area  
Hydro-pneumatic water distribution system for controlled pressure
- 24 x 7 hot water from common storage system



## Fire fighting & Security systems

- Multi-way Video Phones
- Home Automation Systems
- Hi-Tech Fire Fighting & Detection Systems - with ceiling-mounted smoke detectors and sprinkler systems with heat detector in kitchen to activate sprinklers
- Electronic Door Locking
- CCTV & Video Phone Door- a strategically placed camera outside the front door to let you see and communicate with visitors



K Raheja

Credentials



COMMERCIAL  
IT-OFFICE-SEZ



PREMIUM  
RESIDENTIAL

VIVARE A

RAHEJAVISTAS

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RETAIL

SHOPPERS STOP  
START SOMETHING NEW



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