

Live the  
Mumbai  
dream.



Indicative elevation is only of towers C & D and is for representative purpose only

**CODENAME  
MUMBAI  
DREAMS**

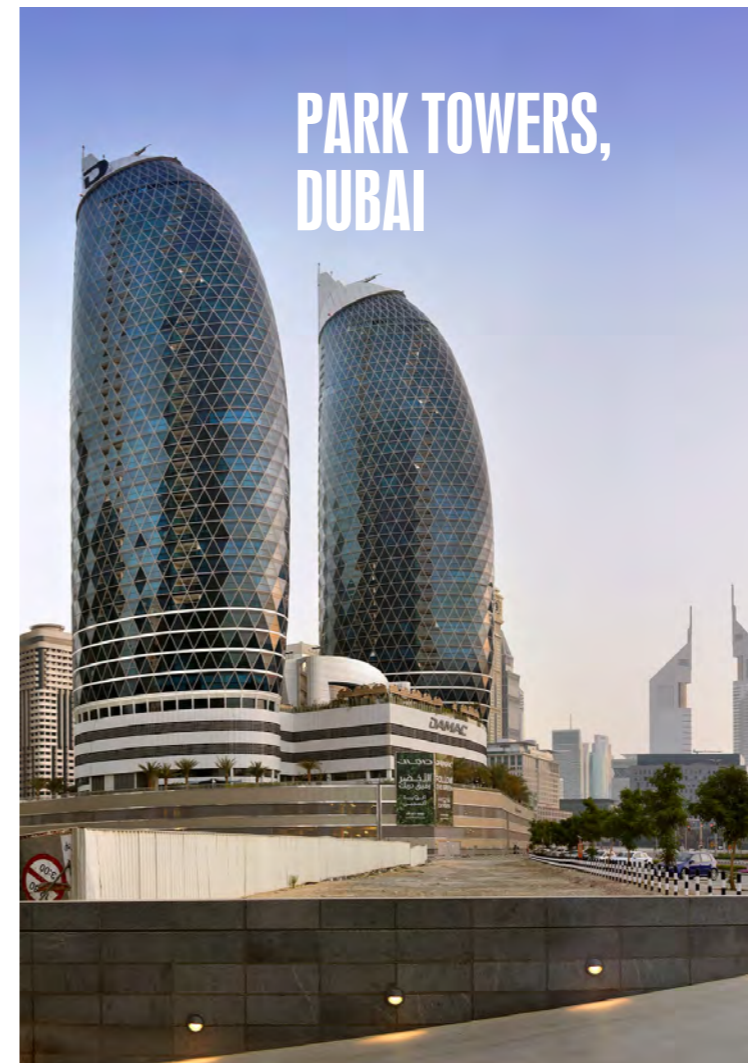
# THE SHAPOORJI PALLONJI LEGACY

We entered the world of construction more than 150 years ago and have been committed to creating iconic landmarks ever since. The palace of the Sultan of Oman, IT Park Gurgaon and even the Park Towers in Dubai, to name a few of our landmarks.

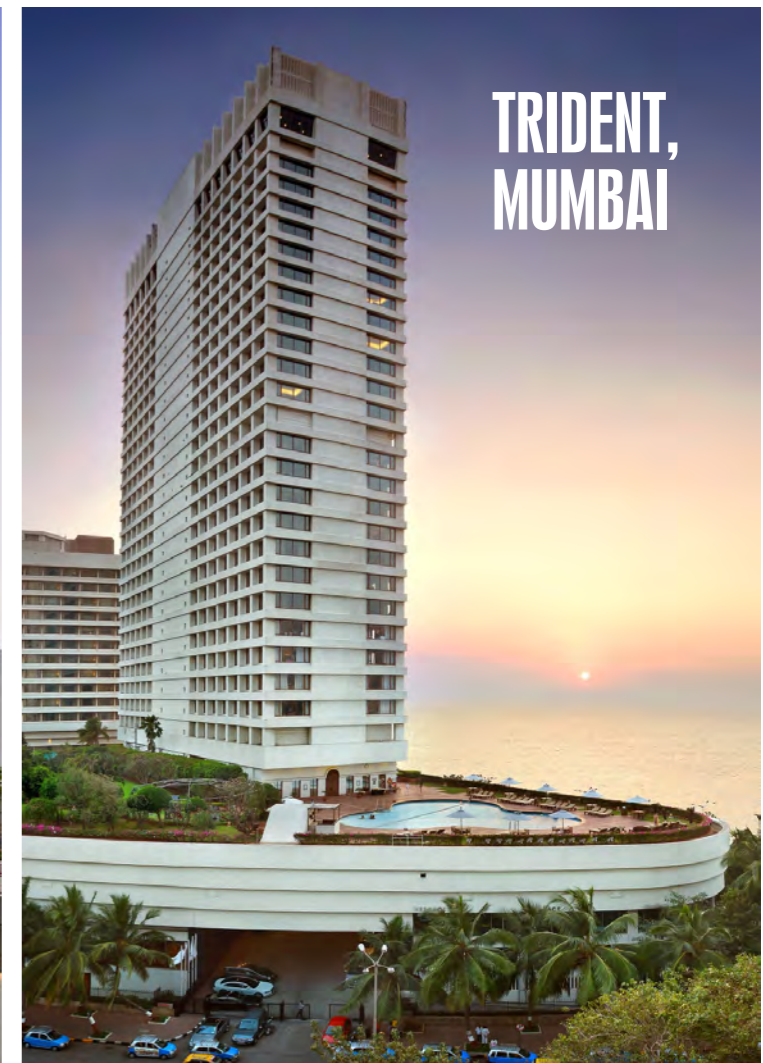
## PALACE OF THE SULTAN OF OMAN, OMAN



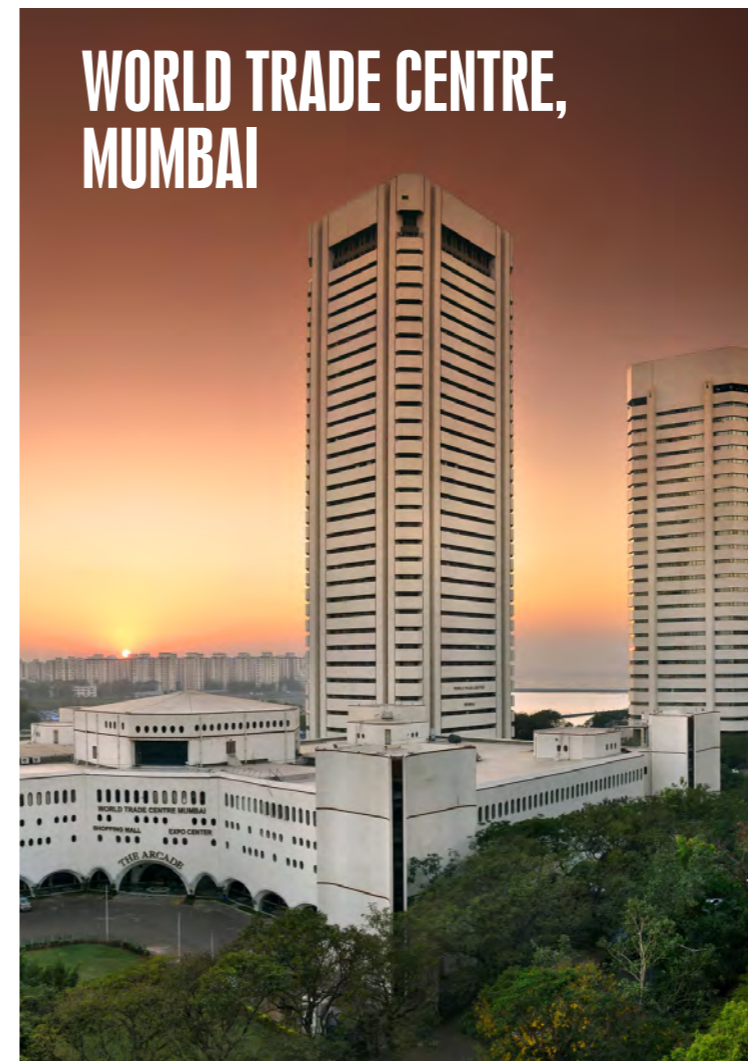
## PARK TOWERS, DUBAI



## TRIDENT, MUMBAI



## WORLD TRADE CENTRE, MUMBAI



## THE IMPERIAL, MUMBAI



## IT PARK, GURGAON



# Shapoorji Pallonji, makers of South Mumbai's most iconic landmarks, comes to Mulund.



Shot on location, view of Yogi Hills, Mulund.

Mulund is often referred to as the Prince of the Suburbs. Blessed geographically, with the pristine Yogi Hills and the Sanjay Gandhi National Park at its periphery. It is also bang at the heart of the Mumbai Metropolitan Region, located at the cusp of South Mumbai, Thane and Navi Mumbai. Very few neighbourhoods in the city have the luxury of both, being close to nature and the city's many conveniences. This includes Educational Institutes, Clinics and Hospitals, Shopping Malls, and Food and Entertainment hubs, among others.

# Site Connectivity

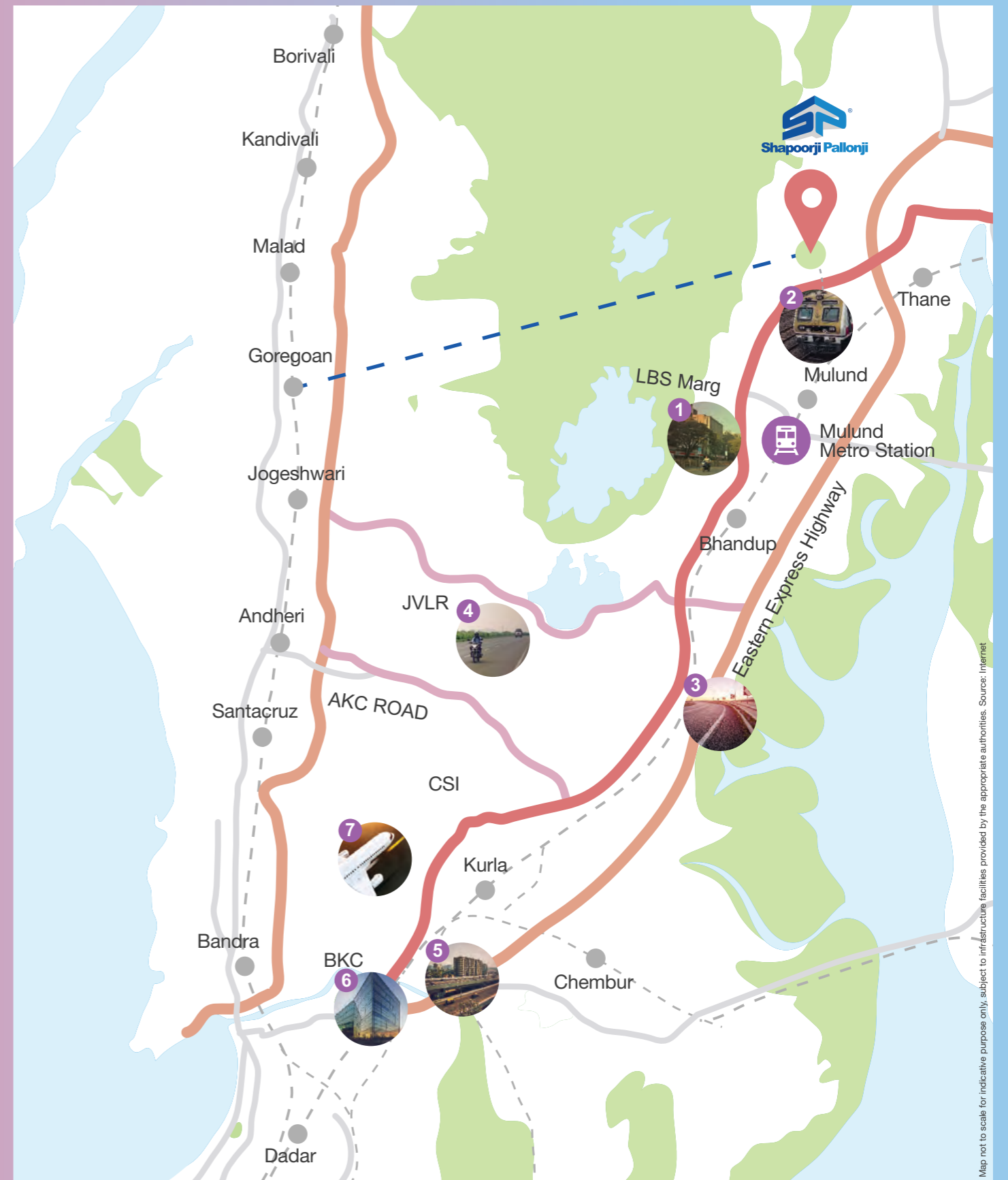
The project site is well connected to the city's arterial roads, business districts and public transport nodes. This will be further boosted with the launch of the Metro Line 4 corridor and upcoming Goregaon-Mulund Link Road, making connectivity across the city even more convenient.

| LANDMARK                  | APPROX. DISTANCE |
|---------------------------|------------------|
| 1 LBS Marg                | 0.8-1 KM         |
| 2 Mulund Railway Station  | 2-3 KM           |
| 3 Eastern Express Highway | 2-3 KM           |
| 4 JVLR                    | 9-10 KM          |
| 5 SCLR                    | 18-19 KM         |
| 6 BKC                     | 22-25 KM         |
| 7 International Airport   | 21-22 KM         |

Source: Internet



Image for representation purpose only



Map not to scale for indicative purpose only, subject to infrastructure facilities provided by the appropriate authorities. Source: Internet

## Connectivity Game Changers



### Proposed Goregoan Mulund Link Road

- Current travel time – over 1 hour.
- Expected travel time with GMLR – less than 30 mins.



### Proposed Mulund Metro Station

- Faster connectivity to South Mumbai, Western Suburbs and Central Suburbs.

# Conveniences within the neighbourhood



## Educational Institutes

- DAV International School
- Singhania School
- St. Mary's Convent High School
- NES International School
- V G Vaze College of Arts, Science and Commerce
- Mulund College of Commerce

## Food and Entertainment

- R Mall • Viviana Mall
- D Mart • Korum Mall
- PVR Cinemas


















Images for representation purpose only



## Healthcare

- Fortis Hospital
- Jupiter Hospital
- Platinum Hospital
- Apex Hospital

|   |                            |       |
|---|----------------------------|-------|
|    | Viviana Mall               | 5.7km |
|    | Jupiter Hospital           | 5.5km |
|    | Singhania School           | 5.4km |
|    | V G Vaze College           | 4.7km |
|    | Korum Mall                 | 4.5km |
|    | Fortis Hospital            | 4.0km |
|    | PVR Cinemas                | 3.9km |
|    | D Mart                     | 3.6km |
|  | St. Marys High School      | 3.4km |
|  | Mulund College of Commerce | 2.9km |
|  | DAV International School   | 2.5km |
|  | Platinum Hospital          | 1.5km |
|  | NES International School   | 1.2km |
|  | Apex Hospital              | 1.1km |
|  | R Mall                     | 1.0km |



\*Distances mentioned are approx. Source: Internet



Images for representation purpose only

## Here's to a great opportunity! Here's to realising your dream!

Shapoorji Pallonji's newest offering in collaboration with Nirmal, spread across approximately 3 acres in one of Mulund's greenest neighbourhoods. The project offers residents premium 1, 2, 3 BHK homes with a whole host of amenities and features.

**Dream Designs:** Smartly designed residences that give you maximum livable area where you pay only for spaces you utilize.

**Dream Views:** Views of the verdant Yogi Hills that are second to none.

**Dream Connectivity:** Well connected to city's social hotspots, business districts, entertainment hubs and health care facilities.

# Amenities

Wi-Fi  
Working Lounge



# Senior Citizens' Park



Images for representation purpose only

# Book Cafe



Images for representation purpose only





Pets'  
Corner

Images for representation purpose only



Yoga/Taichi  
Lawn

Images for representation purpose only

# Other Amenities

- Clubhouse • Swimming Pool • Gymnasium • Crèche • Kids Play Area
- Picnic/Event Lawn • Multipurpose Court & Skating Rink • Table Tennis
- Pool Table • Cycling Track • Party Hall



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# Master Layout Plan

## MASTER LAYOUT WITH AMENITIES

### GROUND FLOOR LEGEND

1. ENTRY and EXIT
2. VEHICULAR DROP OFF
3. ENTRANCE LOBBY
4. PARTY LAWN
5. ADULT POOL
6. KID'S POOL
7. POOL DECK
8. BOOK CAFE
9. PARTY DECK

### PODIUM LANDSCAPE LEGEND

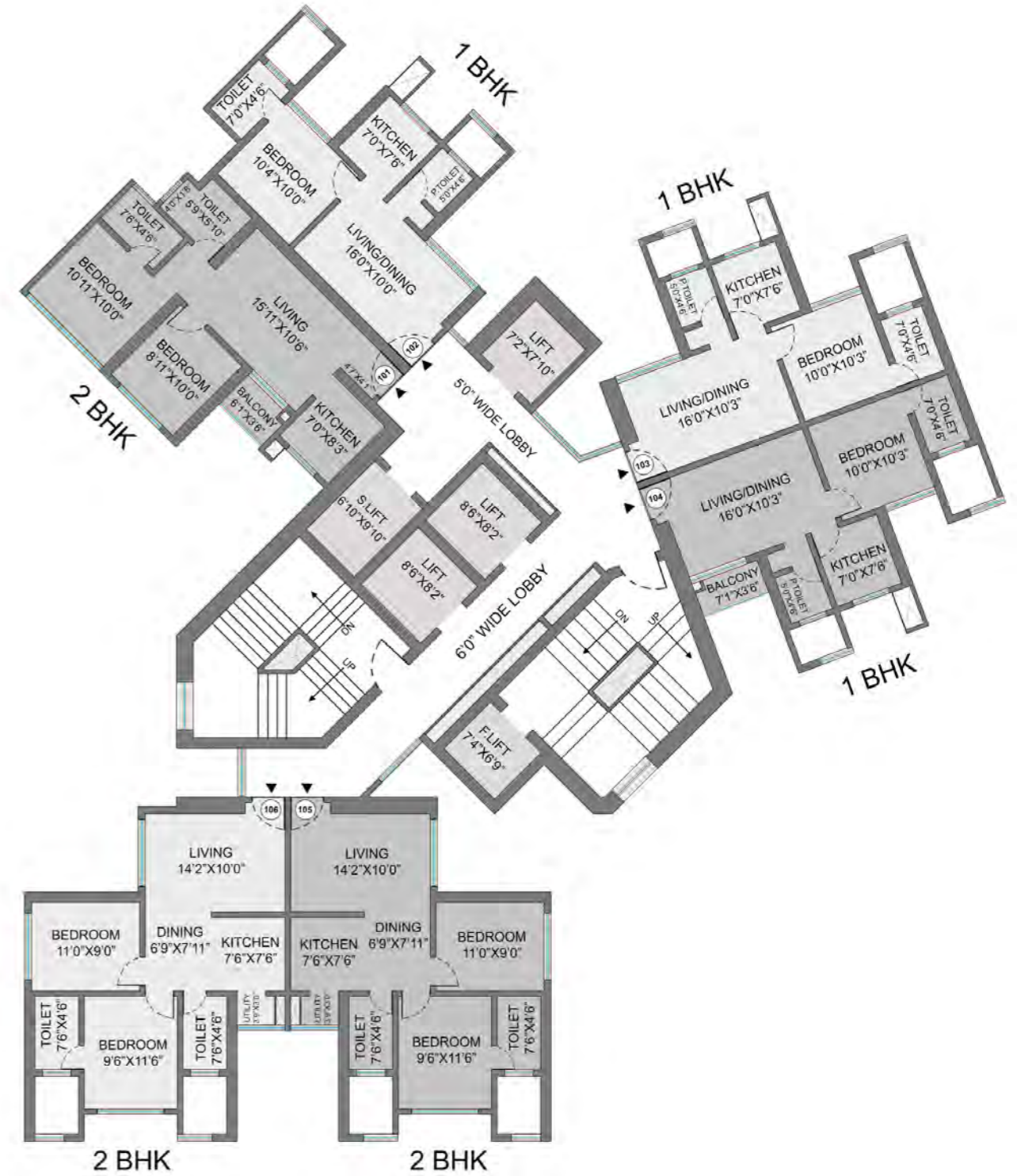
10. ENTRANCE LOBBY
11. JOGGING TRACK
12. SAND PIT
13. TODDLERS PLAY AREA
14. KIDS PLAY AREA
15. MULTIPURPOSE COURT & SKATING RINK
16. PLAY MOUND
17. PAVILION
18. STILT LANDSCAPE
19. SENIOR CITIZEN GAZEBO
20. SPORTS LOUNGE WITH OPEN GYM
21. YOGA TAICHI LAWN
22. WI-FI WORKING LOUNGE
23. OUTDOOR LIBRARY
24. BOARD GAME ZONE
25. ROCK CLIMBING
26. PICNIC EVENT LAWN
27. MULTIPURPOSE LAWN
28. CRECHE
29. AMPHITHEATRE
30. ART CORNER
31. BOX CRICKET
32. PETS CORNER



# Floor Plan



# Floor Plan



Wing C



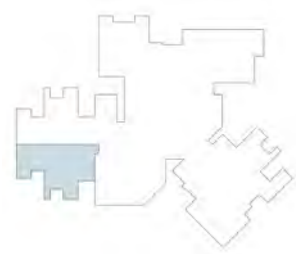
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Wing D



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# Unit Plan



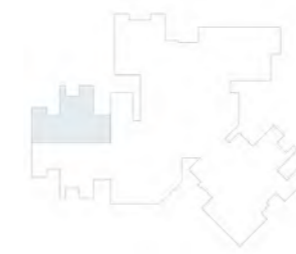
C Wing - 1BHK Flat 101

| UNIT Wing & No. | RERA Carpet Area |           | Balcony Area |           |
|-----------------|------------------|-----------|--------------|-----------|
|                 | Sq. Ft           | Sq. Mtrs. | Sq. Ft       | Sq. Mtrs. |
| C - 101         | 413.45           | 38.41     | 23.47        | 2.18      |



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# Unit Plan



C Wing - 1BHK Flat 102

| UNIT Wing & No. | RERA Carpet Area |           | Balcony Area |           |
|-----------------|------------------|-----------|--------------|-----------|
|                 | Sq. Ft           | Sq. Mtrs. | Sq. Ft       | Sq. Mtrs. |
| C - 102         | 409.46           | 38.04     | -            | -         |



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# Unit Plan



C Wing - 2BHK Flat 103

| UNIT Wing & No. | RERA Carpet Area |           | Balcony Area |           |
|-----------------|------------------|-----------|--------------|-----------|
|                 | Sq. Ft           | Sq. Mtrs. | Sq. Ft       | Sq. Mtrs. |
| C - 103         | 566.51           | 52.63     | -            | -         |



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# Unit Plan



C Wing - 3BHK Flat 104

| UNIT Wing & No. | RERA Carpet Area |           | Balcony Area |           |
|-----------------|------------------|-----------|--------------|-----------|
|                 | Sq. Ft           | Sq. Mtrs. | Sq. Ft       | Sq. Mtrs. |
| C - 104         | 786.84           | 73.1      | 29.49        | 2.74      |



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# Unit Plan



C Wing - 1BHK Flat 105

| UNIT Wing & No. | RERA Carpet Area |           | Balcony Area |           |
|-----------------|------------------|-----------|--------------|-----------|
|                 | Sq. Ft           | Sq. Mtrs. | Sq. Ft       | Sq. Mtrs. |
| C - 105         | 402.81           | 37.42     | -            | -         |



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# Unit Plan



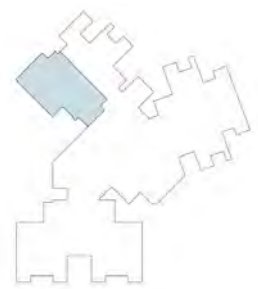
C Wing - 2BHK Flat 106

| UNIT Wing & No. | RERA Carpet Area |           | Balcony Area |           |
|-----------------|------------------|-----------|--------------|-----------|
|                 | Sq. Ft           | Sq. Mtrs. | Sq. Ft       | Sq. Mtrs. |
| C - 106         | 578.63           | 53.76     | 20.16        | 1.87      |



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# Unit Plan



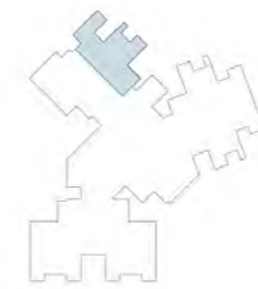
D Wing - 2BHK Flat 101

| UNIT Wing & No. | RERA Carpet Area |           | Balcony Area |           |
|-----------------|------------------|-----------|--------------|-----------|
|                 | Sq. Ft           | Sq. Mtrs. | Sq. Ft       | Sq. Mtrs. |
| D - 101         | 578.63           | 53.76     | 20.13        | 1.87      |



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# Unit Plan



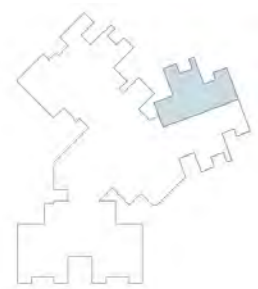
D Wing - 1BHK Flat 102

| UNIT Wing & No. | RERA Carpet Area |           | Balcony Area |           |
|-----------------|------------------|-----------|--------------|-----------|
|                 | Sq. Ft           | Sq. Mtrs. | Sq. Ft       | Sq. Mtrs. |
| D - 102         | 403.38           | 37.48     | -            | -         |



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# Unit Plan



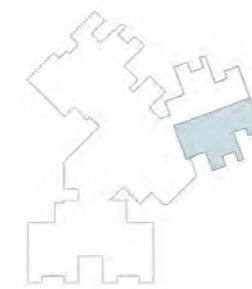
D Wing - 1BHK Flat 103

| UNIT Wing & No. | RERA Carpet Area |           | Balcony Area |           |
|-----------------|------------------|-----------|--------------|-----------|
|                 | Sq. Ft           | Sq. Mtrs. | Sq. Ft       | Sq. Mtrs. |
| D - 103         | 409.49           | 38.04     | -            | -         |



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# Unit Plan



D Wing - 1BHK Flat 104

| UNIT Wing & No. | RERA Carpet Area |           | Balcony Area |           |
|-----------------|------------------|-----------|--------------|-----------|
|                 | Sq. Ft           | Sq. Mtrs. | Sq. Ft       | Sq. Mtrs. |
| D - 104         | 413.47           | 38.41     | 23.67        | 2.20      |



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# Unit Plan



D Wing - 2BHK Flat 105

| UNIT Wing & No. | RERA Carpet Area |           | Balcony Area |           |
|-----------------|------------------|-----------|--------------|-----------|
|                 | Sq. Ft           | Sq. Mtrs. | Sq. Ft       | Sq. Mtrs. |
| D-105           | 576.63           | 53.57     | -            | -         |



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# Unit Plan



D Wing - 2BHK Flat 106

| UNIT Wing & No. | RERA Carpet Area |           | Balcony Area |           |
|-----------------|------------------|-----------|--------------|-----------|
|                 | Sq. Ft           | Sq. Mtrs. | Sq. Ft       | Sq. Mtrs. |
| D - 106         | 576.63           | 53.57     | -            | -         |



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# Specifications

## Painting & Polishing

- Interior walls and ceiling finished with plastic emulsion paint
- Exterior walls with coloured cement paint
- Royal Luxury Emulsion paint in common areas walls

## Flooring

- Vitrified flooring for living, dining and all family areas
- Vitrified flooring in master bedroom and other bedrooms
- Vitrified flooring in kitchen, Digital ceramic tiles' dado up to 2' above the tap
- Anti-skid ceramic flooring in all toilets & utility areas, Digital Ceramic tiles dado up to false ceiling
- Wooden finish ceramic flooring in all balcony

## Common Areas

- Elegant double height ground floor entrance lobby; Italian marble flooring and staircases up to first flight, Italian marble flooring dado in entrance lobby
- Staircase flooring in Kota above 1st flight
- Digital Vitrified flooring in typical lift lobby
- MS Railing on Staircase
- Elevators of repute make

## Windows

- Heavy Duty Anodise Sliding Aluminium Windows ( All Flats Windows)
- Heavy Duty Anodise Partly fixed and Openable Aluminium Windows ( All Flats Toilet Area)

## Kitchen/Utility

- Adequate electrical & plumbing points
- Polished Granite top with Glossy finish sink
- Sink cock with extended swinging spout (Table Mounted), Jaquar or equivalent

## Toilet

- **Wall Hung basin with half pedestal, kohler or equivalent, Pillar Cock**
- (Jaquar or equivalent make)
- Wall hung water closet with soft closing seat cover, Jaquar or equivalent make
- Concealed dual flush tank with cisterns, Geberit or equivalent make
- Sanitary ware in all toilets of Jaquar or equivalent make
- Overhead showers with wall mounted shower arms, Jaquar or equivalent make
- Health faucet of Jaquar or equivalent make.
- Provision for Geyser in each toilet
- Exhaust fan in all toilets
- Mirror in all toilets

## Other Internal Doors

- Thick flush door with laminate finish on both sides
- Polished Meranti wood door frames
- Magnetic Door Stopper, SS. Model Night Latch, Cylindrical Lock with Key Set, Door viewer
- SS Railing in all balconies

## Security Systems

- Video door phone in all apartments
- Round the clock manned security with CCTV coverage between main entry
- of the complex and each tower reception lobby

**CODENAME  
MUMBAI  
DREAMS**



To know more, call  
**022 3029 3148**

**MahaRERA Number: P51800012383 (Olympia C D). For details, visit: <http://maharera.mahaonline.gov.in>**

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