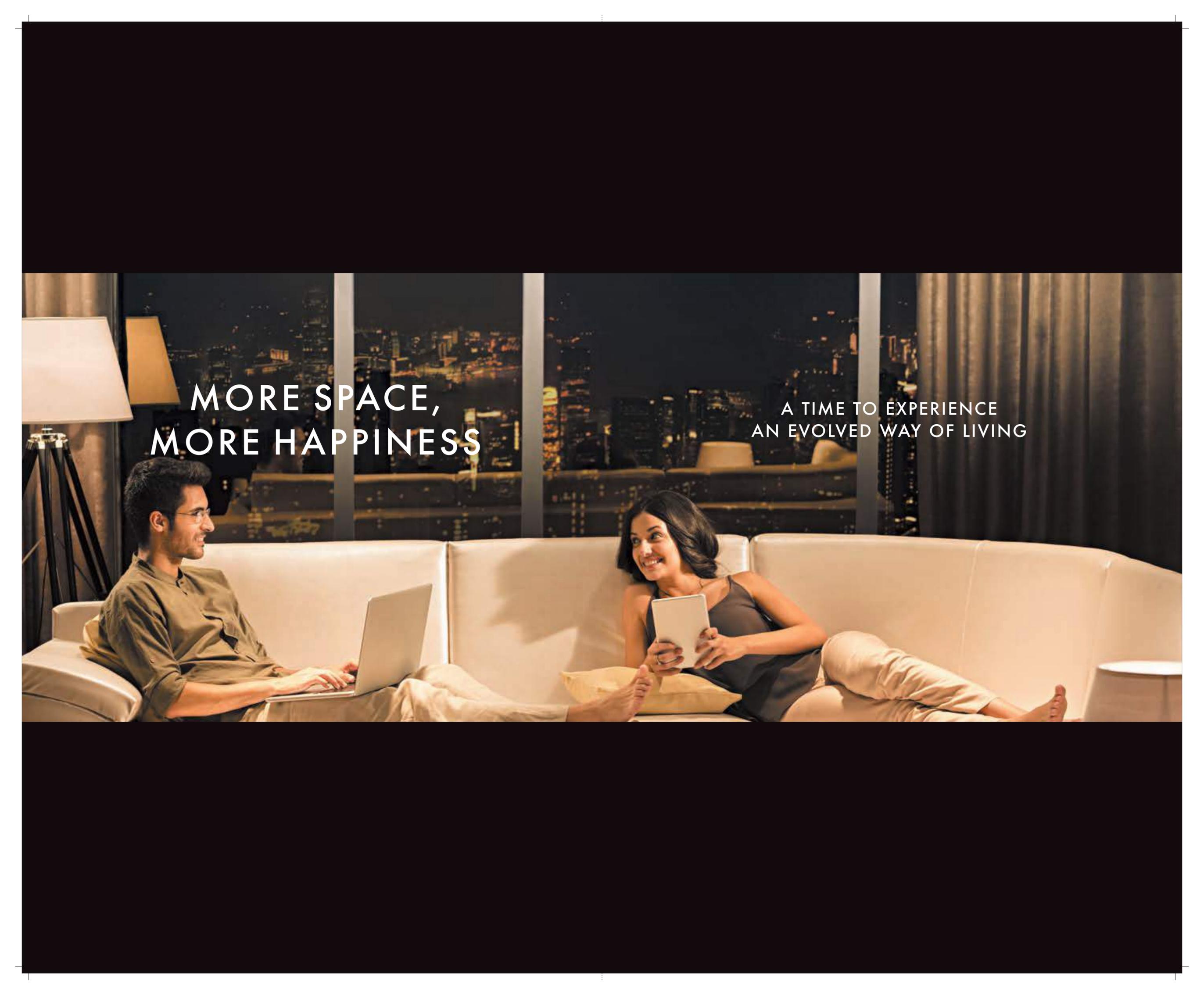


MORE OF LIFE.  
MORE OF LIFESTYLE.



**ARIANA**  
*Residency*

— BORIVALI EAST —



MORE SPACE,  
MORE HAPPINESS

A TIME TO EXPERIENCE  
AN EVOLVED WAY OF LIVING



Artist's Impression

# MORE IDEAS OF LIFE

AN OPPORTUNITY THAT WAS UNTHINKABLE

PRESENTING



## ARIANA

*Residency*

BORIVALI EAST

EXPERIENCE A

# NEW SPACE

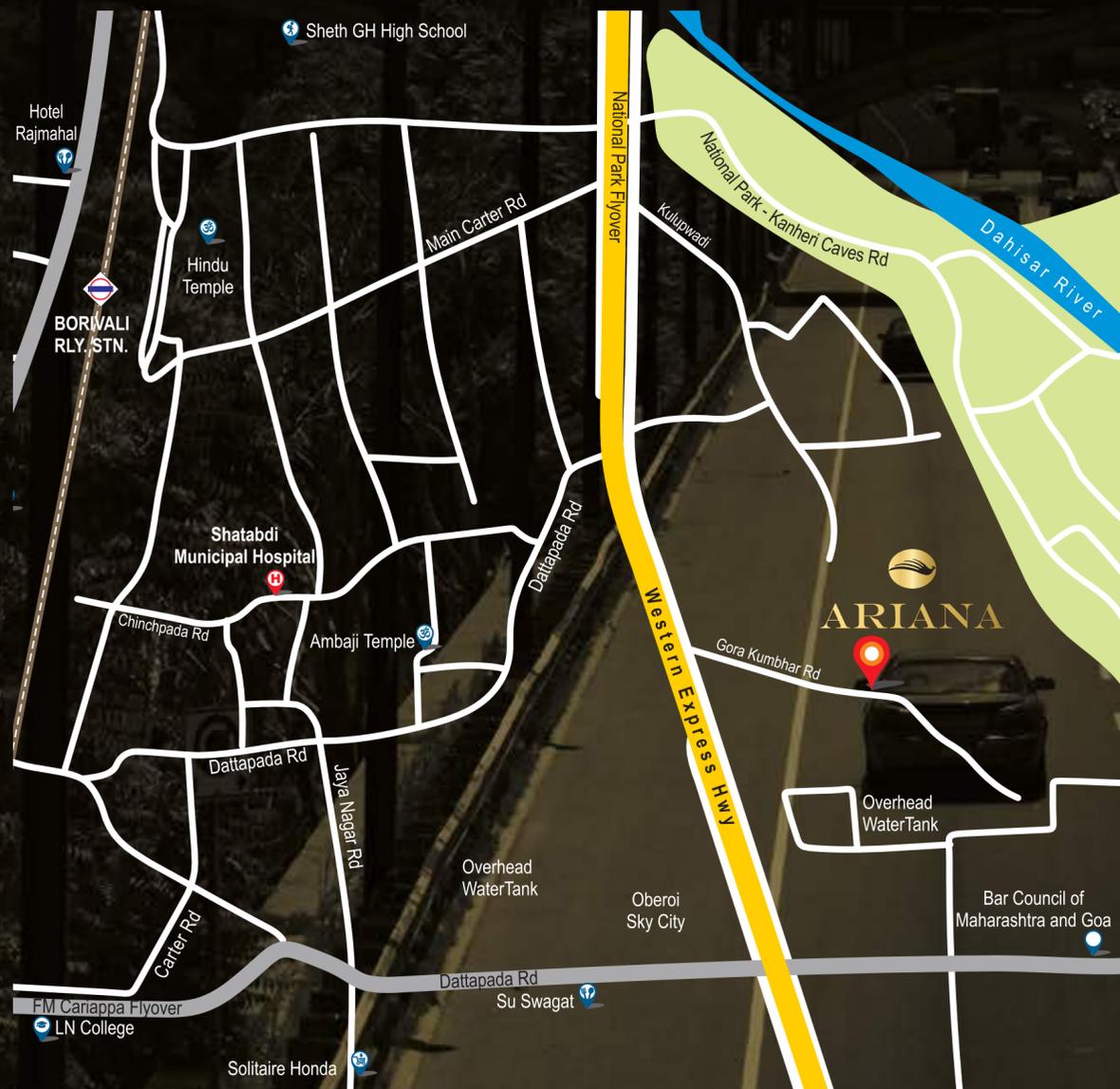
LIKE NEVER BEFORE

**PROJECT HIGHLIGHTS:**

- 1 & 2.5 BHK Luxury Apartments
- One Tower, 3 Wings of 23 Storeys
- Temple Adjoining complex
- Gated Community Living
- Utilitarian Design for Space Optimization
- Double Height Air-conditioned Lobby
- Expansive Clubhouse & Landscaped Podium
- Excellent Location & Connectivity

# BORIVALI, MORE CONNECTED TO CITY & LIFE THAN ANYWHERE ELSE

## LOCATION

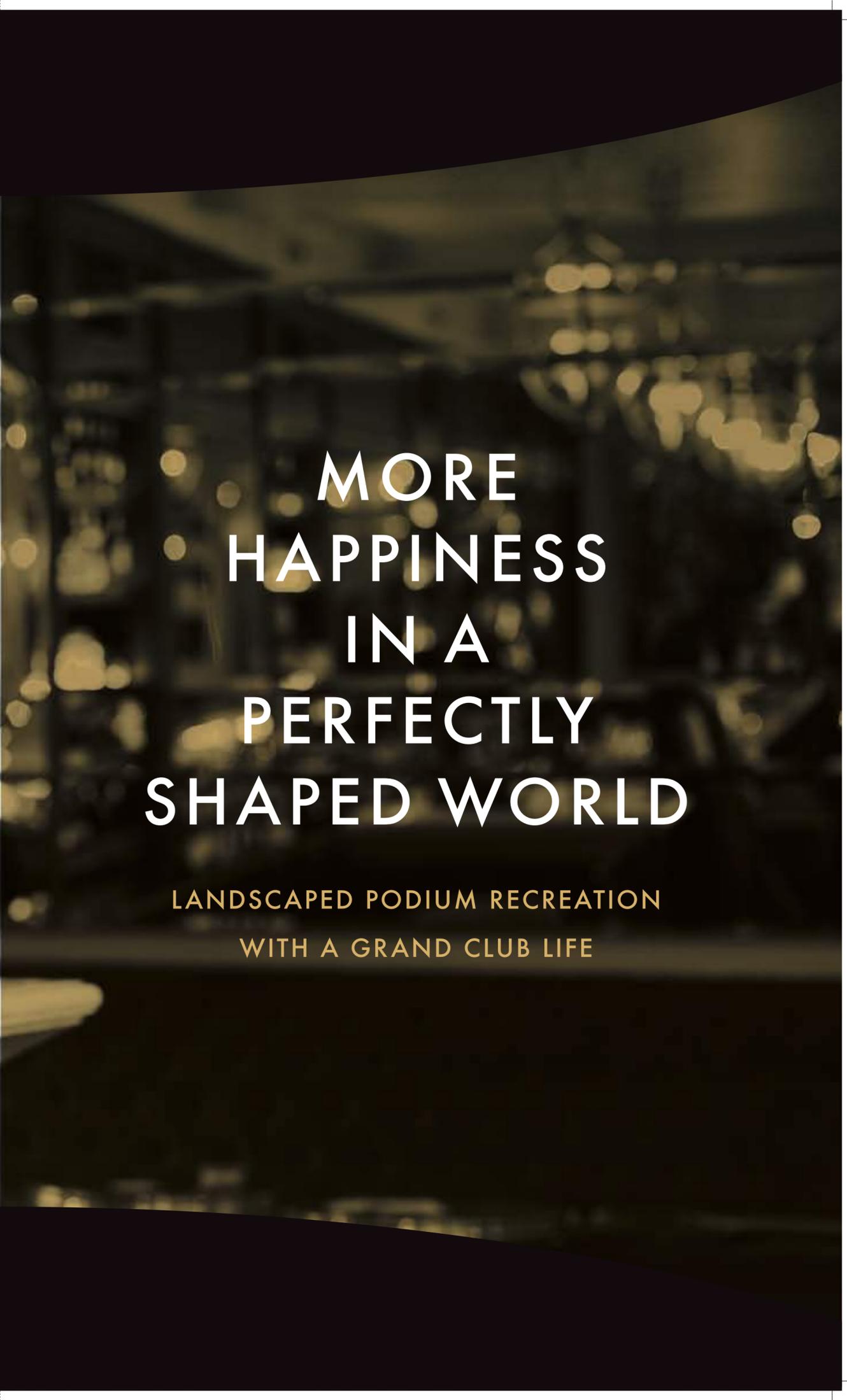


## LOCATION STANDPOINTS:

- Unobstructed view of Sanjay Gandhi National Park
- Few minutes from Borivali (E) Rly Stn
- Well-connected to Central Suburbs through Ghodbunder Road
- Places of Entertainment Nearby

## DISTANCES & TIMELINES:

- Western Express Highway – 1 min
- Proposed National Park Metro Stn – 5 mins
- Sanjay Gandhi National Park – 5 mins
- Magathane Bus Depot – 5 mins
- Schools & Colleges – 10 mins
- Temple & Religious Centres – 15 mins
- Malls & Entertainment Places – 15 mins
- Domestic Airport – 30 mins



**MORE  
HAPPINESS  
IN A  
PERFECTLY  
SHAPED WORLD**

LANDSCAPED PODIUM RECREATION  
WITH A GRAND CLUB LIFE

# MORE OF JOY & HEALTH, MORE THAN YOU ALWAYS IMAGINED

- 1. MODERN GYMNASIUM
- 2. YOGA & MEDITATION ZONE
- 3. CHILDREN'S PLAY AREA
- 4. LANDSCAPED GARDEN WITH SIT-OUTS
- 5. GREEN WALKWAYS

1

4

5

3

2

THE FINEST SPACE  
TO REBUILD YOURSELF

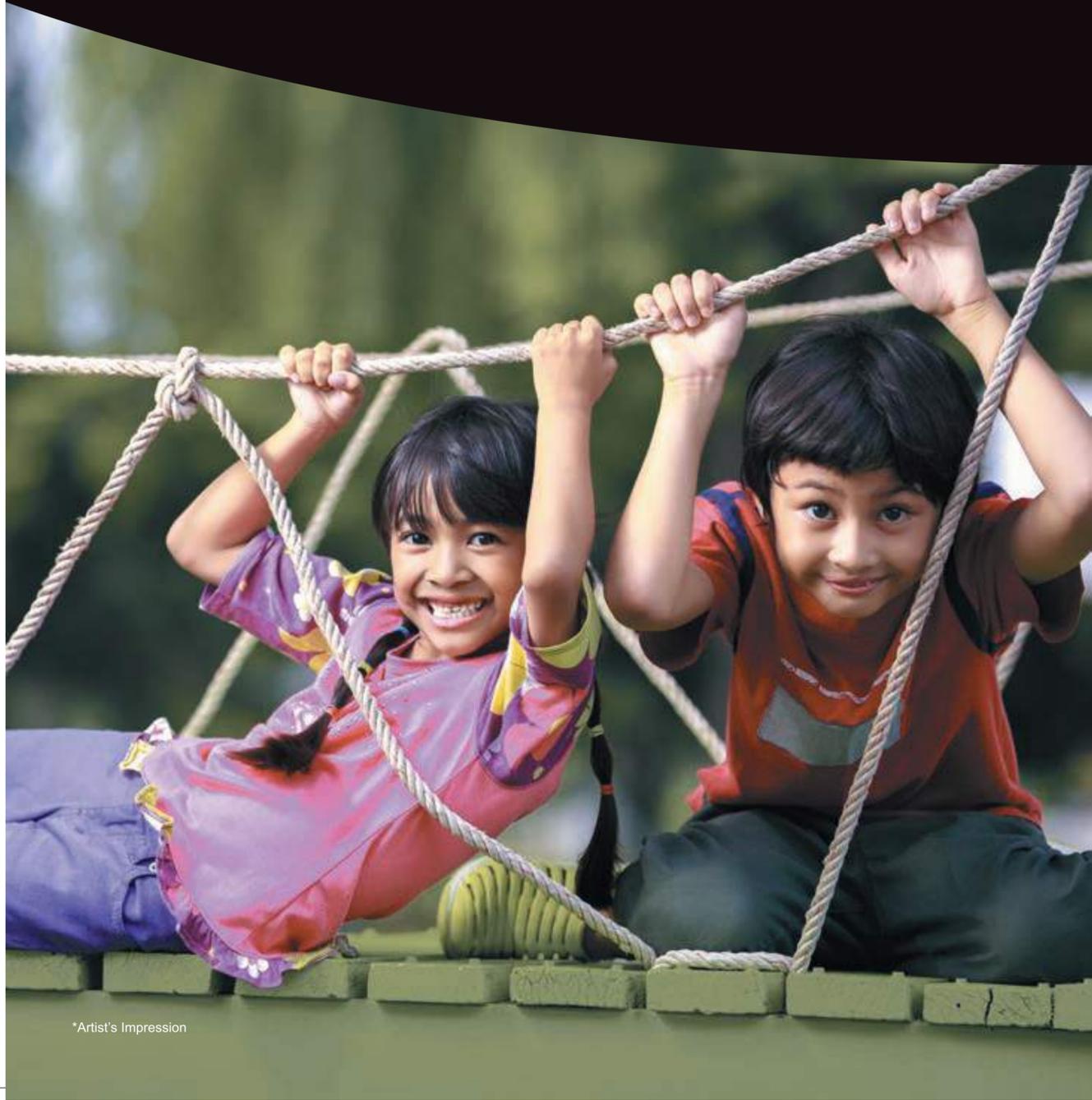
MODERN GYMNASIUM OVERLOOKING  
LANDSCAPED GARDEN & GREEN WALKWAYS



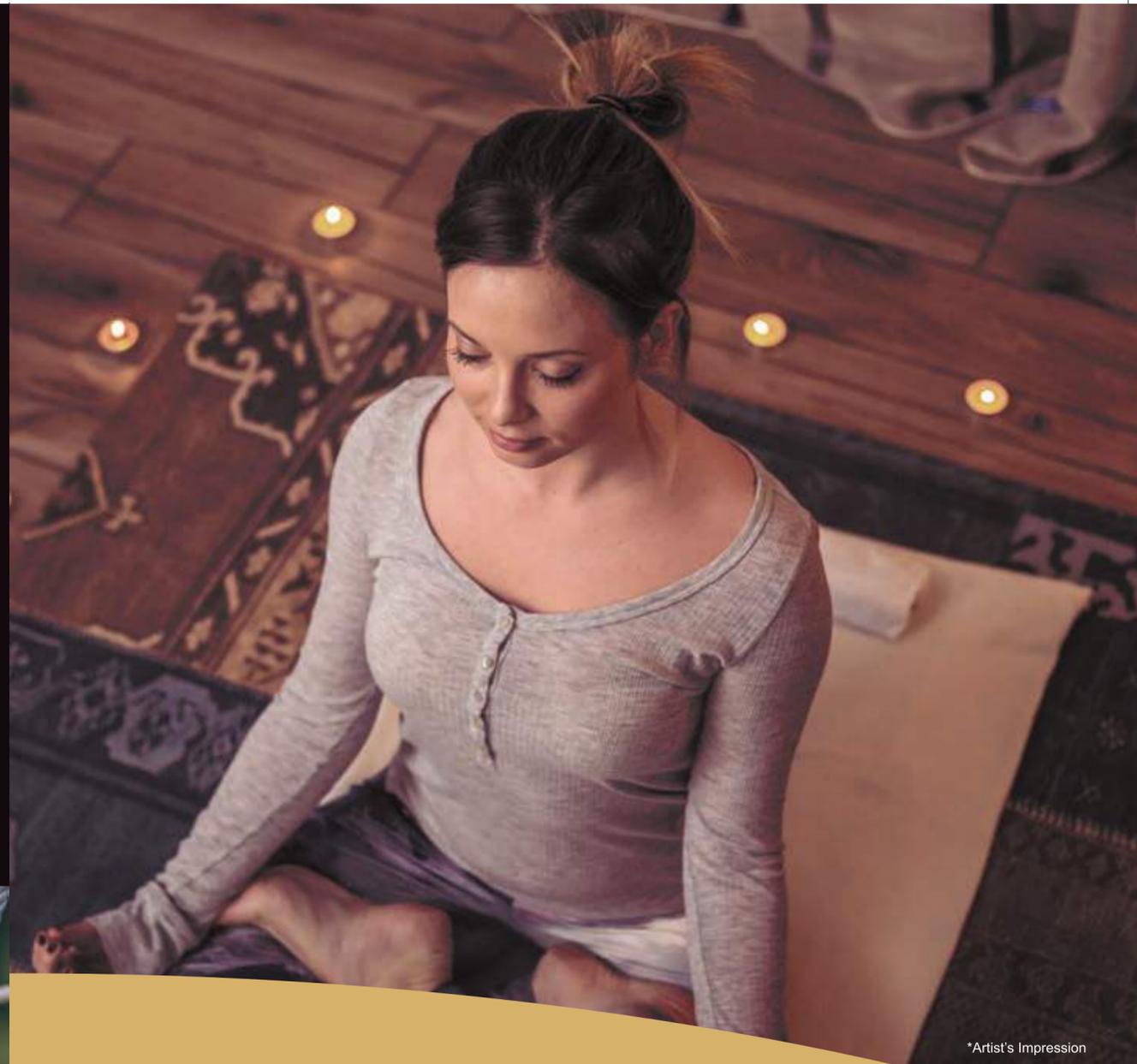
\*Artist's Impression

# SPACES FOR THE YOUNG GUNS TO PLAY BIG

KID'S PLAY AREA



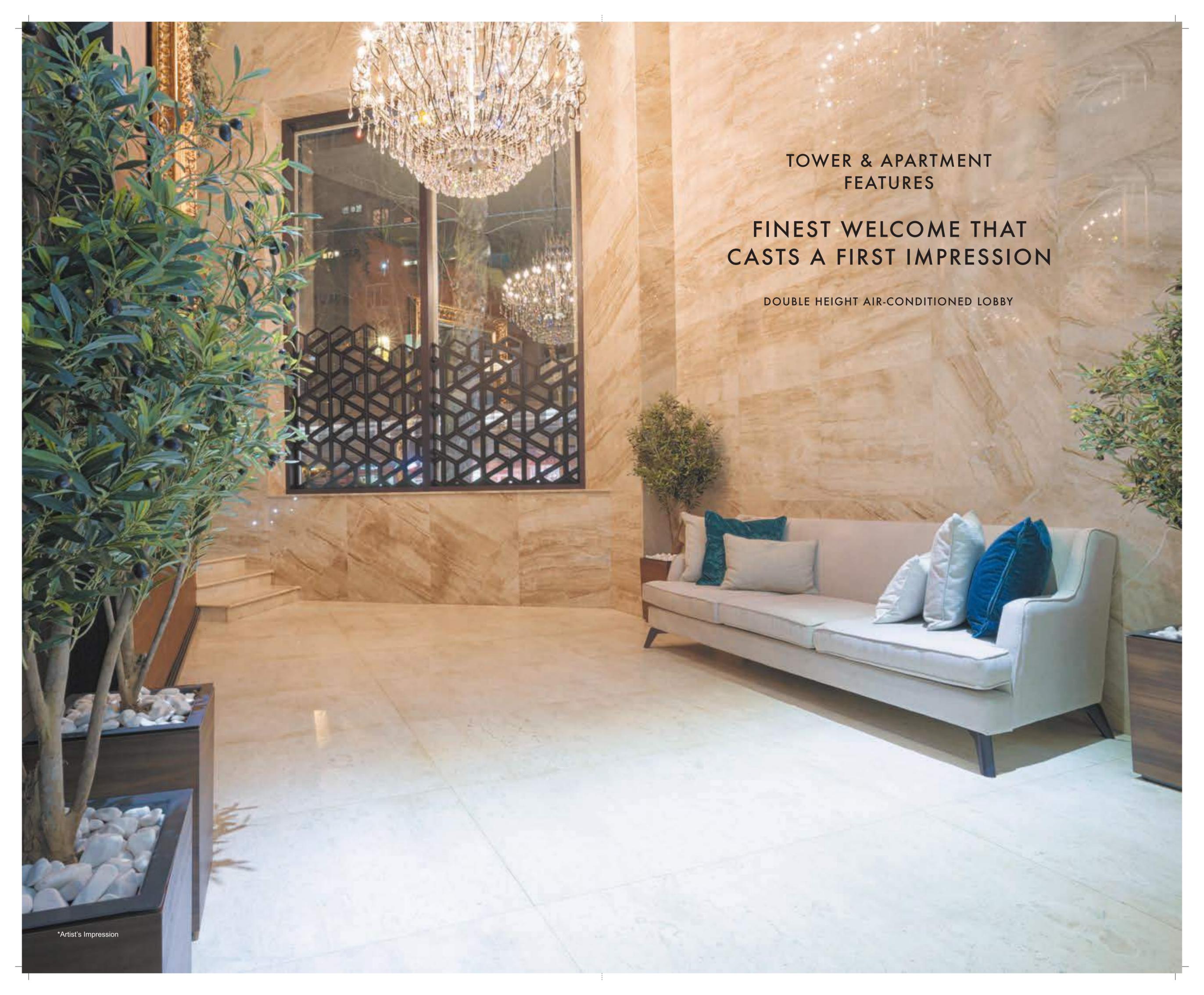
\*Artist's Impression



\*Artist's Impression

# BE THE ACTIVE, SUPPLE & PEACEFUL YOU

YOGA & MEDITATION ZONE



TOWER & APARTMENT  
FEATURES

**FINEST WELCOME THAT  
CASTS A FIRST IMPRESSION**

DOUBLE HEIGHT AIR-CONDITIONED LOBBY

# AVENUES OF FUN, FAMILY & TOGETHERNESS

SPACIOUS VASTU COMPLIANT LIVING SPACES



\*Artist's Impression

COMFORTS & WARMTH  
COME TOGETHER FOR LIFE

MASTER BEDROOM



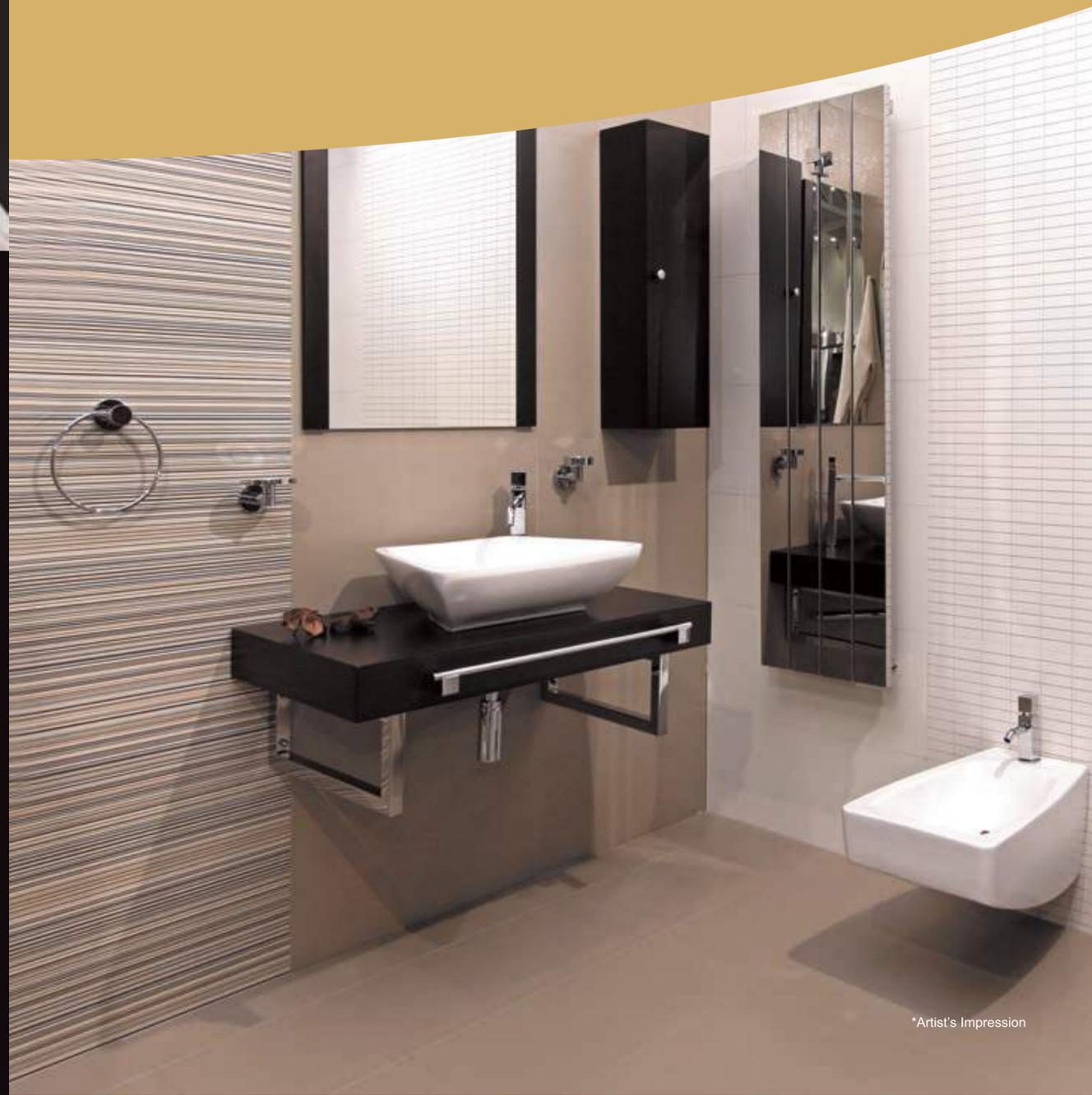
\*Artist's Impression

## AS GRAND AS THE DELIGHT OF A PERFECT RECIPE

MODERN KITCHEN LAYOUT

## WASH OFF THE STRESS FOR JUMP START OF THE DAY

ARTISTIC BATH CONCEPTS



\*Artist's Impression

A TRUE COMPANION WHEN  
IT COMES TO COMPLETE SAFETY

VIDEO DOOR PHONE



\*Artist's Impression



\*Artist's Impression

HIGHEST LEVEL OF RELIEF IS  
REACHING FASTER TO YOUR FAMILY

HIGH-SPEED ELEVATORS

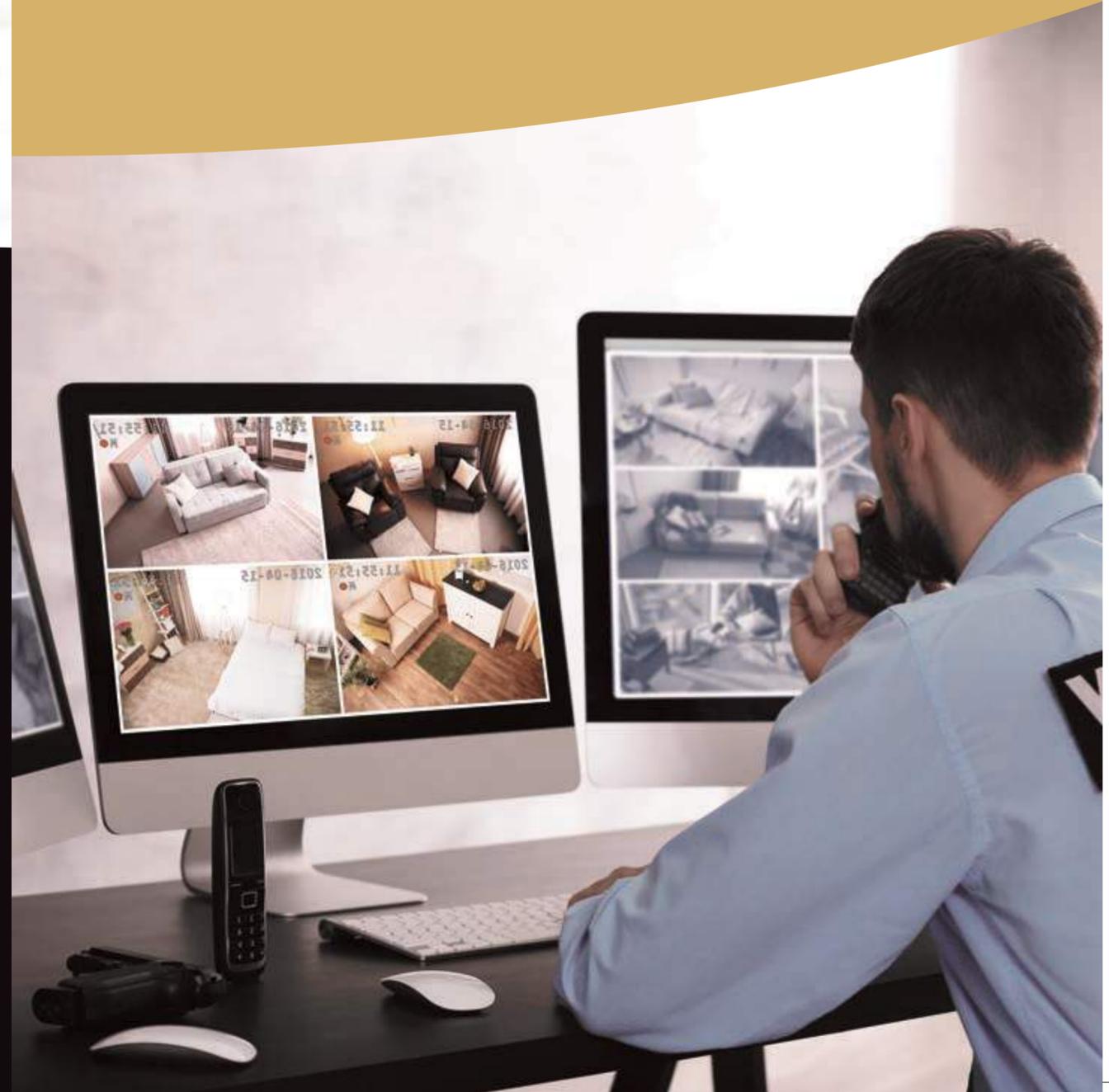


SPACE WHERE WORRIES  
TAKE A U-TURN

SPACIOUS PARKING SYSTEM

ALL ABOUT YOU,  
ANY DAY, ANY HOUR

24x7 SECURED GATED COMMUNITY





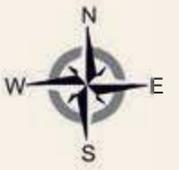
TYPICAL FLOOR PLAN - 2<sup>ND</sup> to 7<sup>TH</sup>, 9<sup>TH</sup> to 14<sup>TH</sup>, 16<sup>TH</sup> to 17<sup>TH</sup>



# TYPICAL FLOOR PLAN - 20<sup>ND</sup> to 23<sup>TH</sup> FLOOR



# JODI FLOOR PLAN - 1<sup>ST</sup> to 17<sup>TH</sup> FLOOR FLAT



Disclaimer: Floor Plan measurements are approximate and are for illustrative purpose only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

# JODI FLOOR PLAN - 18<sup>TH</sup> to 23<sup>TH</sup> FLOOR FLAT



TYPICAL FLOOR PLAN - Wing A



TYPICAL FLOOR PLAN - Wing B



TYPICAL FLOOR PLAN - Wing C





Artist's Impression

## PROJECT AT A GLANCE

### PROJECT HIGHLIGHTS:

- 1 & 2.5 BHK Luxury Apartments
- One Tower, 3 Wings of 23 Storeys
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- Double Height Air-conditioned Lobby
- Expansive Clubhouse & Landscaped Podium
- Excellent Location & Connectivity

### CLUBHOUSE & PODIUM RECREATION:

- Modern Gymnasium
- Jogging Track
- Yoga & Meditation Zones
- Kid's Play Area
- Landscaped Gardens
- Senior Citizen Sit-outs

### INTERNAL SPECIFICATIONS

#### Structural Advantages

- Earthquake Resistant Structure
- Environment-friendly Construction
- Efficient Construction Technique

#### Flooring:

- Vitrified Tiles in all rooms

#### Doors & Windows:

- Moulded Shutter Main Door with Polish/Enamel Paint
- Flush/Moulded Doors with Enamel Paint
- Powder-coated Aluminium Windows

#### Kitchen:

- Polished Granite Platform with Dado Tiles up to full height
- Stainless Steel Sink

#### Bath & Sanitary Fittings:

- Anti-skid Ceramic Tiles for flooring
- Glazed ceramic tiles dado up to full height in shower area
- Concealed Plumbing with Hot and Cold water Mixer
- 'A' Class Sanitary Fittings
- High Quality Sanitaryware with Wash Basin
- Elegant Water Closet

#### Electrical & Lighting:

- Branded ISI mark Modular Switches
- MCB and Phase Changers
- Concealed Wiring in Copper Conductor
- Adequate Lighting of common areas
- Generator Back-up for lifts & common areas

#### Paints & Exterior:

- Smooth Plaster Finish Internal Walls with oil bound distemper
- Sand-faced Plaster Finish External Walls with good quality cement / acrylic paint

A NAME SYNONYMOUS TO AESTHETICS,  
STRENGTH & COMMITMENT



Paradigm named erstwhile to represent the ethos of company focused to create marvels which become benchmarks & landmarks. Paradigm Realty group is a syndicate with over a decade of delivery in Mumbai real estate spearheaded by credible veterans. The group is an eclectic mix of diversified yet aligned individuals focused to create marvels, which are based on utilitarian concepts. The design interplay of curvilinear detailing & straightline architecture, our designs are discerning and filled with perspective. Instead of following cliché, we believe in setting trends. The group believes in the application of global contemporary techniques, which are keys to quality as well as timely delivery of product.

#### Paradigm Realty Group's Hallmarks

Credible Experience of Over a Decade in Mumbai's Real Estate

Approx. 1.5 million Sq. Ft. of Proposed Development

Approx. 1.5 million Sq. Ft. of Ongoing Development with Syndicate Partners

A Syndicate Formed Out of Doyens of Real Estate Fraternity

A JOURNEY OF  
COMMITMENT & EXCELLENCE



DOTOM Realty, the cynosures of the Real Estate Industry needs no introduction as it has carved a niche for itself offering finest living experiences in the city of Mumbai and beyond since merely two decades. The journey of passion for excellence and quality workmanship was initiated when two architectural veterans Ar. Manoj Vishwakarma and Ar. Ketan Musale joined forces to change the skyline of the city under their renowned architecture firm- DOT Architects inception in the year of 1998. The company has planned and designed architectural marvels that still stand high and above as their testimony to their precise craftsmanship and a vision to provide lifestyle matching international standards staying true to their brand motto of 'Building Homes Not Hopes'.

Backed by the expertise of rich knowledge about each and every intricacy of the Real Estate industry, Architecture Servicing has been successfully rendered to over 200 projects spread across villas, commercial and residential developments ensuring delivery within the stipulated time frames. Carrying forward the rich and unraveled legacy, DOTOM Realty is a wellspring of inspiration from DOT Architects with the vision to offer state-of-the-art lifestyle. The morality of meticulous planning and unparalleled creativity has made the realty major pave new dimensions in the hearts of its patrons.

NIVAN, KHAR (W)  
2 & 3 BHK Fully Air-conditioned  
Lavish Apartments

CASA PALAZZO, BORIVALI (E)  
1 & 2 BHK  
Luxurious Apartments

ANANDA, BORIVALI (W)  
2, 3 & 4 BHK  
Fully Air-conditioned Residences

VOGUE, SANTACRUZ (W)  
3 BHK Luxurious  
Sea Facing Apartments



A PROJECT BY



**Site Address:** Ariana Residency Near Shree Vighanharta Ganesg Mandir, Devipada, Opp. Oberoi Sky City, Off. Western Express Highway, Borivali (East) Mumbai 400066  
**Corporate Address:** Nivan, Opp. Podar International School, S.V.Road, Khar (West). Mumbai 400052  
**Tel :** 022 3329 2224 | **Website:** [www.arianaresidency-borivali.in](http://www.arianaresidency-borivali.in)

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