


PROJECT
BY



NIRMAAN
GROUP

Corporate Office 

Nirmaan Group, Ground Floor, Dhruv CHS, Prathana Samaj Road
Opposite Prathana Samaj School, Vile Parle East, Mumbai- 400 057

Site Address 

New Heena CHSL, Junction of Tilak Mandir Road &
Malviya Road, Vile Parle East, Mumbai- 400 057

+91 8850616210 

sales@nirmaangroup.net 

www.nirmaangroup.net 



RERA REG. No. : P51800056079
www.maharera.mahaonline.gov.in

DESIGN ARCHITECT
KARCH ARCHITECTS

ARCHITECT
R DESIGN ARCHITECTS

MEP CONSULTANT
ELECTRO - MECH CONSULTANT

RCC CONSULTANT
AVP CONSULTANTS

ELEVATION DESIGN
JASH KADAKIA DESIGN STUDIO

LEGAL ADVISOR
ADV. KIRTI NAGDA

LIASIONING
PRANJAL MEHTA

Marketing Inputs by 

MahaRERA Regn.
No. A51800000818

Sales Contact no. +91 99209 75768

Disclaimer

The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colors, amenities, facilities, etc., are subject to change without notifications as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the developer cannot be held liable for variations. All illustrations and pictures are the artist's impression only. The information is subject to variations, additions, deletions, substitutions, and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any claim in this regard. (1 square metre = 10.764 square feet). E & OE. All dimensions and calculations are done in a metric system (M / Sq. m), and imperial system (Ft / Sq. Ft) shown is for reference only.

NIRMAAN HEENA

Your dream home
bulid with all
attention & perfection

ABOUT NIRMAAN

A New Standard for Quality Lifestyle

Our journey to becoming a trustworthy name in real estate is built on a strong foundation of unmatched quality, strong partnerships with affordable housing, innovative design thinking, and a consistent focus on satisfying the needs of our customers.

We are since 1969 in the real estate industry specializing in residential development and have completed many projects across the Mumbai Metropolitan Region providing new homes to thousands of families in the process.

Our construction includes large portfolios of residential & commercial projects, infrastructure development projects across Mumbai.

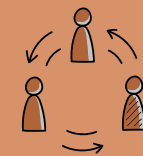
CORE VALUES



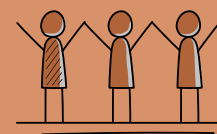
Trust



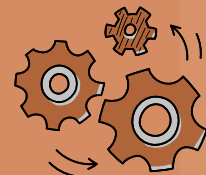
Team Work



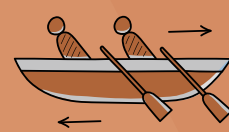
Integrity



Discipline



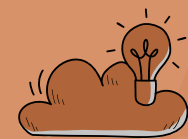
Quality



Prompt Delivery



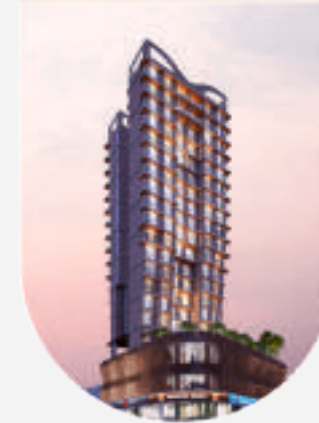
Honesty



Innovation

BUILDING TRUST SINCE
1969

ONGOING
**NIRMAAN
HEIGHTS**



**MANEK
PLAZA**
COMPLETED



COMPLETED
SHIVNERI



MATRUCHAYA
COMPLETED



DAMODAR

COMPLETED

COMPLETED

HANUMAN

KEDARNATH
COMPLETED

COMPLETED

BADRINATH

Experience the Breathtaking Views.



N I R M A A N

We're Focused On Creating
New Living Spaces Which Are
Ultra-modern & Innovative.

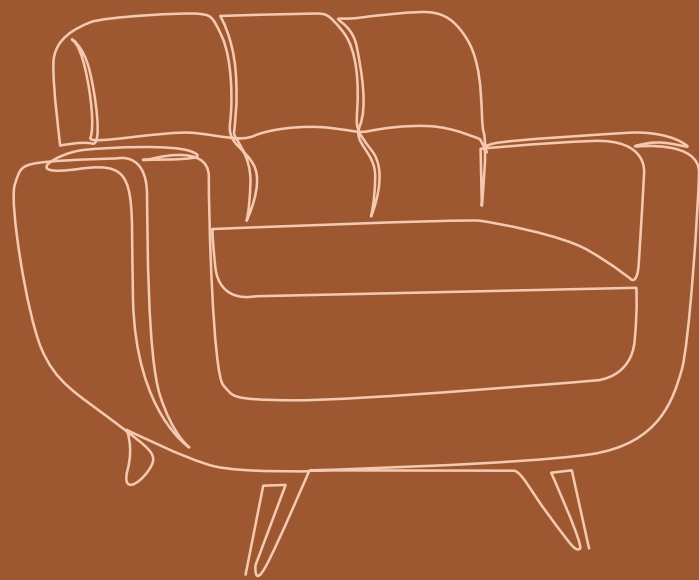
Located in Vile Parle East, a calm yet energetic neighborhood, Lush Residency provides an unrivaled combination of luxury and peace. This residential paradise offers easy access to the city center due to its convenient location near Vile Parle Station, Western Express Highway and the Airport.

Nirmaan Heena offers you the best of both worlds with comfortable 1BHK & 3BHK homes. Close to fine-dining restaurants, cafes, retail and entertainment destinations, healthcare facilities, and educational institutions, this could be your ideal home to live a more sustainable and minimalist lifestyle.

H E E N A

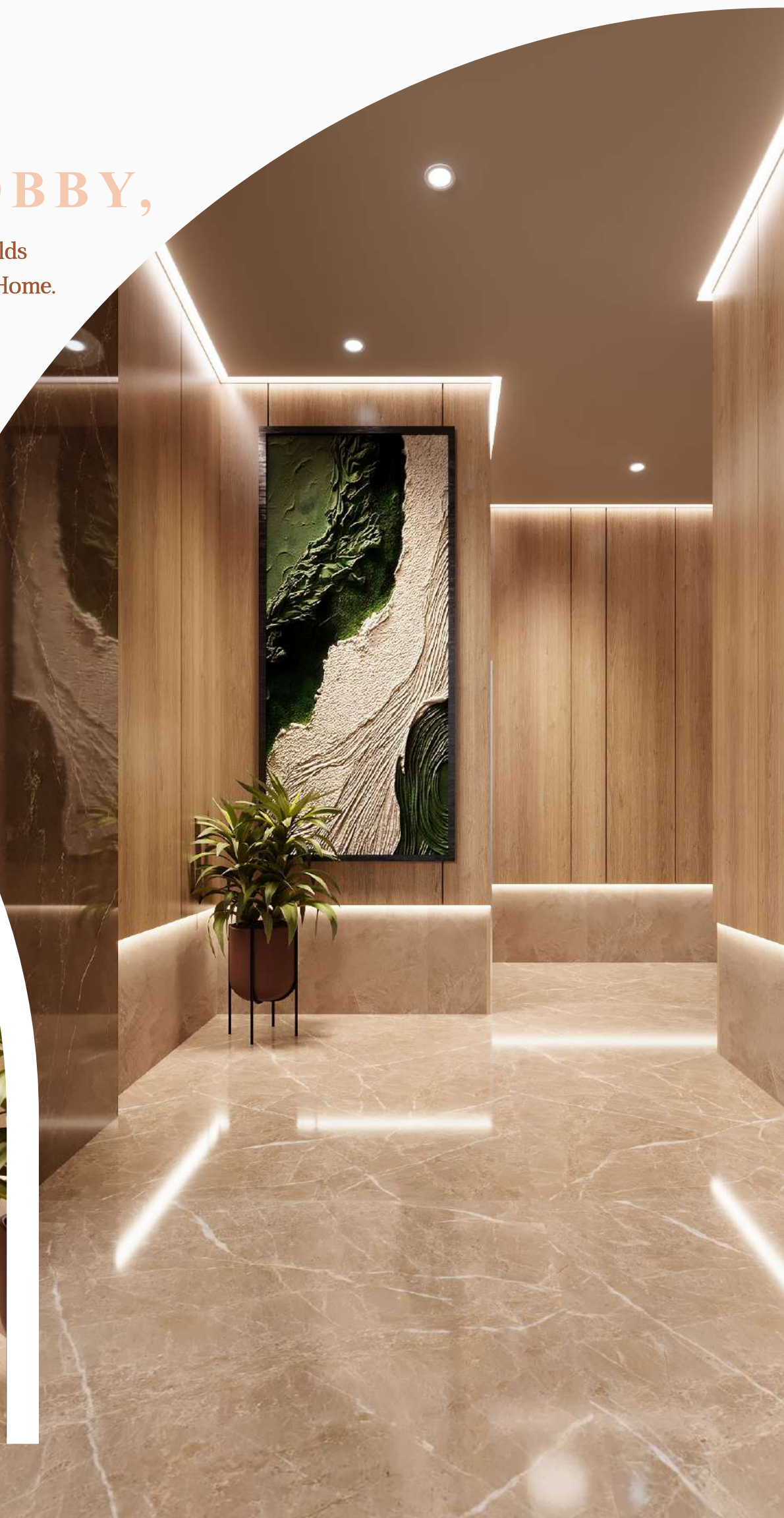
Every detail radiates timeless beauty and sophistication, from the impressive structures to the intricate decorations.

OFFERING
AN
UNPARALLELED
EXPERIENCE
OF
OPULENCE
AND
ELEGANCE.



STEP
INSIDE
OUR LOBBY,

Where Every Corner Holds
the Key to Your Dream Home.



ROOFTOP ESCAPE,

Where Every Sunset Paints
a Masterpiece.



Whether it's a romantic evening under the stars or a lively celebration with friends, our rooftop promises an unforgettable experience, where every detail is carefully crafted to elevate your senses and leave you enchanted. Embrace the allure of our rooftop retreat, where the beauty of the city meets the serenity of the sky.

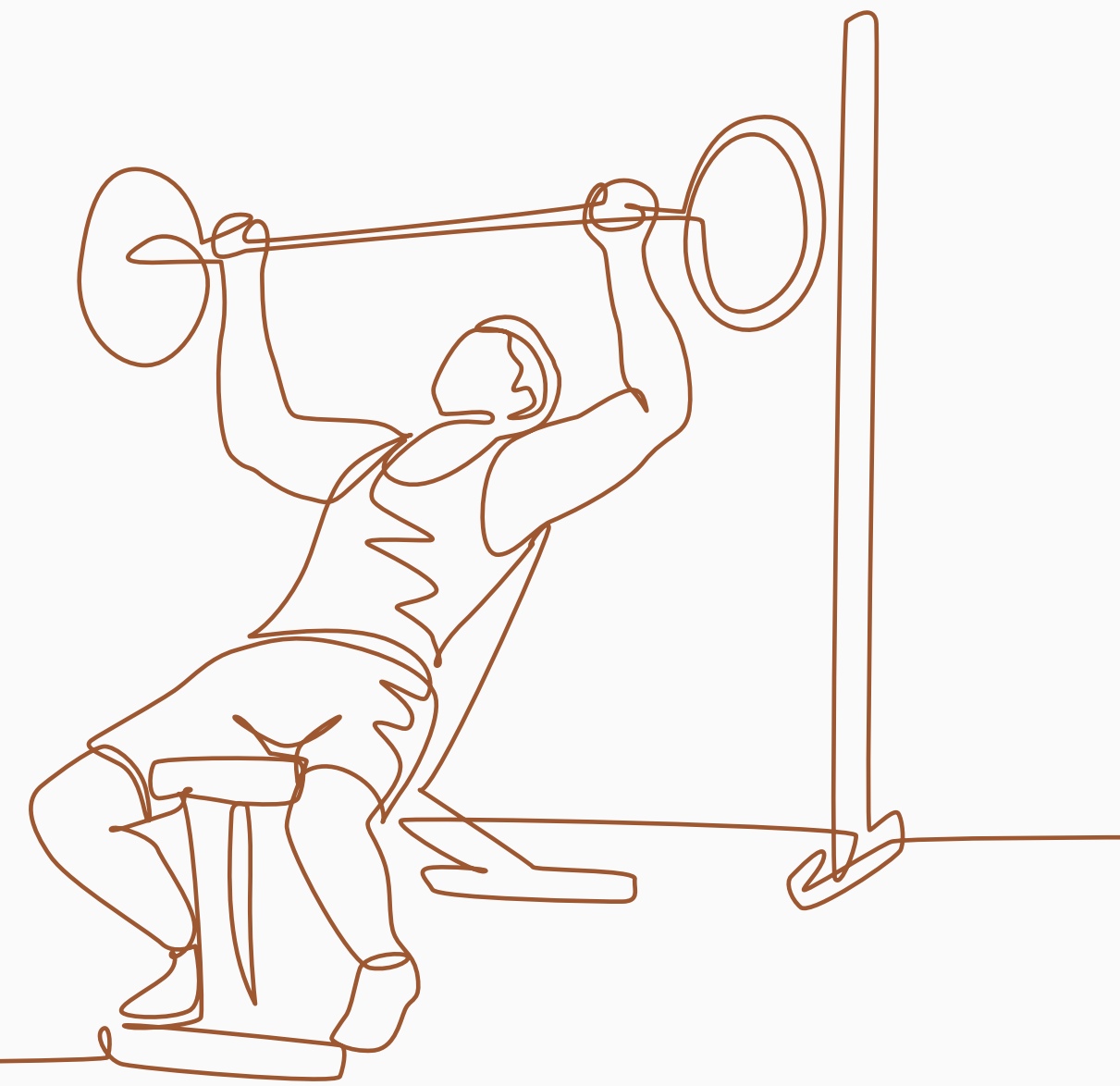




STEP INTO FITNESS HAVEN!



Step into our Fitness Haven, where the pursuit of wellness meets the art of self-transformation. From cardio machines that invigorate the heart to free weights that challenge the body, our gym caters to every fitness need and aspiration. Whether you're a seasoned athlete or a newbie on the path to health, our welcoming atmosphere encourages you to push your limits and surpass your goals. Feel the rhythm of your heartbeat synchronize with the energy of the room as you embark on a transformative journey towards a healthier, happier you.



IMPROVE YOUR FITNESS EXPERIENCE

EXTERNAL AMENITIES

- ◆ RCC frame structure, earthquake and wind resistant designed
- ◆ Premium finished entrance Lobby
- ◆ Car parking space
- ◆ Elevators with two hours fire rated doors and auto rescue device (ARD)
- ◆ Advance secure fire fighting system for the entire building
- ◆ CCTV surveillance in designated common areas
- ◆ Durable weather proof exterior emulsion paint for long lasting finish
- ◆ Rain water harvesting system
- ◆ Well designed green spaces and outdoor seating areas
- ◆ Fitness Center
- ◆ High Quality Flooring in entire compound
- ◆ Well decorated designed compound with attractive main gate
- ◆ Separate Society office with Toilet facility
- ◆ Mahanager gas connection for the entire building

INTERNAL AMENITIES

- ◆ Concealed electrical copper wiring with decorative modular switches and MCB systems.
- ◆ Sufficient power outlets and light points provided
- ◆ Provision for cable tv, intercom and internet connection

Living Room

- ◆ Well arranged living area along with dinning space
- ◆ Vitrified flooring in living, dinning and passage
- ◆ Powder coated or anodized aluminium sliding windows
- ◆ Laminate finished internal doors



Kitchen

- ◆ Granite platform, service platform and vitrified dado above platform
- ◆ Scratch resistant stainless steel sink

Bathroom

- ◆ Premium anti skid flooring
- ◆ Hot and Cold cork
- ◆ Premium sanitary and C.P fitting



Discover the enchanting interior,
where every detail is curated to perfection,
evoking a sense of serenity and grandeur.

Embrace the Beauty of Every Sunrise



We're focused on
creating new living spaces which are

**ULTRA-MODERN &
INNOVATIVE.**

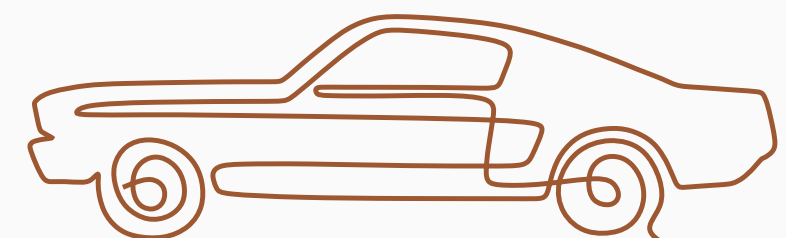
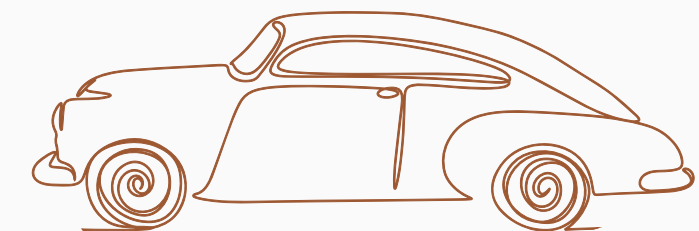
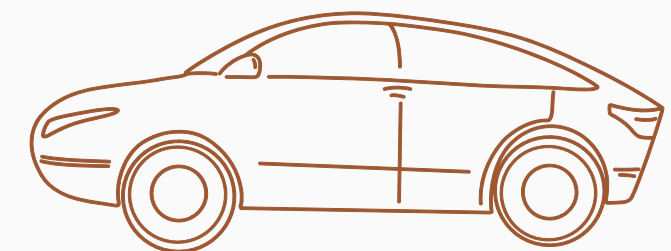




YOUR
PIT PARKING
PARTNER, MAKING
EVERY SPACE
COUNT.

DRIVE WITH EASE & PARK WITH PEACE.

Our project features puzzle parking systems. This innovative technology optimizes parking space by stacking vehicles vertically and horizontally, maximizing the available area. Designed for convenience and security, our puzzle parking system ensures seamless vehicle storage, providing residents and visitors with a hassle-free parking experience.



SURROUNDING

Hospitality:

Sahara Star
Taj
Ibis
JW Marriot
The Orchid

Hospitals:

Fourcare
Nanavati
Cooper
KLS
Wagh Maternity Hospital

DOMESTIC & INTERNATIONAL AIRPORT



RAILWAY STATION

Retail & Entertainment:

Godrej Nature's Basket
Agarwal Market
Suncity
Bahar Cinema
PVR
Bhaidas Hall
Dinanath Natyagruha
Big Bazaar
Sahakari Bhandar



WESTERN EXPRESS HIGHWAY



Recreation:

Lokmanya Seva Sangh
PT Sports Club
Dubashi Play Ground
PTVA Cricket Academy

METRO STATION

Educational Institutions:

Sathaye College
Dahanukar College
Parle Tilak Vidyalaya
Mahila Sangh
CNMS School
Jamnabai Narsee School
NM College
Mithibai College

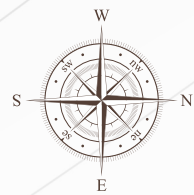
Religious Avenues in the Vicinity:

Parleshwar Mandir
Chintamani Jain Derasar
Ram Mandir
Shri Mahalaxmi Mandir
Swami Samarth Math
Datta Mandir

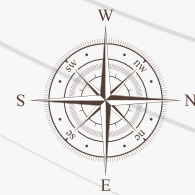
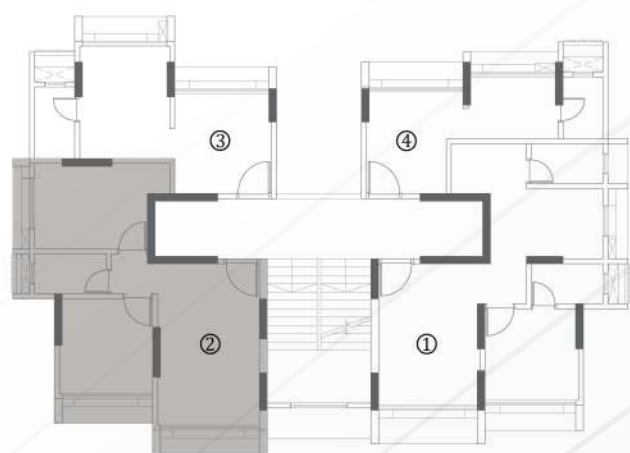
LOCATIONS



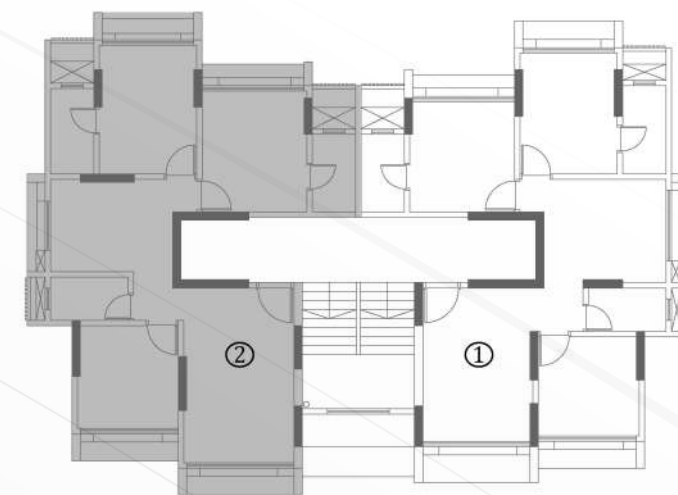
From Every
Angle, Beauty
Unfolds

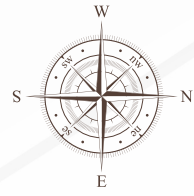


FIRST FLOOR PLAN

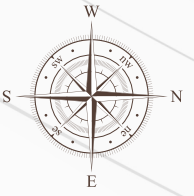
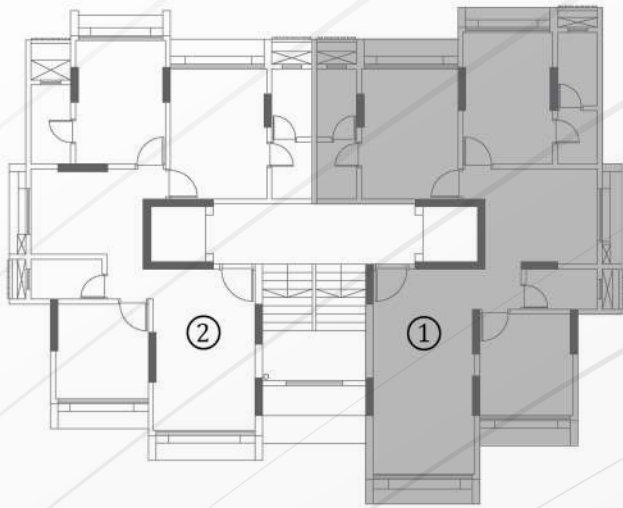


SECOND FLOOR PLAN

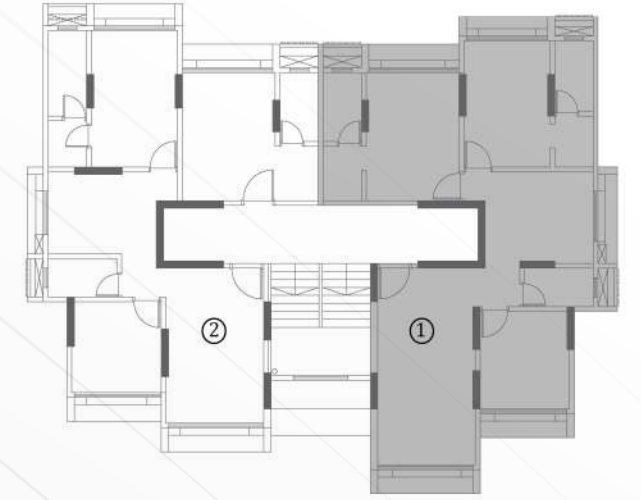


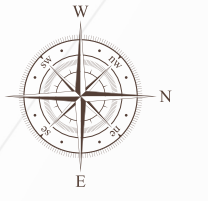


SIXTH FLOOR PLAN



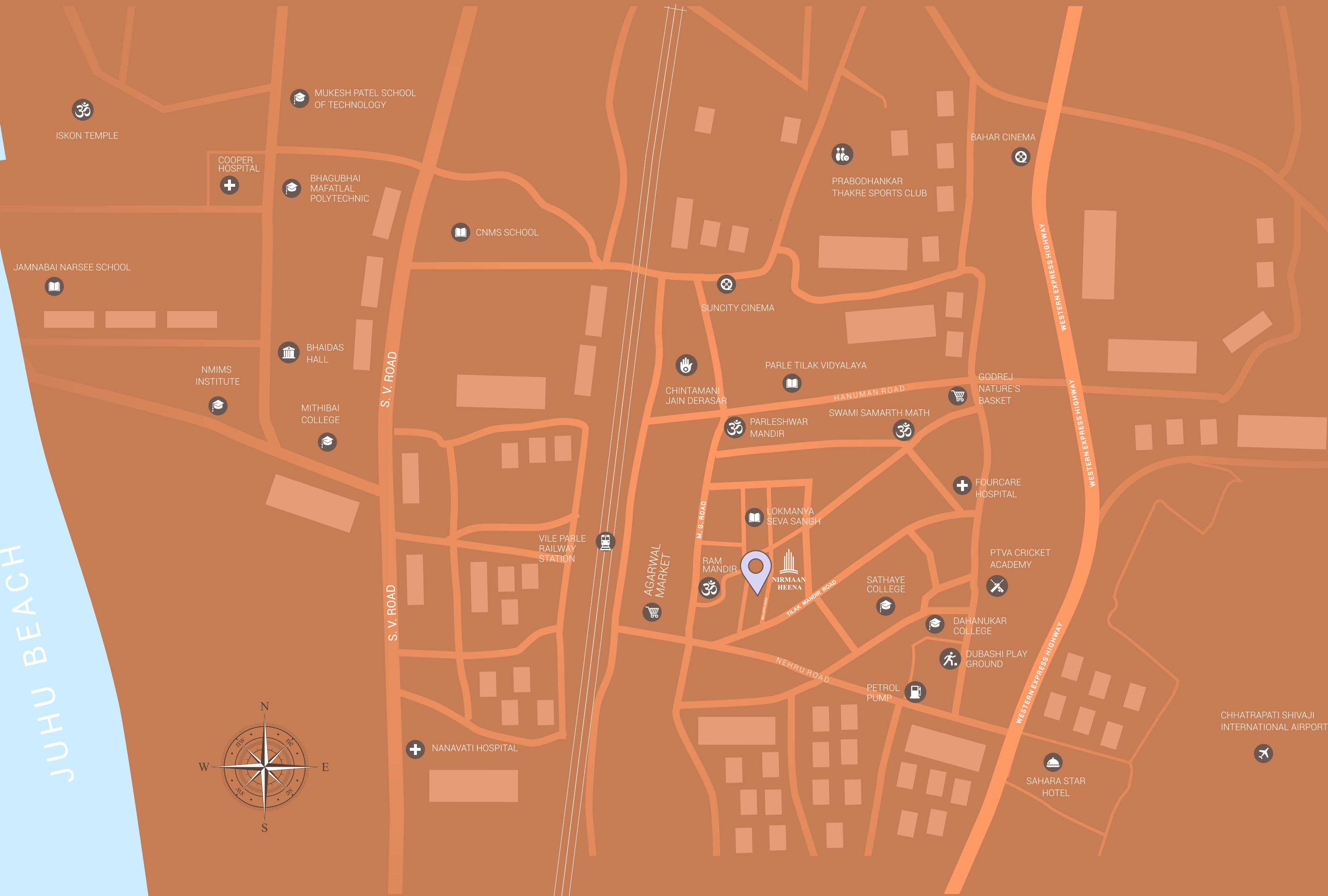
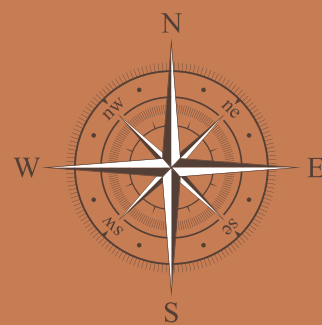
SEVEN FLOOR PLAN





EIGHT FLOOR PLAN

JUHU BEACH



LOCATION MAP