

LIFE AT THE
HEART OF IT ALL



OFF WEH, SANTACRUZ EAST


A PROJECT BY



CORPORATE ADDRESS: 1206, 12TH FLOOR, B-WING, EAST POINT BUILDING, 90 FEET ROAD,
OPP. GANESH TEMPLE, GHATKOPAR EAST, MUMBAI, MAHARASHTRA - 400077.

SITE ADDRESS: CHAITANYA NAGAR, NEAR VAKOLA BRIDGE, JAWAHARLAL NEHRU ROAD,
SANTACRUZ EAST, MUMBAI - 400055.

CONTACT: 932 440 9127 | 982 055 5506 | 022460 99999

 MahaRERA: P51800046598 (<https://maharera.mahaonline.gov.in>)

Disclaimer: The imagery used in the brochure is indicative of style only. The photographs of the interiors, surrounding views and location may have been digitally enhanced or altered and do not represent actual or surrounding views. Standard fittings and finishes are subject to availability and vendor discretion. The information contained herein is believed to be true but not guaranteed.

www.atmiyagroups.com

A PROJECT BY



ATMIYA™
GROUP

Live where you'd love to



AT THE HELM OF
CONVENIENCE &
CONNECTIVITY
AT THE HEART OF LIFE

Ready to live, fully developed
social infrastructure conveniently connected to
all parts of Mumbai, Thane & Navi Mumbai.



AT THE HUB OF BUSINESS

AT THE HEART OF LIFE

In near proximity to BKC,
and few kilometers away from business districts of
Andheri, Saki Naka and Lower Parel.





AT THE CORE OF LIFESTYLE

AT THE HEART OF LIFE

Featuring all inclusive lifestyle amenities like
Gymnasium, Indoor Games Room with
Audio-Visual Facility, Sky Garden with
full length Jogging Track\Reflexology Path &
Senior Citizen Pergola.



PRESENTING



ATMIYA
CENTRIA

OFF WEH, SANTACRUZ EAST

YOUR HOME, AT THE HEART OF LIFE

Experience a complete life, where you are at the centre of everything and connected to everywhere. Where your home lavishes you in abundance of space, luxury and lifestyle amenities, while bringing a world of conveniences to your doorstep.



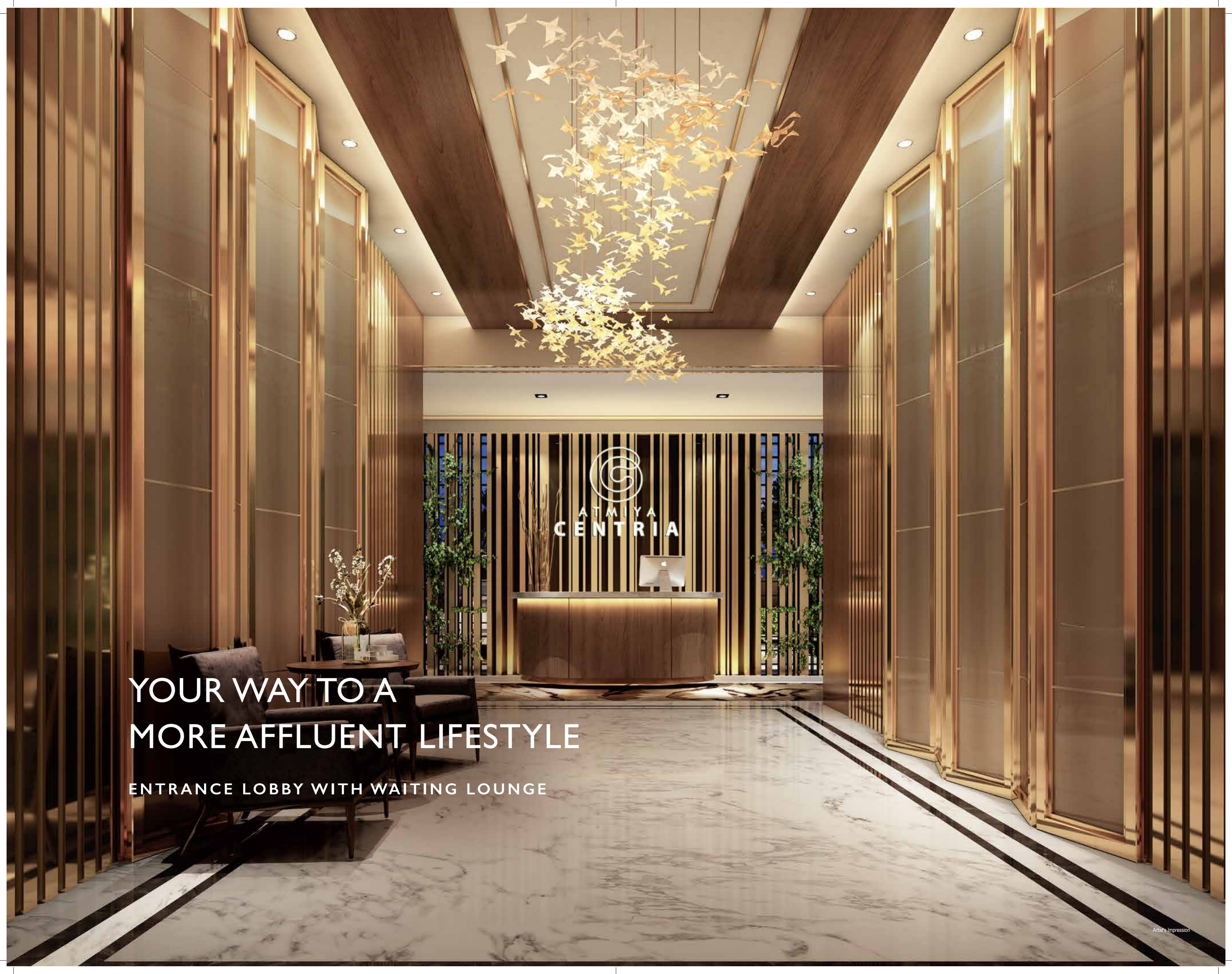
ATMIYA CENTRIA

OFF WEH, SANTACRUZ EAST

PROJECT HIGHLIGHTS

- Ground+11 Storey Tower
- Offering 1 & 2 BHK Smart air-conditioned homes
- Jodi flat options available
- 5-level fully automated Parking

ATMIYA CENTRIA



**YOUR WAY TO A
MORE AFFLUENT LIFESTYLE**

ENTRANCE LOBBY WITH WAITING LOUNGE

AT THE
HOME OF LUXURY

ATMIYA CENTRIA

VAKOLA-SANTACRUZ. AT THE CORRIDOR OF CONNECTIVITY

Find yourself in the most central address of Western Suburbs Vakola- a destination that is off the Western Express Highway and minutes away from the domestic & international airports.

AT THE BENEFITS OF A CENTRAL LOCATION

- Domestic & International Airport - 3 Km
- Opposite Western Express Highway
- SCLR - 300 meters
- Proposed Vidyanagri Station- 200 meters
- Santacruz Station- 500 meters
- Easy access and connectivity to Major Business Hubs of BKC, Andheri, Saki Naka & Lower Parel
- Home to Mumbai University and to many schools and colleges in and around Santacruz, Vile Parle, Bandra and Vidyavihar
- Ready to live social infrastructure in terms of hospitals, malls, cinemas and other entertainment avenues

AT THE HUB OF BUSINESS & LEARNING

BUSINESS HUB: BKC - 3 Km • Andheri Saki Naka - 7 Km • Dadar - 9 Km • Lower Parel - 11 Km • Worli - 14 Km
EDUCATION: Mumbai University - 2 Km • National College Bandra - 7 Km • St. Charles High School - 3 Km
 • Poddar International School - 3 Km • St. Anthony's High School - 3 Km

LOCATION MAP



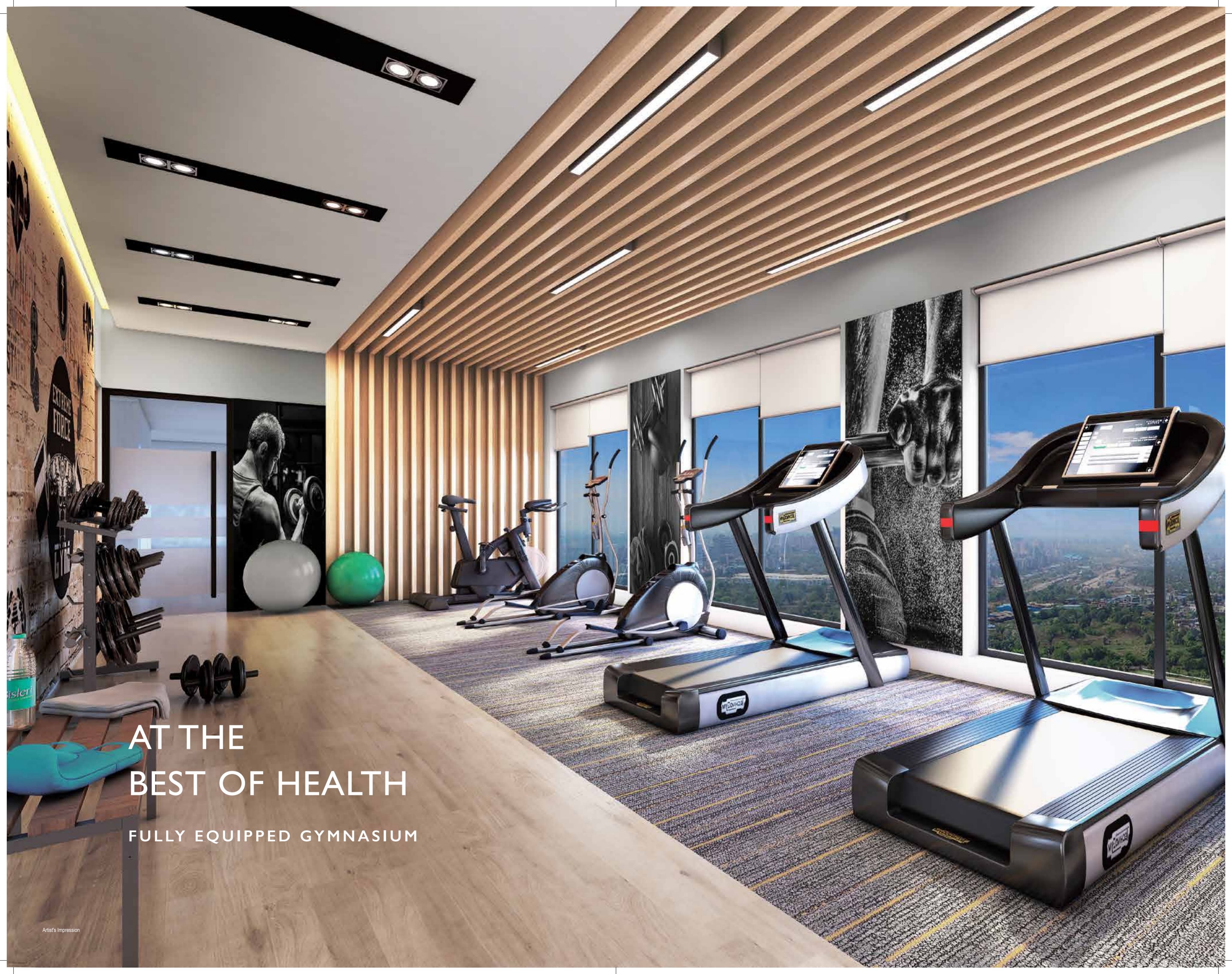
ACTUAL PHOTOGRAPH



AT THE CORE OF LIFESTYLE

PREMIUM AMENITIES

GYMNASIUM • INDOOR GAMES ROOM • TERRACE SKY LOUNGE • JOGGING TRACK



AT THE
BEST OF HEALTH
FULLY EQUIPPED GYMNASIUM



AT THE
HEART OF FUN

INDOOR GAMES ROOM - CARROM,
CHESS, TABLE TENNIS, POOL TABLE,
AND BOARD GAMES



AT THE TOP OF THE WORLD

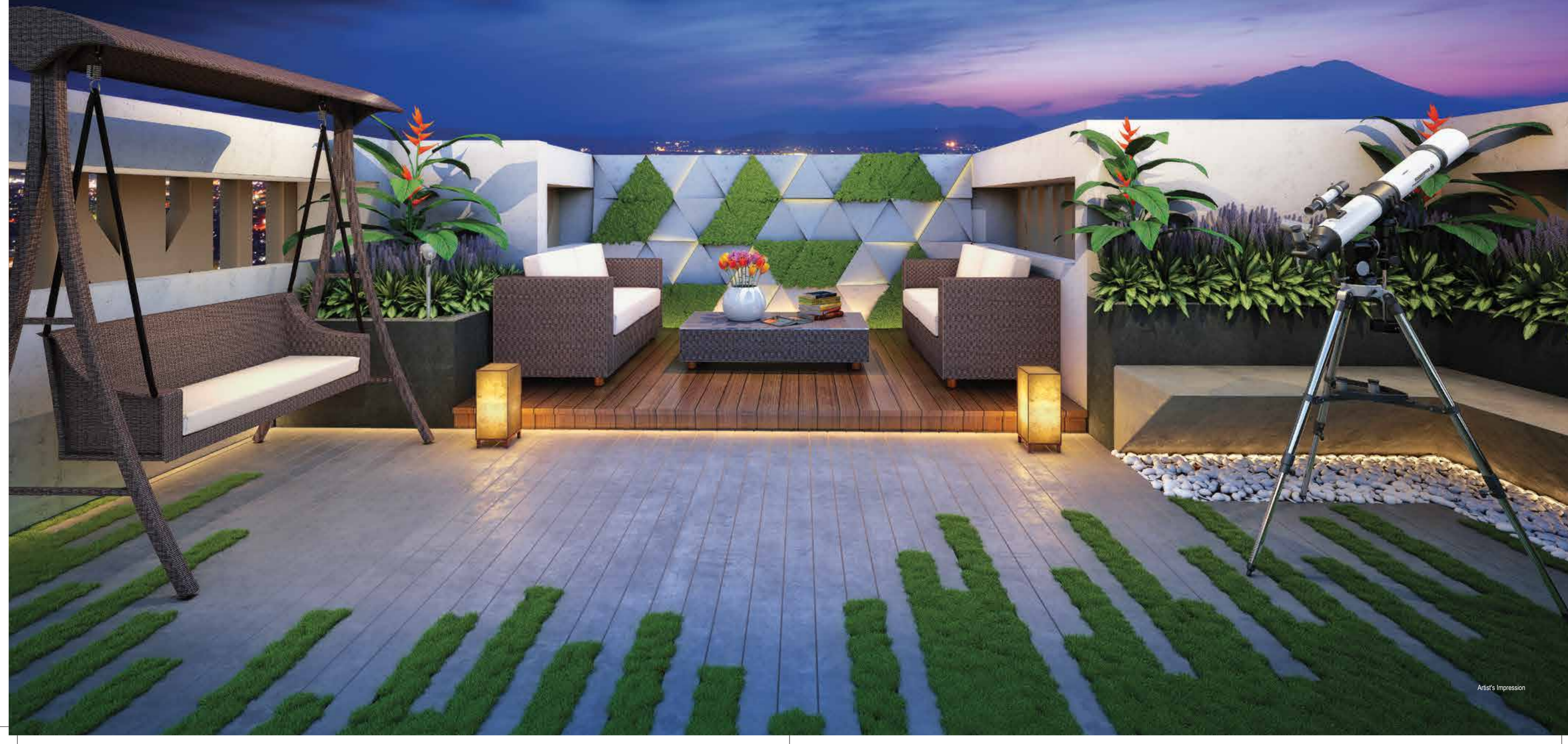
SKY GARDEN WITH FULL LENGTH
JOGGING TRACK \ REFLEXOLOGY PATH

AT THE
REALM OF PEACE

ROOFTOP MEDITATION & YOGA LOUNGE

AT THE HEART OF MEMORIES

SENIOR CITIZEN PERGOLA WITH
STARGAZING OBSERVATORY



AT THE JOY OF GROWING UP

DEDICATED KIDS' PLAY AREA





**AT THE
BUZZ OF EXCITEMENT**

SPECIAL AUDIO-VIDEO LOUNGE



AT THE HEART OF LIFE

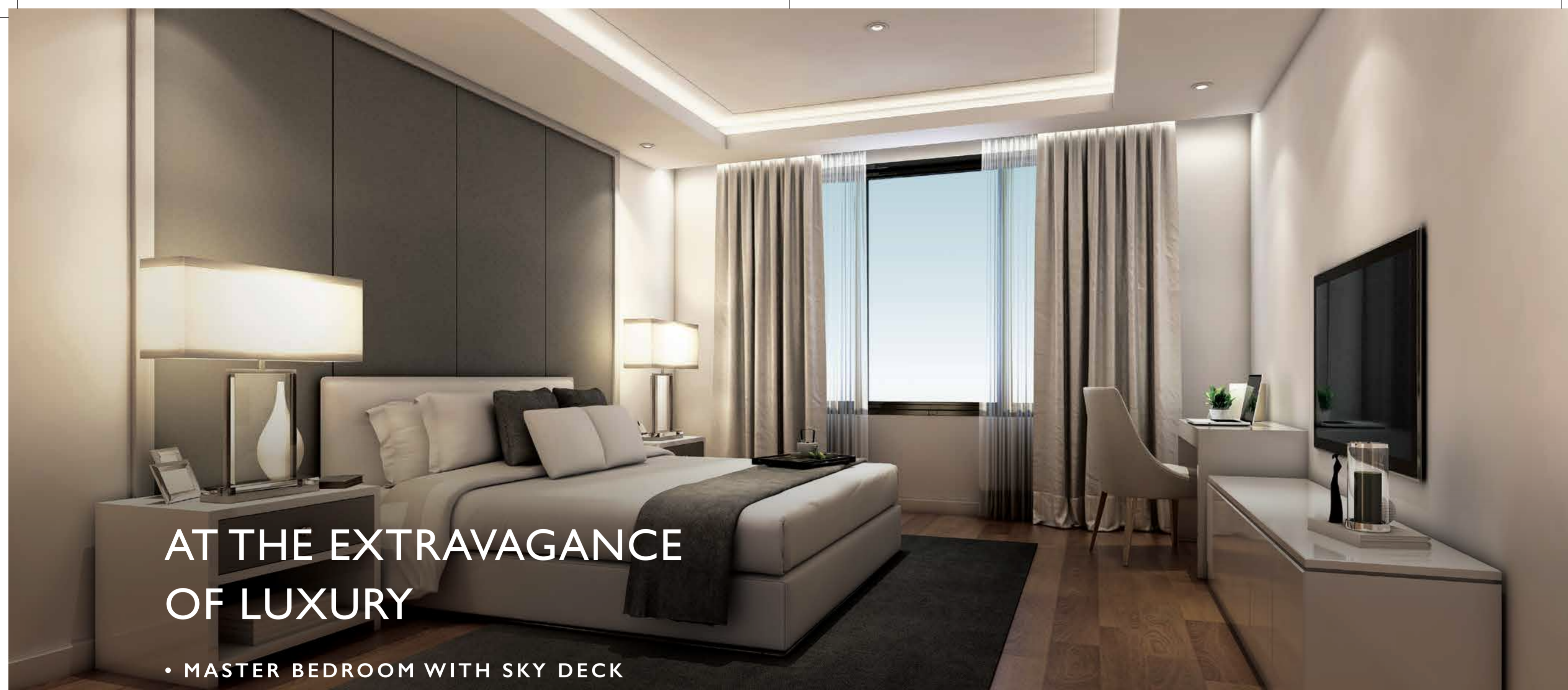
APARTMENT & TOWER FEATURES

WELL PLANNED SPACES • SPACIOUS BEDROOM • ELEGANT KITCHENS • WELL APPOINTED BATHROOMS

AT THE PLAN OF IDEAL SPACE

OPTIMUM SIZED LIVING ROOMS





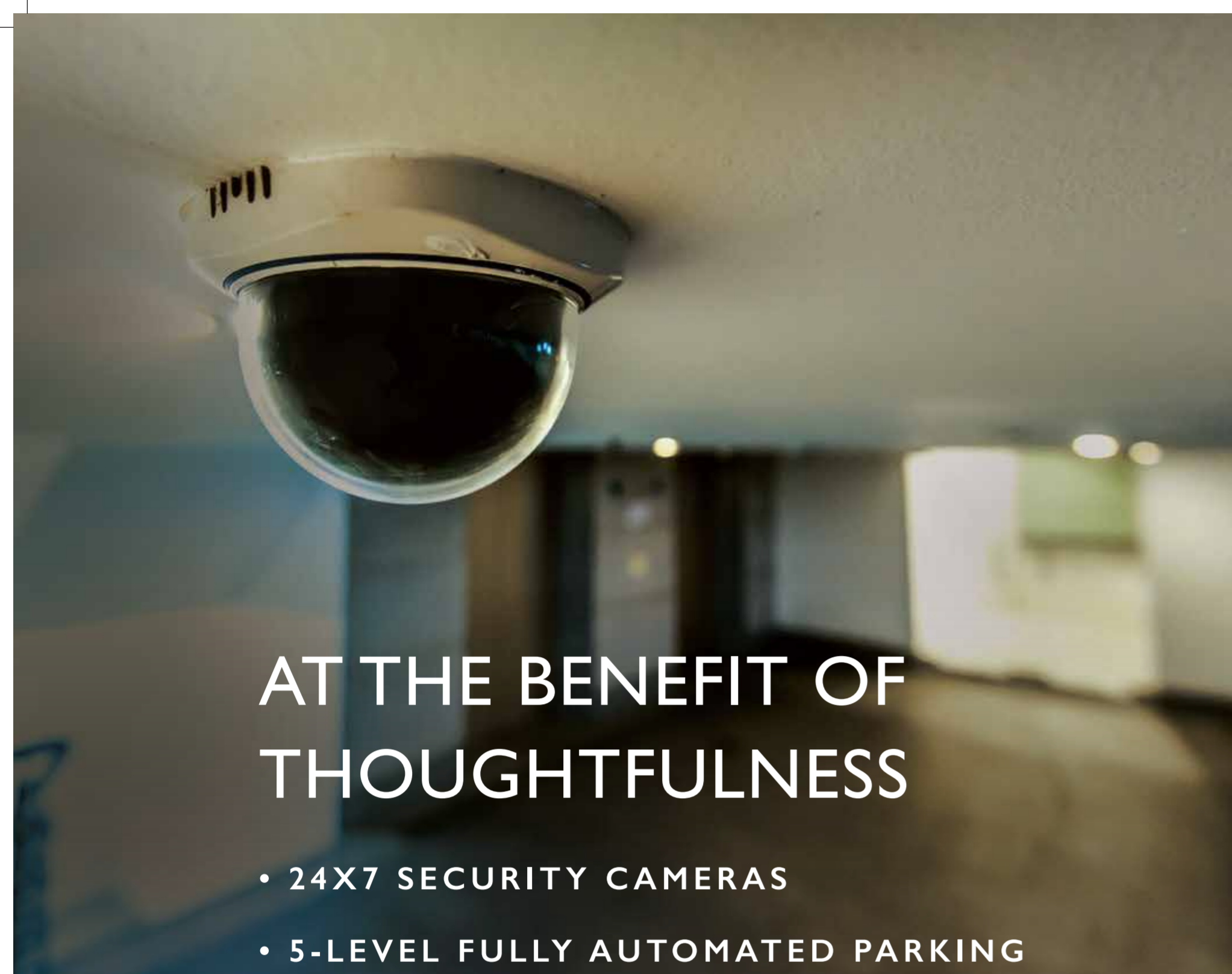
AT THE EXTRAVAGANCE OF LUXURY

- MASTER BEDROOM WITH SKY DECK



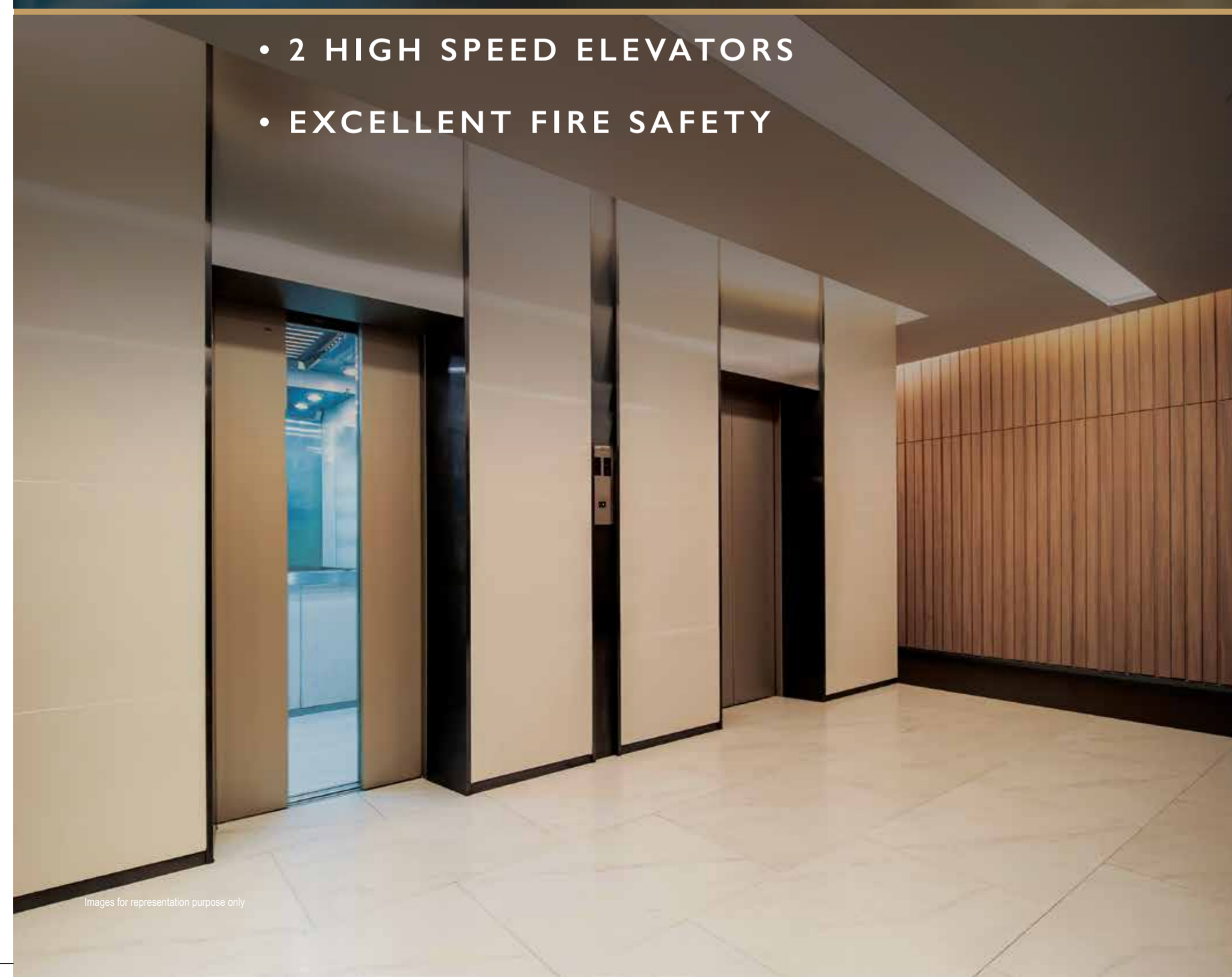
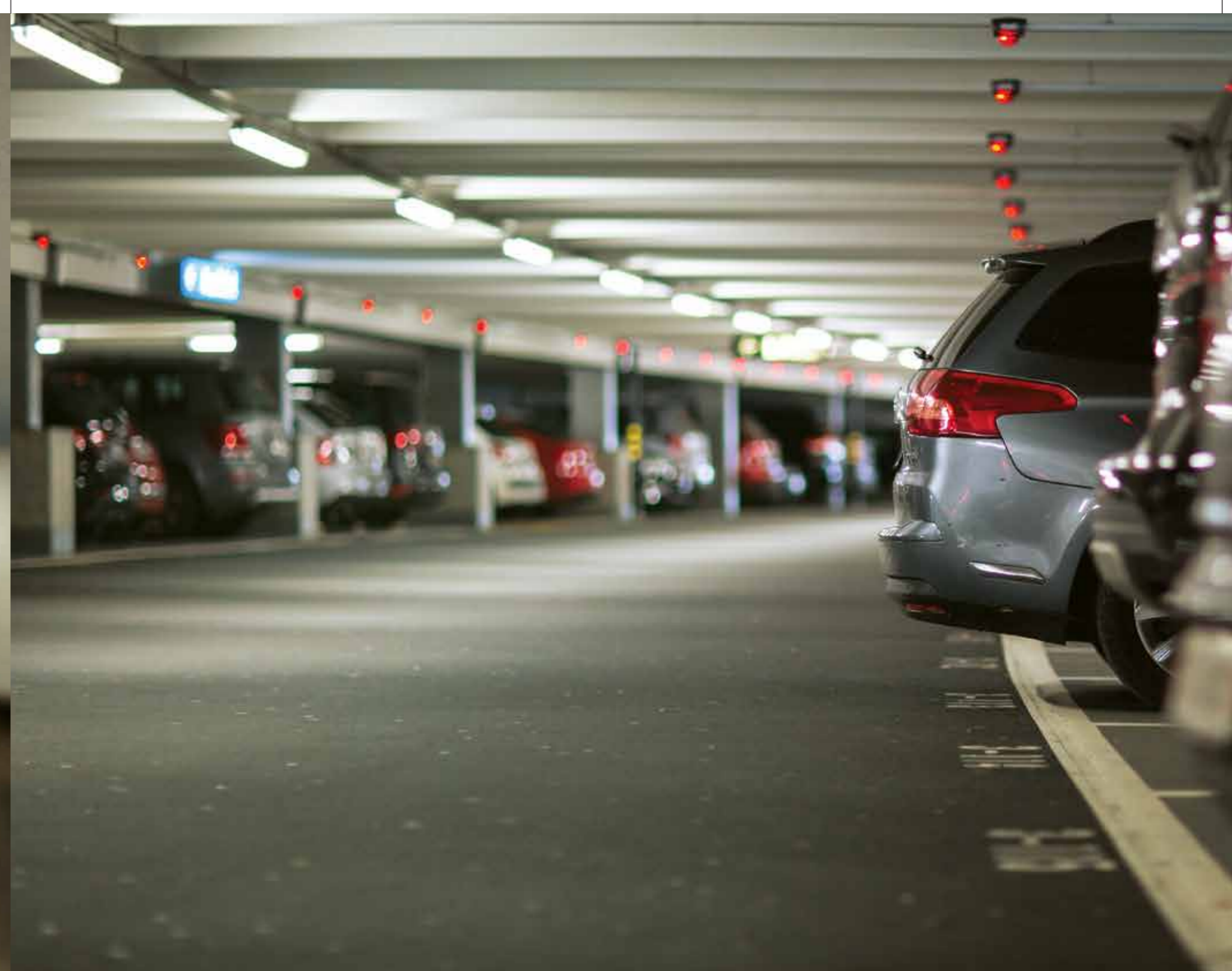
- OPEN KITCHEN
- WELL APPOINTED BATHROOMS





AT THE BENEFIT OF THOUGHTFULNESS

- 24X7 SECURITY CAMERAS
- 5-LEVEL FULLY AUTOMATED PARKING
- 2 HIGH SPEED ELEVATORS
- EXCELLENT FIRE SAFETY



PROJECT AT A GLANCE

PROJECT HIGHLIGHTS

- Ground+11 Storey Tower
- Offering 1 & 2 BHK Smart air-conditioned homes
- Jodi flat options available
- 5-level fully automated Parking

TOWER FEATURES

- 24x7 Security Cameras
- 2 High Speed Elevators
- Excellent Fire Safety

LIFESTYLE AMENITIES

1ST FLOOR

- State-of-the-art Gymnasium
- Indoor Games Lounge - Carrom, Chess, Table Tennis, Pool Table, and Board Games
- Audio-Video Lounge

ROOF-TOP

- Jogging track/Reflexology path
- Sky lounge - Gazebo Senior Citizen Area with Stargazing Observatory
- Yoga and Meditation Lounge
- Kids' Play Area
- Creche
- Rooftop Sit-out
- Barbeque Corner

INTERNAL SPECIFICATIONS & FINISHES

- Convenience Features
- Smart integrated homes
- Air conditioned apartments

Flooring

- Vitrified tile flooring & skirting for living, dining, kitchen & all bedrooms

Windows

- Anodized Aluminum Windows with glass facade

Doors

- Main doors, Bedroom and Washroom Doors with Quality Finesse
- Acrylic Gypsum finish on walls in entire apartment

Paint

- Superior Paint

Electricals

- Polycab or equivalent make concealed copper wiring & circuit breakers
- GM / Legrand or Equivalent electrical switches
- Provision for electric devices

Bathrooms/Powder room

- Anti-skid Vitrified/Ceramic Tiles for flooring and dado
- Concealed plumbing in all toilets Jaquar or Equivalent C.P sanitary fittings with geysers

Kitchen

- Granite Platform with SS Sink
- Ceramic tiles dado 2 feet high above kitchen platform



UNIT PLAN

I BHK FLAT - 385 SQ.FT.



PARTICULARS	DIMENSION
Living Area	9"6' x 13"6'
Passage Area	8"2' x 3"3'
Kitchen	6"8' x 7"8'
Master Bedroom	9"6' x 9"10'
Common Powder Room	7" x 3"6'
Attached Washroom	6" x 4"

UNIT PLAN

I BHK FLAT - 433 SQ.FT.



PARTICULARS	DIMENSION
Living Area	10'2' x 13'
Sundeck	8'4' x 5'5'
Kitchen	7'10' x 7'1'
Master Bedroom	10'3' x 10'6'
Common Powder Room	3'3' x 6'11'
Attached Washroom	3'11' x 6'11'

UNIT PLAN

I.5 BHK FLAT (WITH SUNDECK) - 538 SQ.FT.



PARTICULARS	DIMENSION
Living Area	14'3" x 9'6"
Sundeck	4'10" x 9'6"
Kitchen	5'11" x 10'6"
Master Bedroom	10'3" x 9'8"
Study Room	9'4" x 7'1"
Common Powder Room	3'3" x 6'11"
Attached Washroom	5'11" x 3'11"

UNIT PLAN

I.5 BHK FLAT - 538 SQ.FT.



PARTICULARS	DIMENSION
Living Area	9"6' x 14"5'
Passage Area	7"8' x 3"3'
Kitchen	7"1' x 11"
Master Bedroom	11" x 10"4'
Attached Washroom	4"1' x 6"11'
Study Room	6"7' x 9"8'
Common Powder Room	3"11' x 6"11'

UNIT PLAN

2.5 BHK FLAT - 778 SQ.FT.

PARTICULARS	DIMENSION
Living Area	19'6" x 13'6"
Passage Area	7" x 8"
Kitchen	6'9" x 7'9"
Study Room	6'9" x 7'9"
Master Bedroom 1	9'6" x 13'6"
Attached Washroom	7" x 3'6"
Master Bedroom 2	9'6" x 9'9"
Attached Washroom	6" x 4"
Common Powder Room	7" x 3'6"



UTILIZING EVERY MINUTE OF EXPERTISE TO CREATE INNOVATIONS



Atmiya Group is an advisory & real estate development company in Mumbai with more than 2 decades of experience in development and construction. Our strength that have consistently helped us outperform lies in our ability to give a broad portfolio of services that includes end-to-end solutions including Market Intelligence, Product Planning, Pricing Strategy, Marketing Communications, Channel Partner Sourcing, Customer Service, right upto Home Loans and CRM. Led by a bench strength of qualified people from corporate backgrounds, the company is poised to create a meaningful difference by offering tangible advantages that will help build generational wealth and create value for one and all.

The company has ventured into development in the Mumbai MMRDA region with state-of-the-art projects in Badlapur and Mulund.

PROJECT & LOCATION	PROJECT TYPE
ATMIYA HEIGHTS- BADLAPUR WEST	RESIDENTIAL & COMMERCIAL
ATMIYA RESIDENCY- BADLAPUR WEST	RESIDENTIAL
ATMIYA HEIGHTS- MULUND EAST	RESIDENTIAL & COMMERCIAL
PRIME VISTA- GHATKOPAR EAST	RESIDENTIAL
SANTACRUZ	RESIDENTIAL & COMMERCIAL
BORIVALI WEST (UPCOMING PROJECT)	RESIDENTIAL & COMMERCIAL



PARTNERS IN CREATION



An astute and visionary entrepreneur, Mr. Jiten Oza's paramount interest lies in the development of the real estate industry. He ventured as a property investor in 2004 and became acquainted with industry experts, co-founding Haridarshan Properties and Investments in the year 2009 as a preferred channel partner with industry moguls like Chandak Group, Kalpataru, Paradigm Realty, Veena Developers and many others.

Lauded for his business acumen, integrity, and technology savviness; he has been frequently awarded by leading developers for his contributions. After partnering with Atmiya Group in 2015, his camaraderie with Ankit Joshi has come a long way, with both of them working together for their new project.

JITEN OZA
FOUNDER



An entrepreneur with extensive knowledge and more than 2 decades of strong marketing & business development experience in real estate marketing and sales, Ankit Joshi has helped 5000+ customers realise their dream home.

His vision is to build generational wealth through real estate and to create value for customers, business associates, stakeholders, and society. It manifests in the form of his venture, Atmiya, where he plays the role of a leader, driving the company on the path of becoming one of the most reputed developers in India.

ANKIT JOSHI
FOUNDER