



A PROJECT BY



**DYNAMIX**

A JOINT VENTURE WITH

**KONARK**

Call - 022 41495806 | E-mail ID: [luma@dynamixgroup.co.in](mailto:luma@dynamixgroup.co.in) | MahaRERA Number: P51800012155 | <https://maharera.mahaonline.gov.in>  
Sales Office - Luma Sales Office, 507, Ascot Center, Next to Hilton Hotel Mumbai, Sahar Airport Road, Andheri East, Mumbai, 400099.  
Site Address - Luma, Opposite Prime Corporate Park, Near Hilton Hotel Mumbai, Sahar Airport Road, Andheri East, Mumbai, 400059.  
Corporate Office: Dynamix House, Yashodham, General A. K. Vaidya Marg, Goregaon (E), Mumbai 400063.

SCAN FOR MORE INFORMATION







## WELCOME TO LUMA. IT'S WHERE LIFE SHINES.

When you call a part of this city home, the connection is one for the ages. Where work and play sit down and dine together. Where the bright lights of the day blend in with the twinkle of the night. Where life takes a breather and truly takes your breath away too. Where conveniences of a location become connections for a lifetime.



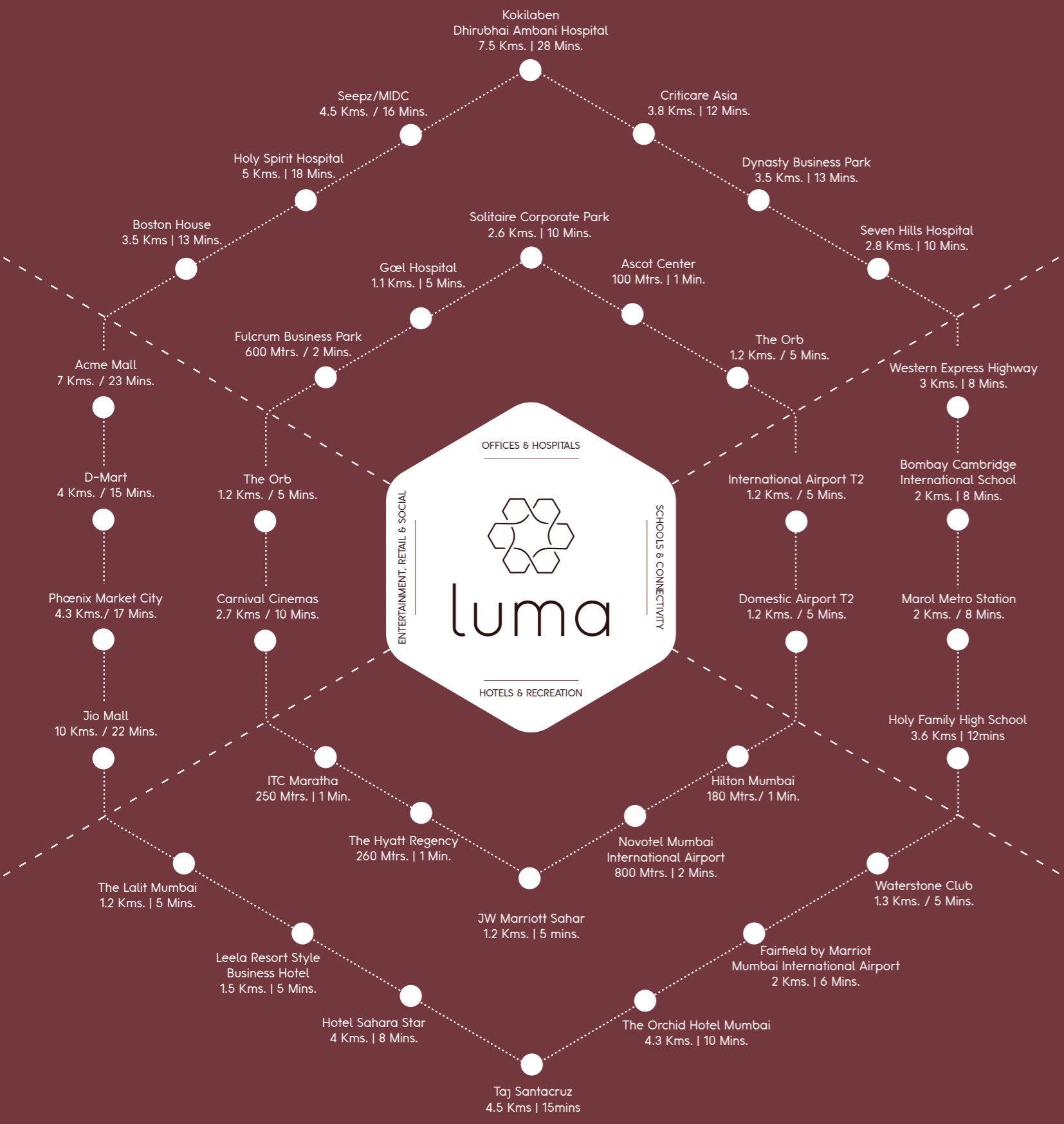
## BRIDGING THE GAP BETWEEN CITY AND DREAM.

Mumbai is what you make of it; starry dreams are woven beautifully, intertwining day with night, and in the midst of all these lives, you find your oasis. One you can call your own, that takes you away from all the humdrum. So that those wide-eyed starry dreams can stop being dreams and become living, breathing realities.

THE SPARKLE,  
THE TWINKLE, THE GLITTER.  
WHEN YOU LIVE HERE,  
IT'S HARD NOT TO SHINE

From the 5 Star hotels that exude opulence, to the swankiest nightlife and an eclectic culinary scene, Andheri has it all and then some! Lucky for you, in the midst of it all is a home with your name on it. How often does the entire world descend at your doorstep? Ever so rarely.





# WHETHER THE RESIDENCE OR THE LOCATION, YOU'VE NEVER SEEN ANYTHING LIKE LUMA.

Luma shines brightly in the heart of Mumbai's premier commercial and hospitality district, offering unmatched convenience without compromising on your privacy. With the airport, metro, and Western Express Highway a few minutes away, your thriving business stays on the move. Nestled in a vibrant neighbourhood, you'll find esteemed schools, hospitals, entertainment and nightlife a mere stone's throw away from your doorstep. Luma – a rare and refined luxury, assuming its position in the city's skyline.

\*For indicative purpose only



**LEGEND**

- |  |                             |  |              |  |             |  |                |
|--|-----------------------------|--|--------------|--|-------------|--|----------------|
|  | Metro/ Proposed Metro       |  | Fire Station |  | Restaurants |  | Petrol Pump    |
|  | Entertainment               |  | Hospitals    |  | Schools     |  | Police Station |
|  | Airport                     |  | Hotels       |  | Temples     |  | Green Space    |
|  | Business Park/ Corp. Office |  | Highway      |  | Banks       |  | Society        |

\*Map & Iconography are for representational purposes only



## BUILT FOR THE NEW GENERATION, FOR GENERATIONS TO COME.

A life that you'd always dreamt of is what makes Luma an object of desire. Developed in two phases, the first phase will consist of Tower A & B, offering the plushest of 2 & 3 BHK homes with private balconies that will redefine luxury for years to come. Luma has been designed for the future, today.



WHERE EVERY  
ENTRANCE  
IS A GRAND ONE.

---

ELEGANT ENTRANCE LOBBY.





BALCONIES ARE OFTEN  
A SECOND THOUGHT FOR  
PRIMARY CITY HOMES;  
THEY AREN'T FOR US

---

LUXURIOUS PRIVATE BALCONIES IN ALL  
APARTMENTS

SPACIOUS INTERIORS.  
PRIVATE RESIDENCES.  
DESIGNER FINISHINGS.  
ANSWERS TO THE  
NAME 'HOME'.

---

LAVISH LIVING ROOMS





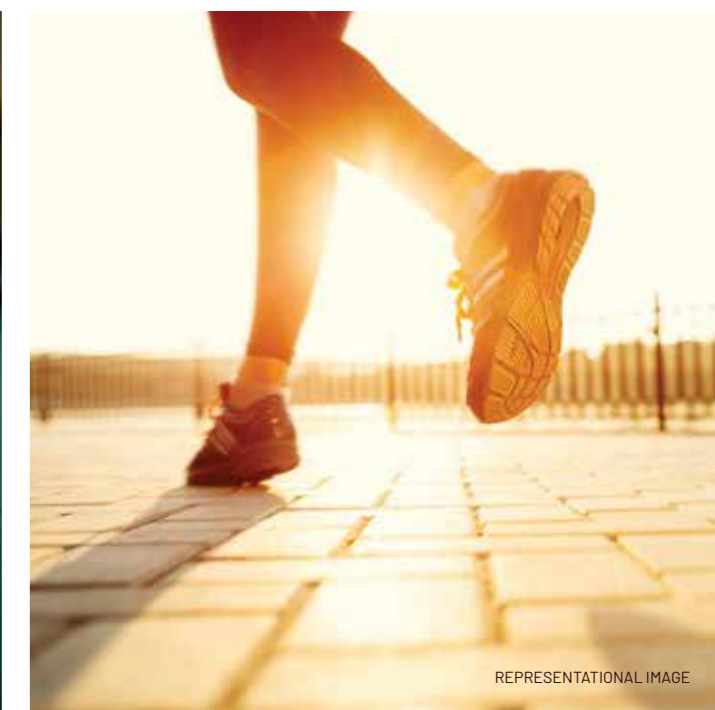
MAKING REALITY FEEL  
LIKE A DREAM.  
AND VICE VERSA.

---

SPACIOUS BEDROOMS



GIVE YOUR LIFE  
THE MOST BEAUTIFUL  
POINT OF VIEW.



# WELCOME TO THE BRIGHTER SIDE OF WORK-LIFE BALANCE.

At LUMA, we're bringing home best-in-class amenities and offerings from around the world; the kinds our discerning residents have come to expect and love. Quite possibly, there's little left to be desired and everything around you to be experienced.



FITNESS CENTRE  
(GYM)



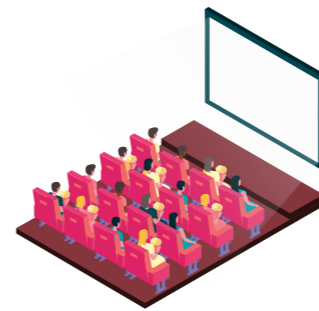
CHILDREN'S PLAY  
AREA



JOGGING TRACK



DESIGNED  
LANDSCAPE AREA



MINI THEATRE



SENIOR CITIZEN  
SOCIAL AREA



MULTI-PURPOSE  
HALL



LIBRARY



INDOOR GAMES

AND MANY MORE..

LET KIDS BE KIDS.

---

KIDS PLAY AREA





MAKE LIGHT WORK  
OF HEAVY WEIGHT.

---

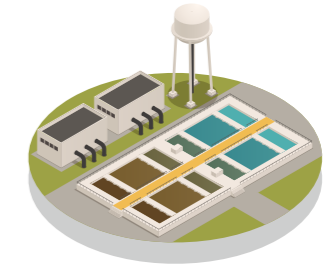
STATE OF THE ART GYMNASIUM



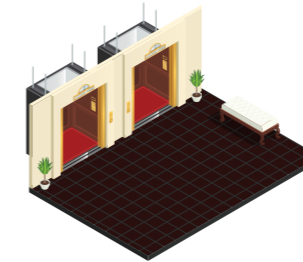
WE'VE THOUGHT THROUGH IT ALL.



GRAND ENTRANCE LOBBY



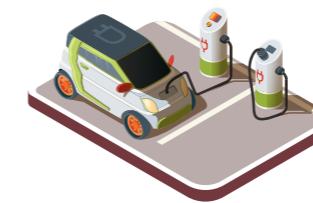
SEWAGE TREATMENT PLANT (STP)



SEPARATE SERVICE ELEVATORS



IGBC CERTIFICATION



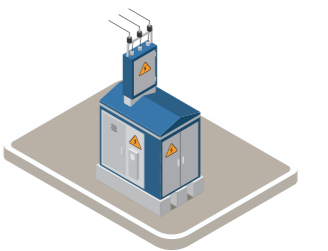
ELECTRIC CAR CHARGING FACILITY



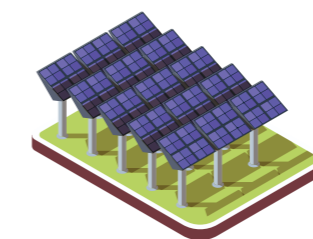
FIRE SAFETY COMPLIANT



RAIN WATER HARVESTING TANK



ALTERNATE POWER SUPPLY SOURCE



SOLAR PANEL\*

AND MANY MORE..

\*Subject to statutory approvals

MADE OF DREAMS.  
MADE FOR YOU.



**LEGEND**

- |    |                          |    |  |
|----|--------------------------|----|--|
| 1  | LUMA TOWER A - DROP OFF  | 16 | CHILDREN'S PLAY AREA                   |
| 2  | LUMA TOWER A - LOBBY     | 17 | PATHWAY                                |
| 3  | INDOOR GAMES             | 18 | ARTIFICIAL LAWN                        |
| 4  | MULTIPURPOSE HALL        | 19 | SPILL OUT AREA                         |
| 5  | LUMA TOWER B - DROP OFF  | 20 | SEATING AREA BELOW DOUBLE HEIGHT STILT |
| 6  | LUMA TOWER B - LOBBY     | 21 | SENIOR SEATING AREA                    |
| 7  | LIBRARY                  | 22 | PAVED PLAZA                            |
| 8  | LUMA TOWER C - DROP OFF* | 23 | TROPICAL PLANTATION*                   |
| 9  | LUMA TOWER C - LOBBY*    | 24 | SECURITY CABIN                         |
| 10 | MINI THEATRE*            | 25 | MAIN ENTRY                             |
| 11 | INDOOR GAMES*            | 26 | EXIT                                   |
| 12 | GYMNASIUM*               | 27 | CAR PARKING LIFT*                      |
| 13 | COMMON TOILETS           | 28 | MECHANICAL CAR PARKING                 |
| 14 | WATER FEATURE            | 29 | CAR PARKING                            |
| 15 | SEATING ALCOVES          |    |  |

\*Part of the Future Phase | \*Subject to Statutory Approvals

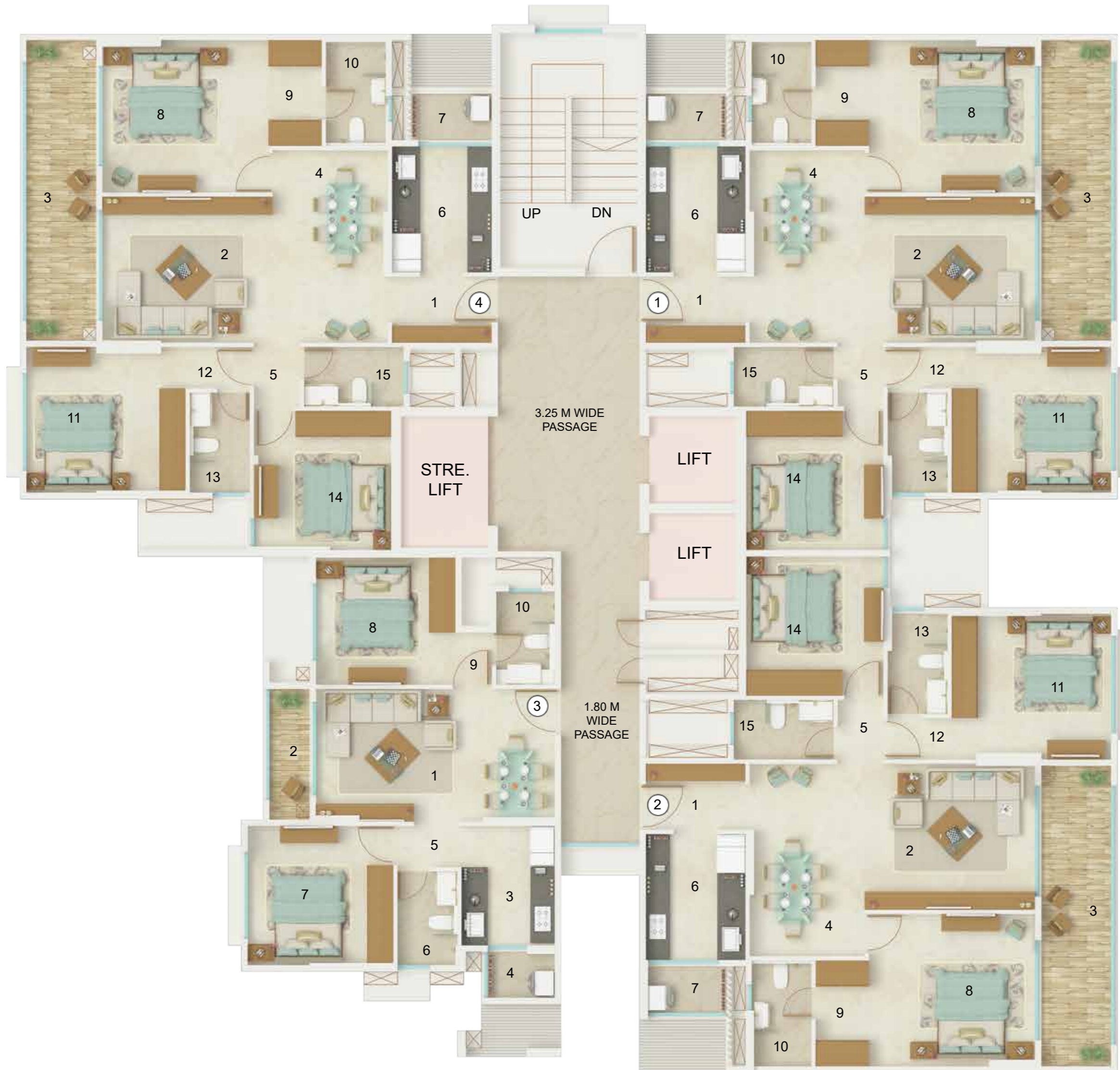
Designer's Interpretation of Master Layout Disclaimer: All information is for guidance only and is subject to change due to statutory approvals or otherwise. Detailed information is available in the sales office. The project has been registered Via MahaRERA Registration Number: P51800012165 is available on the website <https://maharera.maharline.gov.in/> under registered project.



A BRIGHT PLAN FOR YOUR FUTURE  
LOOKS A LOT LIKE THIS ONE.

MASTER LAYOUT





TYPICAL FLOOR PLAN  
**WING - A**

Interior Designer's Interpretation of Apartments | Disclaimer: All information is of guidance only and subject to statutory approvals. Detailed information is available in the sales office. \*Carpet area mentioned is as per the definition of the term carpet area under section 2(k) of the Real Estate (Regulation and Development) Act, 2016 | The project has been registered Via MahaRERA Registration Number: P51800012155 is available on the website <https://maharera.mahaonline.gov.in/> under registered project.

## FLAT - 1

3 - BHK

ROOM NO.	DESCRIPTION	SIZE IN M	SIZE IN FT
1	ENTRANCE FOYER	2.38 x 1.52	7'10" x 5'0"
2	LIVING ROOM	6.56 x 3.35	21'6" x 11'0"
3	DECK	1.60 x 6.16	5'3" x 20'3"
		1.30 x 0.30	4'3" x 1'0"
		1.30 x 0.30	4'3" x 1'0"
		1.30 x 0.15	4'3" x 0'6"
4	PASSAGE 1	2.64 x 1.07	8'8" x 3'6"
5	PASSAGE 2	1.05 x 1.47	3'5" x 4'10"
6	KITCHEN	2.28 x 2.89	7'6" x 9'6"
7	UTILITY	1.83 x 1.06	6'0" x 3'6"
8	BEDROOM-1	3.81 x 3.50	12'6" x 11'6"
9	PASSAGE	1.22 x 2.43	4'0" x 8'0"
10	TOILET	1.37 x 2.38	4'6" x 7'10"
11	BEDROOM-2	3.66 x 3.35	12'0" x 11'0"
12	FOYER	1.47 x 0.95	4'10" x 3'1"
13	TOILET	1.37 x 2.30	4'6" x 7'7"
14	BEDROOM-3	3.15 x 3.20	10'4" x 10'6"
15	TOILET	2.28 x 1.37	7'6" x 4'6"

AREAS	DESCRIPTION	SIZE IN M	SIZE IN FT
1	RERA CARPET AREA	91.36	983.40
2	DECK AREA	10.88	117.11
3	UTILITY AREA	1.95	20.99
4	TOTAL	104.19	1121.50

## FLAT - 2

3 - BHK

ROOM NO.	DESCRIPTION	SIZE IN M	SIZE IN FT
1	ENTRANCE FOYER	2.38 x 1.52	7'10" x 5'0"
2	LIVING ROOM	6.56 x 3.35	21'6" x 11'0"
3	DECK	1.60 x 6.16	5'3" x 20'3"
		1.30 x 0.30	4'3" x 1'0"
		1.30 x 0.30	4'3" x 1'0"
		1.30 x 0.15	4'3" x 0'6"
4	PASSAGE 1	2.64 x 1.07	8'8" x 3'6"
5	PASSAGE 2	1.05 x 1.47	3'5" x 4'10"
6	KITCHEN	2.28 x 2.89	7'6" x 9'6"
7	UTILITY	1.83 x 1.06	6'0" x 3'6"
8	BEDROOM - 1	3.81 x 3.50	12'6" x 11'6"
9	PASSAGE	1.22 x 2.43	4'0" x 8'0"
10	TOILET	1.37 x 2.43	4'6" x 8'0"
11	BEDROOM-2	3.66 x 3.35	12'0" x 11'0"
12	FOYER	1.47 x 0.95	4'10" x 3'1"
13	TOILET	1.37 x 2.30	4'6" x 7'7"
14	BEDROOM-3	3.15 x 3.20	10'4" x 10'6"
15	TOILET	2.28 x 1.37	7'6" x 4'6"

AREAS	DESCRIPTION	SIZE IN M	SIZE IN FT
1	RERA CARPET AREA	91.36	983.40
2	DECK AREA	10.88	117.11
3	UTILITY AREA	1.95	20.99
4	TOTAL	104.19	1121.50

## FLAT - 3

2 - BHK Luxe

ROOM NO.	DESCRIPTION	SIZE IN M	SIZE IN FT
1	LIVING ROOM	5.48 x 3.05	18'0" x 10'0"
2	DECK	0.92 x 2.65	3'0" x 8'8"
		0.30 x 0.62	1'0" x 2'0"
3	KITCHEN	2.13 x 2.74	7'0" x 9'0"
4	UTILITY	1.53 x 1.05	5'0" x 3'5"
5	PASSAGE	1.37 x 0.95	4'6" x 3'1"
6	TOILET	1.37 x 2.15	4'6" x 7'1"
7	BEDROOM-1	3.34 x 3.20	11'0" x 10'6"
8	BED ROOM - 2	3.20 x 2.92	10'6" x 9'7"
9	PASSAGE	0.84 x 1.20	2'9" x 3'11"
10	TOILET	1.34 x 2.14	4'5" x 7'0"

AREAS	DESCRIPTION	SIZE IN M	SIZE IN FT
1	RERA CARPET AREA	53.65	577.49
2	DECK AREA	2.67	28.74
3	UTILITY AREA	1.62	17.44
4	TOTAL	57.94	623.67

## FLAT - 4

3 - BHK

ROOM NO.	DESCRIPTION	SIZE IN M	SIZE IN FT
1	ENTRANCE FOYER	2.38 x 1.52	7'10" x 5'0"
2	LIVING ROOM	6.56 x 3.35	21'6" x 11'0"
3	DECK	1.60 x 6.16	5'3" x 20'3"
		1.30 x 0.30	4'3" x 1'0"
		1.30 x 0.30	4'3" x 1'0"
		1.30 x 0.15	4'3" x 0'6"
4	PASSAGE 1	2.64 x 1.07	8'8" x 3'6"
5	PASSAGE 2	1.05 x 1.47	3'5" x 4'10"
6	KITCHEN	2.28 x 2.89	7'6" x 9'6"
7	UTILITY	1.83 x 1.06	6'0" x 3'6"
8	BEDROOM - 1	3.81 x 3.50	12'6" x 11'6"
9	PASSAGE	1.22 x 2.43	4'0" x 8'0"
10	TOILET	1.37 x 2.38	4'6" x 7'10"
11	BEDROOM-2	3.66 x 3.35	12'0" x 11'0"
12	FOYER	1.47 x 0.95	4'10" x 3'1"
13	TOILET	1.37 x 2.30	4'6" x 7'7"
14	BEDROOM-3	3.15 x 3.20	10'4" x 10'6"
15	TOILET	2.28 x 1.37	7'6" x 4'6"

AREAS	DESCRIPTION	SIZE IN M	SIZE IN FT
1	RERA CARPET AREA	91.36	983.40
2	DECK AREA	10.88	117.11
3	UTILITY AREA	1.95	20.99
4	TOTAL	104.19	1121.50



TYPICAL FLOOR PLAN  
WING - B

Interior Designer's Interpretation of Apartments | Disclaimer: All information is of guidance only and subject to statutory approvals. Detailed information is available in the sales office. \*Carpet area mentioned is as per the definition of the term carpet area under section 2(k) of the Real Estate (Regulation and Development) Act, 2016 | The project has been registered Via MahaRERA Registration Number: P51800012155 is available on the website <https://maharera.mahaonline.gov.in/> under registered project.

## FLAT - 1

2 - BHK Luxe

ROOM NO.	DESCRIPTION	SIZE IN M	SIZE IN FT
1	LIVING ROOM	5.48 x 3.05	18'0" x 10'0"
2	DECK	0.92 x 2.64	3'0" x 8'8"
		0.62 x 0.30	2'0" x 1'0"
3	KITCHEN	2.13 x 2.74	7'0" x 9'0"
4	UTILITY	1.53 x 1.05	5'0" x 3'5"
5	PASSAGE	1.37 x 0.95	4'6" x 3'1"
6	TOILET	1.37 x 2.15	4'6" x 7'1"
7	BEDROOM-1	3.34 x 3.20	11'0" x 10'6"
8	BED ROOM - 2	3.20 x 2.92	10'6" x 9'7"
9	PASSAGE	0.84 x 1.20	2'9" x 3'11"
10	TOILET	1.34 x 2.14	4'5" x 7'0"

AREAS	DESCRIPTION	SIZE IN M	SIZE IN FT
1	RERA CARPET AREA	53.65	577.49
2	DECK AREA	2.67	28.74
3	UTILITY AREA	1.62	17.44
4	TOTAL	57.94	623.67

## FLAT - 2

3 - BHK

ROOM NO.	DESCRIPTION	SIZE IN M	SIZE IN FT
1	ENTRANCE FOYER	2.38 x 1.52	7'10" x 5'0"
2	LIVING ROOM	6.56 x 3.35	21'6" x 11'0"
3	DECK	1.60 x 6.16	5'3" x 20'3"
		1.30 x 0.30	4'3" x 1'0"
		1.30 x 0.30	4'3" x 1'0"
		1.60 x 0.15	5'3" x 0'6"
4	PASSAGE 1	2.64 x 1.07	8'8" x 3'6"
5	PASSAGE 2	1.05 x 1.47	3'5" x 4'10"
6	KITCHEN	2.28 x 2.89	7'6" x 9'6"
7	UTILITY	1.83 x 1.06	6'0" x 3'6"
8	BEDROOM-1	3.81 x 3.50	12'6" x 11'6"
9	PASSAGE	1.22 x 2.43	4'0" x 8'0"
10	TOILET	1.37 x 2.43	4'6" x 8'0"
11	BEDROOM-2	3.66 x 3.35	12'0" x 11'0"
12	FOYER	1.47 x 0.95	4'10" x 3'1"
13	TOILET	1.37 x 2.30	4'6" x 7'7"
14	BEDROOM-3	3.15 x 3.20	10'4" x 10'6"
15	TOILET	2.28 x 1.37	7'6" x 4'6"

AREAS	DESCRIPTION	SIZE IN M	SIZE IN FT
1	RERA CARPET AREA	91.36	983.40
2	DECK AREA	10.88	117.11
3	UTILITY AREA	1.95	20.99
4	TOTAL	104.19	1121.50

## FLAT - 3

3 - BHK

ROOM NO.	DESCRIPTION	SIZE IN M	SIZE IN FT
1	ENTRANCE FOYER	2.38 x 1.52	7'10" x 5'0"
2	LIVING ROOM	6.56 x 3.35	21'6" x 11'0"
3	DECK	1.60 x 6.16	5'3" x 20'3"
		1.30 x 0.30	4'3" x 1'0"
		1.30 x 0.30	4'3" x 1'0"
		1.60 x 0.15	5'3" x 0'6"
4	PASSAGE 1	2.64 x 1.07	8'8" x 3'6"
5	PASSAGE 2	1.05 x 1.47	3'5" x 4'10"
6	KITCHEN	2.28 x 2.89	7'6" x 9'6"
7	UTILITY	1.83 x 1.06	6'0" x 3'6"
8	BEDROOM - 1	3.81 x 3.50	12'6" x 11'6"
9	PASSAGE	1.22 x 2.43	4'0" x 8'0"
10	TOILET	1.37 x 2.38	4'6" x 7'10"
11	BEDROOM-2	3.66 x 3.35	12'0" x 11'0"
12	FOYER	1.47 x 0.95	4'10" x 3'1"
13	TOILET	1.37 x 2.30	4'6" x 7'7"
14	BEDROOM-3	3.15 x 3.20	10'4" x 10'6"
15	TOILET	2.28 x 1.37	7'6" x 4'6"

AREAS	DESCRIPTION	SIZE IN M	SIZE IN FT
1	RERA CARPET AREA	91.36	983.40
2	DECK AREA	10.88	117.11
3	UTILITY AREA	1.95	20.99
4	TOTAL	104.19	1121.50

## FLAT - 4

2 - BHK Luxe

ROOM NO.	DESCRIPTION	SIZE IN M	SIZE IN FT
1	LIVING ROOM	3.05 x 5.48	10'0" x 18'0"
2	DECK	2.65 x 0.92	8'8" x 3'0"
		0.62 x 0.30	2'0" x 1'0"
3	KITCHEN	2.74 x 2.13	9'0" x 7'0"
4	UTILITY	1.05 x 1.53	3'5" x 5'0"
5	PASSAGE	0.95 x 1.37	3'1" x 4'6"
6	TOILET	2.15 x 1.37	7'1" x 4'6"
7	BEDROOM-1	3.20 x 3.34	10'6" x 11'0"
8	BED ROOM - 2	2.92 x 3.20	9'7" x 10'6"
9	PASSAGE	1.20 x 0.84	3'11" x 2'9"
10	TOILET	2.14 x 1.34	7'0" x 4'5"

AREAS	DESCRIPTION	SIZE IN M	SIZE IN FT
1	RERA CARPET AREA	53.65	577.49
2	DECK AREA	2.67	28.74
3	UTILITY AREA	1.62	17.44
4	TOTAL	57.94	623.67

## IGBC CERTIFICATION

---

India is witnessing tremendous growth, so protecting our precious environment is becoming both, increasing challenging, and increasingly important. To enable the construction industry to become environmentally conscious, CII-Sohrabji Godrej Green Business Centre has established the Indian Green Building Council (IGBC).

The Indian Green Building Council (IGBC)\*, part of the Confederation of Indian Industry (CII) was formed in 2001. The vision of the council is, to enable a sustainably built environment for all and facilitate India's endeavour to be one of the global leaders in sustainable real estate by 2025. The Council encourages builders, developers, owners, architects and consultants to design and construct green buildings, thereby enhancing the economic and environmental performance of buildings. The development of IGBC Green New Buildings Rating System is another important step in this direction.

LUMA will soon be Pre-Certified as IGBC Gold building, adding another feather in the cap of this large development.

\*Luma IGBC Certification in Process

## COLLABORATING WITH INDUSTRY TITANS

### Our Esteemed Partners

Design Architect

## Architect Hafeez Contractor

---

Hafeez Contractor, an acclaimed Indian architect, is known for contemporary and sustainable designs. His extensive portfolio includes residential complexes, commercial buildings, hotels, educational institutions, hospitals, and city master plans. His notable projects include India's first skyscraper, Mumbai's Imperial Towers and Dubai's 23 Marina.

Interior Designer

## Sherliker Biggs

---

Our design narrative is aspirational and inspirational. Luma will be purposeful rather than over-embellished and the spaces have been designed with ease of living in mind. The apartments interiors have considered design features, abundant natural light, planting and free-flowing air, they are crafted to promote a sense of belonging and comfort. The external areas are presented for lively communication and exchange in order to bring a feeling of connectivity and to encourage natural social interactions between residents.

MEP Consultant



The company provides comprehensive and holistic Integrated Design solutions across the project lifecycle. Sustainable by Design is our supreme motto. Sustainability for us is not only about taking care of environmental and social concerns but also to meet financial goals of capital and operational excellence. They specialise in creating sustainable designs and responsible development solutions by a seamless integration of Architecture, Engineering & Environmental technology.

Structural Consultant



Luma, our design masterpiece, reflects decades of experience and international expertise. Incorporating cutting-edge software like ETABS, STAAD PRO, and SAFE, alongside seismic and wind analysis, we crafted a structurally superior and visually stunning architectural marvel. Our meticulous approach led to a thoughtfully efficient layout, featuring spacious living spaces with minimal obstructions. With utmost attention to seismic and wind design standards, Luma stands as a true testament to our commitment to excellence. This extraordinary creation embodies the pinnacle of architectural achievement.

Landscape Designer

## PSLDE

---

Manin Prasad is a visionary landscape designer, whose creativity knows no bounds. With a deep passion for nature and an impeccable eye for aesthetics, their designs transform outdoor spaces into breathtaking havens. Every project is meticulously curated, capturing the essence of the surroundings while harmonizing with the client's vision. Their expertise in plant selection, hardscaping, and sustainable practices ensures a harmonious blend of beauty and functionality. Trust this exceptional landscape designer to bring your outdoor dreams to life, crafting landscapes that inspire and captivate.





The Dynamix Group has nearly five decades of experience in real estate, with a track record of over 30 million sq. ft. Dynamix is one of the biggest names of large landmark layouts such as Vasant Vihar in Thane, Gokuldham and Yashodham in Goregaon, Mahavir Nagar in Kandivali, and Upper Govind Nagar in Malad, amongst other projects. We have also delivered one of the largest projects in Goa, Aldeia de Goa. Our success lies in the fact that we focus on creating living spaces of unrivalled quality, with meticulous attention to detail. We know the pulse of our city, a matter of great pride to us, and cater to what our customers truly require.

From connected community living to soaring skyscrapers, our buildings enhance lifestyles across the city. We are deeply committed to our mission of creating superior developments that enrich the city and transform lives.

## FOUNDED BY MR. K. M. GOENKA

IN THE EARLY 70s, OUR JOURNEY TODAY SPANS DIVERSE INDUSTRIES...



