

ETERNIA | ENIGMA  
BY OBEROI REALTY

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LIVE THE  
ELEVATED LIFE

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Our expertise spans sectors.



- Worli**
  - Three Sixty West
- Santacruz West**
  - Priviera by Oberoi Realty
- Andheri East (JVLR)**
  - Oberoi Splendor
  - Prisma by Oberoi Realty
  - Oberoi Splendor Grande
  - Maxima by Oberoi Realty
  - Oberoi International School, JVLR
- Andheri West**
  - Oberoi Springs
  - Oberoi Sky Heights
  - Oberoi Sky Garden
- Thane**
  - Upcoming
- Mulund West**
  - Eternia and Enigma by Oberoi Realty
- Borivali**
  - Sky City by Oberoi Realty
  - Sky City Mall (upcoming)
  - Luxury Hotel (upcoming)
- Kandivali East**
  - Oberoi Sky Gardens
  - Oberoi Park View
- Oberoi Garden City, Goregaon**
  - Commerz
  - Commerz II
  - Commerz III
  - Oberoi Mall
  - The Westin Mumbai Garden City
  - Oberoi International School
  - Elysian by Oberoi Realty
  - Esquire by Oberoi Realty
  - Exquisite by Oberoi Realty
  - Oberoi Seven
  - Oberoi Woods

## The World of Oberoi Realty.

Cities are not defined by buildings, but by experiences. It is the warmth of homes, the buzz of commercial activities, and the excitement of malls that help to create a vibrant city.

At Oberoi Realty, we enrich lives with our premium developments in residential, commercial, retail, hospitality and social infrastructure verticals.

Through world-class design, quality finishes, fine aesthetics, world class amenities and a commitment to increasing our green footprint, we strive to create developments that are sustainable and elevate lifestyles.

Our mix of innovative design, expansive landscape layouts, planning initiatives, and use of cutting-edge technology has resulted in 42 completed projects across Mumbai, establishing us as one of India's leading real estate companies.

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The projects "Eternia Towers A to D" and "Enigma Towers A and B" are registered with MahaPERA vide registration numbers: P51800006141 and P51800002656 respectively, and are available on the website <https://maharera.mahaonline.gov.in> under the category registered projects.

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## Vikas Oberoi

Chairman and Managing Director  
Oberoi Realty Limited

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“The vision for Eternia and Enigma is to introduce Mulund to a new sense of elevated lifestyle and living. The larger apartments give residents a chance to be creative with their homes like never before. Pair this with a bouquet of lifestyle amenities and spectacular views, and the project indeed raises the bar on luxury living in the area.”

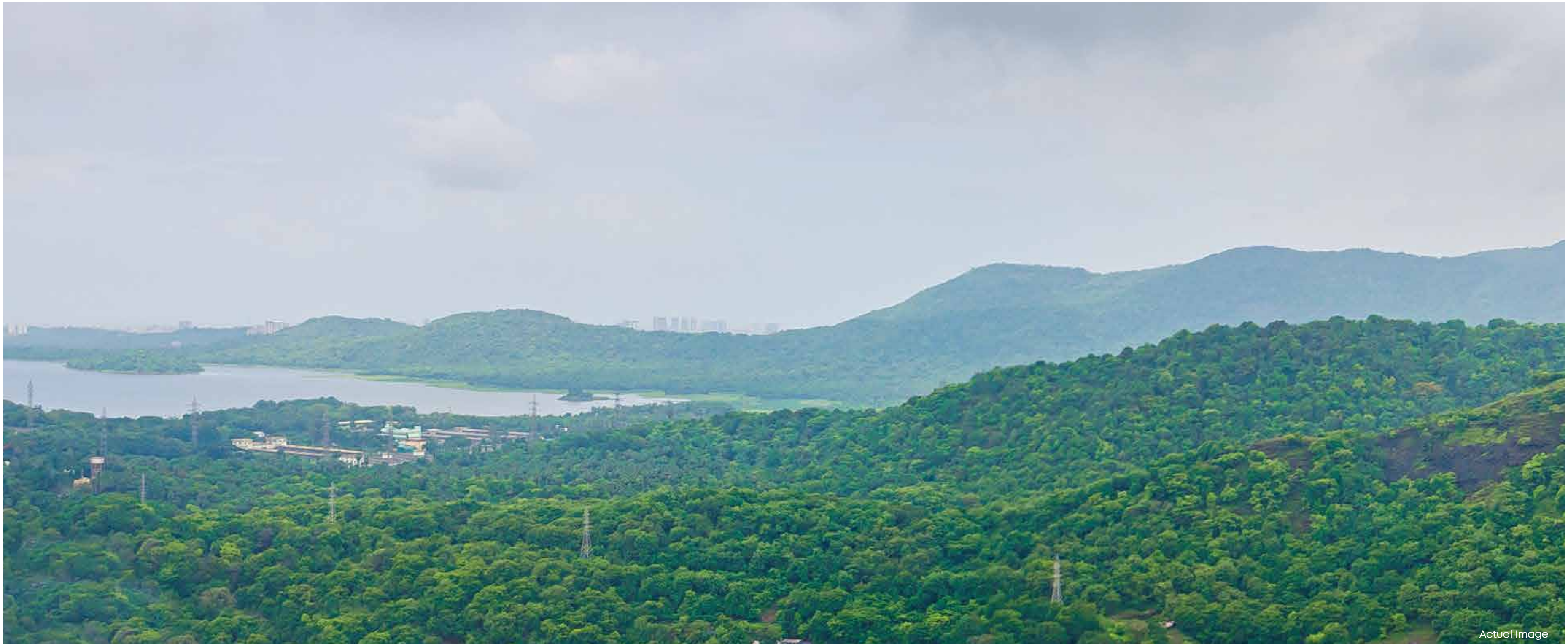


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Live life  
elevated.

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Rising more than 60 storeys into the Mumbai skyline, Eternia and Enigma stand tall as one of Oberoi Realty's finest developments. Designed in collaboration with renowned consultants, it is a world of verdant gardens, enchanting views, and spacious homes. Some might call it lavish. Others, extravagant. We just call it elevated living.



Actual Image

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Views that  
captivate.  
Moments that  
elevate.

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Set against the backdrop of the lush Yeoor Hills, overlooking Vihar Lake, Eternia and Enigma offers a view that is nothing less than majestic. From morning tea with the clouds to a relaxed evening above the city lights (and just under the stars), these are the moments that define elevated living.



09

Actual show flat



Actual show flat

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Details  
that elevate  
the senses.

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Every home at Eternia has been designed for the most discerning of residents. From imported marble flooring to branded fittings, every single detail has been meticulously crafted to elevate the senses to all-new heights.

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Actual show flat

Because  
spacious living is  
elevated living.

Enigma's spacious homes give you  
the freedom to be yourself. Pair this  
with thoughtful details like imported  
marble flooring and you get a home  
that is spacious and cosy all at once.



Actual show flat



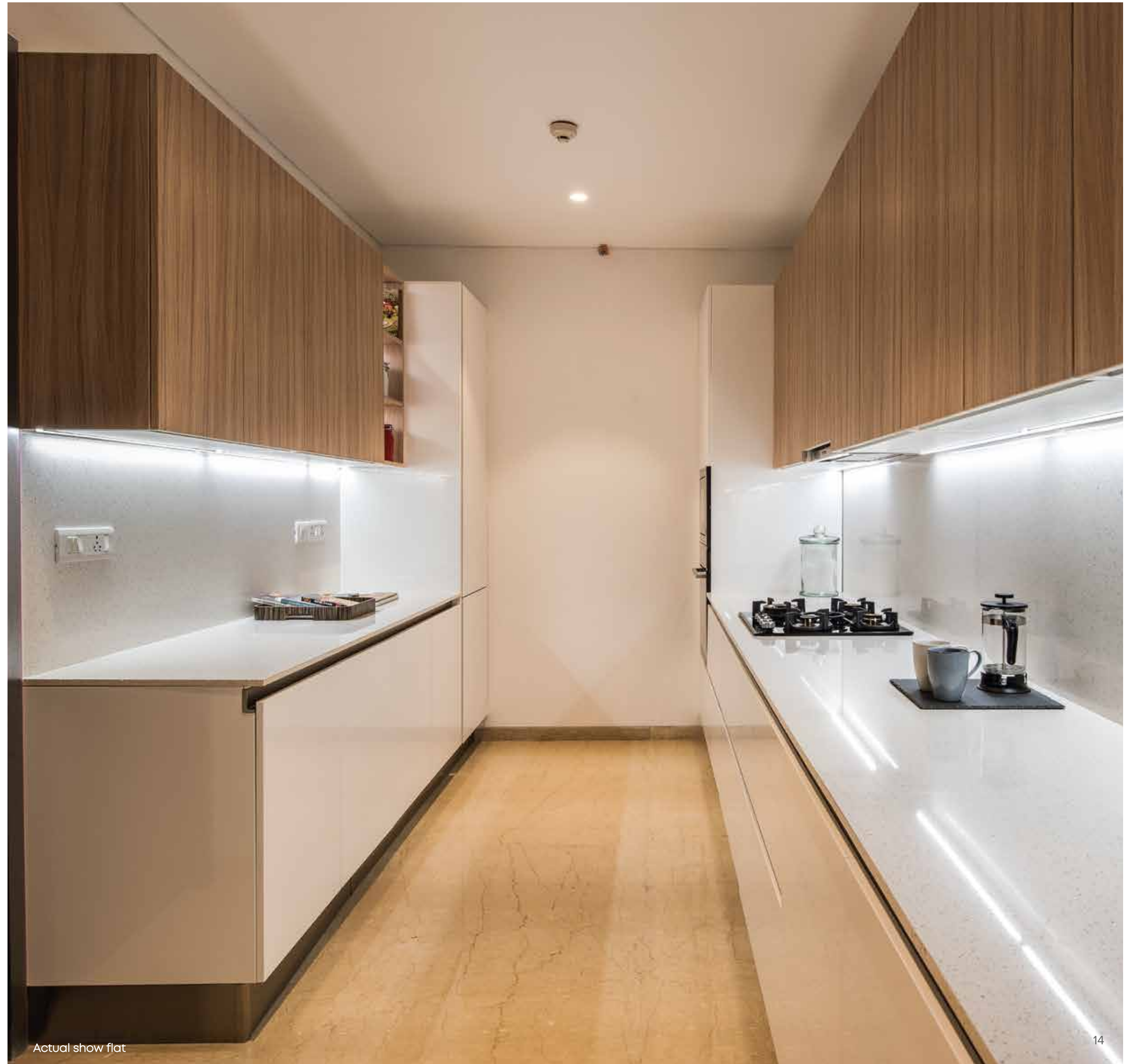


Actual show flat

## Fittings & Fixtures

- Imported marble flooring for living, dining, kitchen and all bedrooms
- Vitrified/ceramic tiles for bathroom flooring and dado wash basin counters
- Vitrified/ceramic tiles dado 2 feet high above kitchen platform
- Kitchen platform with stainless steel sink and drain board
- Anti-skid tiles in the balcony areas (wherever applicable)
- Aluminium windows
- Concealed plumbing
- Branded C.P. fittings
- Branded electrical switches
- Video door phone
- Laminated flush doors
- Split ACs\*
- Modular Kitchen\*
- Wardrobe\*

13 \*Optional Fittings/Furniture/Fixtures/Equipment on chargeable basis and as per terms and conditions specified by the developer.



Actual show flat

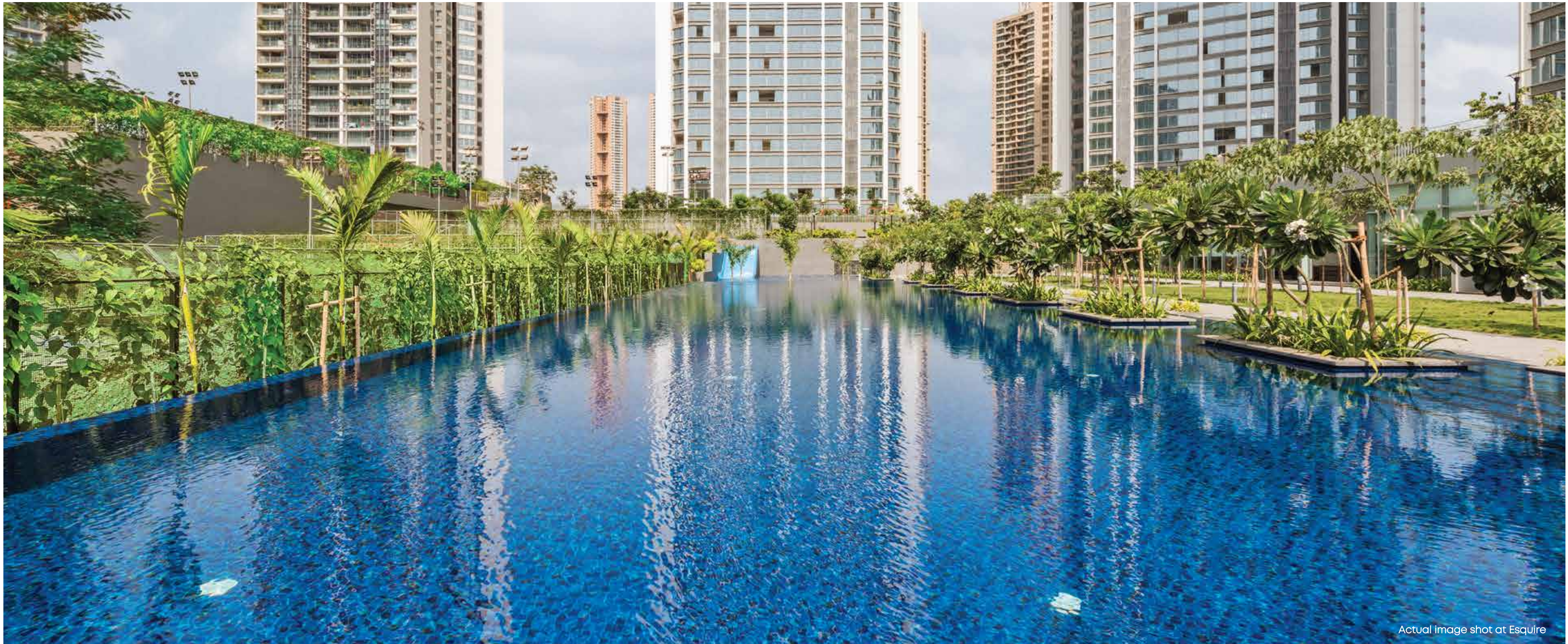
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Actual image shot at Esquire

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All you need to  
elevate every  
lifestyle.

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From the serious swimmer and the  
beginner to anyone who just  
wants to have a bit of fun, the  
pristine pool at Eternia and  
Enigma is sure to make a splash.



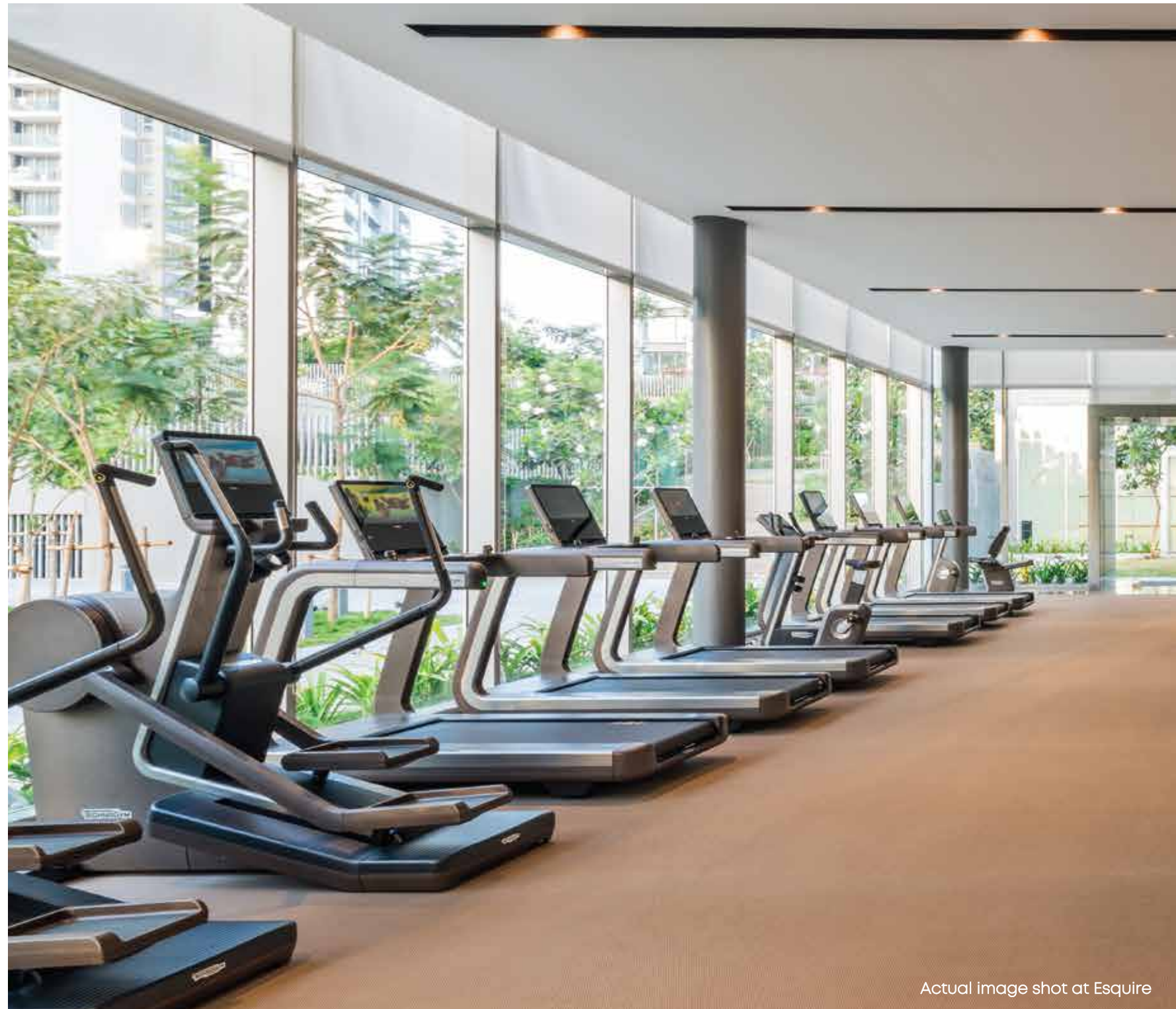
Actual image shot at Esquire

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Experience life  
at its liveliest.

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With their very own dedicated play  
area, children have a chance to  
enjoy the outdoors, run free, and  
let their imaginations run wild.



Actual image shot at Esquire

With a modern gymnasium just round the corner, every day at Eternia and Enigma is an opportunity to take your fitness goal to the next level.



Actual image shot at Esquire

Whether you're perfecting your serve or picking up a racquet for the first time, The multipurpose court is home to sports lovers of all ages and experience.



Gymnasium



Children's Play Area



Golf Simulator



Squash Courts



Yoga/Meditation Room



Spa\*



Box Cricket



Multipurpose Court



Indoor Games Area



Library



Day-Care Centre\*



Reflexology Path



Steam Room



Jacuzzi



Salon\*



Doctor's Room\*



Senior Citizens Seating Area



Landscaped Gardens



Landscaped Podium



Open-Air Amphitheatre



Launderette\*



Café\*



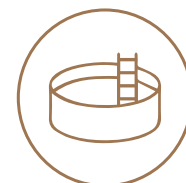
Mini Theatre



Party Lawn



Convenience Store\*



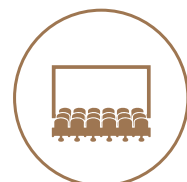
Kids Pool



Skating Rink



Swimming Pool



Multipurpose Hall



Futsal Court



Jogging Tracks



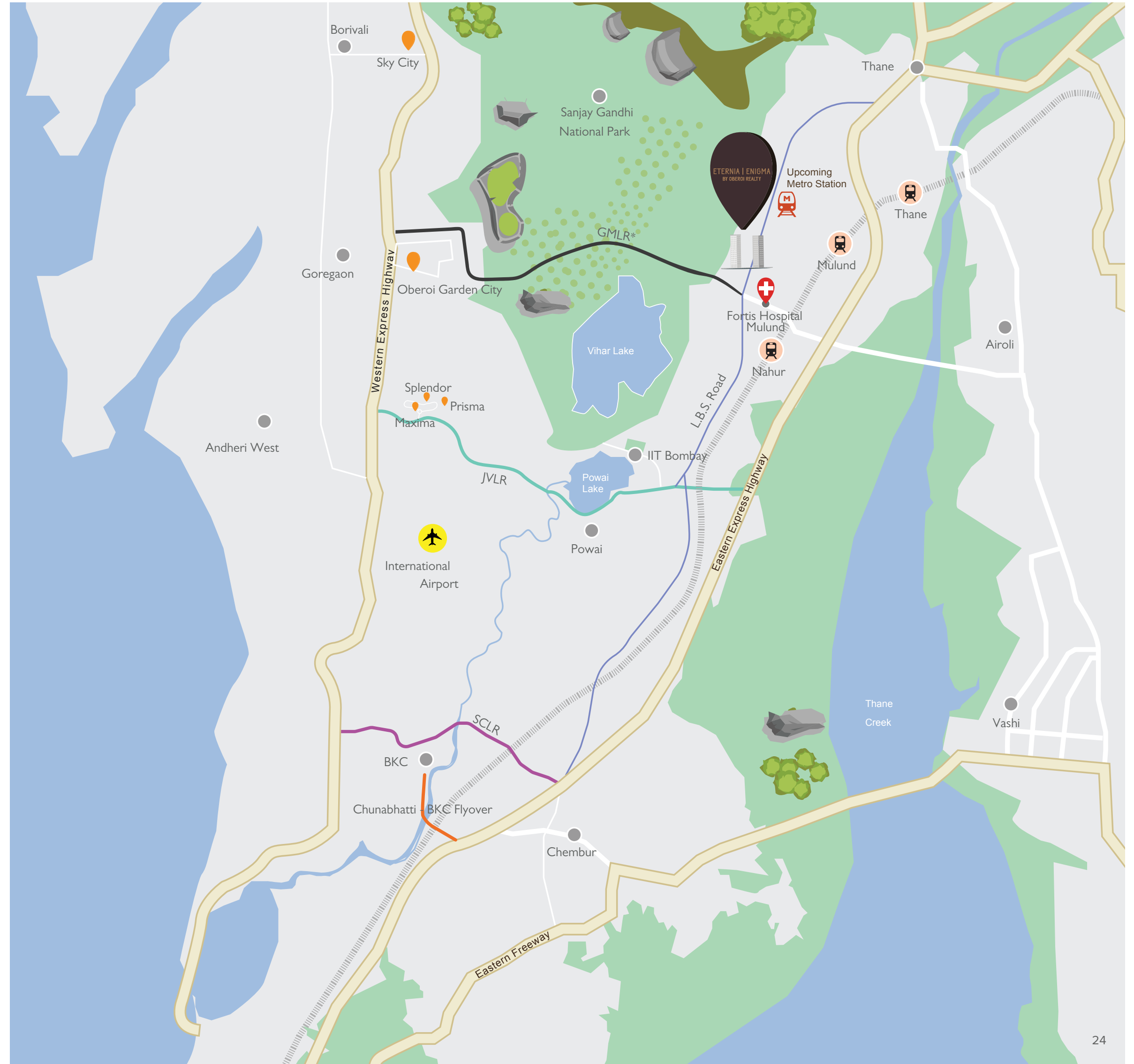
Toddlers' Play Area

More than  
30 world-class  
amenities.

\*Space will be provided. Amenities to be run by third party on chargeable basis.

Elevated  
living has a  
new address.

Thoughtfully located and well-connected, Eternia & Enigma places you away from the din of the city while ensuring you remain at the heart of it all. With easy access to the airport, highway and the suburban train station, and with an upcoming metro line nearby, it is an address that combines elevated living with all the perks of connectivity.



Disclaimer: This document is a pictorial, indicative and selective representation of certain elements present that may be present in and around Mumbai City/project site and is not a map. The Developer makes no representations regarding existence/continuity of existence of any landmarks/locations shown on this location map. These landmarks/locations may be subject to change from time to time and such changes are completely outside the control of the Developer. For detailed disclaimers refer to the page "Disclaimers" (page no. 27) all of which are deemed to be incorporated herein.

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The expertise behind  
elevated living.

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**HB Design**

Founded by Hans Brouwer in Hong Kong, HB Design has a diverse and award-winning portfolio with offices in Singapore, Bangkok and Phuket.

**LERA, Structural Consultant**

Headquartered in New York City, LERA Consulting Structural Engineers is a world-renowned structural engineering firm providing services to architects, owners, contractors, and developers.

**Ted Jacob Engineering Group**

With a presence in North America, the Middle East and the Far East, Ted Jacob Engineering Group (TJEG) is a consulting engineering firm specializing in the planning, design, and construction of buildings across various sectors.

**David Blackwood Murray,  
Landscape Architect**

David Blackwood Murray is a Chartered Landscape Architect with over 40 years of experience working with clients, architects, and engineers across the globe.

**Pre Certified Leed Gold Buildings**

Eternia & Enigma have fulfilled the requirement of pre-certification under leadership in energy and environmental design (Leed®)

## Disclaimer

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2. This brochure does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof and/or a disclosure under any statute of any nature whatsoever.
3. The layout plan, the orientation of buildings/towers/wings/structures, the common areas, facilities and amenities, the fixtures, fittings, soft furnishing/furniture, gadgets, technology, information, pictures, images and visuals, drawings, specifications, sketches and other details herein are merely creative imagination and an Architect's impression and are only indicative. These should not be construed in any manner as disclosures under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder and/or applicable law, and the relevant applicable disclosures shall be made at an appropriate time.
4. All dimensions mentioned in this brochure may vary/differ due to construction exigencies. Actual product may vary/differ from what is indicated herein. Further, dimensions mentioned on the floor plans are as per the plans approved by the MCGM and the same are subject to construction exigencies.
5. The photographs contained herein may be stock/standard photography taken at a location other than the project site and are used to indicate a conceptual lifestyle.
6. No representation or warranty is made or intended as to the accuracy or completeness of information herein or as to its suitability or adequacy for any purpose.
7. By agreeing to purchase, you have represented that you are fully and completely satisfied on all aspects of this project including as mentioned above, and that all documents and information as required to be furnished to you under RERA and applicable law have been duly furnished.
8. Project funded by Axis Bank.

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One Step Closer  
To Elevated Living

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~ CONTACT US ~

**Customer Experience centre:**

Eternia and Enigma by Oberoi Realty, LBS Road,  
Mulund (West), Mumbai-400 080.

**Corporate Office**

Oberoi Constructions Limited, Commerz, 3rd Floor,  
International Business Park, Oberoi Garden City,  
Off Western Express Highway, Goregaon (East), Mumbai-400 063.



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ETERNIA

SITE / FLOOR & APARTMENT PLANS

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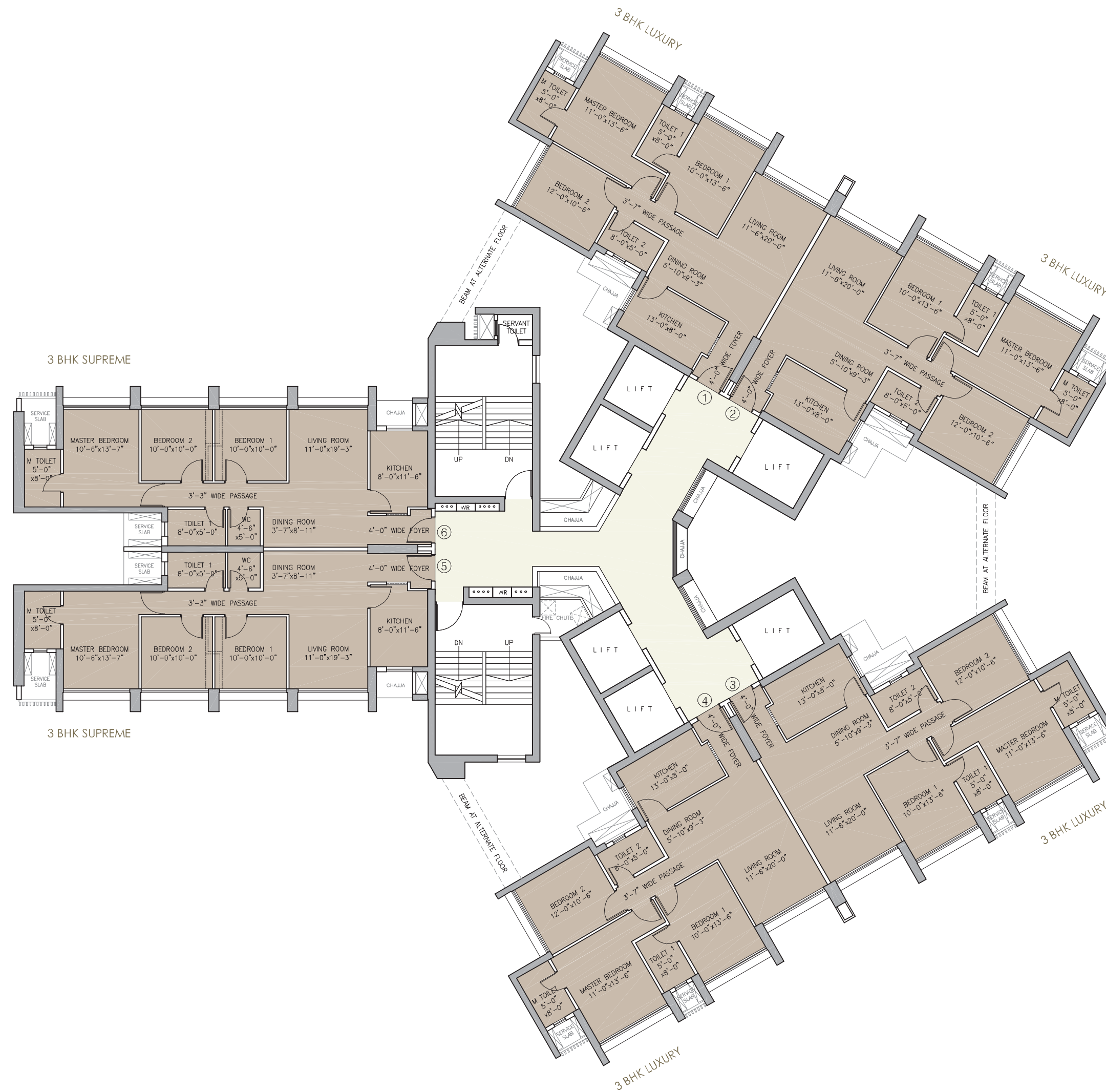


SITE PLAN

ETERNIA AT MULUND, MUMBAI

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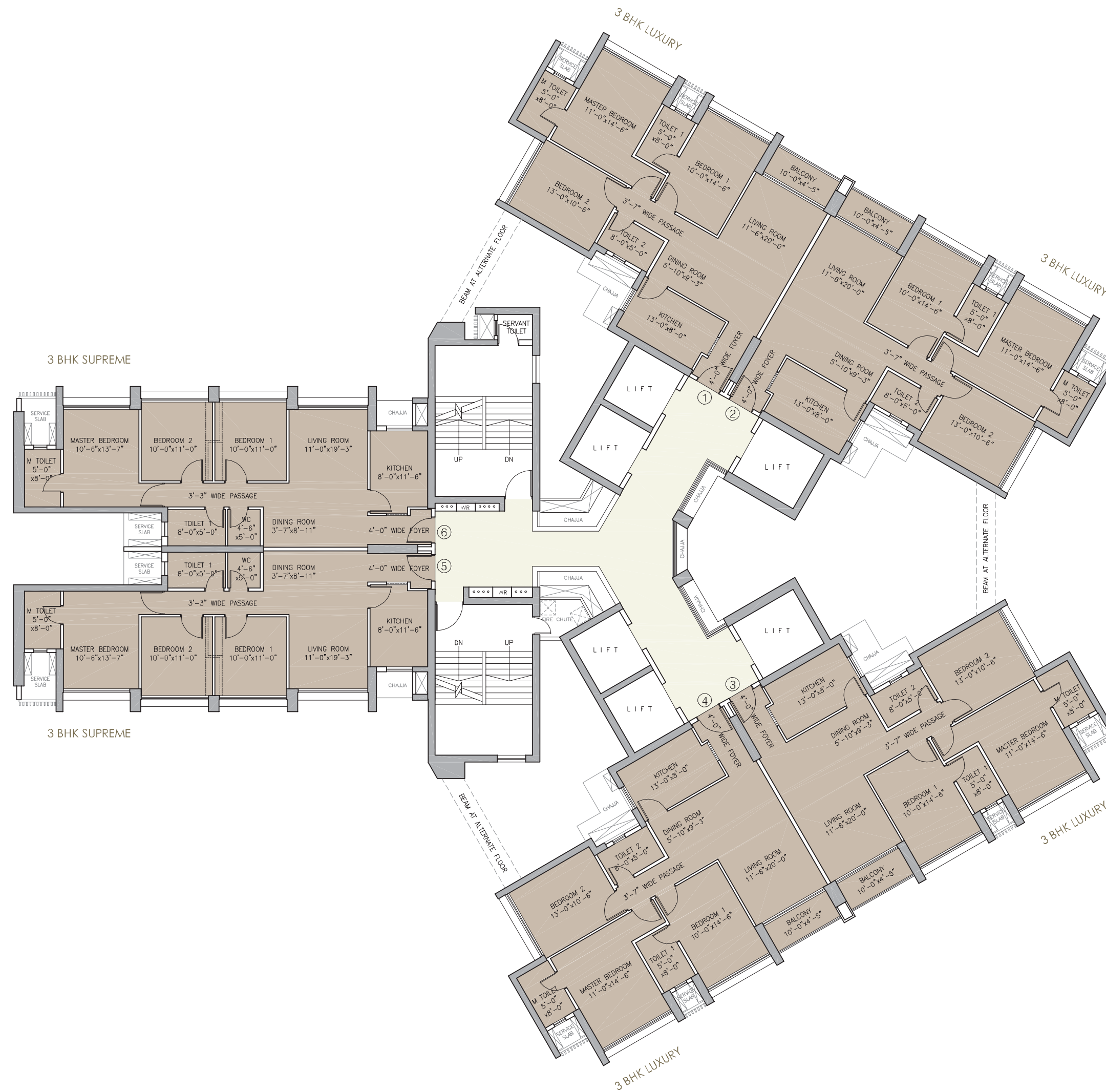


TOWER A TYPICAL FLOOR PLAN - ZONE 1 (FLOORS UPTO 30<sup>th</sup>)

ETERNIA AT MULUND, MUMBAI

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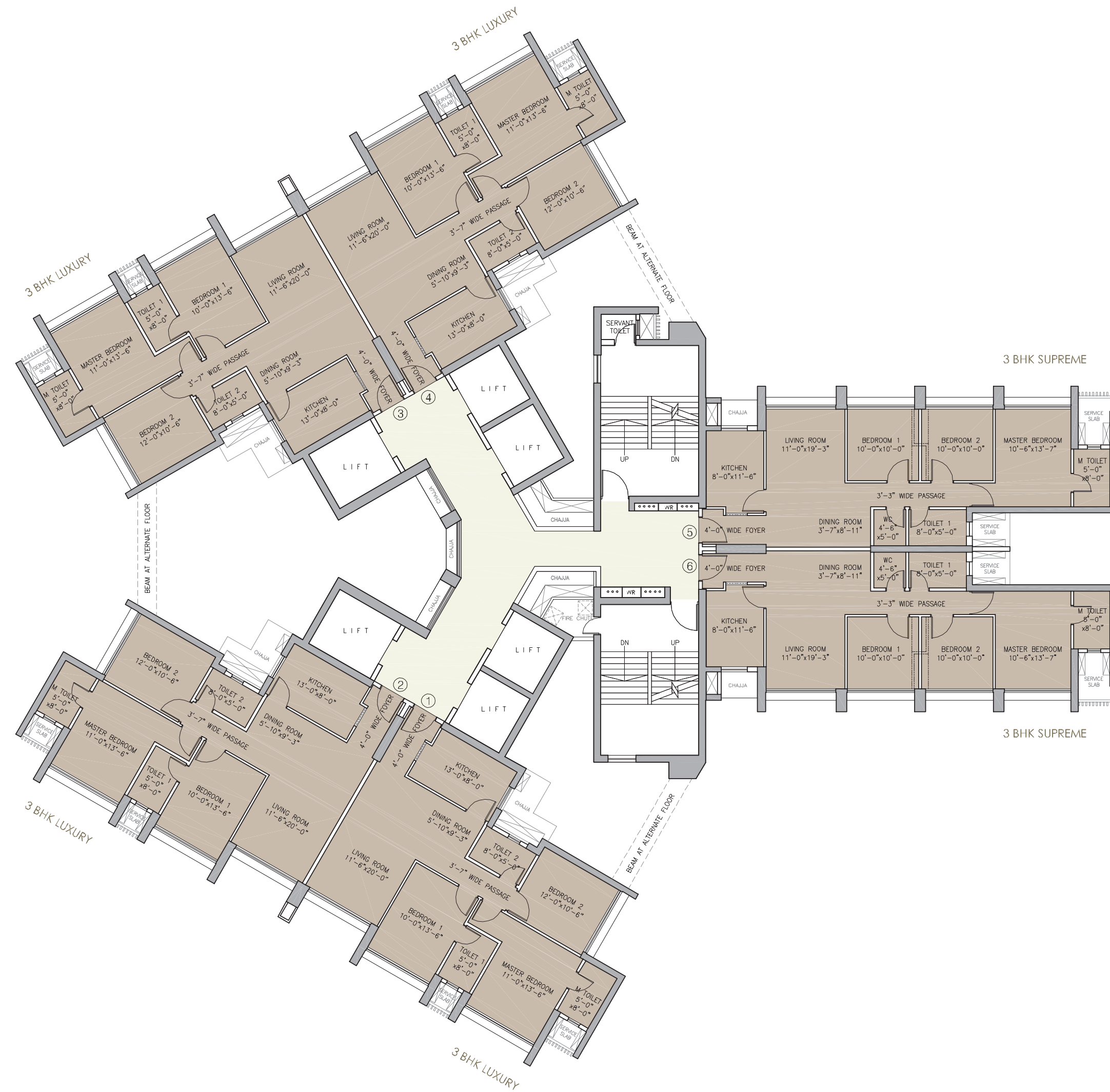


TOWER A TYPICAL FLOOR PLAN - ZONE 2 (FLOORS 31<sup>st</sup> & ABOVE)

ETERNIA AT MULUND, MUMBAI

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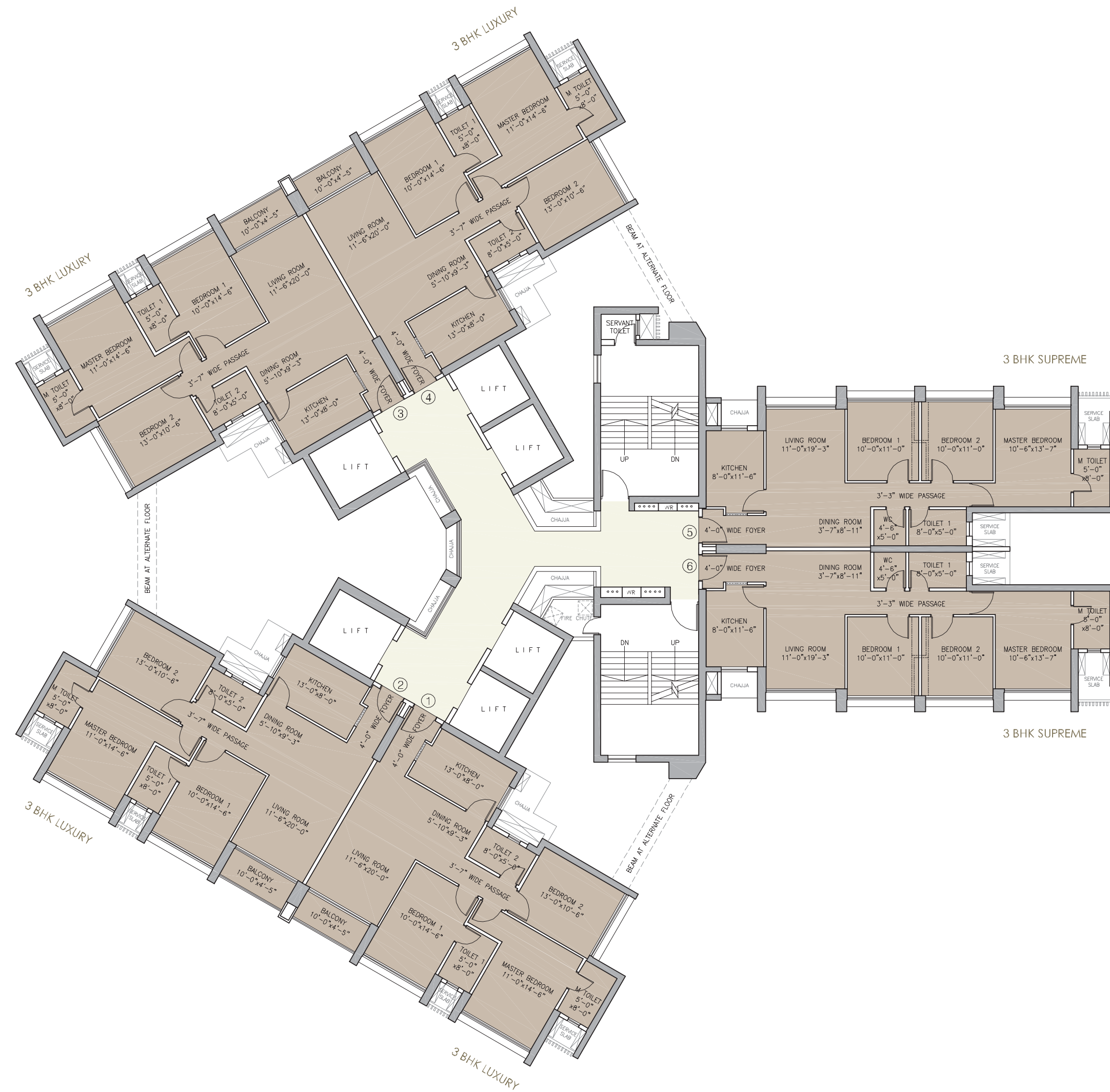


TOWER B TYPICAL FLOOR PLAN - ZONE 1 (FLOORS UPTO 30<sup>th</sup>)

ETERNIA AT MULUND, MUMBAI

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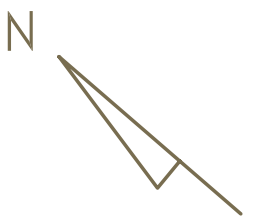
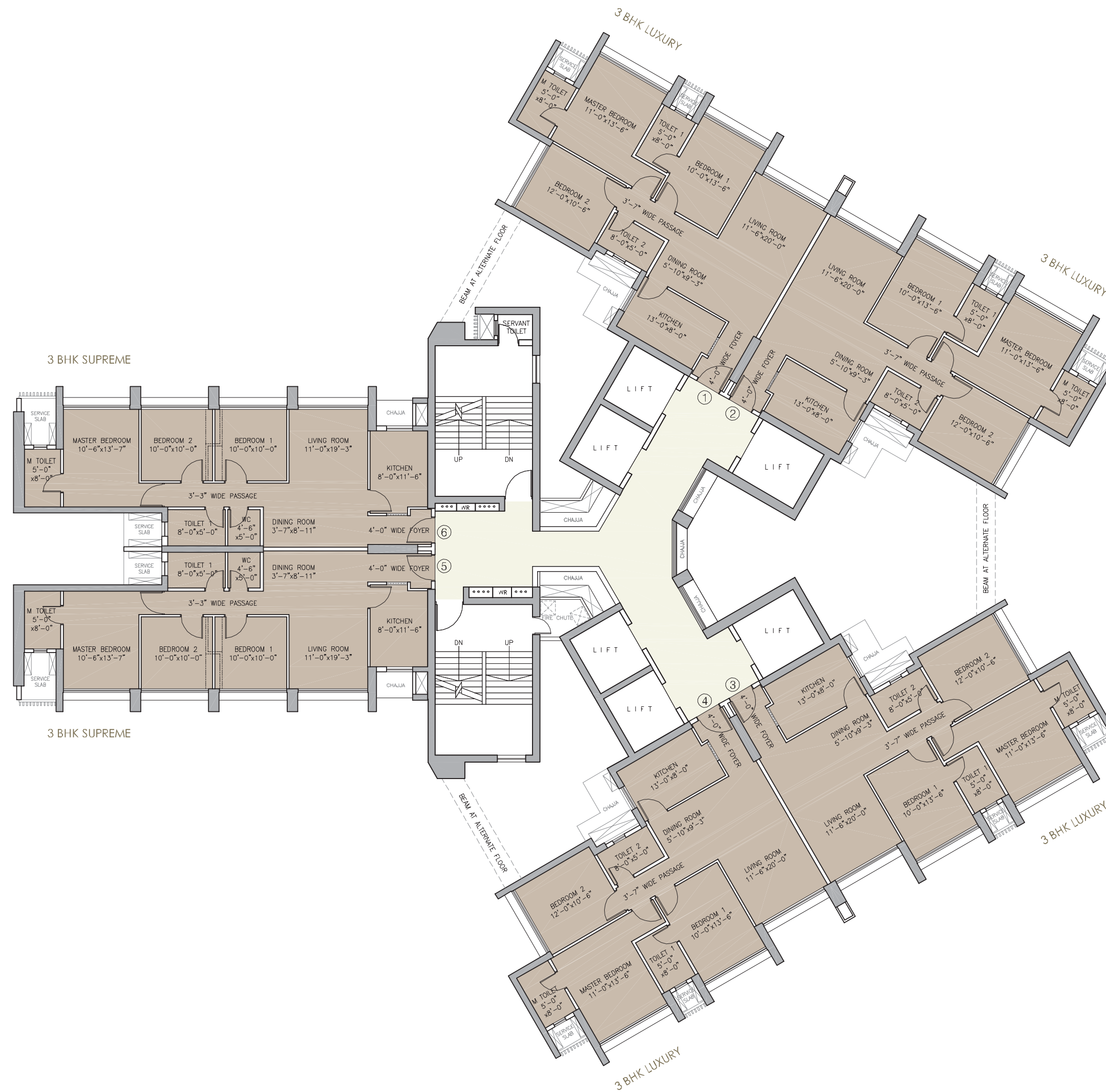


TOWER B TYPICAL FLOOR PLAN - ZONE 2 (FLOORS 31<sup>st</sup> & ABOVE)

ETERNIA AT MULUND, MUMBAI

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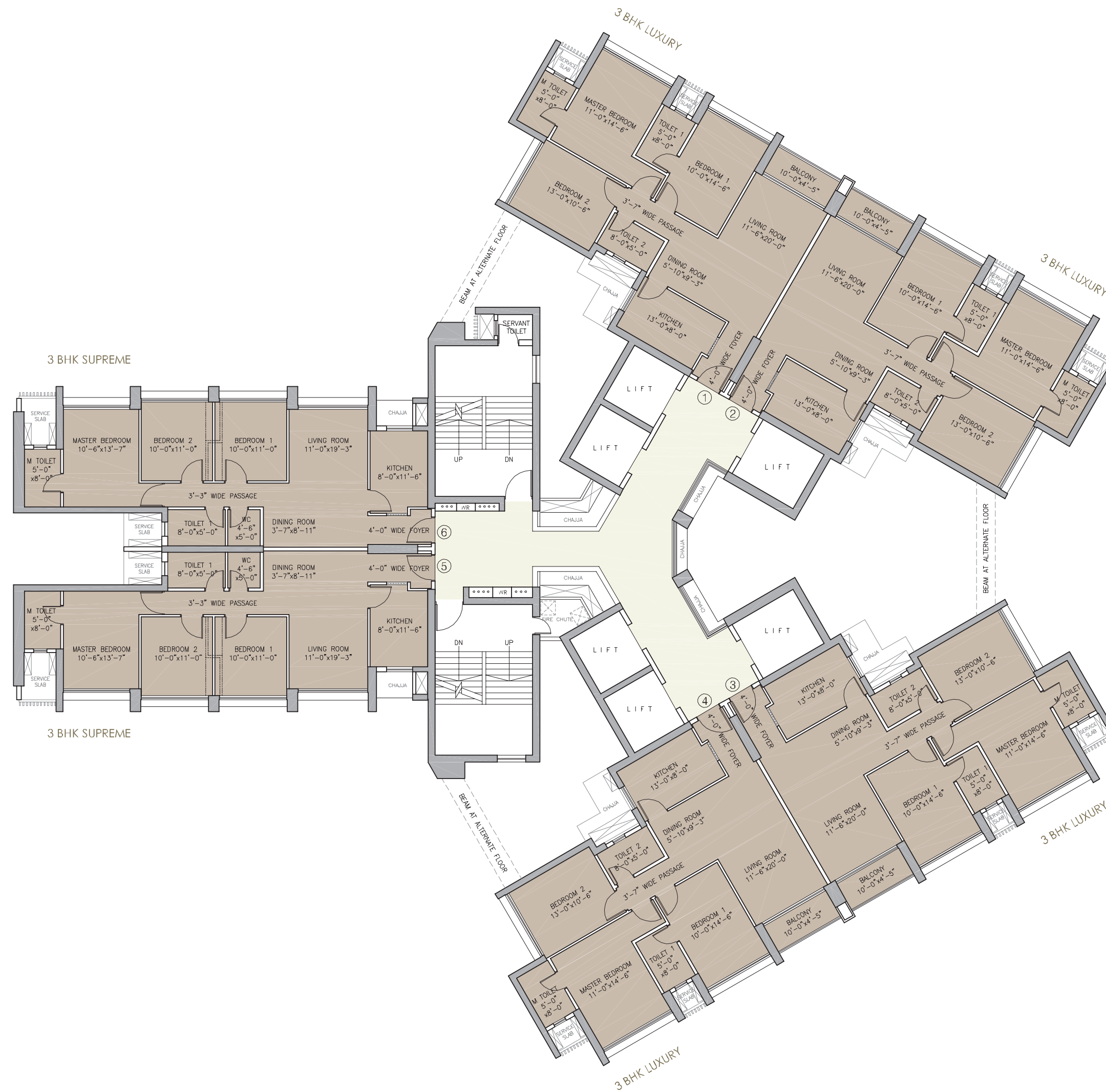


TOWER C TYPICAL FLOOR PLAN - ZONE 1 (FLOORS UPTO 30<sup>th</sup>)

ETERNIA AT MULUND, MUMBAI

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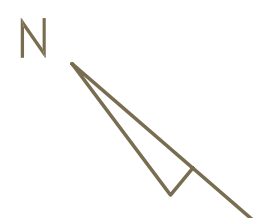
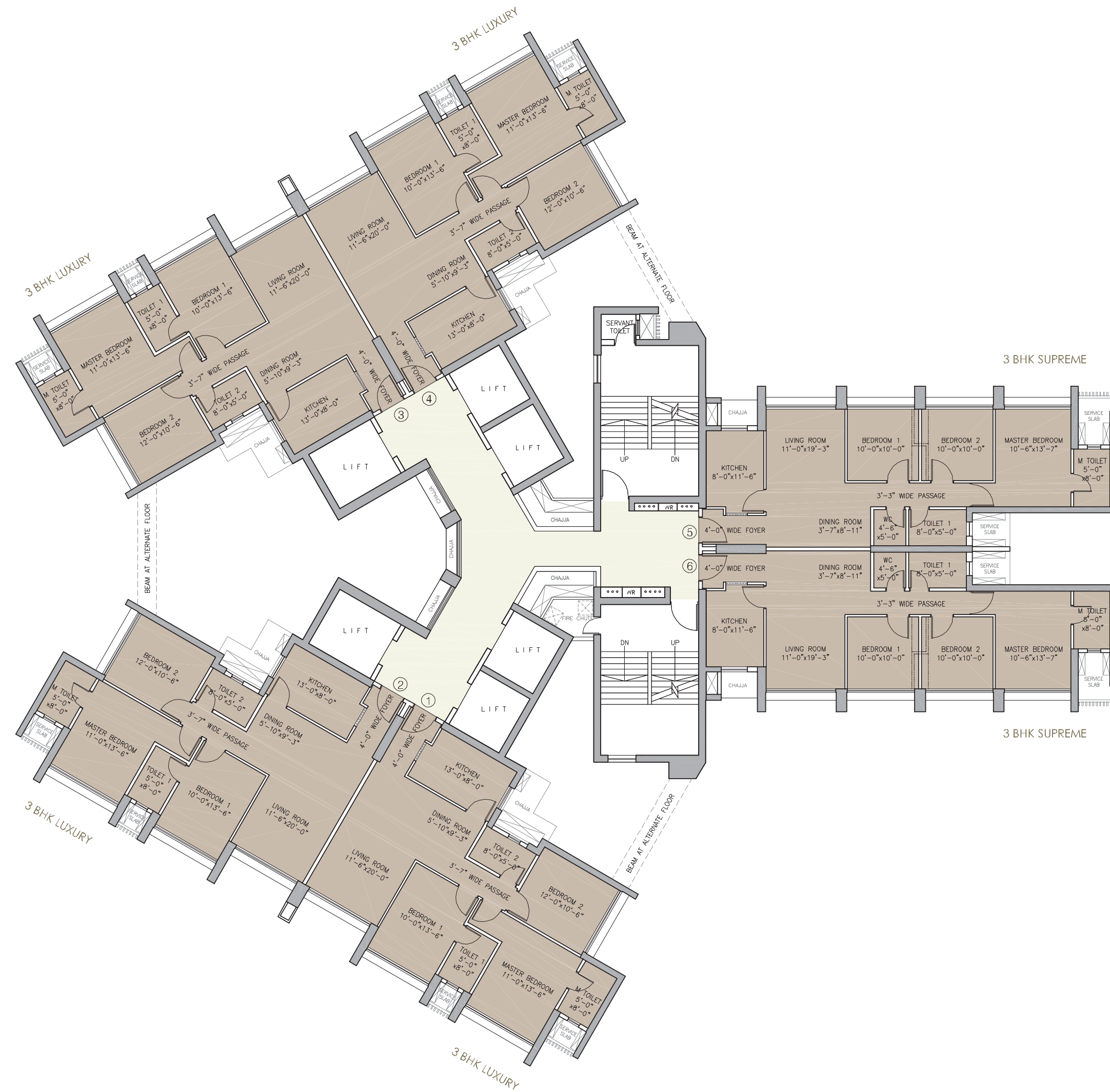
TOWER C TYPICAL FLOOR PLAN - ZONE 2 (FLOORS 31<sup>st</sup> & ABOVE)

ETERNIA AT MULUND, MUMBAI

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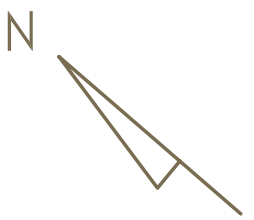
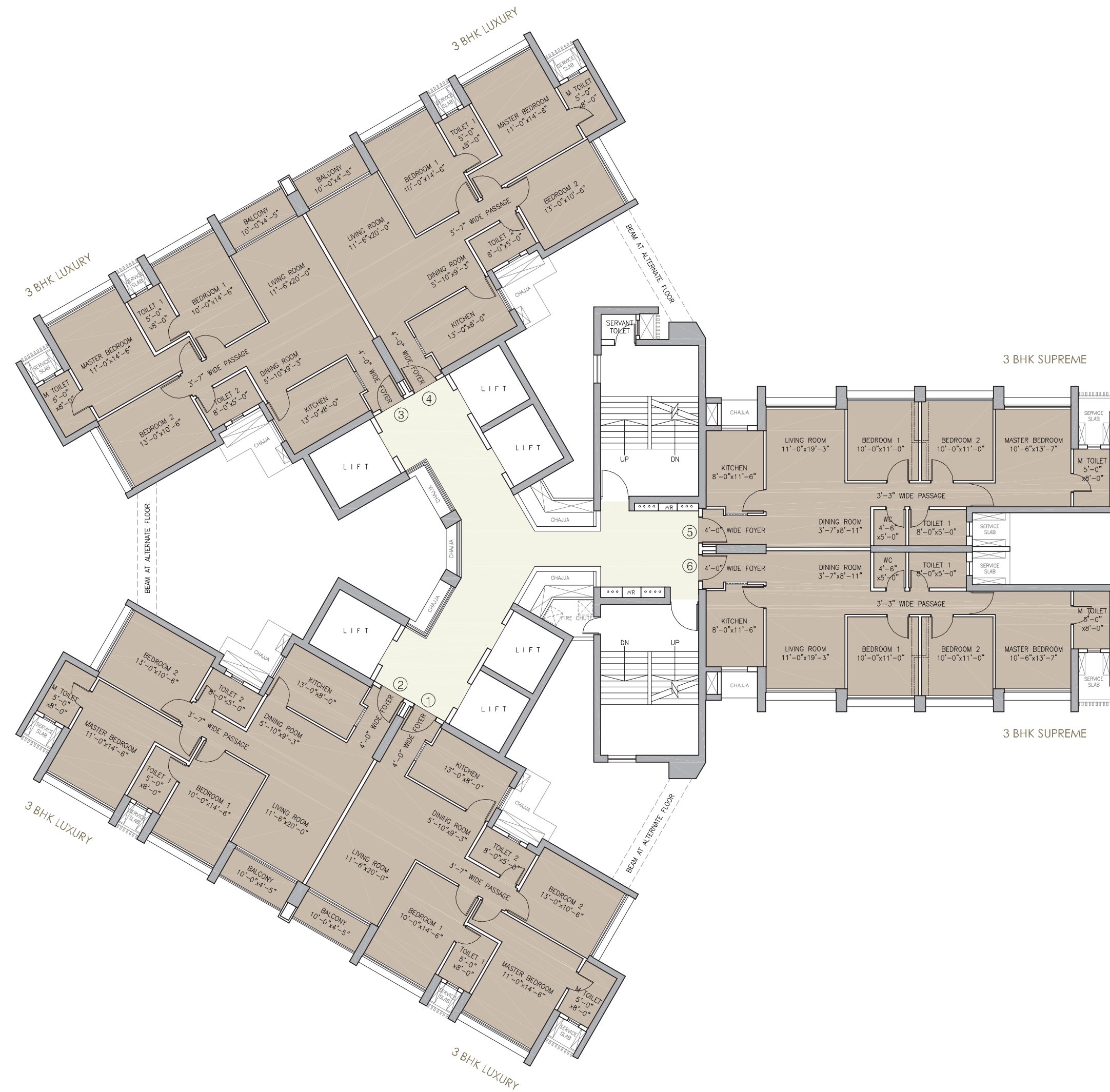


TOWER D TYPICAL FLOOR PLAN - ZONE 1 (FLOORS UPTO 30<sup>th</sup>)

ETERNIA AT MULUND, MUMBAI

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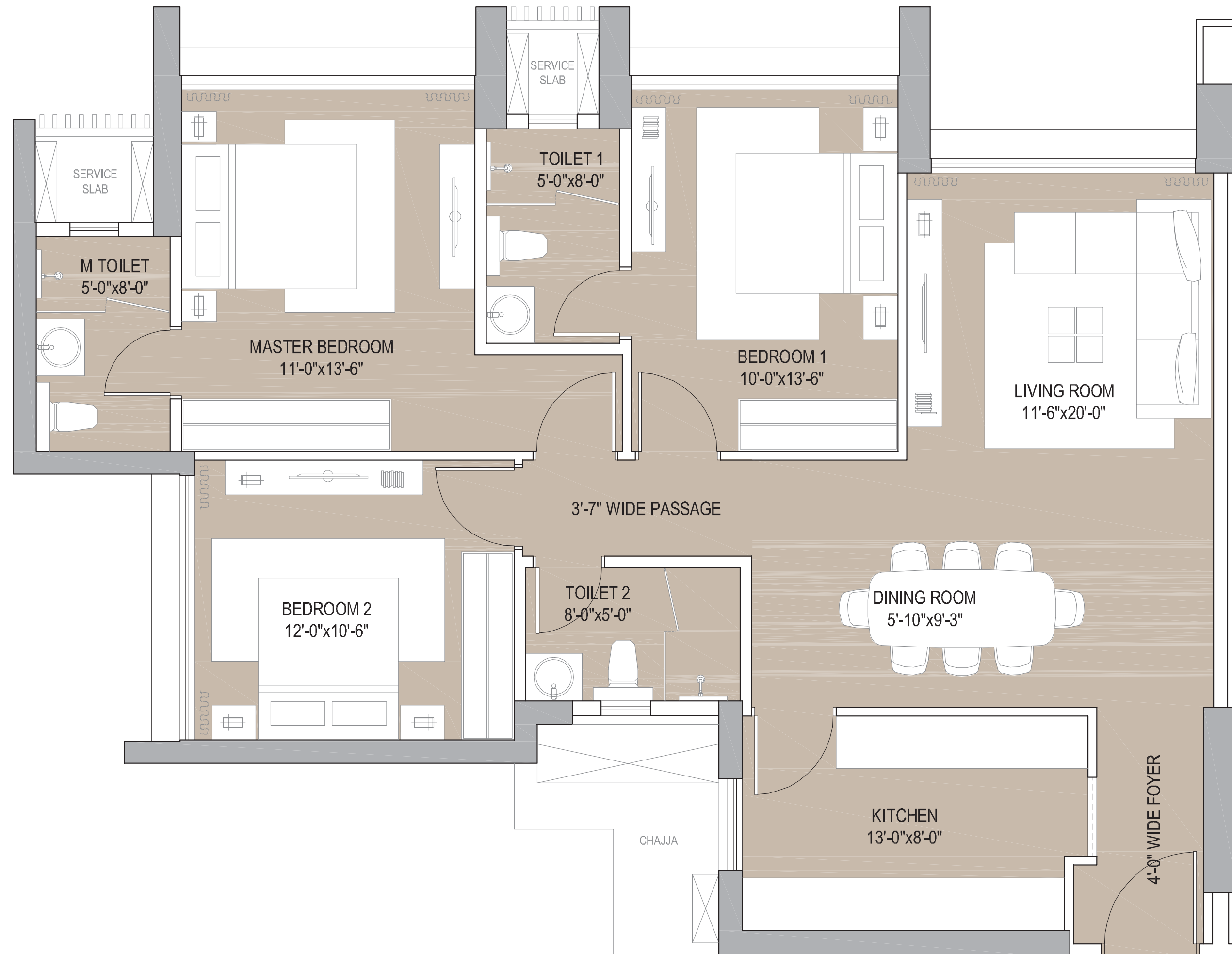


TOWER D TYPICAL FLOOR PLAN - ZONE 2 (FLOORS 31<sup>st</sup> & ABOVE)

ETERNIA AT MULUND, MUMBAI

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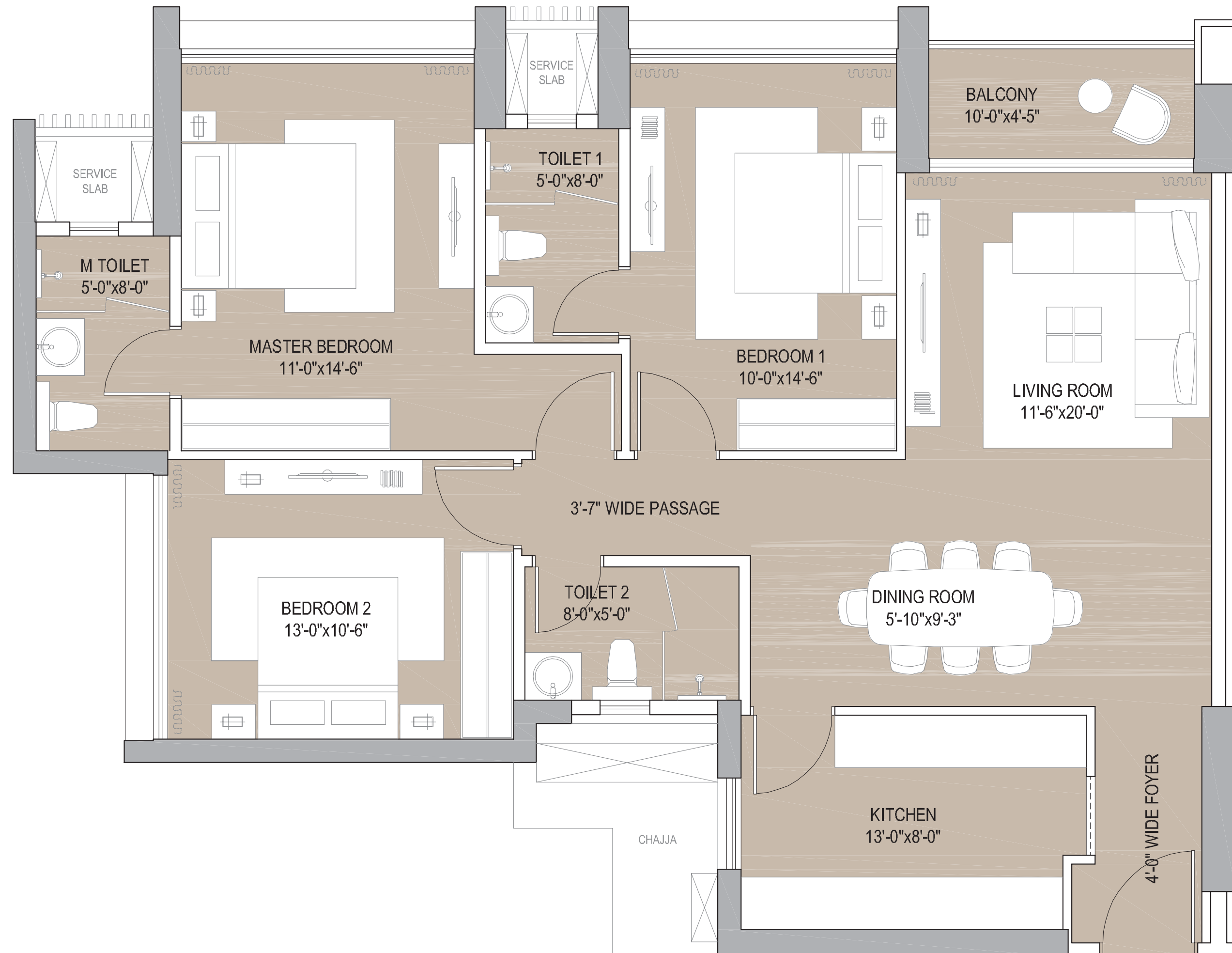
OPTIONAL ENTRY FOR KITCHEN  
CAN BE CREATED

TYPICAL APARTMENT PLAN 3 BHK LUXURY - ZONE 1 (FLOORS UPTO 30<sup>th</sup>)

ETERNIA AT MULUND, MUMBAI

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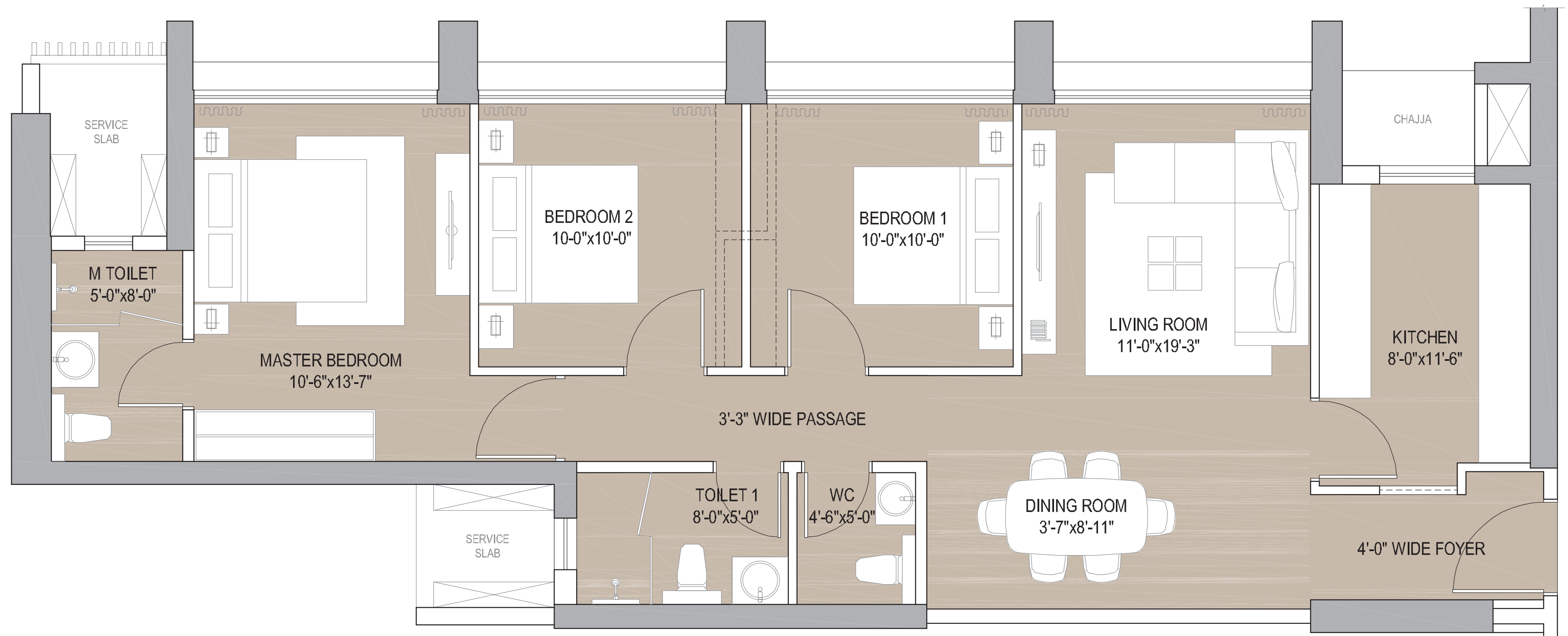
OPTIONAL ENTRY FOR KITCHEN  
CAN BE CREATED

TYPICAL APARTMENT PLAN 3 BHK LUXURY - ZONE 2 (FLOORS 31<sup>st</sup> & ABOVE)

ETERNIA AT MULUND, MUMBAI

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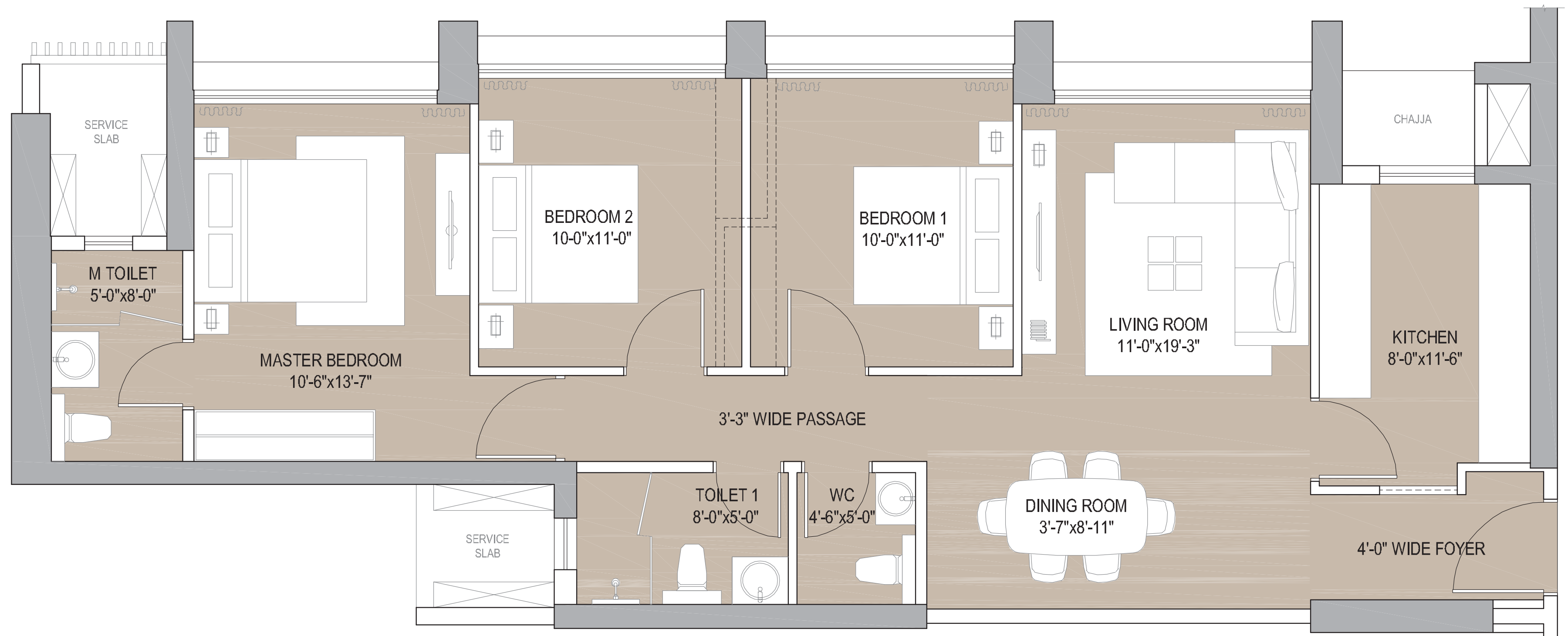
----- OPTIONAL ENTRY FOR KITCHEN  
CAN BE CREATED

TYPICAL APARTMENT PLAN 3 BHK SUPREME - ZONE 1 (FLOORS UPTO 30<sup>th</sup>)

ETERNIA AT MULUND, MUMBAI

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----- OPTIONAL ENTRY FOR KITCHEN CAN BE CREATED

TYPICAL APARTMENT PLAN 3 BHK SUPREME - ZONE 2 (FLOORS 31<sup>ST</sup> & ABOVE)

ETERNIA AT MULUND, MUMBAI

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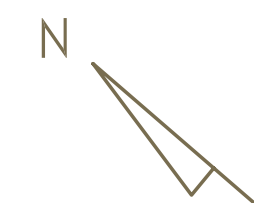
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ENIGMA

SITE / FLOOR & APARTMENT PLANS

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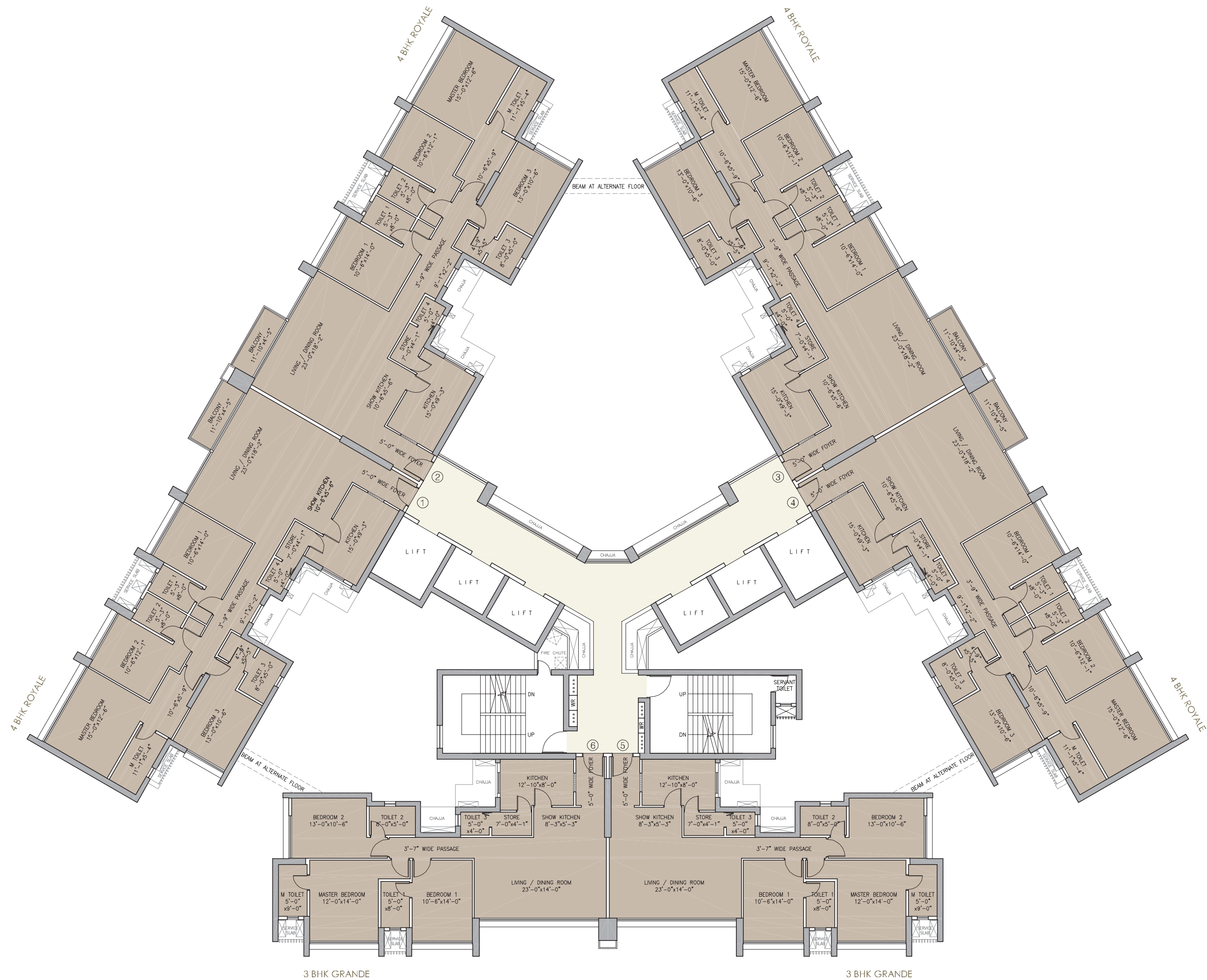
SITE PLAN

ENIGMA AT MULUND, MUMBAI

Disclaimer - This document is representative of the Approved Layout with Phasing/User Superimposed, pertaining to the overall development of the layout. The pictorial/other representations herein, the layout, number/orientation of buildings/towers/wings/structures, facilities and amenities are merely creative imagination and an Architect's impression and are only indicative. This document shall be considered for representational purposes only, with the intention to provide an impression of the layout as presently proposed and/or approved. The Approved Layout with Phasing/User Superimposed may be modified and amended as mentioned in the proforma Agreement for Sale and permissible under applicable law. For detailed disclaimers refer to the page "Disclaimers" (page no. 27 in the main brochure) all of which are deemed to be incorporated herein.

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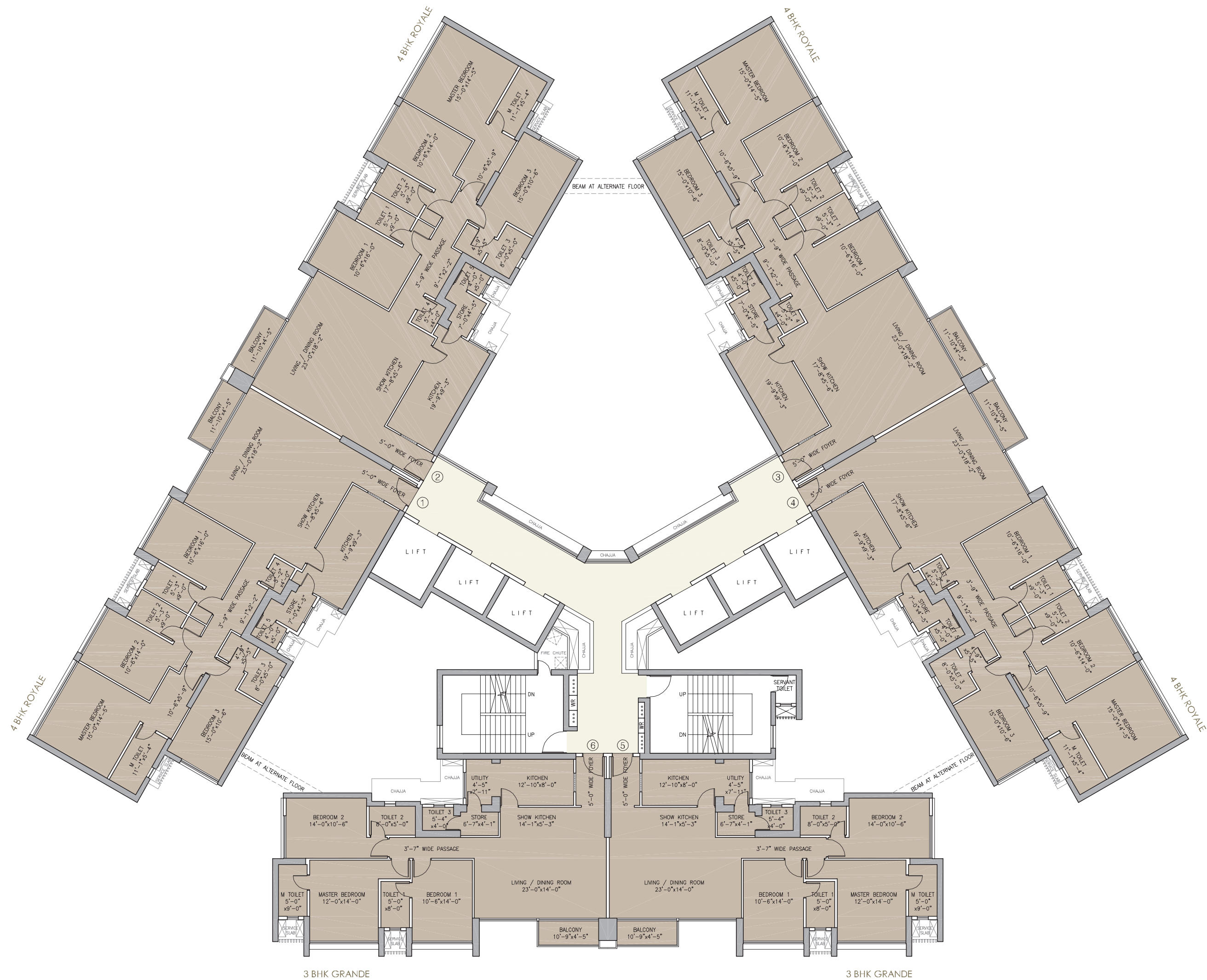


TOWER A TYPICAL FLOOR PLAN - ZONE 1 (FLOORS UP TO 22<sup>nd</sup>)

ENIGMA AT MULUND, MUMBAI

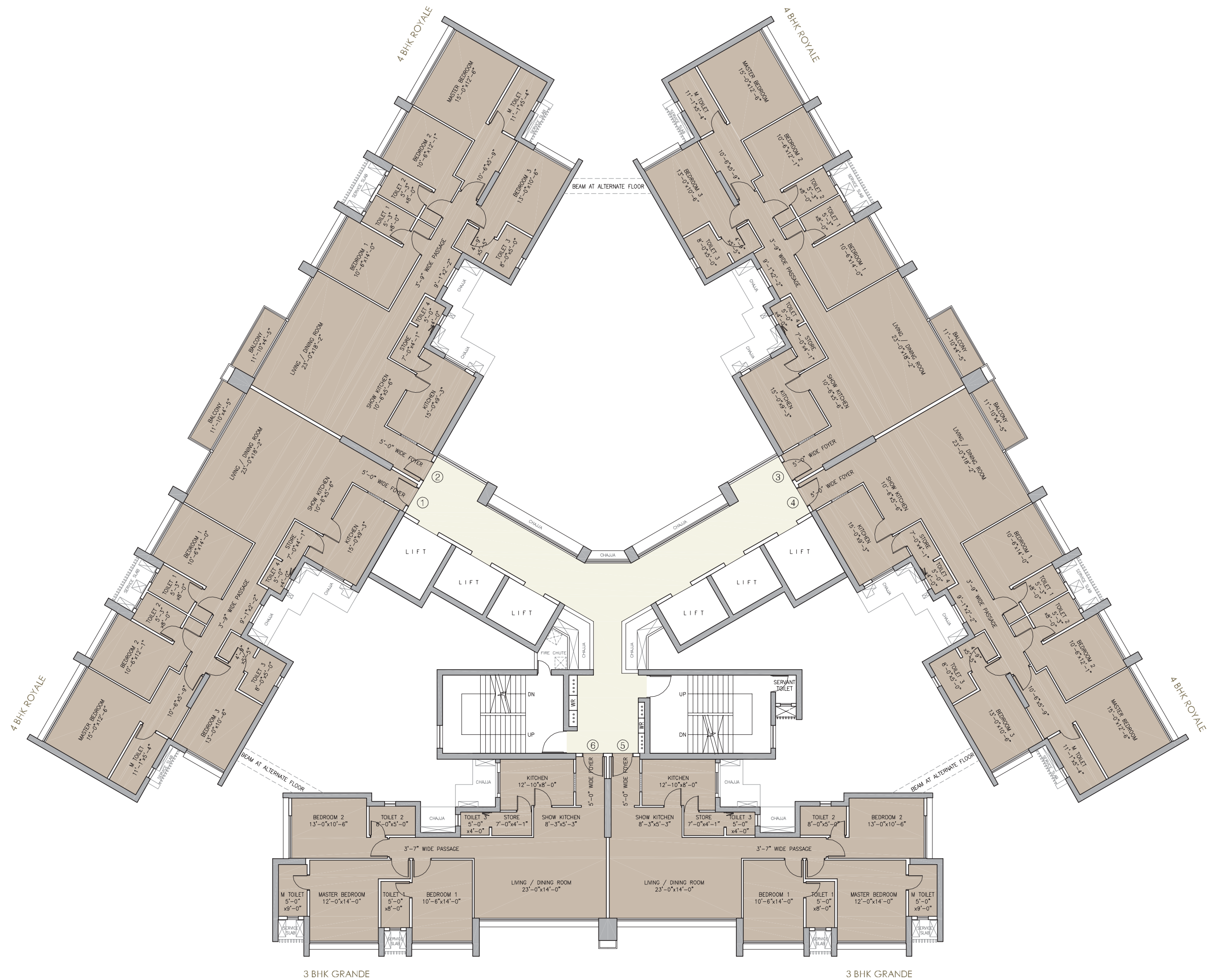
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TOWER A TYPICAL FLOOR PLAN - ZONE 2 (FLOORS 23<sup>rd</sup> and ABOVE)

ENIGMA AT MULUND, MUMBAI

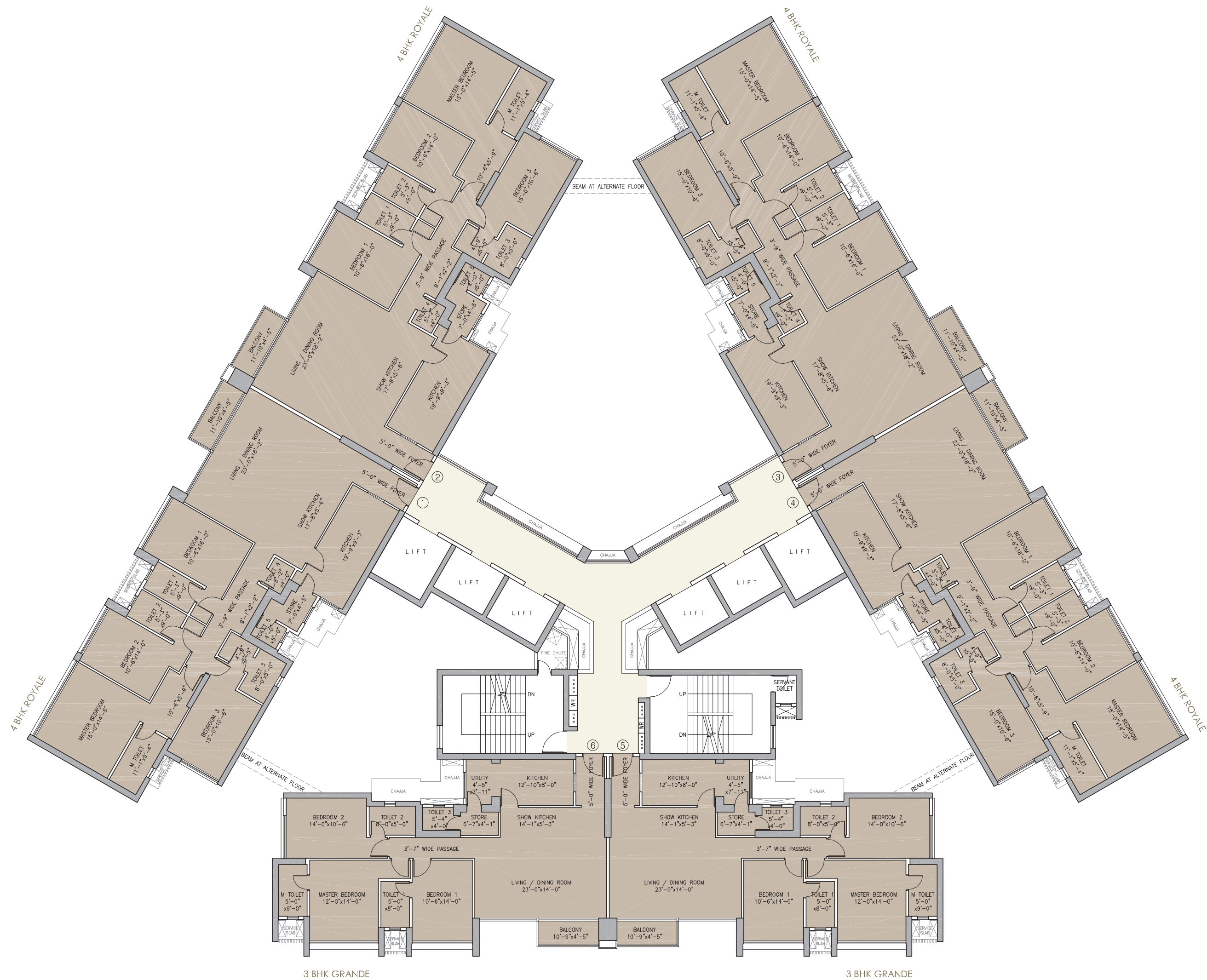


TOWER B TYPICAL FLOOR PLAN - ZONE 1 (FLOORS UP TO 22<sup>nd</sup>)

ENIGMA AT MULUND, MUMBAI

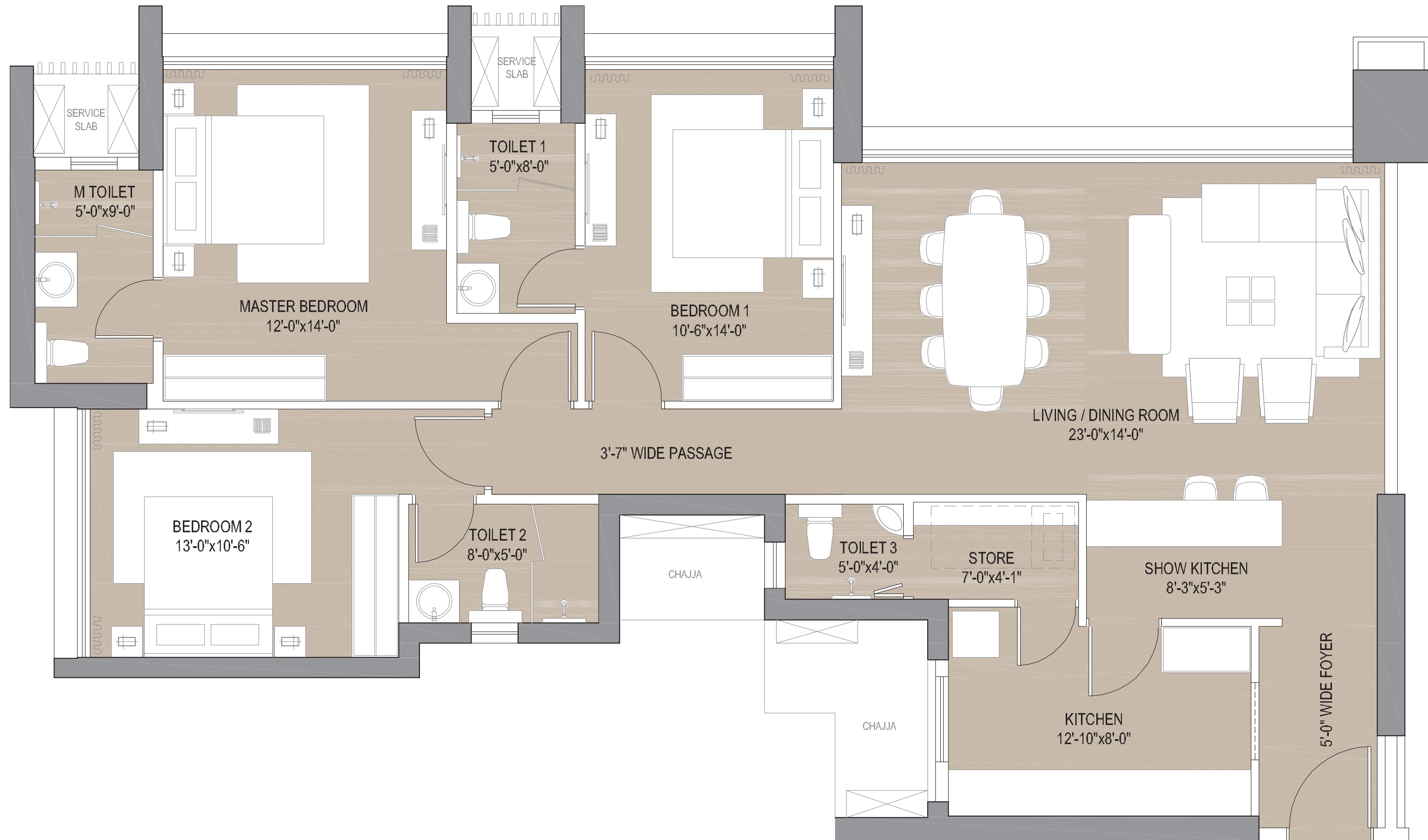
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TOWER B TYPICAL FLOOR PLAN - ZONE 2 (FLOORS 23<sup>rd</sup> and ABOVE)

ENIGMA AT MULUND, MUMBAI



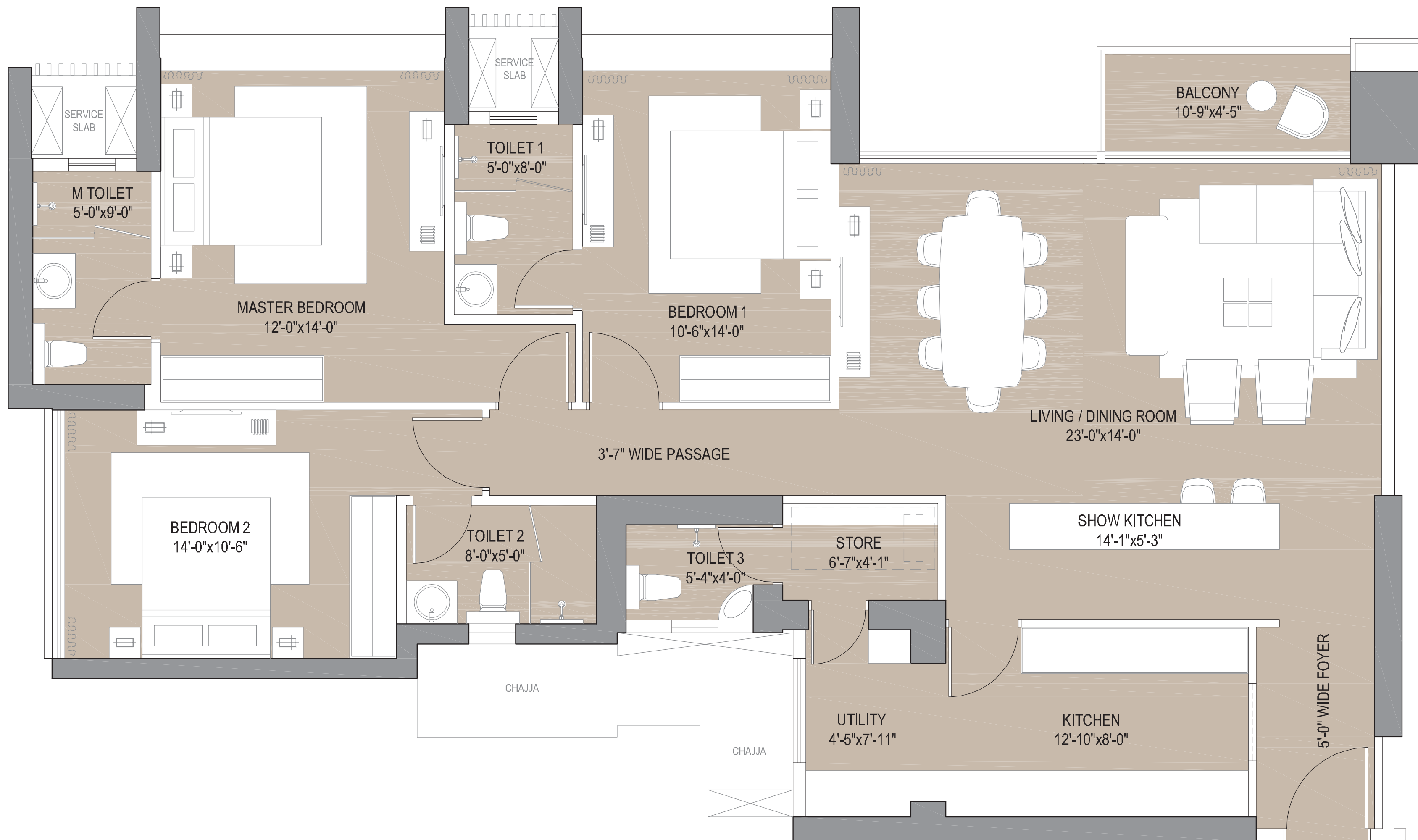
OPTIONAL ENTRY FOR KITCHEN  
CAN BE CREATED

TYPICAL APARTMENT PLAN 3 BHK GRANDE - ZONE 1 (FLOORS 2<sup>nd</sup> TO 22<sup>nd</sup>)

ENIGMA AT MULUND, MUMBAI

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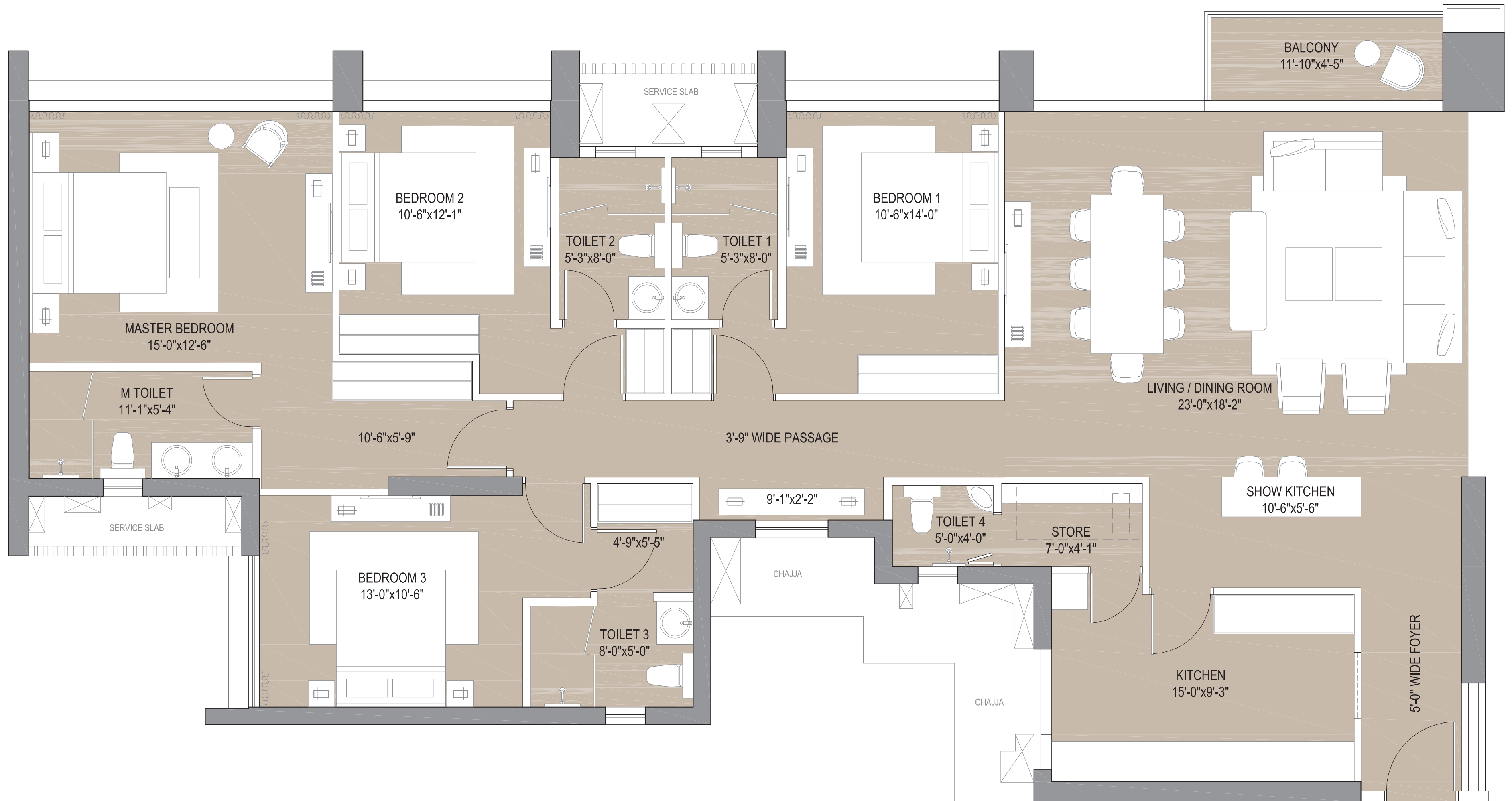
OPTIONAL ENTRY FOR KITCHEN  
CAN BE CREATED

TYPICAL APARTMENT PLAN 3 BHK GRANDE - ZONE 2 (FLOORS 23<sup>rd</sup> and ABOVE)

ENIGMA AT MULUND, MUMBAI

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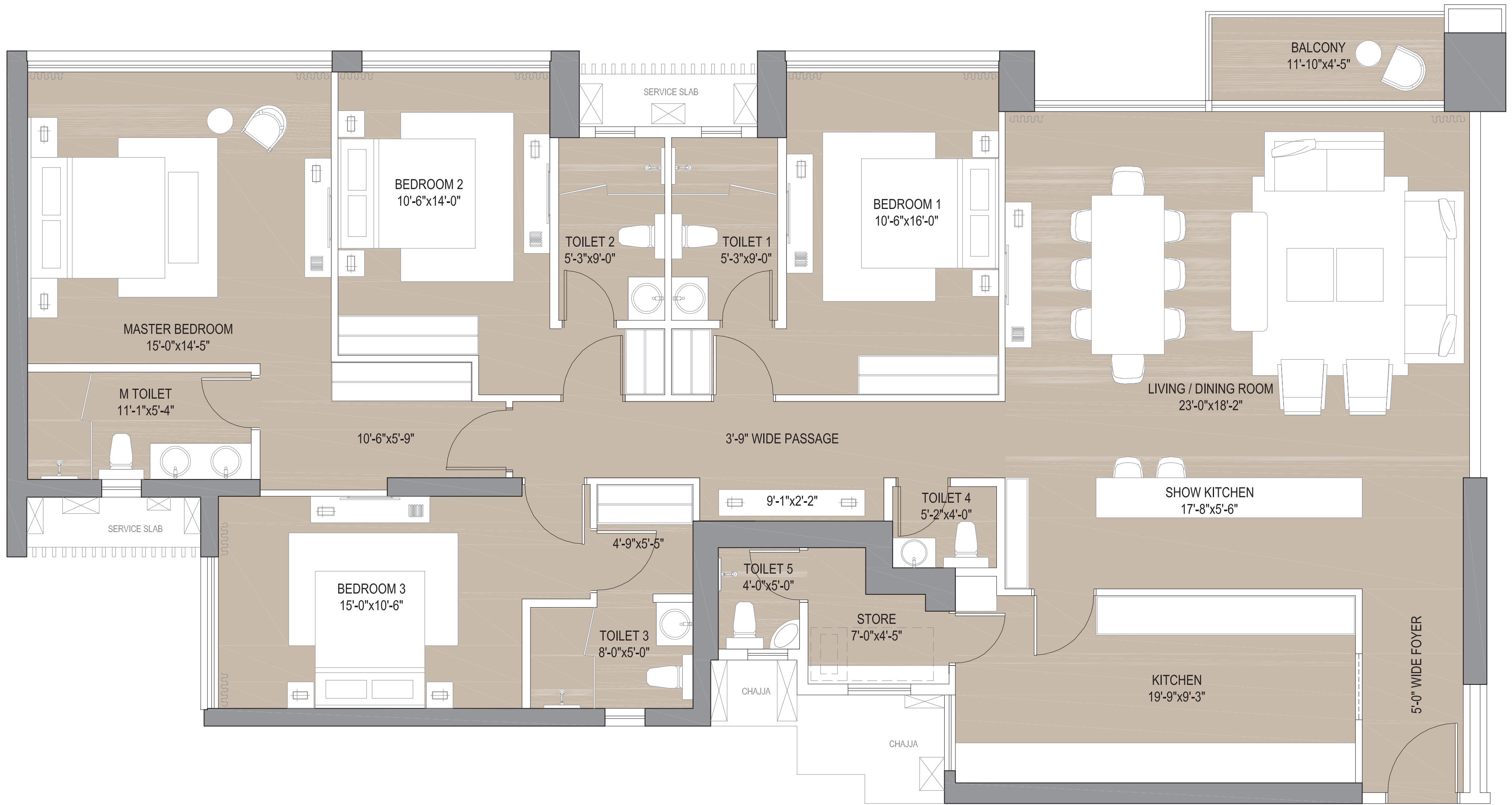
OPTIONAL ENTRY FOR KITCHEN  
CAN BE CREATED

TYPICAL APARTMENT PLAN 4 BHK ROYALE - ZONE 1 (FLOORS 2<sup>nd</sup> TO 22<sup>nd</sup>)

ENIGMA AT MULUND, MUMBAI

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OPTIONAL ENTRY FOR KITCHEN CAN BE CREATED

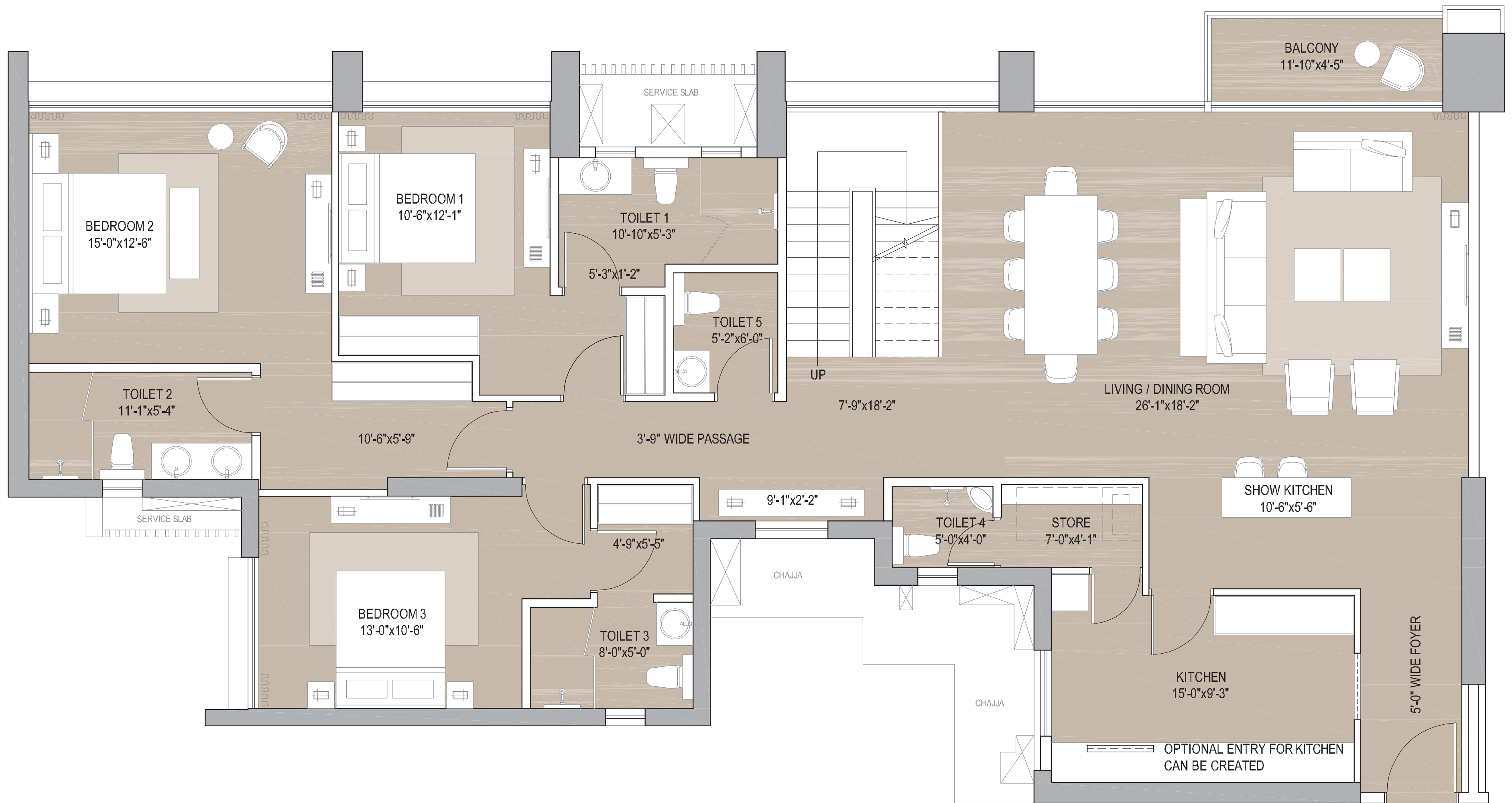
TYPICAL APARTMENT PLAN 4 BHK ROYALE - ZONE 2 (FLOORS 23<sup>rd</sup> and ABOVE)

ENIGMA AT MULUND, MUMBAI

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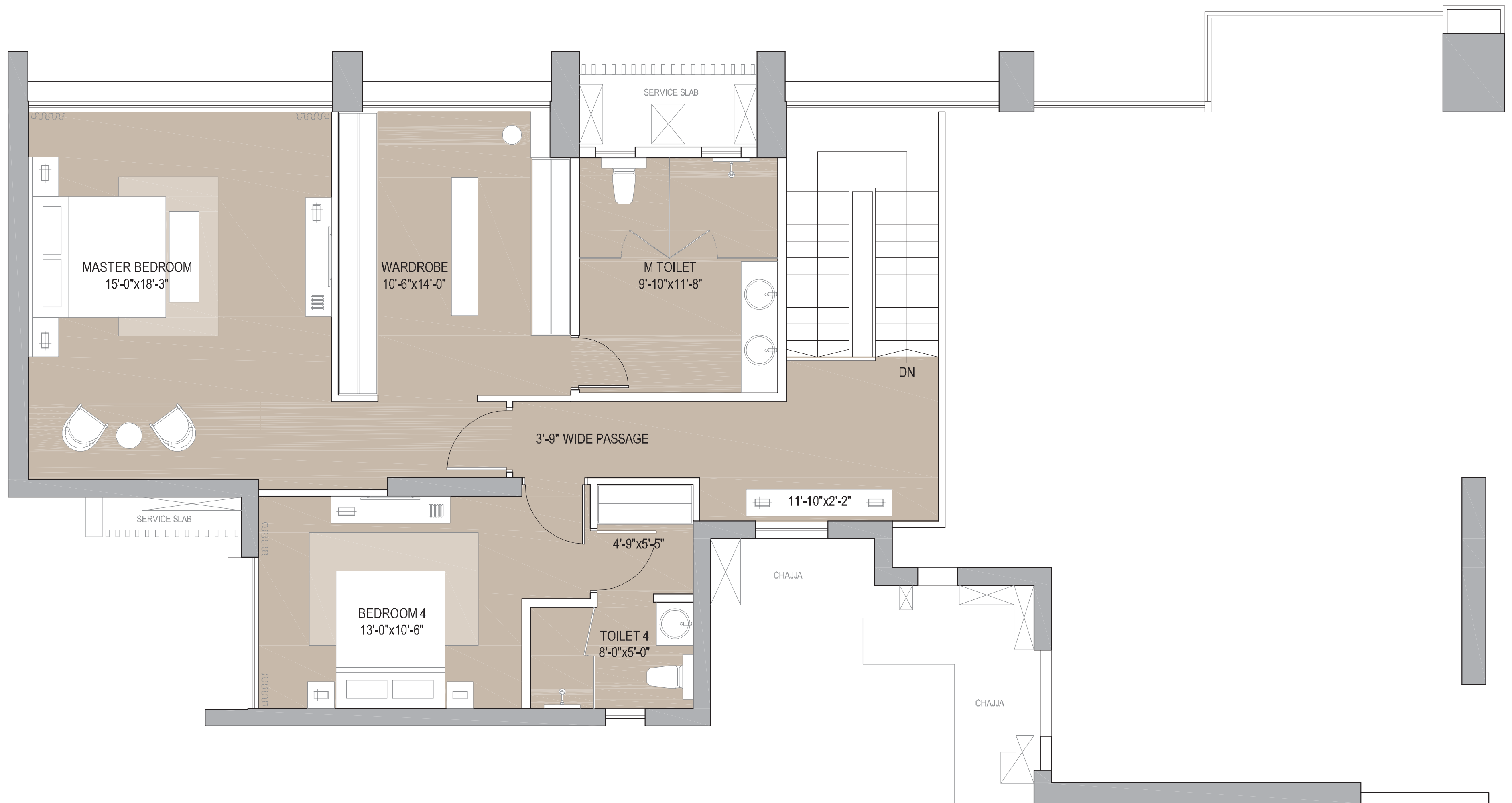


TYPICAL APARTMENT PLAN ROYALE DUPLEX LOWER LEVEL - ZONE 1

ENIGMA AT MULUND, MUMBAI

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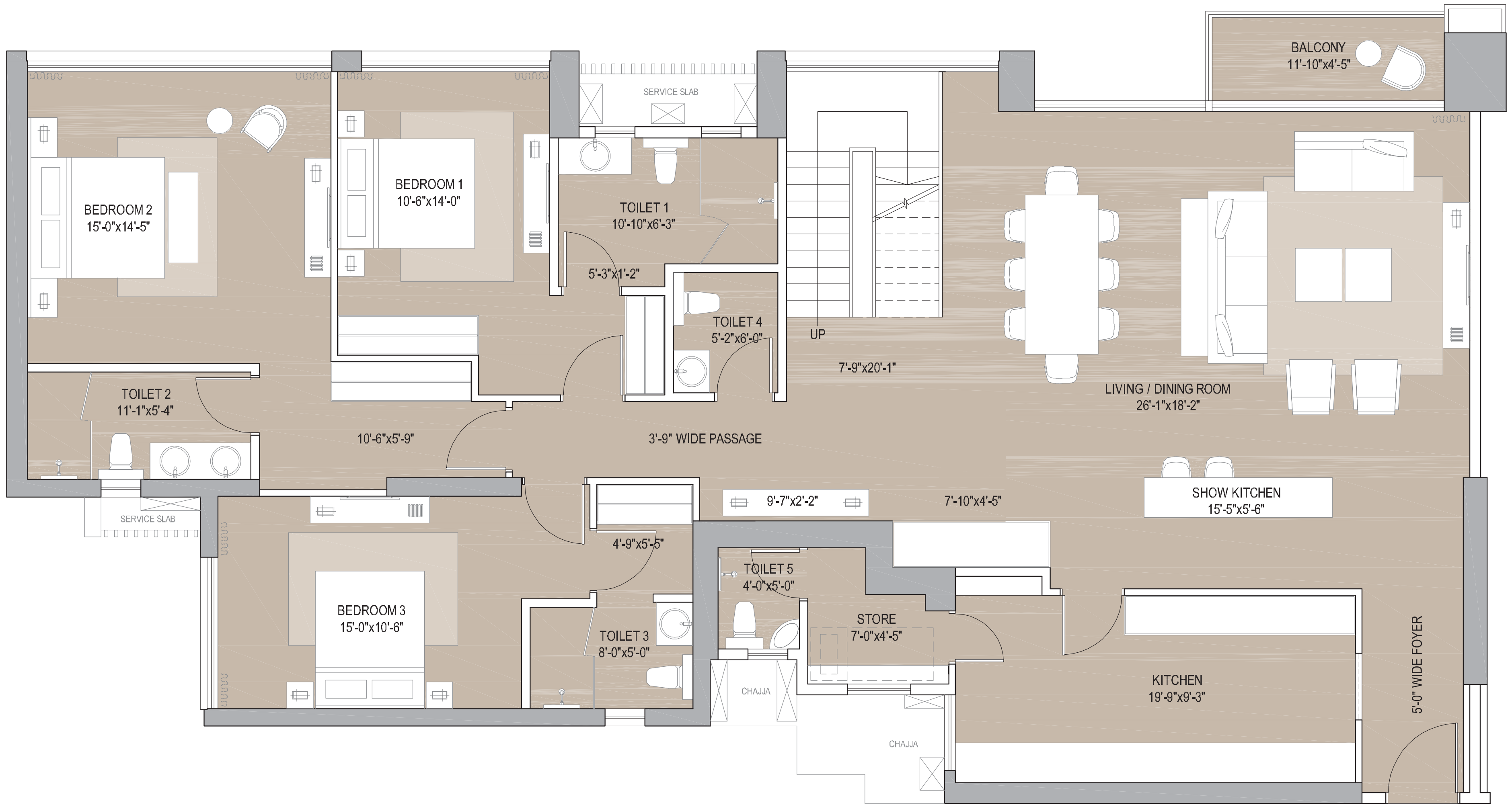


TYPICAL APARTMENT PLAN ROYALE DUPLEX UPPER LEVEL - ZONE 1

ENIGMA AT MULUND, MUMBAI

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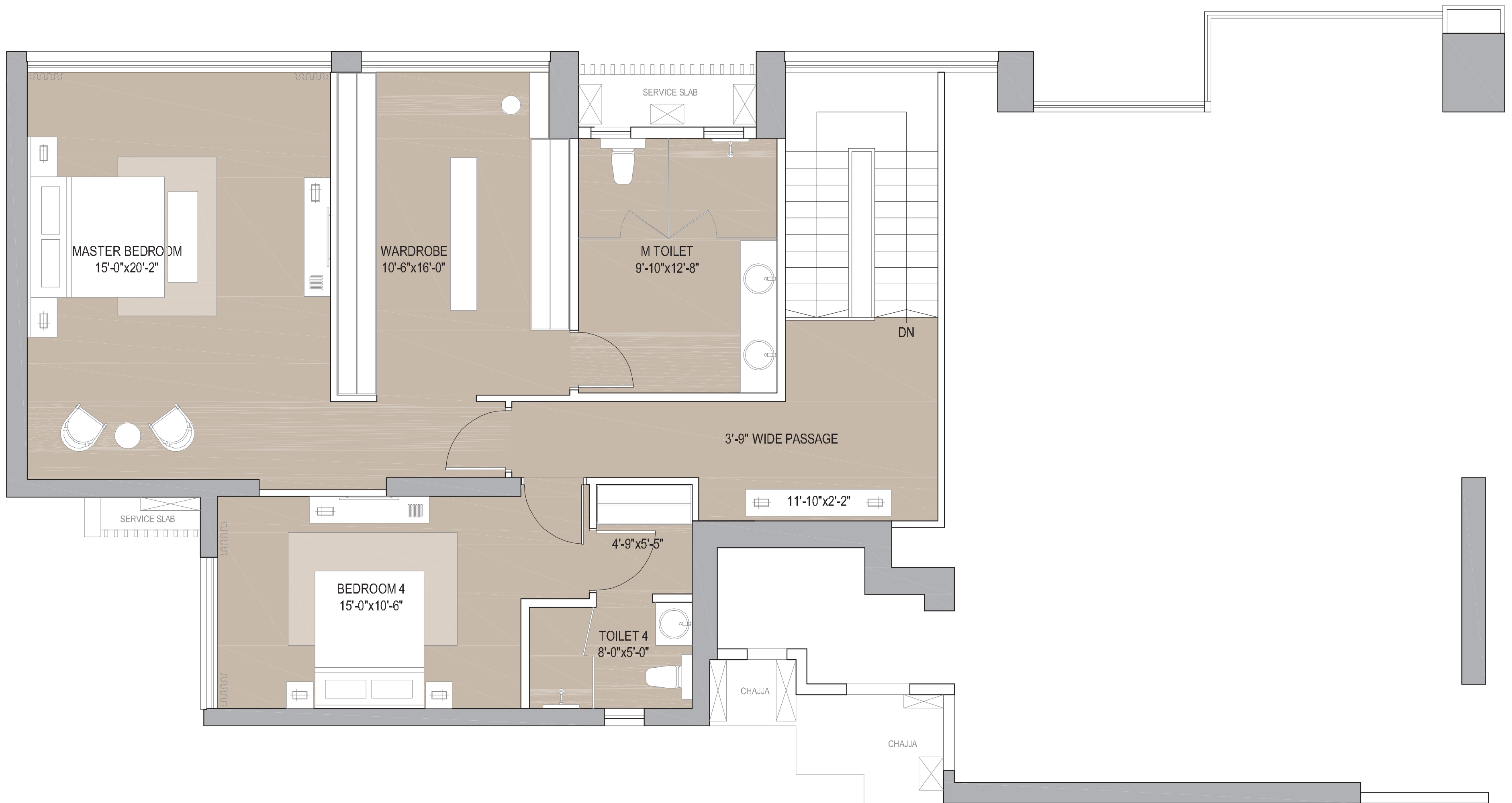
OPTIONAL ENTRY FOR KITCHEN  
CAN BE CREATED

TYPICAL APARTMENT PLAN ROYALE DUPLEX LOWER LEVEL - ZONE 2

ENIGMA AT MULUND, MUMBAI

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TYPICAL APARTMENT PLAN ROYALE DUPLEX UPPER LEVEL - ZONE 2

ENIGMA AT MULUND, MUMBAI

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The projects "Eternia Towers A to D" and "Enigma Towers A and B" are registered with MahaRERA vide registration numbers: P51800006141 and P51800002656 respectively, and are available on the website <https://maharera.mahaonline.gov.in> under the category registered projects.