

A PROJECT BY



THIS PROJECT IS FUNDED BY

TATA CAPITAL
HOUSING FINANCE LIMITED



ARTTEZA

OFF JUHU TARA ROAD,
SANTACRUZ

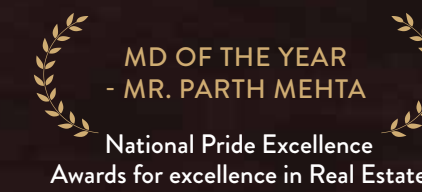
Disclaimer: The Plans, Specifications Images And Other Details Herein Are Only Indicative And The Developer/owner Reserve Their Rights To Change Any Or All Of These In The Interest Of The Development. This Printed Material Does Not Constitute An Offer And/or Contract Of Any Type Between The Developer/owner And The Recipient. The Purchases Lessee Of This Development Shall Be Governed By The Terms And Conditions Of The Agreement For Sale/lease Entered Into Between Parties And No Details Mentioned In This Printed Material Shall In Anyway Govern Such Transaction. All Images Are For Representational Purpose Only. With a laser-focused approach that hones in on strong project execution and quality construction, we strive to give homeowners a firm sense of belonging within the myriad shifting contradictions of the impossible-to-pin-down city of Mumbai.

MAHARERA REGISTRATION NO. P51800030554 ([HTTPS://MAHARERA.MAHAONLINE.GOV.IN](https://maharera.mahaonline.gov.in))



OUR LEGACY

With over 10 Residential Projects across Mumbai city within the past 5 years, Paradigm Realty offers award-winning homes with matchless aesthetics, quality and design.



A PROJECT BY



ABOUT US

Paradigm Realty brings years of credible experience, delivering cutting edge real-estate by employing global contemporary techniques, which ensure quality standards and timely delivery. We are known as the leading developer of "Quality Affordable Luxury" homes in the Western Suburbs of Mumbai. Our portfolio of properties include 4 completed projects, 2 nearing completion projects and 4 ongoing under-development projects across Mumbai city.

6+
YEARS OF
EXPERIENCE

250+
TEAM
MEMBERS

1.5
MILLION SQ.FT.
PROJECTS COMPLETED /
NEARING COMPLETION

3.0
MILLION SQ.FT.
UNDER
DEVELOPMENT

4.0
MILLION SQ.FT.
UPCOMING
DEVELOPMENT

1600+
HAPPY FAMILIES
HAVE FOUND
THEIR HOME



ABOUT SUN-VISION GROUP

A dominant star in our solar system, the sun's far reaching rays gives light to the farthest planets orbiting around it. Inspired and enlightened by this all powerful life source, we at Sunvision Group of Companies have built our solid foundation and laid out the path for a bright future.

- We nurture the principals of honesty and sincerity in all business practices
- Building an environment of openness and transparency for a productive work culture
- We reach out to every single customer for an enhanced service experience
- Keeping pace with the changing trends and methods to incorporate the latest in business and service
- Innovation that derives from passion is what sets our sight on leading with excellence

VISION

“Our vision is to be consistent in our efforts towards growth and strive to protect our reputation as a trustworthy real estate developer. Through our guiding ideology & adhering to core values, we are set to diversify into related sectors and achieve a prominent position in the industry.

OUR STRENGTHS

In the last 2 decades we have formed a team of highly competent and motivated people with the right skill sets. The passion to achieve excellence and a high degree of professionalism are the core values by which every person contributes significantly to every task.

We are proud of the growth and expansion we have achieved by investing in our strengths, relationships and never compromising on our values.

We are now poised to surge ahead by undertaking many large projects simultaneously and also diversifying into related sectors.



ABOUT GRANTH REALTY

REAL ESTATE FOR A REAL WORLD

Castles in the air are pointless. Here at Granth Realty, we believe in real estate rooted in solid foundations of thoughtfulness, commitment, integrity and community. We are on a constant quest to enrich the relationship between the spaces we create and the lives lived within them. Crafting a true sense of 'home', where luxury and practicality live side-by-side, and every square inch is carefully deliberated.

We abide by unflinching standards of quality, integrity, value, innovation and service, backed by 15 years of learnings garnered about the real estate industry and about what consumers need and want. With a laser-focused approach that hones in on strong project execution and quality construction, we strive to give homeowners a firm sense of belonging within the myriad shifting contradictions of the impossible-to-pin-down city of Mumbai.

VISION

To redefine the landscape of the city's real estate and build a legacy of trust, thoughtfulness and tenacity.

MISSION

To craft properties where luxury has a purpose, where design enhances living, and where space is thoughtful. To combine the idea of construction with the idea of community, creating a symbiotic ecosystem that respects and accommodates all stakeholders in an environment that melds ambition with consideration.

VALUES

BUILDING EXCELLENCE

Raising the bar of quality for ourselves and the industry through focused thoughtfulness

BUILDING TRUST

Operating with the utmost integrity and transparency in all our dealings.

BUILDING COMMUNITIES

Creating symbiotic environments of mutual care, respect and success, within the organisation and for our customers.

BUILDING PROMISES

Delivering on the timelines, quality and processes we promise



THE ART OF
PRESTIGE

THE PRIDE OF BELONGING
TO MUMBAI'S MOST ASPIRING
NEIGHBOURHOOD - JUHU

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THE ART OF
SOCIALIZING

COMMUNITY LIVING
THAT BEGETS YOU
AN EXTENDED FAMILY

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THE ART OF
CONVENIENCE

THE JOY OF BEING CLOSE TO
EVERYTHING AND CONNECTED
TO EVERYWHERE

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THE ART OF
FREEDOM

THE REASSURANCE OF
YOUR FAMILY'S COMPLETE
SAFETY & SECURITY

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THE ART OF
HIGH LIFE

CURATED INDULGENCES
THAT MAKE YOU FEEL
TOP OF THE WORLD



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THE ART OF
LIFE
AT THE HEART OF MUMBAI

A GATED LUXURY COMMUNITY
THAT UNRAVELS THE ART OF LIVING,
LOCATED IN MUMBAI'S
MOST ASPIRATIONAL ADDRESS
JUHU-SANTACRUZ.



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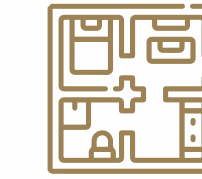
PROJECT HIGHLIGHTS



Gated Community
at Juhu-Santacruz



Two 9 Storey Towers
of 2 wings each



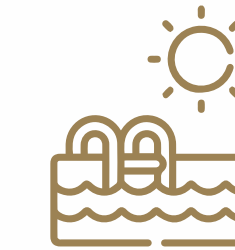
2 BHK, 3 BHK
& 4 BHK Residences



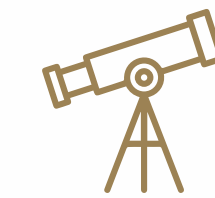
East-West facing
vastu compliant Apartments



Opulent Features
& Brand Experiences



Thoughtfully Designed
30+ Lifestyle Amenities




Exclusive
Sky-life Indulgences



THE ART OF PRESTIGE







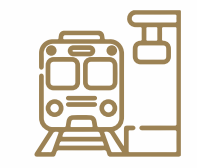


OFF JUHU TARA ROAD, SANTACRUZ -
THE ADDRESS OF SUCCESS.

THE MOST SOUGHT AFTER ADDRESS OF MUMBAI

- In a city where living close to the sea is the ultimate measure of success.
 - With its beautiful beach is one of the marquee residential addresses of Mumbai.
 - Home to Bollywood's top league superstars, sports celebrities and businessmen.
 - Centrally located and well connected to all parts of Mumbai.
 - A well heeled neighbourhood with luxury hotels, iconic fine dining.
 - Prestigious educational institutes and world-class healthcare.
 - The suburb of Juhu-Santacruz provides everything you need to live a complete life.
- 



CLOSE, CONNECTED & CONVENIENT.

- | | | | | |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| 
Mithibai College
10 Min | 
Nanavati Hospital
10 Min | 
Surya Hospital
5 Min | 
Western Exp Highway
8 Min | 
Milan Subway
6 Min |
| 
Domestic Airport
12 Min | 
Santacruz Railway Station
10 Min | 
Proposed Metro Station
5 Min | 
Juhu Beach
10 Min | |





THE ART OF INTEGRATED LIVING

ADVANTAGES OF LIVING IN
A GATED COMMUNITY

PERKS OF LIVING IN A GATED COMMUNITY



Neighbourhood
of like-minded people



Safe & Secured
habitat



Vibrant Community
Living Experience



Integrated
Lifestyle



ARTEZA





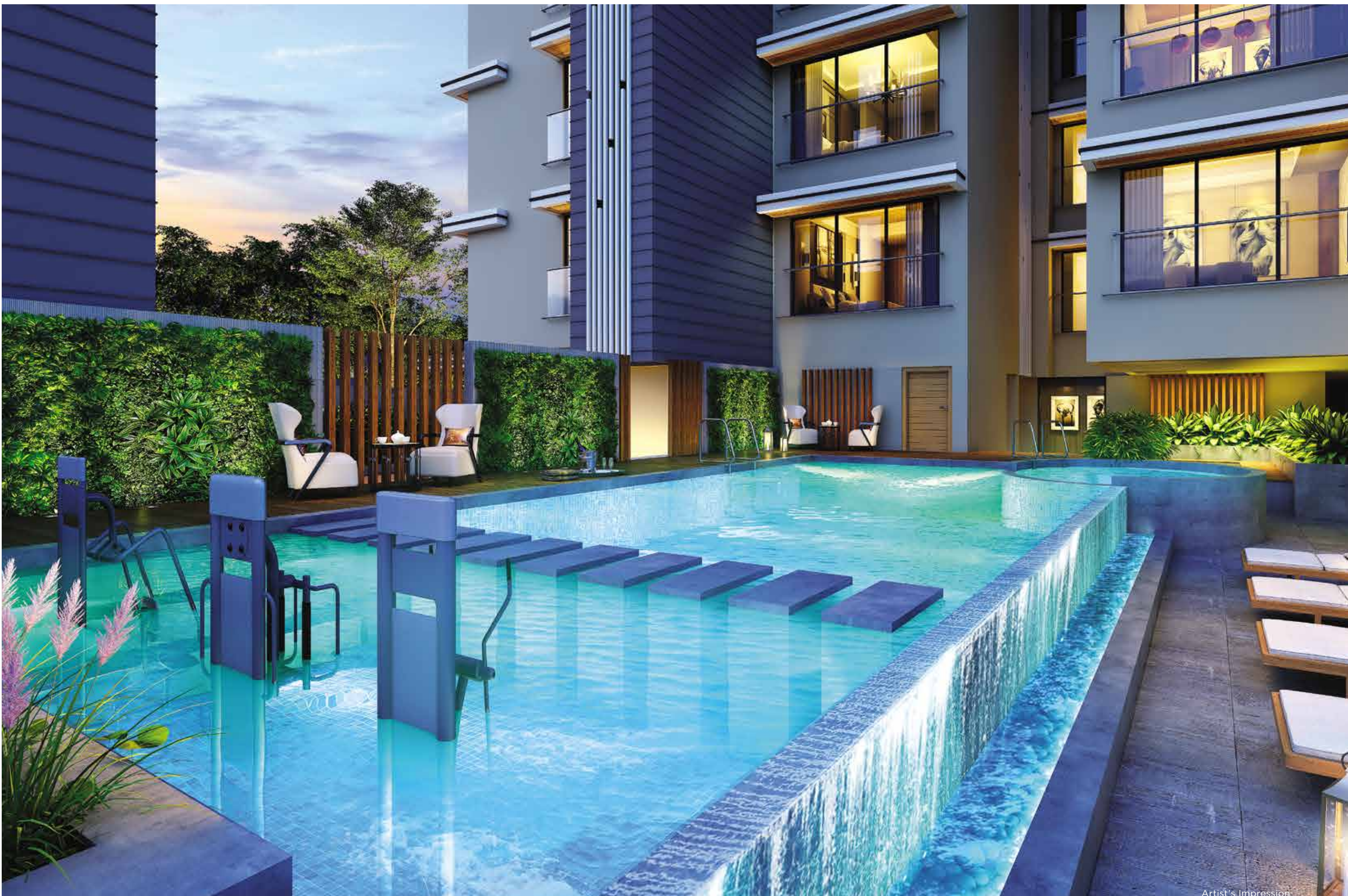
THE ART OF
BALANCED LIVING

LIFESTYLE AMENITIES

LIFESTYLE AMENITIES AT GROUND FLOOR

1. Entry Exit & Lobby
2. Driveway
3. Entrance lobby
4. Fitness center
5. Business center & Library
6. Seating deck
7. Society office
8. Banquet / Multipurpose hall
9. Aesthetic plaza
10. Stepped seating (15 persons)
11. Raised pool deck
12. Mini Theatre
13. Main pool
14. Floating steps
15. Aqua gym
16. Juice bar counter
17. Pool lounge
18. Jacuzzi seat
19. Kids pool
20. Multiplay area
21. Basket ball hoop wall
22. Seating deck
23. Kids play area
24. Creche
25. Cafeteria
26. Semi green plaza





Expansive Pool with Aqua Gym & Changing Rooms for Men & Women



Indoor Multipurpose Court



Business Centre with Library

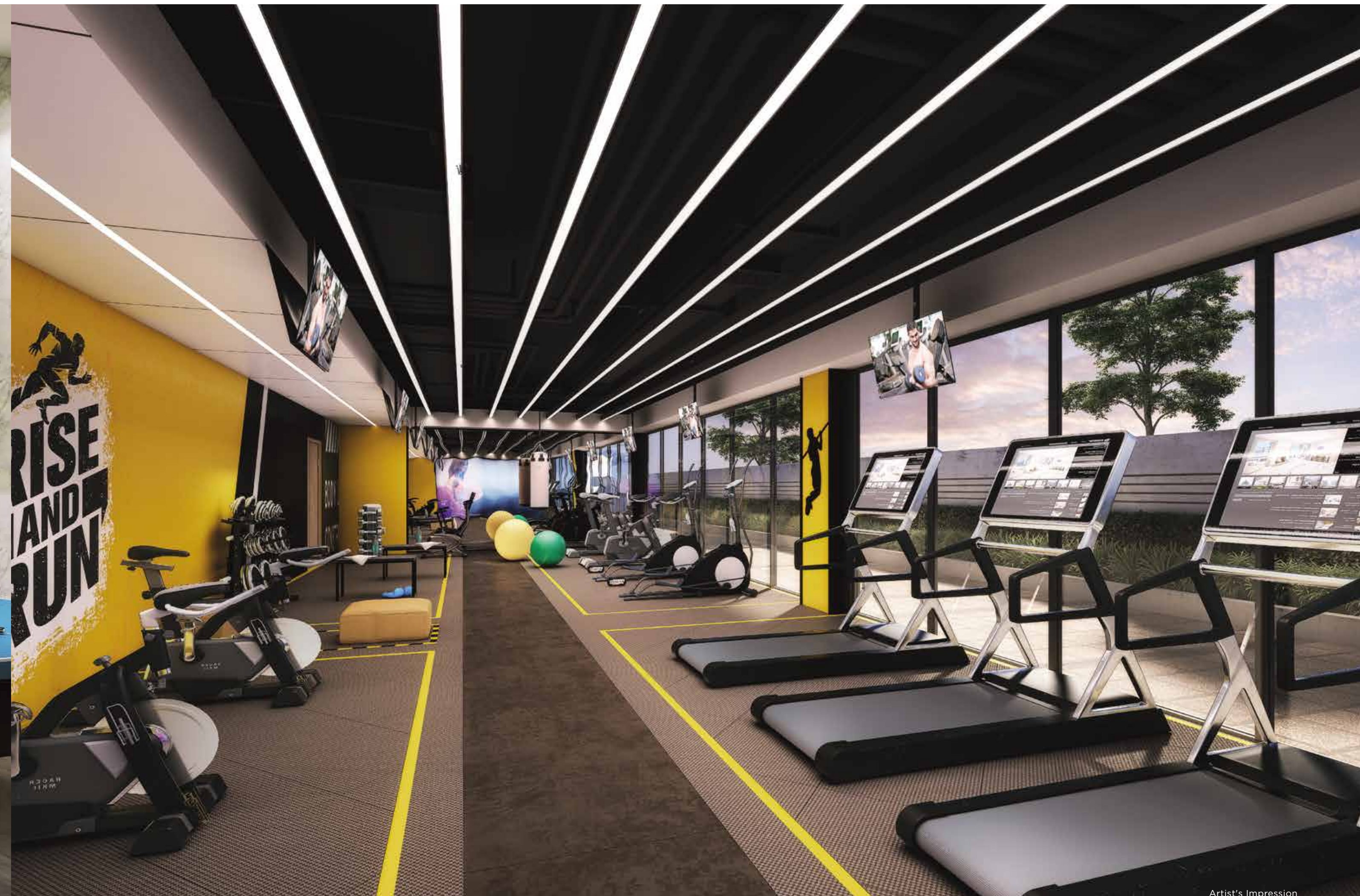


High-Tech Mini Theatre



Artist's Impression

21 Ball Snooker Along with Exclusive Table Tennis Table



Artist's Impression

Well-equipped Gymnasium



Artist's Impression

Exclusive Creche for Children



Artist's Impression

Community Banquet Hall Opening to a Party Lawn

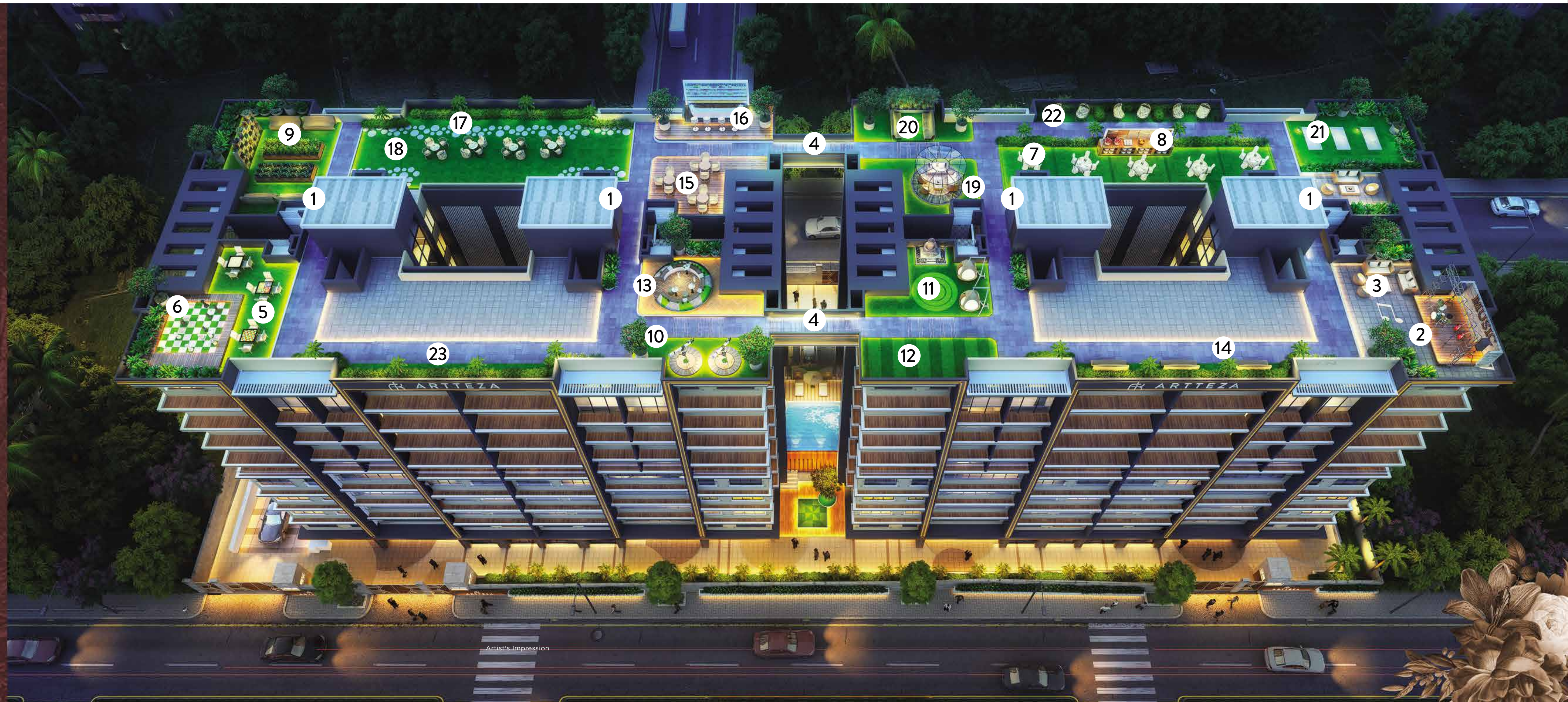


THE ART OF
HIGH LIVING

ROOF-TOP AMENITIES

SKY-LIFE INDULGENCES AT THE TOP FLOOR

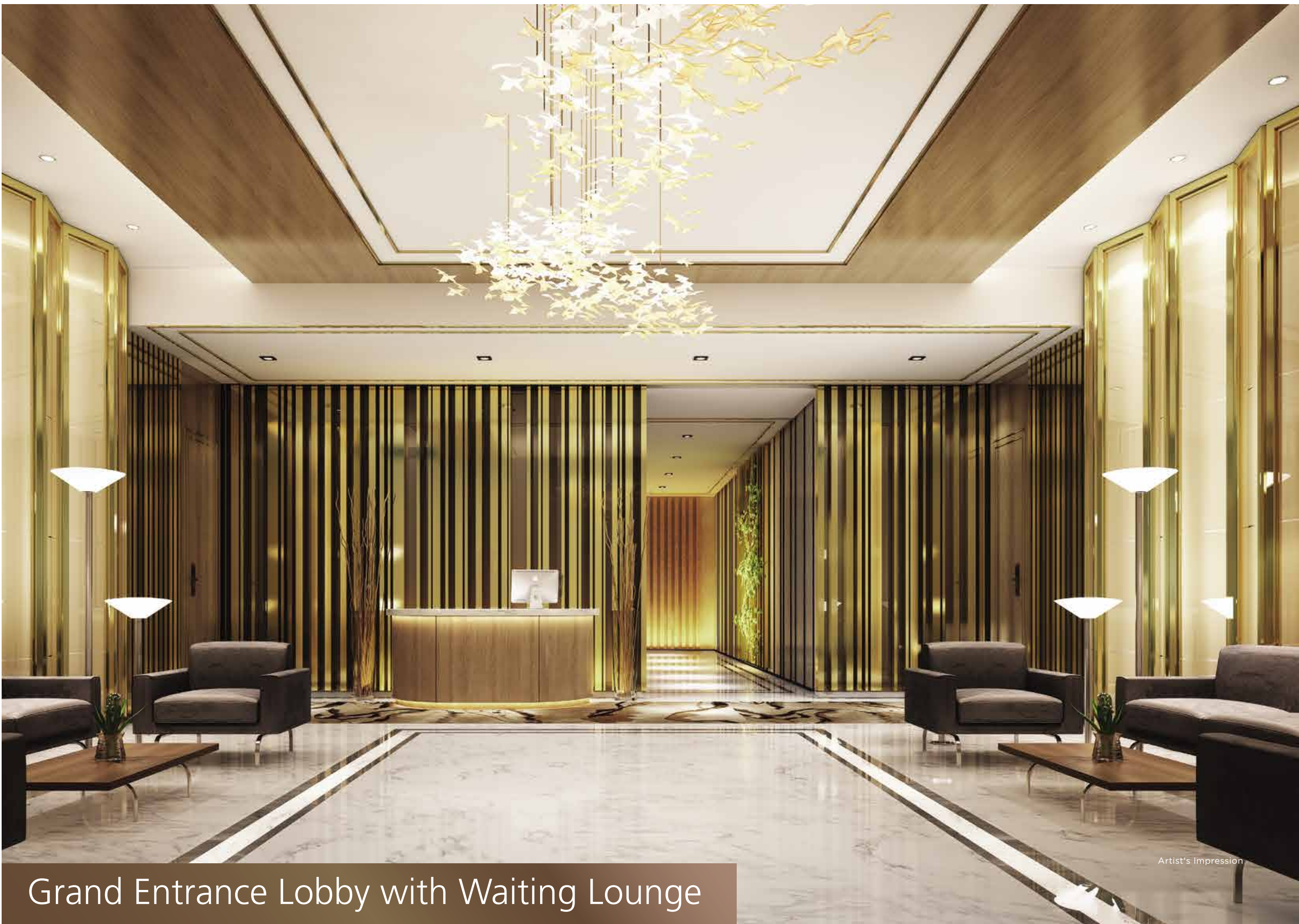
1. Entry exit
2. Music deck
3. Lounge
4. Sky walk
5. Games lounge
6. Live chess
7. Outdoor dining
8. Service counter
9. Leisure lawn & organic herbal garden
10. Star gazing area
11. Meditation deck
12. Stretching lawn
13. Reading deck
14. Seating cove
15. BBQ deck
16. Bar seating
17. Stepping stone path
18. Party lawn
19. Sky deck
20. Senior citizen corner
21. Yoga deck
22. Swing deck
23. Green cove





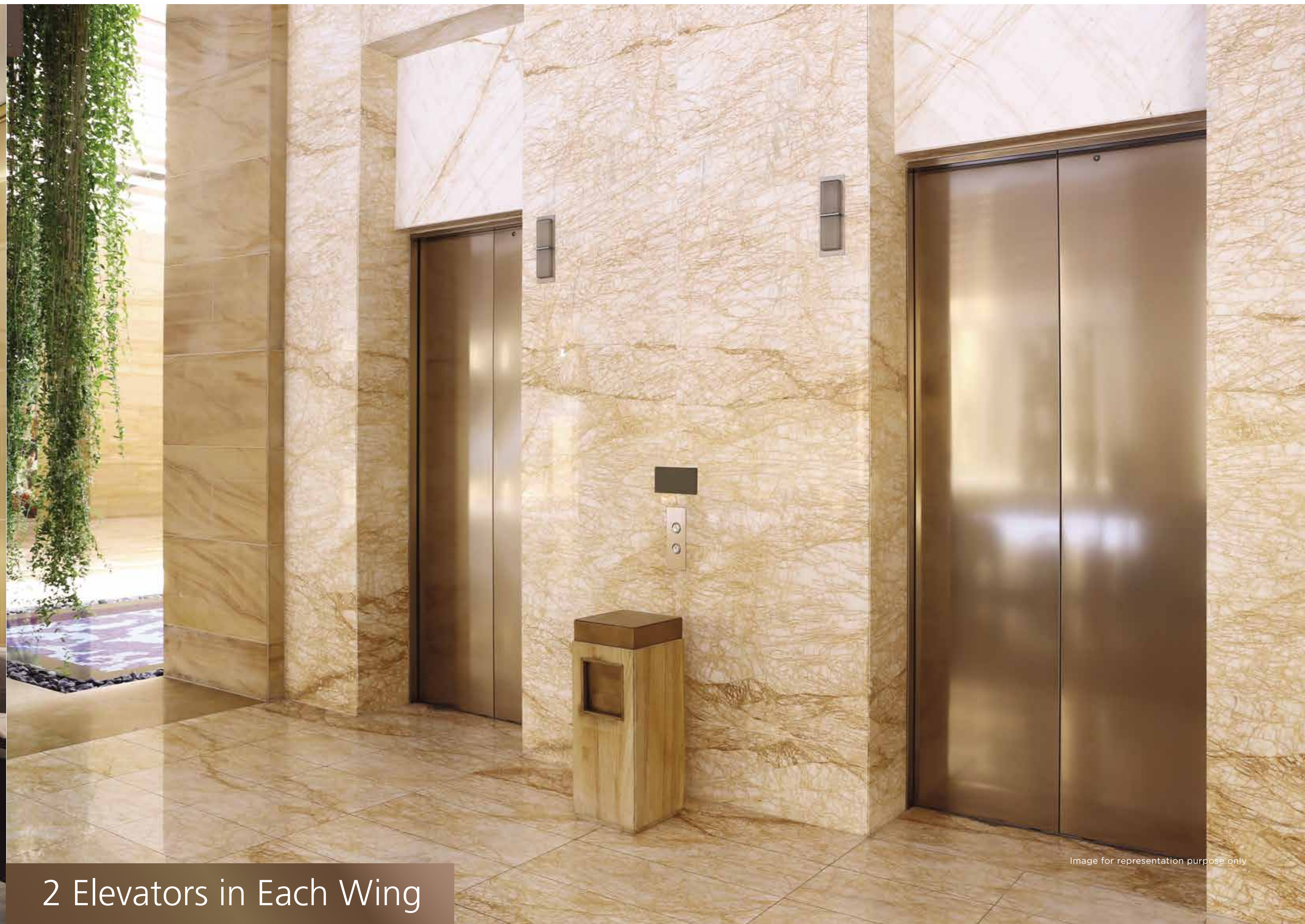
THE ART OF
ELEGANT LIVING

TOWER FEATURES



Grand Entrance Lobby with Waiting Lounge

Artist's Impression



2 Elevators in Each Wing

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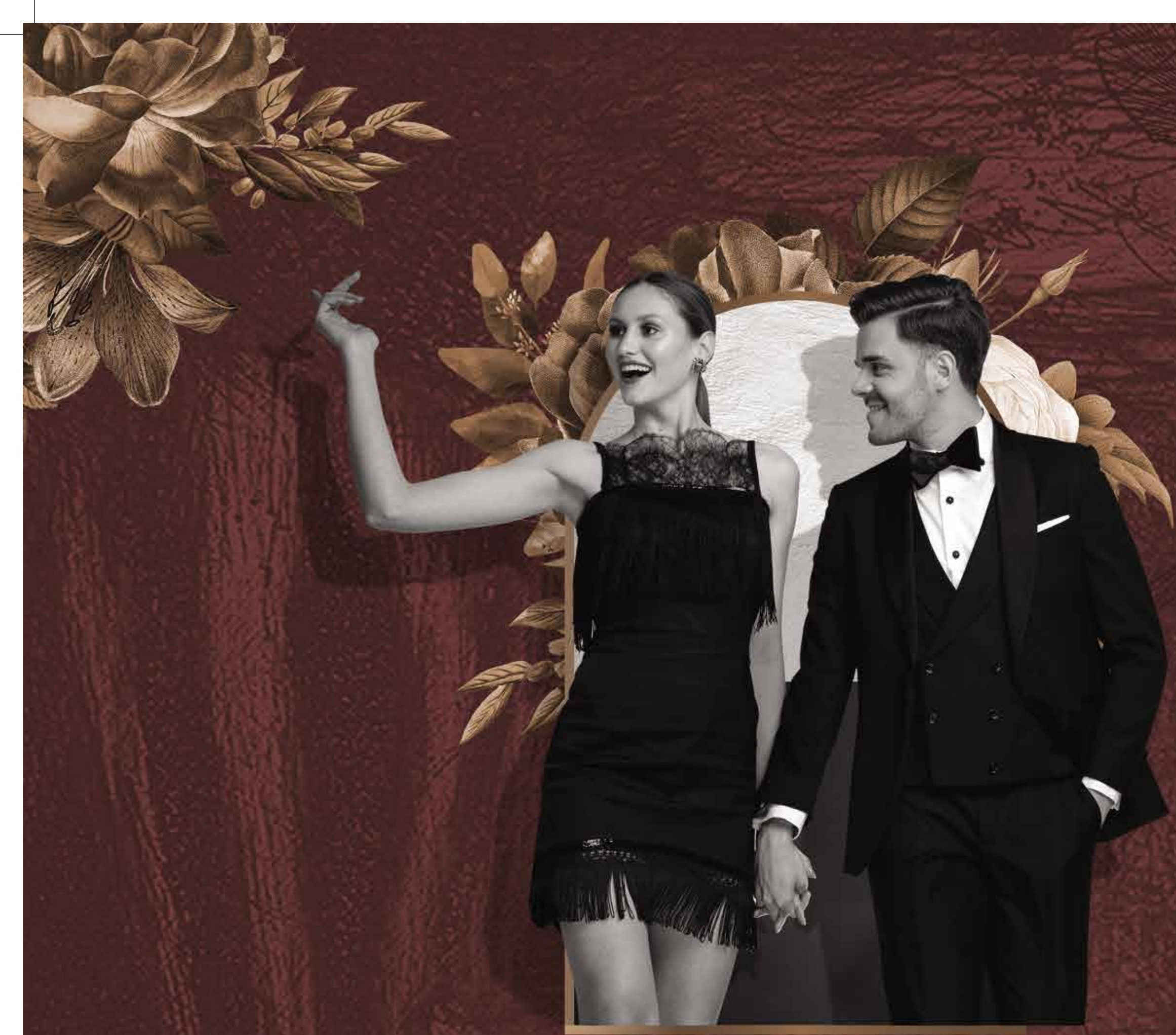
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4 Tier Security with CCTV Surveillance



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3 Level Parking with Dedicated Charging Spaces for Electric Cars



THE ART OF
RICH LIVING

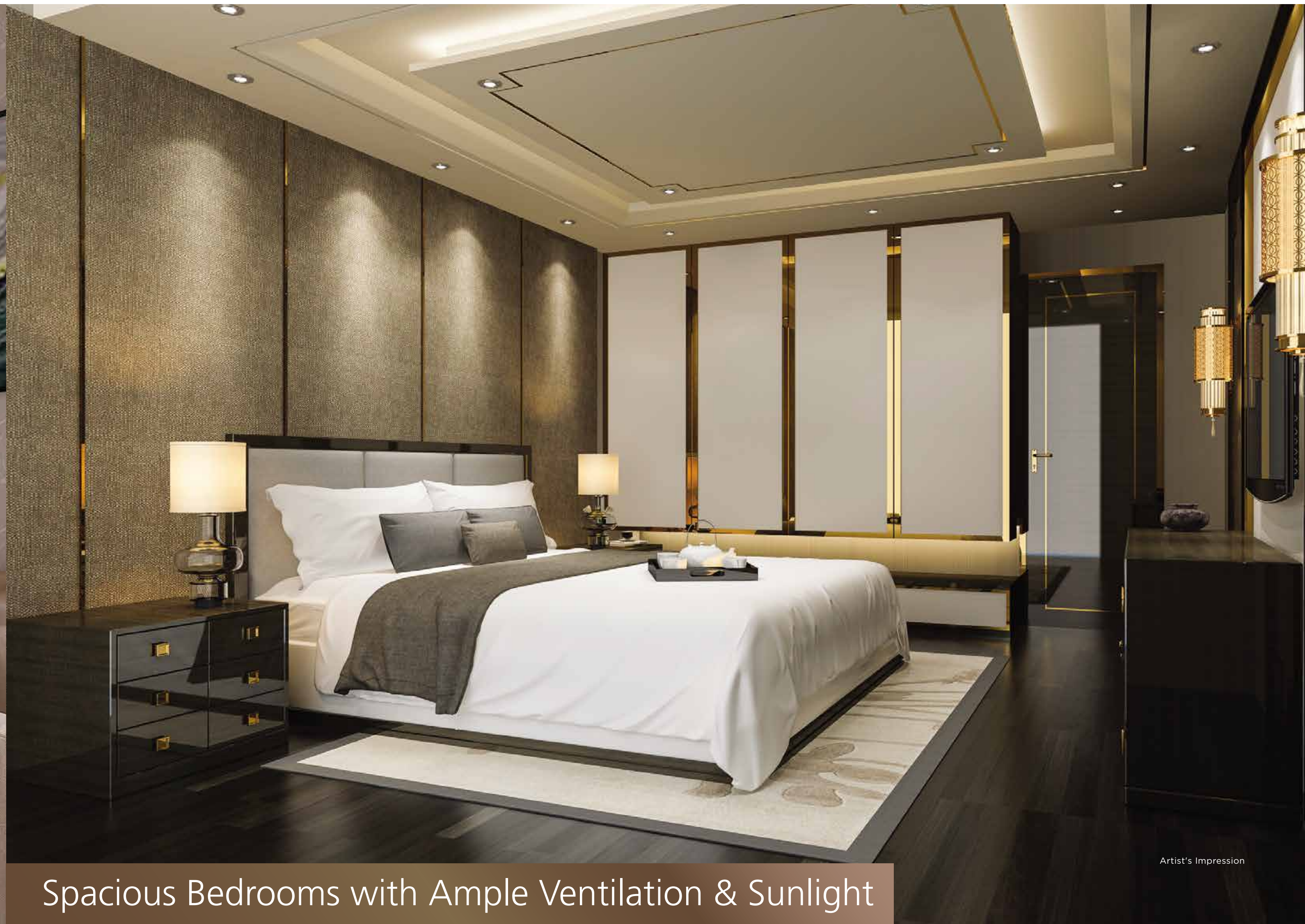
LUXURIOUS 2,3&4 BHK HOMES





Artist's Impression

East-west Facing Vaastu Compliant Homes



Artist's Impression

Spacious Bedrooms with Ample Ventilation & Sunlight



Artist's Impression

Modular Kitchen with Ample Storage



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Well Appointed Bathrooms



FLOOR PLANS

UNITS WITH SIZES



TYPICAL FLOOR PLAN

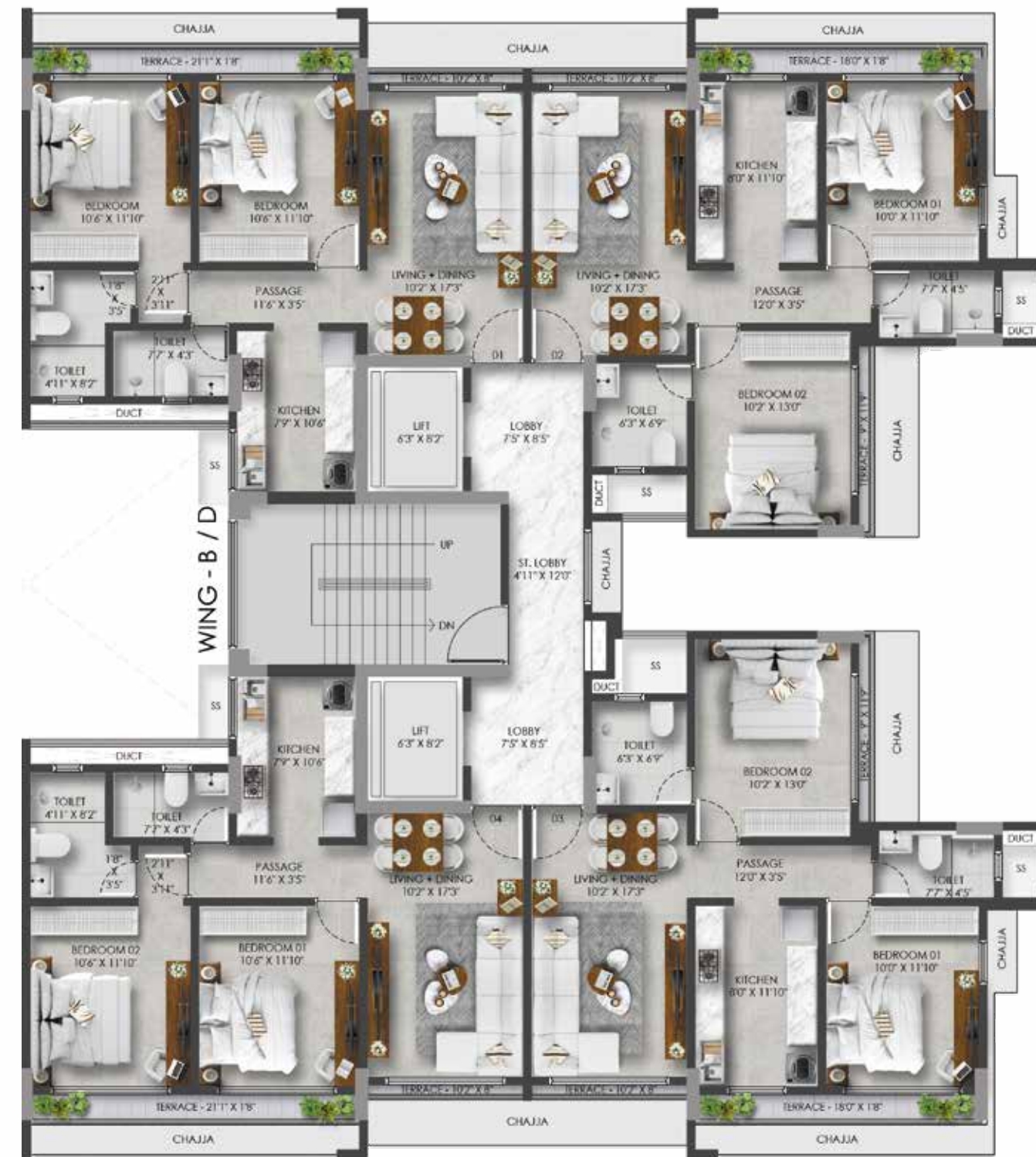
WING A/C 5TH FLOOR



UNIT 1 & 4	
RERA CARPET AREA	689 sq.ft.
TERRACE AREA	45 sq.ft.

UNIT 2 & 3	
RERA CARPET AREA	686 sq.ft.
TERRACE AREA	41 sq.ft.

WING B/D 5TH FLOOR



UNIT 1 & 4	
RERA CARPET AREA	689 sq.ft.
TERRACE AREA	41 sq.ft.

UNIT 2 & 3	
RERA CARPET AREA	689 sq.ft.
TERRACE AREA	45 sq.ft.

TYPICAL FLOOR PLAN

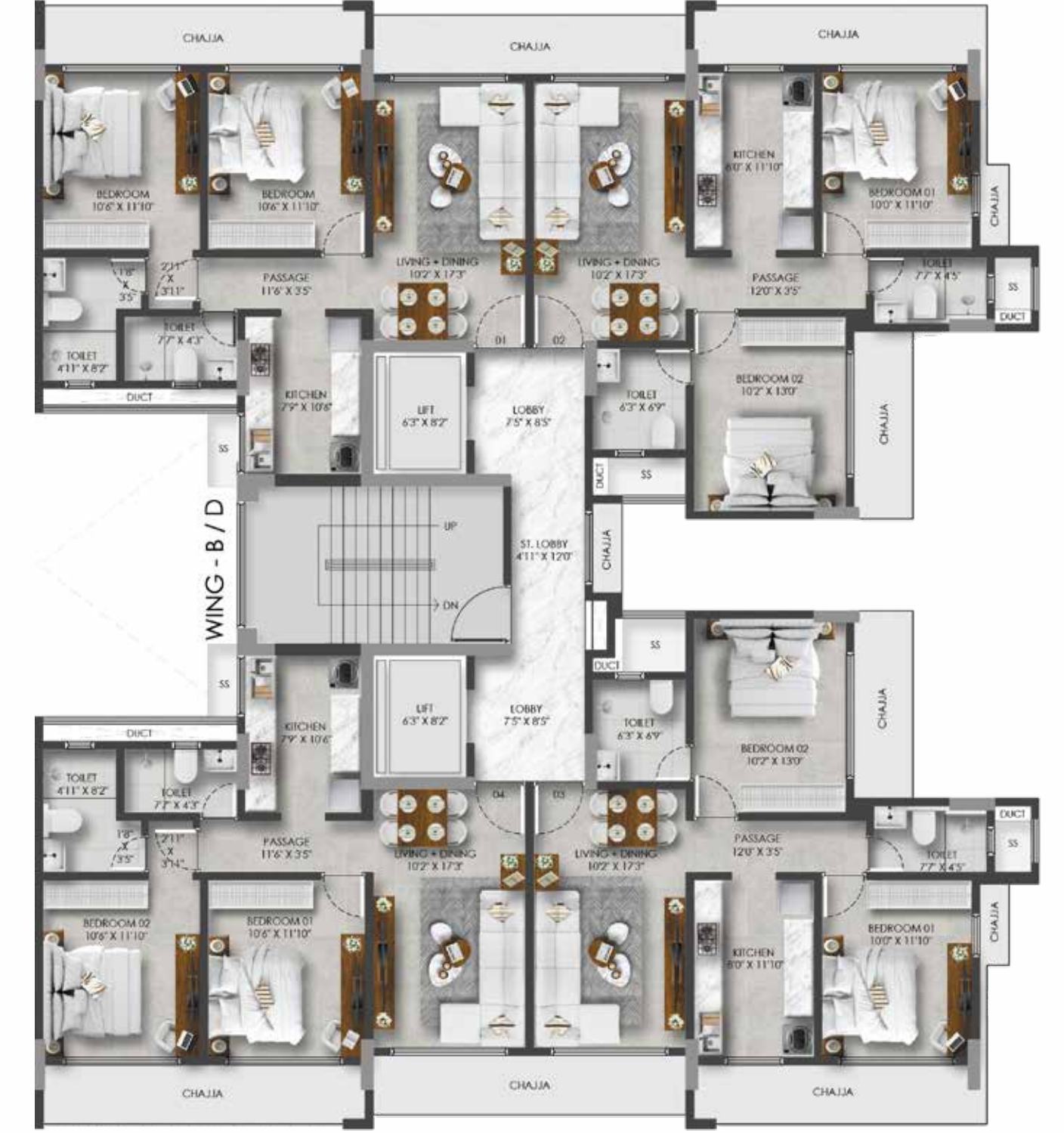
WING A/C 6-9TH FLOOR



UNIT 1 & 4	
RERA CARPET AREA	676 sq.ft.

UNIT 2 & 3	
RERA CARPET AREA	674 sq.ft.

WING B/D 6-9TH FLOOR



UNIT 1 & 4	
RERA CARPET AREA	674 sq.ft.

UNIT 2 & 3	
RERA CARPET AREA	676 sq.ft.

TYPICAL UNIT PLAN

2 BHK | WING A/C - UNIT 1 & 4
WING B/D - UNIT 2 & 3



2 BHK (RERA: 676 SQ.FT)	
Living + Dinning	10'2" x 17'3"
Kitchen	8'0" x 11'10"
Passage	12'0" x 3'5"
Bedroom 01	10'0" x 11'10"
C. Toilet	7'7" x 4'5"
Bedroom 02	10'2" x 13'0"
A.Toilet	6'3" x 6'9"

KEY PLAN



2 BHK WITH TERRACE

WING A/C - UNIT 1 & 4
WING B/D - UNIT 2 & 3



2 BHK WITH TERRACE PLAN (RERA: 689+ 45 SQ.FT)	
Living + Dinning	10'2" x 17'3"
Terrace	10'2" x 8"
Kitchen	8'0" x 11'10"
Passage	12'0" x 3'5"
Bedroom 01	10'0" x 11'10"
Terrace	18'0" x 1'8"
C.Toilet	7'7" x 4'5"
Bedroom 02	10'2" x 13'0"
A.Toilet	6'3" x 6'9"

KEY PLAN



TYPICAL UNIT PLAN

2 BHK | WING A/C - UNIT 2 & 3
WING B/D - UNIT 1 & 4



2 BHK (RERA: 674 SQ.FT)	
Living + Dinning	10'2" x 17'3"
Kitchen	7'9" x 10'6"
Passage	11'6" x 3'6"
Bedroom 01	10'6" x 11'10"
C. Toilet	7'7" x 4'3"
Bedroom 02	10'6" x 11'10"
A.Toilet	2'11" x 3'11"
	4'11" x 8'2"
	18" x 3'5"

KEY PLAN



2 BHK WITH TERRACE

WING A/C - UNIT 2 & 3
WING B/D - UNIT 1 & 4



2 BHK WITH TERRACE PLAN (RERA: 686+ 45 SQ.FT)	
Living + Dinning	10'2" x 17'3"
Terrace	10'2" x 8"
Kitchen	7'9" x 10'6"
Passage	11'6" x 3'6"
Bedroom 01	10'6" x 11'10"
Terrace	2'11" x 1'8"
C.Toilet	7'7" x 4'3"
Bedroom 02	10'6" x 11'10"
A.Toilet	2'11" x 3'11"
	4'11" x 8'2"
	18" x 3'5"

KEY PLAN



TYPICAL COMBINED FLAT

3 BHK | WING A/B - UNIT 1 & 2 / 3 & 4
WING C/D - UNIT 1 & 2 / 3 & 4



3 BHK PLAN (RERA: 1356 SQ.FT)			
Living + Dinning	23'9" x 17'3"	Bedroom 02	18'6" x 11'10"
Passage	5'7" x 3'5"	Walk-in-wardrobe	7'7" x 8'2"
Kitchen	7'9" x 10'5"	Toilet	4'11" x 8'2"
Bedroom 01	18'6" x 11'10"	Bedroom 03	10'2" x 13'0"
Toilet	7'7" x 4'5"	A.Toilet	6'3" x 6'9"
Dresser	8'0" x 3'5"	Passage	3'5" x 3'5"

TYPICAL COMBINED FLAT

3 BHK | WING A/B - UNIT 1 & 2 / 3 & 4
WING C/D - UNIT 1 & 2 / 3 & 4



3 BHK PLAN WITH SERVANT ROOM (RERA: 1356 SQ.FT)			
Living + Dinning	20'10" x 15'2"	Private Study	10'8" x 6'5"
	14'1" x 2'1"	Walk-in-wardrobe	7'9" x 5'1"
Passage	8'6" x 3'5"	Toilet	7'7" x 8'2"
Kitchen	7'9" x 10'6"	Toilet	4'11" x 8'2"
Bedroom 01	18'6" x 11'10"	Bedroom 03	10'2" x 13'0"
Toilet	7'7" x 4'5"	Passage	3'5" x 3'5"
Dresser	8'0" x 3'5"	Servant's Room	6'3" x 5'9"
Bedroom 02	10'6" x 11'10"	Servant's Toilet	6'3" x 3'0"
Passage	2'7" x 5'5"		

TYPICAL COMBINED FLAT

4 BHK | WING A/B - UNIT 1 & 2 / 3 & 4
WING C/D - UNIT 1 & 2 / 3 & 4



4 BHK PLAN (RERA: 1356 SQ.FT)			
Living + Dinning	20'10" x 17'3"	Bedroom 03	10'6" x 11'10"
Passage	11'6" x 3'5"	Toilet	2'11" x 3'11"
Kitchen	7'9" x 10'6"	Toilet	4'11" x 8'2"
Bedroom 01	18'6" x 11'10"	Passage	1'8" x 3'5"
Toilet	7'7" x 4'5"	Bedroom 04	3'5" x 3'5"
Dresser	8'0" x 3'5"	Toilet	10'2" x 13'0"
Bedroom02	10'6" x 11'10"	Toilet	6'3" x 6'9"
Toilet	7'7" x 4'3"		

