

*The next time you need more space,  
don't leave home.*



**Nirmal Lifestyle**

INNOVATING...CREATING...TRANSFORMING



***Presenting Centre Court  
at the US Open Apartments.***

***4 and 5 BHK fully furnished  
designer homes and duplexes***



Nirmal Lifestyle, in association with the US Open, is proud to bring the first-of-its-kind Centre Court Apartments, for you and your kids. Live a life full of luxury, at our 4 & 5 BHK fully furnished apartments.

***Prepare to experience  
space like never before.***

What's more, when your apartment comes ready with space-efficient furnishings, you'll certainly find more space for everything else.







**Exclusive Interiors** | Imported marble in living / dining and passage | Imported laminated wooden flooring in all bedrooms | Air-conditioned apartments | Video door phone | Internet and television cable point in living room and bedrooms | Top quality imported furniture | Earthquake resistant structure | 100% power back up for common areas and elevators | Anodized windows | Imported bath fittings with imported shower panels | Concealed copper wiring with modular switches | Full french windows in all rooms | Patio / sun deck in all apartments | Air-conditioned central lobby | Provision for Internet, WiFi | Plastic paint finish on walls | Utility area | Servants room



*Is space a luxury?  
Or luxury a space?*



**Our Luxuria and Premia Duplex Apartments include:**  
Indoor Splash Pool | Private Theatre Room  
Personal Gymnasium Room | Sun Deck





*One of india's first fitness centre and jogging track on the 46th floor*



The US Open Apartments pampers you with a state-of-the-art fitness centre on the rooftop. If you ever wished you could lead an active life, consider all your wishes granted.

- Jogging Track
- Hi-tech Gymnasium
- Spa



*How often have you Y yearned for a home with T the best sporting facilities?*



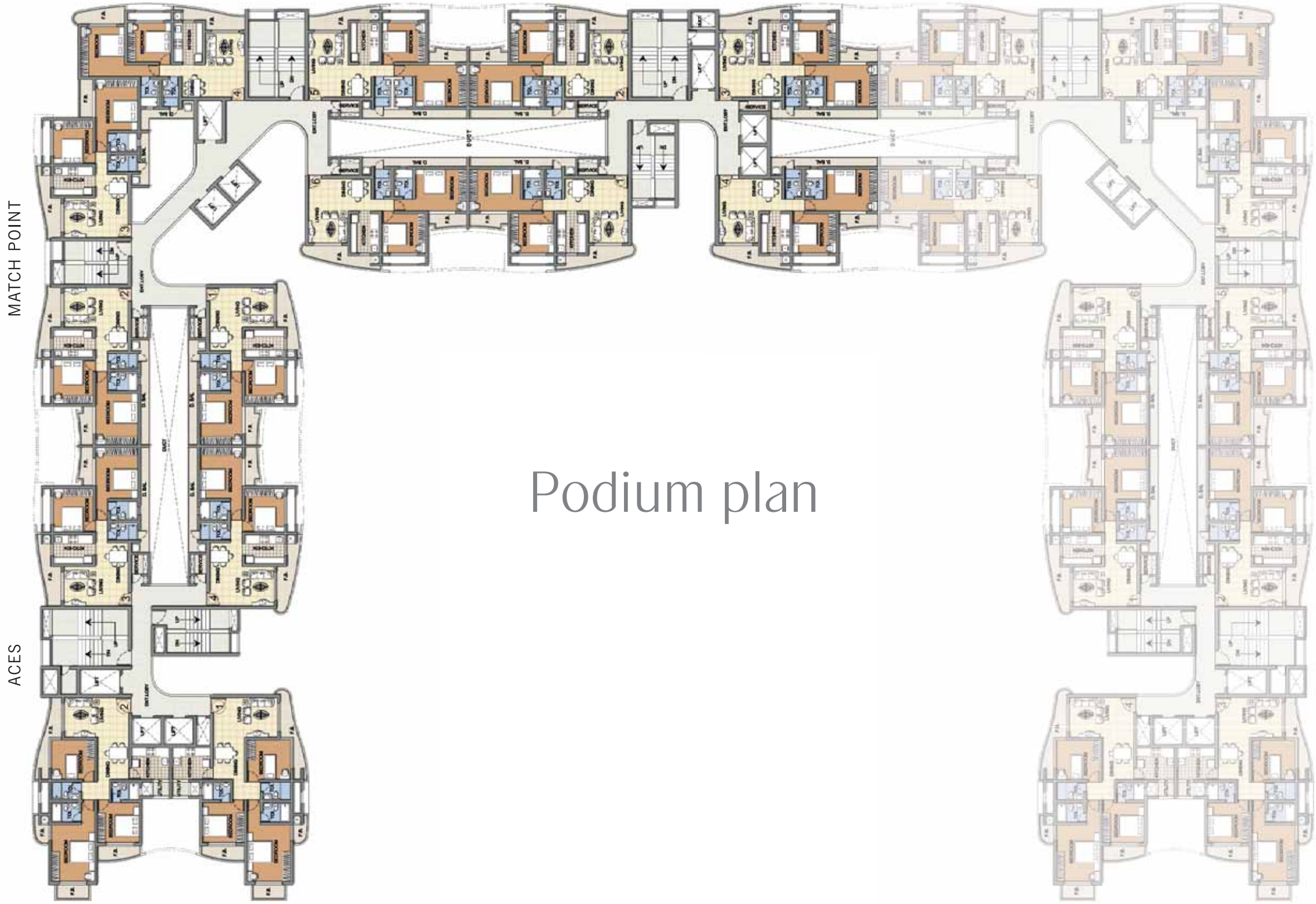
Welcome to a world of cutting edge sports amenities to suit your modern lifestyle and healthy living.

- US Open Standard Tennis Courts
- Basketball Court
- Swimming Pool
- Badminton Court
- Jogging and Cycling Track





# Centre Court



Podium plan

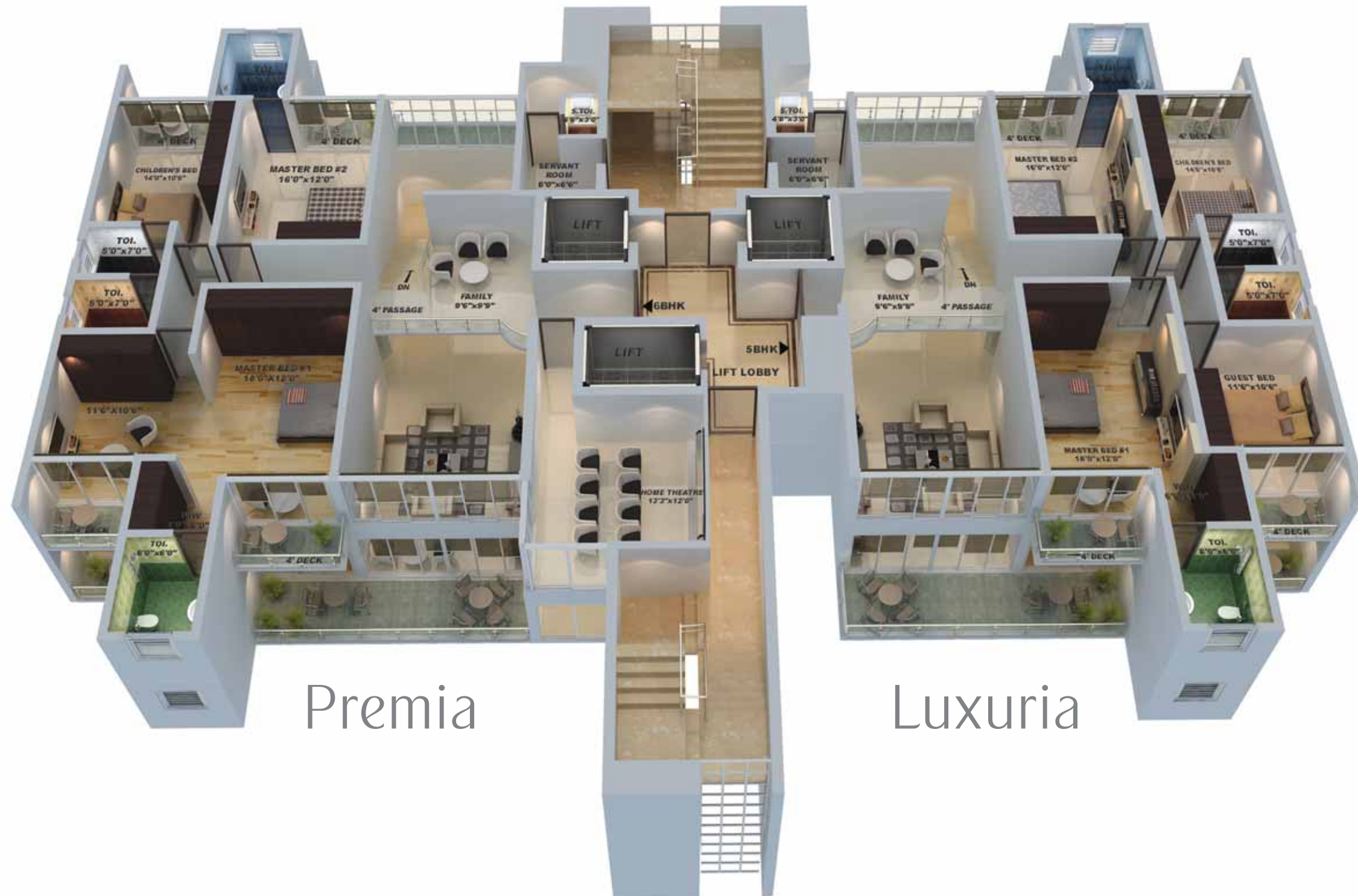
FUTURE EXPANSION

# 4&5 BHK Plan





# Luxuria & Premia Upper Duplex



Premia

Luxuria



# Luxuria & Premia Lower Duplex



Premia

Luxuria



## AREA TYPOLOGY

Type	Level	Carpet (Sq.Ft.)	Deck (Sq.Ft.)
Premia Duplex (6 BHK )	Upper	1377.35	109.58
	Lower	1798.43	445.95
Luxuria Duplex (5 BHK)	Upper	1166.05	134.97
	Lower	1590.80	446.81
5 BHK		1784.23	271.04
4 BHK		1576.59	271.90



For an exclusive launch offer:  
**Call 022 2593 7100**

Multiplex Building, 3rd Floor, LBS Road  
near Mulund Station (W). Mumbai 80.  
usopenapartments@nirmallifestyle.com  
www.usopenapartments.com

An ISO 9001:2008 & ISO 14001:2004, Real Estate Company.  
All projects designed by Architect Hafeez Contractor. \*Conditions apply, Floor rise extra as applicable.



**Nirmal Lifestyle**  
INNOVATING...CREATING...TRANSFORMING

Disclaimer: The plans, specifications, images and other details herein are only indicative and the developer/owner reserve the right 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. Any purchaser/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 any way govern such transaction. Tolerance of + / - 2 % is possible in the unit areas on account of design and construction variances.