



come experience the  
vastness of sky

**oyster**

8 Storey Tower  
2.5 BHK Luxurious Homes  
Evershine, Malad (W)



# ModiSpaces

Real Estate Pvt. Ltd.

Since its inception in 1971, Modispaces has been playing a role in implementing new lifestyle and creating spaces and catering to the vital needs of their esteemed clients.

The relentless hard work of this team has elevated them to remain in a high position and earn a high reputation in the realty market.

The group strictly follows the aspects and concepts of excellence, quality and on time delivery. Self financing being one of the USP of the brand.

Within a span of 40 years Modispaces vanguards a new perspective of design and commitment and proudly provides addresses to a long list of clients having delivered over 49 residential and commercial projects.

What is it that defines a good living? Is it a swanky looking car?

A palatial mansion for a home? Or is it quality time spent with your loved ones? At Modi Spaces Oyster, we offer you convenience along with lifestyle. Cut down the time spent in travelling to work and back, all your daily needs with an arm's reach, all the facilities and amenities that make for a good upbringing. This is what we believe Oyster is; the nectar of good living.

Located in Malad West, in the bustling city of Mumbai, Modi Spaces Oyster is an ideal, eight storeyed redevelopment project that proves to be a fruitful investment. Over-looking Sai Baba Park, the very well ventilated, 3-sided open apartments provide a soothing and refreshing view that will perfectly go with your morning cup of coffee.



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### HOME

- Best quality vitrified tiles (Kajaria / Johnson / Nitco or equivalent) in entire flat with 3" vitrified
- Heavy gauge anodized aluminum sliding windows with glass in all rooms with provision for AC.
- Concealed fire resistant copper wiring (Finolex / L&T / Polycab or equivalent) with separate circuit for each room with modular switches of reputed make (Anchor, Legrand, Swiss or equivalent)
- Provision for ceiling fan with fans in all rooms and kitchen
- Adequate light and power points in all rooms, kitchen, living and bathroom, 2 way switches in bed room
- Main switch and sub main switch of reputed make (Anchor or equivalent)
- Air Conditioner drain water provisions.
- Intercom facility connecting to security cabin from living
- Video door phone
- Cable, Television, Telephone, and A.C point in all room and living room
- Main door in CP teak wood frame, Kenwood block board shutter, both side veneered / laminated with Godrej / Yale or equivalent key night latch, handle, viewer and lower bolt
- Number plate outside each house

### COMPOUND AND COMMON AREA

- Name plate display in entrance area
- Well-designed grand entrance lobby with granite a
- Automatic high speed Elevators of (Otis / Schindler/ Kone or equivalent)
- CCTV Arrangement in entrance lobby area
- Watchman's cabin with intercom phone
- Common servants toilet
- Elaborate white ants treatment to be carried out for foundation and plinth level during construction.
- Wrought iron decorative main gate
- D.G. generator backup for lift, staircase lobby and common area lighting.

### BUILDING ELEVATION

- Earth Quake resistant building.
- Modern building elevation. Best of elevation from Reputed Architects
- Rain water harvesting system
- Vaastu Compliant building
- Fire fighting system

### KITCHEN

- Granite Plat Form with stainless steel sinks (Nirali or equivalent) +service platform.
- Piped Gas System in Kitchen if possible
- Enameled painted, symmetrical MS (heavy gauge) safety Grill on room and kitchen windows matching all the floor
- Exhaust fan in bathroom and kitchen
- Water filter point in kitchen
- Enameled painted, symmetrical MS (heavy gauge) safety Grill in Kitchen

### BATHROOM

- Designer Bath fitting of Jaguar (C.P) or equivalent make in all toilets
- W.C., wash basin (Hindware, Plumber or equivalent)
- Exhaust fan in bathroom and kitchen
- Geysers will be provided in all toilets
- Concealed plumbing of good quality heavy-duty GI/PVC pipes (Jindal or equivalent).
- Antiskid tiles in flooring of toilet, bathroom of make (Kajaria/Johnson, Nitco or equivalent)
- Glazed tiles up to ceiling in bathroom of make (Kajaria/ Johnson/Nitco or equivalent)
- Toilet windows of granite, with louvers of Anodized aluminum with opaque glass.
- Enameled painted, symmetrical MS (heavy gauge) safety Grill in Bathroom
- PVC or GI pipes (Tata / Jindal or equivalent) for domestic and flushing water

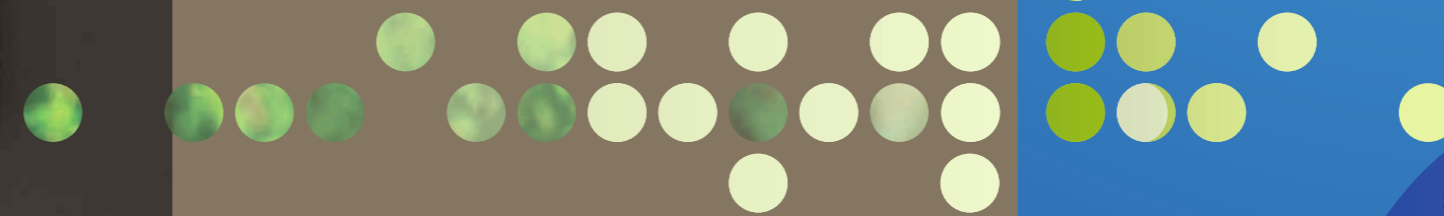


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Ever wondered why it is called a living room? Neither did we? But once we began to ponder over this thought, we came to realize that it is living the life that we are so much working towards, that at times we tend to neglect it. Here, we introduce you to your purpose in life every morning!

It is said that a home is where the heart is! And this is one room that creates many moments. Moments of uniting the entire family, moments of great warmth and hospitality, moments of late night snacks, moments of cheating on your diet and even getting caught by the Mrs. This is not a dream, if you do not want it to be.



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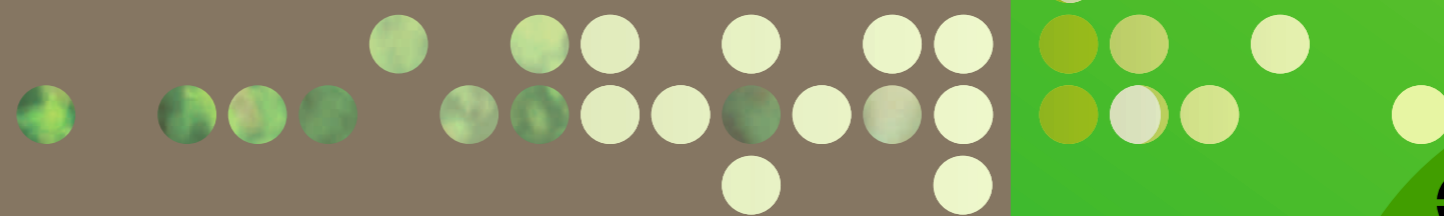
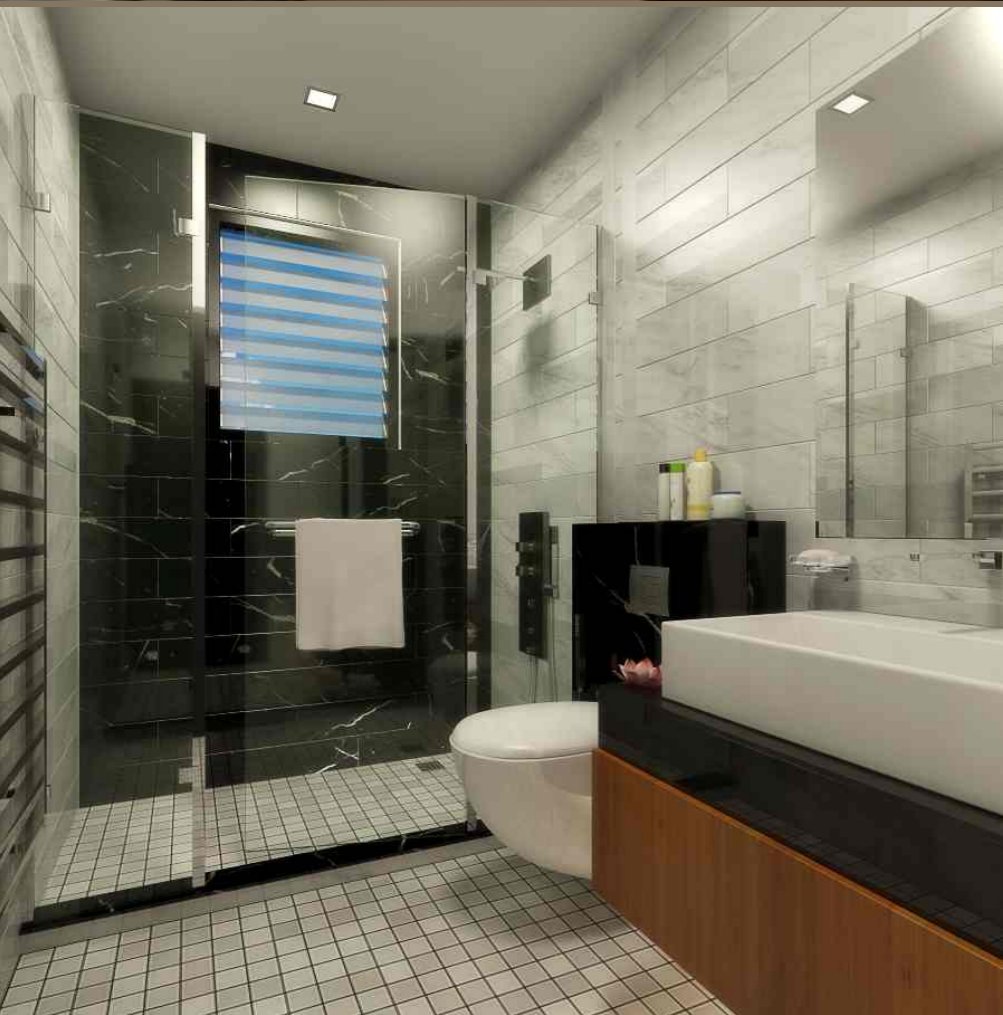
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Late night stories, innocent laughter filling the four walls of the bedroom, a restful den for the tired body. Yes, we see it all coming alive. What about you?

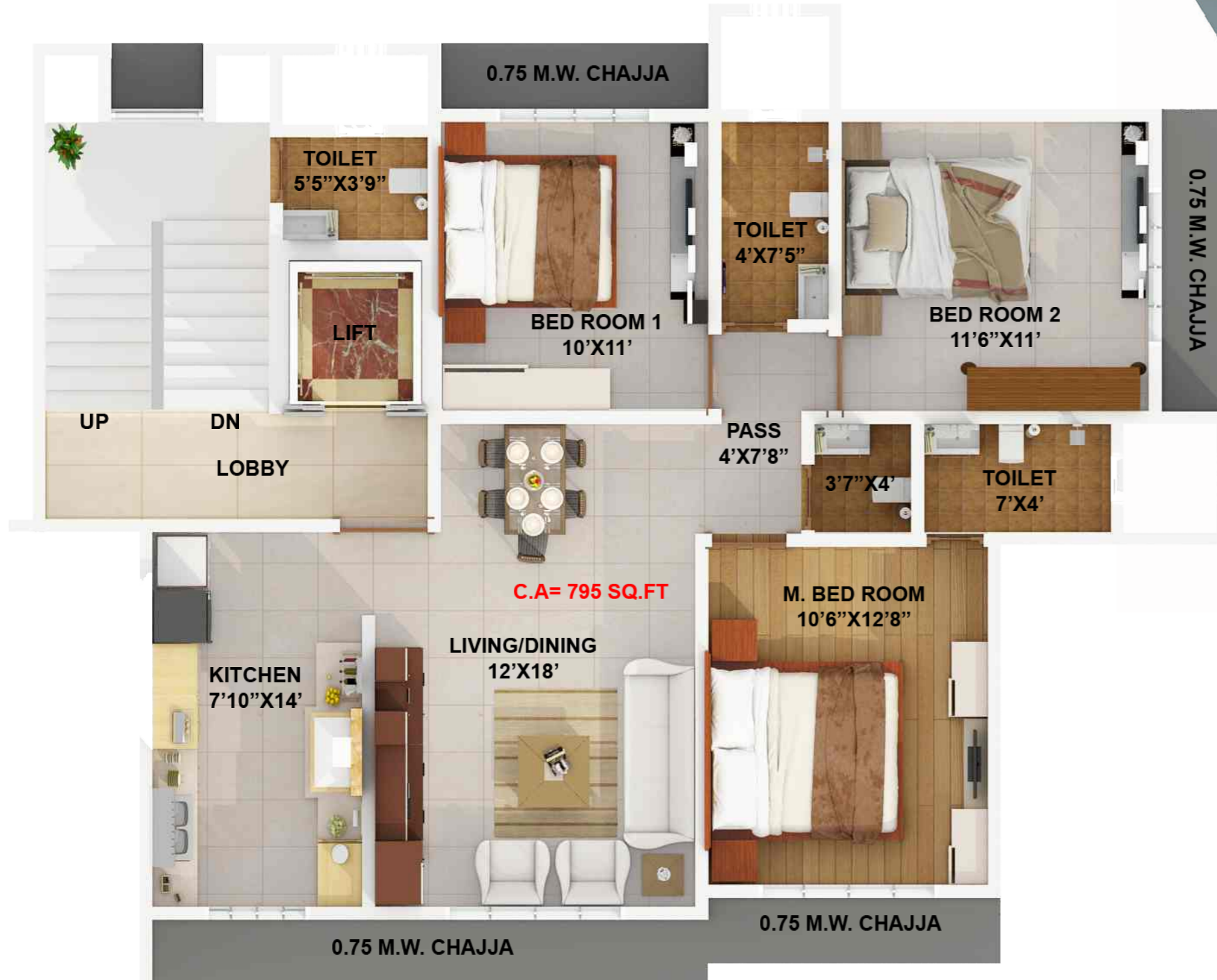


The sheer image of a bathroom should reflect your personality. And what better way than to do it with style? Adorned with the latest in design and innovation, we strive to make your bathroom experience, a truly rejuvenating process.



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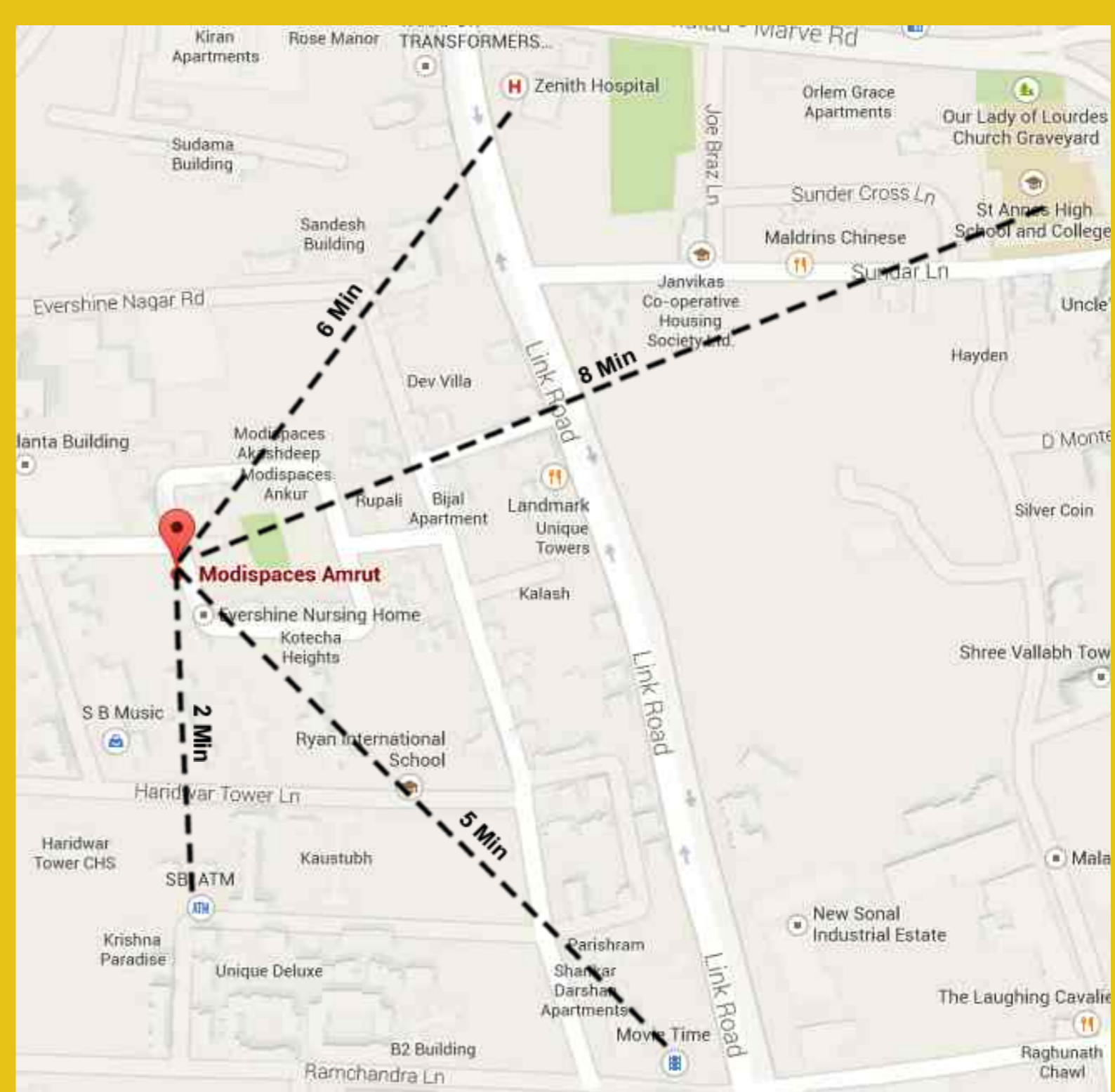
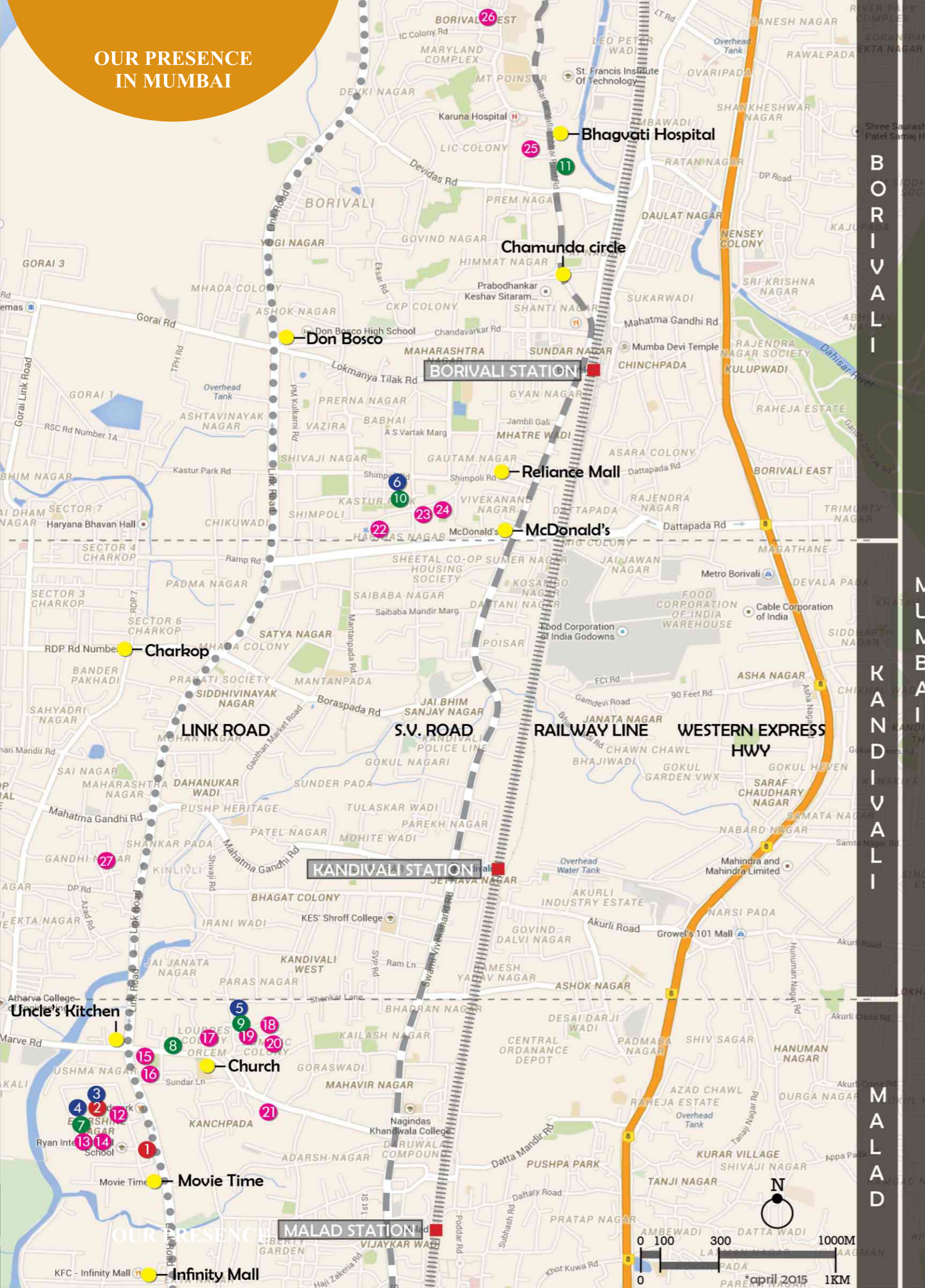
TYPICAL FLOOR PLAN  
3BHK





TYPICAL FLOOR PLAN  
**3BHK**

**OUR PRESENCE  
IN MUMBAI**



**LOCATION MAP**

We all love to be greeted with a smile of assurance. Not to forget elegance and pride. Quipped with the latest in technology, style and convenience, prepare yourselves to witness the nectar of good living, every day.

**Project highlights:**

- 8 storey stand-alone building
- 3-side open flat for seamless cross ventilation
- Luxurious 2.5 bhk flats
- 24 hrs water supply
- Low maintenance
- Ample parking space







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**ModiSpaces**

*Real Estate Pvt. Ltd.*

**Four Generations For Generations**

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