



NIRMAL

# ONE MUMBAI



Nirmal is a brand reckoned with over 30 years of development in Mumbai. Its sustained development design for Mulund has earned a reputation of bringing the suburb in the forefront of city's expansion. Today, Nirmal Lifestyle has built over crore square feet of residential and commercial spaces. It has set a leading example of branded lifestyle residences in the country by launching India's first Sports-lifestyle apartments, adopting its philosophy of active lifestyle. It is an ISO 9001:2008 and ISO 14001:2004 certified company that lives to its promise to provide best in quality and design.

## about **MULUND**



Mulund, well-known as the "Prince of Suburbs", has a legacy of being the most planned suburb of Mumbai. Mulund is one of the only suburbs located on the foothills of beautiful lush-green mountains. Today, it is connected to every city corner, reducing travel time through most modern infrastructure projects in Mumbai. Housing city's finest healthcare and educational institutions, Mulund has become one of the most preferred locations for residential, commercial and recreational spaces.

# Mulund Connectivity **INFRASTRUCTURE**



## 1. EASTERN EXPRESS HIGHWAY

<b>CORRIDOR</b>	National Highway -3 (Mumbai-Agra)
<b>TYPE</b>	Highway
<b>DIMENSIONS</b>	4 & 6 Lane
<b>LENGTH (KM)</b>	23.55
<b>STARTING POINT</b>	Chhatrapati Shivaji
<b>END POINT</b>	Matunga
<b>CURRENT STATUS</b>	Operational
<b>TRAFFIC VOLUME</b>	5000 Passenger Cars/Day
<b>ADDITIONAL INFO</b>	Connects North Mumbai to South Mumbai

## 2. PROPOSED MULUND GOREGAON LINK ROAD

<b>DIMENSIONS</b>	4 Lanes
<b>LENGTH (KM)</b>	14.5
<b>STARTING POINT</b>	Western Express Highway
<b>END POINT</b>	Mulund LBS marg-Link road
<b>CURRENT STATUS</b>	Work to start post monsoon 2015
<b>ADDITIONAL INFO</b>	Connects the Western Express Highway and the Eastern Express Highway

## 3. EASTERN FREEWAY

<b>TYPE</b>	Highway
<b>DIMENSIONS</b>	4 & 8 Lanes
<b>LENGTH (KM)</b>	16.8
<b>STARTING POINT</b>	P D'Mello Road, South Mumbai
<b>END POINT</b>	Mankhurd Ghatkopar
<b>CURRENT STATUS</b>	Operational
<b>ADDITIONAL INFO</b>	Connects the Eastern Suburbs to South Mumbai

## 4. PROPOSED MUMBAI METRO RAIL

<b>LINE</b>	Phase-II, Line-5
<b>CORRIDOR</b>	Wadala-Ghatkopar-Teen Hath Naka (Thane)- Kasarvadavali
<b>OPERATOR</b>	Mumbai Metro One Pvt Ltd (Joint Venture)
<b>STATION</b>	Mulund
<b>COST (INR CRORE)</b>	8757
<b>LENGTH (KM)</b>	30.7
<b>TYPE</b>	Fully Elevated
<b>STATUS</b>	Under feasibility study by RITES
<b>ADDITIONAL INFO</b>	In advanced stage of planning commencement

## Best **CONNECTIVITY**



### TIME DISTANCE - FORT

**50 mins** via Eastern Freeway

### TIME DISTANCE - AIRPORT

**40 mins** via JVLR to WEH

### TIME DISTANCE - GOREGAON

**30 mins** via Proposed Goregaon Link Road

### TIME DISTANCE - VASHI

**30 mins** via Airoli

### TIME DISTANCE - BKC

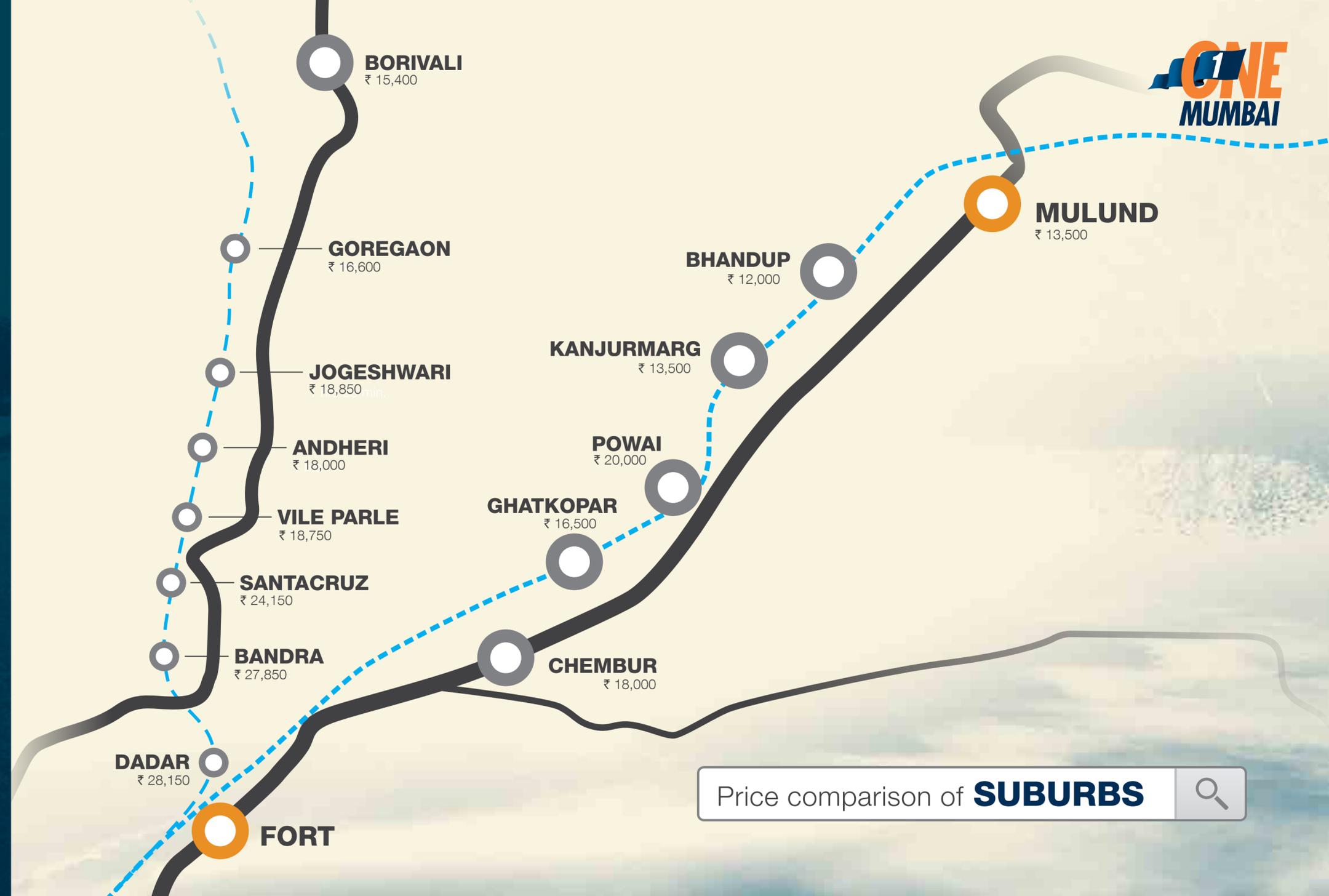
**25 mins** via Eastern Freeway & Santacruz Chembur Link Road

**MULUND RAILWAY STATION** 10 mins

**FORTIS HOSPITAL** 5 mins

**EASTERN EXPRESS HIGHWAY** 5 mins

**GOREGAON VIA PROPOSED GOREGAON LINK ROAD** 2 mins

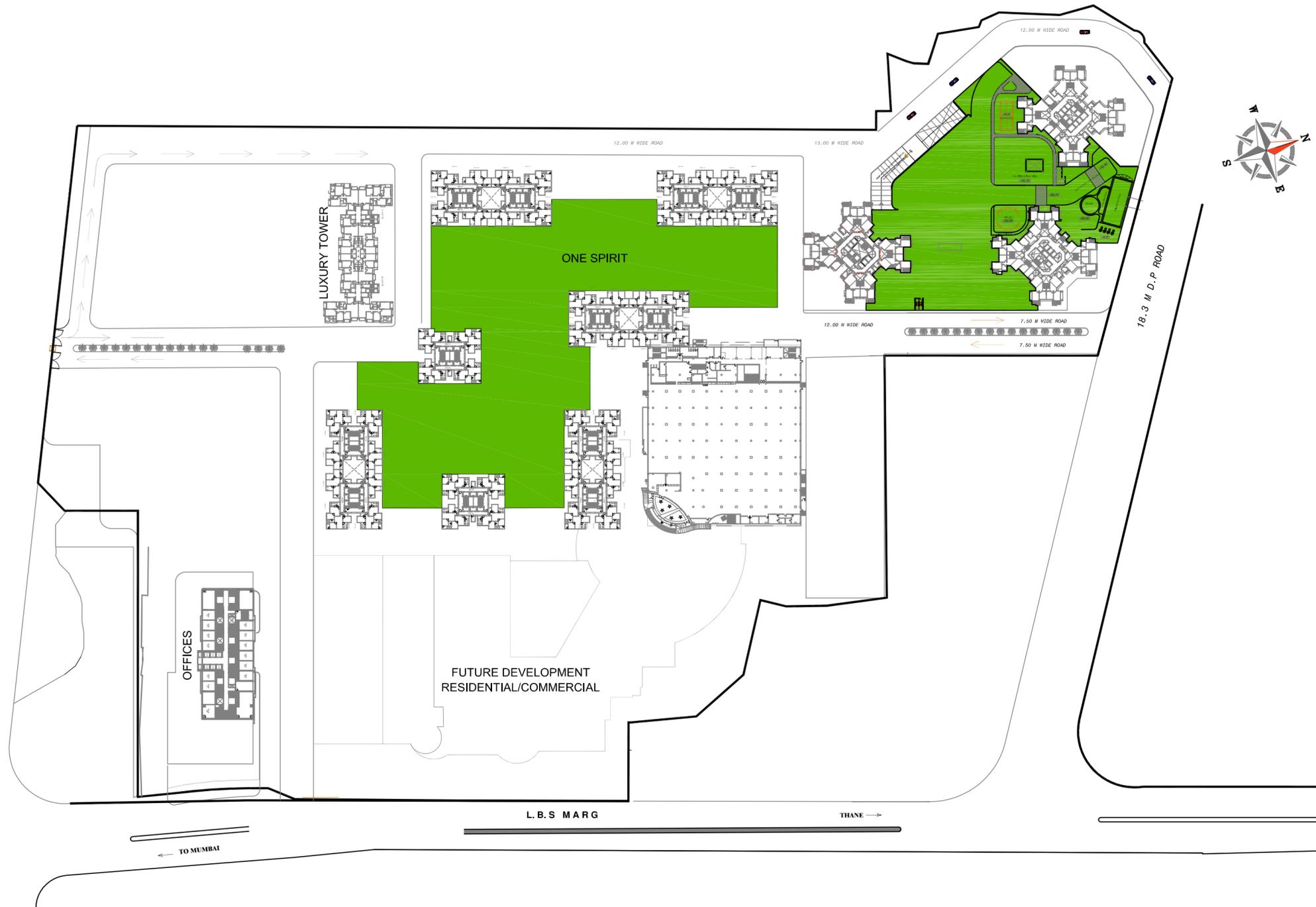




# ONE MUMBAI

Mumbai is big. It's full of dreamers and starlets. It has its own rhythm and before you know it, you're one with the city. From hustling noise in the day to jazz nights the city is always speaking to you, moving you forward. The city has unbroken spirit, it's a melting point for cultures, people, art and commerce.

**ONE MUMBAI CAPTURES THIS SPIRIT OF MUMBAI. IT BRINGS TOGETHER HARMONY OF HILLS, FASTER HIGHWAYS, YOUNG PEOPLE AND ELEGANT LIFESTYLE. WE ARE MAKING A MUMBAI WE ALL WANT TO LIVE IN, WHERE SPACES ARE DESIGNED FOR MORE LIFE, WHERE YOU ARE CONNECTED BETTER AND WHERE YOU LIVE ACTIVE. ONE MUMBAI WILL BE THE FINEST LIFESTYLE DESTINATION THAT IS BOTH SMART AND SERENE. THIS PLACE PROVIDES EASY ACCESS TO CITY CORNERS WHILE HOSTING CHOICEST ENTERTAINMENT, DINING AND RECREATION BENEFITS. IT IS DESIGNED FOR SMART HOMES, LUXURY RESIDENCES, FINEST MALL AND OFFICE SPACES WHERE YOU COULD WALK TO WORK.**



NIRMAL  
**SKY**  
**CHALET**

LAUNCHING  
**SKY CHALET**  
Luxury apartments

one **SPIRIT**

LAUNCHING  
**ONE SPIRIT**  
Luxury 1-2-3 BHK apartments  
*(Designed on LAP Concept)*

one **DISCOVERY**

PRESENTING  
**DISCOVERY OFFICES**  
Area 800 - 2000 sq.ft

Location **PLAN**



	Important Roadways		Mumbai Railway
	New Road Infrastructure		Mono Rail Line 1
	Chatrapati Shivaji International Airport		



**ONE**  
MUMBAI

## ONE SPIRIT



One Mumbai launches One Spirit, smart LAP active homes that cater to convenience and luxury. Encompassing the philosophy of Live active, one **SPIRIT** is a project with Urban and Contemporary features. Well-equipped with the finest sporting facilities like US Open certified tennis courts, outdoor and indoor games, state-of-the-art gym, club house and swimming pools, it also furnishes a business centre, banquet/party lawns and recreational spaces. So come, be a part of one **SPIRIT**!

one **SPIRIT**



# one SPIRIT

LAP Active Homes



## 1 BHK

	METER	FEET
Living/Dining	2.73 x 4.27	9'0" x 14'x14"
Kitchen	1.98 x 2.91	6'6" x 9'6"
Common Toilet	1.98 x 1.20	6'6" x 4'0"
Bedroom	2.73 x 3.35	9'0" x 11'0"
Master Toilet	1.22 x 1.98	4'0" x 6'6"

	CARPET	SALEABLE
sq.m.	35.86	59.36
sq.ft.	386.00	639.00



## 2 BHK

	METER	FEET
Living	5.62 x 2.73	18'6" x 9'9"
Dining	2.73 x 0.98	9'0" x 3'3"
Kitchen	2.73 x 1.98	9'0" x 6'6"
Bedroom	2.73 x 3.50	9'0" x 10'0"
Toilet	2.13 x 1.22	7'0" x 4'0"
Master Bedroom	2.73 x 3.66	9'0" x 12'0"
Master Toiler	1.27 x 2.12	4'0" x 7'0"

	CARPET	SALEABLE
sq.m.	49.70	82.00
sq.ft.	535.00	882.00

# one SPIRIT

LAP Active Homes



## 3 BHK

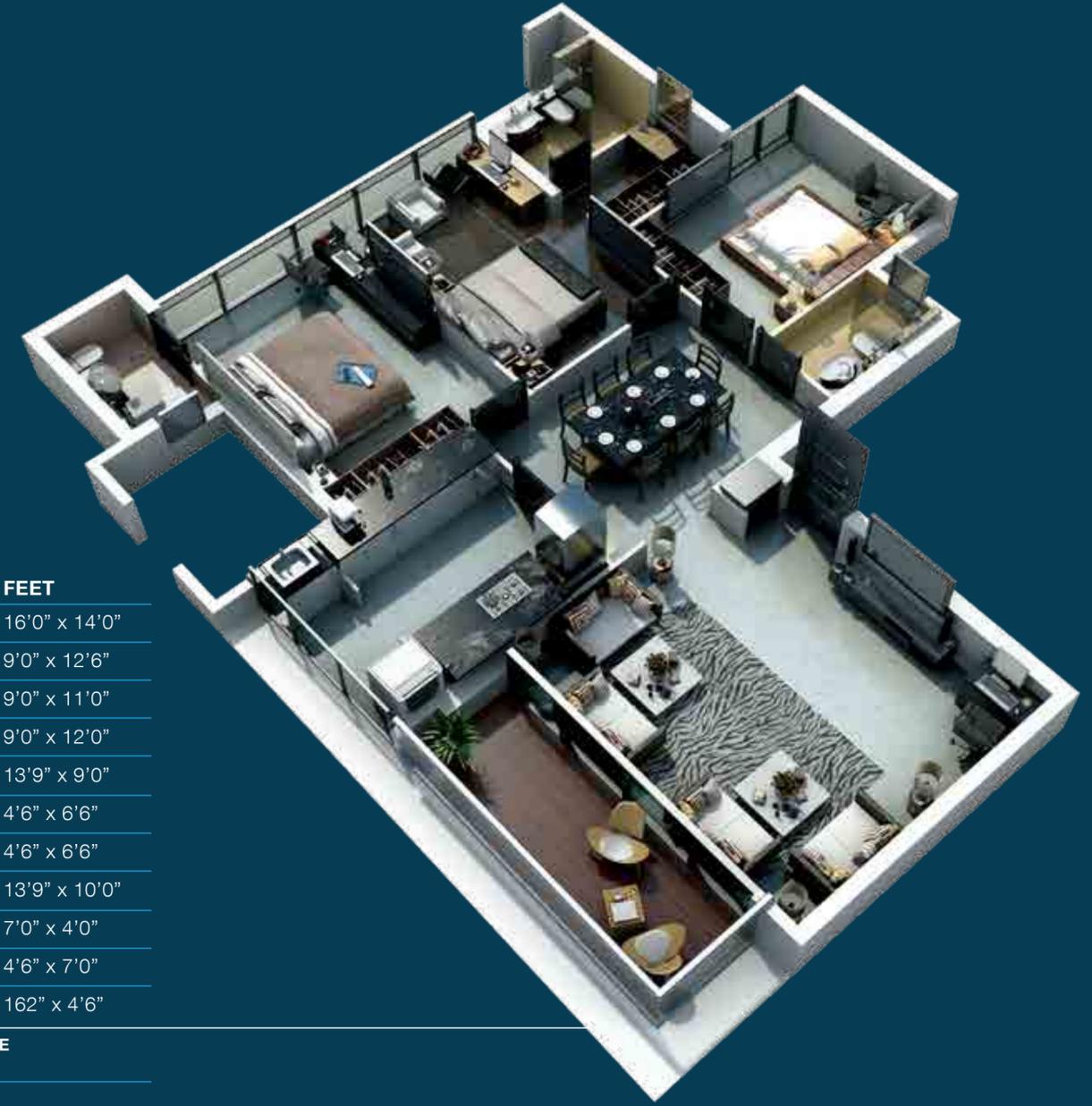
	METER	FEET
Living	2.76 x 6.01	9'0" x 20'0"
Dining	0.97 x 2.73	3'0" x 9'0"
Kitchen	1.98 x 3.20	6'6" x 10'6"
Bedroom-1	2.73 x 3.35	9'0" x 11'0"
Bedroom-2	3.61 x 2.73	12'9" x 9'0"
Master Toilet	2.13 x 1.22	7'0" x 4'0"
Bedroom Bed	3.96 x 2.73	13'0" x 9'0"
Master Toilet	1.22 x 2.73	4'0" x 9'0"
Common Toilet	2.20 x 1.22	7'0" x 4'0"

	CARPET	SALEABLE
sq.m.	64.37	106.00
sq.ft.	693.00	1143.00

## 3 BHK

Luxury	METER	FEET
Living	4.94 x 4.27	16'0" x 14'0"
Dining	2.79 x 3.79	9'0" x 12'6"
Kitchen	2.73 x 3.35	9'0" x 11'0"
Bedroom-1	2.73 x 3.66	9'0" x 12'0"
Bedroom-2	4.18 x 2.73	13'9" x 9'0"
Master Toilet	1.37 x 1.98	4'6" x 6'6"
Dress	1.35 x 1.98	4'6" x 6'6"
Bedroom-3	4.18 x 3.05	13'9" x 10'0"
Master Bedroom	2.13 x 1.22	7'0" x 4'0"
Common Toilet	1.35 x 2.12	4'6" x 7'0"
Sun Deck	4.92 x 1.50	16'2" x 4'6"

	CARPET	SALEABLE
sq.m.	92.36	152.00
sq.ft.	993.00	1638.00



Internal **AMENITIES**



External **AMENITIES**



SR. NO.	AREA	SPECS
A	<b>TILES</b>	
	LIVING/ DINING AREA+ PASSAGE AREA	IMPORTED MARBLE FLOORING
	KITCHEN	DIGITAL VITRIFIED TILES
	MASTER BEDROOM	LAMINATED WOODEN FLOORING
	GUEST BEDROOM	DIGITAL VITRIFIED TILES
	MASTER BATHROOM FLOORING	ANTI-SKID VITRIFIED TILES
	MASTER BATHROOM WALL DADO	DIGITAL VITRIFIED TILES
	GUEST BATHROOM FLOORING	ANTI-SKID CERAMIC TILES
	GUEST BATHROOM WALL DADO	DIGITAL CERAMIC TILES
	COMMOM BATH HAND WASH AREA - WALL DADO	DIGITAL CERAMIC TILES
	KITCHEN DADO ABOVE PLATFORM	DIGITAL CERAMIC TILES
B	<b>SANITARYWARE &amp; CP FITTINGS</b>	HIGH END CP FITTINGS AND SANITARYWARE
C	<b>KITCHEN AREA</b>	BRANDED SS SINK
D	<b>KITCHEN PLATFORM</b>	POLISHED GRANITE
E	<b>PAINT</b>	SMOOTH FINISHED WALL WITH PLASTIC EMULSION PAINT
F	<b>DOORS &amp; WINDOWS</b>	
	ALL DOOR	HEAVY DUTY WOODEN LAMINATED DOORS
	ALL WINDOWS	HEAVY DUTY ANODISE ALUMINIUM WINDOW

<p>SWIMMING POOL KID'S SPLASH POOL</p>	<p>CHILDREN'S PLAY AREA WITH SAND PIT</p>	<p>SWINGS AND SLIDES</p>	<p>SKATING RINK</p>	<p>BASKETBALL COURT SQUASH COURT</p>
<p>CLUB HOUSE</p>	<p>STATE-OF THE-ART GYM</p>	<p>STEAM AND SAUNA</p>	<p>JACUZZI AND MASSAGE ZONE</p>	<p>TABLE TENNIS AND OTHER INDOOR GAMES</p>
<p>BUSINESS CENTRE</p>	<p>PET WALK AREA</p>	<p>SENIOR CITIZEN CORNER</p>	<p>PODIUM GARDEN</p>	<p>BANQUET/ PARTY HALL</p>

# ONE MUMBAI

## ONE DISCOVERY



one **DISCOVERY** offices are designed around walk to work philosophy, where your business aspiration meets engineering innovation. Located at the junction of Mulund-Goregaon link road and LBS road, it's well connected routes provide speedy reach. The offices are more than just a workplace where fitness facilities, environment sensitive designs and food courts become part of your business in every way.

one **DISCOVERY**



# ONE MUMBAI

## NIRMAL LIFESTYLE MALL



Nirmal is building the priciest mall within One Mumbai with choices of most desired brands and experiences. Spread across 7 lac sq.ft, Nirmal Lifestyle is one of the largest malls in the country. It is a mark of prestige that invests in the idea of overall development of the region, where our customers benefit most.

## Current PROJECTS



LBS MARG, THANE (W)

**SPORTS CITY**

A SPORTS ORIENTED LIFESTYLE PROJECT SPREAD ACROSS 14 ACRES OF LUSH GREENERY



MULUND (W)

**US OPEN APARTMENTS**

WELCOME TO MUMBAI'S FIRST SPORTS-LIFESTYLE APARTMENTS



MULUND (W)

**TURQUOISE APARTMENTS**

PRESENTING MUMBAI'S MOST STYLISH HOMES



KALYAN

**THAMES APARTMENTS**

BEAUTIFUL HOMES IN TOWNSHIP AMIDST NATURE



MULUND (W)

**OMEGA**  
L.B.S. MARG, MULUND (W)

A FIT LIFESTYLE IN MULTI-STORYED TOWER



KALYAN

**Riverside**

KALYAN'S FIRST FULLY FURNISHED APARTMENTS



**ONE**MUMBAI

HEAD OFFICE  
L.B.S. MARG, 3<sup>RD</sup> FLOOR, MULTIPLEX BUILDING, MULUND (W), MUMBAI - 400 080.  
**VIRTUAL NO. 91-22-39558333**

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