

MORE OF LIFE.  
MORE OF LIFESTYLE.



**ARIANA**  
*Residency*  
— BORIVALI EAST —

A PROJECT BY



Site Address: Ariana Residency Near Shree Vighanharta Ganesg Mandir, Devipada, Opp. Oberoi Sky City, Off. Western Express Highway, Borivali (East) Mumbai 400066 | Corporate Address: Paradigm Realty, G-52, 2nd Floor, Roop Mangal, Corner of 16th Road, Main Avenue, Santacruz (West) Mumbai - 400054 | Tel.: 022 3456 7890 | Website: [www.paradigmrealty.co.in](http://www.paradigmrealty.co.in)

DISCLAIMER: All specifications, drawings, amenities, facilities, parameters, rates, etc., shown in this ad are subject to change as per the approval from the respective authorities. The final discretion remains with the developers. All images are for representation purpose only. Interest will be borne by the developer only till 31st June 2019. Project marketed is in process of RERA registration. It shall be registered prior to the deadline stated by Maharashtra RERA. This is not an offer, invitation to offer and/or commitment of any nature. The details are indicative and subject to change without notice.

thoughtprints



MORE SPACE,  
MORE HAPPINESS

A TIME TO EXPERIENCE  
AN EVOLVED WAY OF LIVING



Artist's Impression

# MORE IDEAS OF LIFE

AN OPPORTUNITY THAT WAS UNTHINKABLE

PRESENTING



## ARIANA

*Residency*

BORIVALI EAST

EXPERIENCE A

# NEW SPACE

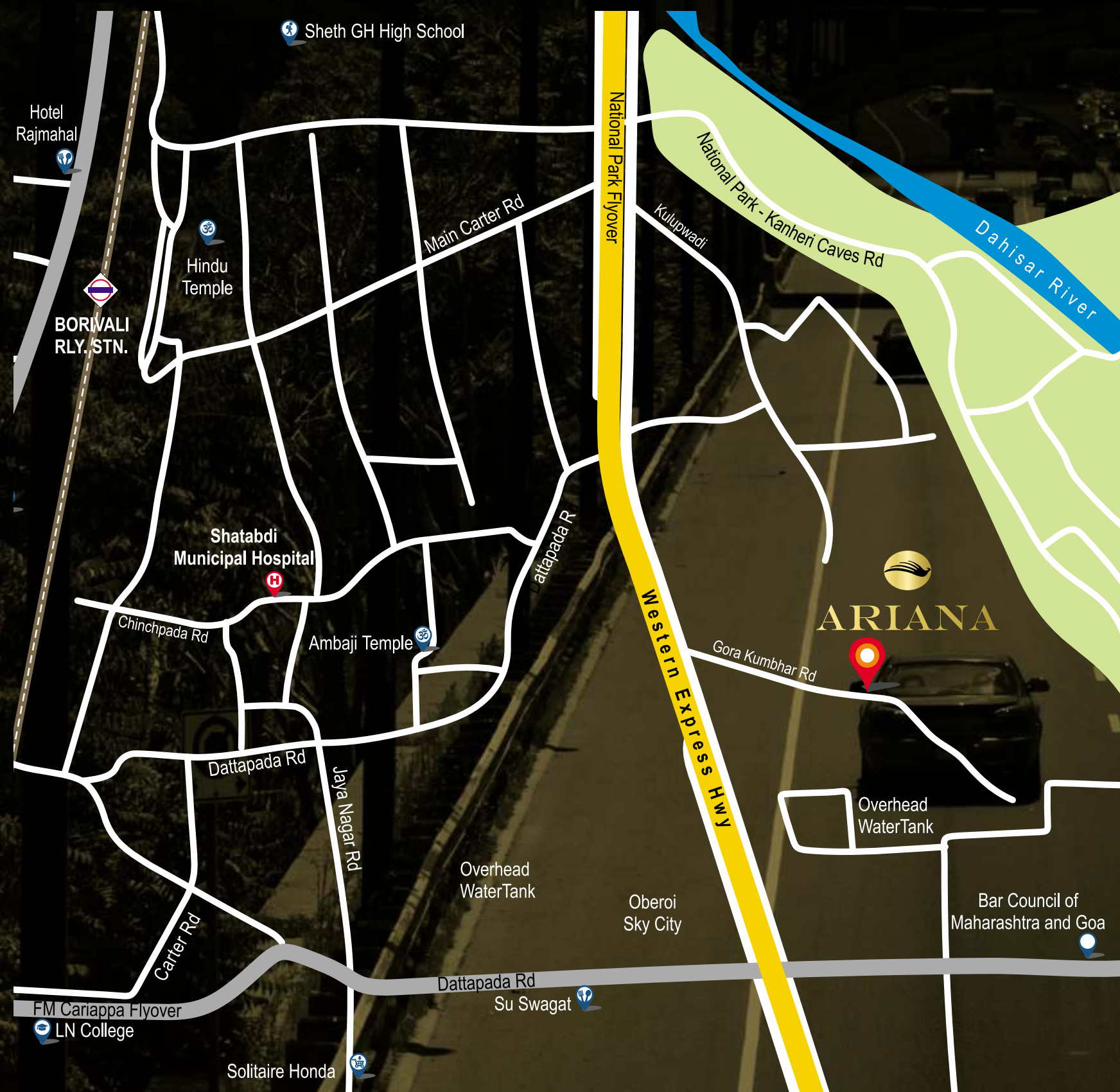
LIKE NEVER BEFORE

PROJECT HIGHLIGHTS:

- 1 & 2.5 BHK Luxury Apartments
- One Tower, 3 Wings of 22 Storeys
- Temple & Prayer Room
- Gated Community Living
- Utilitarian Design for Space Optimization
- Double Height Air-conditioned Lobby
- Expansive Clubhouse & Landscaped Podium
- Excellent Location & Connectivity

# BORIVALI, MORE CONNECTED TO CITY & LIFE THAN ANYWHERE ELSE

## LOCATION

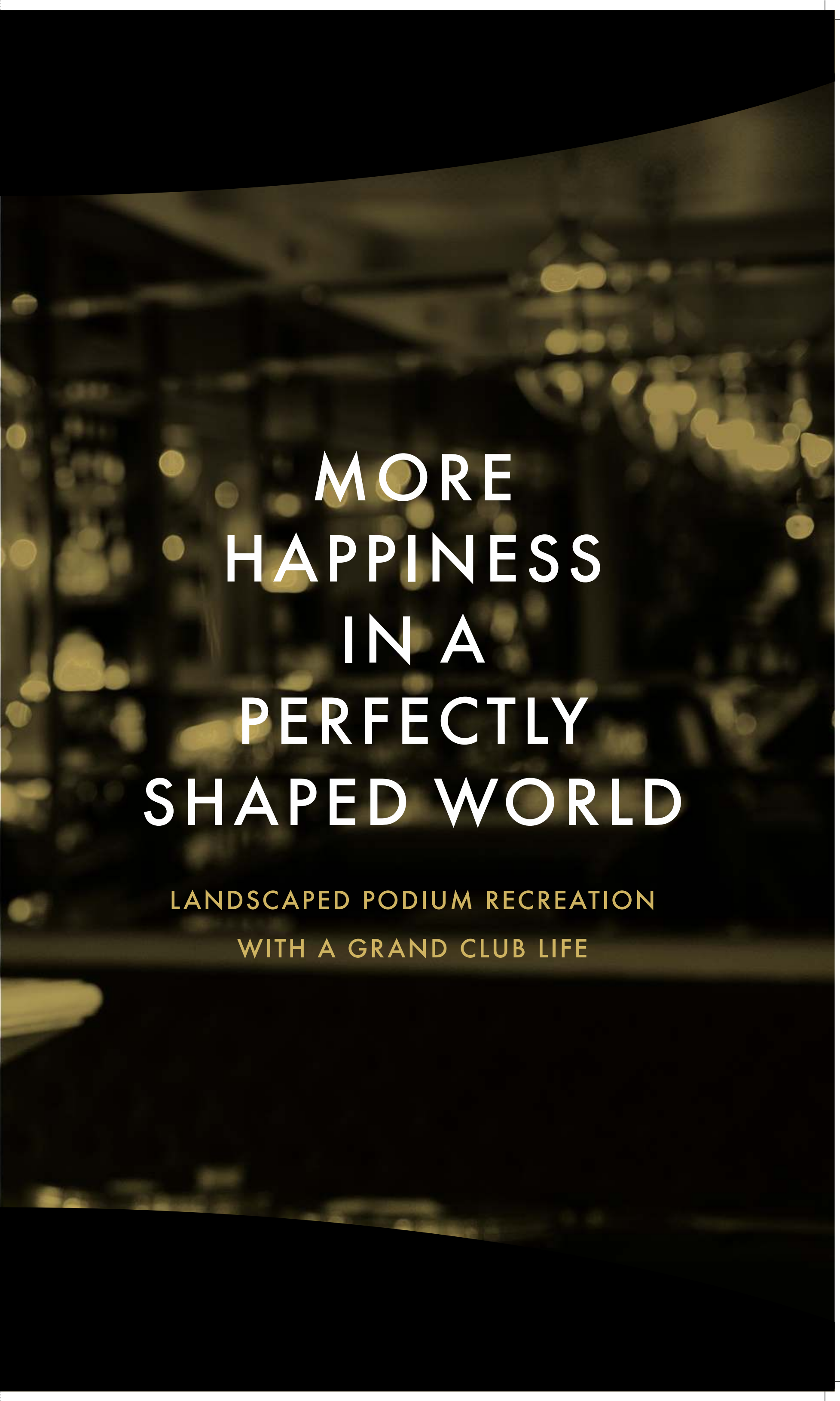


## LOCATION STANDPOINTS:

- Unobstructed view of Sanjay Gandhi National Park
- Few minutes from Borivali (E) Rly Stn
- Well-connected to Central Suburbs through Ghodbunder Road
- Places of Entertainment Nearby

## DISTANCES & TIMELINES:

- Western Express Highway – 1 min
- Proposed National Park Metro Stn – 5 mins
- Sanjay Gandhi National Park – 5 mins
- Magathane Bus Depot – 5 mins
- Schools & Colleges – 10 mins
- Temple & Religious Centres – 15 mins
- Malls & Entertainment Places – 15 mins
- Domestic Airport – 30 mins



MORE  
HAPPINESS  
IN A  
PERFECTLY  
SHAPED WORLD

LANDSCAPED PODIUM RECREATION  
WITH A GRAND CLUB LIFE

# MORE OF JOY & HEALTH, MORE THAN YOU ALWAYS IMAGINED

1. MODERN GYMNASIUM

2. YOGA & MEDITATION ZONE

3. CHILDREN'S PLAY AREA

4. LANDSCAPED GARDEN WITH SIT-OUTS

5. GREEN WALKWAYS

THE FINEST SPACE  
TO REBUILD YOURSELF

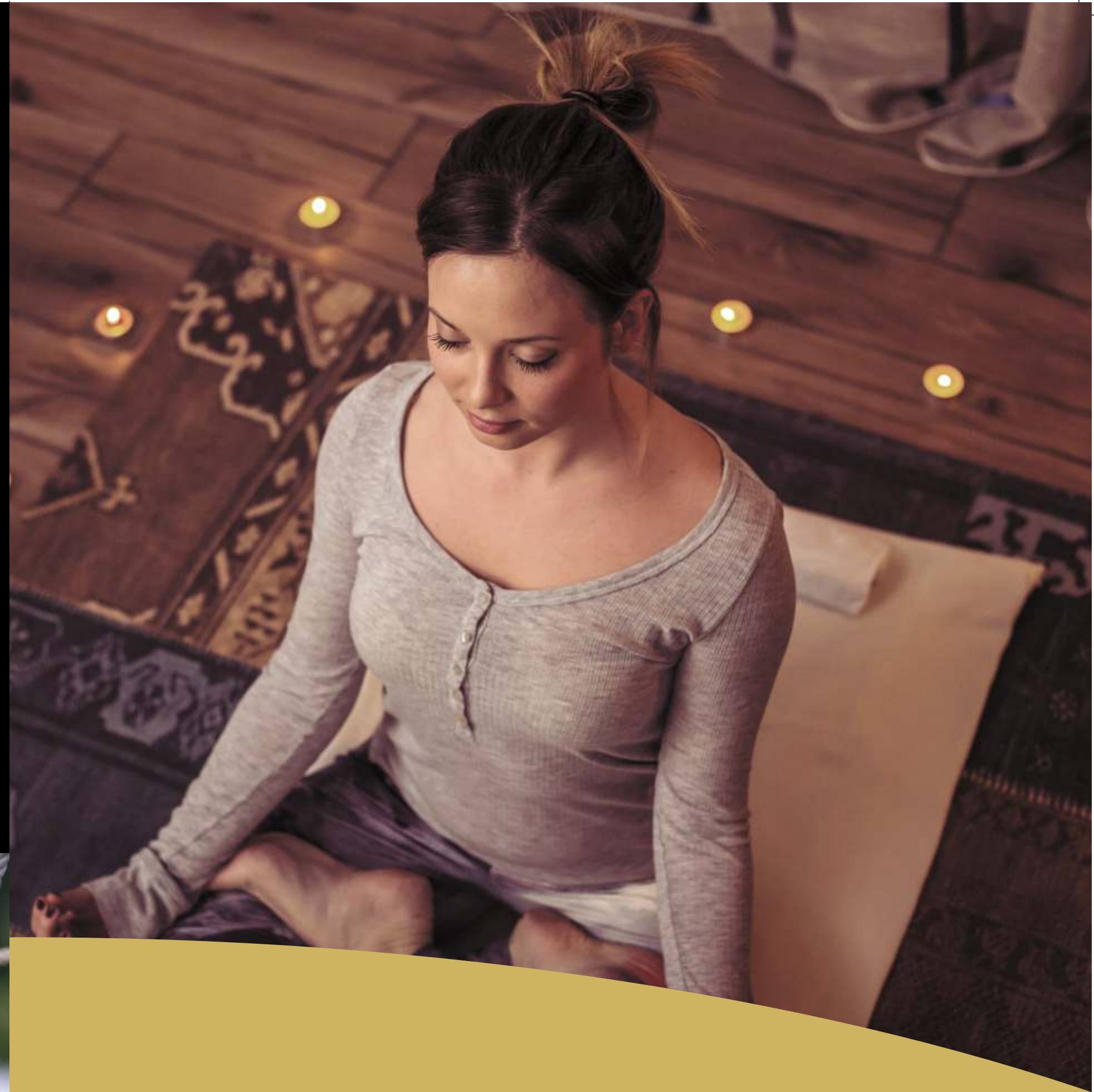
MODERN GYMNASIUM OVERLOOKING  
LANDSCAPED GARDEN & GREEN WALKWAYS





SPACES FOR THE  
YOUNG GUNS TO PLAY BIG

KID'S PLAY AREA



BE THE ACTIVE, SUPPLE &  
PEACEFUL YOU

YOGA & MEDITATION ZONE



TOWER & APARTMENT  
FEATURES

**FINEST WELCOME THAT  
CASTS A FIRST IMPRESSION**

DOUBLE HEIGHT AIR-CONDITIONED LOBBY

# AVENUES OF FUN, FAMILY & TOGETHERNESS

SPACIOUS VASTU COMPLIANT LIVING SPACES



COMFORTS & WARMTH  
COME TOGETHER FOR LIFE

MASTER BEDROOM WITH WOODEN FLOORING



AS GRAND AS THE DELIGHT OF  
A PERFECT RECIPE

MODERN KITCHEN LAYOUT

WASH OFF THE STRESS FOR  
JUMP START OF THE DAY

ARTISTIC BATH CONCEPTS



A TRUE COMPANION WHEN  
IT COMES TO COMPLETE SAFETY

VIDEO DOOR PHONE



HIGHEST LEVEL OF RELIEF IS  
REACHING FASTER TO YOUR FAMILY

HIGH-SPEED ELEVATORS





ALL ABOUT YOU,  
ANY DAY, ANY HOUR

24x7 SECURED GATED COMMUNITY

SPACE WHERE WORRIES  
TAKE A U-TURN

SPACIOUS PARKING SYSTEM



TYPICAL FLOOR PLAN - WING A



WING A

TYPICAL FLOOR PLAN - WING B



WING B

TYPICAL FLOOR PLAN - WING C

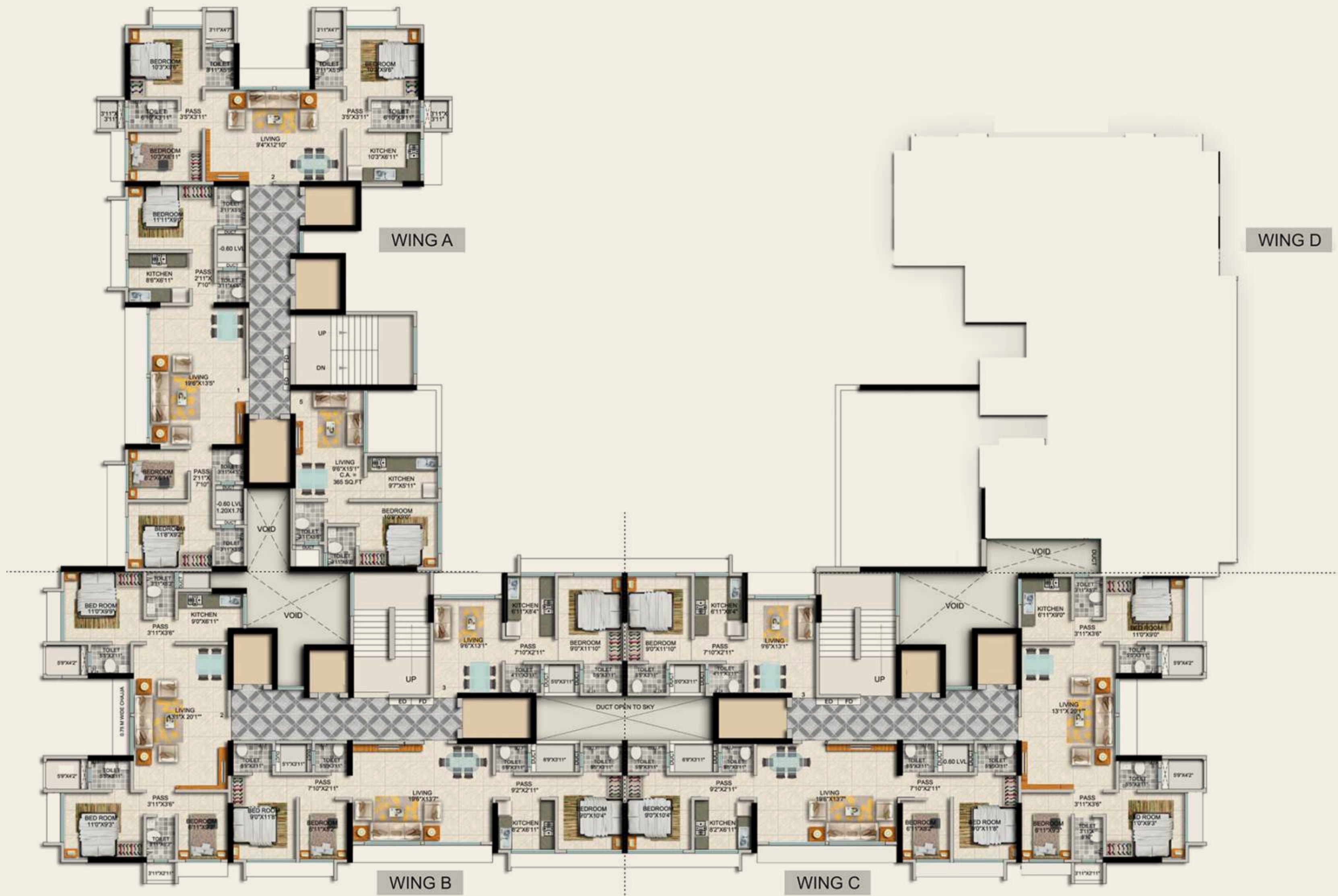


WING C

Disclaimer: Floor Plan measurements are approximate and are for illustrative purpose only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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TYPICAL FLOOR PLAN – COMBINATION APTS



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Artist's Impression

## PROJECT AT A GLANCE

### PROJECT HIGHLIGHTS:

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### CLUBHOUSE & PODIUM RECREATION:

- Modern Gymnasium
- Jogging Track
- Yoga & Meditation Zones
- Kid's Play Area
- Landscaped Gardens
- Amphitheatre
- Senior Citizen Sit-outs

### BUILDING AMENITIES

- R.C.C. Framed Structure
- External & Internal Block Work
- External Sand-faced Cement Plaster
- Internal Gypsum Plaster
- External Apex Paint
- Internal Plastic Paint Emulsion

### COMMON AMENITIES

- Decorative Entrance Lobby with Concierge Desk & Lounge
- Branded High-speed Elevators
- Vehicle-free Landscaped Podium with Garden Area, Jogging track & Kid's Play Area
- Well-equipped Fitness Center
- Advanced Security with 24x7 CCTV Surveillance
- Designer Façade with LED Lighting
- Wi-Fi Enabled Common Area
- Power Back-up for common area
- Fire-fighting Complied Building

### UNIT AMENITIES

- Joint-free Full Body Vitrified Tiles in all rooms of approved brand
- Anti-skid Flooring in Toilet of approved brand
- Toilet Dado Ceramic Tiles Upto Full Height
- Kitchen Dado Ceramic Tiles upto full height
- Granite Platform with S.S. Sink in kitchen
- Door Frame in Teakwood / Steel & Flush Shutters Laminated on both sides and Handle Lock Fitting
- Window Frame in Marble
- Video Door Phone Connecting Main Entrance to the building lobby
- Video Door phone Intercom facility
- Powder-coated Aluminium Window/Louver Window
- LED Light Fittings with Modular Switches
- Provision for Water Purifier in kitchen
- Provision for Gas Connection

A NAME SYNONYMOUS TO AESTHETICS,  
STRENGTH & COMMITMENT



Paradigm named erstwhile to represent the ethos of company focused to create marvels which become benchmarks & landmarks. Paradigm Realty group is a syndicate with over a decade of delivery in Mumbai real estate spearheaded by credible veterans. The group is an eclectic mix of diversified yet aligned individuals focused to create marvels, which are based on utilitarian concepts. The design interplay of curvilinear detailing & straightline architecture, our designs are discerning and filled with perspective. Instead of following cliché, we believe in setting trends. The group believes in the application of global contemporary techniques, which are keys to quality as well as timely delivery of product.

**Paradigm Realty Group's Hallmarks**

Credible Experience of Over a Decade in Mumbai's Real Estate

Approx. 1.5 million Sq. Ft. of Proposed Development

Approx. 1.5 million Sq. Ft. of Ongoing Development with Syndicate Partners

A Syndicate Formed Out of Doyens of Real Estate Fraternity

A JOURNEY OF  
COMMITMENT & EXCELLENCE



DOTOM Realty, the cynosures of the Real Estate Industry needs no introduction as it has carved a niche for itself offering finest living experiences in the city of Mumbai and beyond since merely two decades. The journey of passion for excellence and quality workmanship was initiated when two architectural veterans Ar. Manoj Vishwakarma and Ar. Ketan Musale joined forces to change the skyline of the city under their renowned architecture firm- DOT Architects incepted in the year of 1998. The company has planned and designed architectural marvels that still stand high and above as their testimony to their precise craftsmanship and a vision to provide lifestyle matching international standards staying true to their brand motto of 'Building Homes Not Hopes'.

Backed by the expertise of rich knowledge about each and every intricacy of the Real Estate industry, Architecture Servicing has been successfully rendered to over 200 projects spread across villas, commercial and residential developments ensuring delivery within the stipulated time frames. Carrying forward the rich and unraveled legacy, DOTOM Realty is a wellspring of inspiration from DOT Architects with the vision to offer state-of-the-art lifestyle. The morality of meticulous planning and unparalleled creativity has made the realty major pave new dimensions in the hearts of its patrons.

**NIVAN, KHAR (W)**  
2 & 3 BHK Fully Air-conditioned  
Lavish Apartments

Project Commencement - April, 2016  
Current Status - 13<sup>th</sup> Slab Completed  
Project Possession - December, 2017

**CASA PALAZZO, BORIVALI (E)**  
1 & 2 BHK  
Luxurious Apartments

Project Commencement - April, 2016  
Current Status - Plinth Completed  
Project Possession - December, 2018

**ANANDA, BORIVALI (W)**  
2, 3 & 4 BHK  
Fully Air-conditioned Residences

Project Commencement - July, 2015  
Current Status - 9<sup>th</sup> Slab Commenced  
Project Possession - December, 2018

**VOGUE, SANTACRUZ (W)**  
3 BHK Luxurious  
Sea Facing Apartments

Project Commencement - August, 2015  
Project Possession - Handed Over March, 2017

