

LIFE AT THE
HEART OF IT ALL



VAKOLA, SANTACRUZ HIGHWAY

A PROJECT BY



CORPORATE ADDRESS: KAILASH PLAZA, A WING- 124/125, VALLABH BAUG LN, ABOVE SITE
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atmiyagroups.com

A PROJECT BY



ATMIYA™

GROUP



AT THE HELM OF CONVENIENCE & CONNECTIVITY

AT THE HEART OF LIFE

Ready to live, fully developed
social infrastructure conveniently connected to
all parts of Mumbai, Thane & Navi Mumbai.



AT THE HUB OF BUSINESS

AT THE HEART OF LIFE

In near proximity to BKC,
and few kilometers away from business districts of
Andheri, Saki Naka and Lower Parel.





AT THE CORE OF LIFESTYLE

AT THE HEART OF LIFE

Featuring all inclusive lifestyle amenities like
Gymnasium, Indoor Games Room with
Audio-Visual Facility, Sky Garden with
full length Jogging Track\Reflexology Path &
Senior Citizen Pergola.



P R E S E N T I N G



VAKOLA, SANTACRUZ HIGHWAY

YOUR HOME, AT THE HEART OF LIFE

Experience a complete life, where you are at the centre of everything and connected to everywhere. Where your home lavishes you in abundance of space, luxury and lifestyle amenities, while bringing a world of conveniences to your doorstep.



ATMIYA CENTRIA

VAKOLA, SANTACRUZ HIGHWAY

PROJECT HIGHLIGHTS

- Ground+11 Storey Tower
- Offering 1 & 2 BHK Smart air-conditioned homes
- Can be transformed into 3 BHK homes
- 5-level fully automated Parking

ATMIYA CENTRIA



YOUR WAY TO A MORE AFFLUENT LIFESTYLE

ENTRANCE LOBBY WITH WAITING LOUNGE

AT THE
HOME OF LUXURY

ATMIYA CENTRIA

VAKOLA-SANTACRUZ. AT THE CORRIDOR OF CONNECTIVITY

Find yourself in the most central address of Western Suburbs Vakola- a destination that is off the Western Express Highway and minutes away from the domestic & international airports.

AT THE BENEFITS OF A CENTRAL LOCATION

- Close Proximity to Domestic & International Airports
- Opposite Western Express Highway
- Close proximity to SCLR
- Easy access and connectivity to Major Business Hubs of BKC, Andheri, Saki Naka & Lower Parel
- Home to Mumbai University and to many schools and colleges in and around Santacruz, Vile Parle, Bandra and Vidyavihar
- Ready to live social infrastructure in terms of hospitals, malls, cinemas and other entertainment avenues

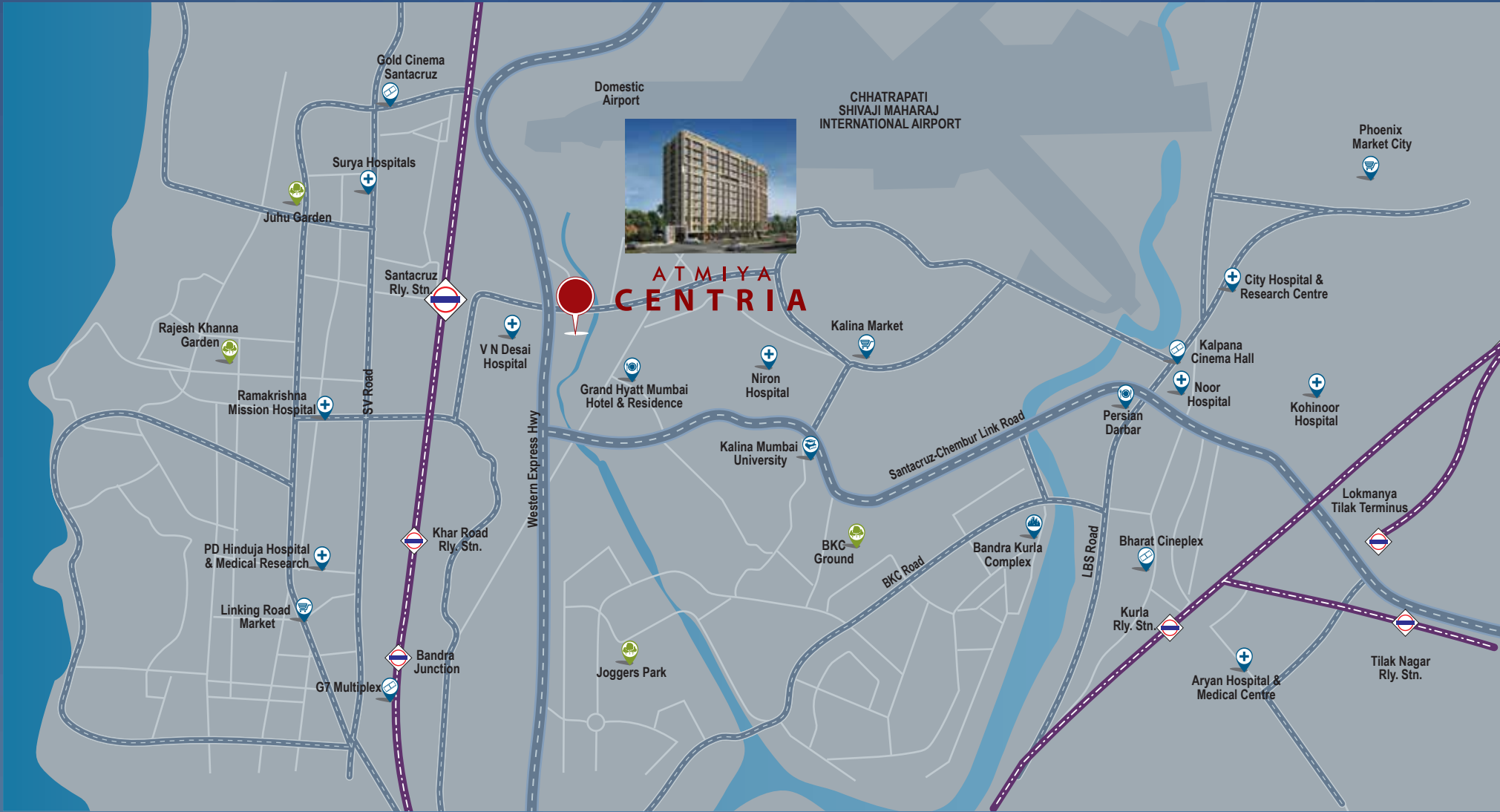
AT THE HUB OF BUSINESS & LEARNING

BUSINESS HUB: BKC - 3 KM • Andheri Saki Naka - 7 KM • Dadar - 9 KM • Lower Parel - 11 KM • Worli - 14 KM

EDUCATION: Mumbai University - 2 KM • National College Bandra - 7 KM • St. Charles High School - 3 KM

• Poddar International School - 3 KM • St. Anthony's High School - 3 KM

LOCATION MAP



PROPOSED VIDHYANAGARI
METRO STATION- 150 M

WESTERN EXPRESS
HIGHWAY

SANTACRUZ
RAILWAY STATION- 700 M

ACTUAL PHOTOGRAPH



A man and a woman in formal attire are shown in profile, facing each other and smiling. They are holding wine glasses. The image is overlaid with a large, semi-transparent text graphic that reads "AT THE CORE OF LIFESTYLE". The text is in a light, sans-serif font, with the word "OF" in a slightly different color (a darker shade of the background) to make it stand out. The background is a warm, golden-brown color.

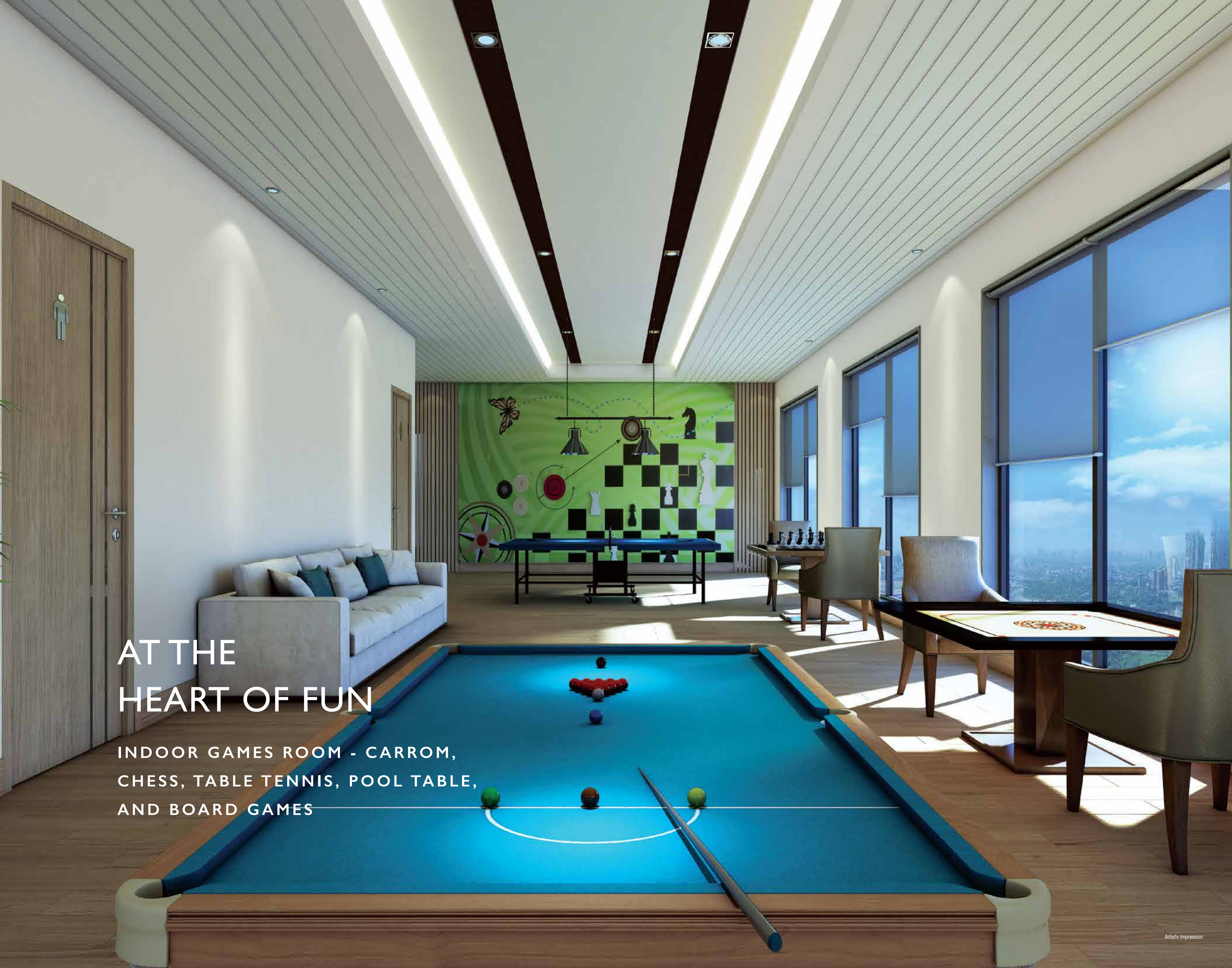
AT THE CORE OF LIFESTYLE

PREMIUM AMENITIES

GYMNASIUM • INDOOR GAMES ROOM • TERRACE SKY LOUNGE • JOGGING TRACK

AT THE
BEST OF HEALTH

FULLY EQUIPPED GYMNASIUM

The image shows a spacious, modern indoor games room. In the foreground, a pool table with blue felt and a wooden frame is set up with several balls and a cue stick. To the left, a light-colored sofa with dark green cushions sits against a white wall. In the background, a carrom table is positioned in front of a large green wall featuring a black and white checkered pattern and various game-related illustrations like a butterfly, a chess knight, and a target. To the right, a chess set is displayed on a table, and a board game table with a colorful top is set up with chairs. Large windows on the right side offer a view of a city skyline. The ceiling has a series of long, parallel wooden slats with recessed lighting.

AT THE HEART OF FUN

INDOOR GAMES ROOM - CARROM,
CHESS, TABLE TENNIS, POOL TABLE,
AND BOARD GAMES

An aerial night-time rendering of a modern high-rise apartment complex. The main building is a long, multi-story structure with a blue and white facade, featuring a large sky garden on its roof with a green lawn, a red jogging track, and various landscaping. To its right is a taller, more slender tower. The buildings are surrounded by dense tropical vegetation, including palm trees. A multi-lane road with traffic is visible on the left and bottom right. The scene is illuminated by the warm lights of the buildings and the cool tones of the night sky.

AT THE TOP OF THE WORLD

SKY GARDEN WITH FULL LENGTH
JOGGING TRACK\REFLEXOLOGY PATH

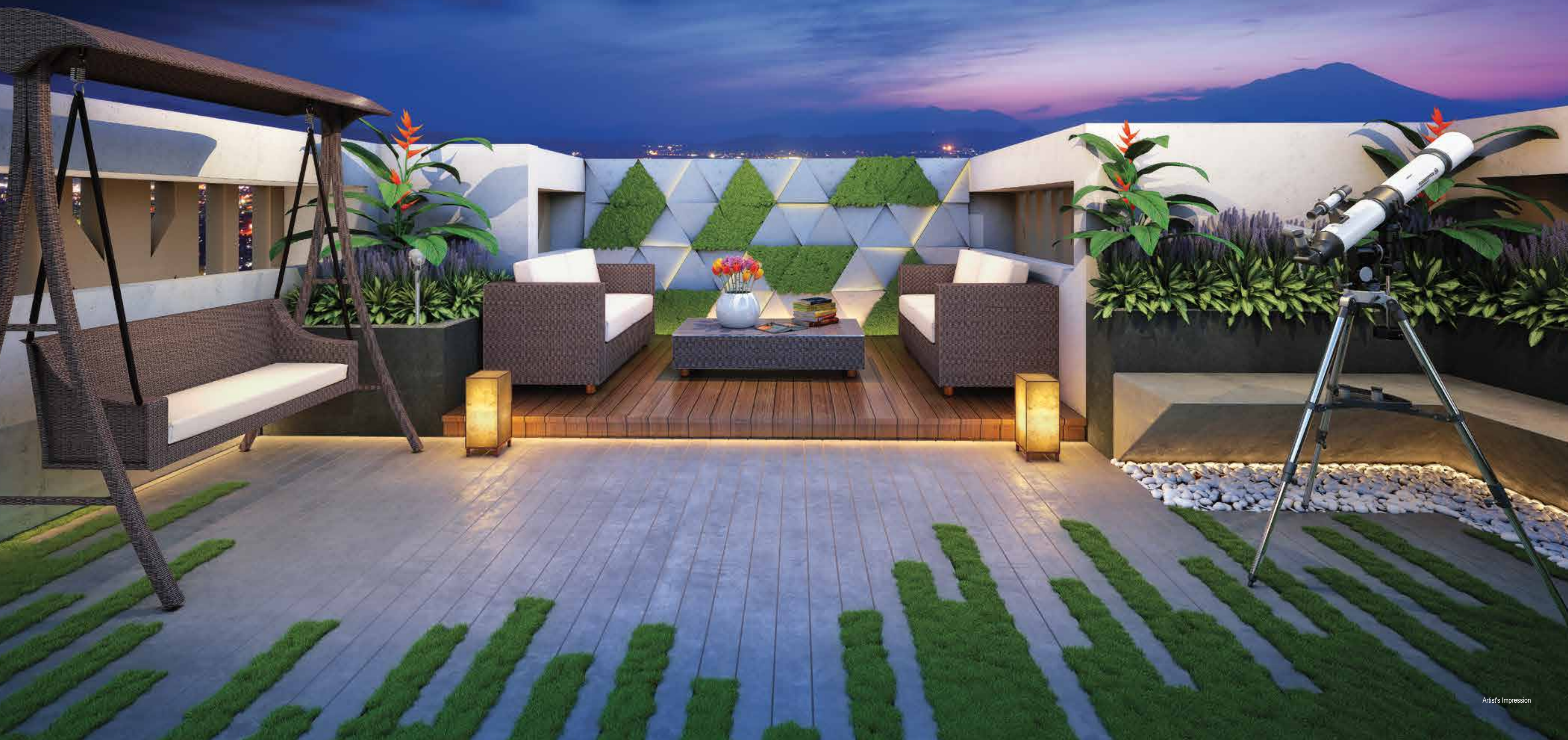


AT THE REALM OF PEACE

ROOFTOP MEDITATION & YOGA LOUNGE

AT THE HEART OF MEMORIES

SENIOR CITIZEN PERGOLA WITH
STARGAZING OBSERVATORY



AT THE JOY OF GROWING UP

DEDICATED KIDS' PLAY AREA



AT THE BUZZ OF EXCITEMENT

SPECIAL AUDIO VIDEO LOUNGE



A woman with long dark hair, wearing a white bathrobe, stands in a room with large windows. She is looking out the window with her arms raised, touching the white curtains. The view outside shows a cityscape with buildings and greenery. The text 'AT THE HEART OF LIFE' is overlaid in a large, light-colored serif font.

AT THE HEART OF LIFE

APARTMENT & TOWER FEATURES

WELL PLANNED SPACES • SPACIOUS BEDROOM • ELEGANT KITCHENS • WELL APPOINTED BATHROOMS



AT THE PLAN OF IDEAL SPACE

OPTIMUM SIZED LIVING ROOMS

A modern master bedroom with a large bed, bedside tables, a desk, and a large window with curtains.

AT THE EXTRAVAGANCE OF LUXURY

• MASTER BEDROOM WITH SKY DECK

• OPEN KITCHEN

• WELL APPOINTED BATHROOMS





AT THE BENEFIT OF THOUGHTFULNESS

- 24X7 SECURITY CAMERAS
- 5-LEVEL FULLY AUTOMATED PARKING
- 2 HIGH SPEED ELEVATORS
- EXCELLENT FIRE SAFETY



PROJECT AT A GLANCE

PROJECT HIGHLIGHTS

- Ground+11 Storey Tower
- Offering 1 & 2 BHK Smart air-conditioned homes
- Can be transformed into 3 BHK homes
- 5-level fully automated Parking

TOWER FEATURES

- 24x7 Security Cameras
- 2 High Speed Elevators
- Excellent Fire Safety

LIFESTYLE AMENITIES

1ST FLOOR

- State of the art Gymnasium
- Indoor Games Lounge - Carrom, Chess, Table Tennis, Pool Table, and Board Games
- Audio Video Lounge

ROOF-TOP

- Jogging track/Reflexology path
- Sky lounge - Gazebo Senior Citizen Area with Stargazing Observatory
- Yoga and Meditation Lounge
- Kids' Play Area
- Creche
- Rooftop Sit-out
- Barbeque Corner

INTERNAL SPECIFICATIONS & FINISHES

- Convenience Features
- Smart integrated homes
- Air conditioned apartments

Flooring

- Vitrified tile flooring & skirting for living, dining, kitchen & all bedrooms

Windows

- Anodized Aluminum Windows with glass facade

Doors

- Main doors, Bedroom and Washroom Doors with Quality Finesse
- Gypsum finish on walls in entire apartment

Paint

- Premium Paint

Electricals

- Polycab or equivalent make concealed copper wiring & circuit breakers
- GM / Legrand or Equivalent electrical switches
- Provision for electric devices

Bathrooms/Powder room

- Anti-skid Vitrified/Ceramic Tiles for flooring and dado
- Concealed plumbing in all toilets Jaquar or Equivalent C.P sanitary fittings with geysers

Kitchen

- Granite Platform with SS Sink
- Ceramic tiles dado 2 feet high above kitchen platform



UNIT PLAN

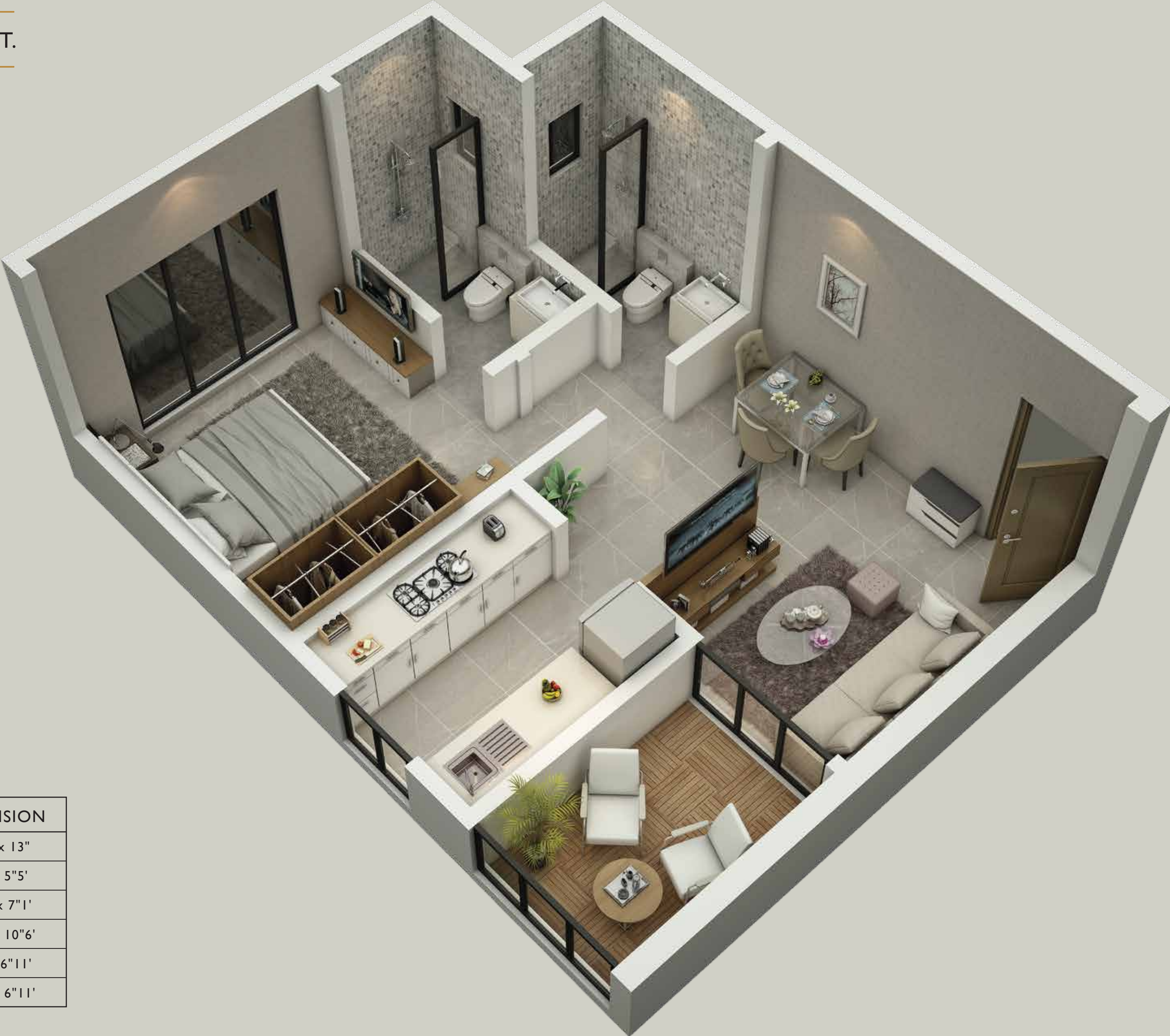
I BHK FLAT - 385 SQ.FT.



PARTICULARS	DIMENSION
Living Area	9"6' x 13"6'
Passage Area	8"2' x 3"3'
Kitchen	6"8' x 7"8'
Master Bedroom	9"6' x 9"10'
Common Powder Room	7" x 3"6'
Attached Washroom	6" x 4"

UNIT PLAN

I BHK FLAT - 433 SQ.FT.



PARTICULARS	DIMENSION
Living Area	10"2' x 13"
Sundeck	8"4' x 5"5'
Kitchen	7"10' x 7"1'
Master Bedroom	10"3' x 10"6'
Common Powder Room	3"3' x 6"11'
Attached Washroom	3"11' x 6"11'

UNIT PLAN

I.5 BHK FLAT (WITH SUNDECK) - 538 SQ.FT.



PARTICULARS	DIMENSION
Living Area	14"3' x 9"6'
Sundeck	4"10' x 9"6'
Kitchen	5"11' x 10"6'
Master Bedroom	10"3' x 9"8'
Study Room	9"4' x 7"1'
Common Powder Room	3"3' x 6"11'
Attached Washroom	5"11' x 3"11'

UNIT PLAN

I.5 BHK FLAT - 538 SQ.FT.



PARTICULARS	DIMENSION
Living Area	9'6' x 14'5'
Passage Area	7'8' x 3'3'
Kitchen	7'1' x 11'
Master Bedroom	11' x 10'4'
Attached Washroom	4'1' x 6'11'
Study Room	6'7' x 9'8'
Common Powder Room	3'11' x 6'11'

UNIT PLAN

2.5 BHK FLAT - 778 SQ.FT.

PARTICULARS	DIMENSION
Living Area	19"6' x 13"6'
Passage Area	7" x 8"
Kitchen	6"9' x 7"9'
Study Room	6"9' x 7"9'
Master Bedroom I	9"6' x 13"6'
Attached Washroom	7" x 3"6'
Master Bedroom 2	9"6' x 9"9'
Attached Washroom	6" x 4"
Common Powder Room	7" x 3"6'



UTILIZING EVERY MINUTE OF EXPERTISE TO CREATE INNOVATIONS



Atmiya Group is an advisory & real estate development company in Mumbai with more than 2 decades of experience in development and construction. Our strength that have consistently helped us outperform lies in our ability to give a broad portfolio of services that includes end-to-end solutions including Market Intelligence, Product Planning, Pricing Strategy, Marketing Communications, Channel Partner Sourcing, Customer Service, right upto Home Loans and CRM. Led by a bench strength of qualified people from corporate backgrounds, the company is poised to create a meaningful difference by offering tangible advantages that will help build generational wealth and create value for one and all.

The company has ventured into development in the Mumbai MMRDA region with state-of-the-art projects in Badlapur and Mulund.

PROJECT & LOCATION	PROJECT TYPE	VALUATION
ATMIYA HEIGHTS- BADLAPUR WEST	RESIDENTIAL & COMMERCIAL	80 CR
ATMIYA RESIDENCY- BADLAPUR WEST	RESIDENTIAL	100 CR
ATMIYA HEIGHTS- MULUND EAST	RESIDENTIAL & COMMERCIAL	27 CR
PRIME VISTA- GHATKOPAR EAST	RESIDENTIAL	150 CR
SANTACRUZ	RESIDENTIAL	200 CR
BORIVALI WEST	RESIDENTIAL & COMMERCIAL	250 CR



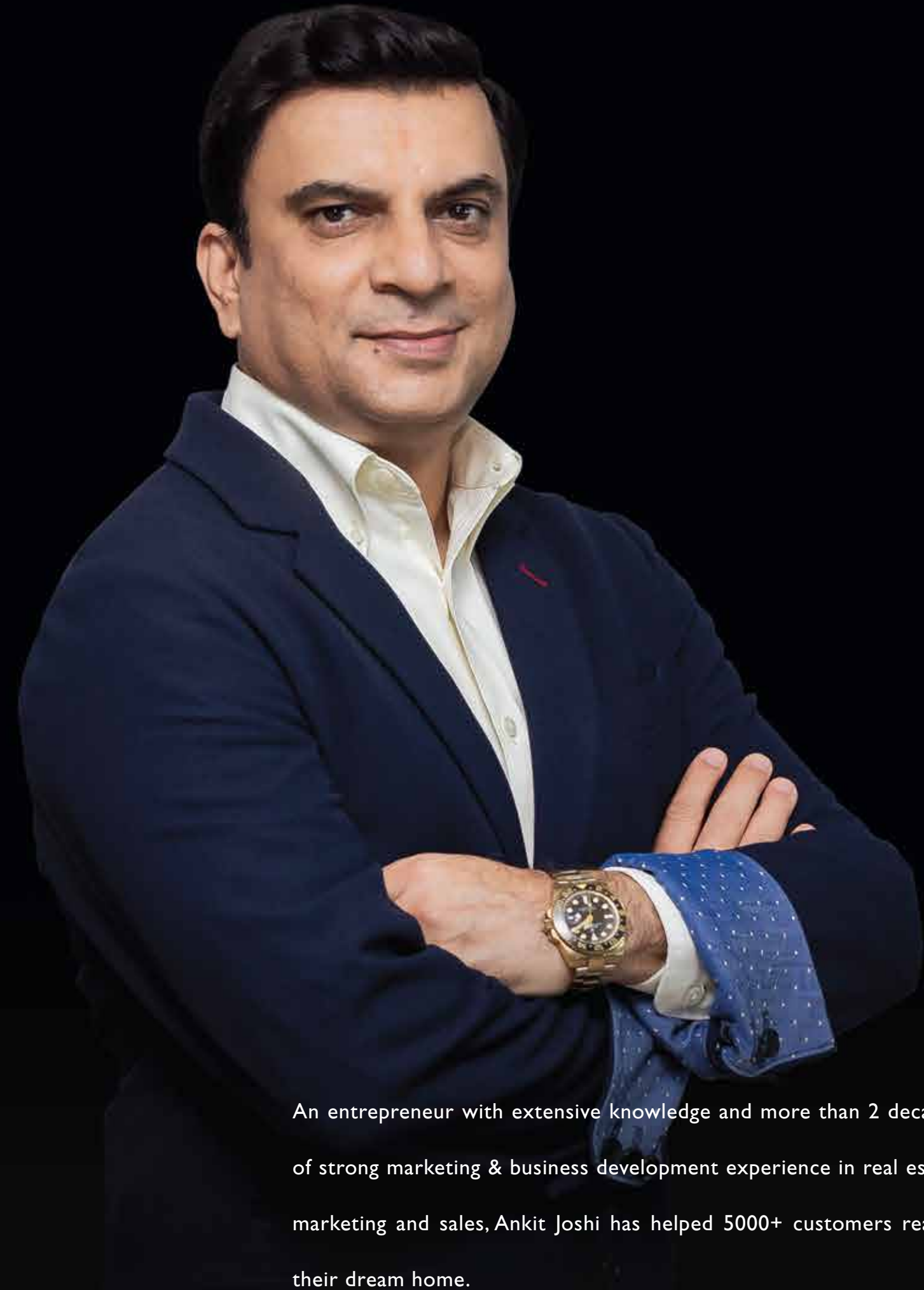
PARTNERS IN CREATION



An astute and visionary entrepreneur, Mr. Jiten Oza's paramount interest lies in the development of the real estate industry. He ventured as a property investor in 2004 and became acquainted with industry experts, co-founding Haridarshan Properties and Investments in the year 2009 as a preferred channel partner with industry moguls like Chandak Group, Kalpataru, Paradigm Realty, Veena Developers and many others.

Lauded for his business acumen, integrity, and technology savviness; he has been frequently awarded by leading developers for his contributions. After partnering with Atmiya Group in 2015, his camaraderie with Ankit Joshi has come a long way, with both of them working together for their new project.

JITEN OZA
FOUNDER



An entrepreneur with extensive knowledge and more than 2 decades of strong marketing & business development experience in real estate marketing and sales, Ankit Joshi has helped 5000+ customers realise their dream home.

His vision is to build generational wealth through real estate and to create value for customers, business associates, stakeholders, and society. It manifests in the form of his venture, Atmiya, where he plays the role of a leader, driving the company on the path of becoming one of the most reputed developers in India.

ANKIT JOSHI
FOUNDER