



### A HOME THAT REFLECTS YOUR AURA

Imagine...

A haven... of happiness and peace, where the cacophony fades away. A sanctuary where luxury abounds, where you find solace at every corner.

Discover a home that mirrors your aura. Welcome to Modirealty Ashvattha. Where You Belong.



First-Of-Its-Kind Rooftop Luxury In Dahisar

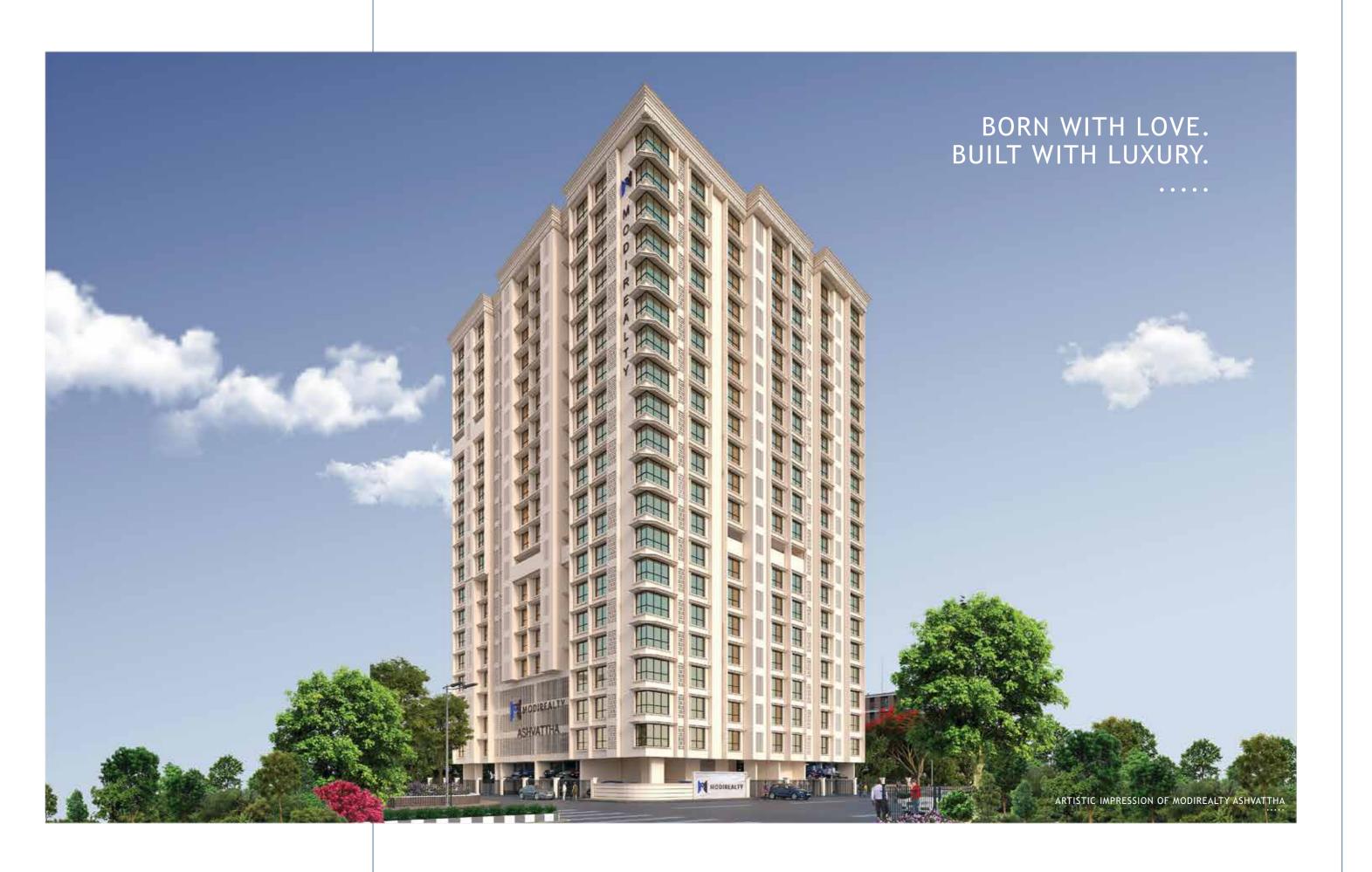


1, 2 & 3 BHK Premium Apartments



Phase 1 Residential Tower

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## DOESN'T IT FEEL SPECIAL TO LIVE IN MUMBAI'S EMERGING HEART?

Dahisar, the vibrant suburb of Mumbai, is slowly carving its way to become the city's emerging heart, and for all the right reasons

### INFRASTRUCTURE:

Dahisar boasts of a well-established infrastructure that provides excellent connectivity to other parts of Mumbai, making it a convenient location for both business and leisure. Situated within close proximity to the Metro Station and Borivali Railway Station, Dahisar is easily accessible by public transport, providing residents and visitors with seamless connectivity to other parts of the city. The Western Express Highway passes through Dahisar, connecting it to the rest of the city.

### SOCIAL LIFE:

Near Dahisar there are some of Mumbai's top malls, including Thakur Mall, Growel's 101 Mall, and Oberoi Mall. Whether you want to shop, eat, or have fun, these malls have something for everyone. Dahisar is about to get even more exciting with the upcoming **Theme Park** set to open its doors soon. The theme park is set to become a must-visit destination for families and thrill-seekers alike.

### MODIREALTY ASHVATTHA LOCATION ADVANTAGES:

Strategically located within walking distance of Dahisar Railway Station
 Convenient driving distance to the upcoming Thane-Borivali Underground Tunnel
 Easy access to other suburbs like Borivali, Kandivali and Malad
 Well-connected to the Western Express Highway
 Well-known schools, hospitals and shopping centres are in the vicinity
 Surrounded by several parks and green spaces

#### METRO LINE 7A:

Ovaripada Metro Station is within walking distance.

Mumbai Metro Line 7A is an elevated corridor connecting Andheri (East) with Dahisar

(East) via the Western Express Highway.

The corridor will have 13 stations, including one at Dahisar (East).



### DAHISAR. EVERYTHING IS WITHIN ARM'S REACH!

**KEY DISTANCES** 

		••••
1 Min: Dahisar Railway Station	1 Min: Western Express Highway	1 Min: Dahisar DCP Office
1 Min: Ovaripada Metro Station	<b>5 Mins:</b> Dahisar Check Naka	<b>5 Mins:</b> Borivali Railway Station
		Opposite: Dahisar Post Office

### **EDUCATIONAL INSTITUTIONS**

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10 Mins: Singapore International School	5 Mins: Universal High School Dahisar	1 Min: Shailendra Education Society
10 Mins: Thakur College	10 Mins: Chatrabhuj Narsee School	
HOSPITALS		
1 Min: Navneet Hospital	<b>1 Min:</b> Manav Kalyan Hospital	
MALLS		
• • • •		
10 Mins:	10 Mins:	10 Min:

Growels 101

Thakur Mall



Upcoming Oberoi Mall

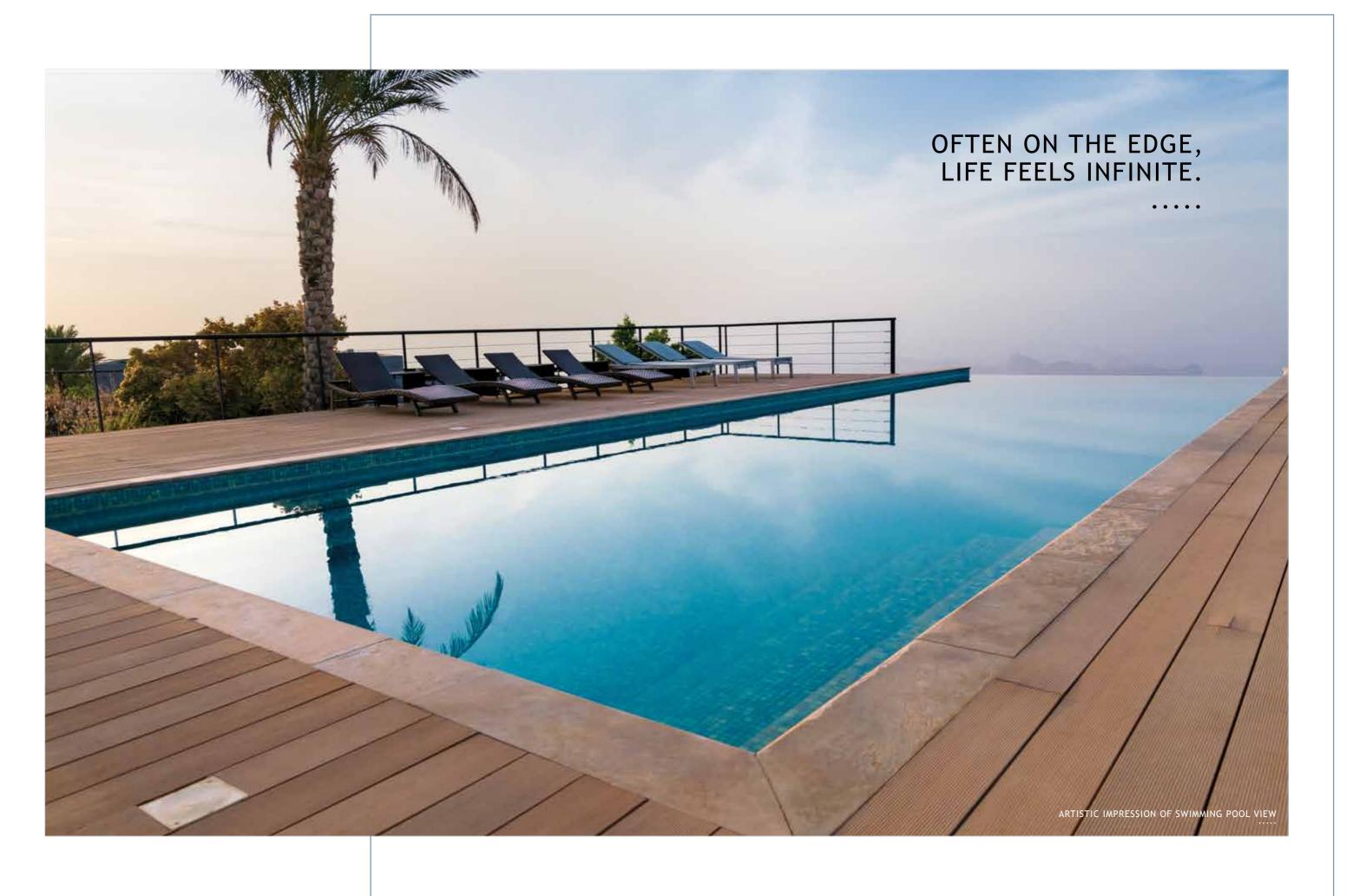


# WITH UNLIMITED AMENITIES, LIFE CAN BE A NEVER-ENDING VACATION HERE!

The bustling suburban Dahisar experiences unparalleled luxury, for the first time, at Modirealty Ashvattha, where the enchanting city views from the rooftop offer a magical escape from the metropolis below. The gentle waves of the infinity pool help you unwind, and the open-to-sky gym with Yoga & meditation area is refreshing, moreover, the screeningfacility, sky lounge, gazebo, and kid's play area, make Ashvattha's rooftop experience go really over the top.

A plethora of amenities offers you a lifestyle of luxurious serenity.







Rooftop Yoga & Meditation Area



Rooftop Kid's Play Area



Tensile Roof Sky Lounge



Open To Sky Screening Area



Rooftop Buffet Area



Rooftop Gazebo Seating Area



Open-To-Sky Gym

### WHERE SKY'S THE LIMIT

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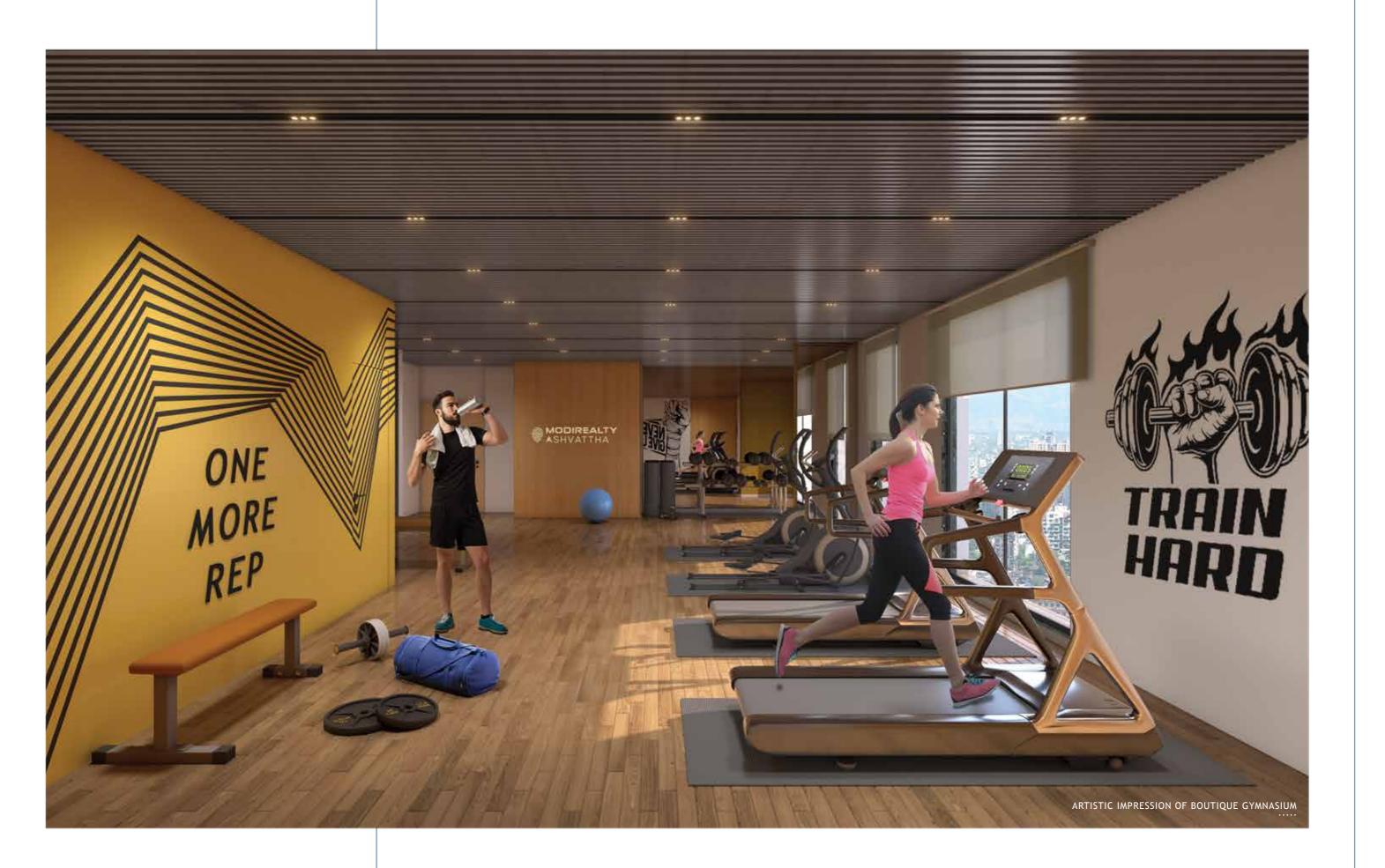
Society Office

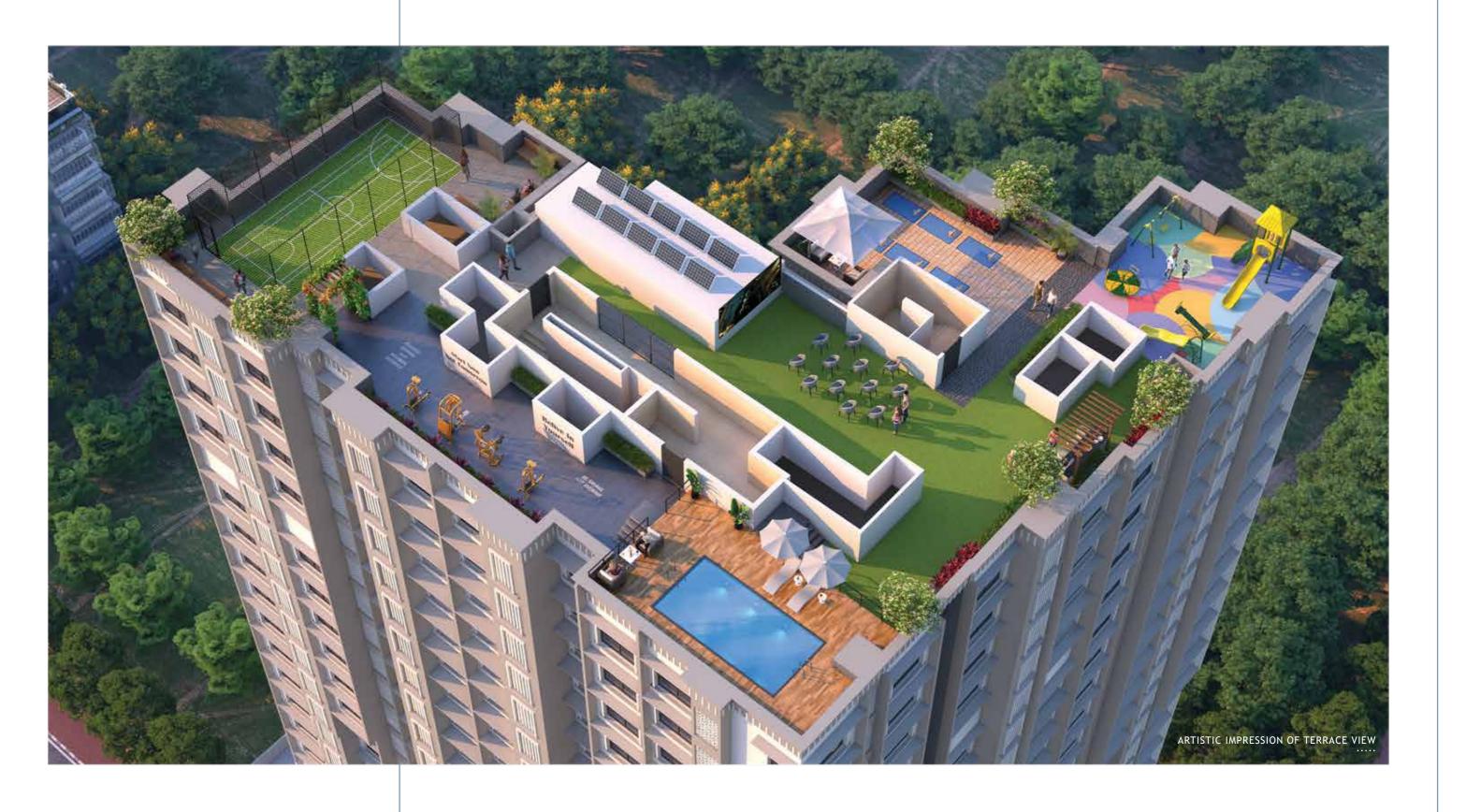


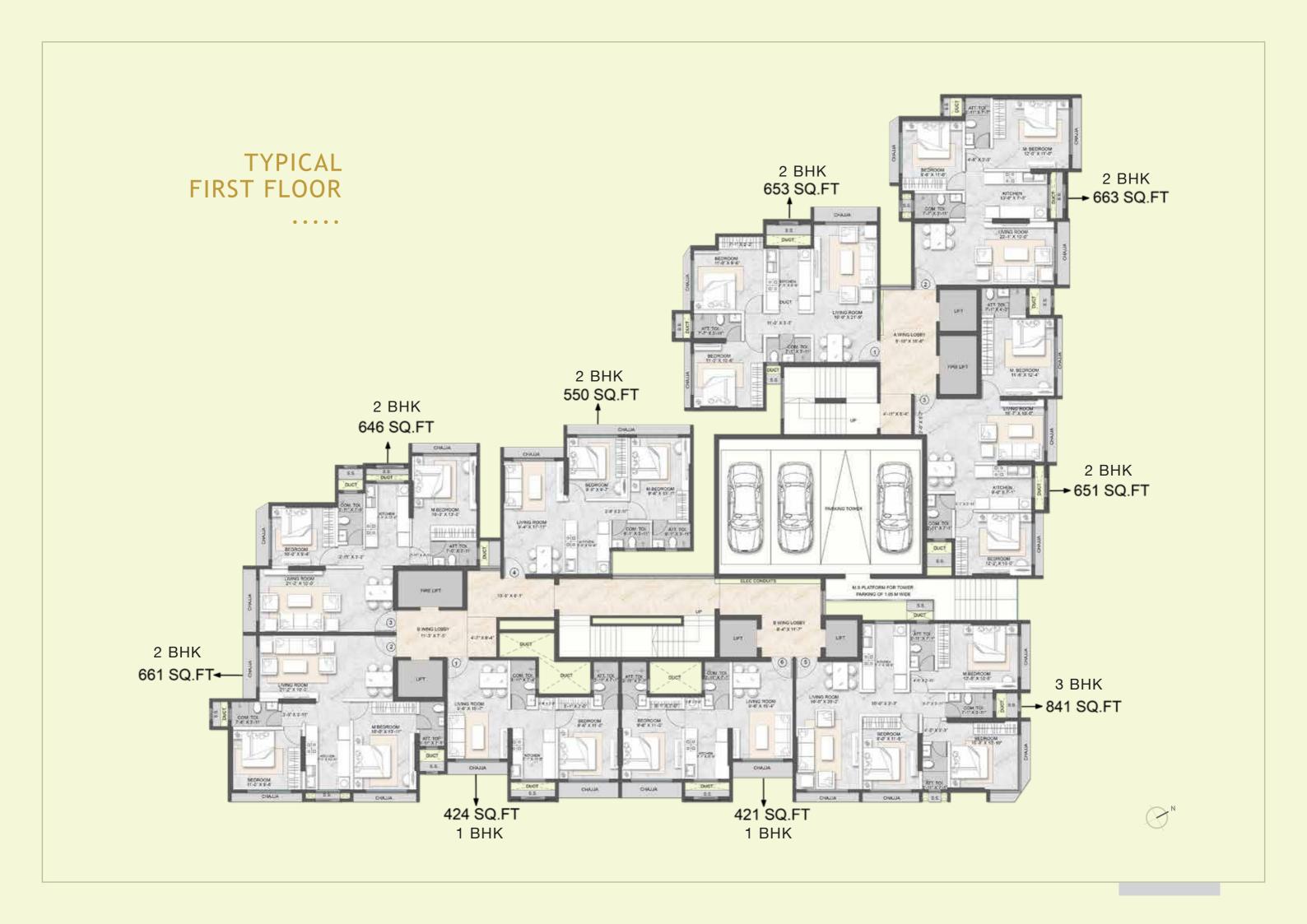
Mechanical Parking



Terrace Garden To Host Events







### 1 BHK UNIT PLANS

2 BHK UNIT PLANS











### 2 BHK UNIT PLANS









### 3 BHK UNIT PLANS

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### WE COMMIT TO IT, AND WE MAKE IT!

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For more than half a century, Modirealty has remained a beacon of excellence in the Indian real estate industry. Founded by Shyamsunder Modi in 1971, our commitment to creating homes that reflect people's values and emotions remains at the heart of everything we do. Our track record of completing projects within the given timeline is a representation of our meticulous planning, attention to detail and team-dedication.

As a self-financed, debt-free group, we at Modirealty. Take immense pride in the fact that we have never had a single stalled project or litigation.

Our team of experts shares the passion for excellence, and we are committed to upholding the high standards that define our brand.

### 56+ Iconic Projects:

Residential Complexes | MHADA & Private Housing Society Redevelopments | Standalone Buildings

Bringing Joy to 1000+ Families I 1 Million+ Sq. Ft. of Developmen I 52+ Years of Experience

### **ONGOING PROJECTS:**











MODIREALTY
VATVRIKSH
GOREGAON







Modirealty continues to be the epitome of perfectionism in the Indian real estate sector for more than 50 years. We also hold a significant presence in Infrastructure Development, and Wealth Management. Since its inception in 1971, by our founder Shyamsunder Modi, Modirealty is committed to creating homes that reflect people's values and emotions. Thousands of satisfied customers have placed their confidence in us as a result of our legacy of timely delivery and top-notch properties.

As a self-financed, debt-free group, we at Modirealty prioritise our client's needs above all else, and we take immense pride in the fact that we have never had a single stalled project or litigation. Our team of experts shares a passion for excellence, and we are committed to upholding the high standards that define our brand



DAHISAR



The project Modirealty Ashvattha has been registered via RERA No:- P51800051189. Information

RERA No:- P51800051189. Information available at

https://maharerait.mahaonline.gov.in



Disclaimer (Version Of June 2023): This brochure is conceptual, and does not constitute a legal offering. All Plans, Specifications, Designs, Elevations, Features, Amenities, Facilities and Services mentioned in the brochure are indicative of the kind of Development Proposed for this project and is for representational purposes only, and its finality is subject to the approval of the respective authorities or as required by Modirealty in the interest of continuing improvement, without prior notice or obligations. The furniture/images shown in the plan is only for the purpose of illustrating a possible layout and does not form a part of the final offering.

Project Approved By All The Leading Banks

52+	Years of Experience
56+	Landmark Projects Delivered With OC
1000+	Happy Homes Happy Families
8+	Upcoming Projects

Member of BDA I MCHI







For More Details Scan OR Code

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