

# A REFLECTION OF PRESTIGE



*Artistic Impression*



THE  
NILAYA  
live | breathe | rejuvenate



# A truly remarkable home!



Artistic Impression



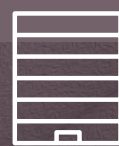
## MORE THAN A LANDMARK, IT'S AN ICON OF excellence



GATED  
COMMUNITY



4 TOWERS  
WITH STILT + 4 PODIUM  
+ 17 FLOORS



COMMERCIAL  
SHOPS



1 AND 2 BHK  
RESIDENCES

**TOWER 1 – AOMA**  
FUTURE EXPANSION

**TOWER 2 – IKHAYA**  
FUTURE EXPANSION

**TOWER 3 – XOHA**  
LAUNCHING

**TOWER 4 – ACASA**  
FUTURE EXPANSION



GROUND | PODIUM  
AMENITIES



EXCLUSIVE  
ROOF TOP  
AMENITIES



DOUBLE HEIGHT  
ENTRANCE LOBBY



DEDICATED  
SOCIETY OFFICE  
& DRIVER'S ROOM



3 HIGH SPEED  
ELEVATORS



STATE OF THE ART  
SECURITY SYSTEMS



INTERCOM  
FACILITY





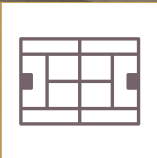
Artistic Impression

LET LIFE FEEL ELEVATED AT THE PLEASURABLE  
SPREAD OF ICONIC LIFE ON GROUND

Extraordinary **PODIUM LIFESTYLE**



Box  
Cricket



Half Basketball  
Court



Stepped  
Seating



Sculpture  
Pedestal



Peripheral  
Plantation



Miyawaki  
Plantation



Tree Groove  
Plaza



Ledge  
Seating

GROUND LEVEL AMENITIES

Edge Planter	Floor Games	Kids Play Area
Gazebo	Pergola	Seating Cove
Adventure Play Equipment	Play Mould	Senior's Deck
Trellis	Chit Chat Corner	



Artistic Impression

PODIUM LEVEL AMENITIES



Artistic Impression



Stargazing Corner



Multi Purpose Hall



Movie Screening



Gathering Lwan



Fitness Lawn  
Open Gym



Seating Ledge



Toddler's Room



Indoor Games  
Room



Walking Pathway

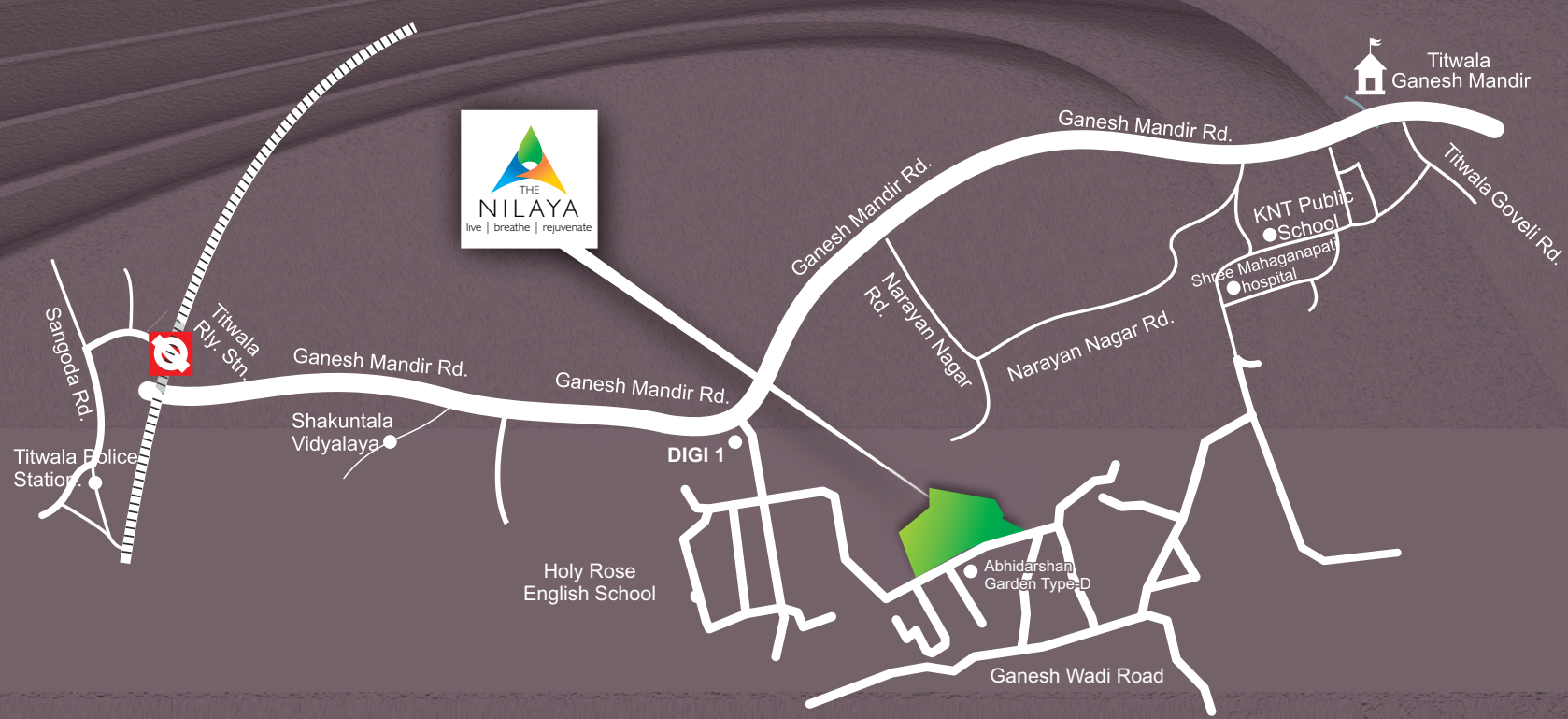
ROOF TOP AMENITIES







# KNOW YOUR NEIGHBOURHOOD



*A home where everything is within reach*

- Titwala Railway Station - 5mins Away • Holy Rose English School - Walkable 5mins
- Shree Mahaganapati Hospital - 1 Km Away • - Shree Siddhivinayak Mahaganapati Temple - 2 Km Away
- Meridian School Titwala - 1km • Reliance Trends & Patel Mart - 800m Away • Dmart Ready - 1km Away

A PROJECT BY



## ABHIDARSHAN CORPORATION LLP

Site Address- The Nilaya, Opp Abhidarshan Garden, Type-D, Abhidarshan Park Road, Ganesh Nagar, Titwala (East) - 421 6056.

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**Adv. Shailendra Jallawar**

MEP Consultant  
**Elcon Engineering**

Landscape Architect  
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Financial Advisor  
**CA. Prashant R Shah**



RERA NO  
P517000556439

Note : All plans, drawings, amenities, facilities, etc. are subject to the approval of the respective authorities and would be changed, if necessary. The discretion remains with the developer. All renderings, floor plans, pictures and maps are the artist's conceptions and not actual depictions of the building, its walls, roadways or landscaping. Dimensions in plan are mentioned in British systems for user's ease. Conversion :1 SMT = 10.764 sq.ft. 1 RMT = 3.28 rft.