



HEART.  
JUST THE BEST PLACE TO LIVE.

.....



## 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.

 **MODIREALTY**  
**ASHVATTHA**  
DAHISAR



First-Of-Its-Kind  
Rooftop Luxury In Dahisar



1, 2 & 3 BHK  
Premium Apartments

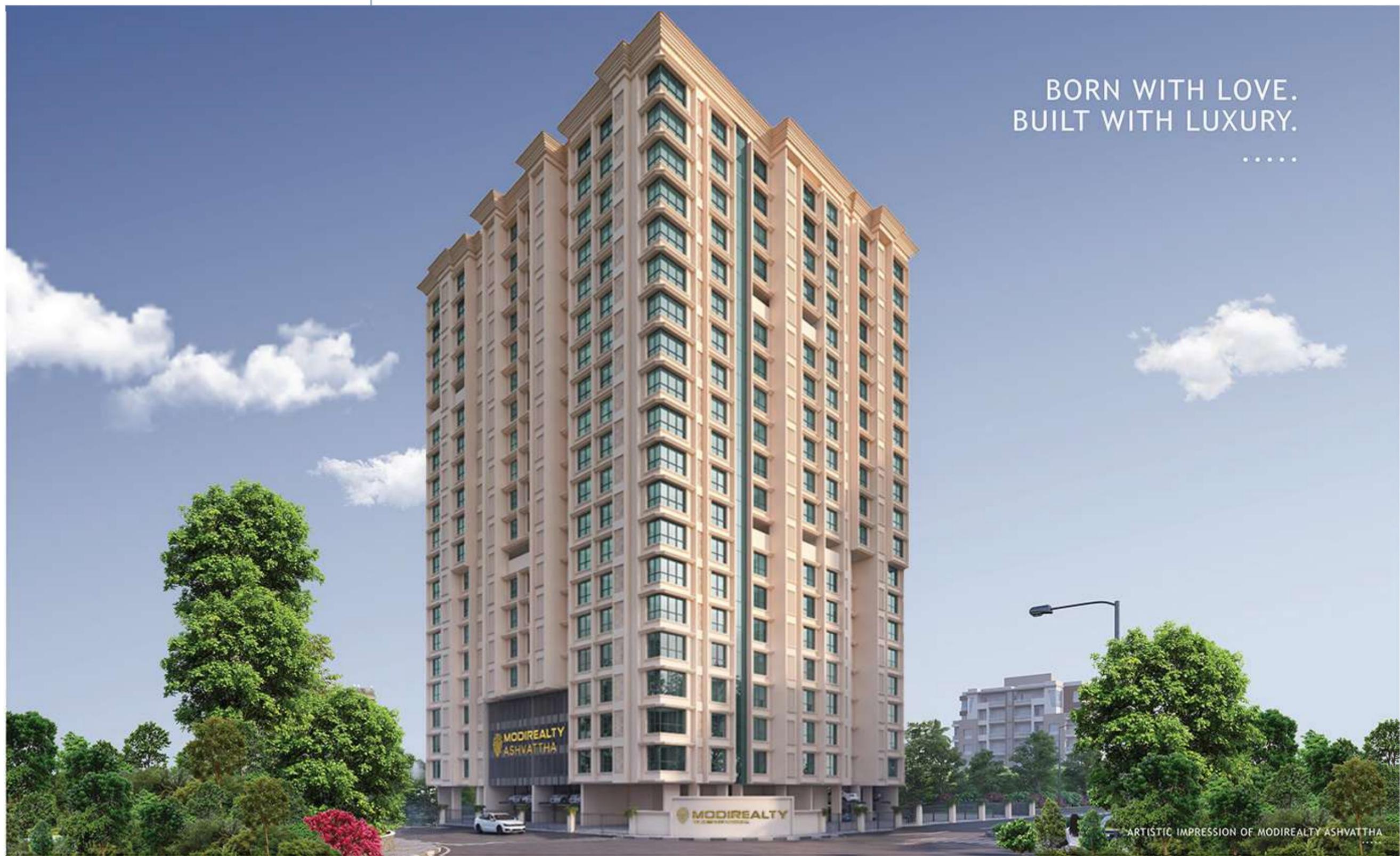


Phase 1  
Residential Tower

.....

BORN WITH LOVE.  
BUILT WITH LUXURY.

.....



ARTISTIC IMPRESSION OF MODIREALTY ASHVATTHA

MODIREALTY

MODIREALTY  
ASHVATTHA



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

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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 of 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
- Serene environment

### 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!

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## KEY DISTANCES

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

## EDUCATIONAL INSTITUTIONS

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<b>1 Min:</b> Shailendra Education Society	<b>5 Mins:</b> Universal High School Dahisar	<b>10 Mins:</b> Singapore International School
	<b>10 Mins:</b> Chatrabhuj Narsee School	<b>10 Mins:</b> Thakur College

## HOSPITALS

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<b>1 Min:</b> Manav Kalyan Hospital	<b>1 Min:</b> Navneet Hospital
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## MALLS

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<b>10 Min:</b> Thakur Mall	<b>10 Mins:</b> Growells 101	<b>10 Mins:</b> Upcoming Oberoi Mall
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## WITH UNLIMITED AMENITIES, LIFE CAN BE A NEVER-ENDING VACATION HERE!

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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 screening facility, 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.





OFTEN ON THE EDGE,  
LIFE FEELS INFINITE.

.....

ARTISTIC IMPRESSION OF SWIMMING POOL  
.....

# WHERE SKY'S THE LIMIT

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Rooftop Yoga & Meditation Area



Rooftop Kid's Play Area



Tensile Roof Sky Lounge



Open To Sky Screening Area



Rooftop Buffet Area



Rooftop Multipurpose Turf



Rooftop Gazebo Seating Area



Open-To-Sky Gym



Society Office



Mechanical Parking



Terrace Garden To Host Events



ARTISTIC IMPRESSION OF BOUTIQUE GYMNASIUM .....

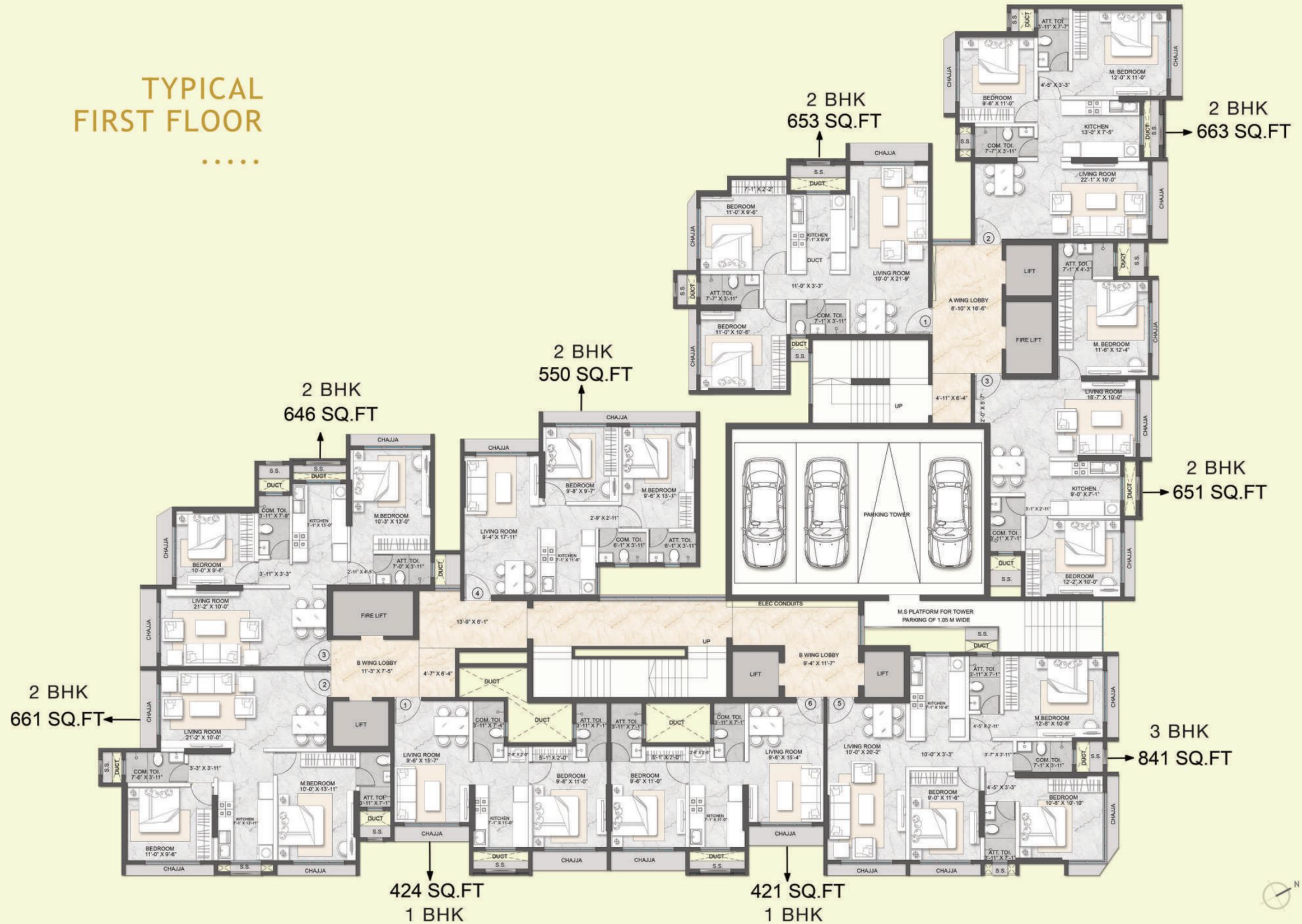
# ROOFTOP AMENITIES

Artistic impression of Modirealty Ashvattha



# TYPICAL FIRST FLOOR

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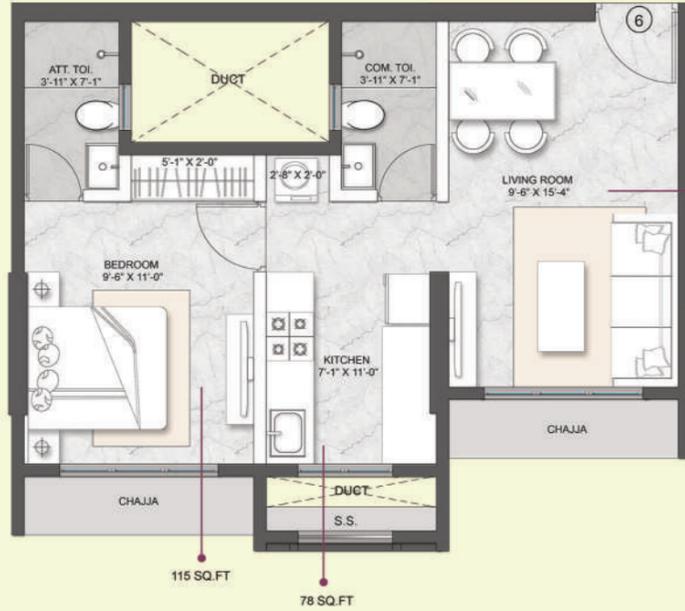


# 1 BHK UNIT PLANS

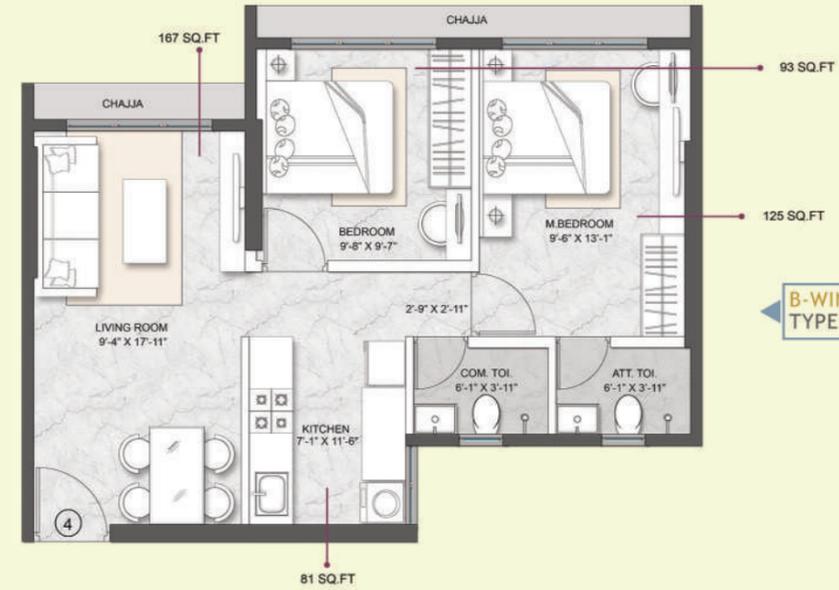
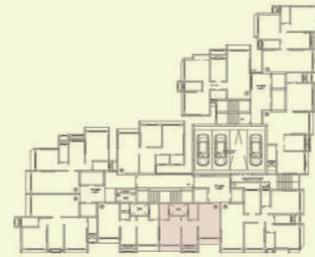
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# 2 BHK UNIT PLANS

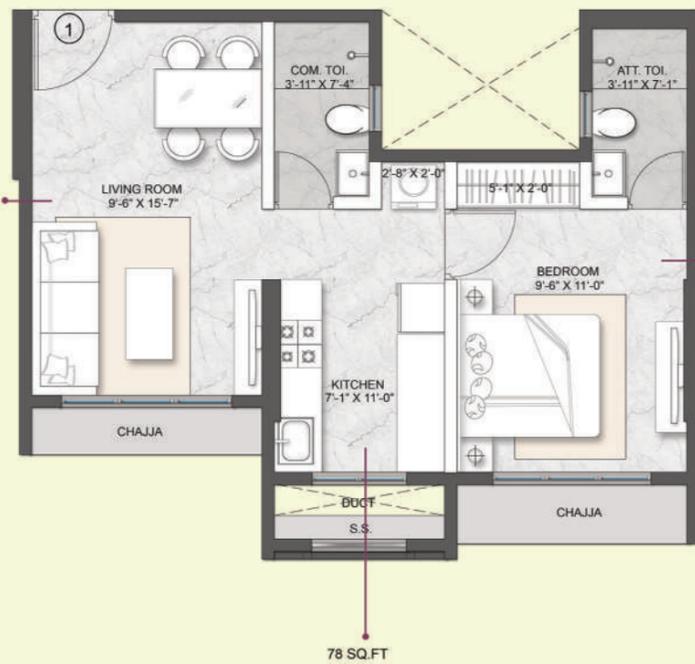
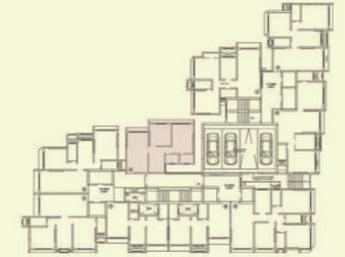
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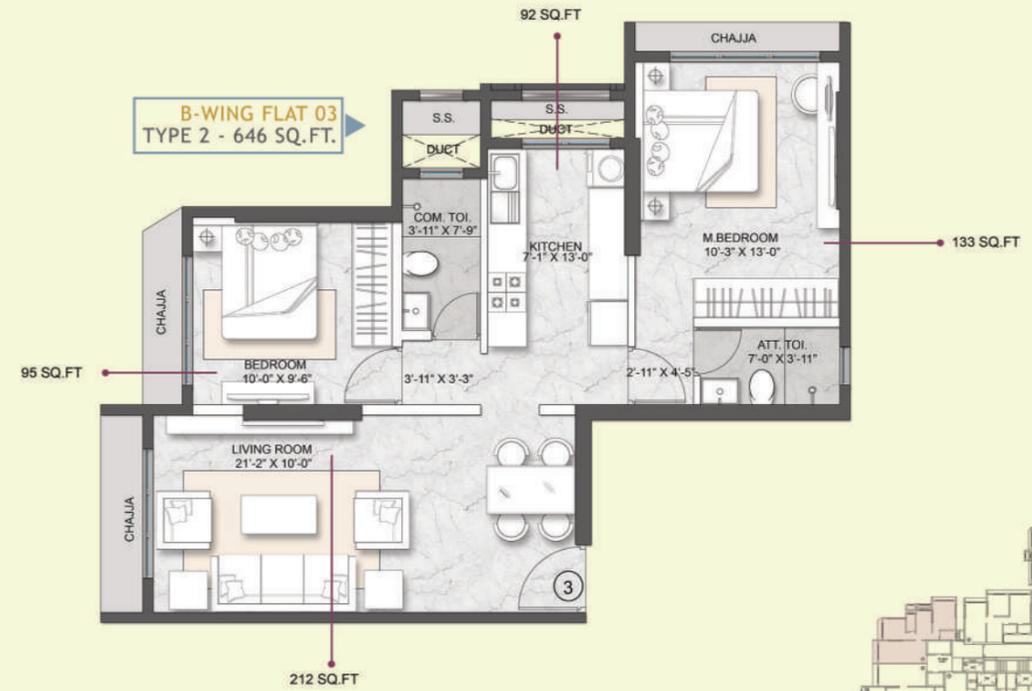
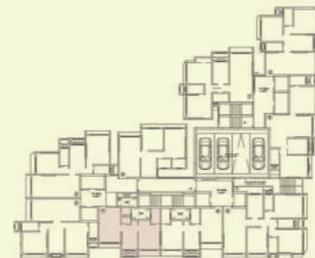
**B-WING FLAT 06**  
TYPE 1 - 421 SQ.FT.



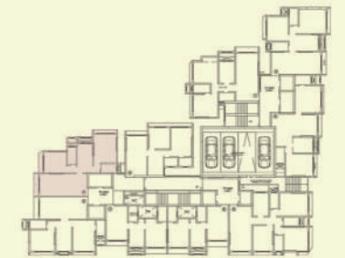
**B-WING FLAT 04**  
TYPE 1 - 550 SQ.FT.



**B-WING FLAT 01**  
TYPE 2 - 424 SQ.FT.

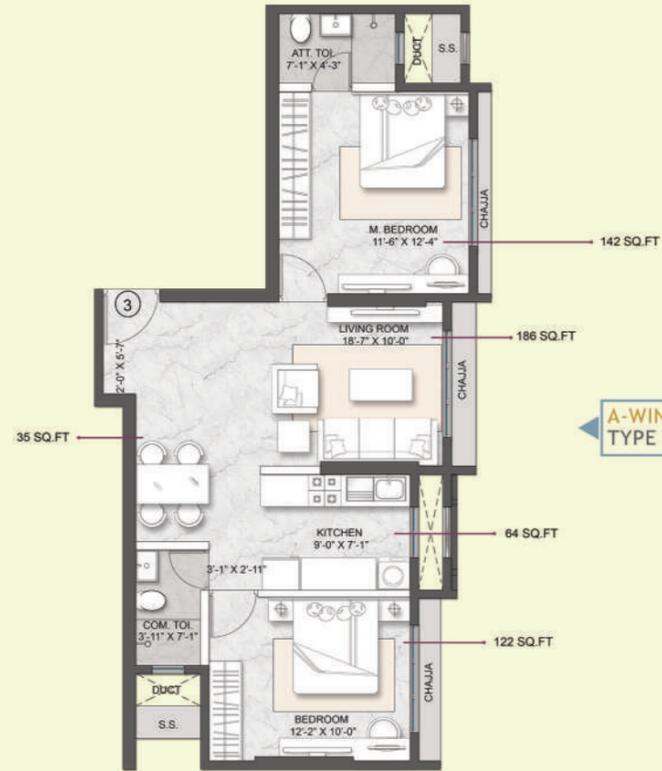


**B-WING FLAT 03**  
TYPE 2 - 646 SQ.FT.



## 2 BHK UNIT PLANS

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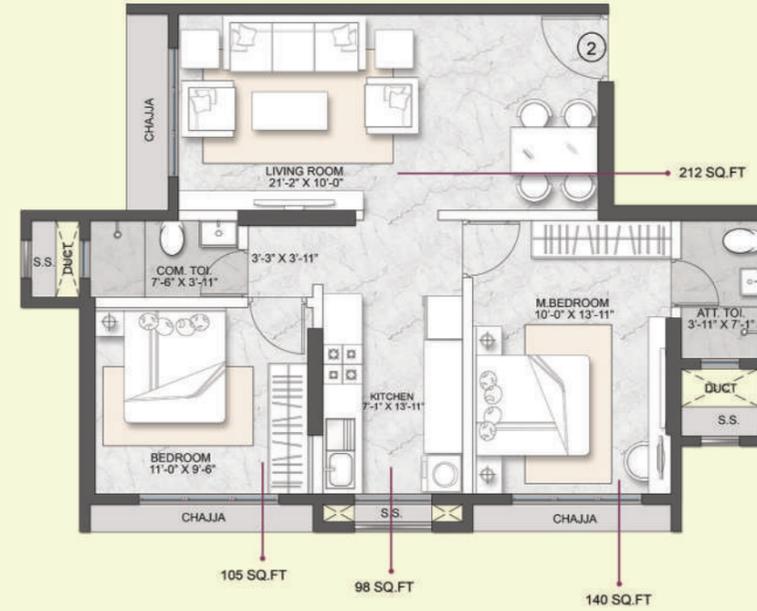


**A-WING FLAT 03**  
TYPE 3 - 651 SQ.FT.

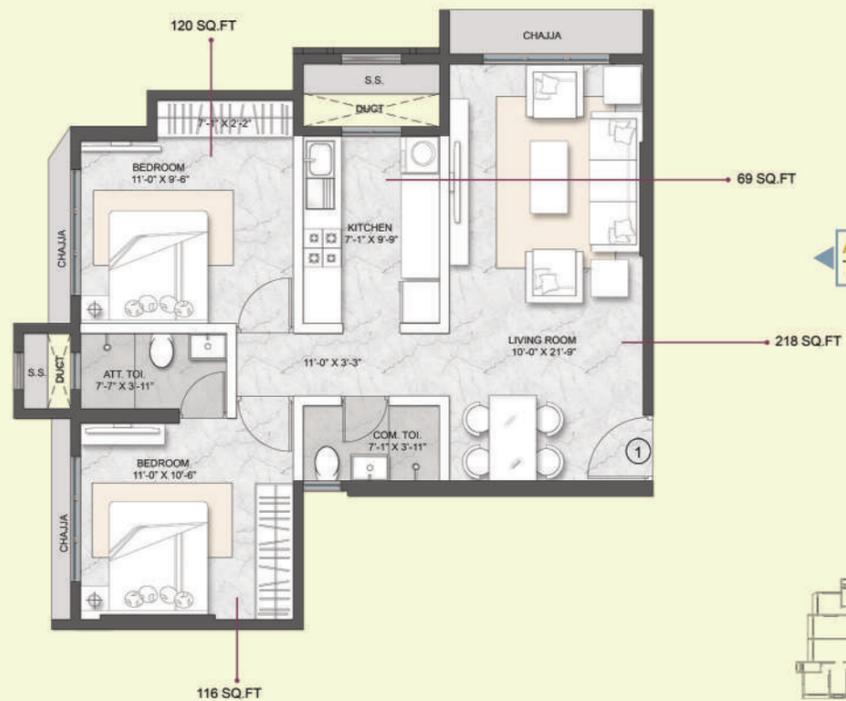
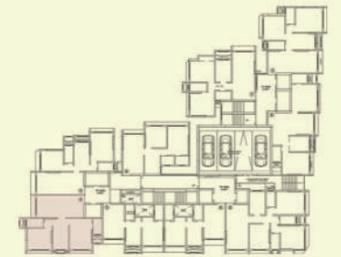


## 2 BHK UNIT PLANS

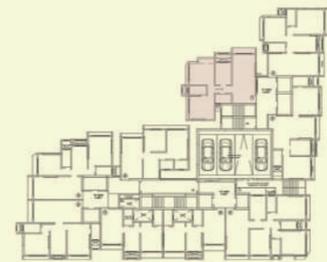
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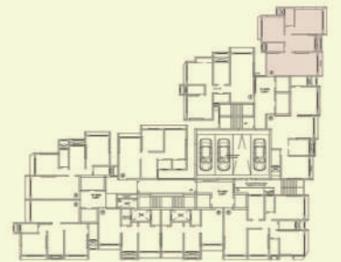
**B-WING FLAT 02**  
TYPE 5 - 661 SQ.FT.



**A-WING FLAT 01**  
TYPE 4 - 653 SQ.FT.

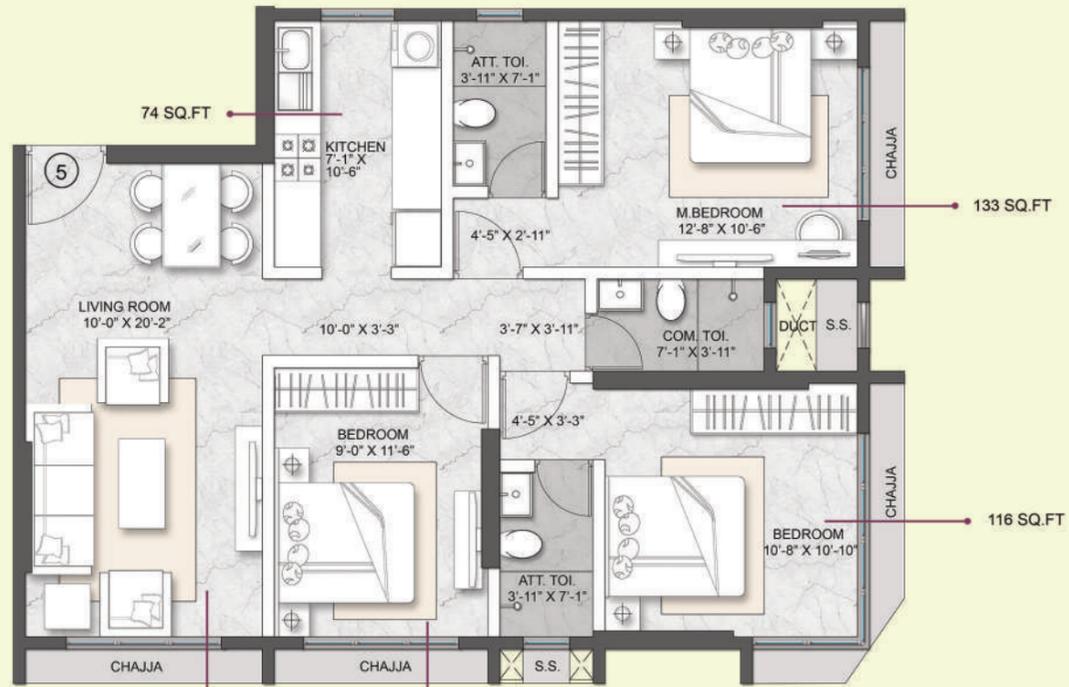


**A-WING FLAT 02**  
TYPE 6 - 663 SQ.FT.

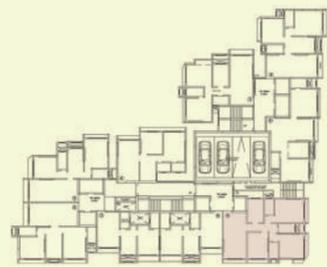


### 3 BHK UNIT PLANS

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**B-WING FLAT 05**  
841 SQ.FT.



# 'MODI'FYING THE SKYLINE



 **MODIREALTY**  
**KALPVRIKSH**  
ANDHERI

 **MODIREALTY**  
**VATVRIKSH**  
GOREGAON

 **MODIREALTY**  
**ACACIA**  
DAHISAR

 **MODIREALTY**  
**OLIVE**  
MALAD

 **MODIREALTY**  
**WISTERIA**  
KANDIVALI

 **MODIREALTY**  
**RUDRAKSH**  
KANDIVALI



# MODIREALTY

THE COMMITMENT IS PERSONAL

Modirealty, established in 1971 has been delivering exceptional residential and commercial projects for over five decades. Maintaining a strong foundation built on trust, quality and customer satisfaction. Having a strong base in Mumbai's real estate development, the company has successfully navigated the ever-evolving landscape and ensured its legacy as a leader in the industry.

54+

Years of Experience

59+

Landmark Projects Delivered With OC

1500+

Happy Homes Happy Families

6+

Upcoming Projects

5+

Ongoing Projects



## MODIREALTY ASHVATTHA

DAHISAR



The project Modirealty Ashvattha has been registered via RERA no: P51800051189

Information available at <https://maharera.t.mahaonline.gov.in>



**Disclaimer:** This brochure is conceptual, and does not constitute a legal offering. All Plans, Specification, 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 purpose 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.

Version: March 2025

Project Approved By All The Leading Banks

Member of BDA | MCHI



CONNECT WITH US  
ON WHATSAPP

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