



Piramal  
**aranya**  
RANI BAUG

**WELCOME TO A WORLD APART**

MahaRERA # Piramal Aranya – Wing A : P51900003324 - MahaRERA # Piramal Aranya – Wing B : P51900018039  
Wing C : P51900020330 Website: <https://maharera.mahaonline.gov.in/> | This project is funded by HDFC Ltd.



# CONTENTS

THE CREATORS

THE STORY

PIRAMAL ARANYA

THE SURROUNDINGS

THE LOCATION

THE DESIGN

THE AMENITIES

THE INTERIORS

THE APARTMENTS/  
AHAN, ARAV & AVYAN AT PIRAMAL ARANYA

CONNECT WITH US





# THE CREATORS

## ABOUT PIRAMAL REALTY

Piramal Realty, founded in 2012, is the real estate development arm of the Piramal Group. It currently has over 15 million sq. ft. of land under development. By setting the gold standard in architectural design, customer centricity, quality and safety, Piramal Realty aspires to be one of India's most esteemed real estate companies.



Stock Image

## THE PARTNERS

**MAKE ARCHITECTS**  
London, UK  
DESIGN CONSULTANTS

**EDSA**  
Florida, USA  
LEAD LANDSCAPE ARCHITECTS

**HIRSCH BEDNER ASSOCIATES (HBA)**  
London, UK  
LEAD INTERIOR DESIGNERS

**LARSEN & TOUBRO (L&T)**  
CONSTRUCTION PARTNERS

**BUROHAPPOLD**  
LEAD STRUCTURAL & MEP CONSULTANTS

**LERCH BATES PVT. LTD**  
VERTICAL TRANSPORT STRATEGY PARTNERS

**SANDEEP SHIKRE & ASSOCIATES (SSA)**  
ASSOCIATE DESIGN ARCHITECTS

**HDFC LTD**  
PROJECT LENDER



# THE STORY

## WELCOME TO A WORLD APART

Mumbai, the financial and entertainment capital of India and the city of dreams, is a metropolis that's constantly evolving. A great address in a city like this is second to none. A home that offers you the luxury of space, and the pleasure of spectacular views shouldn't be the privilege of a few. That's why we have created a world of serenity and beauty around your refined taste. A place you can truly call your own.



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# PIRAMAL ARANYA

SAY HELLO TO  
A NEW KIND OF LIVING IN  
SOUTH MUMBAI'S  
PREMIER DISTRICT

Piramal Aranya creates a living space that elevates your lifestyle right in the heart of South Mumbai, and yet away from it all. The exclusive residences at Ahan, Arav and Aryan are a true homage to the flawless craftsmanship of modern architecture set in the breathtaking splendour of nature.

Actual Shot



# THE SURROUNDINGS

SOAK IN THE VIBRANT  
LIFE OF RANI BAUG AND  
GRAND VIEWS OF  
THE EASTERN HARBOUR

With the verdant 60-acre botanical gardens at its centre, Byculla is the hidden gem of South Mumbai. From its rich colourful past to its bustling urban culture, this is the place to soak in the breadth of the city's history and diversity.



Artistic Impression

The furniture and fixtures are for illustrative purpose only and not part of the offer.

Dior




# STUNNING VERDANT GARDEN VISTAS

Adjacent to the serene environs of Rani Baug, Piramal Aranya is home to those who seek a lifestyle of true exclusivity and sophistication.



Stock Image



## BREATHTAKING PANORAMIC SEA VIEWS

The deep blue waters of the Arabian Sea shimmering to the East, Piramal Aranya offers spectacular views as far as the eye can see.

Artistic Impression





Artistic Impression



# THE LOCATION

## A NEW LANDMARK AT THE PERFECT LOCATION

Piramal Aranya sits at the crossroads of connectivity and activity in South Mumbai, the place where the vision of Mumbai was born. Steeped in history and culture, the neighbourhood is filled with stories and adventures for urban explorers and culture seekers alike.

Not only that, it offers residents the perfect vantage point to watch the future take shape. The up-and-coming Marine Drive 2.0 connects you to the Eastern Harbour, a new upscale mall and a host of unique dining and culture destinations.

With even more distinct experiences just on the horizon.

# IMPORTANT PLACES



Lower Parel Business District 4.8 KM  
Bandra Kurla Complex 13.4 KM



St. Mary's School 1.4 KM  
Christ Church School 1.4 KM



St. Xavier's College 5.2 KM  
H.R. College of Commerce & Economics 7.1 KM



ITC Grand Central 3.3 KM  
The St. Regis Mumbai 4.7 KM



The Willingdon Sports Club 4.7 KM  
Royal Western India Turf Club 5.2 KM



Bombay Sweet Shop 1.2 KM  
Magazine Street Kitchen 1.0 KM



Masina Hospital 0.6 KM  
Wockhardt Hospital 2.8 KM



Mumbai Domestic Airport 17 KM  
Mumbai International Airport 17.3 KM

## LEGEND

-  WORLD-CLASS HOSPITALS ①  
1 KM
-  CLOSE TO PROMINENT BUSINESS DISTRICTS ②  
4.8 KM
-  REPUTED SCHOOLS & COLLEGES ③  
1.4 KM
-  HOTTEST SHOPPING & ENTERTAINMENT HUBS IN PROXIMITY ④  
5 KM



Map not to scale

# THE FUTURE

THE CITY IS CHANGING EVERY DAY.  
LUCKILY, SO ARE THE  
WAYS OF GETTING AROUND IT.

The city's infrastructure is changing, making  
everything you love more accessible.

With all the new infrastructure, you'll have access to  
what you know and what is to come. Byculla is poised  
to be at the heart of all new developments.  
What better way to stay connected to it all?



International Cruise Terminal (ICT)  
(Ballard Pier)



Ropeway  
(Sewri to Elephanta caves)



Mumbai Eye  
(Mazgaon Dock)



Water Taxi (Bhaucha Dhakka to  
Belapur, Dharamtar, Rewas & JNPT)



Mumbai Trans Harbour Link  
(Sewri to Nhava Sheva)



Mumbai Metro 11  
(Wadala to CSMT)



# THE DESIGN

## WHERE CONTEMPORARY DESIGN MEETS THE LUXURY OF SPACE

At Piramal Aranya, modern living exists in harmony with the environment, and nothing gets in the way of your view and connection with the city. It's where modern architecture embraces cutting-edge trends with the latest technology. With panoramic vistas in all main rooms, the sophistication extends to all gathering spaces and outdoor terraces, artfully enhanced by rich, luxurious materials.



Artistic Impression



# THE FACILITIES

## UNPARALLELED LIVING IN THE HEART OF THE CITY

Your home at Piramal Aranya boasts facilities that set the benchmark for premium living and lifestyle. You will enjoy state-of-the-art facilities as well as luxurious spaces to relax and socialise. In addition, a well-planned outdoor jogging track, clubhouse, and gardens give you all the right reasons to focus on your health and well-being.

Artistic Impression

# ENJOY OUR EXCEPTIONAL SUITE OF FACILITIES

## TOWER SPECIFIC FACILITIES



Fitness Centre



Library &  
Reading Lounge



Viewing Terrace/  
Observation Deck (Terrace)

## COMMON FACILITIES



Squash Court



Spa



Lounge



Activity/Yoga/  
Multipurpose Room



Multipurpose  
Games Room



Changing Room



Ancillary Retail



Café

## RECREATIONAL FACILITIES



Cricket  
Field



Active/  
Yoga Lawn



Lap Pool



Jogging Track



Leisure/  
Family Pool



Barbeque



Kids Zone/  
Play Area



Dog Park



Artistic Impression

The equipments, furniture and fixtures are for illustrative purpose only and not part of the offer.



The furniture and fixtures are for illustrative purpose only and not part of the offer.



# THE INTERIORS

## THE ART IS IN THE DETAILS

Imagine living in a home where every room comes with a limited-edition masterpiece view. At Piramal Aranya, the spaces have been planned to breathe and blend with nature in all its splendour. The window designs paint the room with natural sunlight. Every residence is crafted with vibrant materials that create a bespoke living experience. And fitted with interiors that have been sourced from the finest materials and finished to the highest standards.

Here, life is an ode to your refined tastes.

Artistic Impression

# THE APARTMENTS

## PLUSH BESPOKE INTERIORS THAT APPEAL TO YOUR REFINED TASTE

Ahan, Arav and Avyan. Three names that epitomise sophisticated and bold living in South Mumbai. With expansive windows that immerse you in dramatic views of the cityscape, the lush botanical gardens and the glittering harbour. Where every apartment has been created painstakingly to give you privacy and a sense of calm, with exteriors and interiors that exude refined elegance. Come home to your own sky-high sanctuary.



Artistic Impression

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# AVYAN AT PIRAMAL ARANYA

2, 3 & 4 BHK  
EXCLUSIVE RESIDENCES

Select Dual Aspect apartments with panoramic views of the Botanical Gardens and stunning sea views

- Bedrooms with en-suite bathrooms
- Master bedroom with corner windows offering panoramic views
- Floor to floor height of 3.6 meters

Artistic Impression

The furniture and fixtures are for illustrative purpose only and not part of the offer.

# ARAV AT PIRAMAL ARANYA

## 2 & 3 BHK EXCLUSIVE RESIDENCES

- Bedrooms with en-suite bathrooms
- Master bedroom with corner windows offering panoramic views
- Floor to floor height of 3.3 meters



Artistic Impression

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# AHAN AT PIRAMAL ARANYA

2 & 3 BHK  
EXCLUSIVE RESIDENCES

- Master bedrooms with en-suite bathrooms
- Apartments have relaxing garden views or scenic harbour seascapes
- Floor to floor height of 3.25 meters

Artistic Impression

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