



**ELYSIAN**

**OBEROI GARDEN CITY**

Cities are not defined by their buildings, but by their experiences. The warm comfort of homes, the efficiency of offices, the excitement of malls, the excellence of schools and the hospitality of hotels create our cities.

At Oberoi Realty, we enrich lives with our premium developments in residential, commercial, retail, social infrastructure and hospitality verticals. Our projects elevate your lifestyle with their distinctive designs, quality finishes and functional aesthetics.

Our mix of innovative design, planning initiatives and use of cutting-edge technology has resulted in 42 completed projects across Mumbai, establishing us as one of India's leading real estate company.

Get to know us better at [www.oberoiirealty.com](http://www.oberoiirealty.com)



# OUR EXPERTISE SPANS SECTORS.



## RESIDENTIAL

- Sky City by Oberoi Realty
- Oberoi Gardens
- Oberoi Park View
- Eterna & Enigma by Oberoi Realty
- Elysian by Oberoi Realty, OGC
- Esquire by Oberoi Realty, OGC
- Exquisite by Oberoi Realty, OGC
- Oberoi Seven, OGC
- Oberoi Woods, OGC
- Oberoi Splendor
- Prisma by Oberoi Realty
- Oberoi Splendor Grande
- Maxima by Oberoi Realty
- Oberoi Springs
- Oberoi Sky Heights
- Oberoi Sky Gardens
- Priviera by Oberoi Realty
- Three Sixty West
- Thane (upcoming)

## COMMERCIAL

- Commerz, OGC
- Commerz II, OGC
- Commerz III, OGC (upcoming)

## RETAIL

- Oberoi Mall, Goregaon, OGC
- Oberoi Mall, Borivali (upcoming)

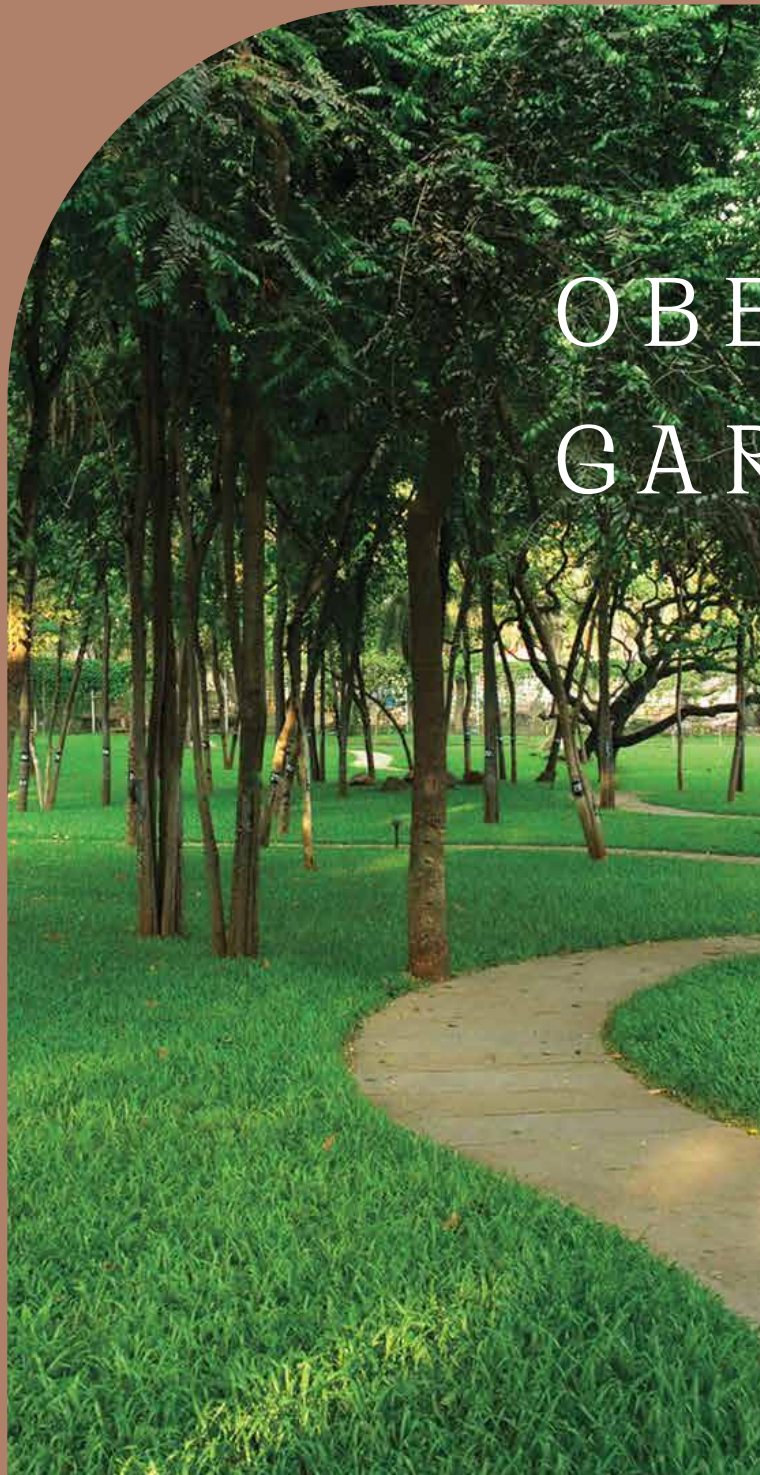
## SOCIAL INFRASTRUCTURE

- Oberoi International School, OGC
- Oberoi International School, JVL

## HOSPITALITY

- The Westin Mumbai Garden City, OGC





# OBEROI GARDEN CITY

Our lives extend beyond the walls of our homes. So, why offer just an apartment? We envisioned Oberoi Garden City as a “city within a city” to provide our residents with extraordinary luxury in a serene environment.

Spread across 80 acres, OGC was created to fulfill all your lifestyle desires in one place. The project offers a seamless amalgamation of lifestyle amenities that includes a leading retail destination – Oberoi Mall, a reputed IB school – Oberoi International School, a luxury hotel – The Westin Mumbai Garden City, and premium office spaces – Commerz, Commerz II and Commerz III, surrounded by lush greenery.

## Stay connected with convenience

Located on Mumbai’s arterial road, the Western Express Highway, and in close proximity to the suburban train stations and the upcoming Metro line, OGC is easily accessible from the domestic and international airports as well as the commercial business hubs of Mumbai. An ideal combination of location, convenience and luxury. Oberoi Garden City has been recognized for ‘Excellence In Township Development’ by NDTV Property Awards and adjudged as the ‘Integrated Township of the Year’ by Realty Plus Excellence Awards.





Actual picture of Westin Woods





MASTER PLAN

ELYSIAN AT OBEROI GARDEN CITY, MUMBAI





# OBEROI GARDEN CITY

Actual picture of Esquire & Exquisite

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Elysian Tower A MahaRERA Registration No. P51800027667  
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INTRODUCING

**ELYSIAN**  
OBEROI GARDEN CITY

Artist's Impression

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# YOUR MOMENTS OF HAPPINESS AWAIT YOU.

Happiness. It's a home with spaces for all your dreams. It's waking up to a forest outside your window. The simple joy of going for a walk amidst nature. The peace that nature brings. It's in the magical moments during family outings at the nearby mall, an impromptu movie date or in a tennis game with your kid, watching him smile. Happiness. It's a life lived well. It's life, at Elysian.



Actual picture shot at Esquire





## LOBBY DROP-OFF

Artist's Impression

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# INTRODUCE YOUR GUESTS TO OPULENCE.

Give your guests the grand entrance, they deserve. And a feeling of never wanting to leave. At Elysian, every experience will bring joy to you.



Actual picture shot at Esquire



# MORE ROOM TO MAKE YOUR OWN.

When your family comes together, happiness follows.  
That's why, at Elysian, our spaces are designed for your beautiful moments of togetherness.





## MASTER BEDROOM

Artist's Impression

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# THERE'S ALWAYS ROOM FOR MORE JOY.

Comfort, rest, or play, why pick? With our spacious bedrooms at Elysian, there's room for everything.







## MORE TIME FROM 9 TO 5

We've designed your home with dedicated spaces to boost your productivity. So, make work-from-home work for you and add more life to your moments at Elysian.







# GARNISH YOUR MOMENTS OF HAPPINESS

Your family will come together to cook up joy.  
At Elysian, you'll create delicious meals and  
precious memories too.

# FITTINGS & FIXTURES

- Imported marble flooring for living, dining, kitchen and all bedrooms
- Vitrified/Ceramic tiles for bathroom flooring and dado
- Wash basin counters
- Vitrified/Ceramic tiles dado 2 feet high above kitchen platform
- Kitchen Platform with Stainless Steel Sink and Drain Board
- Anti-skid tiles in the Balcony areas (wherever applicable)
- Aluminium windows
- Concealed Plumbing
- Branded CP fittings
- Branded Electrical switches
- Laminated Flush Doors





# AMENITIES

- Gymnasium
- Function Room
- 2 Squash Courts
- Mini Theatre
- Indoor Games
- Yoga / Activity Room
- Cycling Track
- Golf Simulator
- Spa
- Steam
- Changing Rooms
- Cricket Net (open)
- Futsal Court
- Tennis / Multipurpose Court
- Skating Rink
- Children's Play Area
- Toddler's Play Area
- Jogging Track
- Open-Air Amphitheatre
- Party Lawns
- Meditation Area
- Landscaped Garden
- Swimming Pool
- Kids' Pool
- Pool Deck
- Jacuzzi
- Reflexology Path
- Senior Citizen Area
- CCTV in select common areas
- Indoor Multipurpose Hall \*\*
- Café Lounge \*
- Day Care \*
- Convenience Store \*
- Salon \*
- Launderette \*
- Doctor's Room/First Aid Room \*

\* Space will be provided. Amenities to be run by third party on chargeable basis

\*\* Shared amenity between Elysian and future residential developments at OGC



# LIFE, THAT MAKES YOUR HEART SING.

When you step out, greenery will greet you.  
A game of squash or a day in the pool.  
A jogging session or a picnic in the  
afternoon. Whatever you choose to do,  
at Elysian, happiness awaits you.

Actual picture of Amenities at Esquire





Actual picture of Landscaped Garden at Esquire



## LANDSCAPED GARDEN





# SWIMMING POOL



Actual picture of Swimming Pool at Esquire





Actual picture of Multipurpose Court at Esquire



# MULTI- PURPOSE COURT



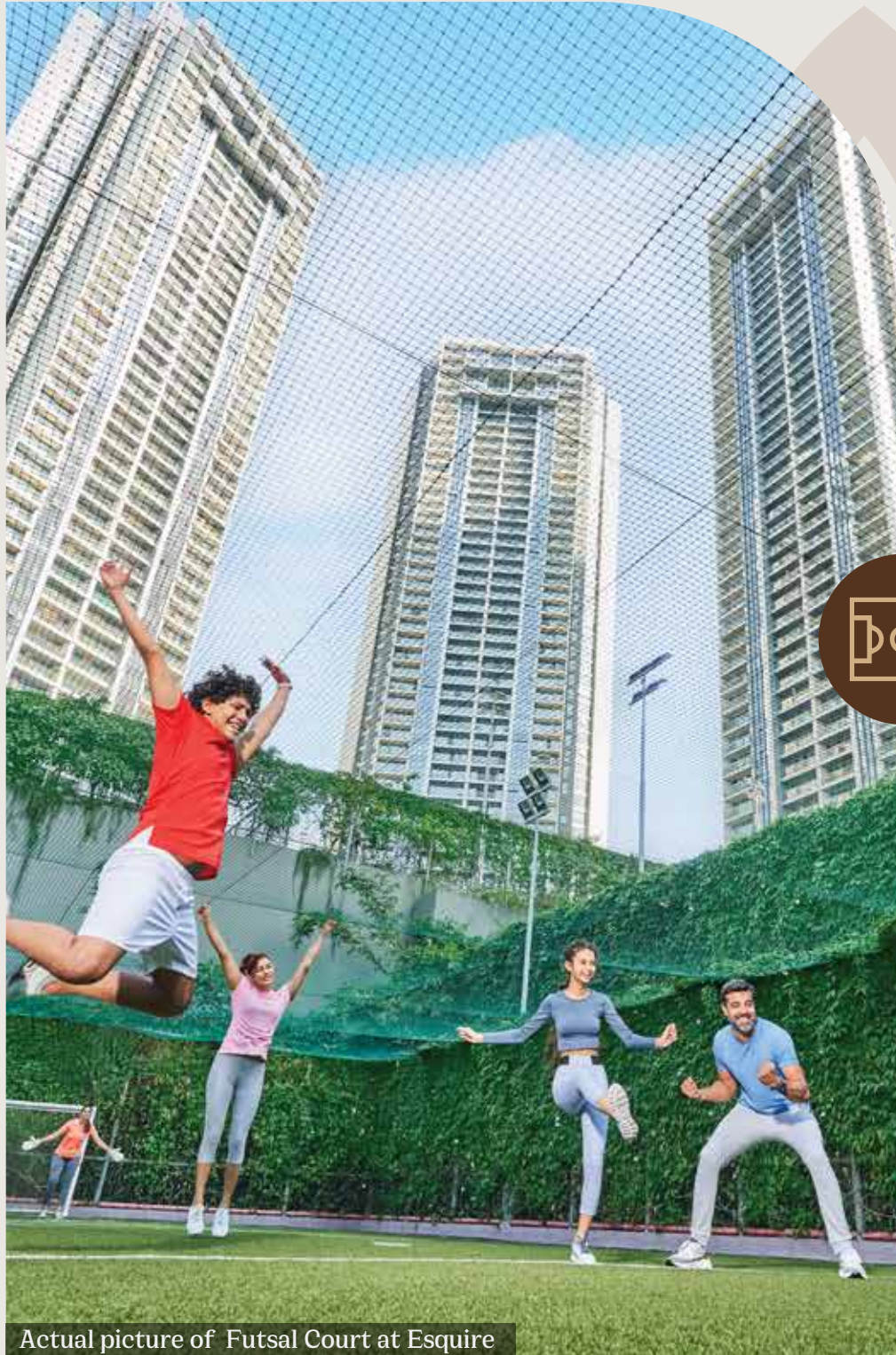


Actual picture shot at Esquire

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Actual picture of Futsal Court at Esquire



# FUTSAL COURT

# GYMNASIUM



Actual picture of Gymnasium at Esquire





Actual picture of Children's Play Area at Esquire

# CHILDREN'S PLAY AREA



# SQUASH COURTS



Actual picture of Squash Courts at Esquire



# MULTIPURPOSE HALL

Actual picture of Multipurpose Hall at Esquire





Actual picture shot at Esquire



# YOGA ROOM

Actual picture of Yoga Room at Esquire





# AMENITIES VIEWS

Actual picture of Amenities at Esquire

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# A AREY VIEWS



# OUR PARTNERS & CONSULTANTS

## DAVID BLACKWOOD MURRAY - Landscape Architect

David Blackwood Murray is a Chartered Landscape Architect with over 40 years of experience working with world renowned clients, Architects and Engineers throughout the UK and abroad.



Canary Wharf Riverside Roof Gardens, London

## SEED - MEP Consultant

SEED is a Engineering Consultant with over 15 years of experience. The principle of the company is to create sustainable and energy-efficient design. They have created landmark projects in Middle-East, Africa and Indian sub-continent.



Mandarin Hotel (WASIN Tower), Dubai



## LER A - Structural Consultant

LER A Consulting Structural Engineers (LER A) is a M/WBE structural engineering firm providing services to architects, owners, contractors, and developers. Since their founding in 1923, they have designed numerous landmark projects across the world, and established a strong reputation for design and technical excellence. Today, LER A's talented professionals continue the tradition of creating innovative, yet constructible and economical structural designs. Headquartered in New York City.



4 World Trade Center, New York

## ECO-ID - Architect

The premise of eco-id, a multidisciplinary practice founded in 1996, is a modern and progressive approach to design. Their footprint has extended across the globe to Brunei, China, India, Indonesia, Kazakhstan, Malaysia, Thailand, the UAE and Zanzibar. Their range of projects in varied geographical and cultural settings is a testament to their design capabilities and ability to see through project executions in non-familiar settings.



Ritz Carlton Residences, Singapore





# NOTHING'S FAR AT OBEROI GARDEN CITY.

Your daily walk to your kid's school will fill your days with bright stories. You'll wear a smile above that tie on your walk to work. An impromptu shopping fiesta will make your weekend memorable. Life will always feel great. When you live at Elysian, happiness will never be far away.





- Commerz & Commerz II - Within OGC
- The Westin Mumbai Garden City - Within OGC
- Oberoi Mall - Within OGC
- Oberoi International School - Within OGC
- Western Express Highway - 50m
- Proposed Metro Station - 50m

# LOCATION MAP & ADVANTAGES





# COMMERCIAL







# HOSPITALITY



## RETAIL

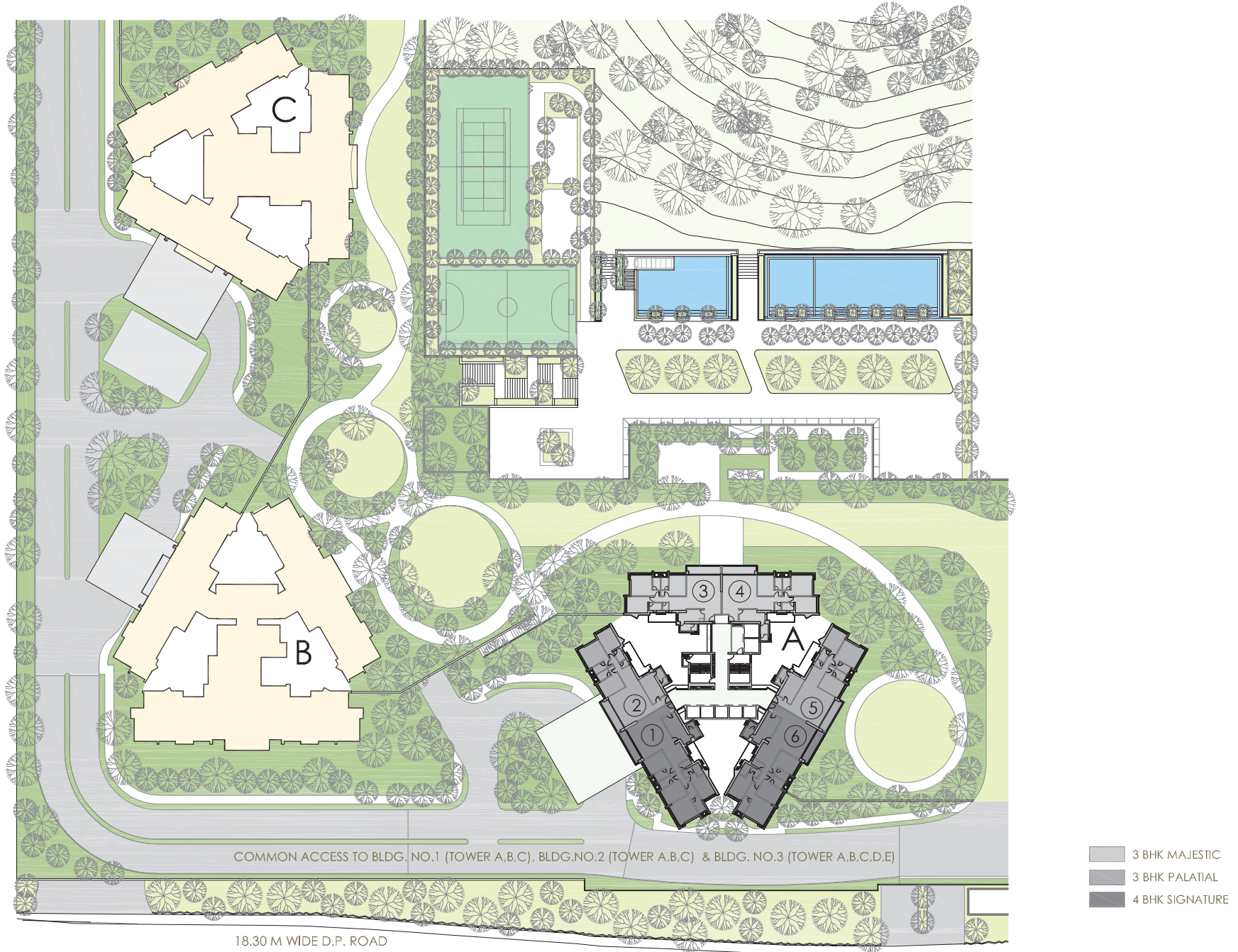






# SOCIAL INFRASTRUCTURE (School)

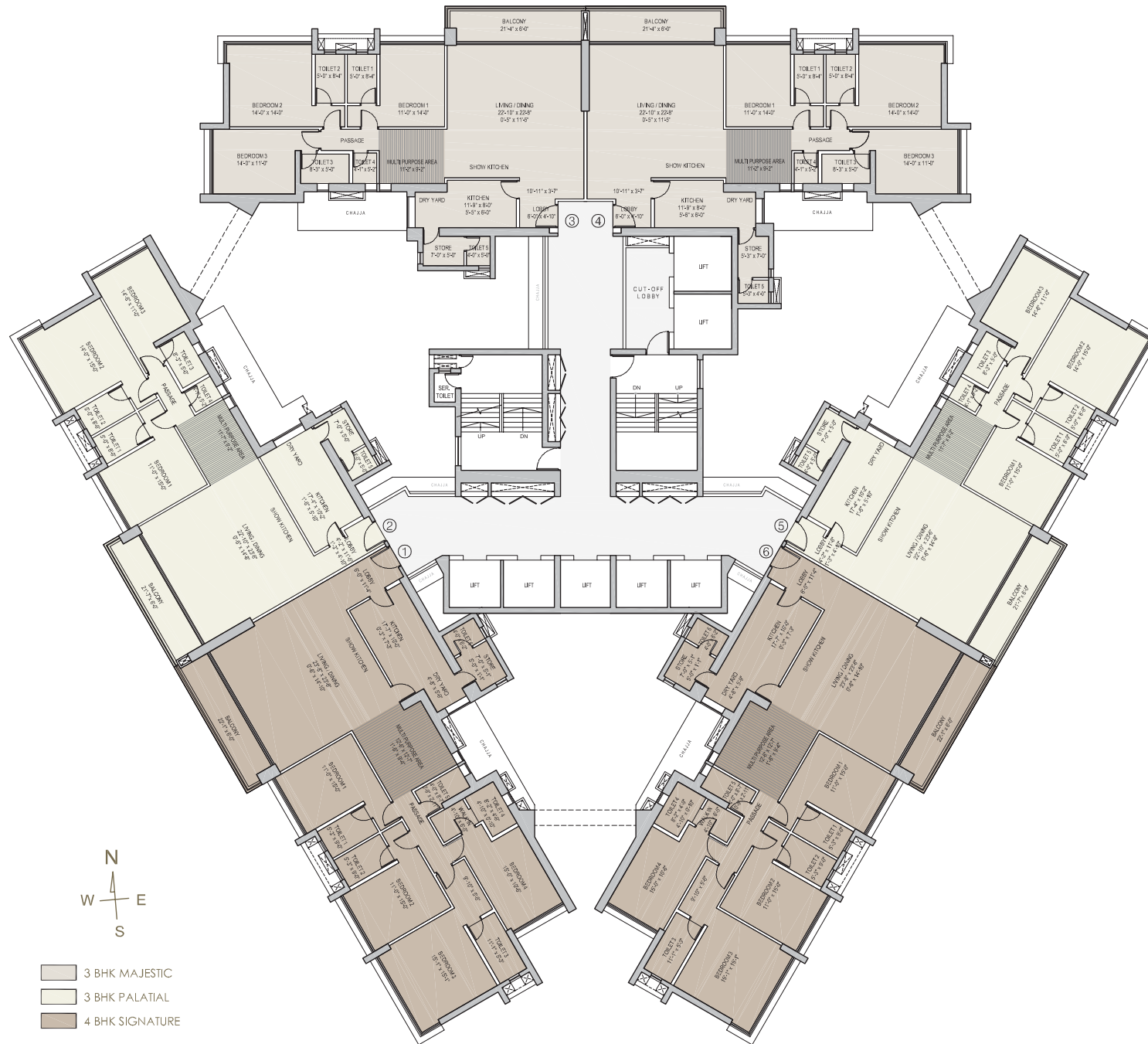




SITE PLAN

ELYSIAN AT OBEROI GARDEN CITY, MUMBAI





**3 BHK (MAJESTIC) - UNIT 3 & 4**

<b>LOBBY</b> 6'0" x 4'10" 10'11" x 3'7"	<b>STORE</b> 7'0" x 5'0"
<b>LIVING / DINING</b> 22'10" x 22'8" 0'5" x 11'5"	<b>TOILET 1</b> 5'0" x 8'4"
<b>MULTI PURPOSE AREA</b> 11'2" x 9'2"	<b>TOILET 2</b> 5'0" x 8'4"
<b>KITCHEN</b> 11'9" x 8'0" 5'5" x 6'0"	<b>TOILET 3</b> 8'3" x 5'0"
<b>BEDROOM 1</b> 11'0" x 14'0"	<b>TOILET 4</b> 4'1" x 5'2"
<b>BEDROOM 2</b> 14'0" x 14'0"	<b>TOILET 5</b> 4'0" x 5'0"
<b>BEDROOM 3</b> 14'0" x 11'0"	<b>BALCONY</b> 21'4" x 8'0"

**3 BHK (PALATIAL) - UNIT 2 & 5**

<b>LOBBY</b> 4'2" x 11'6" 1'3" x 4'10"	<b>STORE</b> 7'0" x 5'0"
<b>LIVING / DINING</b> 22'10" x 23'6" 0'8" x 14'8"	<b>TOILET 1</b> 5'0" x 8'9"
<b>MULTI PURPOSE AREA</b> 11'7" x 9'2"	<b>TOILET 2</b> 5'0" x 8'9"
<b>KITCHEN</b> 17'4" x 10'2" 1'6" x 5'10"	<b>TOILET 3</b> 8'3" x 5'0"
<b>BEDROOM 1</b> 11'0" x 15'0"	<b>TOILET 4</b> 4'1" x 5'2"
<b>BEDROOM 2</b> 14'0" x 15'0"	<b>TOILET 5</b> 4'0" x 5'0"
<b>BEDROOM 3</b> 14'6" x 11'0"	<b>BALCONY</b> 21'7" x 6'0"

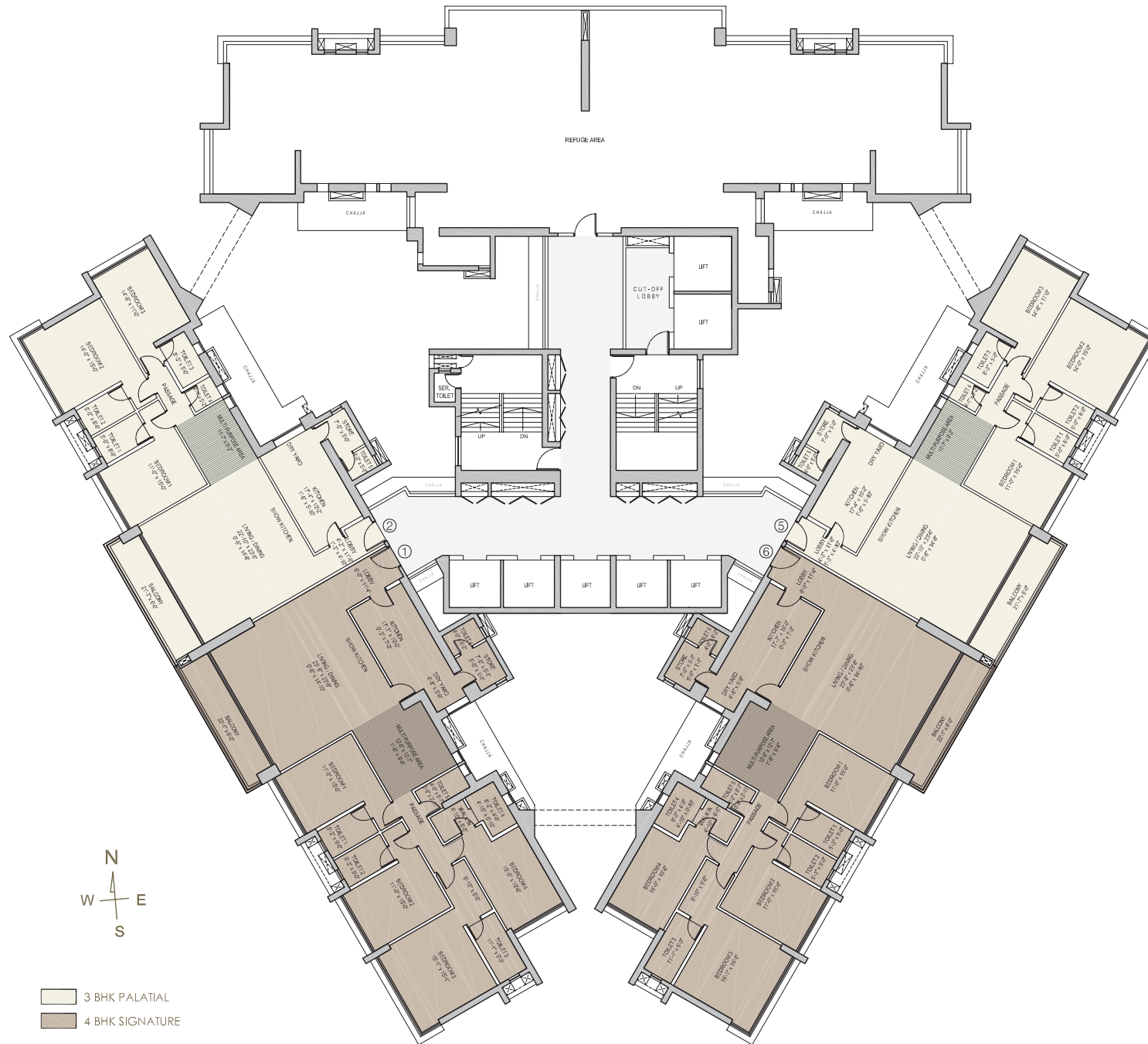
**4 BHK (SIGNATURE) - UNIT 1 & 6**

<b>LOBBY</b> 6'0" x 11'4"	<b>WALK IN</b> 4'10" x 6'5"
<b>LIVING / DINING</b> 23'8" x 23'8" 0'6" x 14'10"	<b>STORE</b> 7'0" x 5'1" 5'0" x 1'1"
<b>MULTI PURPOSE AREA</b> 12'6" x 12'7" 1'6" x 9'4"	<b>TOILET 1</b> 5'3" x 9'0"
<b>KITCHEN</b> 17'7" x 10'0" 0'3" x 7'3"	<b>TOILET 2</b> 5'3" x 9'0"
<b>DRY YARD</b> 4'8" x 5'9"	<b>TOILET 3</b> 11'1" x 5'3"
<b>BEDROOM 1</b> 11'0" x 15'0"	<b>TOILET 4</b> 8'2" x 4'9" 4'10" x 0'10"
<b>BEDROOM 2</b> 11'0" x 15'0"	<b>TOILET 5</b> 4'0" x 8'7" 0'9" x 2'11"
<b>BEDROOM 3</b> 15'1" x 15'1"	<b>TOILET 6</b> 4'0" x 6'2"
<b>BEDROOM 4</b> 15'0" x 10'8"	<b>BALCONY</b> 22'1" x 6'0"

TYPICAL FLOOR PLAN - TOWER A - FLOORS (6, 7, 9 TO 14, 16 TO 21, 23 TO 28, 30 TO 35, 37 TO 42, 44 TO 49, 51 TO 55, 58 TO 62)

ELYSIAN AT OBEROI GARDEN CITY, MUMBAI





**3 BHK (PALATIAL) - UNIT 2 & 5**

<b>LOBBY</b> 4' 2" x 11' 6" 1' 3" x 4' 10"	<b>STORE</b> 7' 0" x 5' 0"
<b>LIVING / DINING</b> 22' 10" x 23' 6" 0' 8" x 14' 8"	<b>TOILET 1</b> 5' 0" x 8' 9"
<b>MULTI PURPOSE AREA</b> 11' 7" x 9' 2"	<b>TOILET 2</b> 5' 0" x 8' 9"
<b>KITCHEN</b> 17' 4" x 10' 2" 1' 6" x 5' 10"	<b>TOILET 3</b> 8' 3" x 5' 0"
<b>BEDROOM 1</b> 11' 0" x 15' 0"	<b>TOILET 4</b> 4' 1" x 5' 2"
<b>BEDROOM 2</b> 14' 0" x 15' 0"	<b>TOILET 5</b> 4' 0" x 5' 0"
<b>BEDROOM 3</b> 14' 4" x 11' 0"	<b>BALCONY</b> 21' 7" x 6' 0"

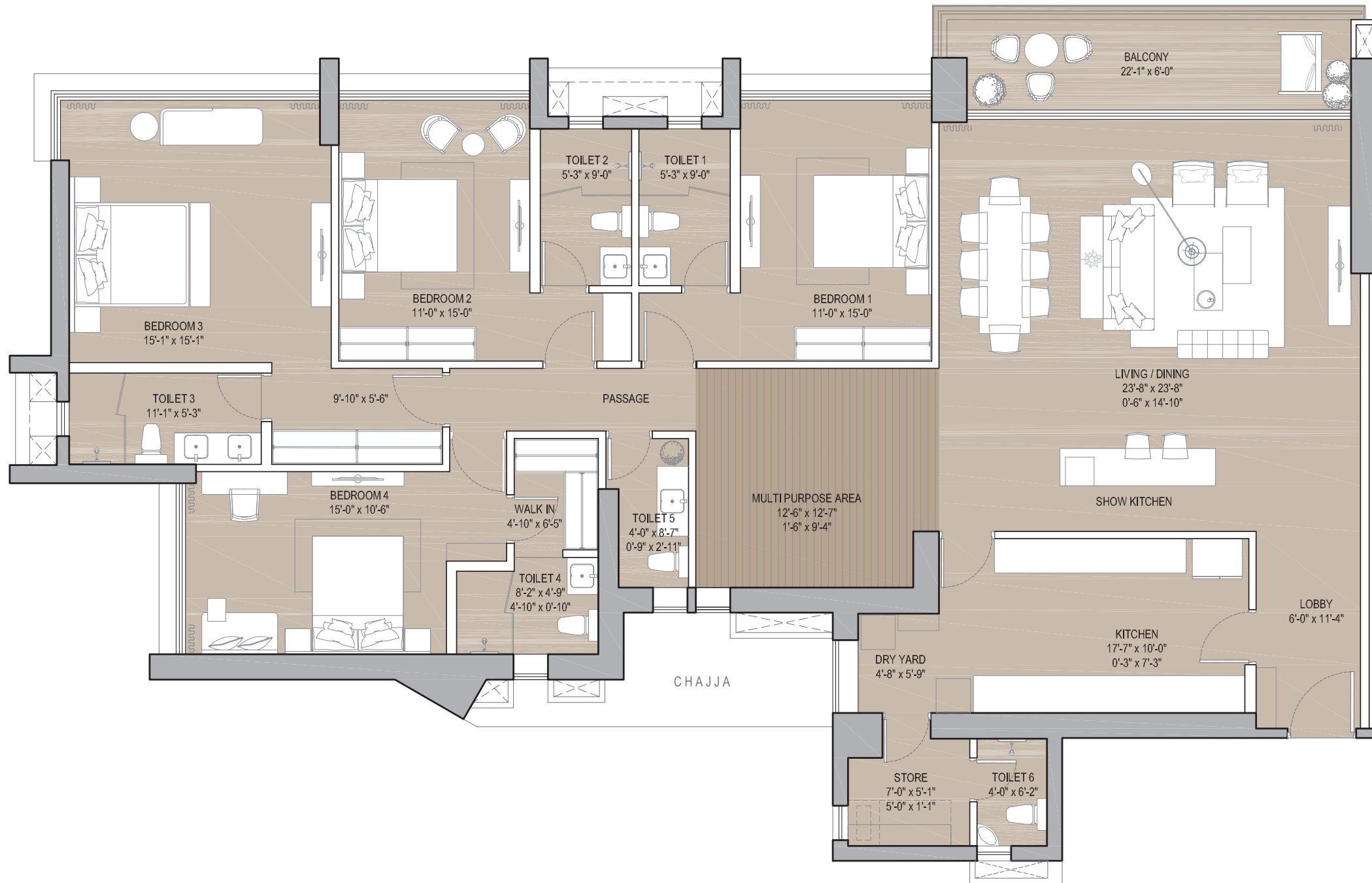
**4 BHK (SIGNATURE) - UNIT 1 & 6**

<b>LOBBY</b> 6' 0" x 11' 4"	<b>WALK IN</b> 4' 10" x 6' 5"
<b>LIVING / DINING</b> 23' 8" x 23' 8" 0' 6" x 14' 10"	<b>STORE</b> 7' 0" x 5' 1" 5' 0" x 1' 1"
<b>MULTI PURPOSE AREA</b> 12' 4" x 12' 7" 1' 6" x 9' 4"	<b>TOILET 1</b> 5' 3" x 9' 0"
<b>KITCHEN</b> 17' 7" x 10' 0" 0' 3" x 7' 3"	<b>TOILET 2</b> 5' 3" x 9' 0"
<b>DRY YARD</b> 4' 8" x 5' 9"	<b>TOILET 3</b> 11' 1" x 5' 3"
<b>BEDROOM 1</b> 11' 0" x 15' 0"	<b>TOILET 4</b> 8' 2" x 4' 9" 4' 10" x 0' 10"
<b>BEDROOM 2</b> 11' 0" x 15' 0"	<b>TOILET 5</b> 4' 0" x 8' 7" 0' 9" x 2' 11"
<b>BEDROOM 3</b> 15' 1" x 15' 1"	<b>TOILET 6</b> 4' 0" x 6' 2"
<b>BEDROOM 4</b> 15' 0" x 10' 8"	<b>BALCONY</b> 22' 1" x 6' 0"

TYPICAL REFUGE FLOOR PLAN - TOWER A - FLOORS (8, 15, 22, 29, 36, 43 & 50)

ELYSIAN AT OBEROI GARDEN CITY, MUMBAI

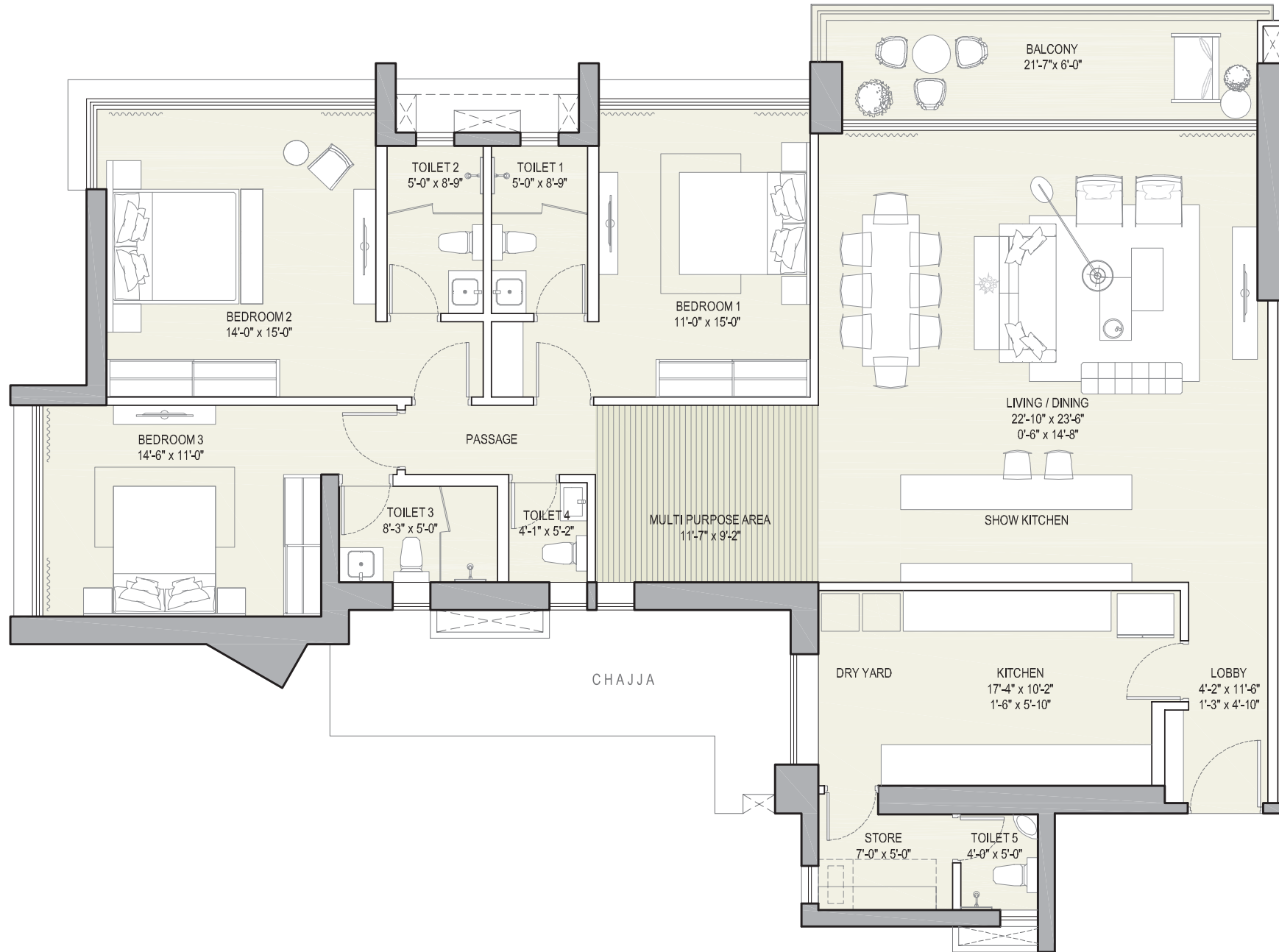




TYPICAL APARTMENT PLAN - 4 BHK SIGNATURE (1 & 6)

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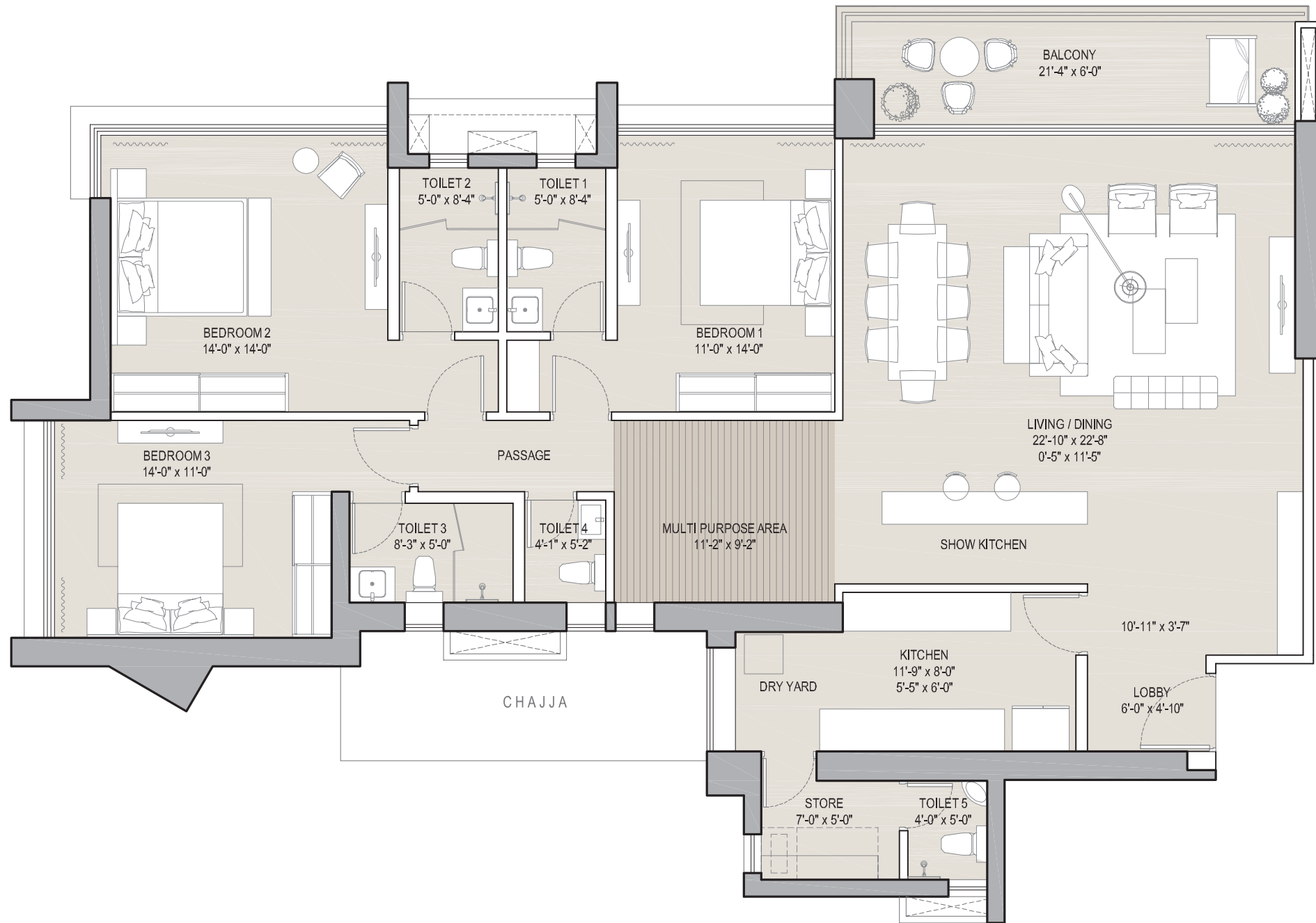




TYPICAL APARTMENT PLAN - 3 BHK PALATIAL (2 & 5)

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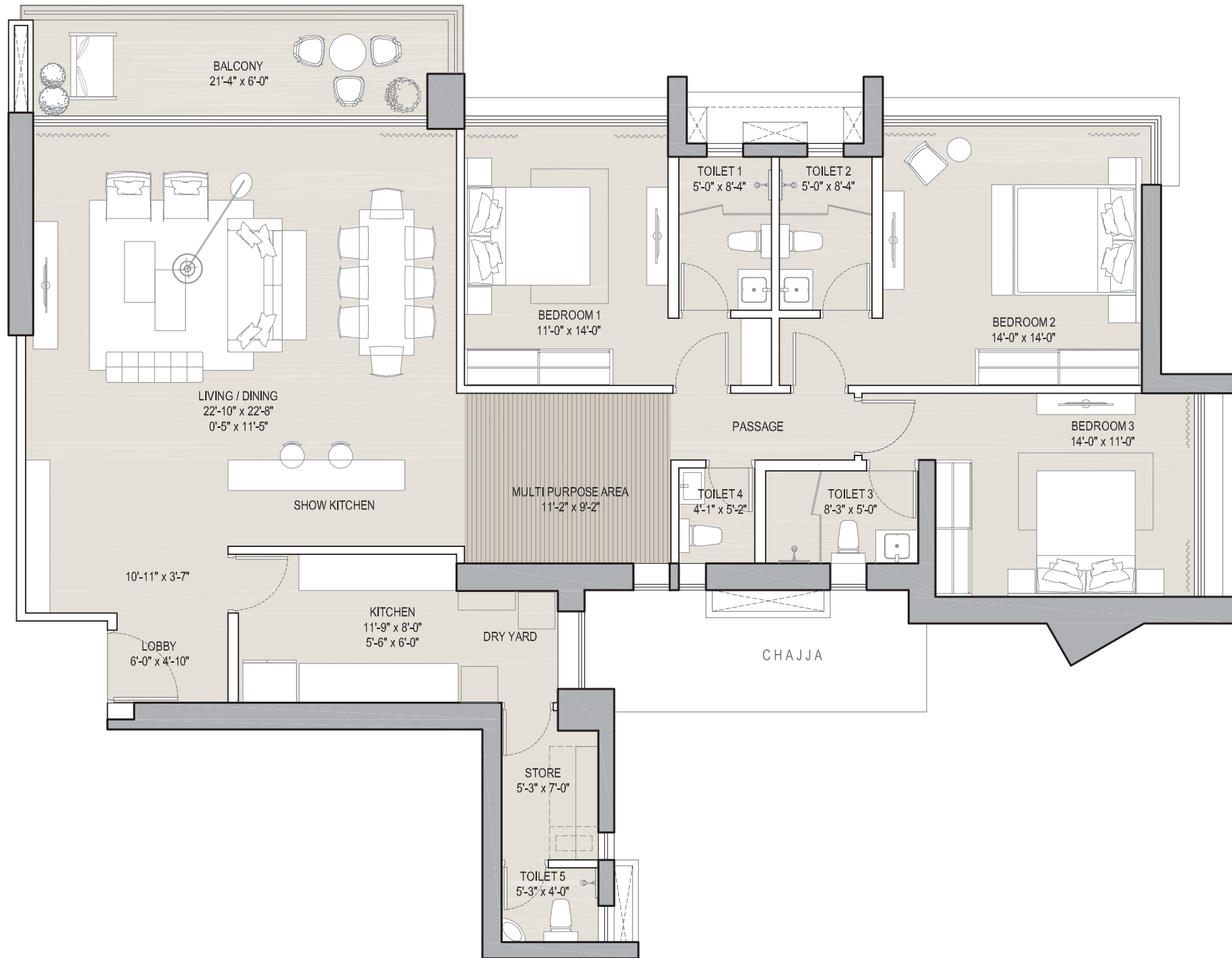




TYPICAL APARTMENT PLAN - 3 BHK MAJESTIC - TYPE A (3)

ELYSIAN AT OBEROI GARDEN CITY, MUMBAI





TYPICAL APARTMENT PLAN - 3 BHK MAJESTIC - TYPE B (4)

ELYSIAN AT OBEROI GARDEN CITY, MUMBAI



# Disclaimer

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6. No representation or warranty is made or intended as to the accuracy or completeness of information herein or as to its suitability or adequacy for any purpose.
7. By agreeing to purchase, you have represented that you are fully and completely satisfied on all aspects of this project including as mentioned above, and that all documents and information as required to be furnished to you under RERA and applicable law have been duly furnished.



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R E A L T Y

[www.oberoirealty.com](http://www.oberoirealty.com)