



BIRLA

NIYAARA

WORLD



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NIYAARA

WORLI

A 14-ACRE INTEGRATED DEVELOPMENT IN WORLI,
DESIGNED FOR THE RARE FEW.

Nestled at the heart of one of Mumbai's most prime locations, every inch of Birla Niyara has been crafted to deliver a world-class, holistic living experience. A breeze away from the biggest commercial hubs and lifestyle avenues, yet far away from the chaos. Thoughtfully designed homes, lush greens, innumerable once-in-a-lifetime experiences, and much more waiting just around the corner, welcome to a life worthy of who you are.



Artist's impression



INDIA'S ONLY LEED PRE-CERTIFIED
PLATINUM RESIDENTIAL PROJECT



LIFEDESIGNED® RESIDENCES



PANORAMIC VIEWS WITH NATURAL
LIGHT & VENTILATION

LOW-RISE FLOOR PLAN

FLOORS 7 TO 48



2 BHK - TYPE A

A sequestered entry through a private vestibule and a guest bedroom near the entrance, keep what's private, private. Designed for ease of access, the kitchen opens into the dining space, along with a separate living space. The kitchen is furnished with an extended utility area, for all your pantry needs.

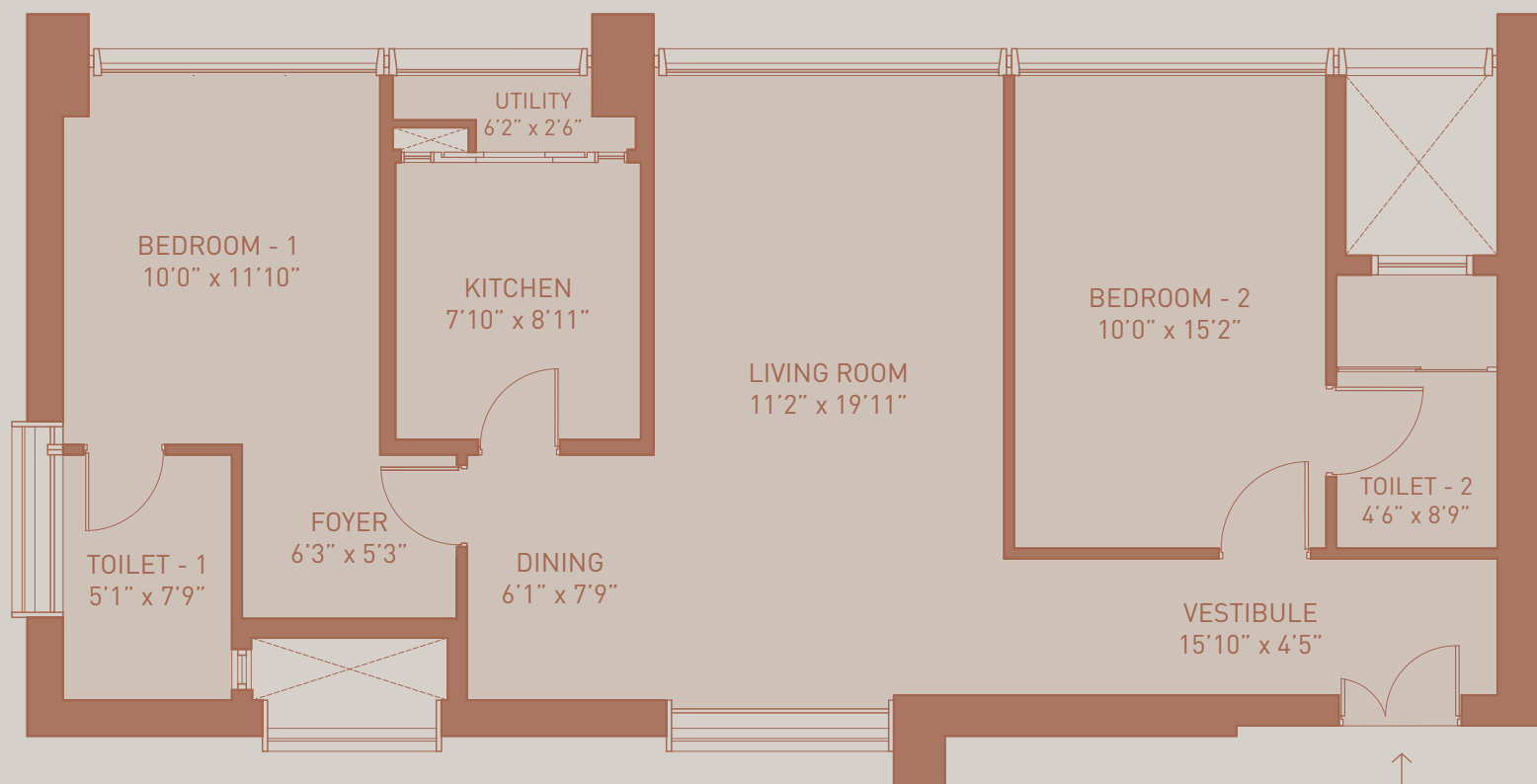
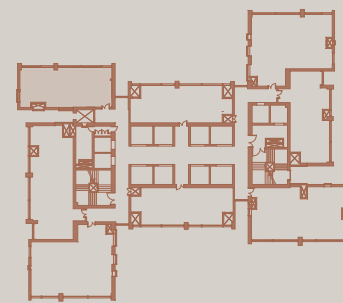
The master bedroom has an in-built large wardrobe niche, even in a city starving for space. Where privacy is rare luxury, a private vestibule space leads into the private quarters keeping prying eyes out. Every room has its own attached bathroom, and is designed to allow breathtaking views no matter where you are in the house.



2 BHK - A

RERA CARPET AREA - 78.95 Sq.m (850 Sq.ft)

FLOORS 6 TO 23 & 25 TO 49



2 BHK - TYPE B

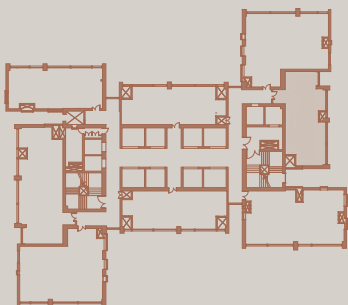
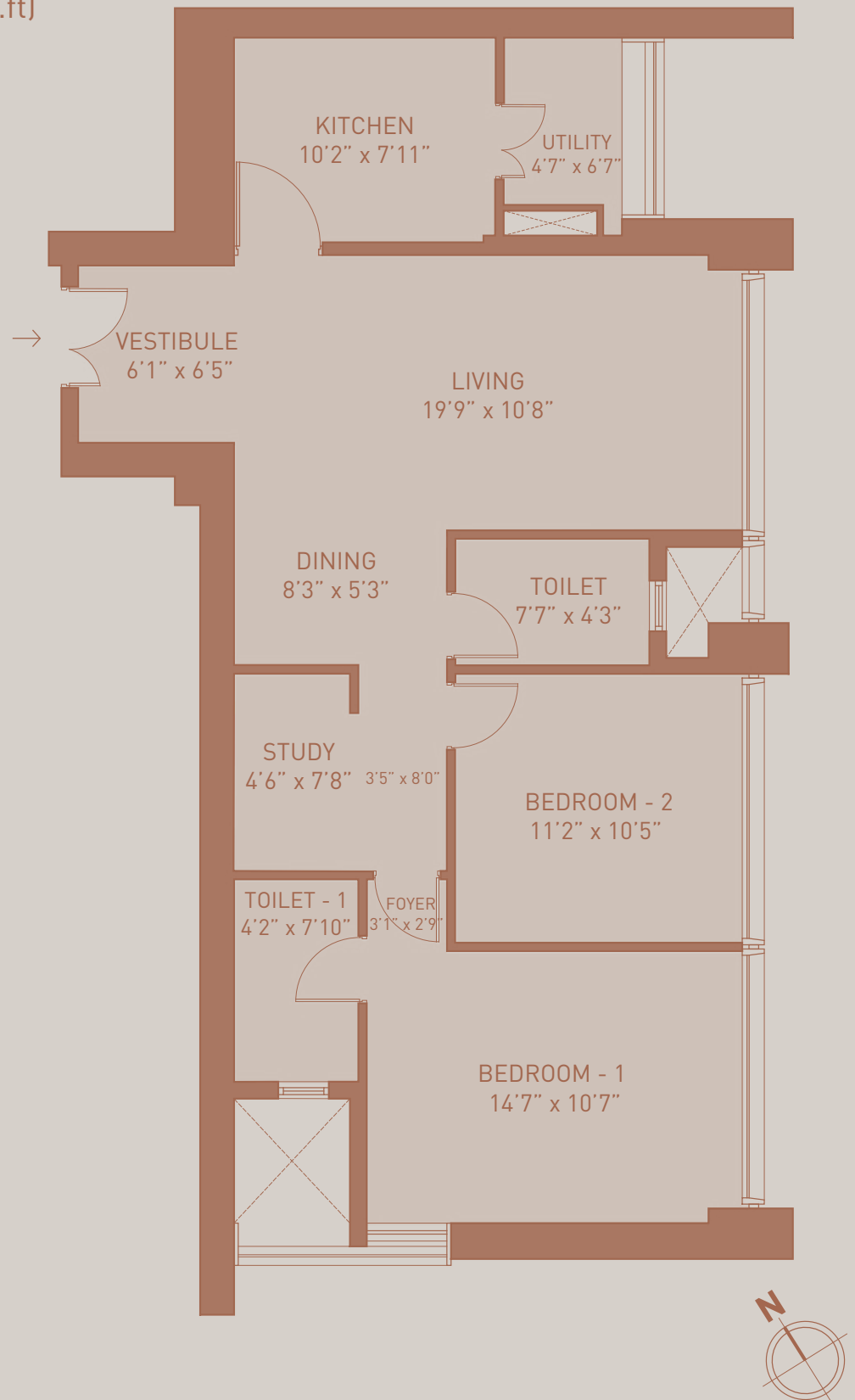
Enjoy the luxury of your very own powder room, and an extra, convenient multipurpose space, that can be used for studying or working from home. For a greater sense of privacy, the homes open through a private vestibule, similarly with the master bedroom. The living and dining areas have been separated for better utilization of space, while the kitchen have been designed with extra storage and utility space.



2 BHK - B

RERA CARPET AREA - 78.85 Sq.m (849 Sq.ft)

FLOORS 7 TO 12, 14 TO 19,
21 TO 23, 25 TO 27, 29 TO 34,
36 TO 41, 43 TO 48



2 BHK - TYPE C

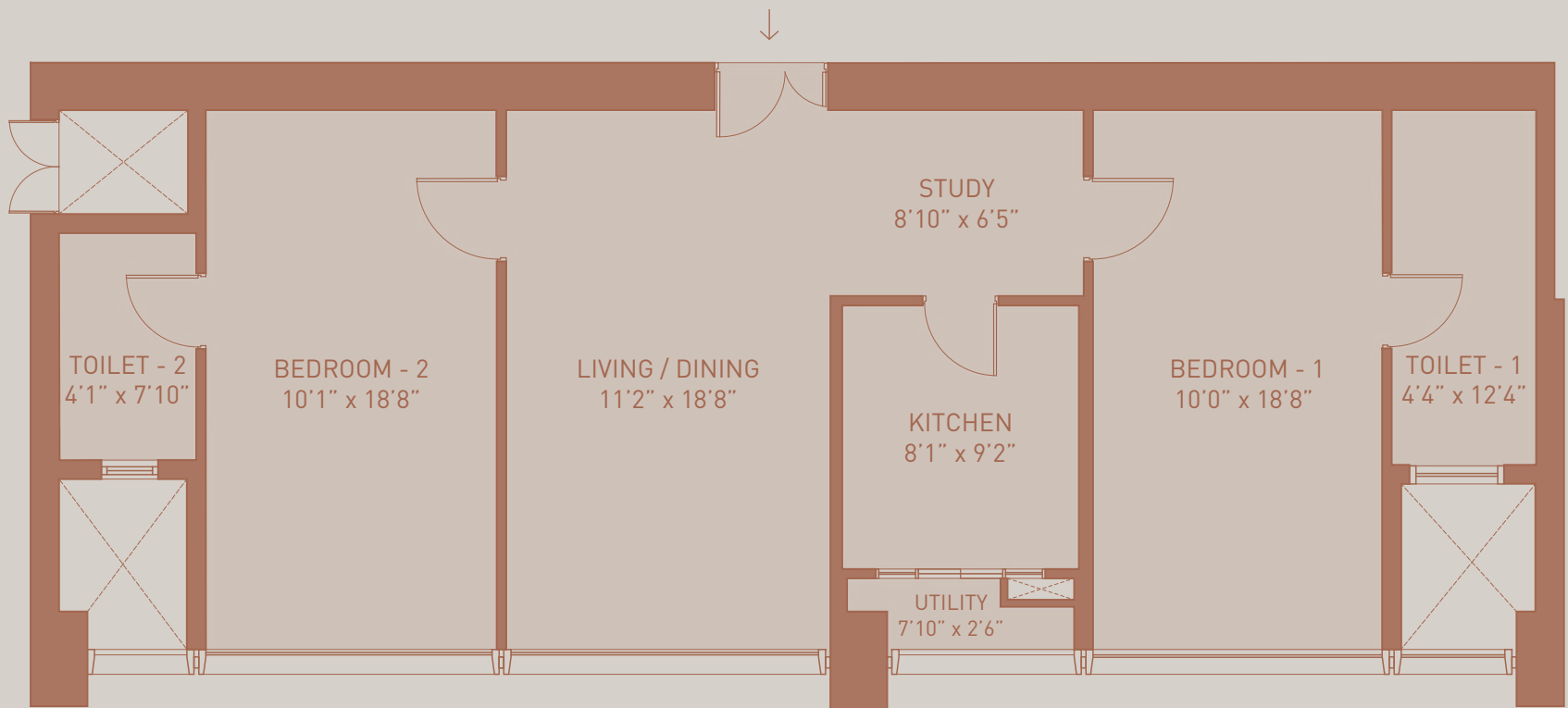
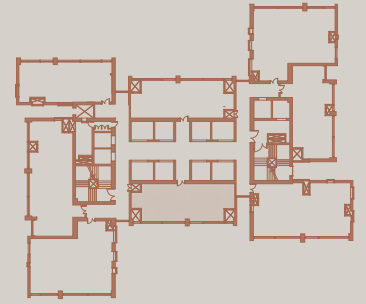
Experience living with ample space at homes designed to maximise space utilization. Two large bedrooms with attached bathroom and large wardrobe niches, separate living and dining space, a large utility space in the kitchen, and glorious views of the Mumbai skyline from all the rooms.



2 BHK - C

RERA CARPET AREA - 79.20 Sq.m (853 Sq.ft)

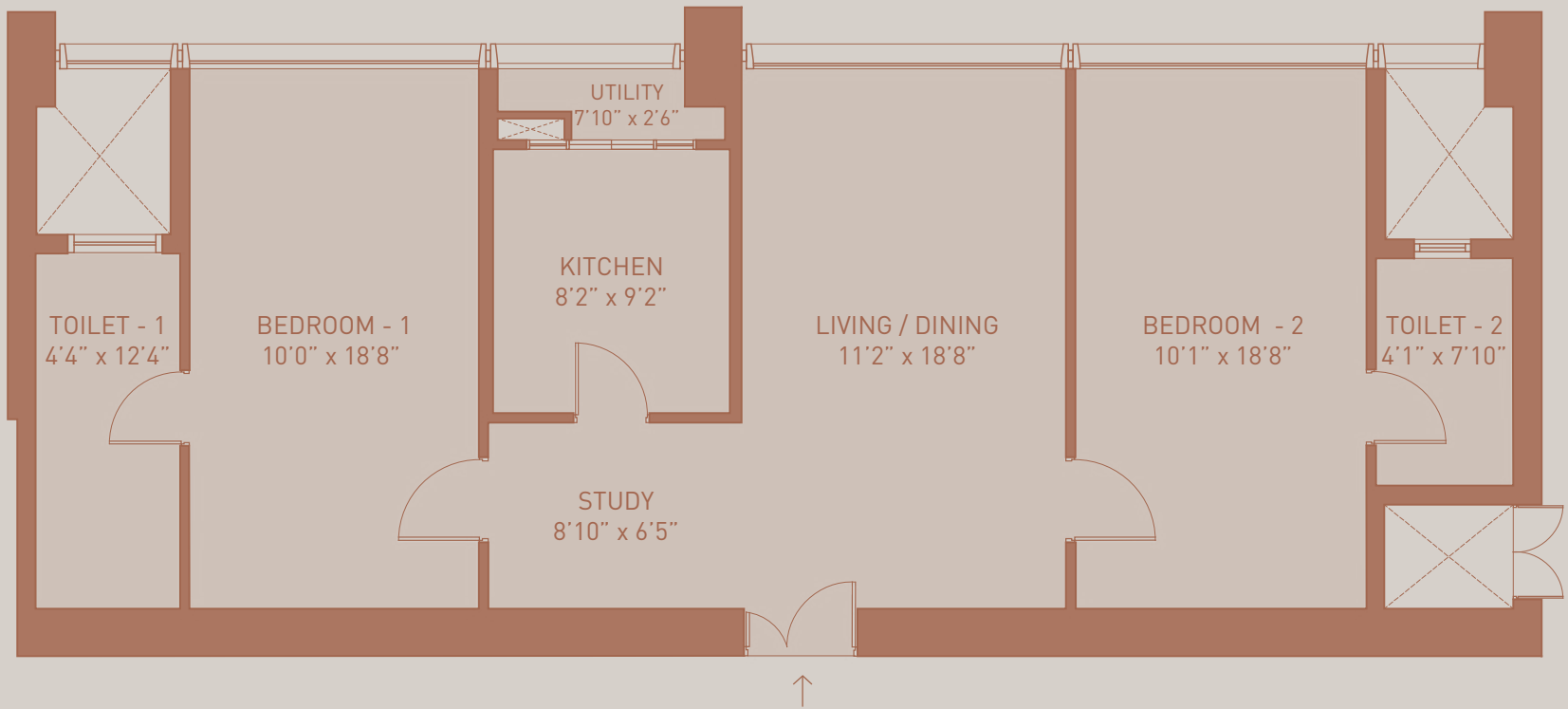
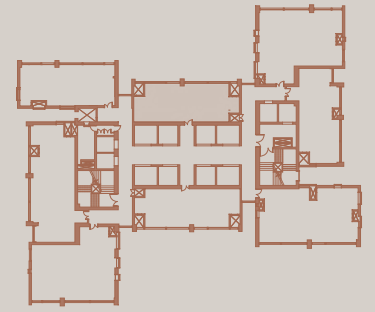
FLOORS 6 TO 23 & 25 TO 49



2 BHK - D

RERA CARPET AREA - 79.30 Sq.m (854 Sq.ft)

FLOORS 6 TO 23 & 25 TO 48



3 BHK - TYPE A

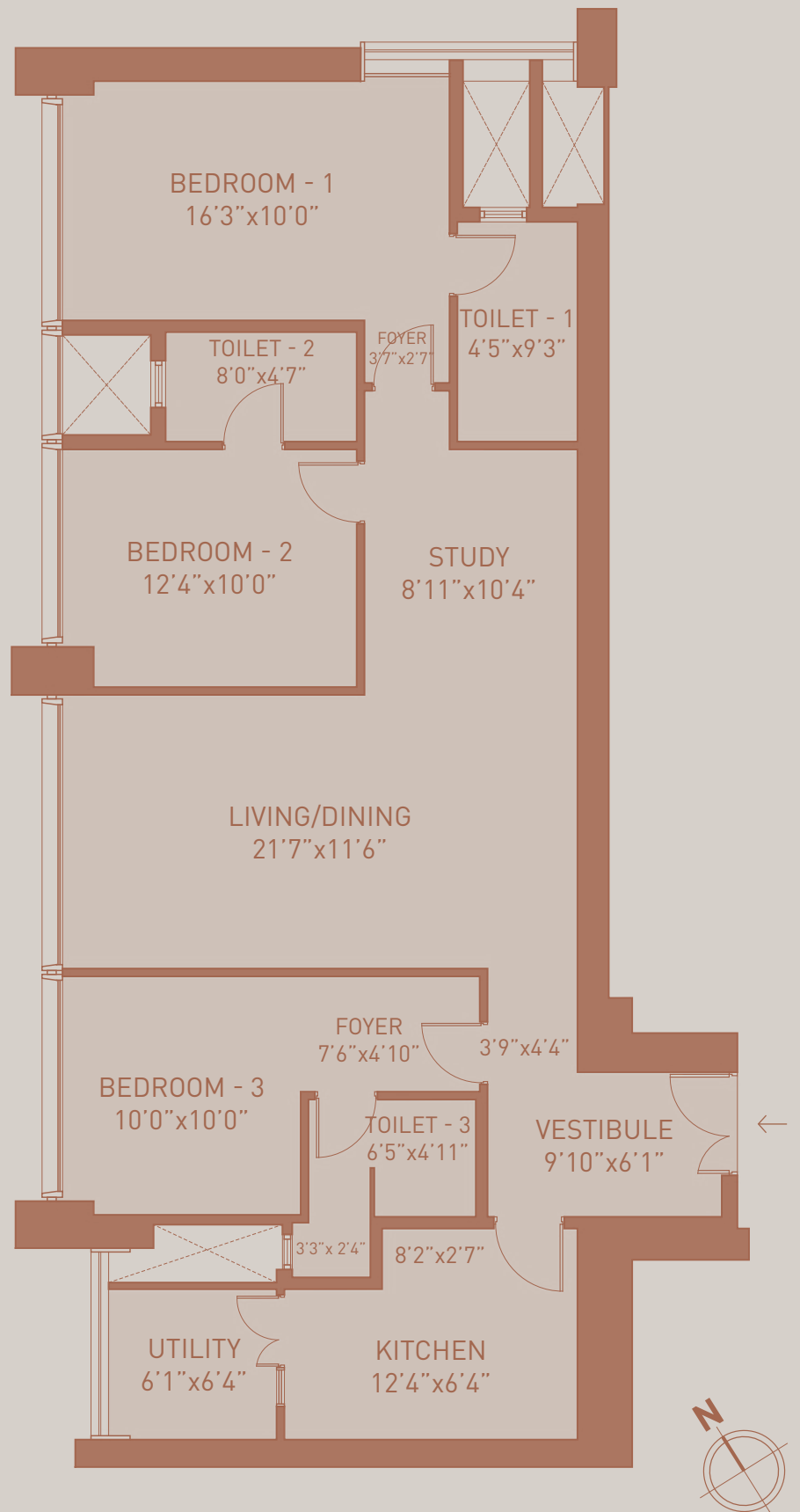
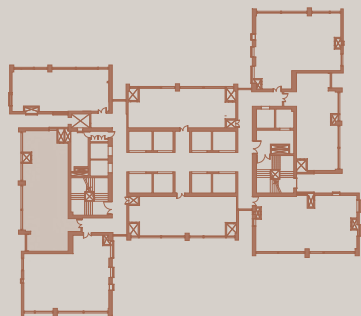
Homes with zero wastage of space, and all the privacy one could ever dream of. Private vestibules leading up to the home, separate living and dining space, large utility area in the kitchen for ample storage, a private entry to the master bedroom, attached bathroom in all bedrooms, and beautiful views of the city from every room. What's more, there's even a multipurpose space that can double up as a study or home office.



3 BHK - A

RERA CARPET AREA - 106.9 Sq.m (1151 Sq.ft)

FLOORS 6 TO 23 & 25 TO 49



3 BHK - TYPE B

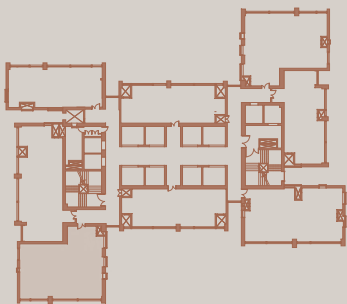
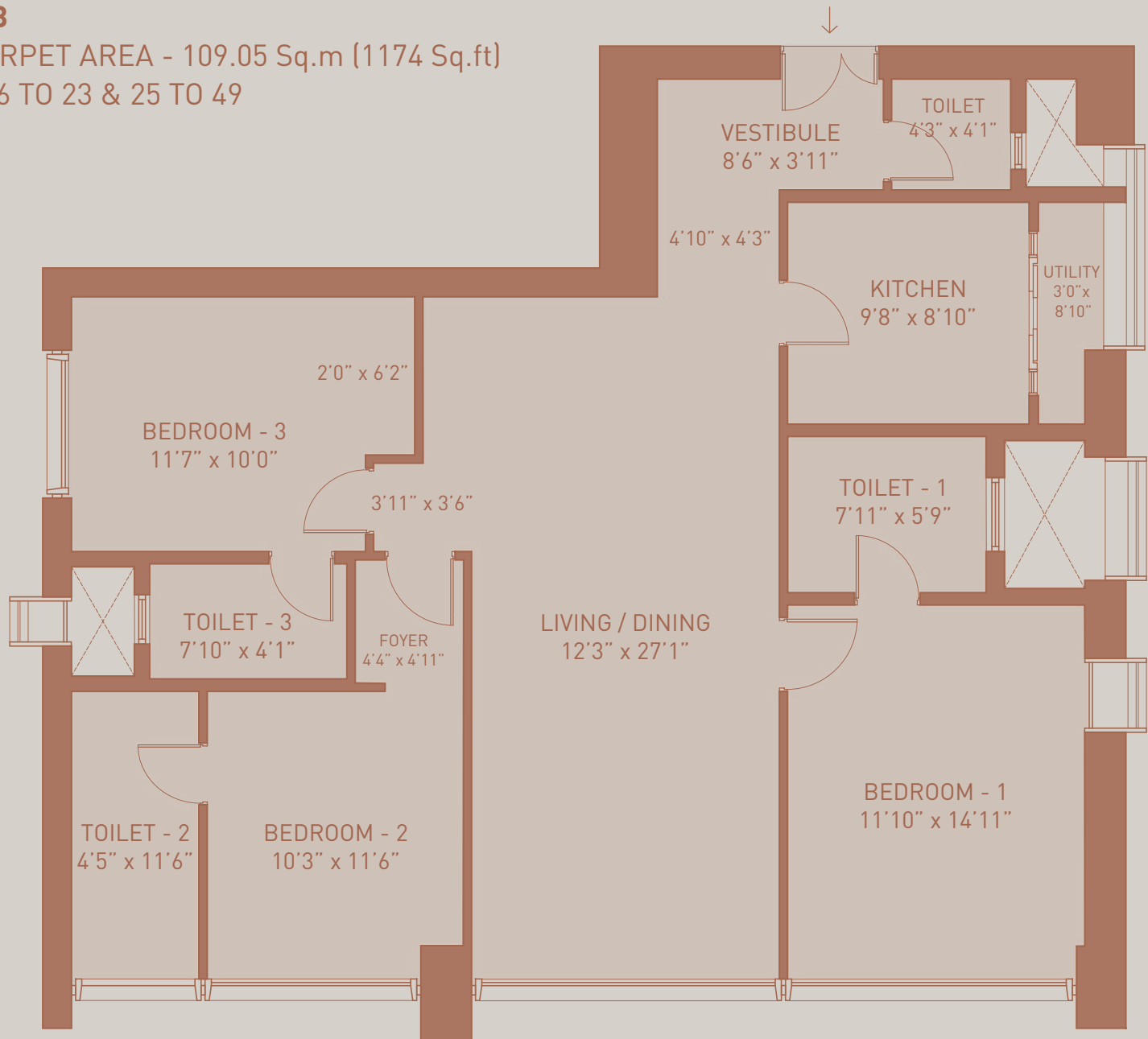
Homes that afford maximum privacy, designed with private vestibules leading up to private areas like the master bedroom. With integrated storage solutions around the house, especially in the kitchen and bedrooms. With beautiful views from all rooms, an extra powder room, attached toilet in each room, and separated living and dining area.



3 BHK - B

RERA CARPET AREA - 109.05 Sq.m (1174 Sq.ft)

FLOORS 6 TO 23 & 25 TO 49



3 BHK - TYPE C

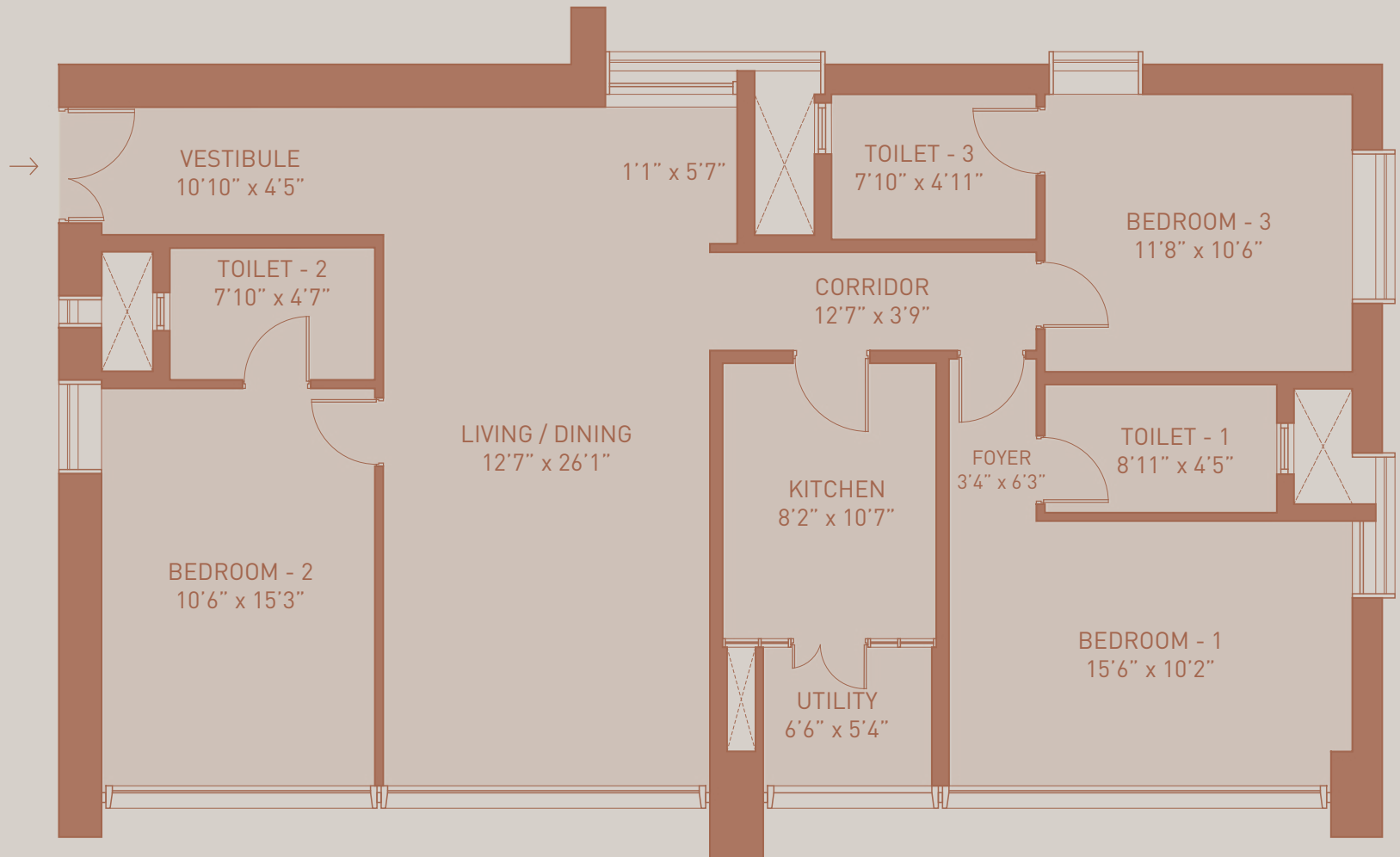
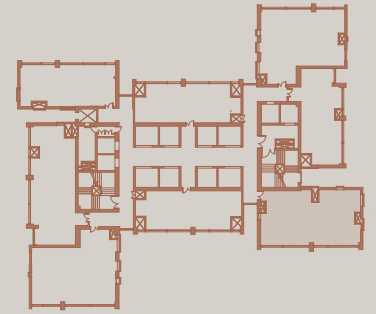
Walk in to your home through a private vestibule, that doesn't open directly into the family areas. Live your best life with ample storage integrated into the kitchen, attached bathroom in all rooms and a separate study corner in the living room.



3 BHK - C

RERA CARPET AREA - 111.90 Sq.m (1204 Sq.ft)

FLOORS 6 TO 23 & 25 TO 49



3 BHK - D

RERA CARPET AREA - 109.25 Sq.m (1176 Sq.ft)

FLOORS 7 TO 12, 14 TO 19, 21 TO 23, 25 TO 27,
29 TO 34, 36 TO 41, 43 TO 48

