

*Higher Borivali will never
be the same again!*



Image used for representation purpose only


VAAYU
RELAX • REFRESH • RESTART



IC COLONY, DAHISAR WEST

Sometimes 'You' need to step outside,
merge into the luscious greenery,
breathe in the revitalising,
fresh 'Vaayu'...
and remind yourself,
who 'You' are,
and who 'You',
want to be.



Welcome to Vaayu!

**When you go
higher and higher...**

Life gets Better & Better!

That's when air transforms into clearer, cleaner,
fresher, caressing Vaayu.

That's when the population saturation gets
lesser and lesser.

That's when the presence of flora and fauna gets
greener and denser.

That's when the sound pollution fades out and
the chirping lullabies of the birds fade in.

That's when life gets beautifully better...
Only at Vaayu.

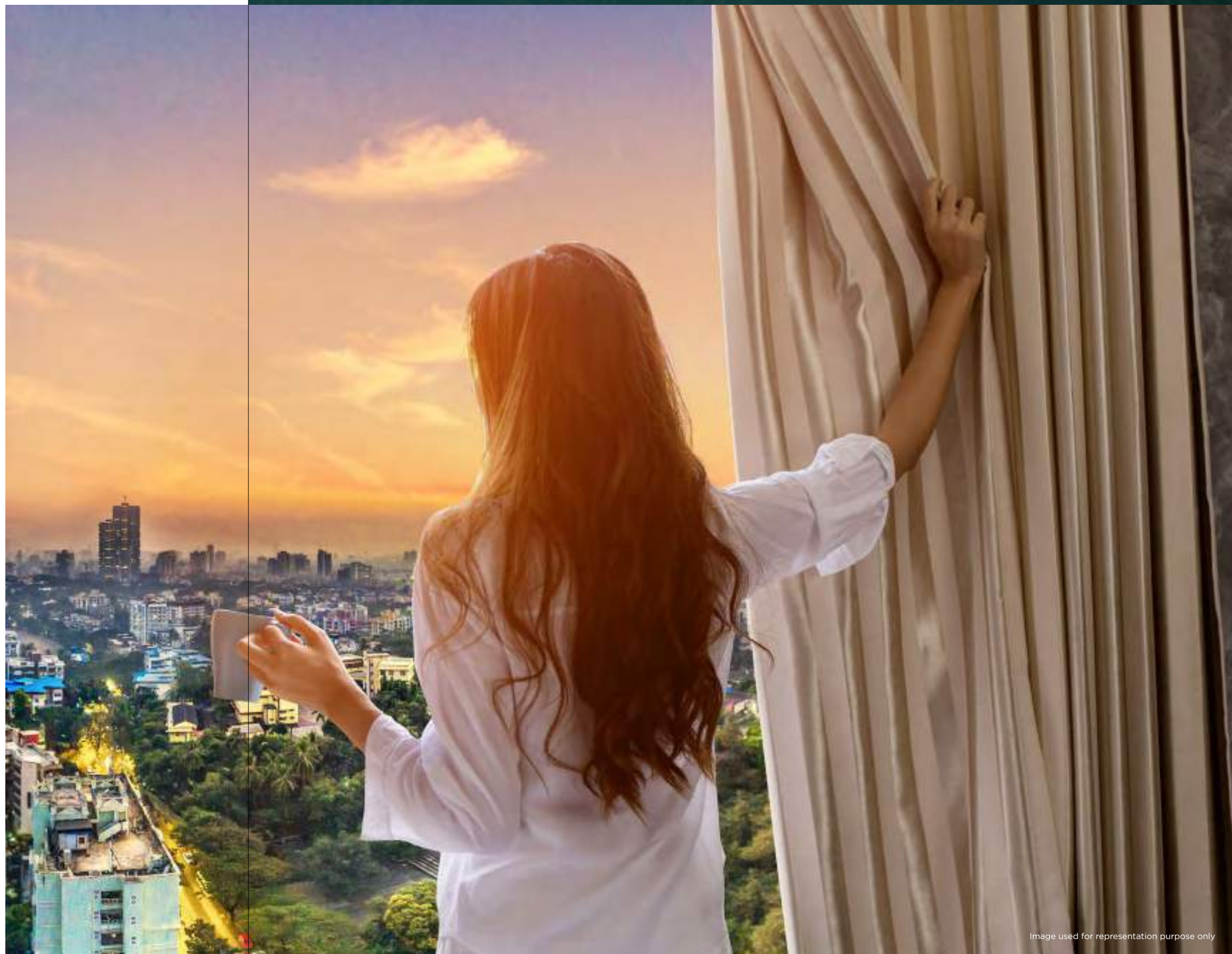


Image used for representation purpose only



Image used for representation purpose only

**Out of the aura of nature, rises
a clean-n-green ecosystem.**

Relax • Refresh • Restart

Immaculately designed and well appointed 1 & 2 BHK homes cater to each and every nuances of luxury living in the safe and secure habitat of Higher Borivali. To take in the best of nature in all seasons, these fine apartments are constructed in the east-west pattern.

Gusts of pleasantly cool Vaayu will easily flow through and circulate cool air so that wide, nature frame windows remain open throughout. Two sophisticated towers are tactically planned and strategically placed. At Vaayu, you simply rise above.

**Presenting a unique project
that rises above the ordinary.**

Experience elevated living only at



Higher Borivali.

Location at a Glance!

Dahisar West is the upcoming life space destination of North Mumbai with a developed infrastructure.

ALL ROADS LEAD TO VAAYU!

Close proximity to Western Express Highway, Sanjay Gandhi National Park and Thane, New Link Road to Western Suburbs and buzzing commercial centres.

Proposed Coastal Road Project- Once ready, will connect Marine Drive to Kandivali, 6 km from Dahisar.

Bus Corridor- Dedicated from BKC to Dahisar West.

Proposed Mumbai Metro Phase 3 - Dahisar-Charkop-Bandra-Mankhurd under progress.

Proposed Monorail- Connecting Thane to Dahisar.



Actual Image

There is more to
Higher Borivali...

Than Meets the Eye!

LIFESTYLE

Reliance Mall | 3.8 km
Thakur Mall | 3.6 km
D-Mart | 1.3 km
Infiniti Mall | 8.4 km

BUSINESS DISTRICTS

Mindspace Business Park | 8.8 km
Nirlon Knowledge Park | 16.3 km

HEALTH & WELLNESS

MM Health Centre & Diagnostics | 3.4 km
MM Hospital | 650 m
Lotus Hospital | 1.7 km

EDUCATIONAL INSTITUTIONS

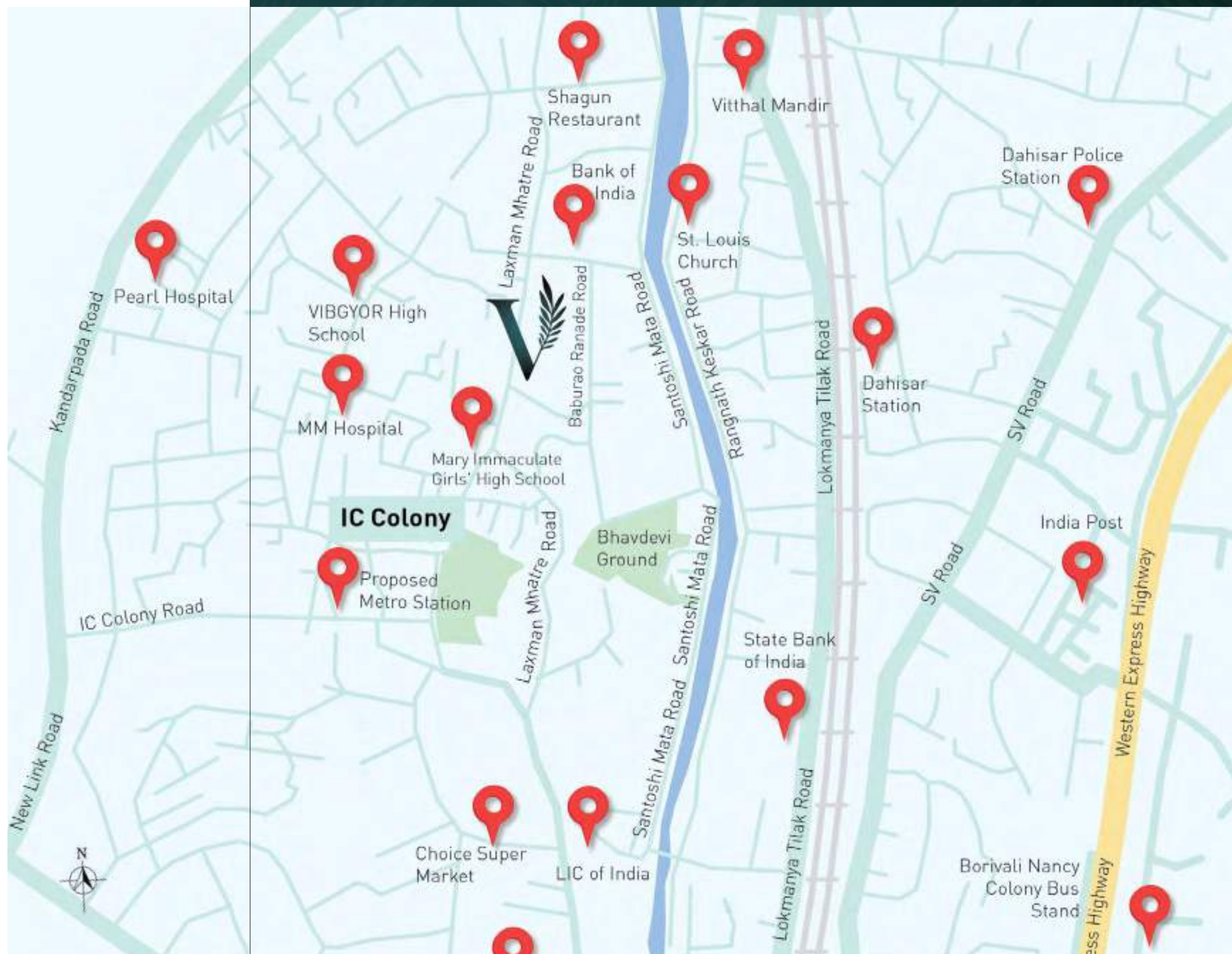
JBCN International School | 350 m
Vibgyor High School | 500 m
Mary Immaculate School | 0.2 km

INTERNATIONAL AIRPORT

Chhatrapati Shivaji Int. Airport | 19.4 km

RAILWAY STATION

Dahisar Railway Station | 1.6 km
Borivali West Railway Station | 2.6 km
Kandivali Railway Station | 5.3 km



Map not to scale



Laxman Mhatre Road

Legend

GROUND

1. Security Cabin
2. Building Entrance Plaza
3. O₂ Park
4. Miyawaki Forest
5. 100 m Long Jogging Track
6. Mechanical Parking Tower

PODIUM - 1

7. Yoga Zone
8. Fitness Centre

PODIUM - 2

9. Podium Entrance Plaza
10. Outdoor Kids' Play Area
11. Senior Folks' Zone
12. Reflexology Path
13. Outdoor Games Table
14. Indoor Kids' Play Area
15. Multipurpose Room
16. Seating Nook



Map not to scale

**Stroll to hear your
soul's wisdom at the**

Miyawaki Forest & O2 Park

State-of-the-art lifestyle amenities
compliment the robust construction and
architectural supremacy.
When nature and luxury co-exist in perfect
harmony, it has to be Vaayu.

In the midst of green ecosystem, caressed
by Vaayu and shimmering in the golden
sunlight, beckons one of the largest
residential land mass laid out in all its glory.

- O2 Park
- Miyawaki Forest
- Jogging Track



Artistic Impression



Artistic Impression



Artistic Impression

RELAX • REFRESH • RESTART

Podium Amenities!

- Separate children's play area
- Senior folks' zone
- Reflexology area
- Decorative compound wall & garden area with adequate lighting fixtures
- Outdoor games



Artistic Impression



Artistic Impression



Artistic Impression

Recharge your mind, heart & soul.

Recreation Centre!

- Air conditioned fitness centre with equipped gymnasium
- Solar energy system for lighting common areas
- Common toilet at stilt/ ground level
- Indoor games like carrom, table tennis, pool table, etc.
- Library/ reading area
- Yoga zone
- Meeting room
- Toddlers' play zone

TOWER A

Towering Excellence!

Through blossoming verdure and contemporary apartments, coupled with excellent views, Tower A boasts of being the tallest tower housing 32 Floors with 4 Flats per floor and 2 podium parking floors.

Overlooking the spectacular views of the city along with

- O2 Park
- Miyawaki Forest
- Jogging Track
- A plethora of podium amenities to experience living like never before.



Artistic Impression



VIEW FROM TOWER A - APARTMENT 1

**The first impression of
Luxury Living starts here.**

Luxury Lobby!

With plush seating and exquisite architecture, the lobby offers the perfect ambience to meet and greet visitors. A magnificent double height designer entrance lobby with granite/ marble/ marbonite tile finish with a reception area awaits you.



TOWER A - LOBBY

Artistic Impression



Artistic Impression

Imagine a lifestyle extraordinary...

Now reimagine it with panache

Feast your eyes on the spacious exclusivity of luxury living with stunning views. Relax with your family or entertain your friends in five star comfort. The multidimensional kitchen is the sure recipe for success. The master bedroom and attached bathroom underlines your lifestyle statement. Sheer extravaganza of comforting elegance reimaged.



Artistic Impression



Artistic Impression



Artistic Impression

Beautiful Outside

Living Room

- Vitrified tile flooring 1000 mm x 1000 mm
- Internal wall and ceiling in POP/ Gypsum finish
- Name board with flat number on the entrance door
- Provision for telephone, intercom, cable connection & internet connection
- Provision for installation of split air conditioning
- Internal paint of acrylic/ semi acrylic
- Pre-hung manufactured main door with decorative finish & good quality hardware fittings

Bedroom

- Vitrified tile flooring 1000 mm x 1000 mm
- Internal wall and ceiling in POP/ Gypsum finish
- Provision for telephone, intercom, cable connection & internet connection
- Provision for installation of Hi-wall split air conditioners
- Two way modular switch
- Internal paint of acrylic/ semi acrylic

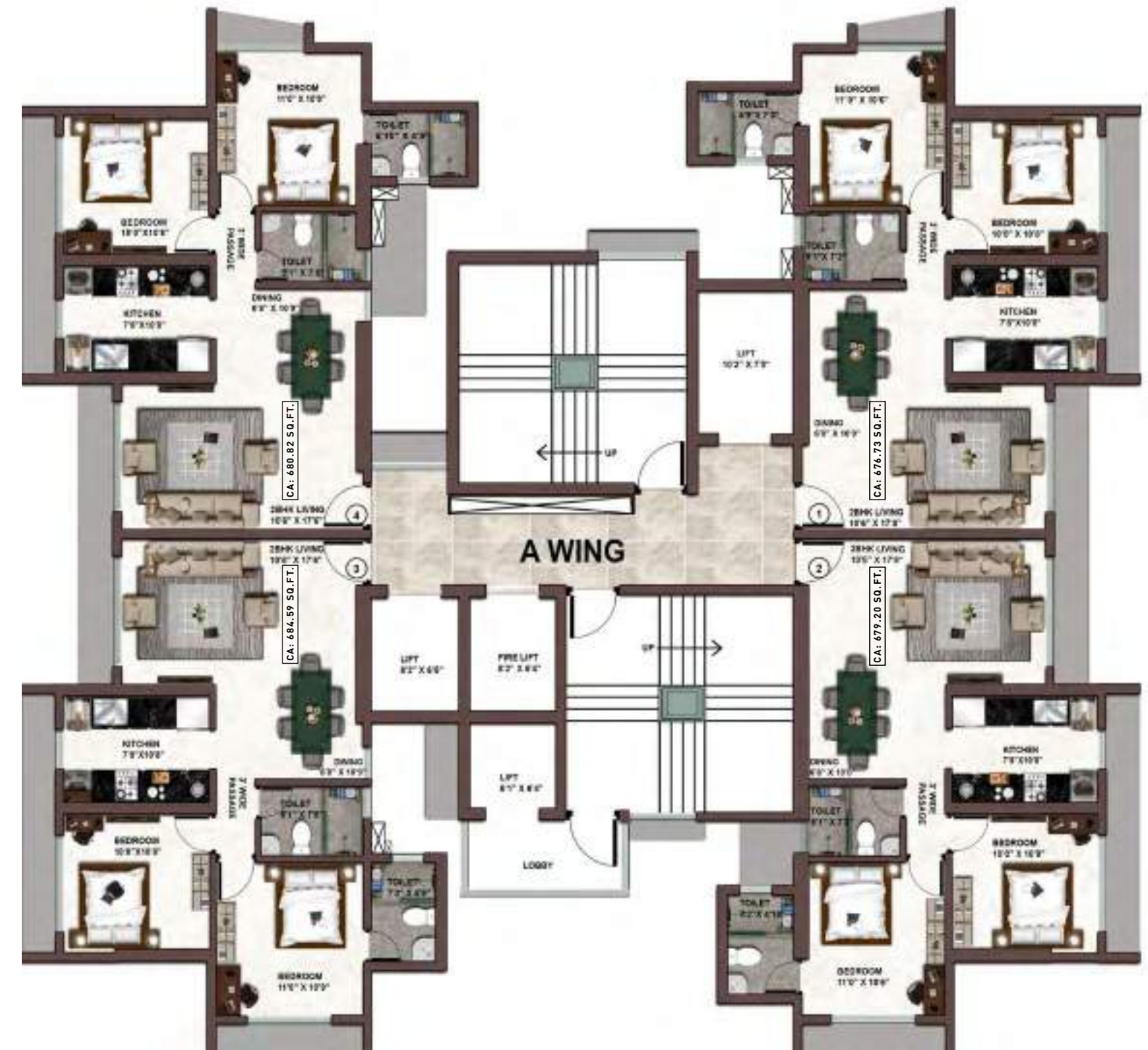
Luxurious Inside

Kitchen

- Vitrified tile flooring 1000 mm x 1000 mm
- Internal wall and ceiling in POP/ Gypsum finish
- Granite platform with SS sink & service platform
- Mahanagar piped gas connection, water purifier and exhaust fan
- Hot water supply with single lever mixer
- Floor to beam bottom wall tiles in kitchen
- Internal paint of acrylic/ semi acrylic

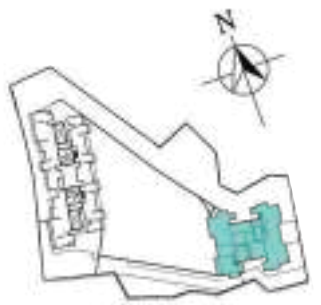
Bathroom

- Glazed/ ceramic anti skid tile flooring
- CP fittings of Jaquar or equivalent
- Full height glazed (designer) Dado Tiles
- Glass partition
- Geyser (for master bathroom only) & exhaust fan
- Water closet, flush tank and jet spray
- Ceiling to be finished with oil paint
- Mixer piping and taps for hot & cold combination, shower & washbasin
- Door frame of bathroom/ WC/ toilet block and all other frames in granite



(1ST TO 4TH) , (6TH TO 11TH) , (13TH TO 18TH)
(20TH TO 25TH) , (27TH TO 31ST) FLOORS

Typical Floor Plan - Wing A



KEY PLAN

Disclaimer: Floor plan measurements are approximate and are for illustrative purpose only. While we do not doubt the floor plan's accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.



13TH TO 17TH FLOOR

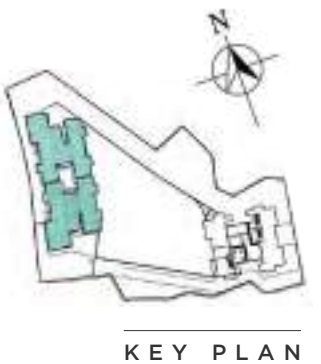
Typical Floor Plan - Wing C

Disclaimer: Floor plan measurements are approximate and are for illustrative purpose only. While we do not doubt the floor plan's accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

13TH TO 17TH FLOOR

Typical Floor Plan - Wing B

Disclaimer: Floor plan measurements are approximate and are for illustrative purpose only. While we do not doubt the floor plan's accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.





5TH & 12TH REFUGE FLOOR

Typical Floor Plan - Wing B



KEY PLAN

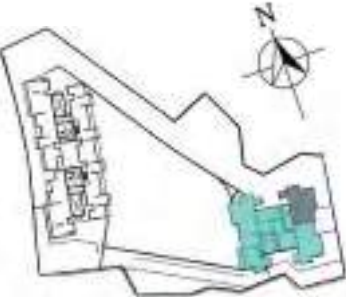
2 BHK REFRESHING APARTMENT

WING A - APARTMENT NO. 1
(1ST TO 31ST FLOOR)



676.73 Sq.Ft. RERA Carpet

Since the project is under evolution there is a possibility that there may be certain changes in the project as represented in this advertisement. Every interested purchaser should take note of this.



KEY PLAN
Representation only

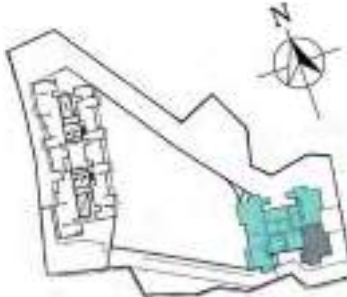
2 BHK REFRESHING APARTMENT

WING A - APARTMENT NO. 2
(1ST TO 4TH FLOOR), (6TH TO 11TH FLOOR), (13TH TO 18TH FLOOR),
(20TH TO 25TH FLOOR) & (27TH TO 31ST FLOOR)



679.20 Sq.Ft. RERA Carpet

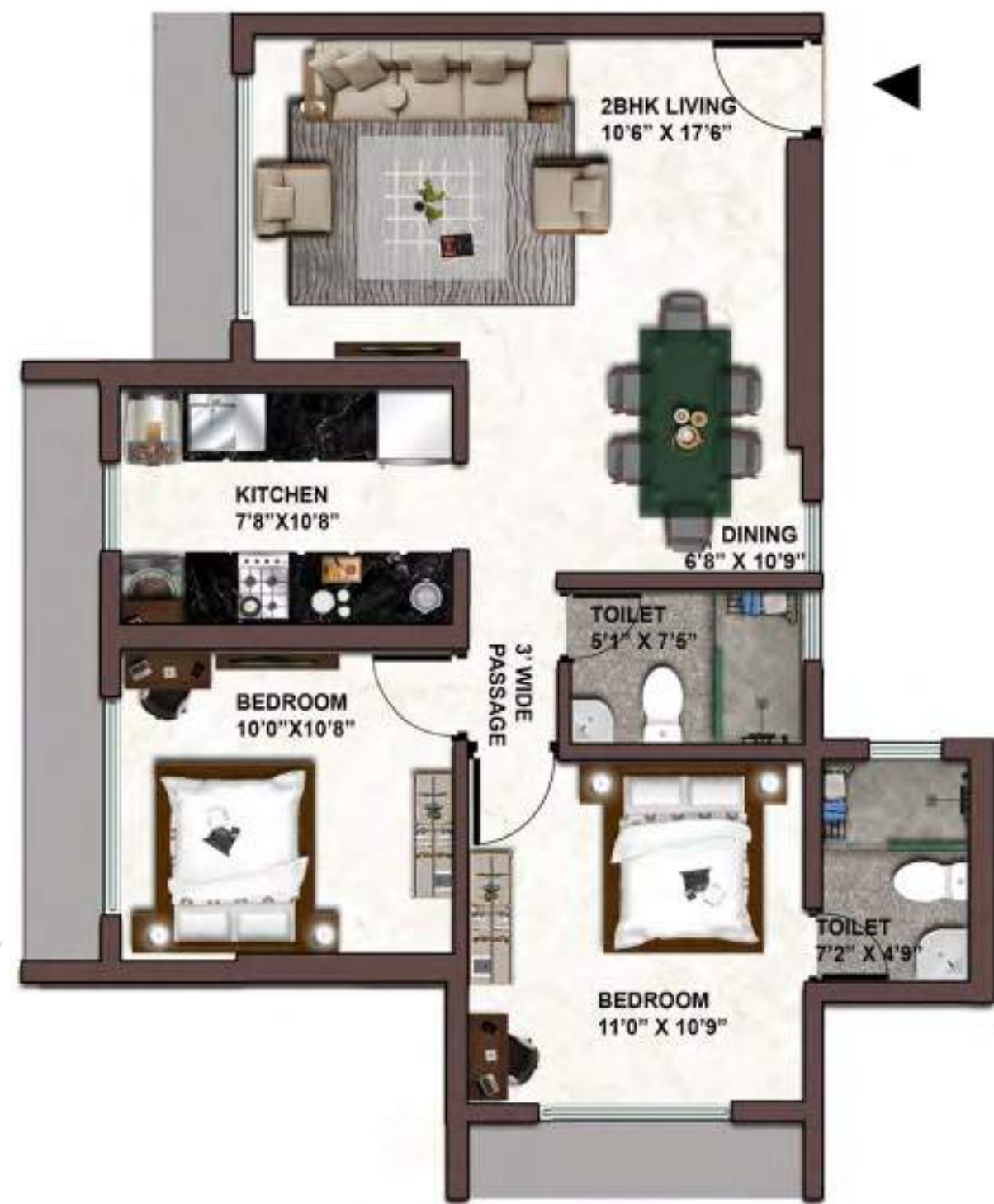
Since the project is under evolution there is a possibility that there may be certain changes in the project as represented in this advertisement. Every interested purchaser should take note of this.



KEY PLAN
Representation only

2 BHK REFRESHING APARTMENT

WING A - APARTMENT NO. 3
(1ST TO 32ND FLOOR)



684.59 Sq.Ft. RERA Carpet

Since the project is under evolution there is a possibility that there may be certain changes in the project as represented in this advertisement. Every interested purchaser should take note of this.

KEY PLAN
Representation only

2 BHK REFRESHING APARTMENT

WING A - APARTMENT NO. 4
(1ST TO 31ST FLOOR)



680.82 Sq.Ft. RERA Carpet

Since the project is under evolution there is a possibility that there may be certain changes in the project as represented in this advertisement. Every interested purchaser should take note of this.

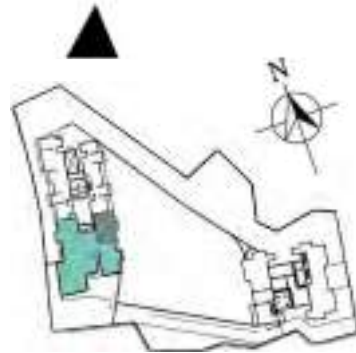
KEY PLAN
Representation only

1 BHK REFRESHING APARTMENT

WING B - APARTMENT NO. 1

(1ST, 4TH FLOOR TO 17TH FLOOR)

VAAYU
37



KEY PLAN
Representation only

440.03 Sq.Ft. RERA Carpet

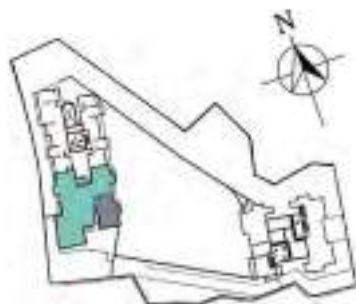
Since the project is under evolution there is a possibility that there may be certain changes in the project as represented in this advertisement. Every interested purchaser should take note of this.

1 BHK REFRESHING APARTMENT

WING B - APARTMENT NO. 2

(5TH TO 12TH FLOOR), (14TH TO 18TH FLOOR)

VAAYU
38



KEY PLAN
Representation only

441.75 Sq.Ft. RERA Carpet

Since the project is under evolution there is a possibility that there may be certain changes in the project as represented in this advertisement. Every interested purchaser should take note of this.

2 BHK REFRESHING APARTMENT

WING B - APARTMENT NO. 3
(16TH & 17TH FLOOR)



691.26 Sq.Ft. RERA Carpet

Since the project is under evolution there is a possibility that there may be certain changes in the project as represented in this advertisement. Every interested purchaser should take note of this.

2 BHK REFRESHING APARTMENT

WING B - APARTMENT NO. 4
(5TH & 12TH FLOOR)



542.18 Sq.Ft. RERA Carpet

Since the project is under evolution there is a possibility that there may be certain changes in the project as represented in this advertisement. Every interested purchaser should take note of this.

At Kolte-Patil we believe in
Creation, not Construction.

Kolte-Patil's Creations.

ONGOING PROJECTS, PUNE

- Life Republic | **HINJAWADI**
- Ivy Estate | **WAGHOLI**
- 24K Atria | **PIMPLE NILAKH**
- 24K Stargaze | **BAVDHAN**
- 24K Centria | **OFF NIBM-UNDRI ROAD**
- 24K Sereno | **BANER RESI**
- Three Jewels | **KATRAJ-KONDWA**
- Opula | **PIMPLE NILAKH**

ONGOING PROJECTS, MUMBAI

- Verve | **GOREGAON**
- Evara | **BORIVALI**
- Jai Vijay | **VILE PARLE**

UPCOMING PROJECTS, BENGALURU

- Mirabilis | **HORAMAVU ROAD**
- 24K Grazio | **KORAMANGALA**
- Itowers Exente | **ELECTRONIC CITY**
- Raaga | **HENNUR ROAD**



+ Actual Images



CONTACT US TO KNOW MORE ABOUT PRICING AND OTHER DETAILS - 1800-266-6654

Address: 1, Laxman Mhatre Road, Navagaon, Mandapeshwar, Opp. Mary Immaculate School, Dahisar West, Mumbai, Maharashtra - 400068.



RERA Registration No. P51800029034 | Available at website: <http://maharera.mahaonline.gov.in>

Disclaimer: This brochure is purely conceptual and not a legal offering. All building pictures, specifications, images, plans, drawings, amenities, dimensions, elevations, illustrations, facilities, features, layouts, other information, etc. as seen in the brochure, are tentative, indicative and subject to variations and modifications by the company without any notice and subject to approvals of competent authorities. Furniture, fixtures, accessories and furnishings shown are only for representational purpose and shall not be provided in the actual flat. The manufacturer is accountable for the warranty of the fittings and fixtures that will be provided and the developer shall not be liable for the same.