

ACTUAL VIEW



RAHEJA EXOTICA

Site Address:
Raheja Exotica,
Madh Island,
Mumbai - 400 061.

Corporate Address:
Raheja Universal (Pvt.) Ltd.,
Raheja Centre Point,
294, C.S.T. Road,
Kalina, Santacruz (E),
Mumbai - 400 098.

Telephone: +91 22 6641 4343
Website: www.rahejaexotica.in
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Disclaimer: The plans, specifications, pictures, conceptual designs, dimensions, furniture, illustrations, artifacts, images, configurations, amenities and facilities and other details herein are only indicative and the Developer/Owner reserves the rights to change any or all of these at its/ their sole discretion. All plans, maps, images and views are indicative of architect's impressions and may not be to scale and are for illustrative purposes only. The information contained in this brochure is indicative of the kind of development that is proposed, subject to the approval of the authorities or otherwise. This brochure is purely conceptual does not constitute an offer and/ or a contract of any type between the Developer/Owner and the Recipients. Any purchase in this development shall strictly be governed by the terms and conditions of the Agreement for Sale that may be entered into between the parties. Highrise buildings are planned on the area of future development.

www.flyingpencil.in

**PLEASURE
OF AN ISLAND.
CONVENIENCE
OF THE CITY.**



**RAHEJA EXOTICA
THE OCEAN CITY**

MADH ISLAND. MUMBAI - 61



LIVE LIFE. OCEAN SIZE.

Standing tall against the backdrop of Arabian waters, the luxury township of Raheja Exotica at Madh Island is a destination in itself. An address that redefines a way of living, is minutes away from the rest of the city and yet in another world of peace and tranquility. Premium residences, exclusive amenities and exclusive services make Ocean City one amongst the finest in the world. Just like those who call it home.



LUXURY GREET'S YOU AT EVERY TURN.

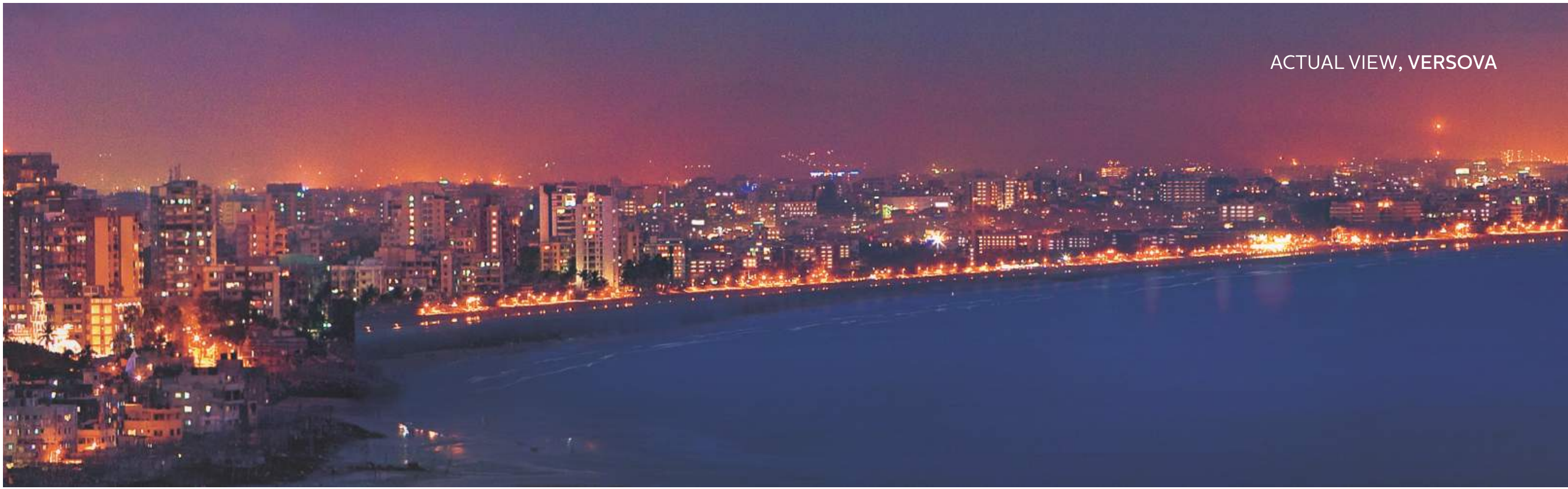
Step inside your residence and experience opulence at its entirety. Every aspect of your residence has been planned meticulously, right down to the last detail. The residences are a tasteful blend of classic elegance and contemporary design. Every apartment offers a view that's breathtaking and calming, both at once. From the exquisitely designed rooms to the gourmet kitchen to the stunning spa-like bathrooms, Raheja Exotica is a paradise in its own right. But then, you deserve it.

**BEAUTY AS FAR AS
THE EYE CAN SEE.**

ACTUAL VIEW, MADH



ACTUAL VIEW, VERSOVA



EVERYTHING UNDER THE SUN.

Raheja Exotica - the Ocean City takes luxury to a new level - super spacious and immaculately styled residences, framing spectacular views of the Arabian Sea. These residences expand beyond four walls to encompass a life that serves much more. Every detail is designed with utmost precision that allows you to enjoy a privileged lifestyle of an Ocean city, within the city.



Ocean City Park
THE RECREATIONAL ESTATE

(OPERATIONAL)



 **CLUB EXOTICA**
THE INDOOR CLUBHOUSE

(OPERATIONAL)



Vista^{***}

THE SKY AVENUE

(PROPOSED)



TOWN CENTRE
THE INDOOR CLUBHOUSE

(PROPOSED)

SCORE 

THE ACTIVITY ZONE

(FORTHCOMING)



THE OCEAN CITY EXPERIENCE.

5 ZONES.

37 AMENITIES.

Equipped with branded amenities to provide a holistic lifestyle, Ocean City promises consistent extravagance in all aspects.

THE HOLISTIC LIFESTYLE.

An intoxicating combination of fitness and relaxation, Club Exotica is where you can challenge acquaintances to a friendly match, enjoy a refreshing workout, and top it off with a relaxing visit to the spa. After all, no fitness routine is complete without an ample dose of rejuvenation.

Games Room
Modern Convenience Store
Multi-Purpose Hall
Rejuvenating Spa
Café Laguna
Squash Court
State of the Art Gymnasium
Well-Equipped Business Centre



ACTUAL IMAGE

 **CLUB EXOTICA**
THE INDOOR CLUBHOUSE
(OPERATIONAL)

REJUVENATING ACTIVITIES IN AN INCREDIBLE ISLAND ENVIRONMENT.



EMBRACE THE OUTDOORS.

Breathe in the fresh air in the meditation zone, take a serene walk on the jogging track, or an invigorating plunge in Laguna. Filled with incredible outdoor amenities, it ensures a holistic experience with the addition of Café Laguna, the perfect space for a delicious treat.

Laguna Pool
Kids Pool
Jacuzzi
Arena Amphitheatre

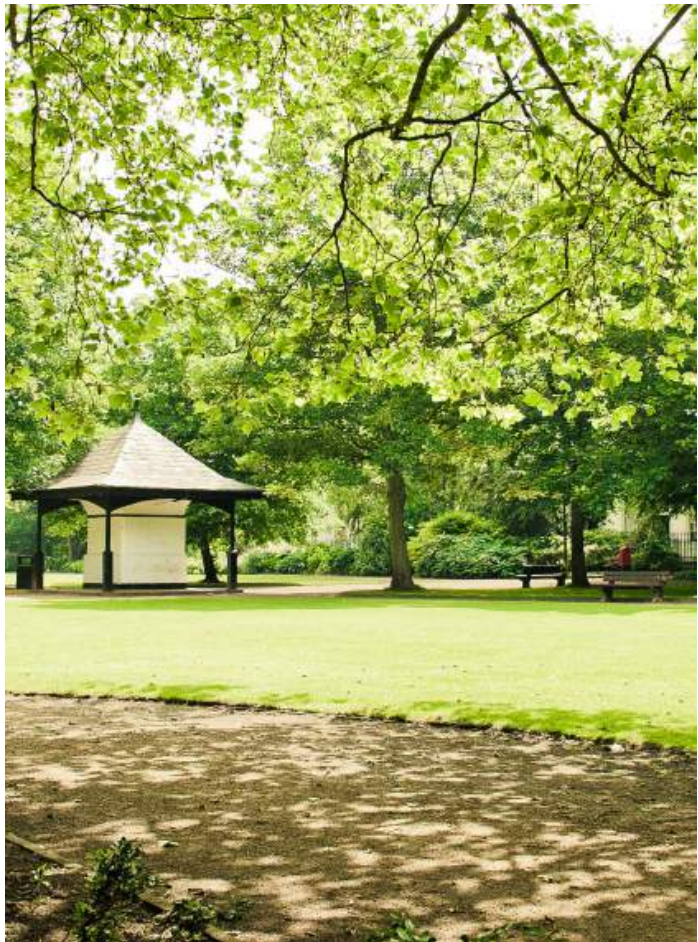
Arena Banquets
Pavilion
Pavilion Gardens
Funville - Kid's Play Zone

Jogging Track
Cycling



ACTUAL VIEW

Ocean City Park
THE RECREATIONAL ESTATE
(OPERATIONAL)



UNFORGETTABLE
EXPERIENCES
IN A TRANQUIL
OCEANVIEW
ENVIRONMENT.



ACTUAL IMAGE



ACTUAL IMAGE



THE ACTIVITY ZONE

(FORTHCOMING)

CHALLENGE YOURSELF.

Hone your skills in the magnificent outdoors with consistent practice and determination. Skate with finesse, dunk a ball with ease, and discover new friendships along the way.

Tennis Court
Multi Court
Net Cricket
Skating Circuit
Putting Green
...and many more



Disclaimer: 1. The services referred to above are merely indicative in nature and the Developer shall be at liberty to change, alter, modify or in any manner amend the scope, size and mix of the said services. | 2. Score shall be constructed and services therein shall become operational at such time as the Developer shall at its sole discretion deem fit. The Developer shall be under no obligation to construct and commence services in Score prior to or at the time of handing over possession of the units in the building to the purchaser. | 3. Usage of Score shall be subject to payment of membership fee and an annual subscription as per the Developer's policy. | 4. The right of entry and admission to Score shall be at the sole discretion of the Developer.

A MESMERIZING EXPANSE.

Sink into the skies in the abode above. Replete with unmatched views, a refreshing ocean breeze, and heavens that lie within your reach, The Sky Avenue is the ideal space for relaxation and revelry at the end of a long day.

Horizon - The Sky Lounge
Atmosphere - The Sky Deck



Vista[★]

THE SKY AVENUE

(PROPOSED)

Disclaimer: 1. The services referred to above are merely indicative in nature and the Developer shall be at liberty to change, alter, modify or in any manner amend the scope, size and mix of the said services. | 2. Vista shall be constructed and services therein shall become operational at such time as the Developer shall at its sole discretion deem fit. The Developer shall be under no obligation to construct and commence services in Vista prior to or at the time of handing over possession of the units in the building to the purchaser. | 3. Usage of Vista shall be subject to payment of membership fee and an annual subscription as per the Developer's policy. | 4. The right of entry and admission to Vista shall be at the sole discretion of the Developer.

THE CENTRE OF YOUR WORLD.

Indulge in soft ball, embrace fitness routines, and dine out in style. Whether it's a fancy dinner or simply a visit to the supermarket, the Town Centre is the one-stop space for all your needs and more.

Food Court
Mini Mart
ATM Kiosk
Soft Play Area

Creche / Day Care
Clinic
Mini Theatre
Gym

Spa
Salon
Café
Urban Entertainment Centre



TOWN CENTRE THE INDOOR CLUBHOUSE (PROPOSED)

Disclaimer: 1. The services referred to above are merely indicative in nature and the Developer shall be at liberty to change, alter, modify or in any manner amend the scope, size and mix of the said services. | 2. Town Centre shall be constructed and services therein shall become operational at such time as the Developer shall at its sole discretion deem fit. The Developer shall be under no obligation to construct and commence services in Town Centre prior to or at the time of handing over possession of the units in the building to the purchaser. | 3. Usage of Town Centre shall be subject to payment of membership fee and an annual subscription as per the Developer's policy. | 4. The right of entry and admission to Town Centre shall be at the sole discretion of the Developer.

COME PLUNGE INTO
AN EXOTIC LIVING
EXPERIENCE.



OWNED SERVICED RESIDENCES.

The ease in everyday living. Glistening floors, technical maintenance, your daily chores are over before you realise. Live life uninterrupted. The solution to all your homely hassles is here! The on-demand services are available on a pay-per-usage basis.

Life as you are used to, the expertise includes:

- Concierge
- Housekeeping
- Electrician
- Plumber
- Carpenter
- Home delivery from Café Laguna



RAHEJA LIVE

MANAGED RENTAL SOLUTIONS

With easy and effective rental solutions, earn the best return on your investment without any of the hassles. Property marketing, rentee search, documentation as well as rent collection managed by professionals.

Maintain your home, pay the bills without any trouble. Raheja Live takes care of it all, with options for furniture, white goods, and utility installation, assume the comfort and convenience of seamless living.*

*Management fees and other conditions apply.

ACTUAL VIEW

RAHEJA EXOTICA



MADH JETTY



VERSOVA JETTY



YOUR DAILY RIDE.

Begin your day with a cool ocean breeze refreshing your soul. Amid the rejuvenation of the waters, the Madh-Versova ferry service creates for an easy transition from the tranquility of The Ocean City into the heart of the fast-paced metro.

***PREMIUM AND REGULAR FERRY SERVICES ARE PRESENT**



WORK AND LIFE FIND A BALANCE.

Who needs to escape from the routine when you live at the Ocean City? Close to the heartland of Mumbai, Raheja Exotica offers speedy connectivity to Versova and the business hub of Mindspace. After spending hours inside the office cubicle, a peaceful vacation life awaits you at home everyday.



CLOSER THAN YOU THOUGHT

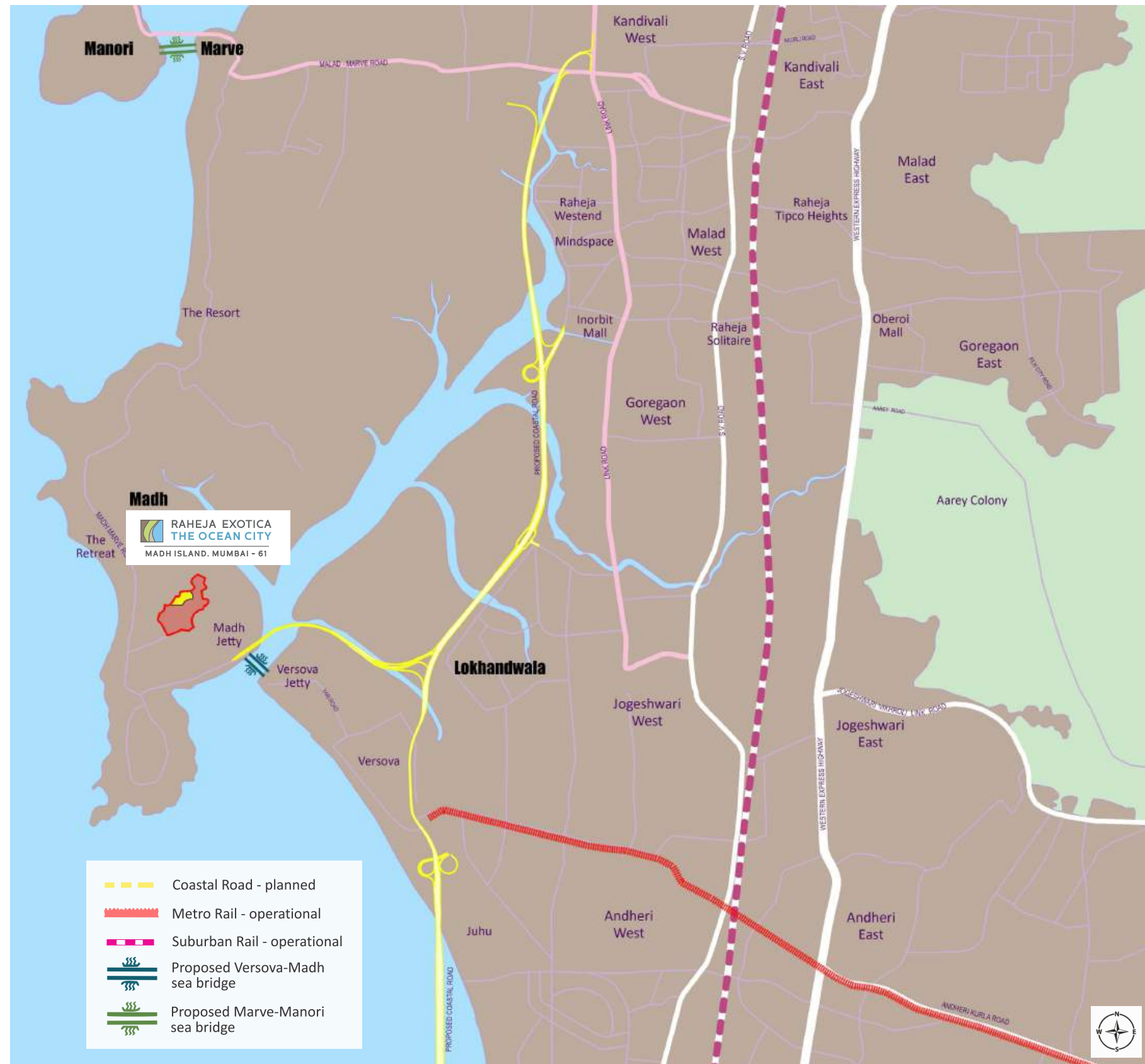
- 5 Minutes from Versova by premium ferry service.
- 25 Minutes by road from Mindspace, Malad (W).
- Proposed bridge connecting Versova to Madh, reduces the travel time drastically.
- Proposed Coastal Road will make it much closer from South Mumbai.

DISCLAIMER: The timings shown on the location plan are subject to traffic conditions.

ACROSS THE BAY WITHIN THE CITY.

In Mumbai, Madh-Marve is identified as the top destination, with an expected price appreciation of 94%, thereby emerging as a promising asset class for the next five years.

Knight Frank - Ulwe, Madh-Marve top investment hotspots. - DNA, 17 Dec'15



EXOTICA OCEAN CITY, A WORLD OF YOUR OWN.

PROPOSED MASTER PLAN

A. CLUB EXOTICA

1. Open Air Jacuzzi
2. Rejuvenating Spa
3. Gymnasium
4. Games Room
5. Squash Court
6. Conference Room
7. Business Centre
8. Convenience Store
9. Multi-purpose Hall
10. Cafeteria
11. Café Laguna

B. OCEAN CITY PARK

12. Laguna Pool
13. Kids Pool
14. Arena Amphitheatre
15. Arena Gardens / Banquets
16. Pavilion
17. Pavilion Gardens
18. Sitting Zone
19. Funville - Kid's Play Zone



- 1) Plans & Configuration may change at developers discretion.
- 2) All images, renderings and views are indicative architects impressions and may not be to scale and are for illustration only.
- 3) All units to be finished as per specifications annexed excluding furniture, fixtures, false ceiling, soft furnishings etc.
- 4) Future phases will be as per developers discretion and the developer or its nominees alone shall have full right and authority to develop the larger property.
- 5) All / any facilities and / or RGS may be relocated and / or removed as may be decided by developer at its sole discretion.
- 6) All plans are subject to MCGM approval.
- 7) All dimensions mentioned in the plans are for unfinished walls i.e. Without considering plaster, pop, etc.
- 8) Adjoining plot 1 & 2 derive access through the larger property and have all rights to the roads, club, rg or any other facilities of the larger property that may be proposed or as may be decided by the developer.



A LEGACY THAT MAKES YOUR HOME A LANDMARK.



ONE, ALTAMOUNT ROAD



RAHEJA ANCHORAGE



RAHEJA EXCELSIOR



RAHEJA ATLANTIS



RAHEJA LEGEND



RAHEJA BUCKLEY COURT



RAHEJA PRINCESS



RAHEJA ARBOUR

ACTUAL VIEW

