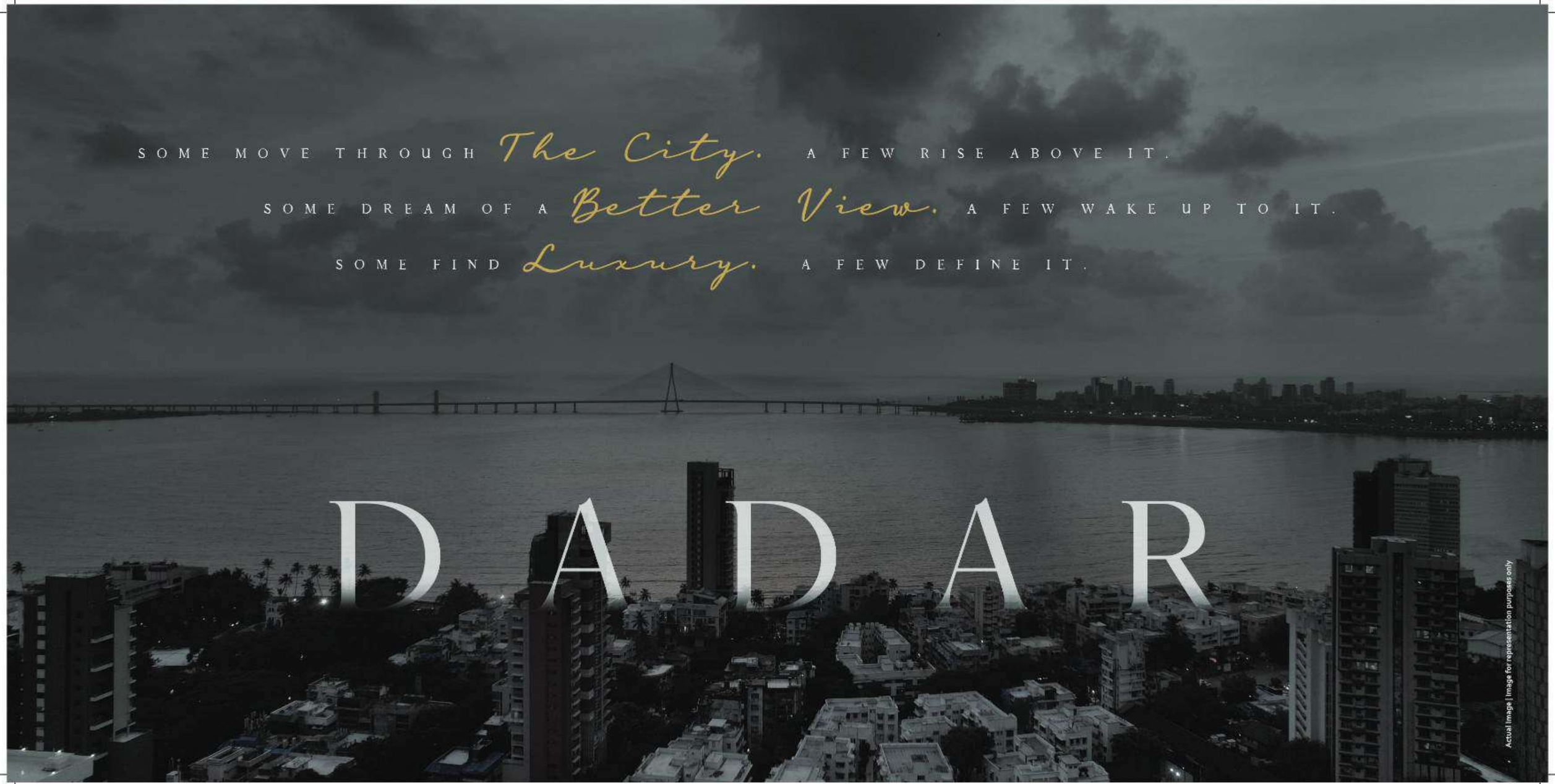
VIYAARA
Real Estate, Uncompromised

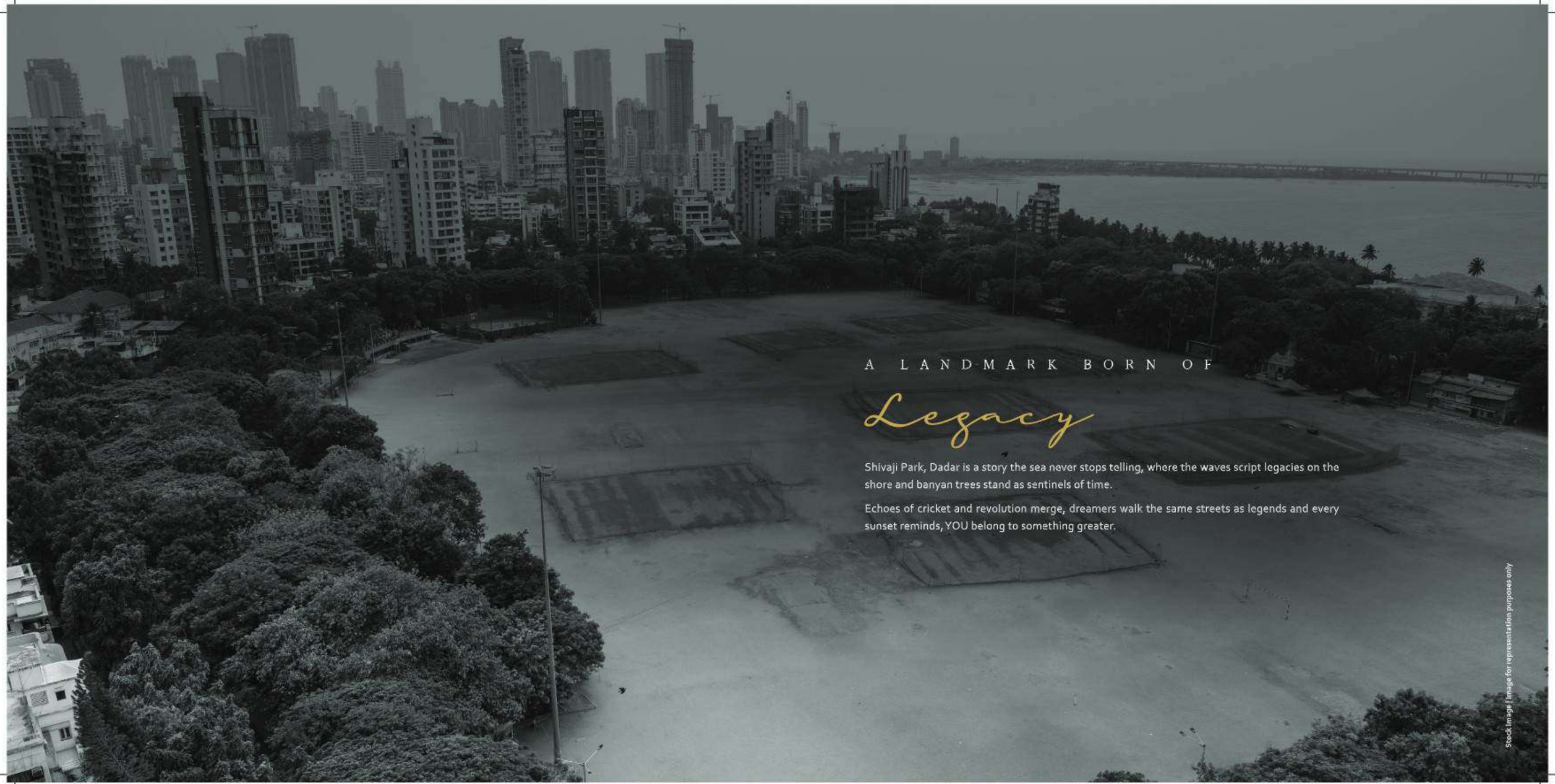
| www.viyaararealty.com

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MahaRERA Registration Number: P51900079377 Available at Website:https://maharera.mahaonline.gov.in
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SOME MOVE THROUGH The City. A FEW RISE ABOVE IT.
SOME DREAM OF A Better View. A FEW WAKE UP TO IT.
SOME FIND Luxury. A FEW DEFINE IT.
DADAR
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A LANDMARK BORN OF

Legacy

Shivaji Park, Dadar is a story the sea never stops telling, where the waves script legacies on the shore and banyan trees stand as sentinels of time.

Echoes of cricket and revolution merge, dreamers walk the same streets as legends and every sunset reminds, YOU belong to something greater.

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WHERE THE CITY'S

Finest Address

FINDS A NEW DEFINITION

Viyaara Altiora is a premium residential project in Shivaji Park Dadar, redefining luxury living with its 21-storey architectural elegance. Set in one of Mumbai's most coveted neighbourhood, it offers an exclusive living experience.

Seamlessly integrating retail spaces across G+2 floors, the project blends convenience and sophistication, featuring well-planned 1 & 2 BHK residences complemented by premium lifestyle amenities. Residences boast enhanced floor-to-ceiling heights, with 1 BHK spanning 440 sq. ft. and 2 BHK ranging from 670 sq. ft. to 750 sq. ft., including jodi flat options for expansive living.

THE ART OF

Convenience

Rising across three levels, Altiora's retail and commercial spaces are thoughtfully designed as a natural extension of your lifestyle. From everyday essentials to rare indulgences, every offering is handpicked to complement the way you live. Here, luxury isn't just found, it's effortlessly within reach.



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WHERE TIME WEARS

Elegance

Where every moment unfolds in grandeur, every detail speaks of indulgence and every space is an ode to fine living. Perched high above Dadar, Altiora stands as one of the tallest residences in the neighbourhood, offering uninterrupted panoramas of the Arabian Sea, the Bandra-Worli Sea Link and Mumbai's evolving skyline. Here, every sunrise is an artwork, every sunset a private spectacle and every horizon holds a promise.

More than just a residence, Altiora is a statement of arrival-where life isn't just lived but curated to perfection. Wrapped in timeless elegance and modern refinement, it is a rare confluence of heritage, luxury and breathtaking vistas designed for those who seek the extraordinary.

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A CHOREOGRAPHY OF

Space

At Altiora, architecture isn't just built-it's orchestrated. Spaces unfold like verses, where air flows freely, light plays on vast glass facades and every transition feels effortless. Crafted for harmony, each residence balances form and function, ensuring luxury is not just seen but felt in every detail.

Beyond its towering presence, Altiora is a world designed to be lived in. Expansive interiors open up to a life of ease, where children find space to play and hosts find the perfect backdrop for celebrations. Sunlit courtyards, flowing layouts and intuitive spaces come together to create an atmosphere of quiet grandeur. Safety, comfort and sophistication blend effortlessly, ensuring that every moment-whether intimate or indulgent-is met with effortless grace.

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A HOME THAT FEELS
Limitless
• EXTRA-HIGH CEILINGS
• WELL-VENTILATED SPACES
• MESMERIZING VIEWS
• VAASTU-COMPLIANT DESIGN
• GLOBAL-STANDARD FITMENTS
• DESIGNER ELEMENTS
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A Sky-High Retreat

FOR ALL

Perched high above Altiora's rooftop is more than an escape-it's an experience crafted for all. A sunrise sprint that energises the soul, a quiet yoga session embraced by the morning breeze or a starlit conversation that turns into a cherished memory. It's where children's laughter blends with the rustle of the wind and where every corner invites connection, relaxation and wonder. Wrapped in breathtaking panoramas and elevated serenity, the rooftop amenities here don't just offer leisure-they redefine it. Every moment lingers a little longer, every memory rises a little higher and luxury knows no limits.

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Sea View Coffee Bar

Mornings brewed with the horizon, where each sip carries the rhythm of the waves and the warmth of the rising sun. Conversations flow as effortlessly as the tides, while the ocean breeze lingers like a soft-spoken muse. Here, time slows and every cup is steeped in serenity.



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Jogging Track
Run with the clouds, stride with the skyline, where every step feels lighter, carried by the wind and the endless horizon. The city hums beneath, but up here, it's just you and the sky, chasing the sun, outrunning the ordinary.
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Seating Areas

Where whispers of the wind accompany deep conversations, carrying secrets only the sky can keep. Here, thoughts unravel like poetry, wrapped in the golden glow of the horizon. Every pause is filled with the melody of the breeze, turning silence into a language of its own.

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Kids' Play Area

Where imaginations take flight, quite literally, as little dreamers build castles in the sky and chase adventures beyond the horizon. Every step is a leap into wonder, every laugh a melody carried by the wind. Here, the rooftop becomes a launchpad for limitless possibilities.

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Wooden Log Walks

A playful path between earth and sky, where every step feels like a dance with nature. The warmth of timber meets the cool embrace of the open air, balancing adventure with tranquillity. Walk, wander and let the rooftop become your forest in the sky.



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Stargazing Area
A celestial escape, reserved for dreamers, where the night unveils its secrets in shimmering constellations. Lay back as the sky paints stories in stardust and the moon becomes your silent confidant. Here, wishes find their way to the cosmos and the universe feels within reach.
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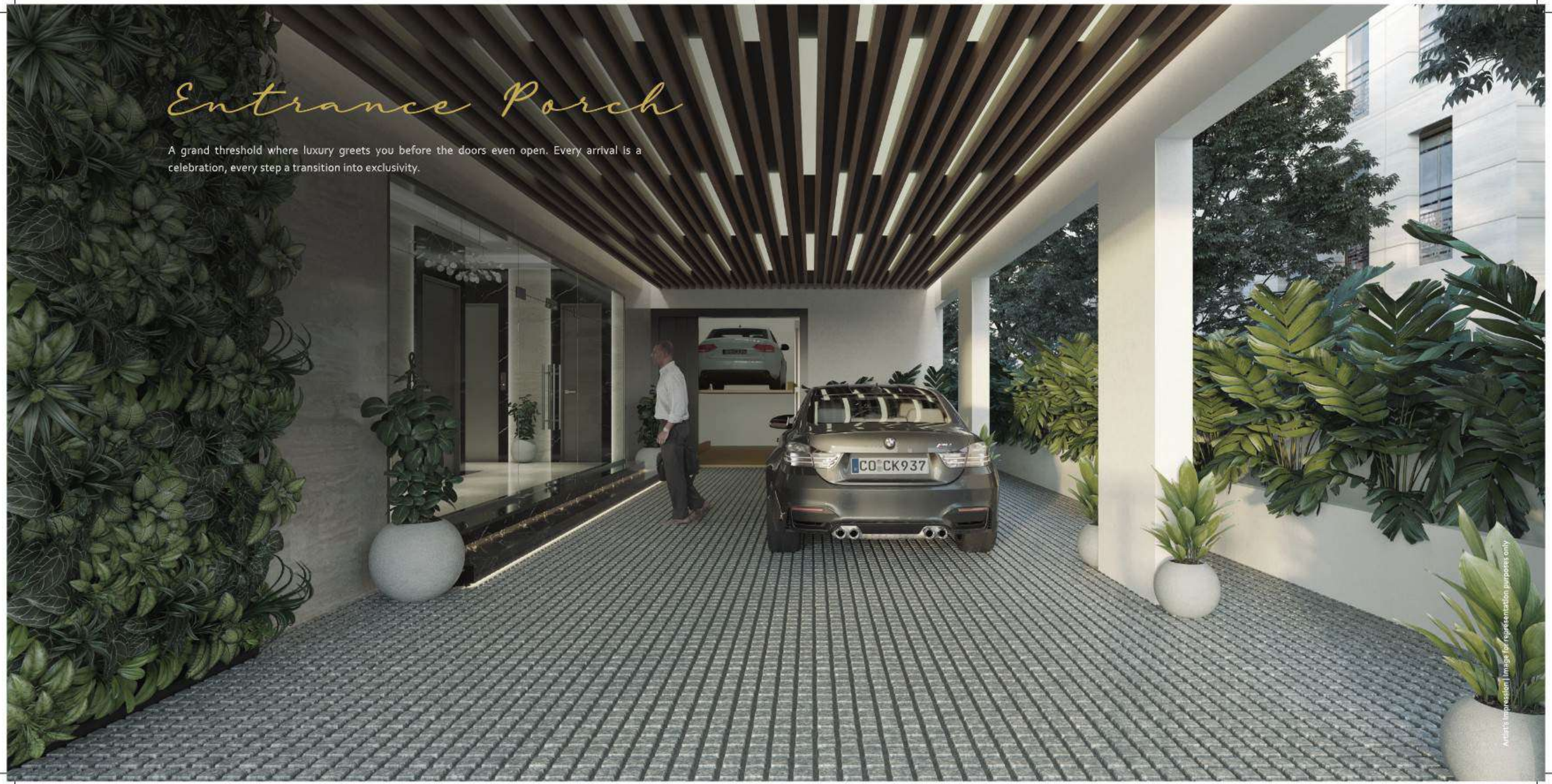
Gym

Strength finds its peak in the open sky, where every lift feels lighter with the wind at your back and every stride stretches toward infinity. The city hums below, but up here, it's just you, your ambition and the boundless horizon. Push limits, break barriers and let the sky be your witness.

Artist's impression | Image for representation purposes only

Entrance Porch

A grand threshold where luxury greets you before the doors even open. Every arrival is a celebration, every step a transition into exclusivity.



Artist's Impression | Image for representation purposes only



Lobby

A space that doesn't just open doors-it elevates worlds. With soft whispers underfoot and chandeliers casting a golden glow, time slows just enough to take it all in.

Artist's Impression | Image for representation purposes only

EFFORTLESSLY

Connected

SEAMLESSLY

Convenient

A LANDMARK THAT PLACES YOU AT THE

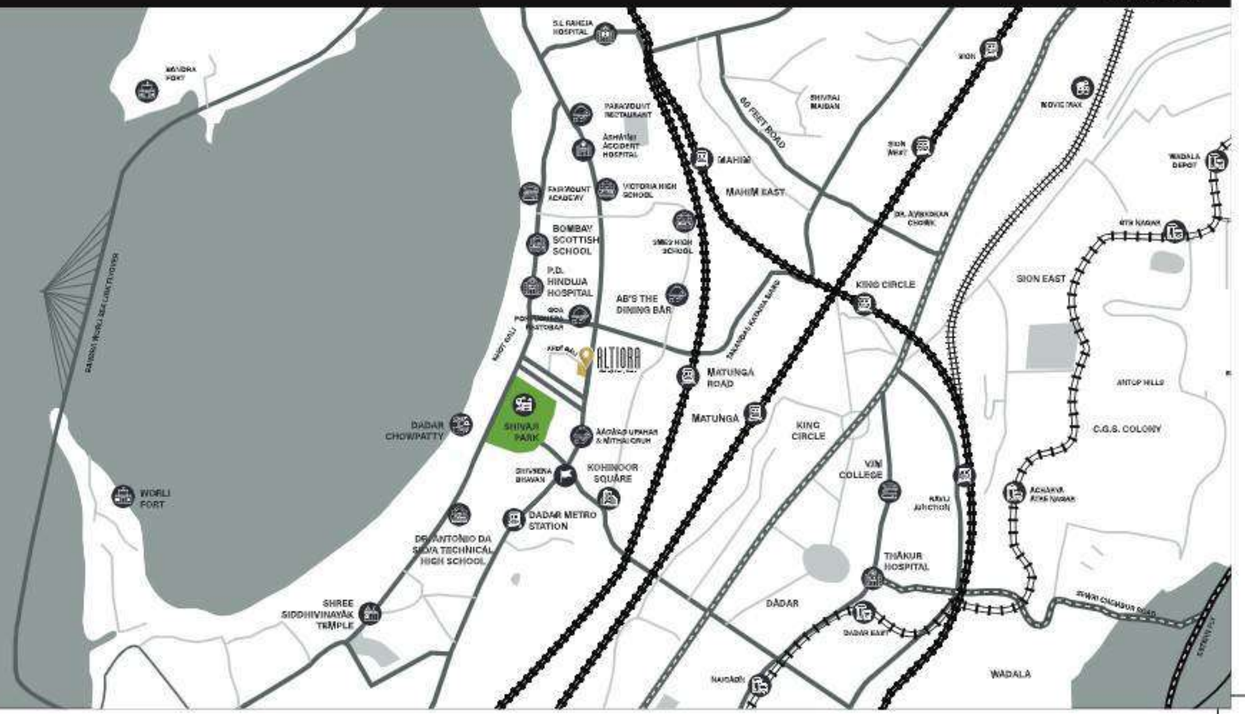
Centre of It All

SOCIAL INFRASTRUCTURE

Railway Stations, Highways And Metro	05 Mins
Hospitals And Top-Tier Medical Services	05 Mins
Business Hubs	06 Mins
Shopping And Entertainment Hubs	06 Mins
Renowned Educational Institutions	10 Mins

*MAP NOT TO SCALE





Legacy IN OUR ROOTS.

Vision IN OUR RISE.

Viyaara is more than a developer-it's a curator of timeless spaces. With a legacy rooted in trust, we are backed by partners with distinguished expertise across real estate, finance, engineering and law, gained through decades of experience and strategic collaborations on renowned projects. This depth of industry knowledge allows us to go beyond building homes-we craft enduring legacies.

Our foundation is built on unwavering quality, absolute transparency and boundless innovation. From reshaping Mumbai's skyline to redefining luxury living, every Viyaara creation is designed to stand the test of time. We don't just construct buildings-we transform aspirations into iconic landmarks.



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