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ARDHYA
AURA
MALAD WEST

1, 2 & 3 BHK HOMES

In the
bustling
heart of
the city

LIES A TRANQUIL
HAVEN



Artist's impression for representation purposes only.

WHERE THE
noise
fades &
laughter
resides

PRESENTING



ARDHYA
AURA

MALAD WEST

A QUIET ADDRESS IN THE
heart of

everything



Artist's impression for representation purposes only.

WHERE EVERY DAY FEELS
A LITTLE MORE
elevated



**1, 2 & 3 BHK
RESIDENCES**

A thoughtfully planned residential
project in Malad West, created for
families who want the convenience
of the city without their lives
getting hampered by its bustle.

Artist's impression for representation purposes only.

YOUR WORLD, within these walls

In the heart of an established neighbourhood in Malad West, Ardhya Aura gives you a place that feels distinct from the city around it. thoughtfully planned spaces create room for everyday living, where families can grow into their homes, and where the rhythm of life is defined by the people inside rather than the city outside.

With 1, 2 and 3 BHK residences, Aura brings together practical planning, considered design, thoughtful amenities and everyday conveniences to create homes that feel warm, comfortable and genuinely liveable.



High speed
elevators



Double height
lobby



24x7
security



Lifestyle
amenities



feels like home

AN ADDRESS THAT

There is something special about an established residential neighbourhood like Malad West.

The surroundings feel familiar. Everyday essentials are close. Children have places to grow up around. Families build connections. Life develops its own rhythm.

The project's location highlights its proximity to Link Road, Metro Rail, the railway station and upcoming infrastructure, along with the retail, social and educational infrastructure of the surrounding neighbourhood.

AN ADDRESS THAT brings the city closer

SCHOOLS & COLLEGES

BILLABONG HIGH INTERNATIONAL SCHOOL	450 M
ATHARVA INSTITUTE OF MANAGEMENT STUDIES	1.5 KM
RYAN INTERNATIONAL SCHOOL	2.9 KM
DR. S. RADHAKRISHNAN INTERNATIONAL SCHOOL	4.5 KM
GHANSHYAMDAS SARAF COLLEGE OF ARTS & COMMERCE	5 KM
NAGINDAS KHANDWALA COLLEGE	4 KM

RESTAURANTS & CAFES

LOVE & LATTE	4.1 KM
JOEY'S PIZZA	4 KM
THE IRISH HOUSE, INORBIT MALL	4.5 KM
MALAD SOCIAL, INORBIT MALL	4.5 KM
SIGREE GLOBAL GRILL	3.6 KM
CHIMICHURRI	2 KM

HEALTHCARE

THUNGA HOSPITAL	3.6 KM
SURANA HOSPITAL & RESEARCH CENTRE	2.8 KM
ZENITH MULTISPECIALITY HOSPITAL	2 KM
NAMAHA HOSPITAL	5.4 KM
SUN HOSPITAL	3.2 KM

TEMPLES & CHURCHES

JANKALYAN GANESH MANDIR	140 M
HOLY CROSS OF JESUS, KHARODI	1 KM
ORLEM CHURCH	2.3 KM
BAPS SHRI SWAMINARAYAN MANDIR	4.8 KM
MAA VAISHNO DEVI DIVYA DHAM	4.6 KM

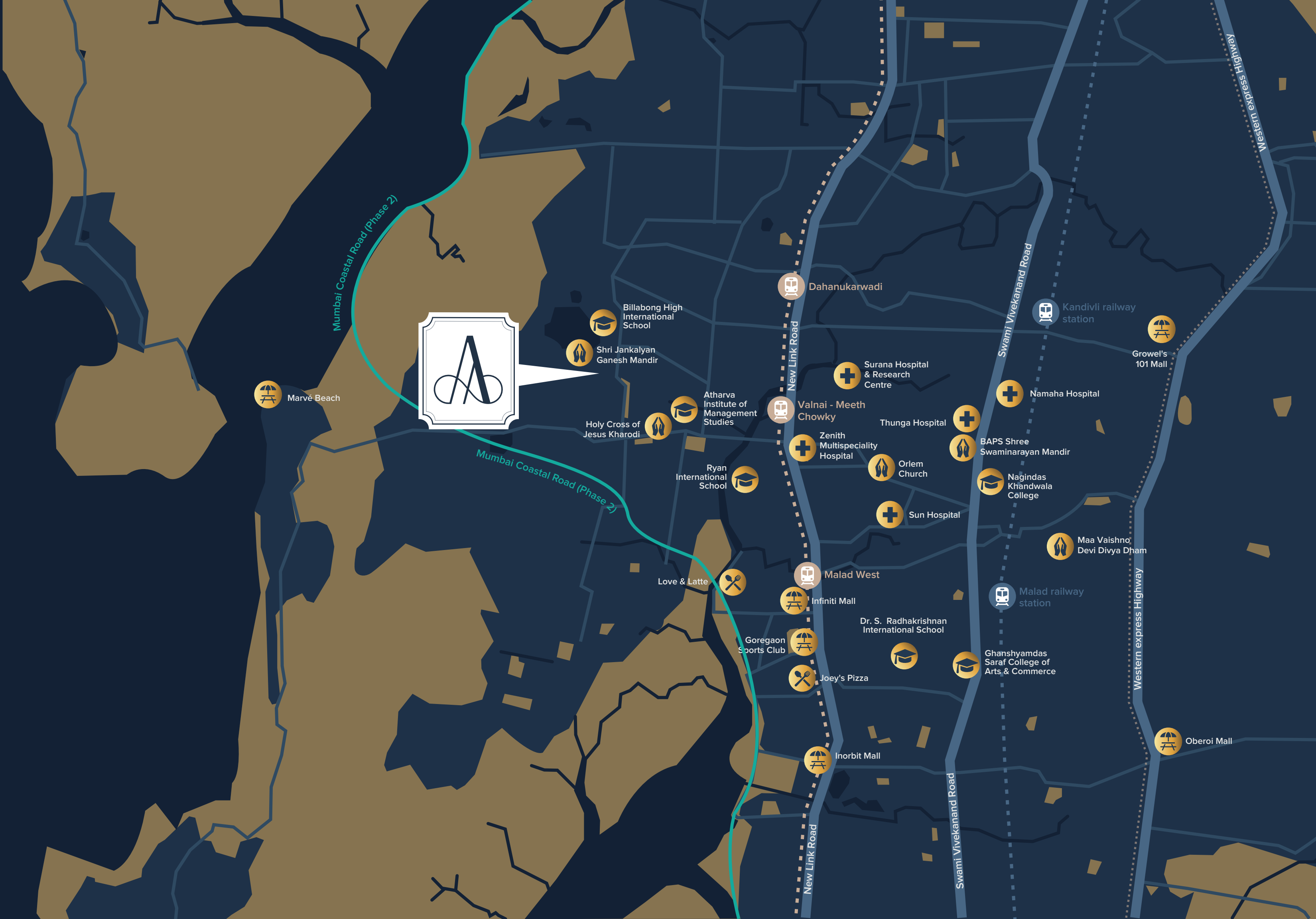
ENTERTAINMENT

INFINITI MALL	3.4 KM
MARVÉ BEACH	3.5 KM
GOREGAON SPORTS CLUB	3.5 KM
INORBIT MALL	5 KM
GROWEL'S 101	5.4 KM
OBEROI MALL	7 KM

CONNECTIVITY

VALNAI-MEETH CHOWKY METRO STATION	1.9 KM
NEW LINK ROAD	2.5 KM
MALAD WEST METRO STATION	3.4 KM
MALAD RAILWAY STATION	4.6 KM
WESTERN EXPRESS HIGHWAY	7.7 KM

All distances mentioned are approximate and are based on available information/maps. Actual distances and travel times may vary depending on the route, traffic conditions and other factors.



A Distinctive expression

OF MODERN LIVING

The experience of home begins long before you step inside

Ardhya Aura creates that sense of arrival through a distinctive architectural expression, landscaped surroundings and a double-height entrance lobby that gives the building a sense of scale and presence.

The design balances contemporary character with a warmer residential sensibility — creating an address that feels sophisticated without losing the feeling of home.





ROOFTOP MULTIPURPOSE COURT

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A World of Experiences,

RIGHT AT HOME

At Ardhya Aura, life extends beyond the walls of your home. Thoughtfully created spaces invite you to stay active, unwind, connect, work and spend more meaningful time with the people who matter. From moments of wellness and recreation to relaxed evenings and quiet escapes, every experience adds another dimension to everyday living.

A more enriching lifestyle, thoughtfully brought closer to home with 15+ Amenities



Fitness centre



Yoga room



Barbecue corner



Senior citizens corner



Multi purpose court



Jogging track



Pergola and Gazebo



Co working space



Stargazing deck



Cabana



Conversation pit



Toddler play area



Terrace garden



Indoor games room



ROOFTOP AMENITIES

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Thoughtfully designed

AROUND REAL LIFE

A well designed home isn't created by just adding features. Its about making more of every space. At Aura, that philosophy begins with the residences — 1, 2 and 3 BHK homes designed to adapt to different stages of life. Thoughtfully planned layouts maximise space usage, giving you more usable living space, while a limited number of residences create a more intimate residential environment.

Spacious
homes

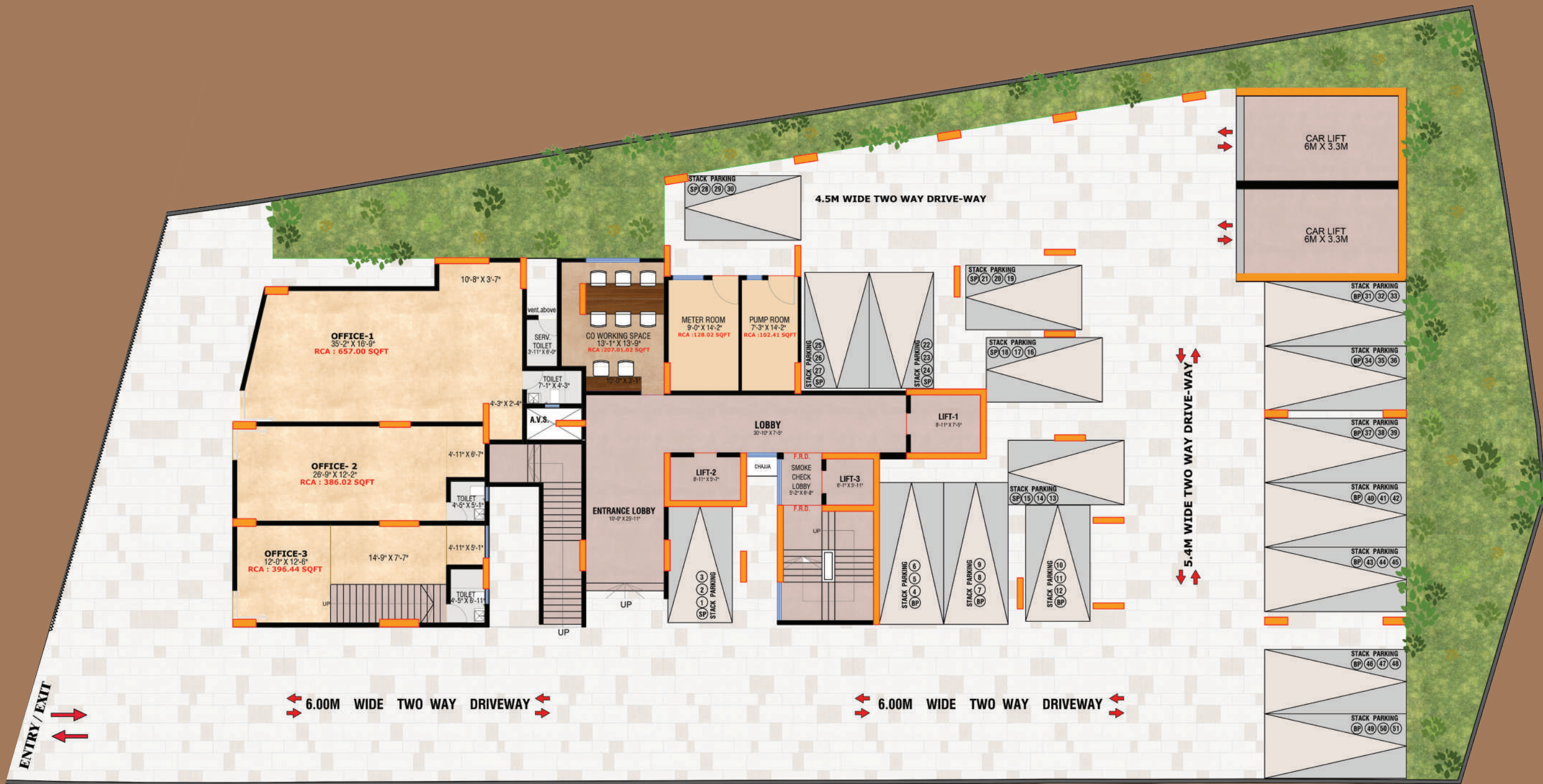
Efficient
layouts

Large
windows

Premium
fixtures

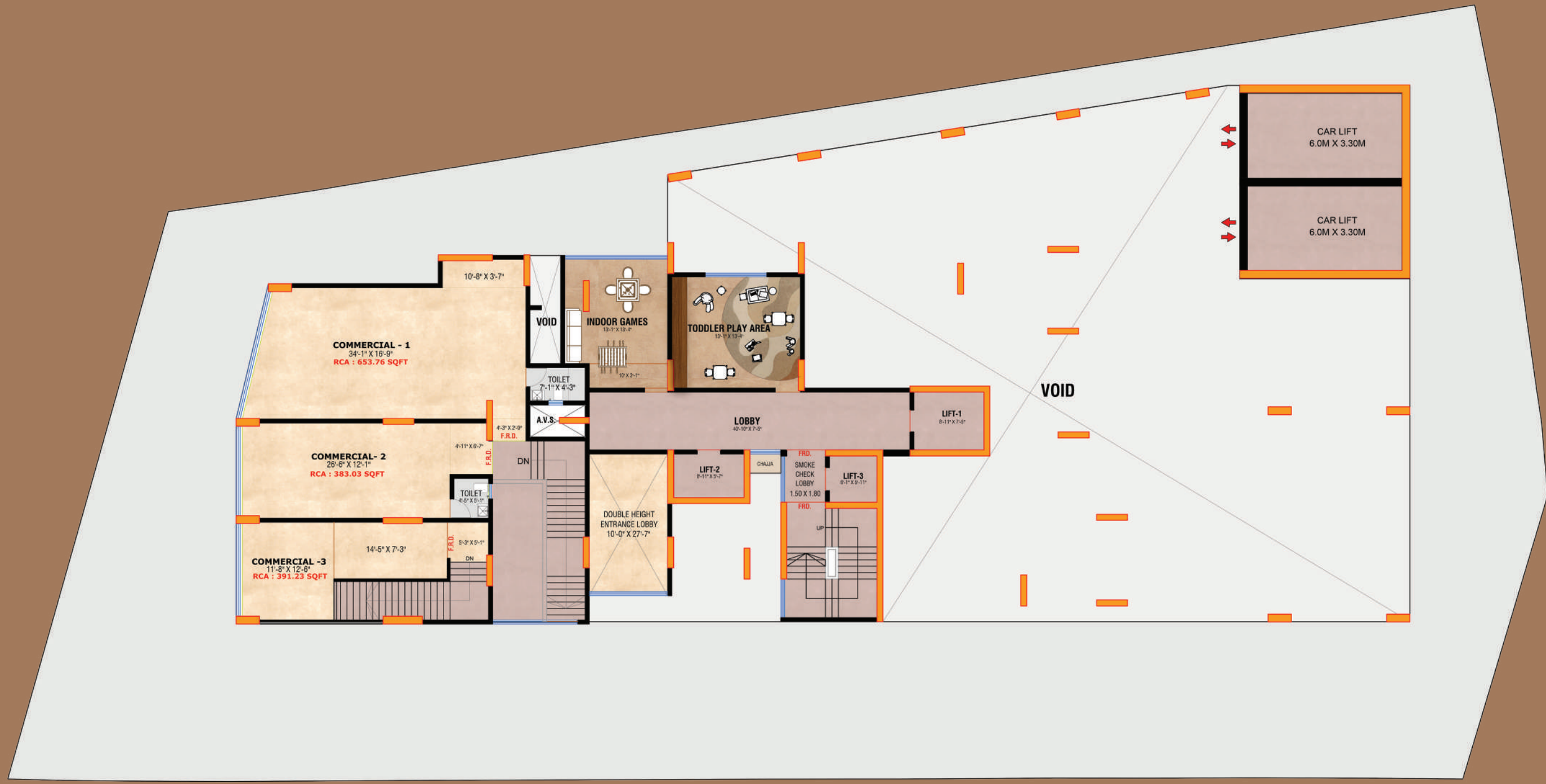
Naturally
ventilated

Ground floor plan



Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories etc shown in plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decision.

Typical plan (1st Floor)



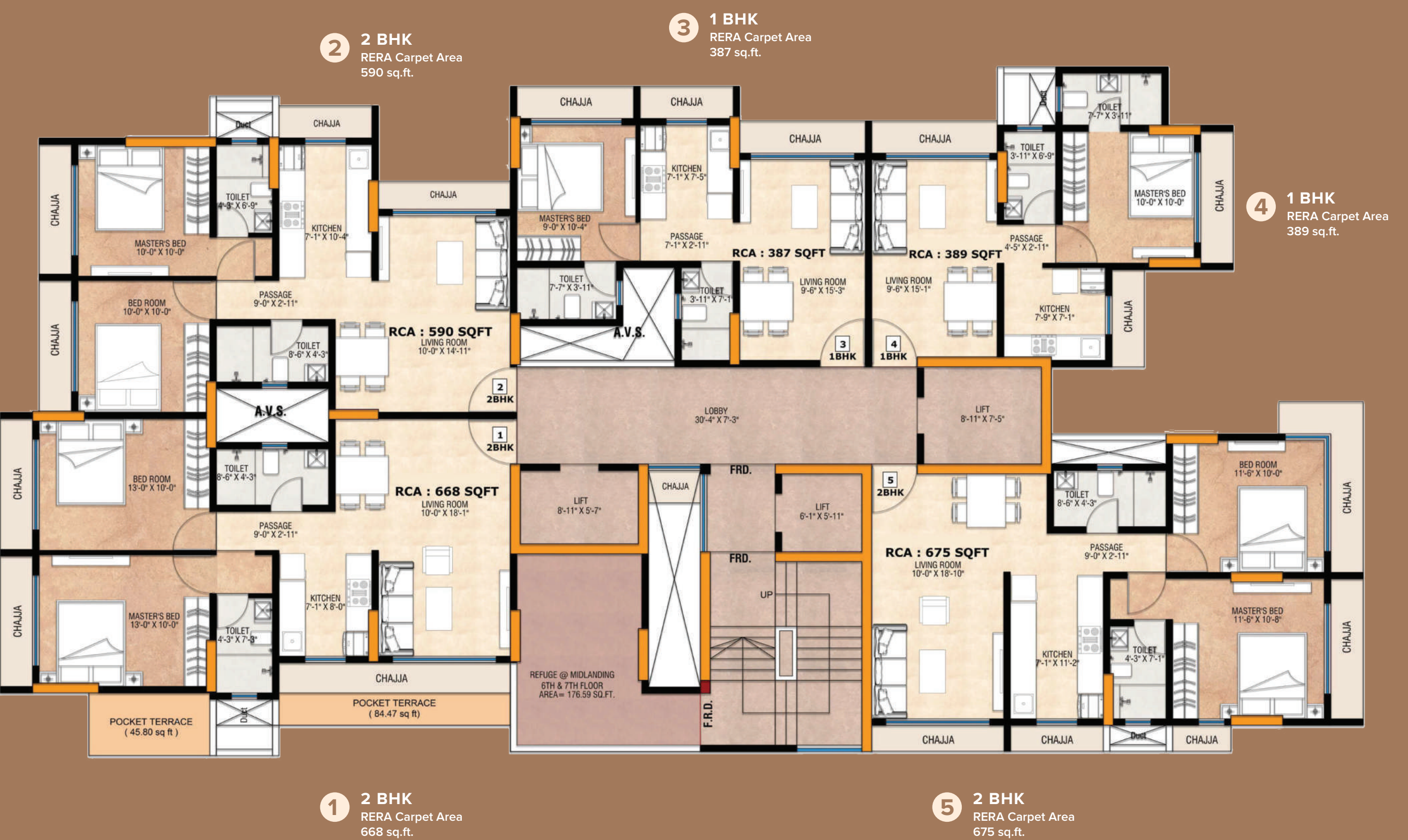
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Typical plan (5th to 7th Floor)



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Typical plan (8th Floor - Refuge)



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5 **2 BHK**
RERA Carpet Area
675 sq.ft.



A home for today. A neighbourhood for tomorrow.

SOME ADDRESSES OFFER CONVENIENCE.
THE RIGHT ONES OFFER CONTINUITY.

Choosing a home is about more than the residence itself—it is about the neighbourhood, connectivity, infrastructure and long-term potential of the address. Ardhya Aura brings together the fundamentals of a considered residential choice: an established Malad West location, seamless connectivity, residential surroundings, efficient home planning and a limited number of residences.



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The project has been registered via MahaRERA Registration No. *PR1180002601753*.
Website: *<https://maharera.mahaonline.gov.in>* under registered projects. T&C Apply.

- Details of all RERA-registered tower of the project are available on the MahaRERA website at <https://maharera.mahaonline.gov.in> and on the official project website www.marathon.in/nexzone.
- All intending allottees are advised to verify all project details, approvals, plans, specifications, amenities, and schedules as disclosed on the MahaRERA website from time to time.
- All images, visuals, renders, walkthroughs, illustrations, drawings, photographs, furniture, fixtures, fittings, furnishings, décor elements, landscaping features, and artistic impressions shown in this brochure or any other promotional material are purely indicative and for representational purposes only and do not form part of the standard specifications of the apartment or the project unless specifically stated in the Agreement for Sale.
- The furniture, materials, appliances, loose fittings, soft furnishings, décor elements, accessories, and interior styling shown in sample flats, rendered images, or visuals are not part of the offering and shall not be provided unless expressly mentioned in the Agreement for Sale.
- Layouts, plans, elevations, dimensions, specifications, amenities, facilities, services, views, open spaces, and infrastructure shown are subject to variations, modifications, revisions, and approvals by the competent authorities and/or as may be required under applicable laws, rules, regulations, and development conditions.
- Carpet areas, dimensions, and specifications of apartments are indicative and subject to permissible variations as allowed under RERA and as finally certified by the competent authority. The final carpet area and specifications shall be as stated in the registered Agreement for Sale.
- Nothing contained herein shall constitute a legal offer, promise, representation, or commitment on the part of the Promoter. The Agreement for Sale, executed in accordance with RERA, shall alone govern the rights and obligations of the parties.