A PROJECT BY

MODIREALTY

THE COMMITMENT IS PERSONAL

www.modirealtyasopalav.com

MODIREALTY

ASOPALAV

One Address. Many Dreams

ONE *Address.*
Many Reasons to Smile.

Some residences offer mere space; this one provides a foundation for the future. It marks a beginning filled with hope, uncompromising comfort, and the quiet strength of a meticulously built life. At Modirealty Asopalav, every structural element carries the legacy of over 54 years of trust, commitment, and dedicated craftsmanship.



Visualization of The Proposed Design For Modirealty Asopalav

ONE *Address.*

A Legacy of Childhood Wonders.

In the heart of Shankar Lane, where families flourish and children bloom, Asopalav stands as a place where treasured childhood memories form naturally. It offers a safe, designated play area upstairs, loving neighbours, and a close-knit community that genuinely feels like home.

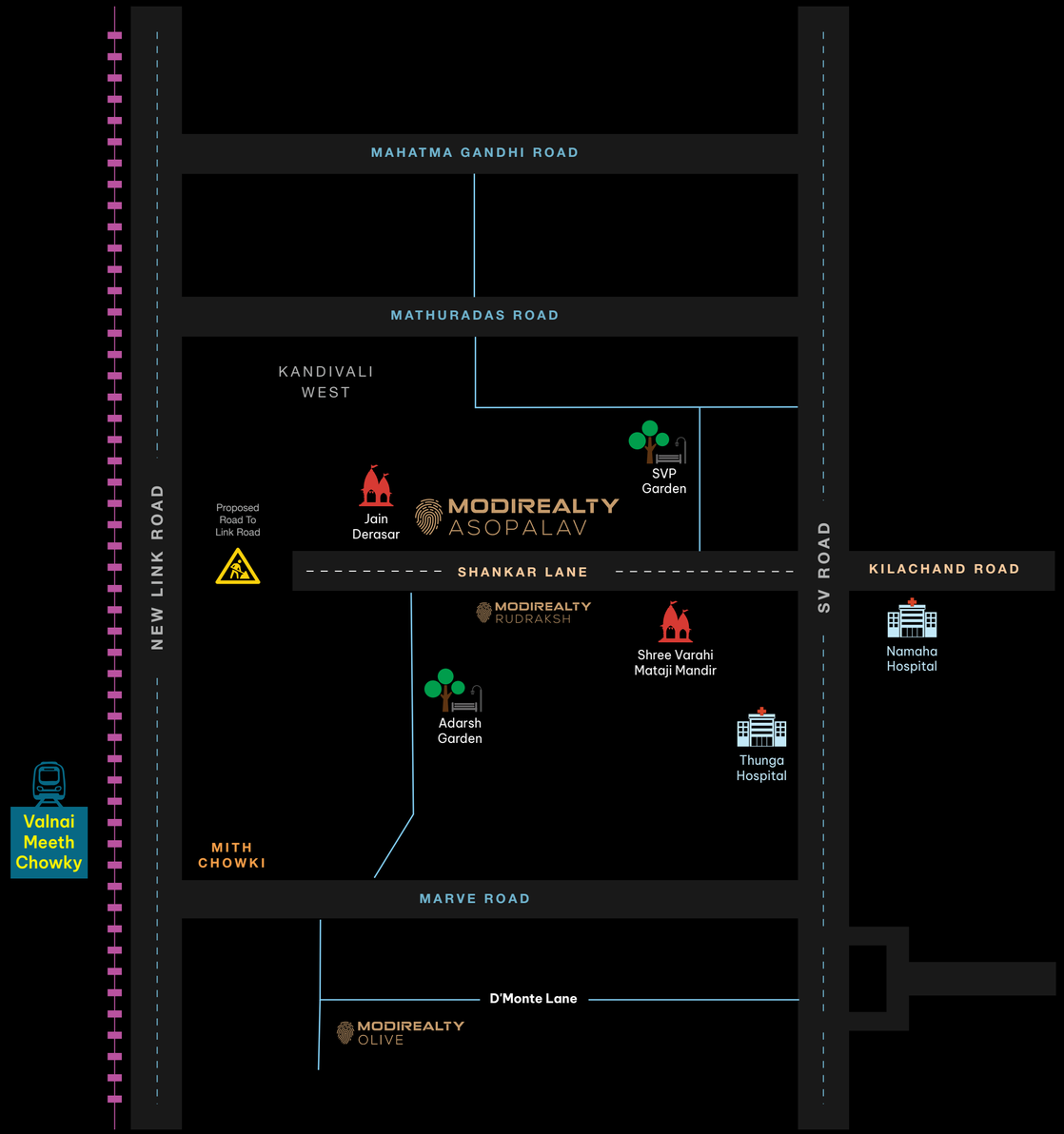


Visualization of The Proposed Design For Modirealty Asopalav

ONE *Address.*
Infinite Distinction.

At Modirealty Asopalav, strategic location is not just a feature, it is the foundation of an elevated lifestyle. We position you precisely where it matters. From the rapid transit access of Kandivali Station to esteemed academic institutions, premier healthcare facilities, and daily retail necessities, every amenity is situated within immediate reach.

This unparalleled proximity ensures that life's critical moments, from a child's prompt arrival at school to a parent's seamless check-up, are handled with effortless ease and absolute peace of mind. This is where true convenience converges with quality of life.



ONE *Address.* *Many Steps Closer.*

By Walking

Jain Derasar	:	2 mins
Shree Varahi Mataji Mandir	:	2 mins
Kandivali KES International School	:	5 mins
Namaha Hospital	:	6 mins
BK Shroff College of Commerce	:	8 mins
Thunga Hospital	:	10 mins
Kandivali West Railway Station	:	15 mins
Valnai Metro Station	:	17 mins

By Driving

Kandivali West Railway Station	:	1.2 kms
Treebo Premium Savera Inn	:	1.5 kms
Valnai Metro Station	:	1.7 Kms
Western Express Highway	:	2.2 Kms
D-Mart	:	2.5 Kms
Akurli Metro Station	:	3.0 Kms
Lemon Tree Premier, Malad	:	3.8 Kms

ONE *Address.*
Unrivaled Comfort.

Discover our thoughtfully designed **1, 2, and 3 BHK residences**, meticulously crafted to align with real families and real routines.
Each home offers spacious, well-planned interiors paired with an uncompromising commitment to quality: fine finishes, premium materials, and branded fittings. Every detail has been chosen with intention, creating a pristine canvas for you to fill your home with your own stories and cherished memories.

EXTERIOR VIEW



Visualization of The Proposed Design For Modirealty Asopalav



Visualization of The Proposed Design For Modirealty Asopalav

ONE *Address.*
A Lifetime of Grand Arrivals.

Stepping into Asopalav is an immersion in tranquility. The beautifully designed lobby immediately greets you with an atmosphere of refined warmth and understated elegance. This welcoming space cultivates an immediate sense of belonging, meticulously setting a distinguished tone for the unparalleled quality of life awaiting you within the residences above.



Visualization of The Proposed Design For Modirealty Asopalav

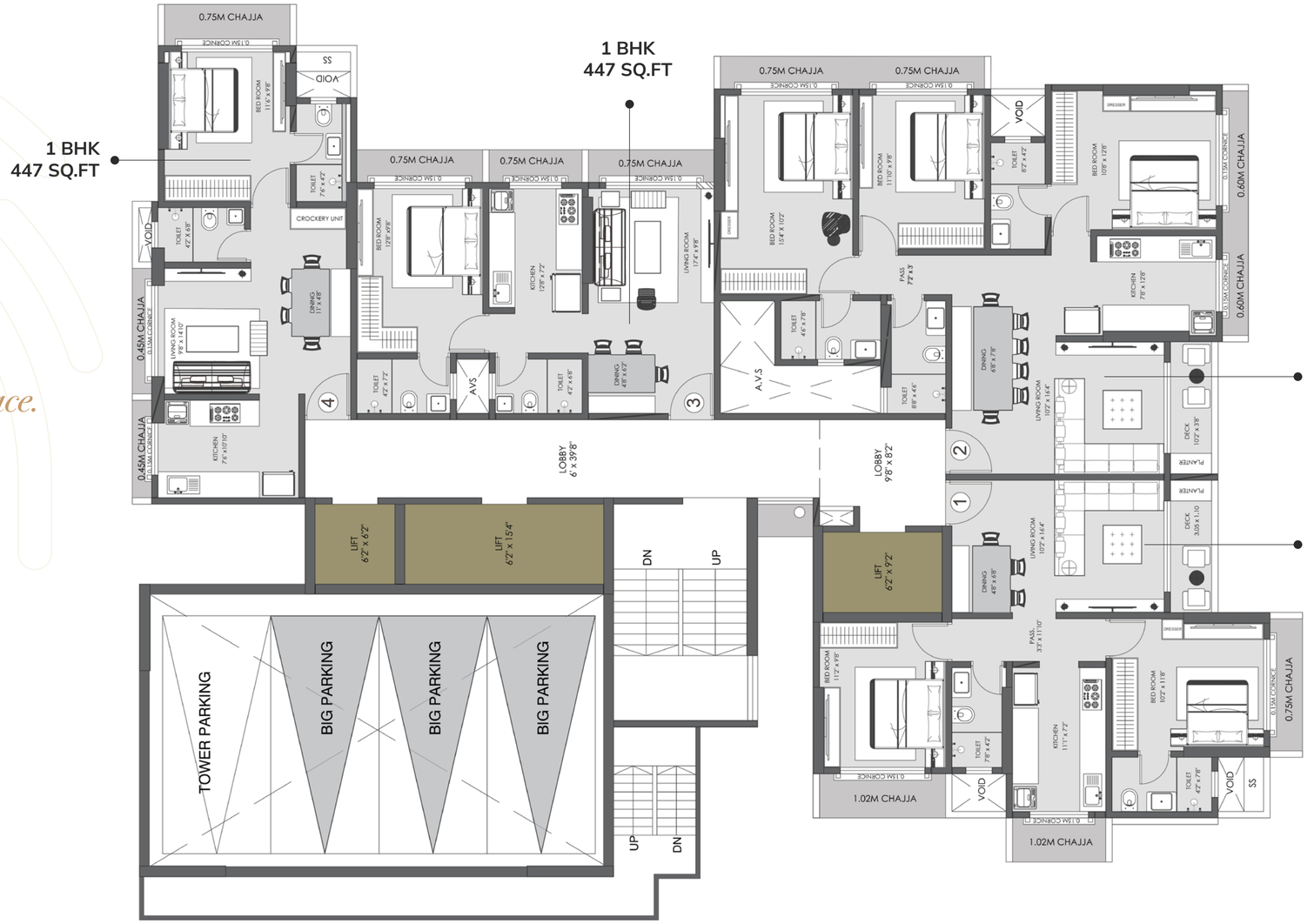
ONE *Address. The Ultimate Expression of Curated Living.*

The living room at Asopalav is the meticulously curated epicenter where your residence truly comes alive, effortlessly designed to serve as the definitive stage for both grand entertaining and cherished daily life. Thoughtful architectural planning ensures an optimal harmony between uncompromising comfort and sophisticated, understated elegance, abundant with natural light. This sanctuary is where spirited family laughter transforms into lasting, indelible memories.

ONE *Plan*

Redefining the Standard of Space.

At Asopalav, our meticulously curated **1, 2, & 3 BHK** Residences ensure that every chapter of life finds its sanctuary. From the ambitious first-time homeowner to the growing family in search of harmony, and the legacy-driven household demanding scale and exclusivity, every space is a masterpiece of intent. Guided by the philosophy of **'One Address, Many Dreams,'** each home is an architectural reflection of your current aspirations, designed to evolve effortlessly with your future.



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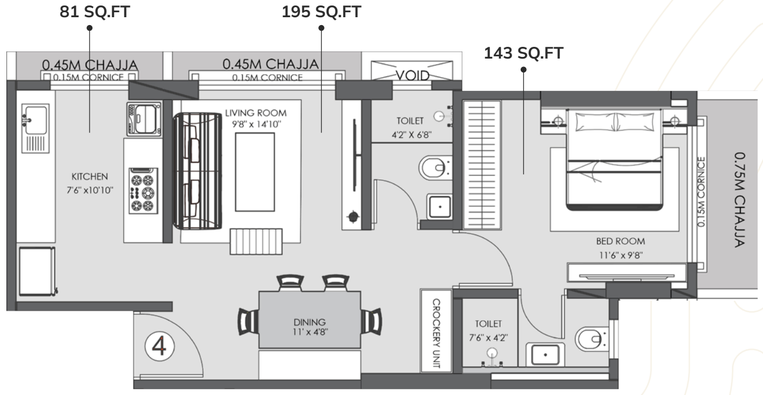
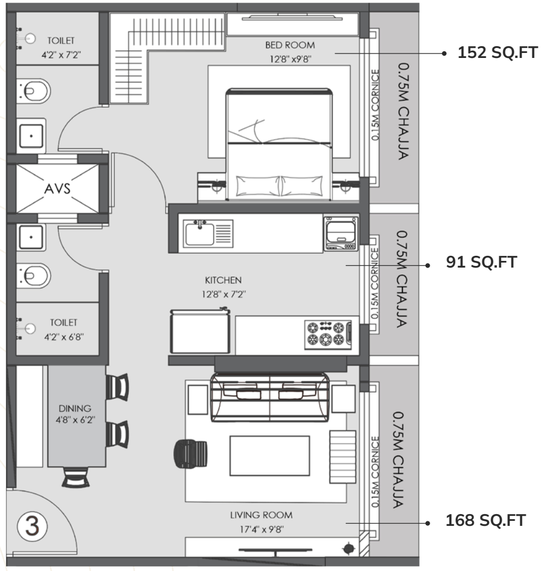
UNIT FLOOR PLANS

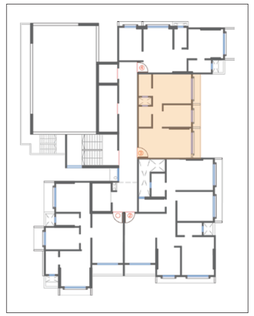


1 BHK | 447 SQ.FT.



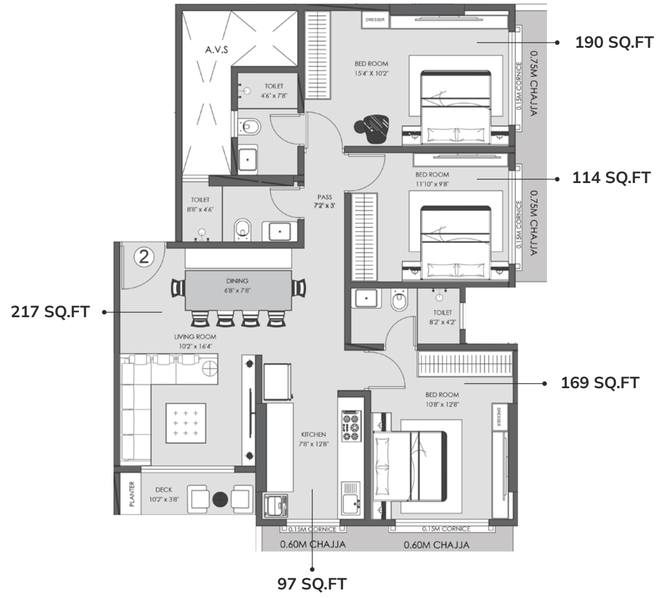


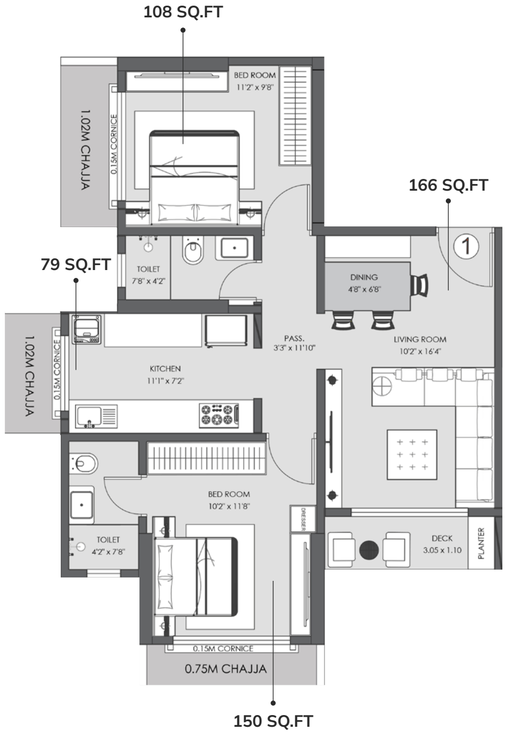
1 BHK | 447 SQ.FT.



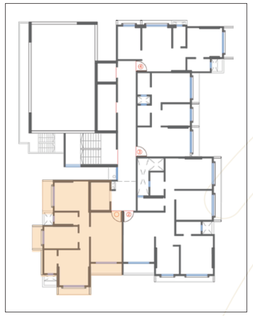
3 BHK | 912 SQ.FT.







2 BHK 635 SQ.FT.



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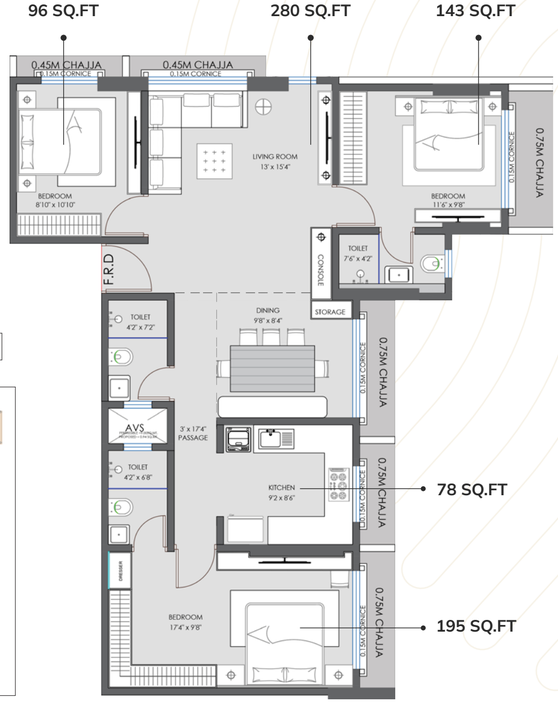
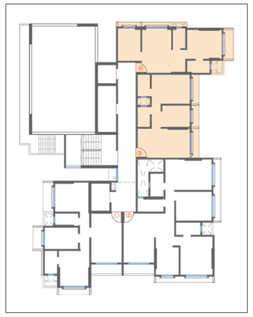


JODI PLAN

3 BHK 900 SQ.FT.



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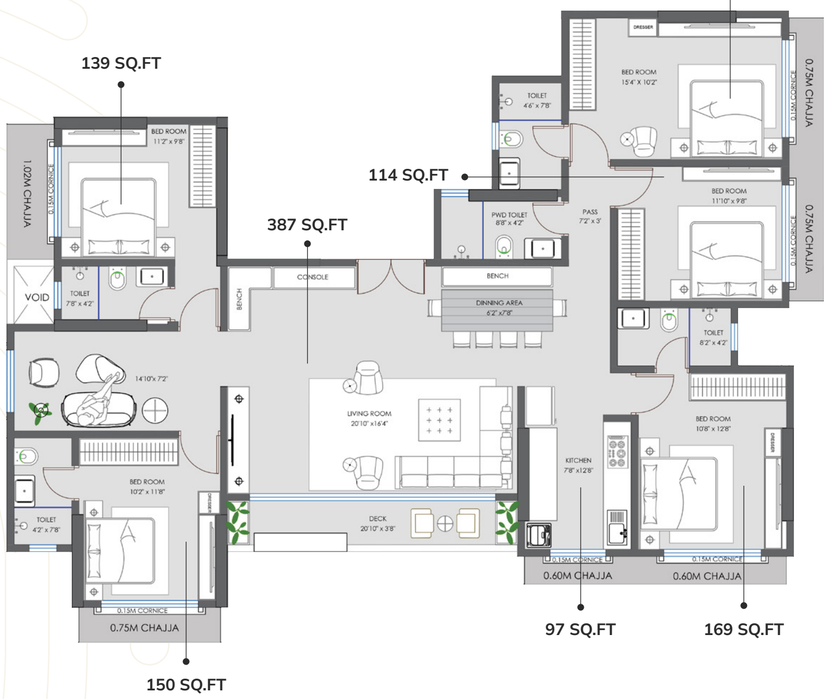
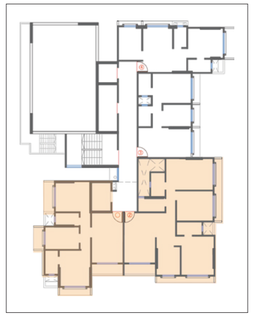


JODI PLAN

5 BHK 1556 SQ.FT.



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Visualization of The Proposed Design For Modirealty Asopalav

ONE *Move Closer to Physical Excellence.*

Designed as an extension of your living space, the Asopalav fitness studio offers a calm yet energising environment to build strength, stamina and balance at your own pace. With thoughtfully planned zones for cardio, functional training and stretching, the gym transforms daily workouts into a lifestyle ritual – empowering residents of every age to stay active, focused and in control of their well-being, right within the comfort of home.



ONE *Address. Infinite Indulgences. Above the Skyline.*

The rooftop terrace at Asopalav is entirely dedicated to elevation and escape. This expansive space effortlessly transforms into your ultimate personal sanctuary: a stunning infinity-edge pool beneath open skies, a thoughtfully curated garden oasis high above the city skyline, and secluded niches designed for moments of quiet reflection and dreaming. Here, evenings are seamlessly converted into lasting memories, ensuring that every weekend feels like an exclusive, restorative holiday retreat.

Visualization of The Proposed Design For Modirealty Asopalav

ONE *Address.*
Infinite Indulgences.

1 · Rooftop Infinity Pool

2 · Yoga & Meditation Area

3 · Gazebo Seating Area

4 · Kid's Play Area

5 · Multipurpose Turf

6 · Solar Panels





Visualization of The Proposed Design For Modirealty Asopalav

ONE *Address.*
An Oasis of Infinite Calm.

Perched high above the city, the pool at Asopalav is a sanctuary engineered for escape. It is a space where mornings revitalize and the weight of the evening effortlessly fades. By merging architectural beauty with serenity, it offers a seamless transition to tranquility. Here, ordinary weekends transform into restorative retreats without ever leaving home. The horizon becomes your private backdrop for a life defined by refined wellness.



Visualization of The Proposed Design For Modirealty Asopalav



Visualization of The Proposed Design For Modirealty Asopalav

EXTERIOR VIEW

Kids Explore Zone

Calm Corner Gazebo

Tranquility Garden

Multipurpose turf



Visualization of The Proposed Design For Modirealty Asopalav

ONE *Address.*

A Legacy of Joy, Curated for You.

Asopalav provides the grand architectural backdrop for your life's most meaningful chapters, from the prestige of your first night to the celebration of your first festival. Whether through the energy of play or the intimacy of dinner, every space is engineered to transform fleeting moments into an enduring family legacy. This is more than a residence; it is the definitive landmark where your history begins.

EXTERIOR VIEW



Visualization of The Proposed Design For Modirealty Asopalav

MODIREALTY
THE COMMITMENT IS PERSONAL

MODI'FYING THE SKYLINE.



MODIREALTY KALPVRIKSH
ANDHERI

MODIREALTY ASHOKA
MALAD

MODIREALTY ASHVATTHA
DAHISAR

MODIREALTY ACACIA
DAHISAR

MODIREALTY WISTERIA
KANDIVALI

MODIREALTY VATVRIKSH
GOREGAON

MODIREALTY ASOPALAV
KANDIVALI

MODIREALTY OLIVE
MALAD

MODIREALTY RUDRAKSH
KANDIVALI

ESTABLISHED IN

1971 2025

Modirealty has evolved into a respected name in Mumbai's real estate industry, driven by a vision to create homes that inspire life. We see beyond bricks and mortar; every project is a commitment to nurture communities, enrich lives, and redefine urban living.

Our vision is clear : to be the benchmark for quality, innovation, and reliability. At Modirealty, we aspire to craft exceptional living spaces that seamlessly blend comfort, aesthetics, and sustainability, transforming the way our residents experience everyday life.

Together, let us build a future where dreams and reality beautifully converge.

MODIREALTY
THE COMMITMENT IS PERSONAL

TRANSFORMING BLUEPRINTS INTO BENCHMARKS

54+ YEARS OF EXPERIENCE

59+ LANDMARK PROJECTS DELIVERED WITH OC

1500+ HAPPY HOMES HAPPY FAMILIES

7+ ONGOING PROJECTS

8+ UPCOMING PROJECTS

WWW.MODIREALTY.COM

MODIREALTY ASOPALAV

One Address. Many Dreams

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