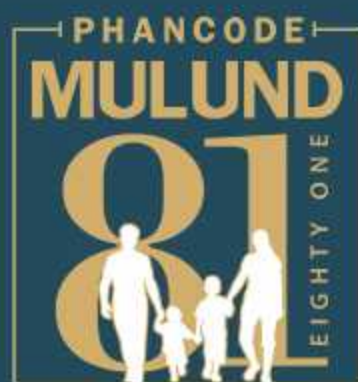


THE FIRST
— AND —
THE FINEST





Artistic Image

THE FINEST OF ITS KIND

Open up to a majestic entrance and that feeling of aristocracy
Enter into a world of dramatic landscapes with cluster of fresh greens



Artistic Image

A TASTE OF ROYALTY GRAND ENTRANCE LOUNGE

Elegantly designed with attention to the minute details, the Double Height Entrance Lobby is a reflection of premium living.

- Cascading Fountains
- Sculptures
- Open-to-Air Party Lawns
- Waiting and Meeting Lounge
- Drop Off and Pick-Up Zone
- Automatic Food & Beverage Vending Machine
- Café
- Cycling track

The logo for Club Imperia is a shield-shaped emblem with a dark teal background and a gold border. It features the text "CLUB IMPERIA" in white, with three horizontal gold lines below it.

CLUB
IMPERIA



SPLASH TO YOUR HEART'S CONTENT.

Get your friends out into the pool, play a game or just take a dip in the fabulous waters. Have a seat under the night sky, cool off and find pure relaxation in a stunning setting. Dotted with cabanas and leisure areas, it creates a complete sense of bliss.



EXCEPTIONAL LEVEL OF WELLNESS



TAKE RECREATION TO A NEW HIGH

1. POWER- THE FITNESS CLUB
2. JIVA-THE SPA
3. Steam and Sauna Room
4. Massage Room
5. Changing Room
6. Grande Ballroom
7. Yoga/ Zumba Centre
8. LITTLEBERRY GARDENS-THE CRECHE CAFÉ
9. VELVET ZION- PRIVATE SCREENING
10. THE AMBITION-BUSINESS BAY
11. BLISS- THE MEDITATION ZONE

THE INDOOR ACTIVITY ZONE

12. Chess board
13. Carrom
14. Table Tennis
15. Foosball
16. Snooker Table

- ### AQUA- THE INDOOR SWIMMING POOL
17. Toddlers Pool
 18. Pool Deck
 19. Celestial Pool
 20. Juice Bar
 21. Shower room

- ### GARDENS- THE LAWNS (OUTDOORS)
- ### SCORE- THE OUTDOOR SPORTS ARENA
22. Multi-purpose court
 23. Skating Zone
 24. Rock Climbing Wall
 25. Second Innings Recreational Club
 26. Open Gymnasium
 27. Aroma Gardens
 28. Relaxing Cabanas
 29. Slides and See-Saw



PODIUM
LAYOUT PLAN



Rise and Shine at THE AER



1. Hopscotch
2. Star Gazing Deck
3. Tree Nest
4. Jogging/ Walking track
5. Relaxing Cabanas
6. Trellis Swings
7. Sky Yoga Deck
8. Sun Bath Pods
9. Aeon- The Sky Lounge
10. Regal-The Sky Theatre



TERRACE
LAYOUT PLAN



REGAL-THE SKY THEATRE



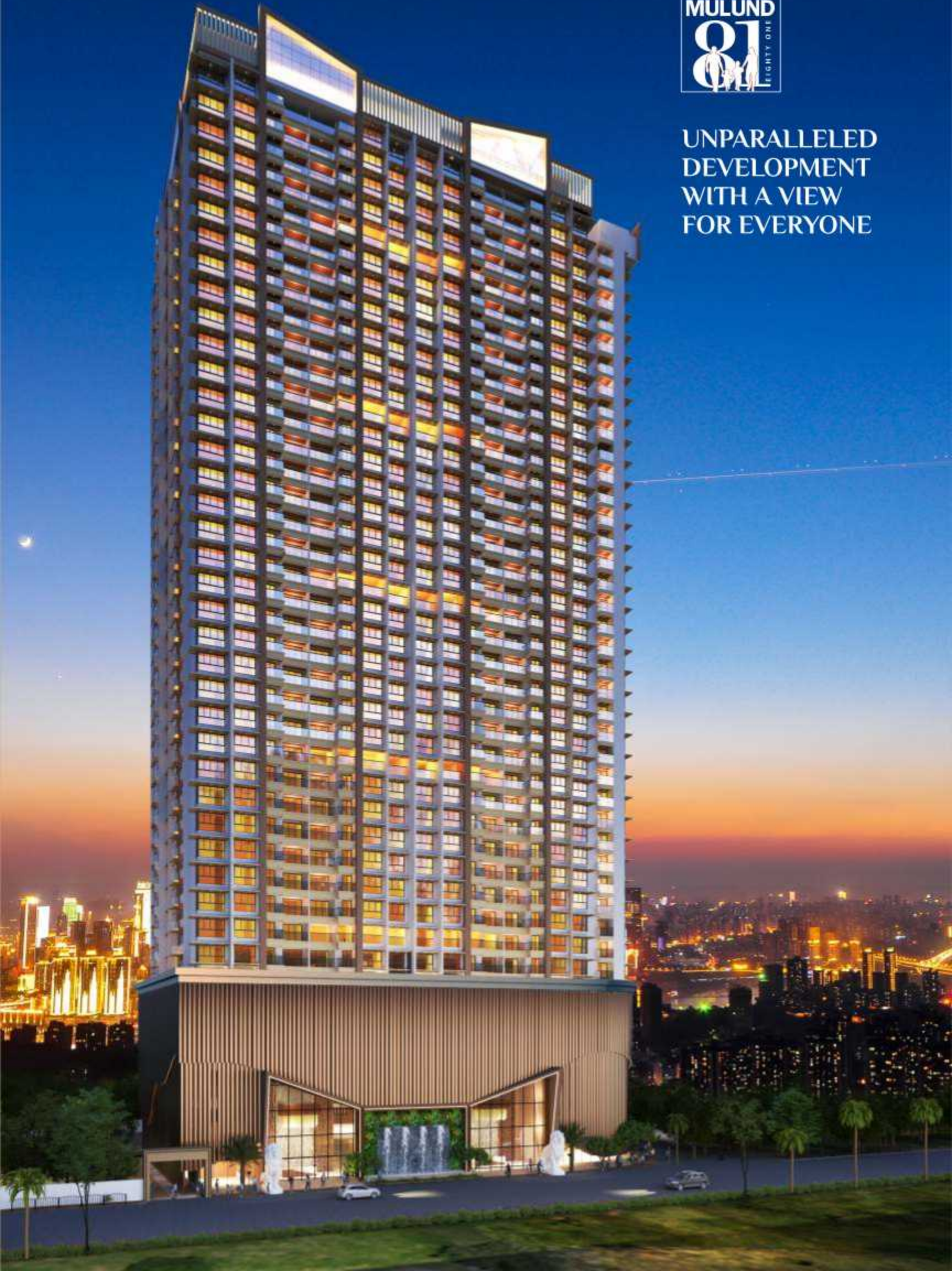
AEON- THE SKY LOUNGE

Rise and Shine at





UNPARALLELED
DEVELOPMENT
WITH A VIEW
FOR EVERYONE



EXCLUSIVITY IN EVERY INCH



FLOORING

- Vitrified tiles in Living, Dining, passage and Bedrooms of a reputed brand



WALL AND CEILING

- Gypsum plaster on walls.
- Lustre/ Zinc paints on walls and plastic paints on ceilings.



WATER PROOFING

- Water proofing throughout of a reputed brand.



WINDOWS

- Aluminum heavy duty sliding windows.



DOORS

- Decorative Laminated main Entrance door or teak wood frame.
- Flush doors with stainless steel fittings in all the bedrooms.
- Waterproof bathroom doors of a reputed brand.



KITCHEN

- Granite platform with stainless steel sink of a reputed brand
- Full height wall dado tiles till beam on both walls in the kitchen of a reputed brand
- Provision for Mahanagar Gas pipeline
- Provision for inlet and outlet water connection for washing machine
- Sufficient power sockets for different appliances will be provided
- Additional water connection for Water purifiers



BATHROOMS AND TOILETS

- Concealed plumbing with CP/ Sanitary fittings of Premium brand
- Anti-skid tiles with dado on walls
- Instant water geysers



ELECTRICAL

- Concealed copper wiring in the entire residence with ELCB and MCB switches in the main board
- Adequate points for lights, fans and TV.
- Provision for Cable TV and Broadband Connectivity.



ENTRANCE LOBBY LIFTS

- Designer Finish Double Height Airconditioned Entrance Lobby separate for both wings.
- High speed Modern, Automatic Elevators with AI enabled system of reputed brands.
- Every floor to have well-lit floor lobby.



SAFETY AND SECURITY

- Video door phone at the entrance door also connected to the main entrance Lobby for guest recognition.
- Intercom facility in every residence.
- CCTV in all common areas.
- Security personnel 24*7
- Electric Vehicle charging slots
- RFID tags for every vehicle



FIRE SAFETY NORMS

- Norms assigned by the competent authority will be abided from time-to-time.

FAMILY LIVING
A PERFECT SETTING FOR
WARM RELATIONSHIPS...



KING-SIZED BEDROOMS
LARGER THAN LIFE SPACES THAT
FOSTER COMPANIONSHIP...

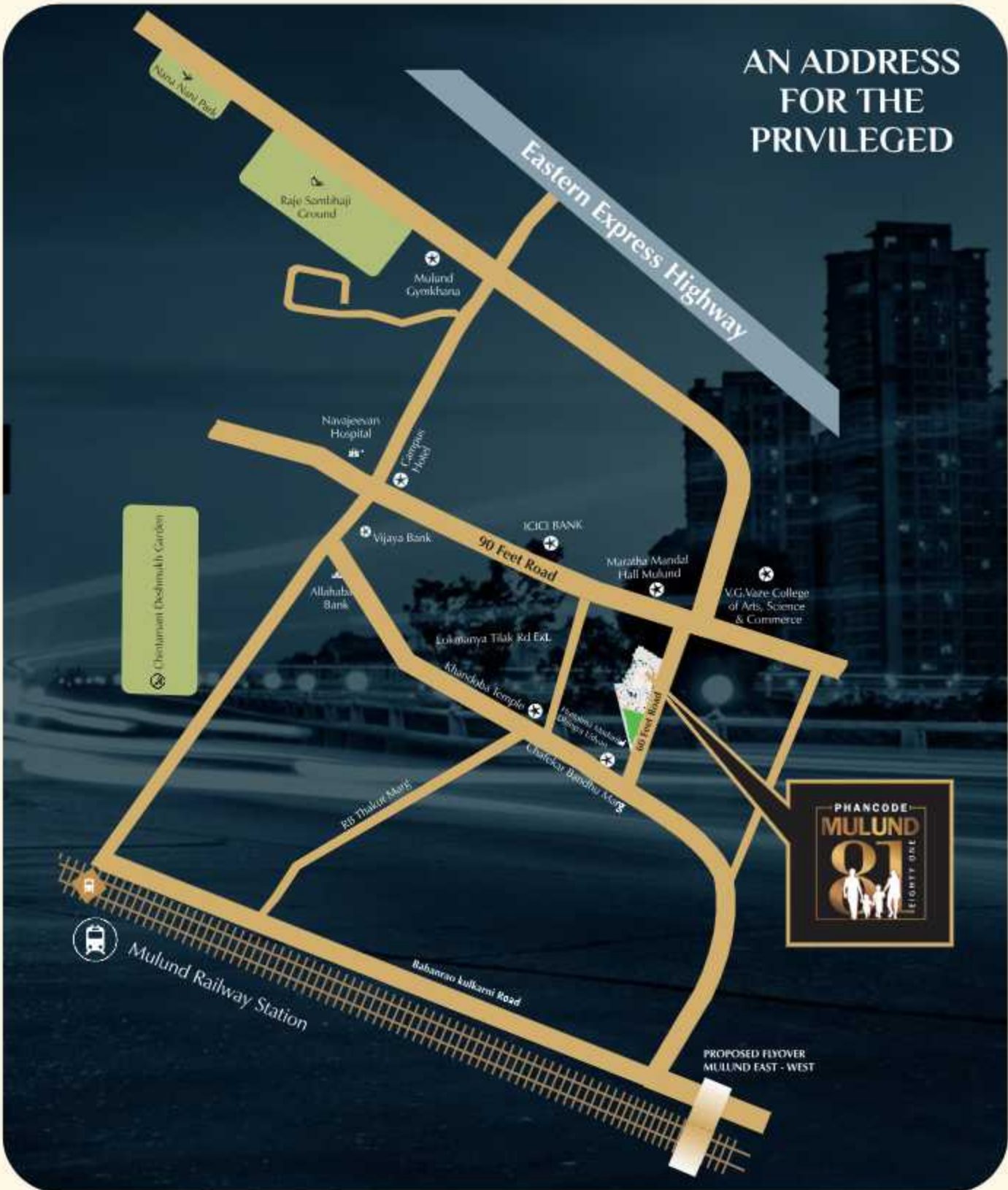


KITCHEN & DINING
A PERFECT PLACE TO TAKE ON
CULINARY ADVENTURES..



FLOOR PLAN

AN ADDRESS
FOR THE
PRIVILEGED



A PROJECT BY



MAGNAACASA
GROUP OF COMPANY

Corporate Office | 1st Floor, Shree Krushna Tower,
Aastik Marg, Near Tambe Nagar, Mulund-West, Mumbai 400 080.

Sales Lounge | PHANCODE MULUND 81
Avneesh Imperium, Off 90ft Road, Opp Kelkar College,
Mulund-East, Mumbai 400 081.

sales@akshayhousing.com
www.avneeshimperium.com



MAHARERA REGISTERED
<http://maharera.mahaonline.gov.in>

Note: This brochure is purely conceptual and is not a legal offering, nor will it be a part of any binding agreement. All furnishing shown on all floor plans are for illustrative purpose only. The Developer reserves the sole rights to amend number of floors, number of units, layout, plans, elevation, colour schemes, specifications and amenities etc. without prior notice. All dimensions are approximate and subject to construction variances and approvals.



TYPICAL FLOOR PLAN





2 BHK SUPREMO

752 sq.ft.

LIVING	10'0" X 16'0"
DINING	5'7" X 10'10"
DECK	10'0" X 3'11"
KITCHEN	7'11" X 9'7"
DRY BALCONY	6'2" X 3'1"
PASSAGE	6'9" X 3'3"
TOILET	4'5" X 7'1"
BEDROOM	10'0" X 11'0"
BEDROOM	10'4" X 12'0"
WARDROBE	6'9" X 2'0"
TOILET	4'11" X 7'1"



KEY PLAN

Please Note: The interiors, furniture, fittings, etc shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the Agreement of Sale shall be final and provided in the flats. All dimensions of carpet are from unfinished wall surface. Minor variations/tolerance of +/-3% in carpet area may occur on account of design and/or construction exigencies.



EXIT - NORTH EAST



2 BHK SUPREMO

752 sq.ft.

LIVING	10'0" X 16'0"
DINING	5'7" X 10'10"
DECK	10'0" X 3'11"
KITCHEN	7'11" X 9'7"
DRY BALCONY	6'2" X 3'1"
PASSAGE	6'9" X 3'3"
TOILET	4'5" X 7'1"
BEDROOM	10'0" X 11'0"
BEDROOM	10'4" X 12'0"
WARDROBE	6'9" X 2'0"
TOILET	4'11" X 7'1"



KEY PLAN

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1 BHK
SIGNO
493 sq.ft.

LIVING	10'0" X 16'0"
FOYER	3'9" X 4'4"
DINING	3'1" X 9'4"
DECK	10'0" X 2'11"
KITCHEN	7'1" X 7'1"
DRY BALCONY	3'11" X 2'11"
PASSAGE	4'7" X 2'11"
TOILET	3'11" X 6'1"
BEDROOM	10'0" X 10'0"
WARDROBE	5'9" X 2'0"
TOILET	3'11" X 6'1"



KEY PLAN

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2 BHK STYLO

630 sq.ft.

LIVING	10'0" X 16'0"
FOYER	3'9" X 4'4"
DINING	3'1" X 9'4"
DECK	10'0" X 3'0"
KITCHEN	7'0" X 7'1"
DRY BALCONY	7'0" X 2'11"
PASSAGE	9'5" X 2'11"
TOILET	3'11" X 6'1"
BEDROOM	8'0" X 10'0"
BEDROOM	10'0" X 11'0"
WARDROBE	8'1" X 2'0"
TOILET	3'11" X 6'1"



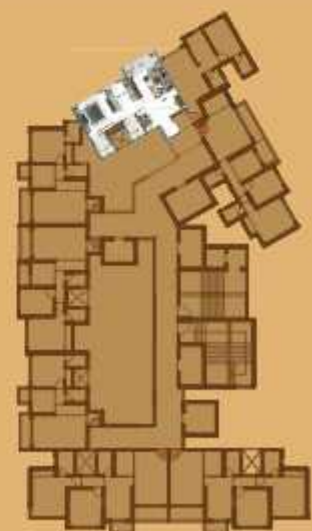
KEY PLAN

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1 BHK SPACIO 439 sq.ft.

LIVING	9'7" X 15'0"
FOYER	3'3" X 4'7"
DECK	9'7" X 3'0"
DINING	3'0" X 9'0"
KITCHEN	6'9" X 6'9"
PASSAGE	4'5" X 2'10"
TOILET	3'9" X 5'10"
BEDROOM	9'7" X 9'7"
WARDROBE	5'6" X 1'11"
TOILET	3'9" X 5'10"



KEY PLAN

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2 BHK
SPLENDO
653 sq.ft.

LIVING	13'4" X 12'0"
FOYER	3'9" X 4'4"
DINING	4'9" X 7'11"
DECK	11'7" X 2'11"
KITCHEN	7'2" X 8'1"
DRY BALCONY	7'0" X 3'11"
PASSAGE	11'11" X 2'11"
TOILET	3'11" X 6'1"
BEDROOM	8'0" X 10'0"
BEDROOM	10'0" X 11'0"
WARDROBE	5'11" X 2'0"
PASSAGE	5'3" X 2'11"
TOILET	3'11" X 6'1"



KEY PLAN

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