



NIVAN

KHAR (WEST)



An altitude and latitude
to match your

Attitude.

*Artist's Impression.

Satiate Your Pursuit Of

Happiness



*Artist's Impression.



NIVAN

A stellar example of “Affordable Luxury” in Khar. Enriched with classy aesthetics and top of the line amenities, Nivan offers ultra premium, modern residences to meet the sophisticated taste of connoisseurs with aspirations of fine living. Nivan has been crafted to strike a fine balance between opulence and functionality.

GRAND DESIGNS

Towering 13 stories with an unmatched class and royalty is Paradigm’s latest luxury project, Nivan. Envision a life of luxury and convenience in any of Nivan’s exclusive and customizable 30 lavish 2 and 3 BHK residences. With the promise of quality construction, focus on aesthetics and sense of commitment, Paradigm reality is ready to delight your senses with Nivan. Pamper yourself with some retail therapy at the trendy shopping areas on the ground floor. Level 1 and 2 houses boutique commercial spaces. The 4000 sq.ft. landscaped podium garden at Level 3 is designed for your children to sojourn and play under CCTV surveillance and for you to socialise.

ROYAL LIFESTYLE

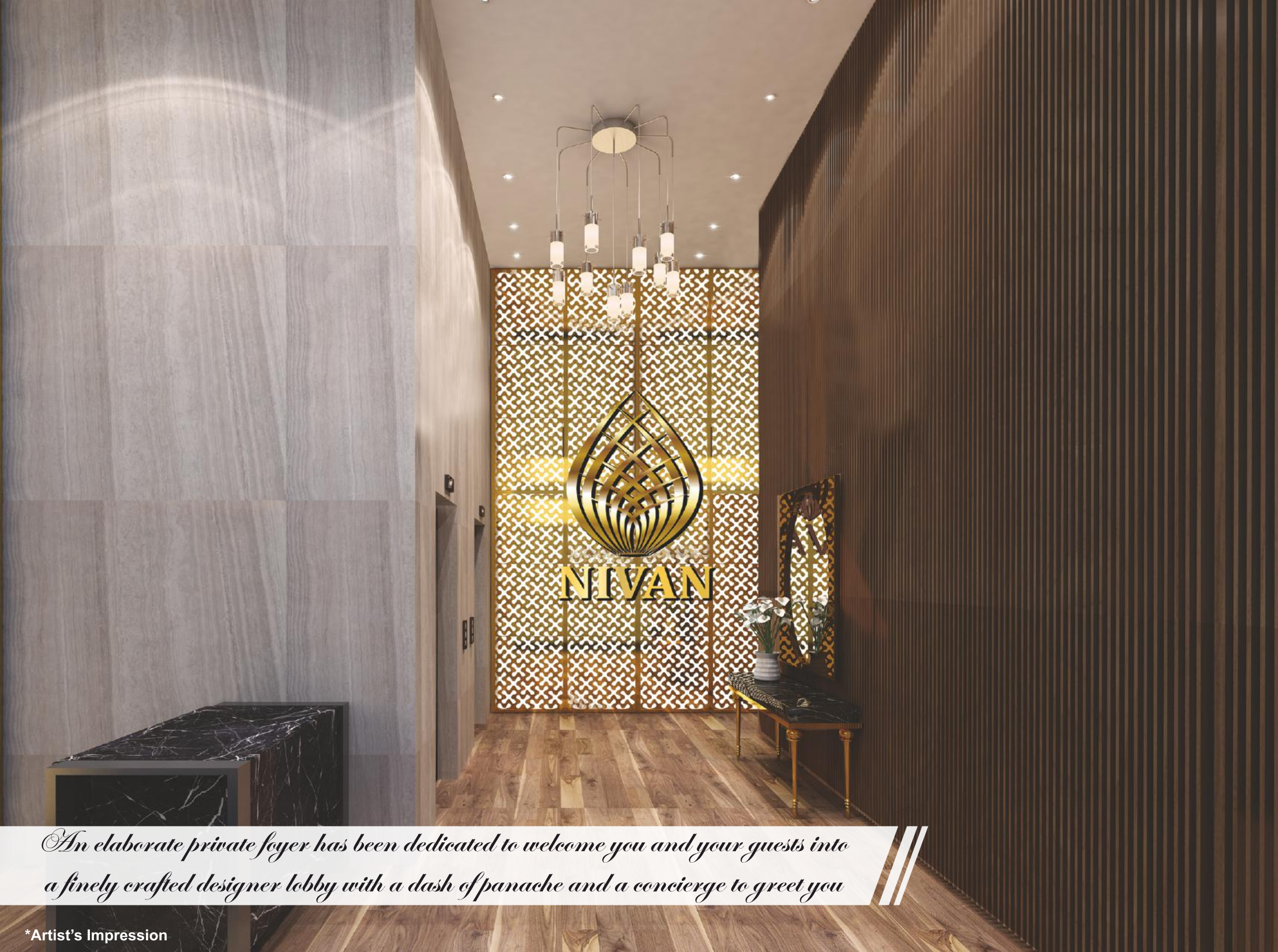
The most exquisite spaces and exclusive privilege to suit your unmatched lifestyle. From tastefully designed modern interiors and rooftop lounge to the thoughtfully created garden, state of the art fitness centre and plush lobbies, Nivan aims to appeal to all your senses.

ULTIMATE NEIGHBOURHOOD

A magnificent structure, Nivan stands proudly on S.V.Road surrounded by high class avenues and all conveniences of a well connected location to delight and pamper you.

UBER LUXE RESIDENCES

This residential tower is adorned with lavish 2 & 3 BHK which can be customized to 4 BHK (2BHK + 2 BHK) and 6 BHK (3 BHK + 3 BHK) to suit your family’s needs. Bespoke facilities and lavish amenities like Italian fit-outs and sanitary-ware, smart homes, and exemplary location elevate your lifestyle for an experience of luxury that is also affordable.



An elaborate private foyer has been dedicated to welcome you and your guests into a finely crafted designer lobby with a dash of panache and a concierge to greet you

*Artist's Impression



Designer High Speed Elevators

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4000 sq.ft of Podium Top Amenities

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2500 sq.ft of Roof Top Amenities

Airy and Spacious Landscaped Podium to socialize and rejuvenate



State of the art gymnasium for your health and well being

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*Artist's Impression



*Artist's Impression



Opulent living spaces

Imported marble flooring in living and dining room



- ✦ *Split air conditioners for the living room with dedicated cut spaces*
- ✦ *Designer false ceiling for the entire apartment*
- ✦ *LED Light fittings & fans in the entire apartment (except bathroom)*
- ✦ *Provision for broadband connectivity in the apartment*

Privacy and Tranquility uncompromised

Laminated wooden finish flooring in master bedroom



Actual Show Flat : Master Bed Room



Actual Show Flat : Bed Room 2



Actual Show Flat : Bed Room 3

- ❖ POP finish for walls in the entire apartment
- ❖ Supreme quality internal wall finish with plastic paint emulsion
- ❖ Concealed copper wiring with circuit breakers
- ❖ Adequate electrical point along with premium quality modular switches
- ❖ Cable and telephone points in living rooms and all bedroom

To free you from your daily chores

Designer Kitchen with modular options



Granite kitchen platform and service counter with stainless steel sink

Designs that suit your taste

Designer bathrooms with high end tiles



- * Premium make bathroom fixtures
- * Wash basin counters in Italian marble / granite
- * Concealed plumbing with premium quality sanitary fitting
- * Glass partition between dry and wet area
- * Exhaust fans in bathrooms
- * Geysers of reputed make for all bathrooms
- * German bath fittings

Ground Floor Plan



Podium Floor Plan



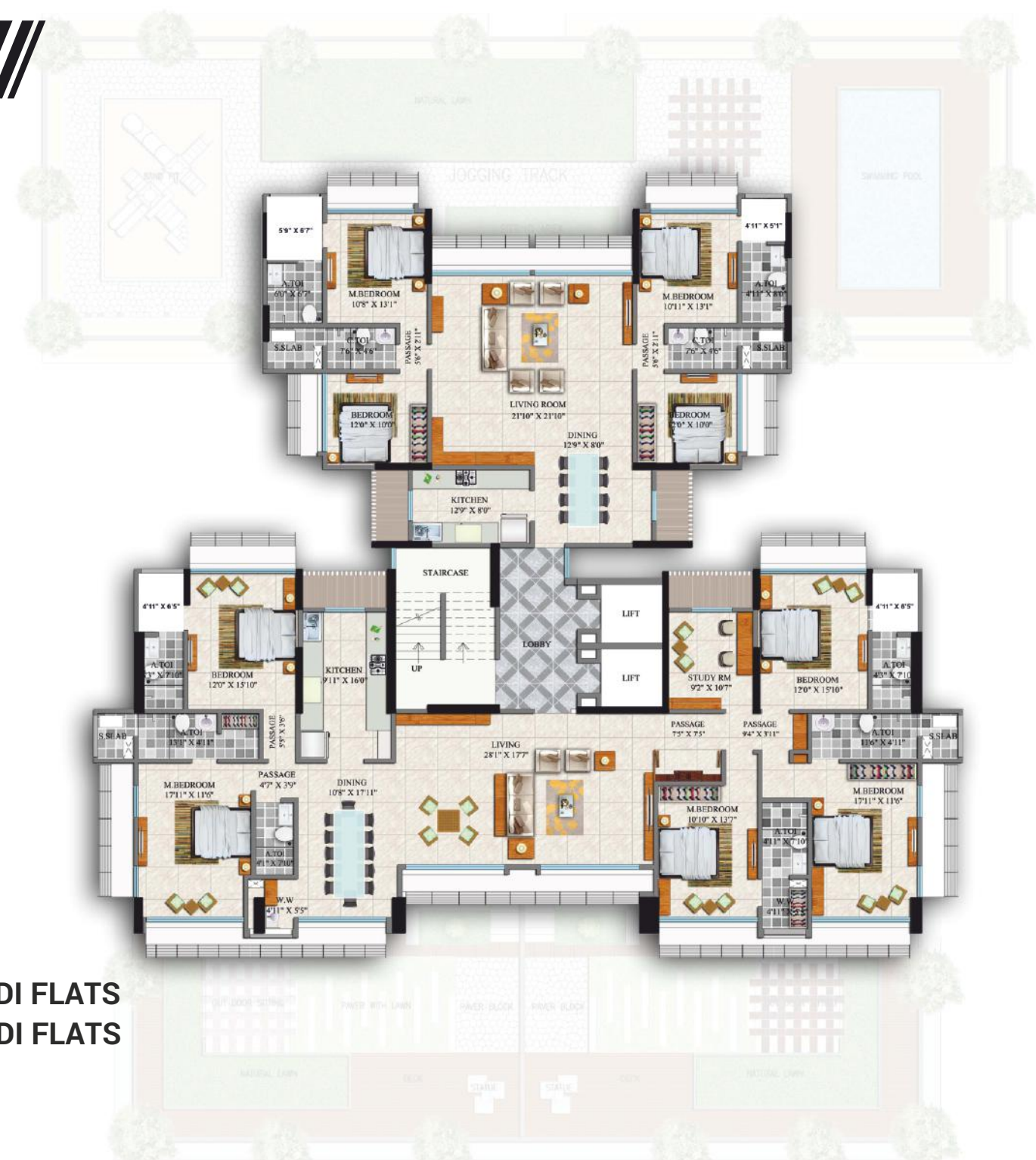
Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Typical Floor Plan



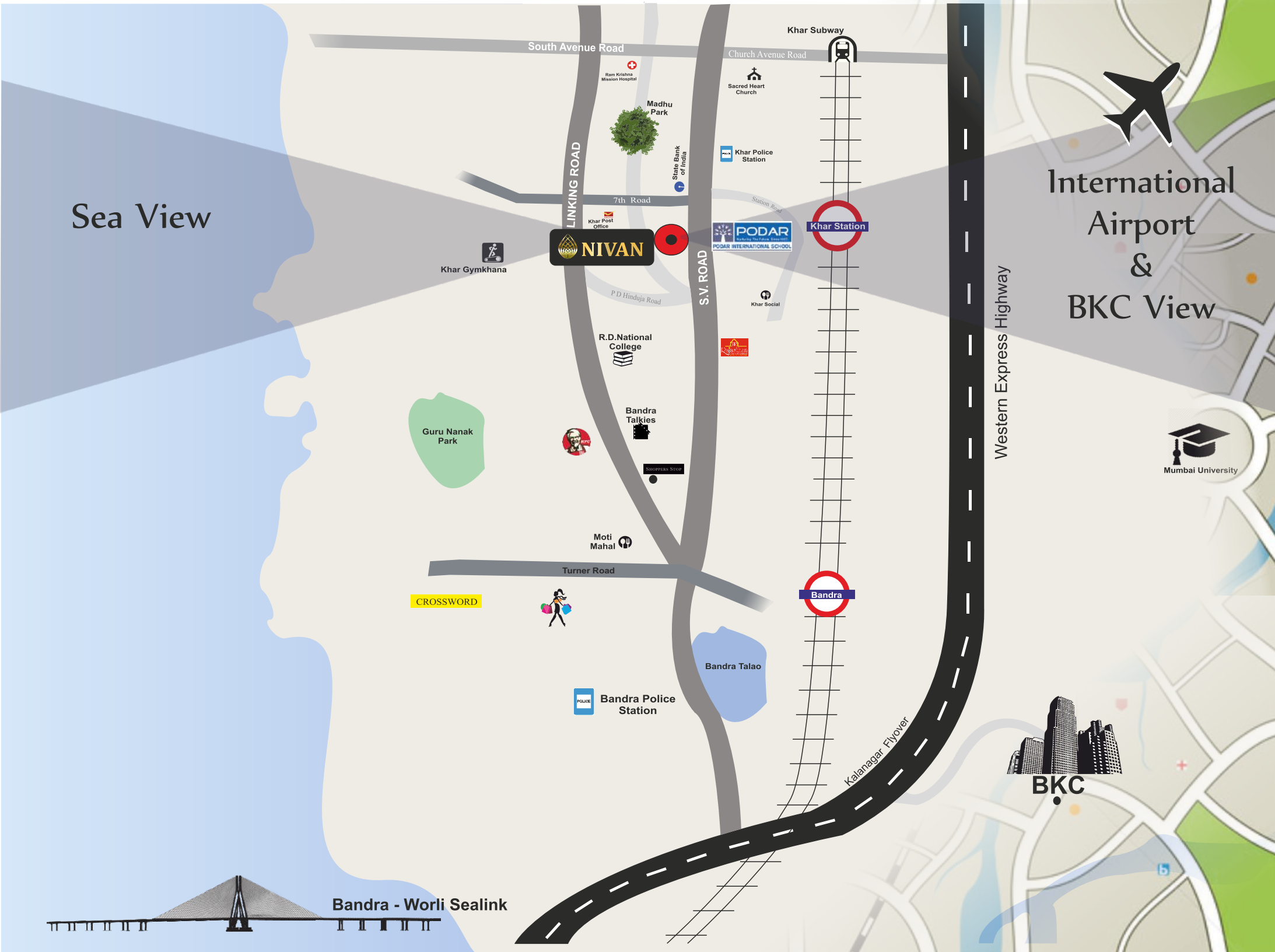
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Jodi Floor Plan



2 BHK + 2 BHK JODI FLATS
3 BHK + 2.5 BHK JODI FLATS

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PROJECT HALLMARK



TRIPLE HEIGHT DESIGNER LOBBY WITH CONCIERGE DESK



CAR-FREE GARDEN



SMART SIGNAGE DESIGNS FOR EASY NAVIGATION



WELL DESIGNED LIFT LOBBIES



THAI STYLED GAZEBOS



VALET CAR PARK FACILITIES



LANDSCAPED PODIUM AMENITIES



CCTV SURVEILLANCE OF ALL COMMON AREAS



DESIGNER HIGH SPEED ELEVATORS OF REPUTED MAKE



24 X 7 POWER BACKUP FOR COMMON AREAS



WI - FI ENABLED COMMON AREA



SECURED KIDS PLAY AREA WITH MODERN EQUIPMENT



COMPLETE SECURITY SYSTEM

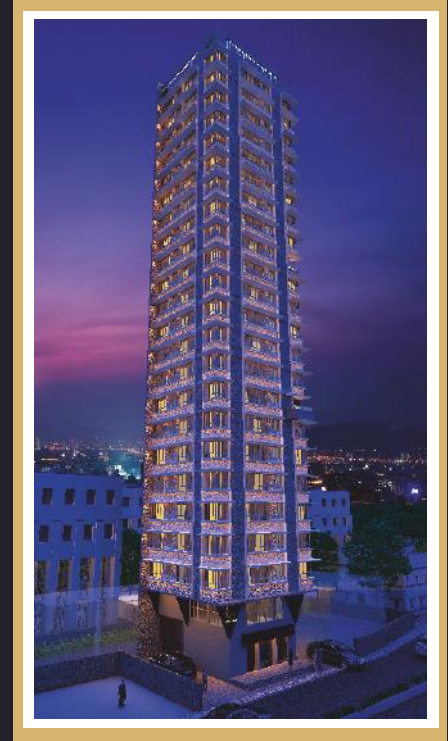
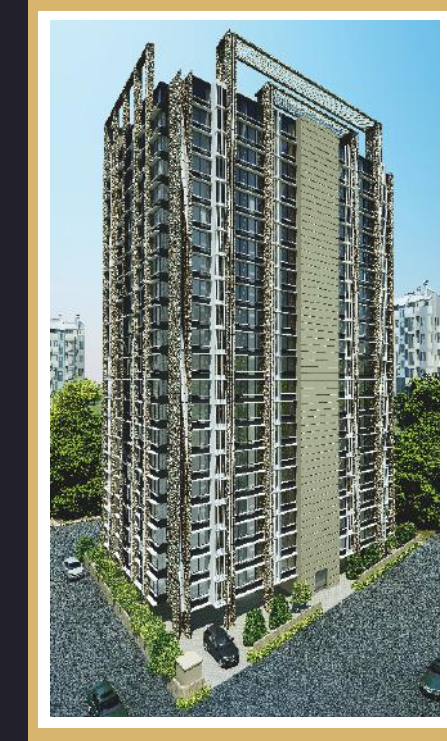


PROVISION FOR GAS - LINE CONNECTION



INTELLIGENT CAMPUS LIGHTING

Changing the skyline of MUMBAI SUBURBS



Luxurious 3 BHK sea-view residences



Bespoke 2, 3 & 4 BHK residences



Budgeted 1 & 2.5 BHK residences



Budgeted 1 & 2 BHK residences

OUR HALLMARK

- ◆ Credible experience of over a decade in Mumbai's Real-Estate
- ◆ Approx. 1.5 million sq.ft of proposed development
- ◆ Approx. 1.5 million sq.ft of ongoing development with syndicate partners
- ◆ A Syndicate formed out of doyens of real-estate fraternity

PROJECT BY:



IN COLLABORATION WITH:



Jai Mata Di
Developers

PROJECT APPROVED BY:



Site & Sales Lounge Address : **NIVAN**, Opp Podar International School, S.V. Road, Khar (West) Mumbai - 400052



920 920 66 00



NIVAN to 56070



www.paradigmrealty.co.in

Disclaimer: All plans, specifications, designs, elevations, features, amenities, facilities and services mentioned are indicative of the kind of development proposed and its finality is subject to the approval of the respective authorities or as required by the Promoter / Developer in the interest of continuing improvement, without prior notice or obligation. Tolerance of +/- 3% is possible in unit areas on account of design and construction variances. The pictures and perspective views of the premises / building are an artist's impression of the development and for representational purposes only. This printed material does not constitute an offer and/or contract of any type between the Promoter / Developer and the recipient. All transactions in this development shall be subject to the terms and conditions of the Agreement for Sale to be entered into between the parties.