ETERNIA | ENIGMA

BY OBEROI REALTY

LIVE THE ELEVATED LIFE

Our expertise spans sectors.

Oberoi Garden City, Goregaon

- Commerz
- Commerz II
- Commerz III
- Oberoi Mall
- The Westin Mumbai Garden City
- Oberoi International School
- Elysian
- Esquire
- Exquisite
- Seven
- Woods

Worli

- Three Sixty West

Santacruz West

- Priviera

Andheri East (JVLR)

- Splendor
- Prisma
- Splendor Grande
- Maxima
- Oberoi International School

Andheri West

- Springs
- Sky Heights
- Sky Garden

Kandivali East

- Sky Gardens
- Park View

Borivali

- Sky City
- Sky City Mall (upcoming)
- Luxury Hotel (upcoming)

Mulund West

- Eternia and Enigma

Thane

- Kolshet (Upcoming)
- Pokharan (Upcoming)

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The World of Oberoi Realty.

Cities are not defined by buildings, but by experiences. It is the warmth of homes, the buzz of commercial activities, and the excitement of malls that help to create a vibrant city.

At Oberoi Realty, we enrich lives with our premium developments in residential, commercial, retail, hospitality and social infrastructure verticals.

Through world-class design, quality finishes, fine aesthetics, world class amenities and a commitment to increasing our green footprint, we strive to create developments that are sustainable and elevate lifestyles.

Our mix of innovative design, expansive landscape layouts, planning initiatives, and use of cutting-edge technology has resulted in 43 completed projects across Mumbai, establishing us as one of India's leading real estate companies.

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A Landmark Moment For Mulund

"Eternia and Enigma have been envisioned to create a landmark of elevated living in Mulund. The spacious apartments give residents a chance to be creative with their homes like never before. Pair this with a bouquet of lifestyle amenities and spectacular views, and the project has redefined luxury living in the area."

Vikas Oberoi
Chairman and Managing Director
Oberoi Realty Limited

Proposed elevation of Eternia & Enigma

Live life elevated.

Rising more than 60 storeys into the Mumbai skyline, Eternia and Enigma stand tall as one of Oberoi Realty's finest developments. Designed in collaboration with renowned consultants, it is a world of verdant gardens, enchanting views, and spacious homes. Some might call it lavish. Others, extravagant. We just call it elevated living.

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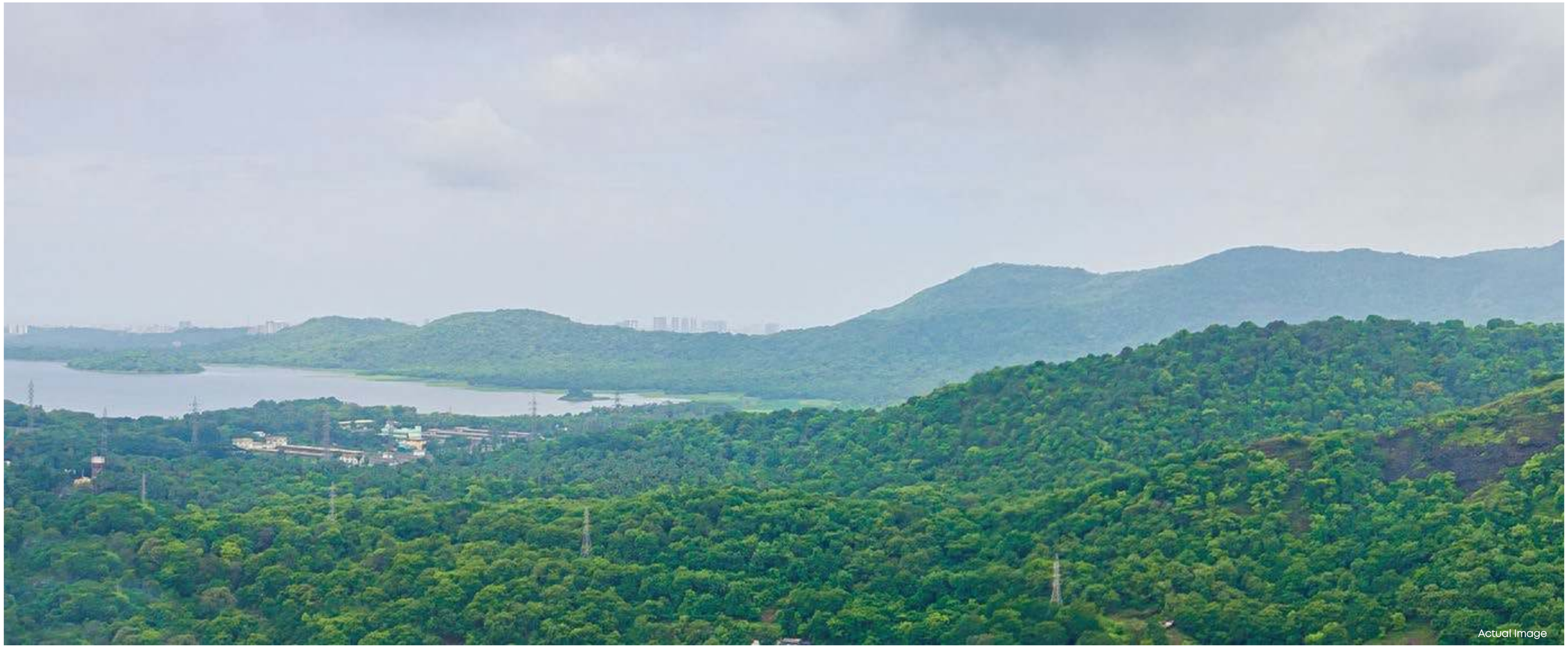

Views that captivate. Moments that elevate.

Set against the backdrop of the lush Sanjay Gandhi National Park, overlooking Vihar Lake, Eternia and Enigma offers a view that is nothing less than majestic. From morning tea with the clouds to a relaxed evening above the city lights and just under the stars, these are the moments that define elevated living.

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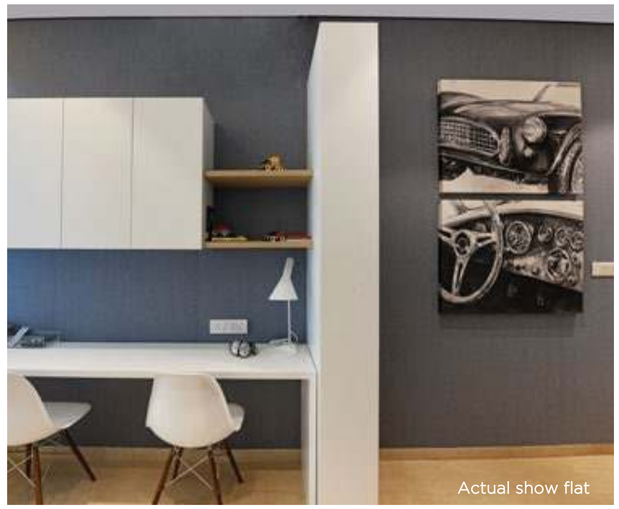
Actual show flat



Actual show flat

Details that elevate the senses.

Every home at Eternia has been designed for the most discerning of residents. From imported marble flooring to branded fittings, every single detail has been meticulously crafted to elevate the senses to all-new heights.

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Because spacious living is elevated living.

Enigma's spacious homes give you the freedom to be yourself. Pair this with thoughtful details like imported marble flooring and you get a home that is spacious and cosy all at once.

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CRAFTED FOR EXCEPTIONAL LIVING.

- Imported marble flooring for living, dining, kitchen and all bedrooms
- Vitrified/ceramic tiles for bathroom flooring, dado and wash basin counters
- Vitrified/ceramic tiles dado 2 feet high above kitchen platform
- Kitchen platform with stainless steel sink and drain board
- Anti-skid tiles in the balcony areas (wherever applicable)
- Aluminium windows
- Concealed plumbing
- Branded C.P. fittings
- Branded electrical switches
- Video door phone
- Laminated flush doors
- Split AC's*
- Modular Kitchen*
- Wardrobe*

*Optional Fittings/Furniture/Fixtures/Equipment on chargeable basis and as per terms and conditions specified by the developer.

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Actual image shot at Esquire

All you need to elevate every lifestyle.

From the serious swimmer and the beginner to anyone who just wants to have a bit of fun, the pristine pool at Eternia and Enigma is sure to make a splash.

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Actual image shot at Esquire

Experience life
at its liveliest.

With their very own dedicated play area, children have a chance to enjoy the outdoors, run free, and let their imaginations run wild.

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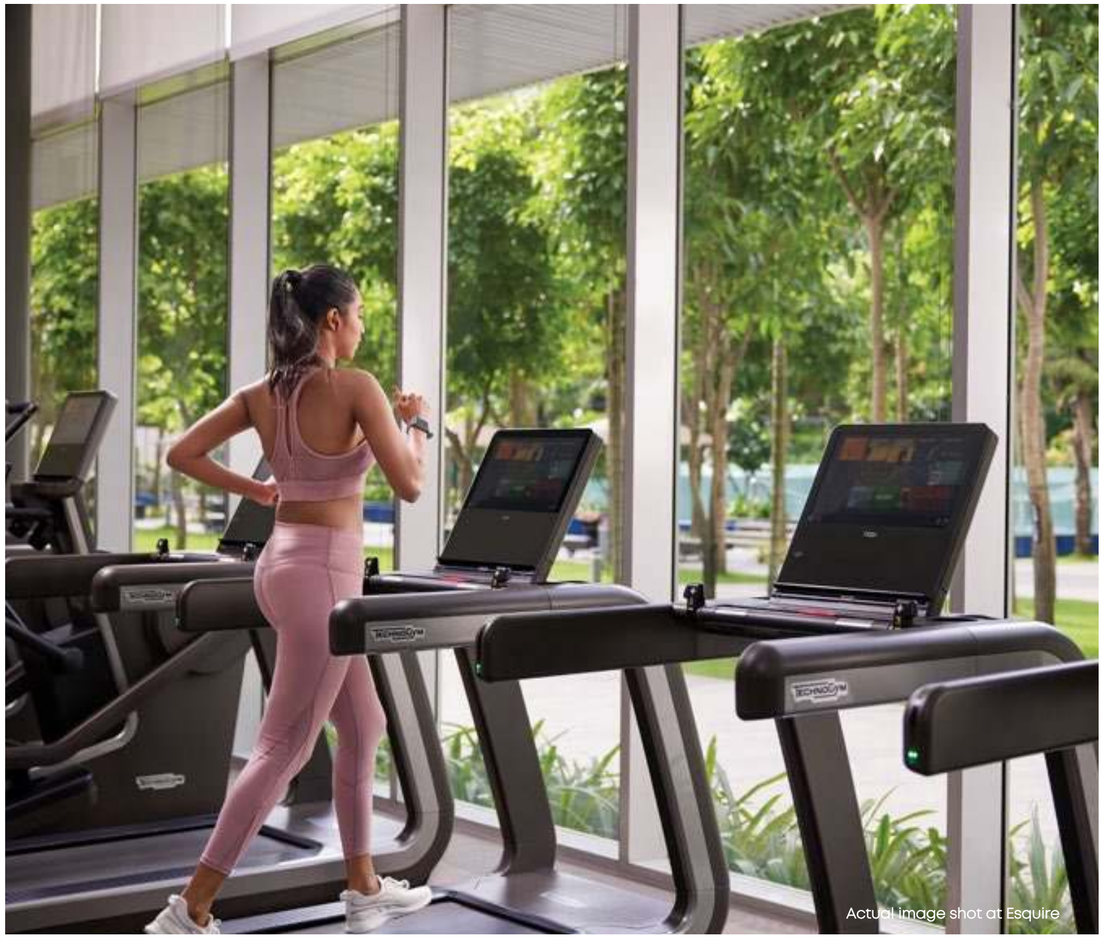

With a modern gymnasium just round the corner, every day at Eternia and Enigma is an opportunity to take your fitness goal to the next level.

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Whether you're perfecting your serve or picking up a racquet for the first time, The multipurpose court is home to sports lovers of all ages and experience.

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Gymnasium

Children's Play Area

Golf Simulator

Squash Courts

Yoga/Meditation Room

Spa*

Box Cricket

Multipurpose Court

Indoor Games Area

Library

Day-Care Centre*

Reflexology Path

Steam Room

Jacuzzi

Salon*

Doctor's Room*

Senior Citizens Seating Area

Landscaped Gardens

Open-Air Amphitheatre

Launderette*

Café*

Mini Theatre

Party Lawn

Convenience Store*

Skating Rink

Swimming Pool

Multipurpose Hall

Futsal Court

Jogging Tracks

Toddlers' Play Area

*Space will be provided: Amenities to be run by third party on chargeable basis.

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Landscaped Podium

Kids Pool

More than 30 world-class amenities.

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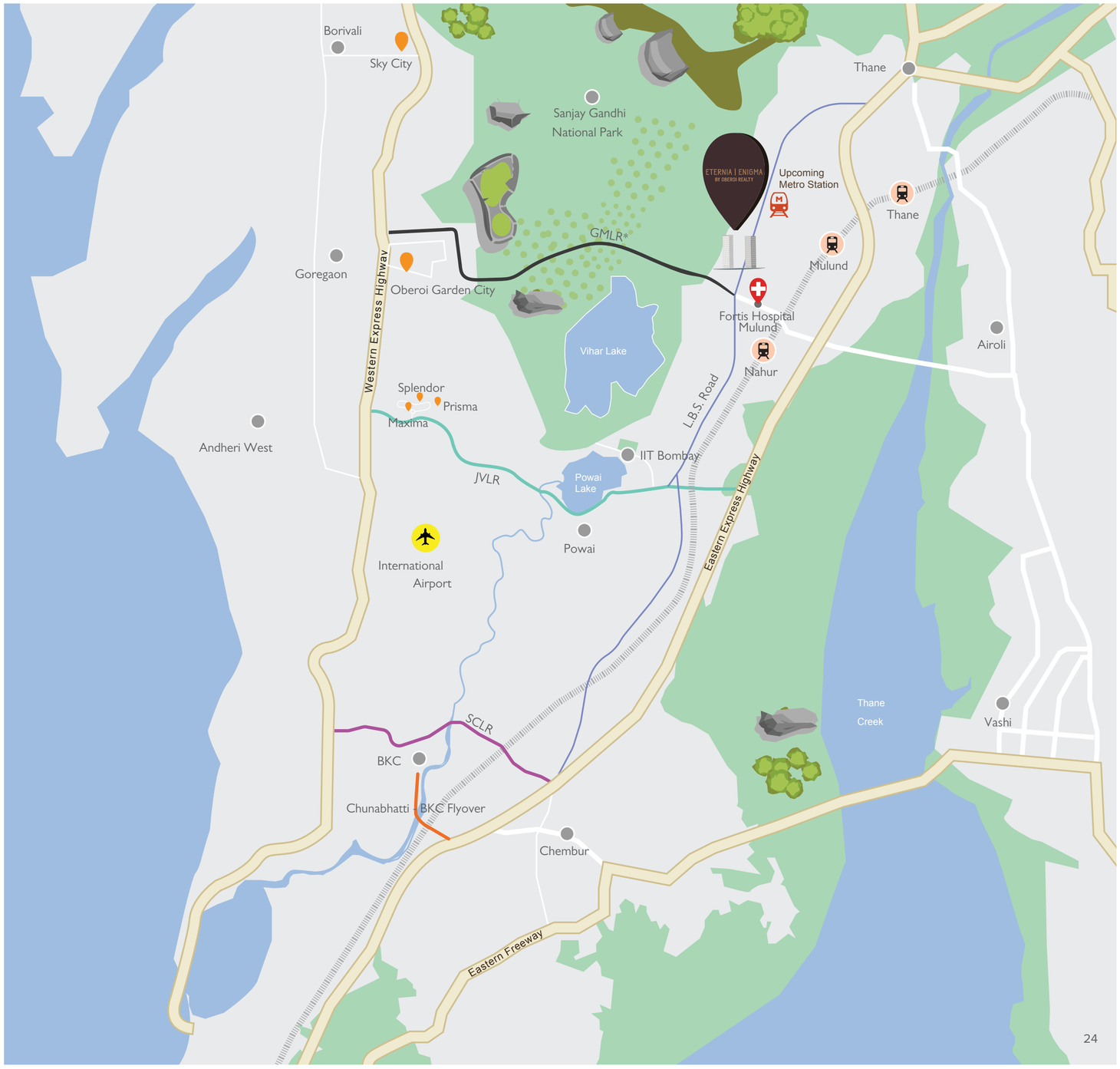
Elevated living has a new address.

Thoughtfully located and well-connected, Eternia & Enigma places you away from the din of the city while ensuring you remain at the heart of it all. With easy access to the airport, highway and the suburban train station, and with an upcoming metro line nearby, it is an address that combines elevated living with all the perks of connectivity.



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Proposed elevation of Eternia

The expertise behind elevated living.

HB Design

Founded by Hans Brouwer in Hong Kong, HB Design has a diverse and award-winning portfolio with offices in Singapore, Bangkok and Phuket.

LERA, Structural Consultant

Headquartered in New York City, LERA Consulting Structural Engineers is a world-renowned structural engineering firm providing services to architects, owners, contractors, and developers.

Ted Jacob Engineering Group

With a presence in North America, the Middle East and the Far East, Ted Jacob Engineering Group (TJEG) is a consulting engineering firm specializing in the planning, design, and construction of buildings across various sectors.

David Blackwood Murray, Landscape Architect

David Blackwood Murray is a Chartered Landscape Architect with over 40 years of experience working with clients, architects, and engineers across the globe.

Pre Certified Leed Gold Buildings

Eternia & Enigma have fulfilled the requirement of pre-certificatiion under leadership in energy and environmental design (Leed®)

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4. All dimensions mentioned in this brochure may vary/differ due to construction exigencies. Actual product may vary/differ from what is indicated herein. Further, dimensions mentioned on the floor plans are as per the plans approved by the MCGM and the same are subject to construction exigencies.

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6. No representation or warranty is made or intended as to the accuracy or completeness of information herein or as to its suitability or adequacy for any purpose.

7. By agreeing to purchase, you have represented that you are fully and completely satisfied on all aspects of this project including as mentioned above, and that all documents and information as required to be furnished to youunder RERA and applicable law have been duly furnished.

8. Project funded by Axis Bank.

Eternia
Tower A to D

Enigma
Tower A and B

MahaRERA QR Codes

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To Elevated Living

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ETERNIA

SITE / FLOOR & APARTMENT PLANS

SITE PLAN

ETERNIA AT MULUND, MUMBAI

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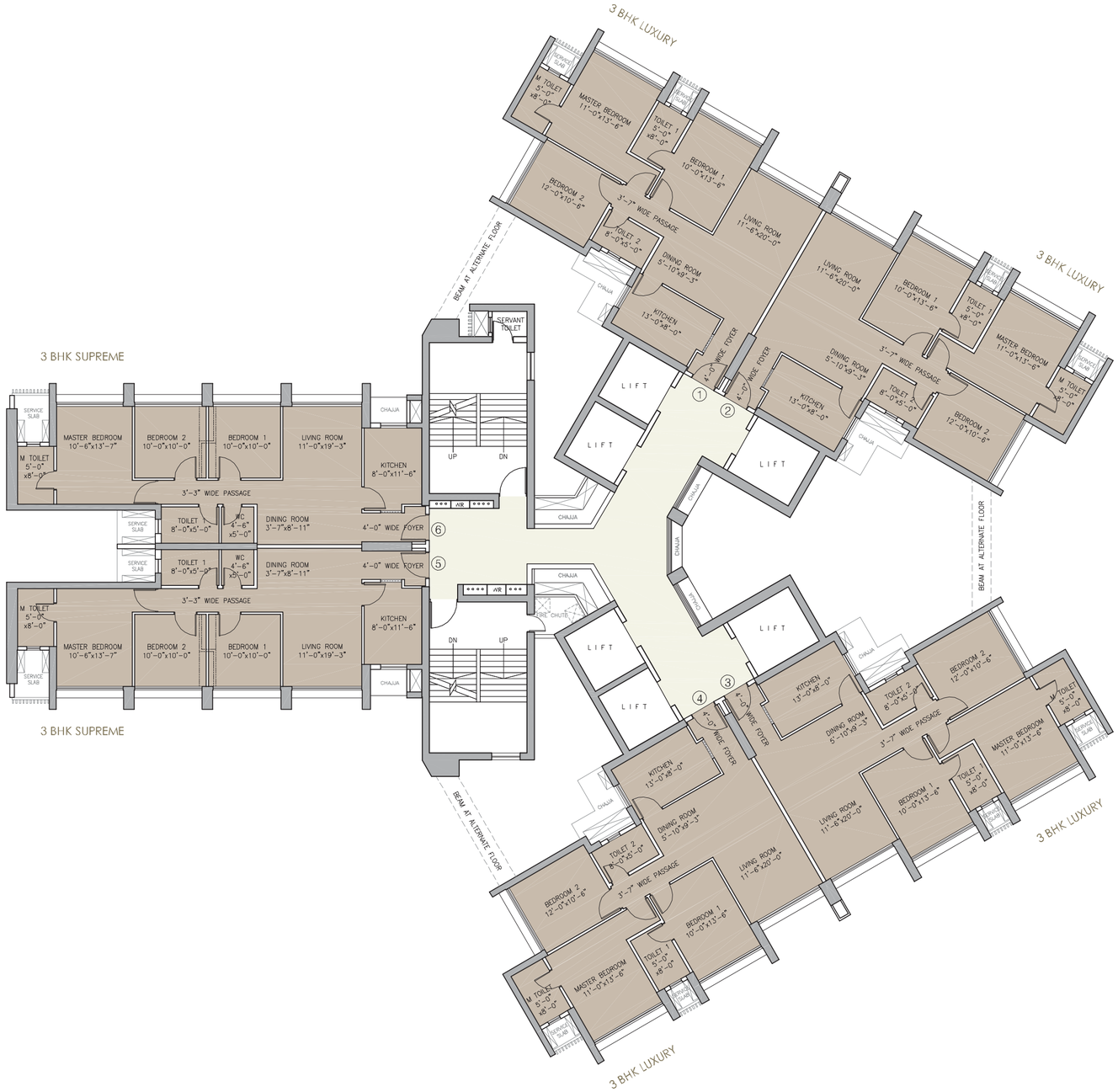

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TOWER A TYPICAL FLOOR PLAN - ZONE 1 (FLOORS UPTO 30th)

ETERNIA AT MULUND, MUMBAI

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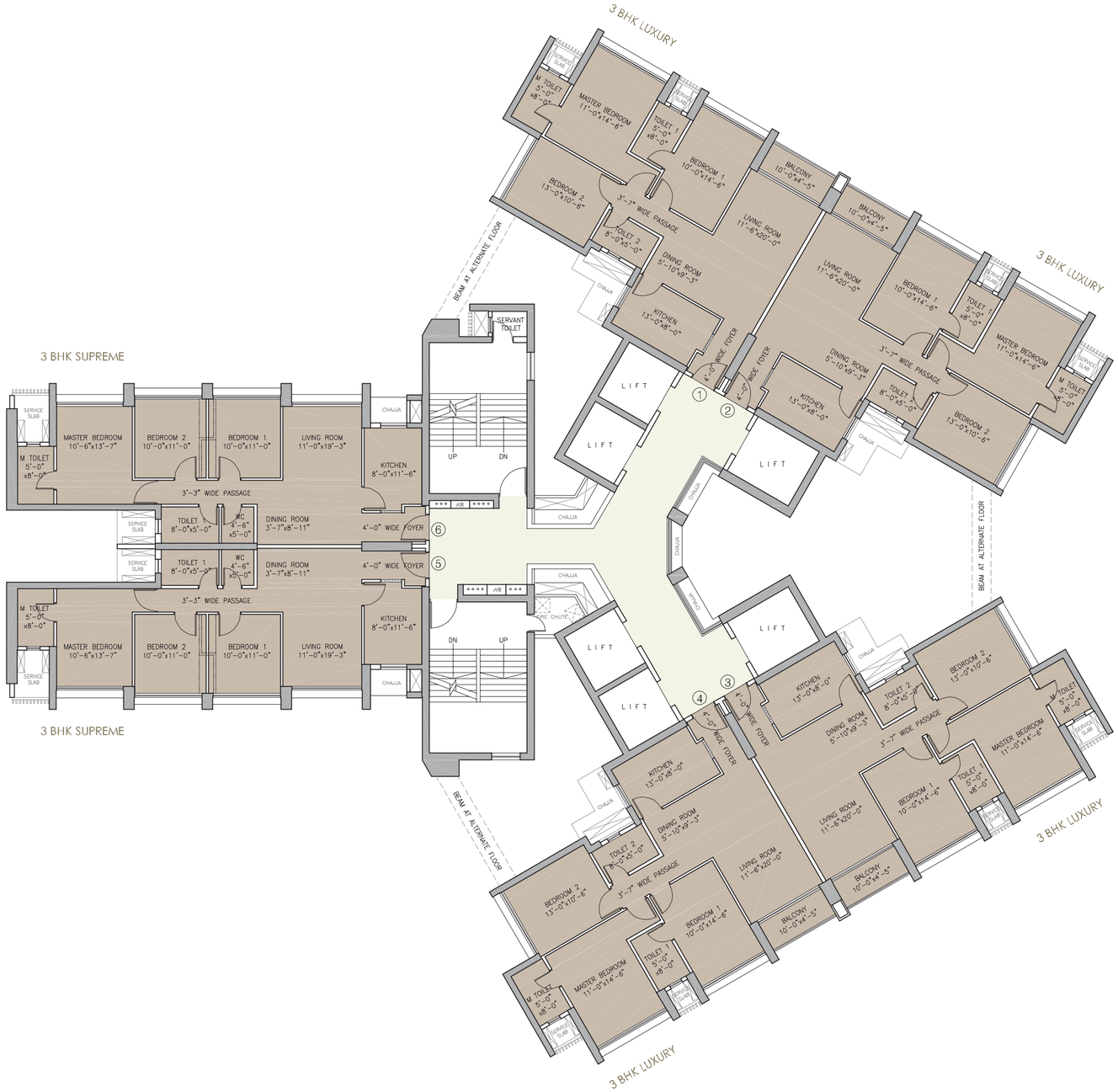

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TOWER A TYPICAL FLOOR PLAN - ZONE 2 (FLOORS 31st & ABOVE)

ETERNIA AT MULUND, MUMBAI

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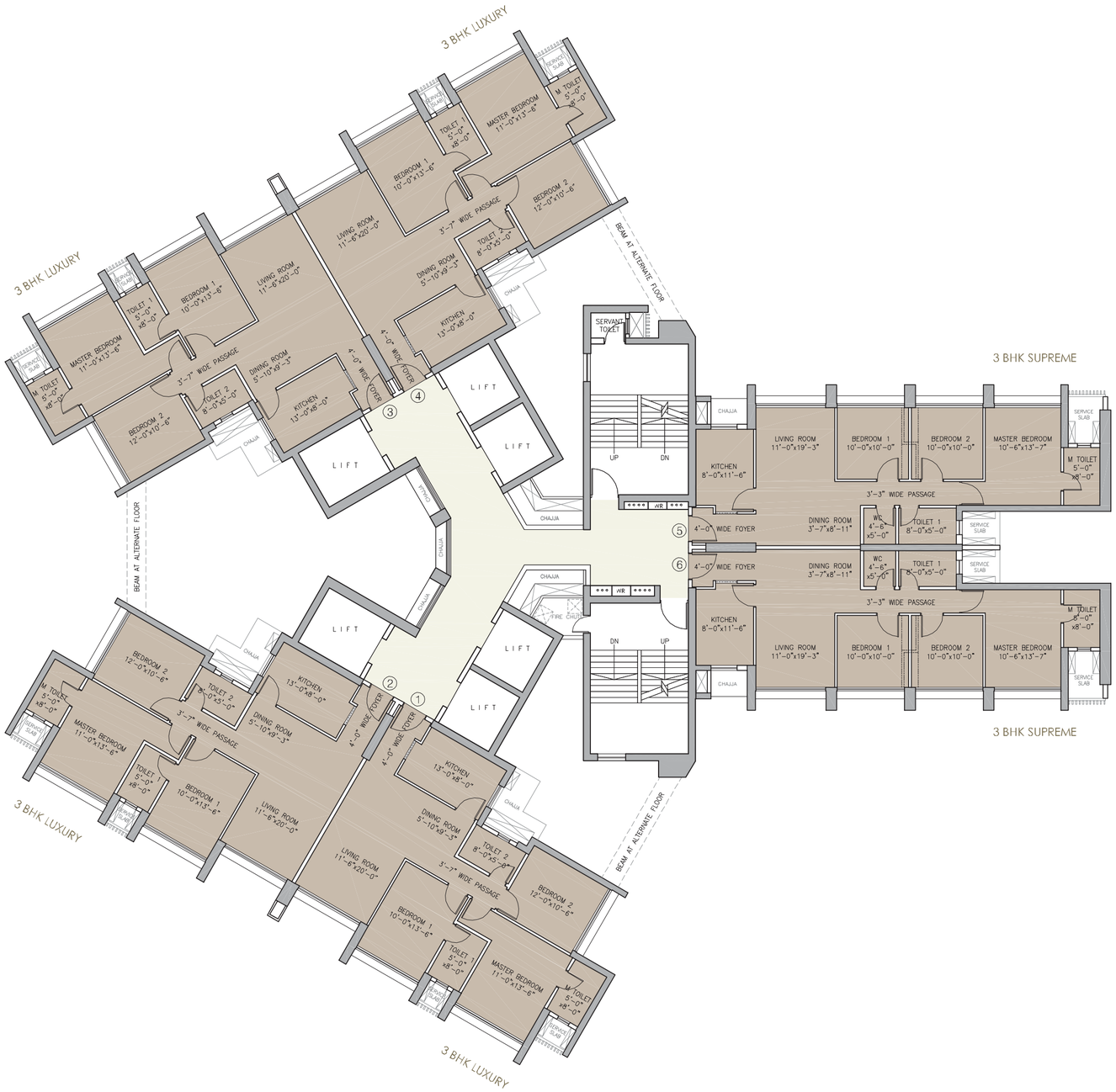

TOWER B TYPICAL FLOOR PLAN - ZONE 1 (FLOORS UPTO 30th)

ETERNIA AT MULUND, MUMBAI

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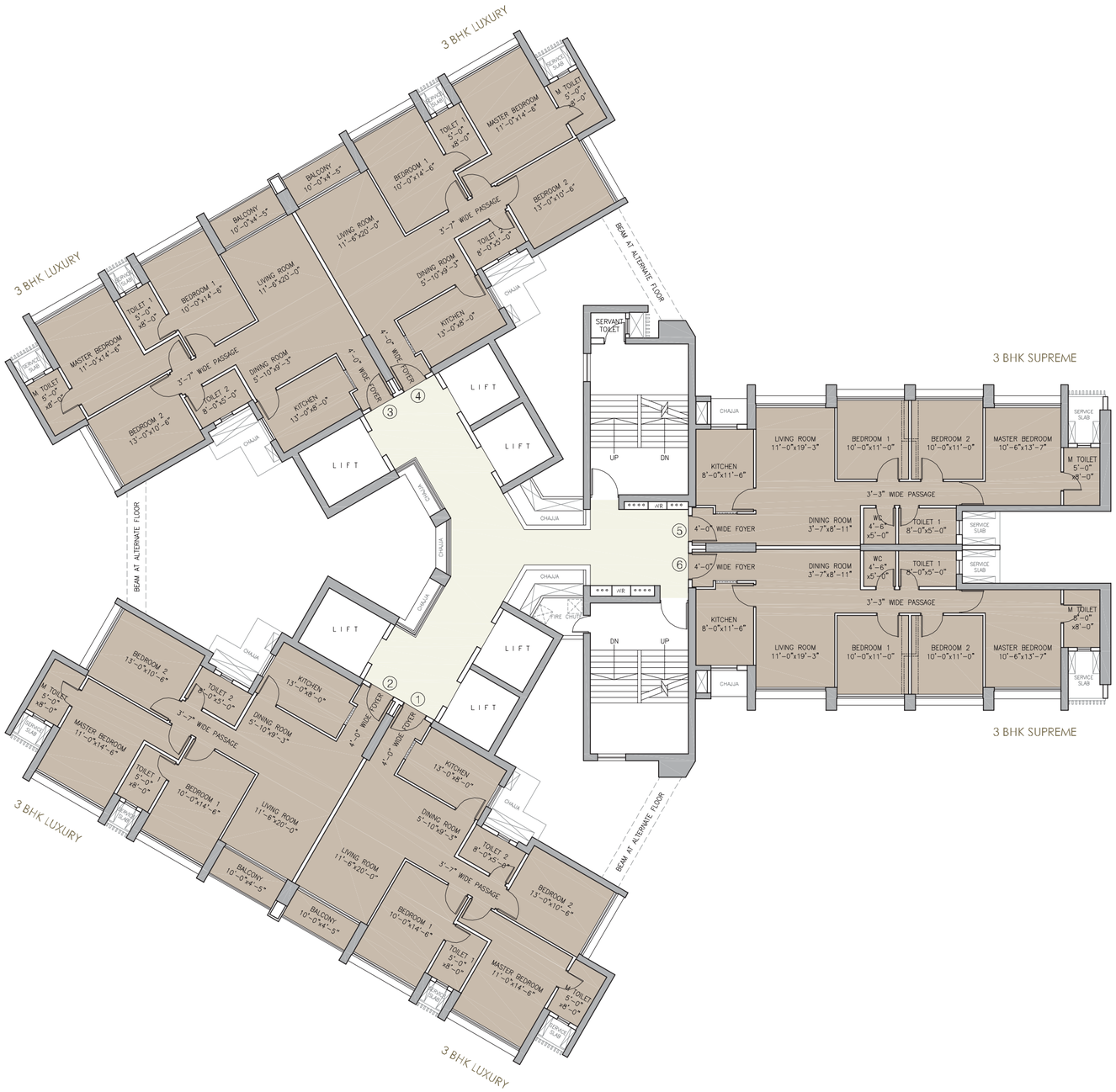

TOWER B TYPICAL FLOOR PLAN - ZONE 2 (FLOORS 31st & ABOVE)

ETERNIA AT MULUND, MUMBAI

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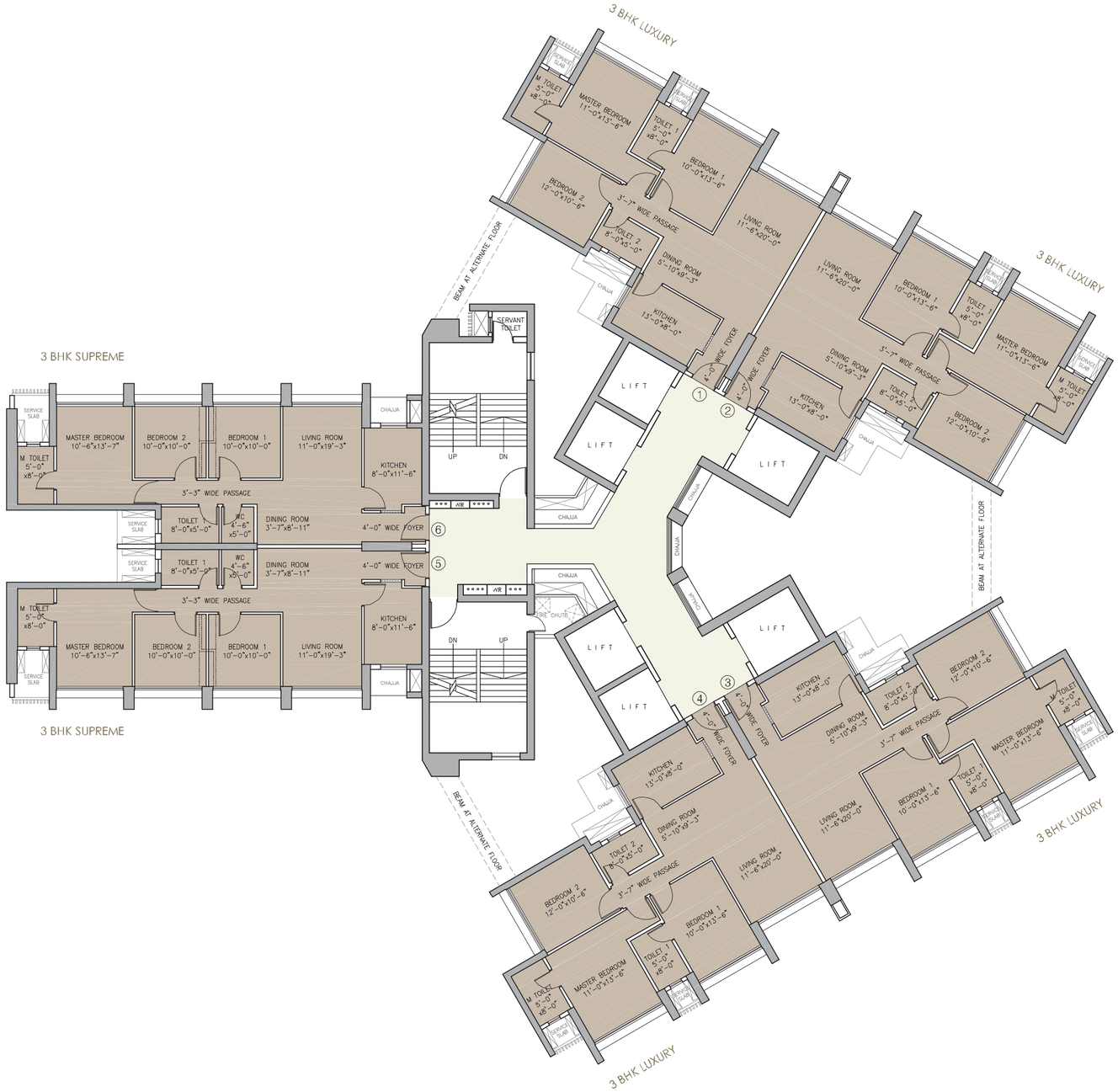

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TOWER C TYPICAL FLOOR PLAN - ZONE 1 (FLOORS UPTO 30th)

ETERNIA AT MULUND, MUMBAI

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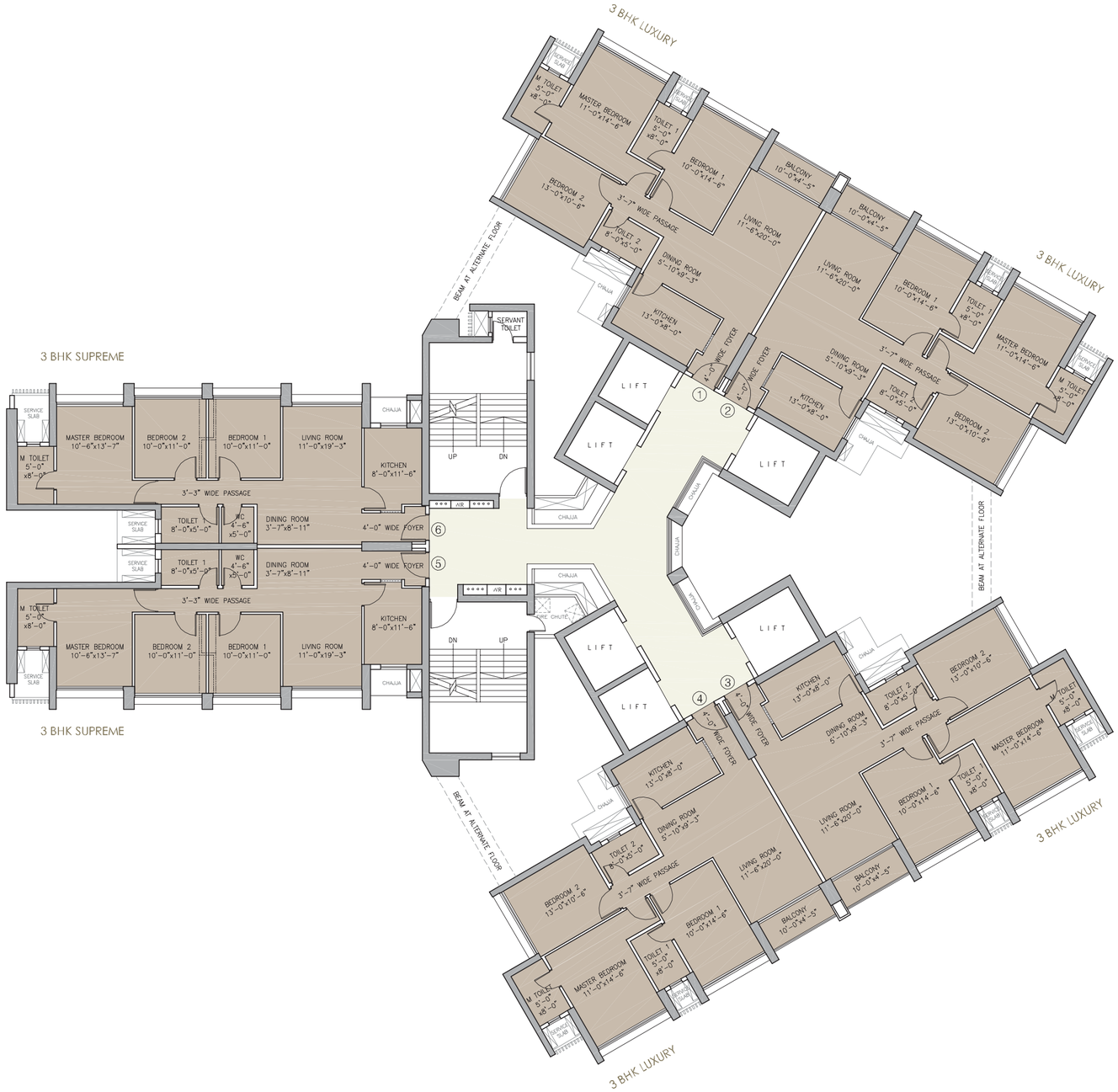

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TOWER C TYPICAL FLOOR PLAN - ZONE 2 (FLOORS 31st & ABOVE)

ETERNIA AT MULUND, MUMBAI

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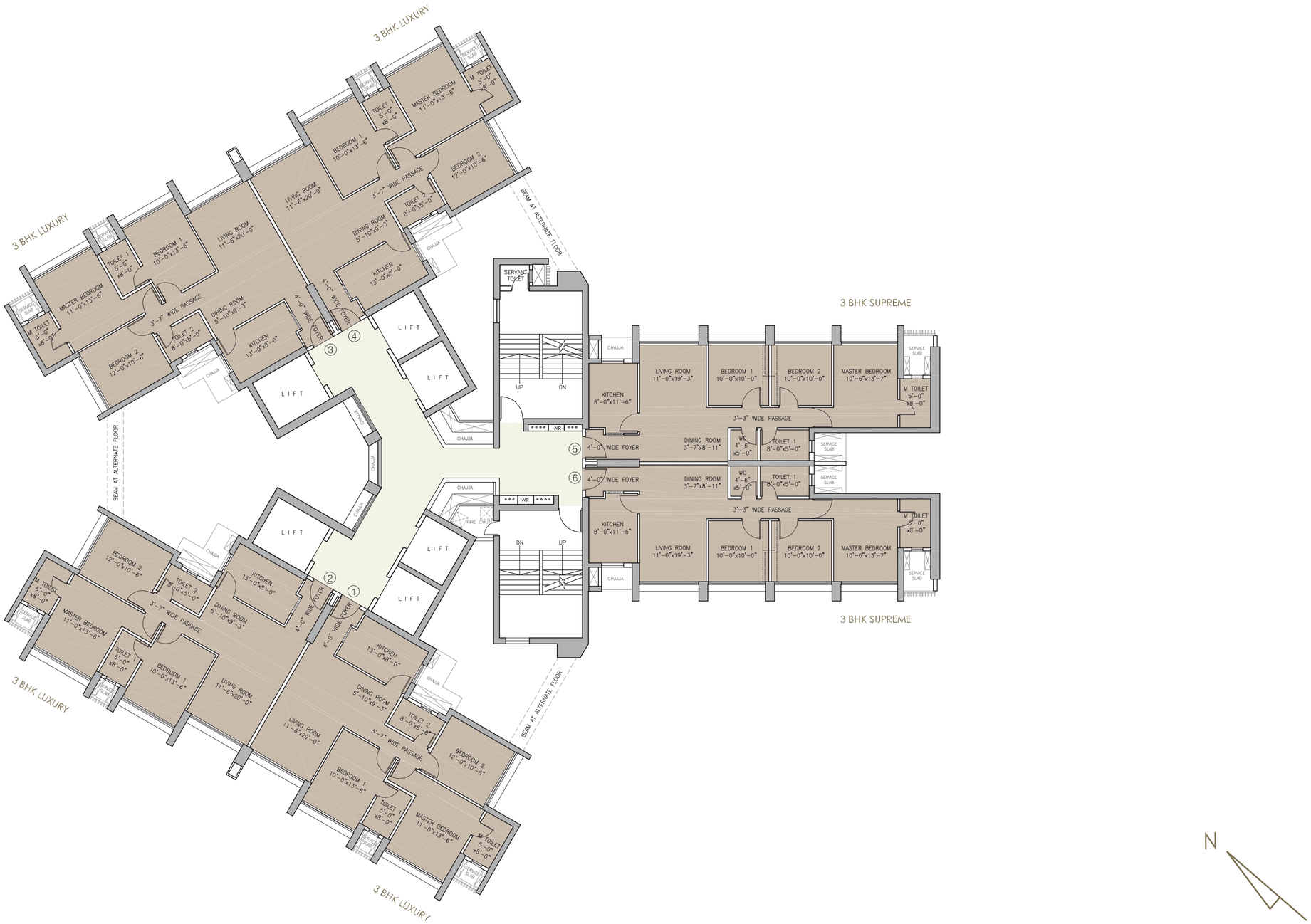

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TOWER D TYPICAL FLOOR PLAN - ZONE 1 (FLOORS UPTO 30th)

ETERNIA AT MULUND, MUMBAI

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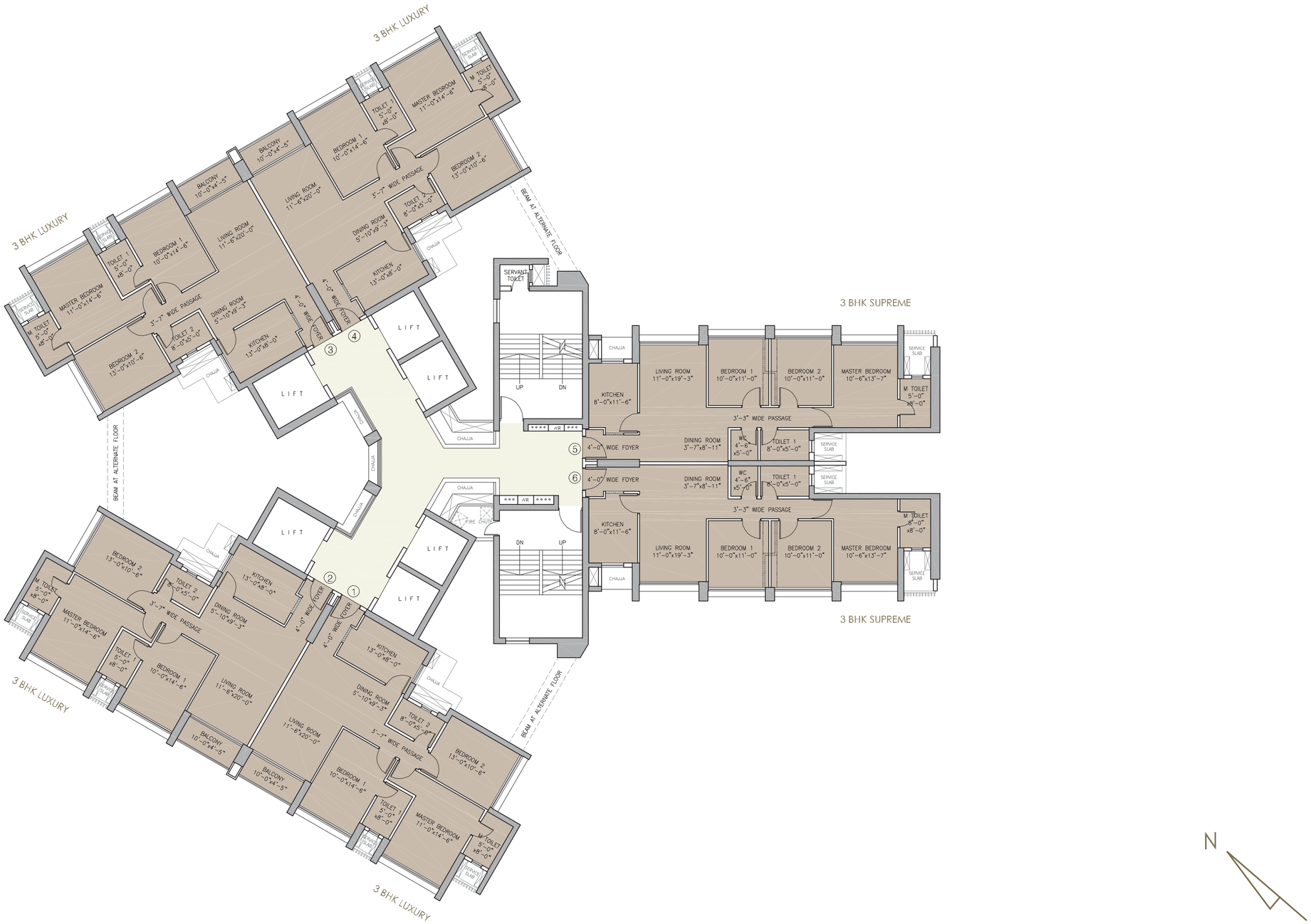

TOWER D TYPICAL FLOOR PLAN - ZONE 2 (FLOORS 31st & ABOVE)

ETERNIA AT MULUND, MUMBAI

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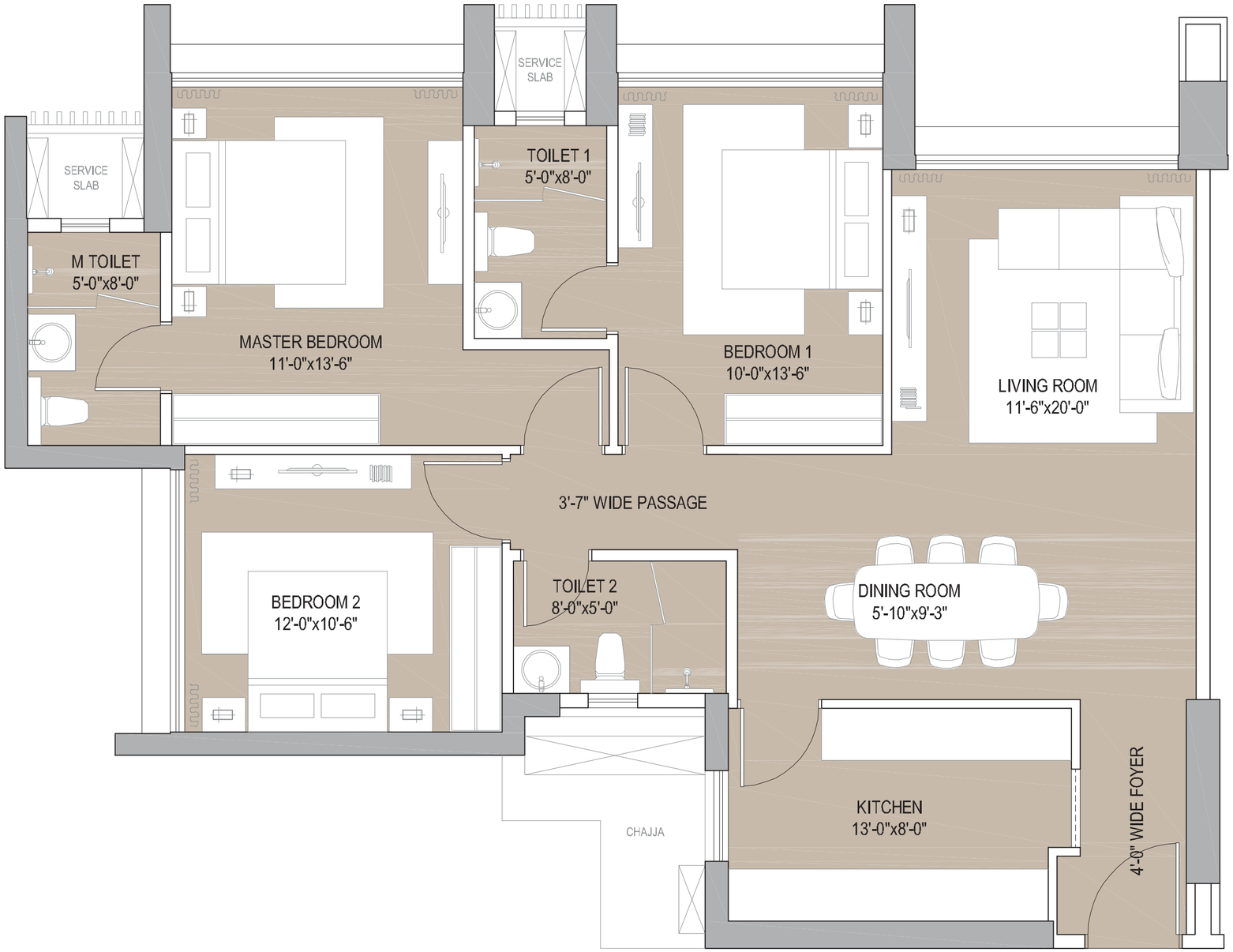

TYPICAL APARTMENT PLAN 3 BHK LUXURY - ZONE 1 (FLOORS UPTO 30th)

ETERNIA AT MULUND, MUMBAI

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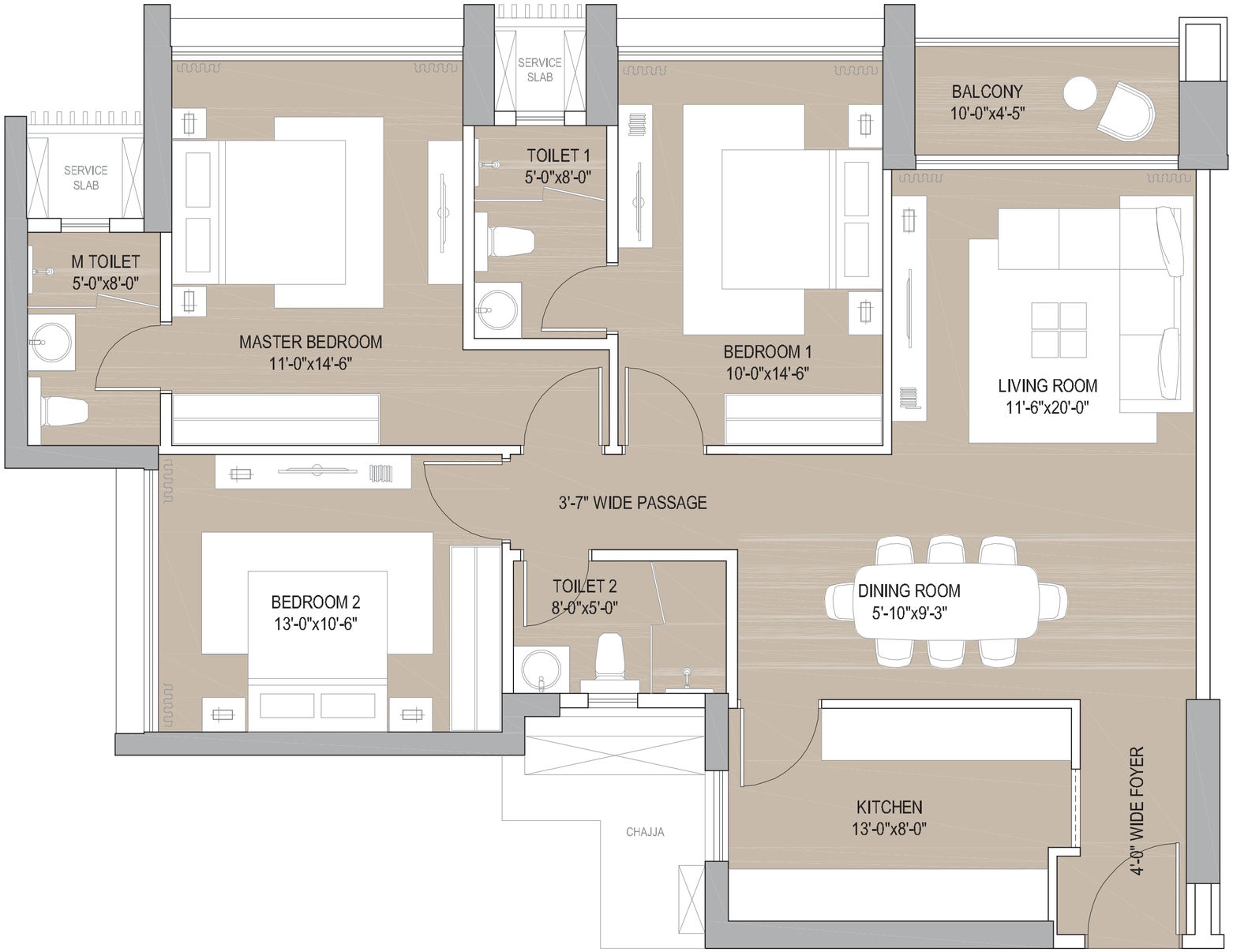

TYPICAL APARTMENT PLAN 3 BHK LUXURY - ZONE 2 (FLOORS 31st & ABOVE)

ETERNIA AT MULUND, MUMBAI

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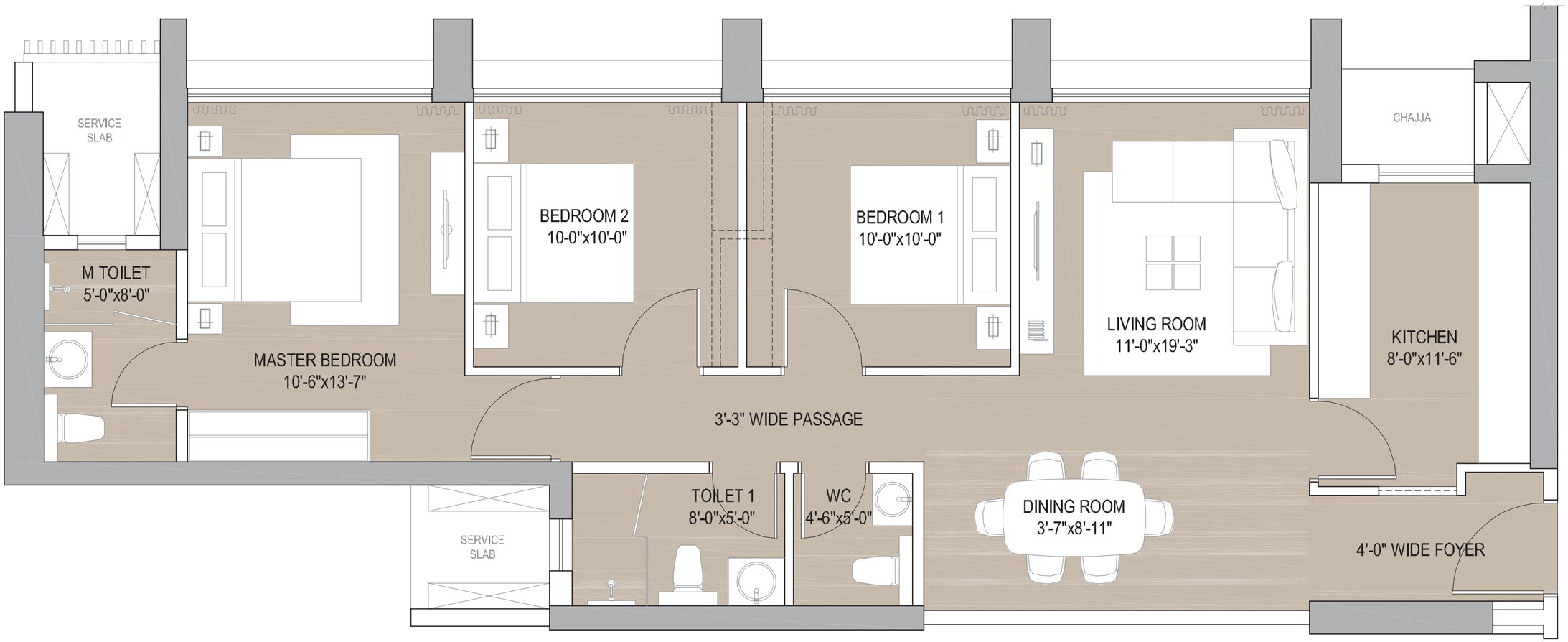

TYPICAL APARTMENT PLAN 3 BHK SUPREME - ZONE 1 (FLOORS UPTO 30th)

ETERNIA AT MULUND, MUMBAI

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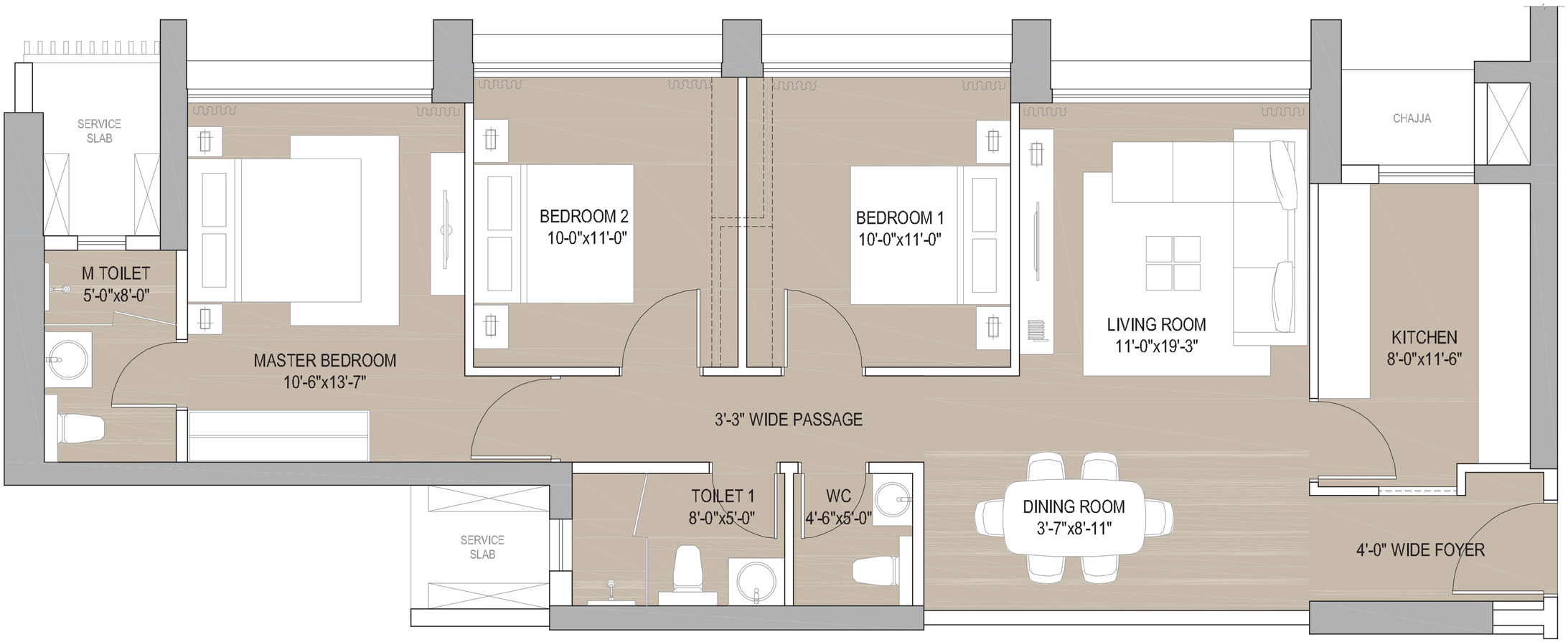

TYPICAL APARTMENT PLAN 3 BHK SUPREME - ZONE 2 (FLOORS 31st & ABOVE)

ETERNIA AT MULUND, MUMBAI

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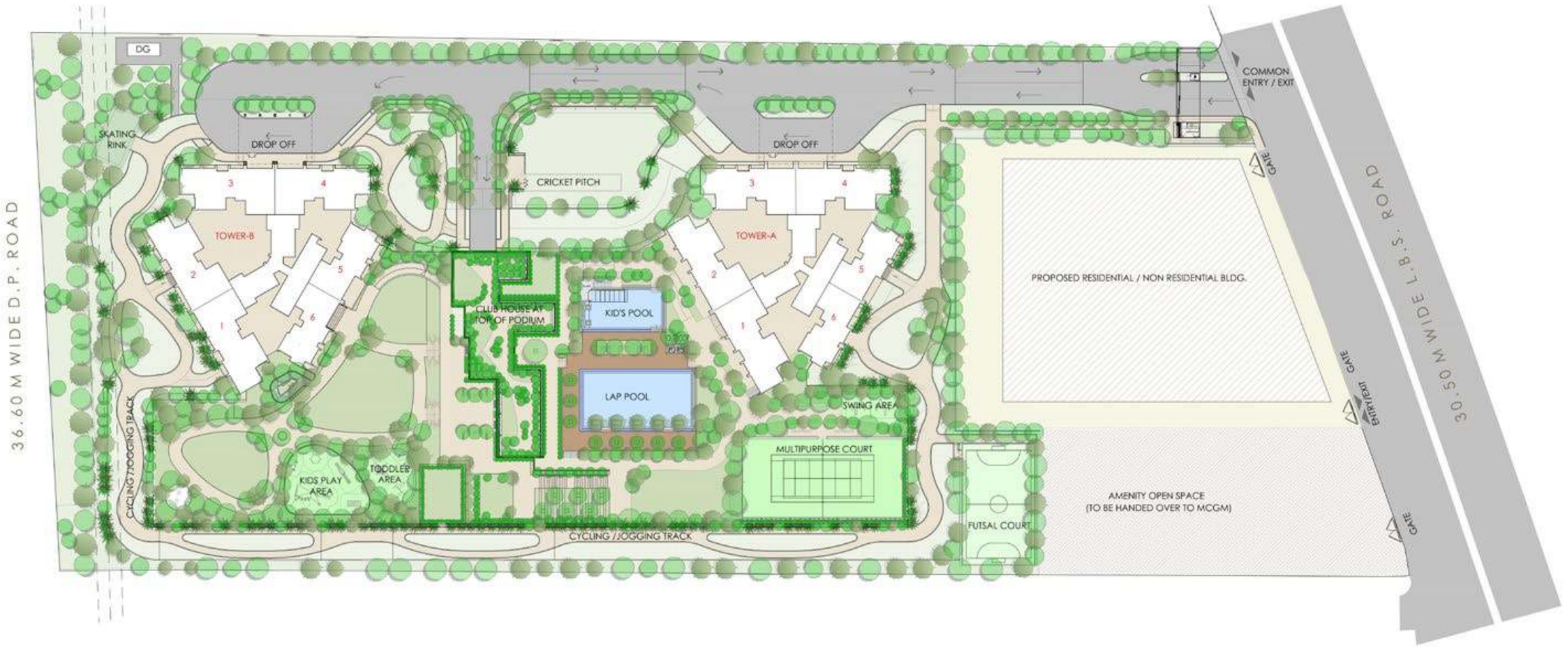
ENIGMA

SITE / FLOOR & APARTMENT PLANS



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SITE PLAN

ENIGMA AT MULUND, MUMBAI

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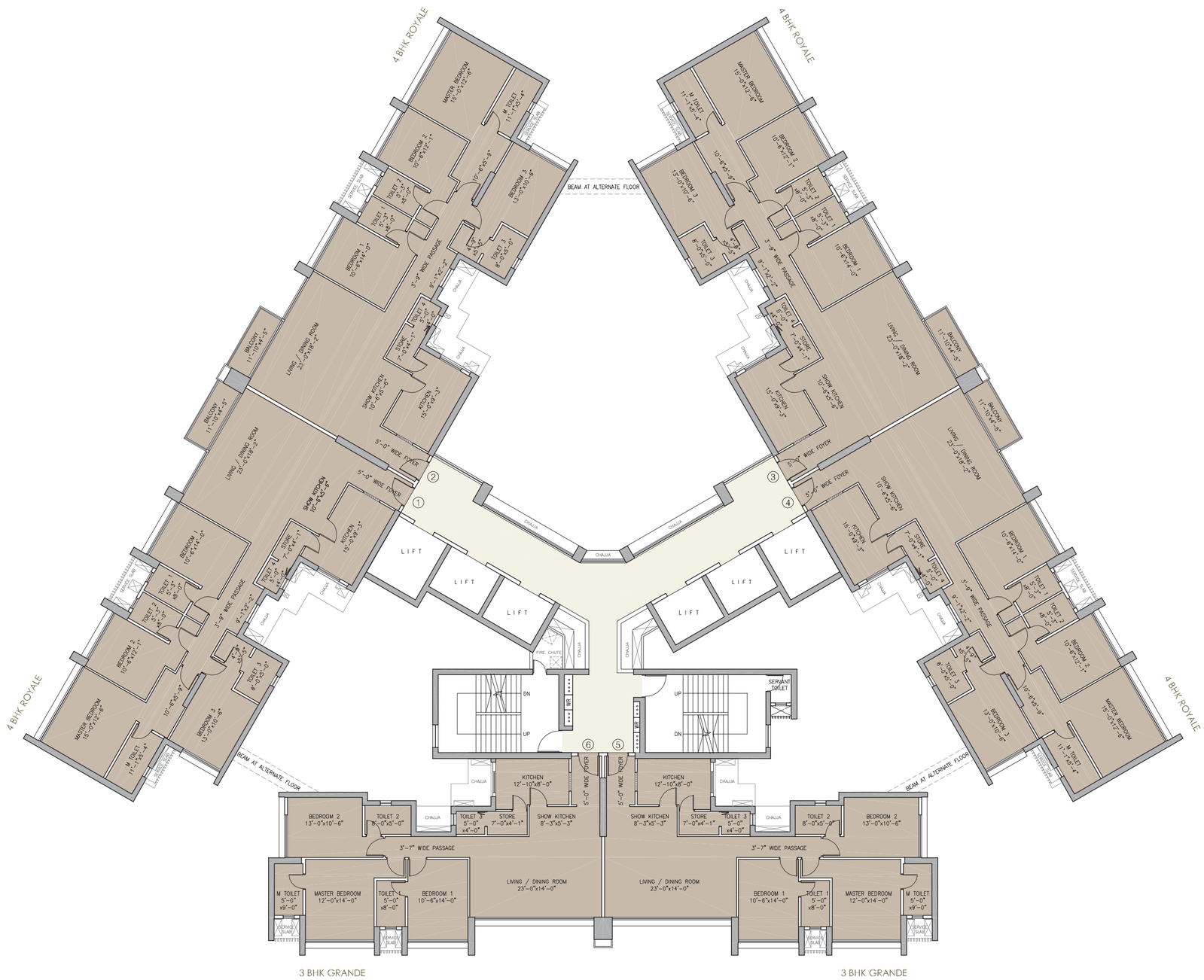

TOWER A TYPICAL FLOOR PLAN - ZONE 1 (FLOORS UP TO 22nd)

ENIGMA AT MULUND, MUMBAI

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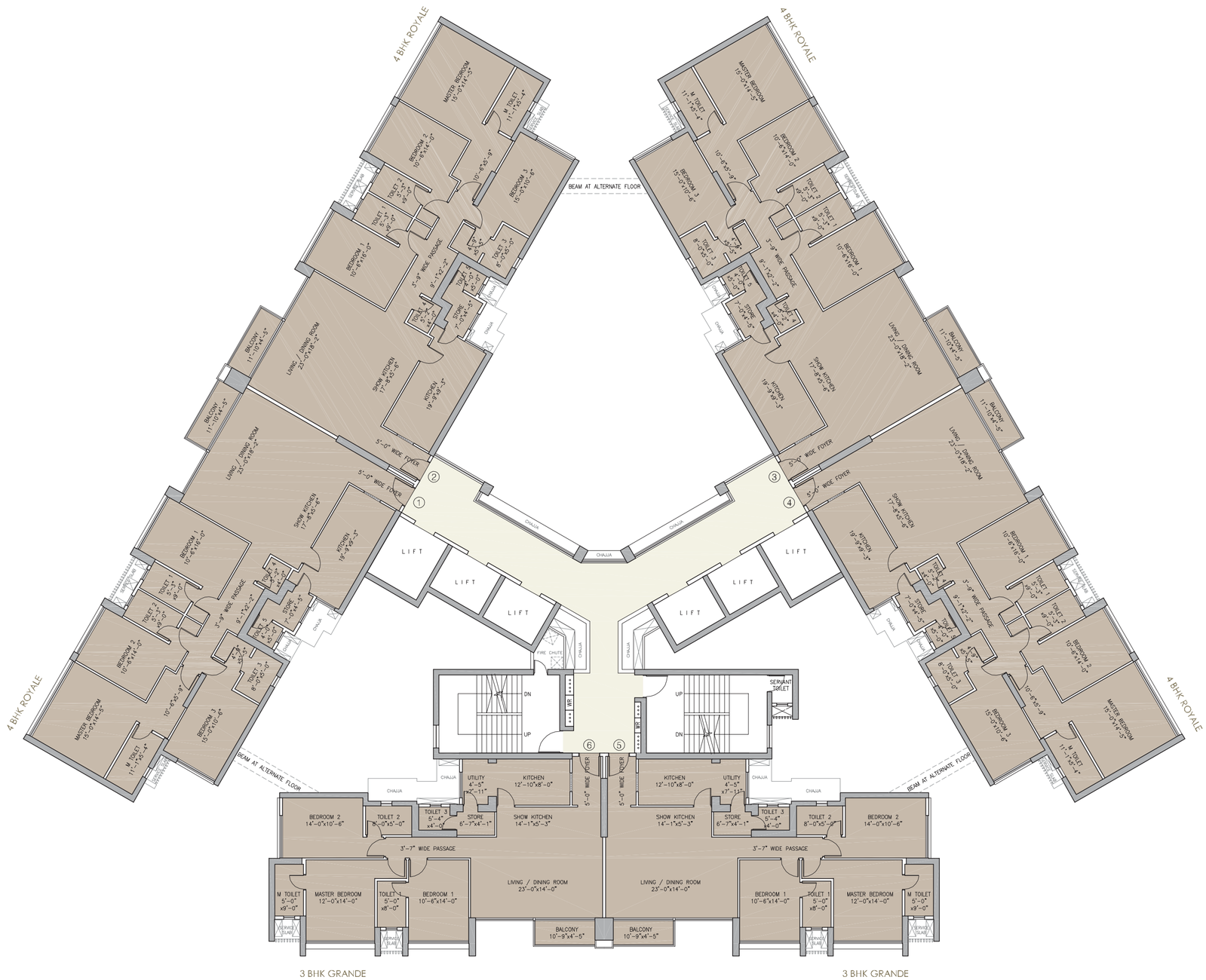

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TOWER A TYPICAL FLOOR PLAN - ZONE 2 (FLOORS 23rd and ABOVE)

ENIGMA AT MULUND, MUMBAI

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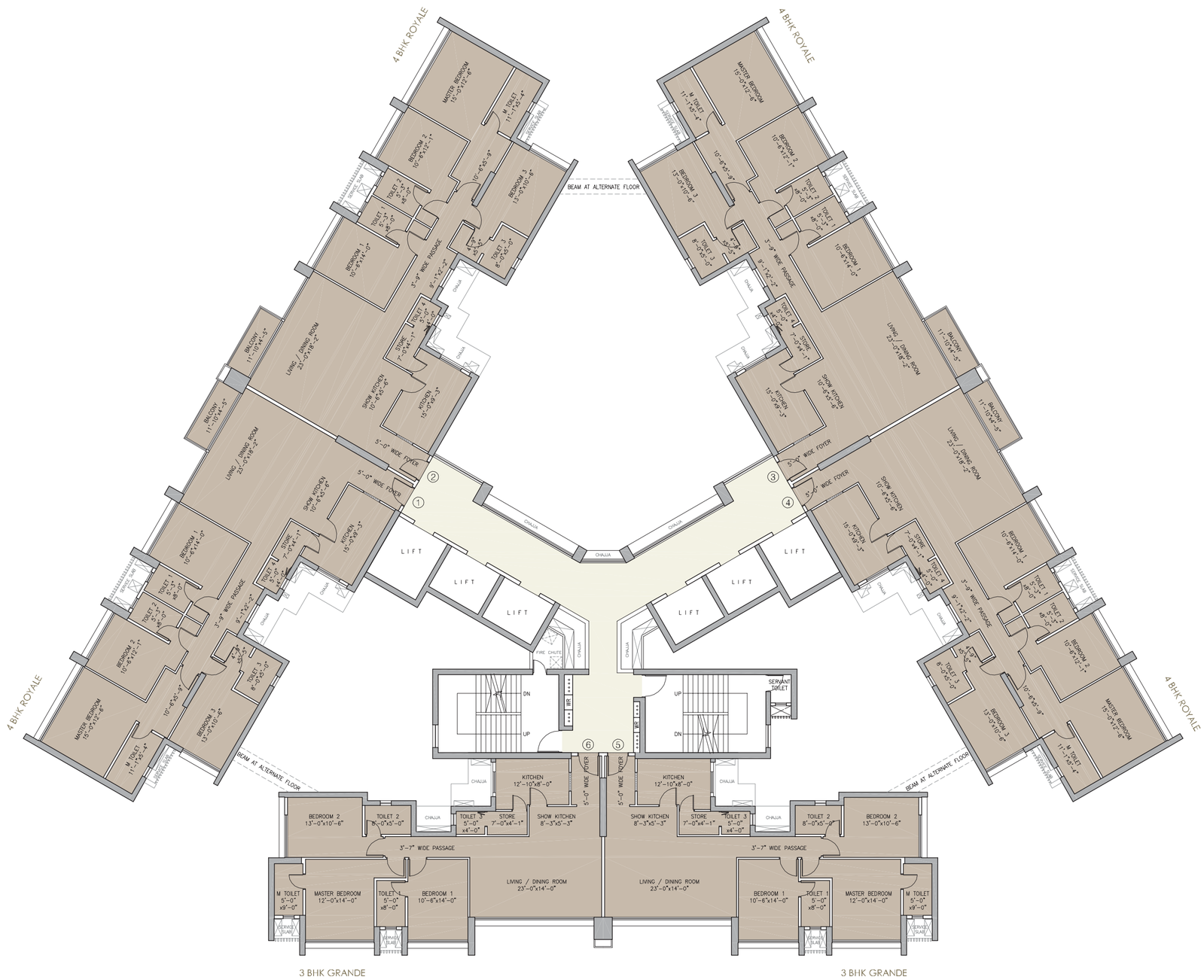

TOWER B TYPICAL FLOOR PLAN - ZONE 1 (FLOORS UP TO 22nd)

ENIGMA AT MULUND, MUMBAI

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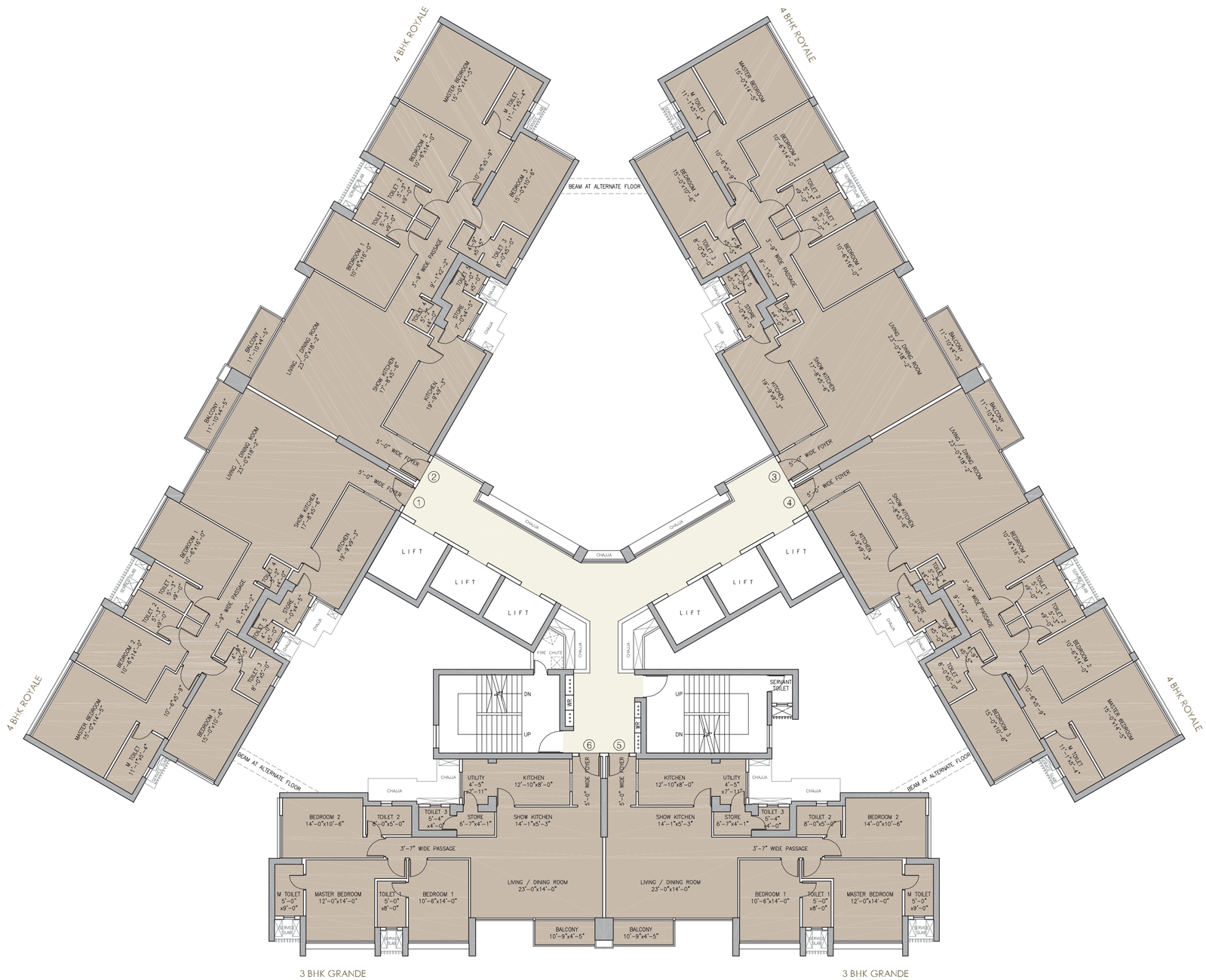

TOWER B TYPICAL FLOOR PLAN - ZONE 2 (FLOORS 23rd and ABOVE)

ENIGMA AT MULUND, MUMBAI

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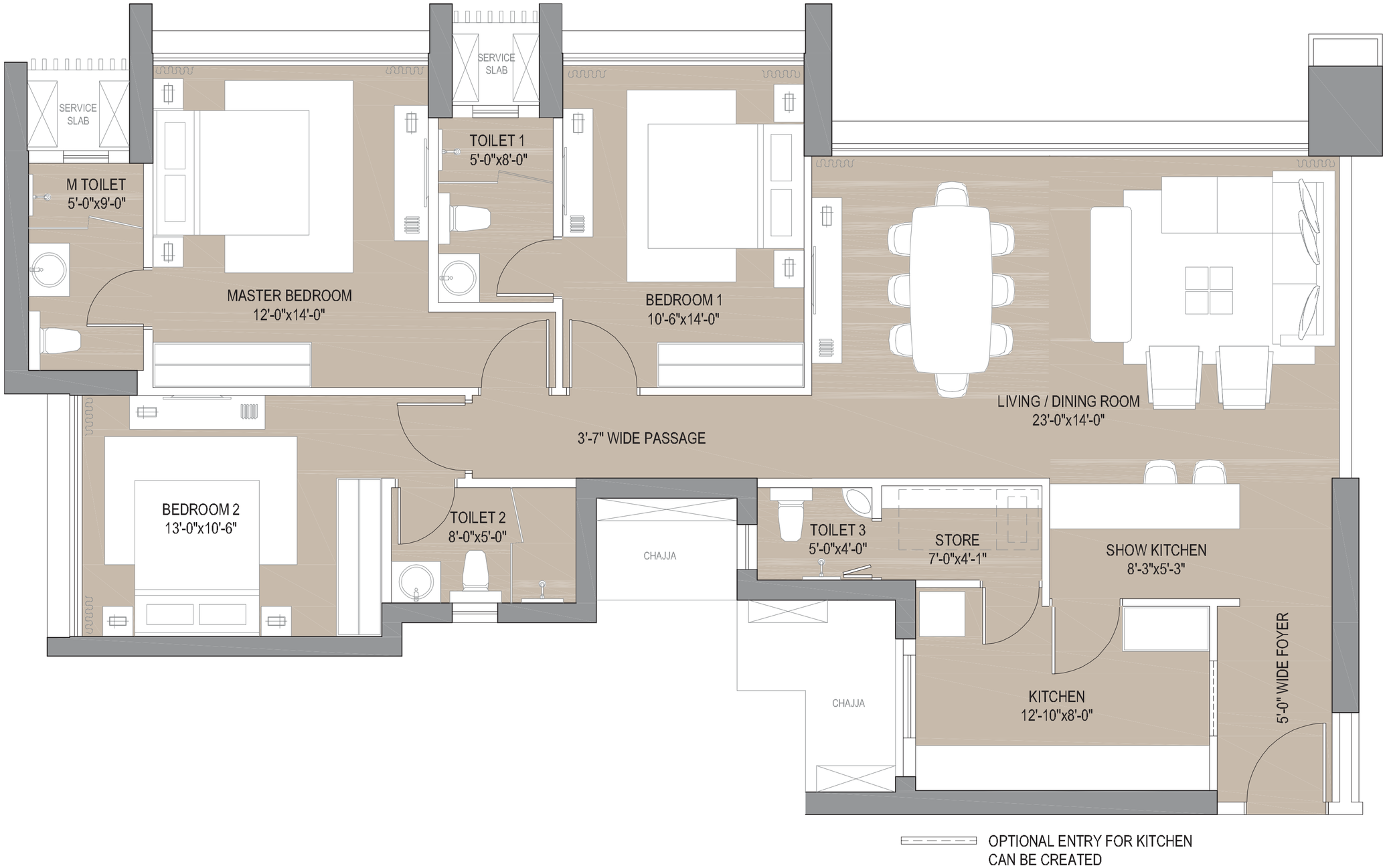

TYPICAL APARTMENT PLAN 3 BHK GRANDE - ZONE 1 (FLOORS 2nd TO 22nd)

ENIGMA AT MULUND, MUMBAI

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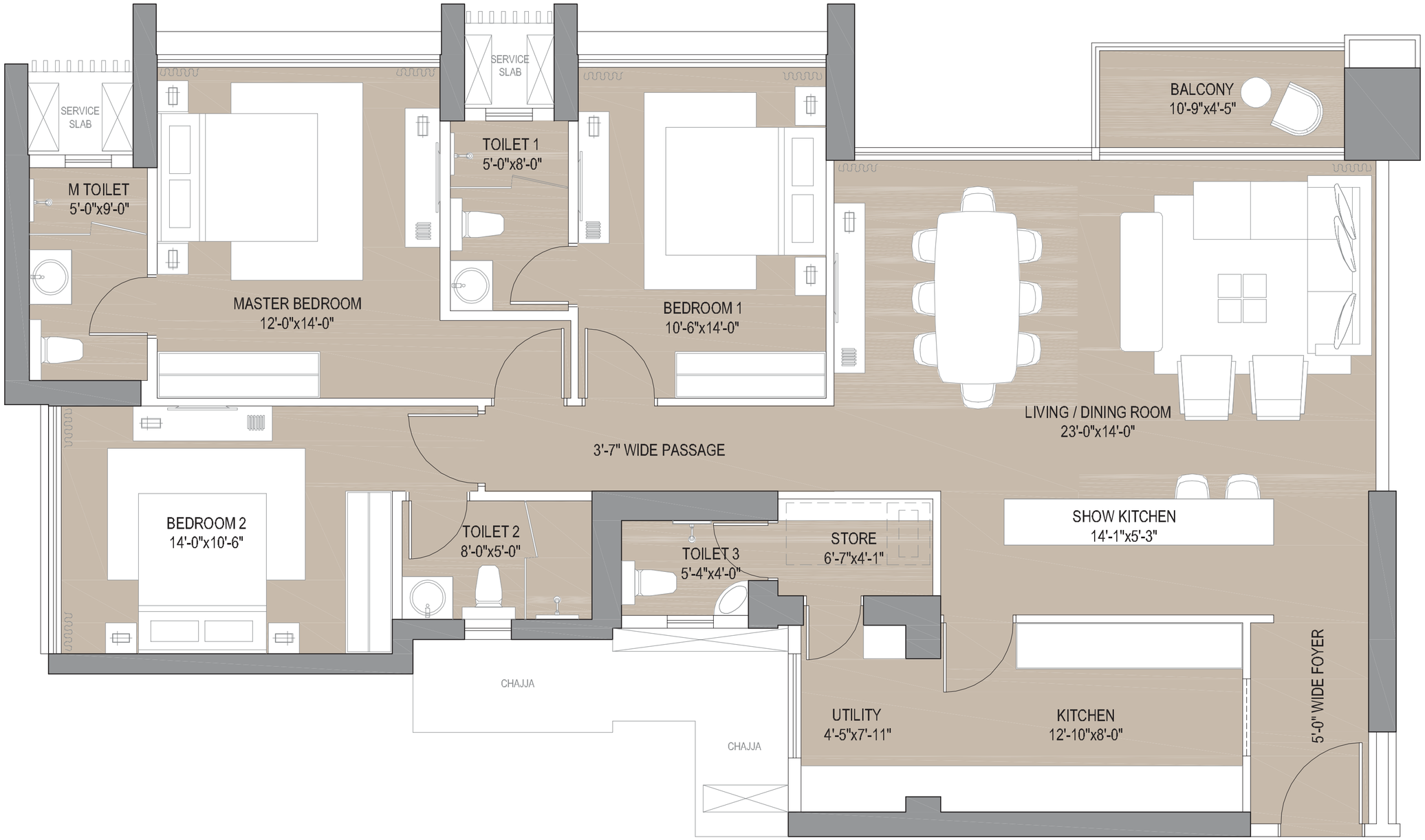

TYPICAL APARTMENT PLAN 3 BHK GRANDE - ZONE 2 (FLOORS 23rd and ABOVE)

ENIGMA AT MULUND, MUMBAI

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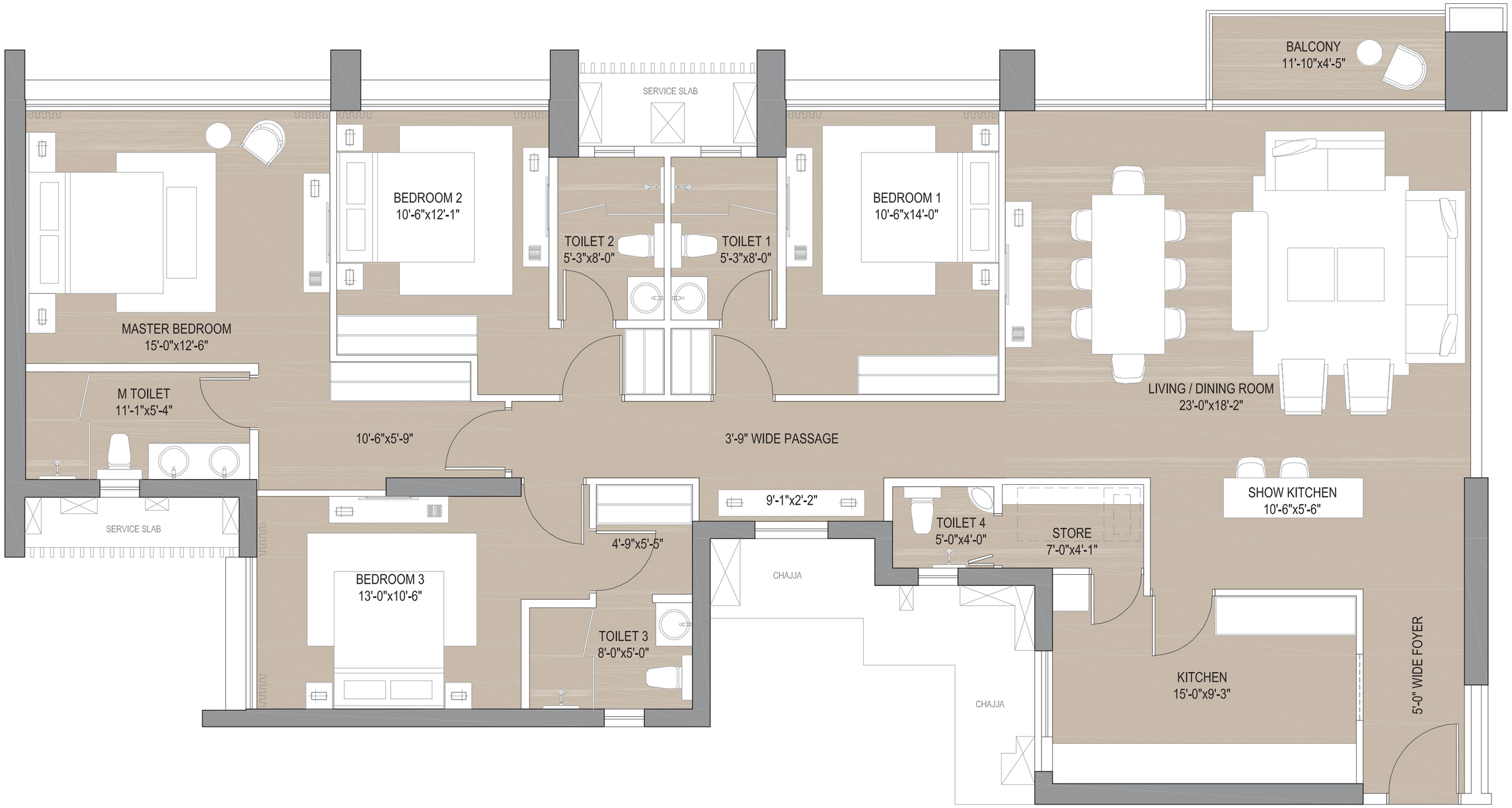

TYPICAL APARTMENT PLAN 4 BHK ROYALE - ZONE 1 (FLOORS 2nd TO 22nd)

ENIGMA AT MULUND, MUMBAI

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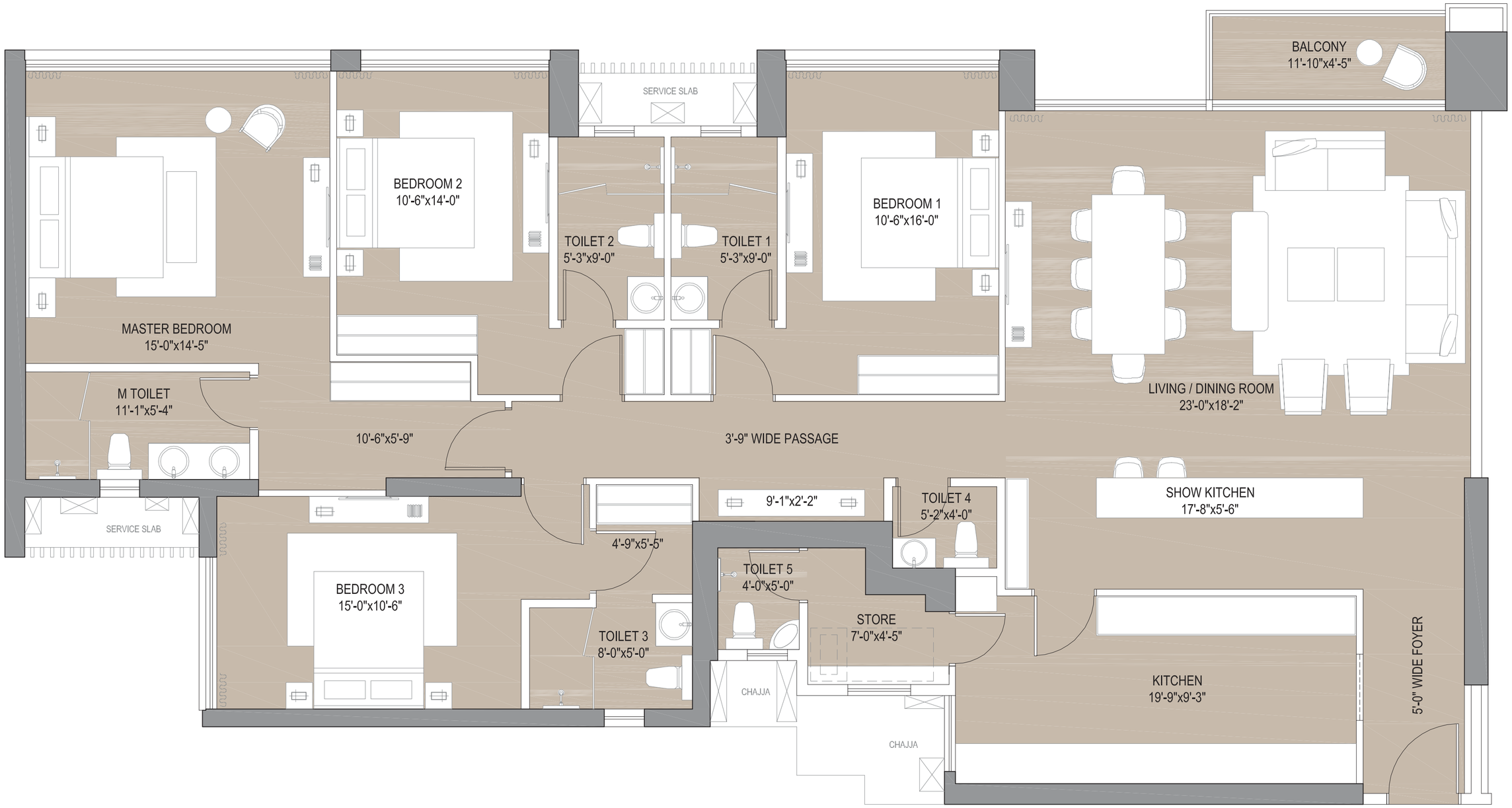

TYPICAL APARTMENT PLAN 4 BHK ROYALE - ZONE 2 (FLOORS 23rd and ABOVE)

ENIGMA AT MULUND, MUMBAI

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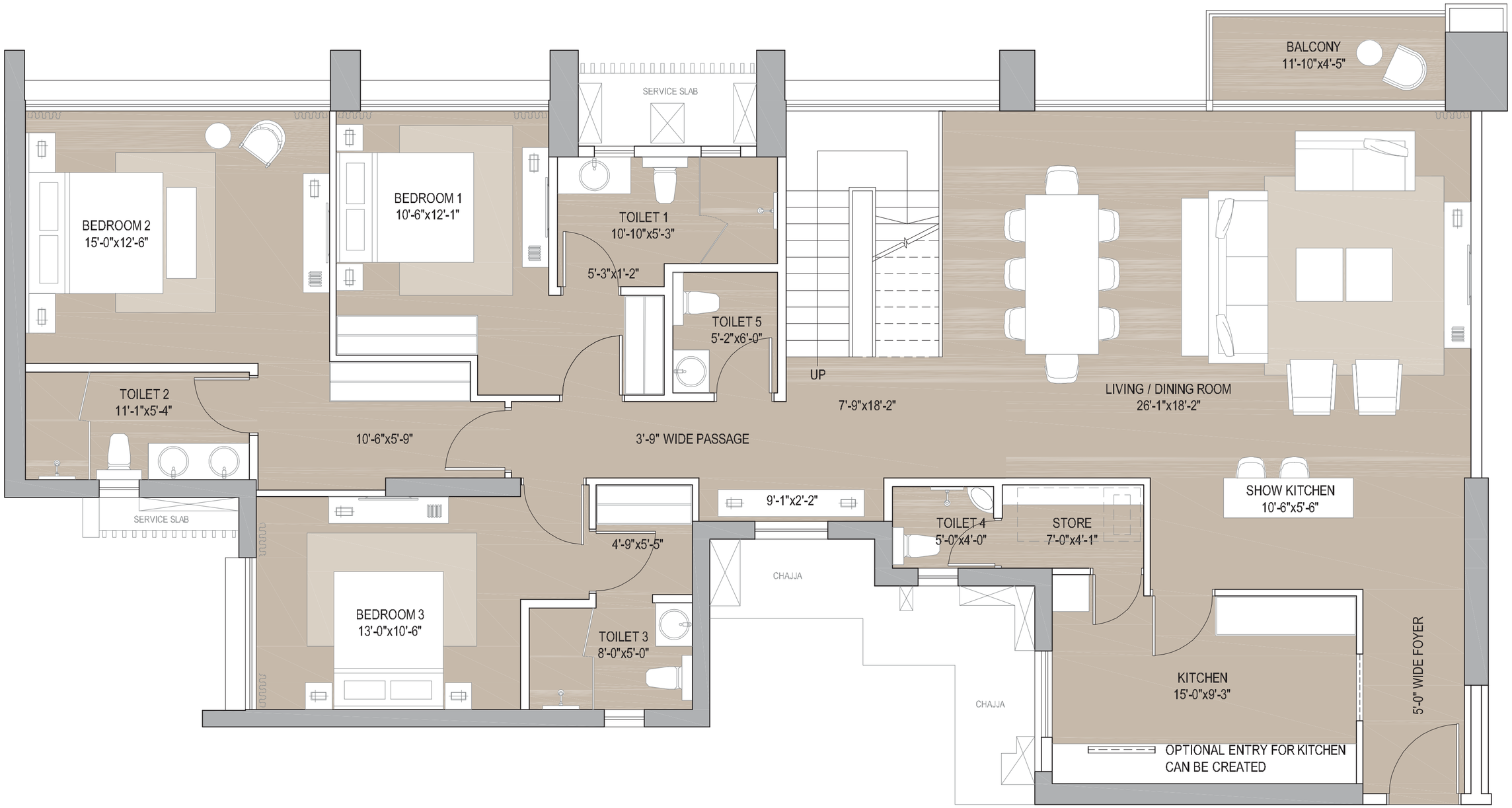

TYPICAL APARTMENT PLAN ROYALE DUPLEX LOWER LEVEL - ZONE 1

ENIGMA AT MULUND, MUMBAI

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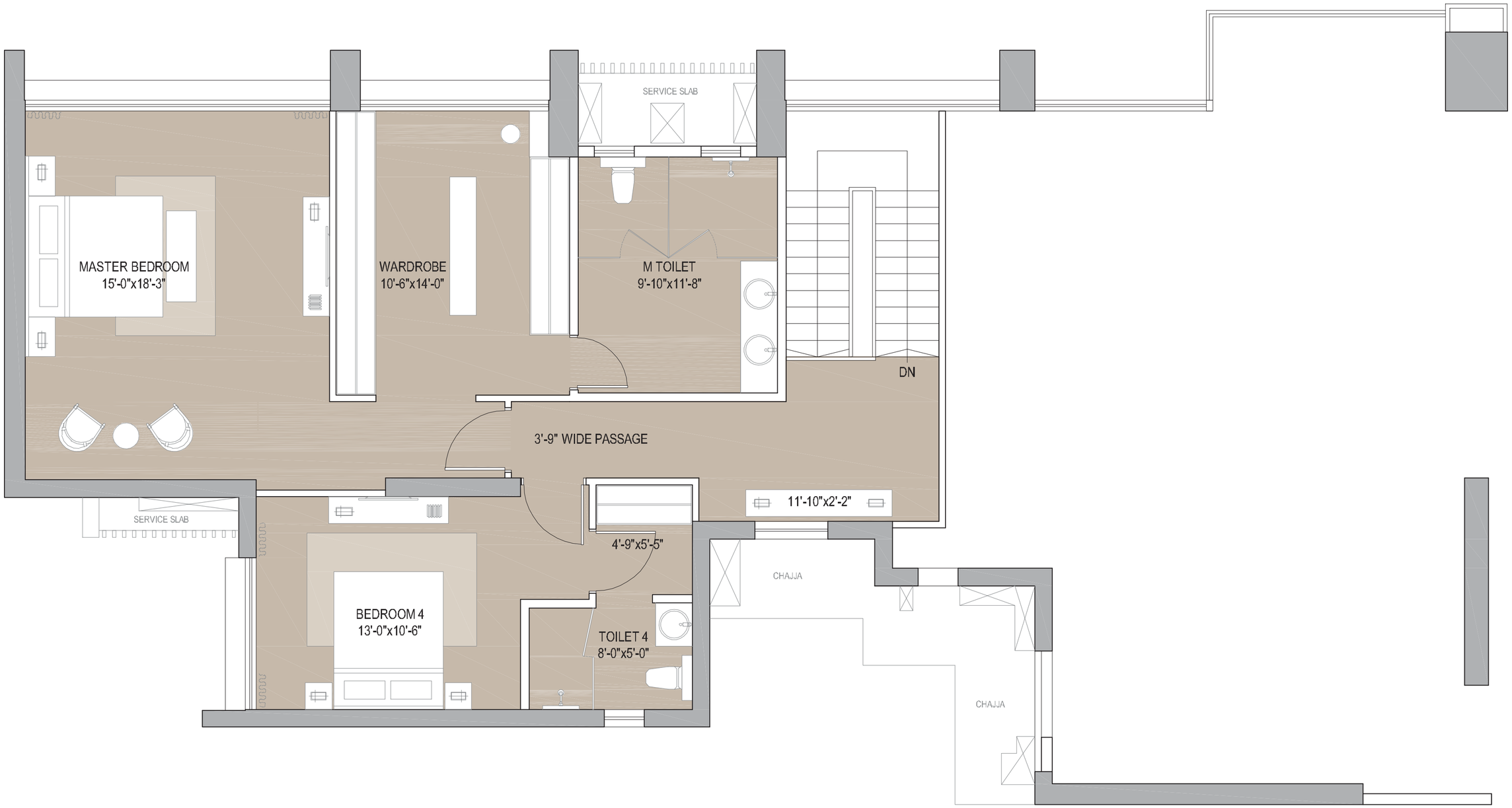

TYPICAL APARTMENT PLAN ROYALE DUPLEX UPPER LEVEL - ZONE 1

ENIGMA AT MULUND, MUMBAI

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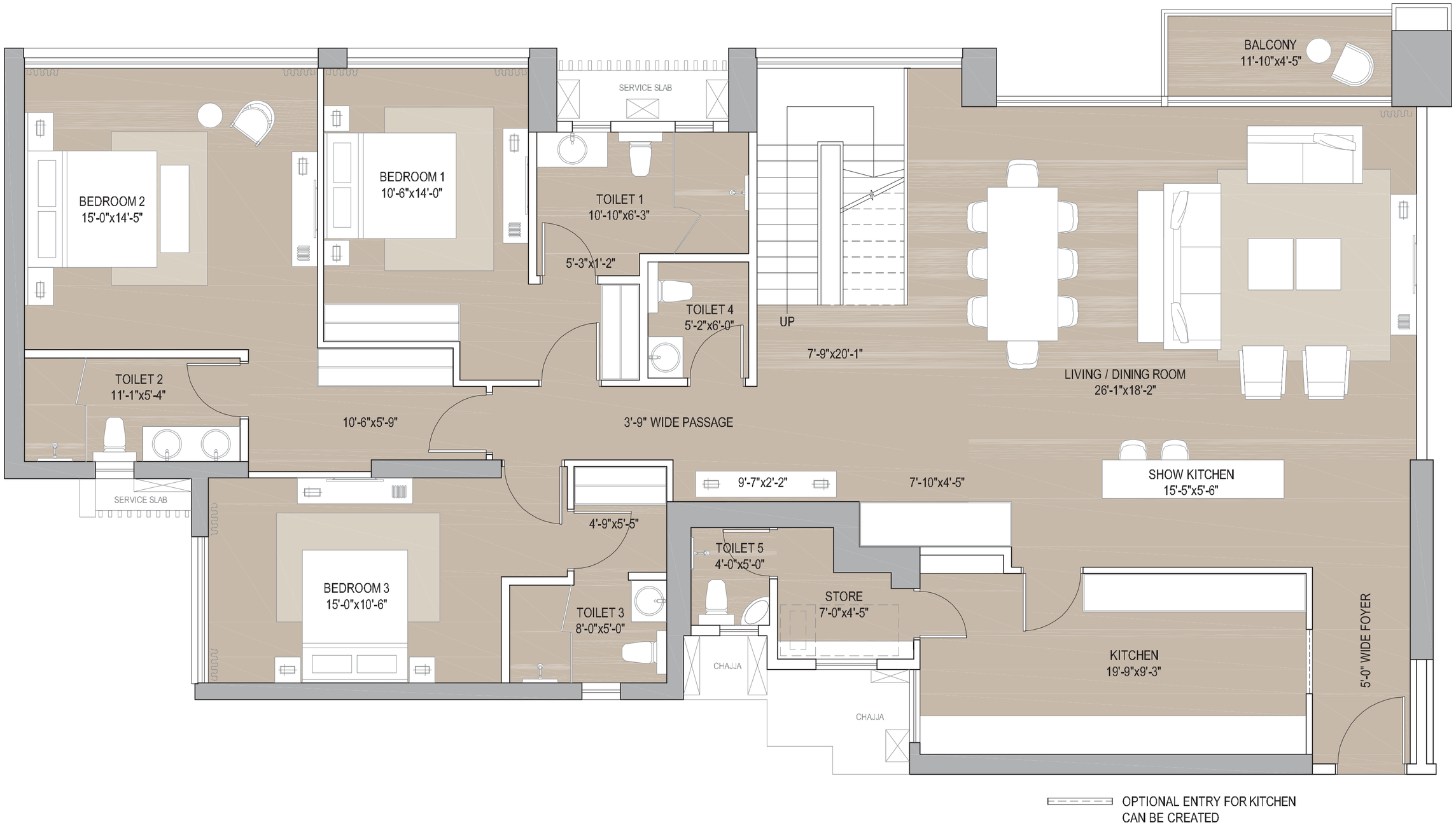

TYPICAL APARTMENT PLAN ROYALE DUPLEX LOWER LEVEL - ZONE 2

ENIGMA AT MULUND, MUMBAI

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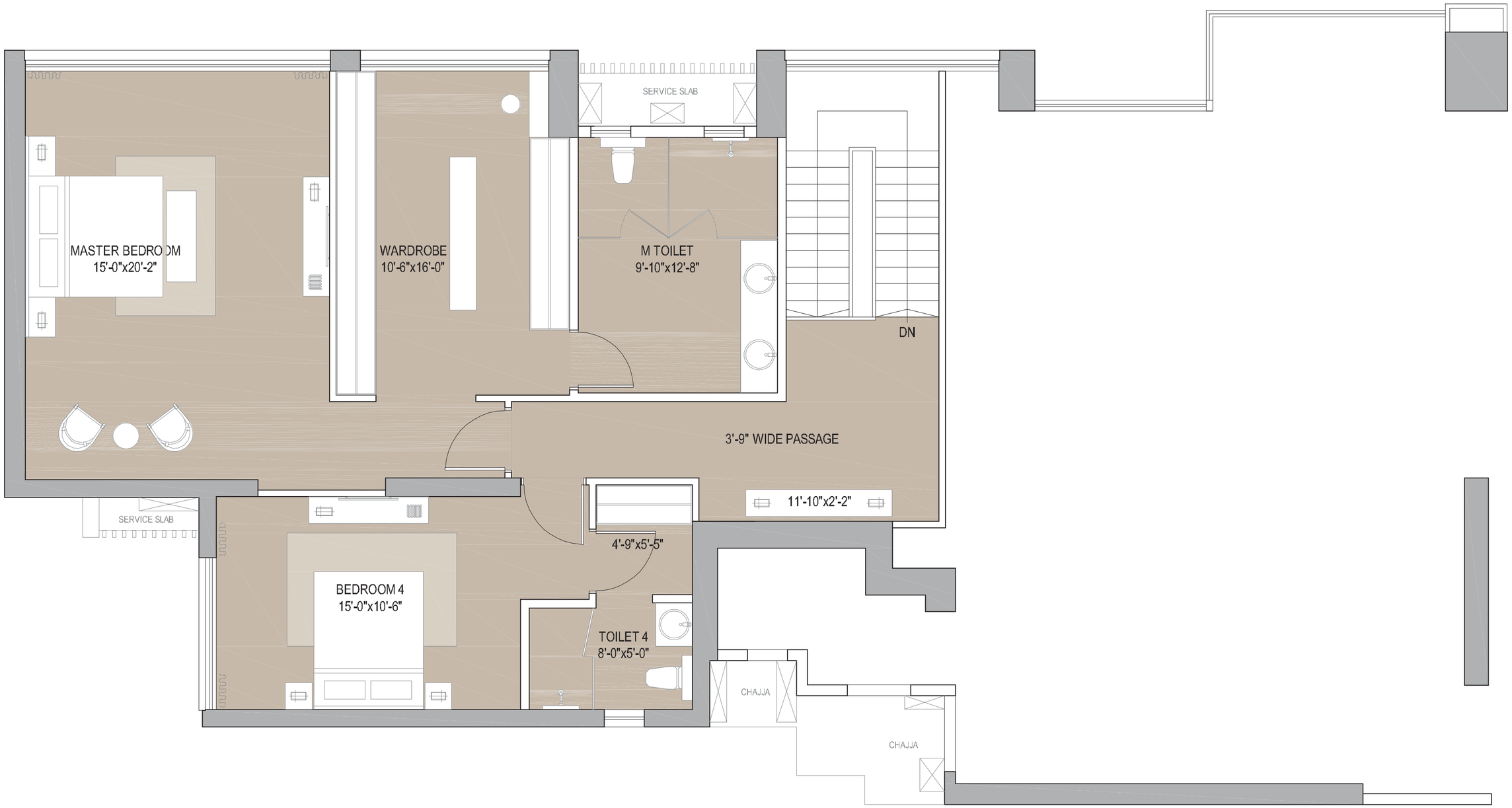

TYPICAL APARTMENT PLAN ROYALE DUPLEX UPPER LEVEL - ZONE 2

ENIGMA AT MULUND, MUMBAI

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