

Project By



**NIRBAN  
GROUP**

**OFFICE ADDRESS:**

Bismillah Residency, 2nd Floor, 514-520, Sir JJ Road, Opposite JJ hospital, Nagpada, Mumbai-400008.

**SITE ADDRESS:**

**NIRBAN AVENUE 1**

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MahaRERA Registration No.: **P51900056382** & also available at [www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)

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**NIRBAN 1  
AVENUE 1**

**1BHK**  
Elite Homes



**NIRBAN  
GROUP**

Jerbai Wadia Road, Parel, Mumbai

NIRBAN  
AVENUE 1

# Elevating everyday living

Nirban Avenue 1 presents well-crafted 1 BHK residences within a contemporary high-rise that captures attention with its distinctive elevation and bold architectural form. From the grand double-height entrance lobby to the multi-level parking and beautifully planned residential floors above, every aspect showcases refined design and urban sophistication. With exceptional architecture and thoughtful detailing, Nirban Avenue 1 isn't just a home it's an expression of refined living and modern distinction.

# Where Comfort Reigns

Experience a modern lifestyle in one of South Mumbai's oldest and most historic locales, renowned for its timeless charm. The project also offers an impressive range of rooftop amenities, designed to elevate your lifestyle and everyday living.



Double-Height  
Entrance  
Lobby.



Kids play area



Multi-level  
podium for  
car parking.



Yoga centre/  
gym on the  
roof top.



Walking track



2 Spacious  
Lifts for Car  
Parking



24/7 security  
with and  
integrated  
video door  
phone systems  
connected  
to each  
apartment.



Senior citizen  
sitting area



High-speed  
elevators.

Because  
**Childhood deserves**  
its own Place of  
**Happiness**

iStock™  
Credit: triloks

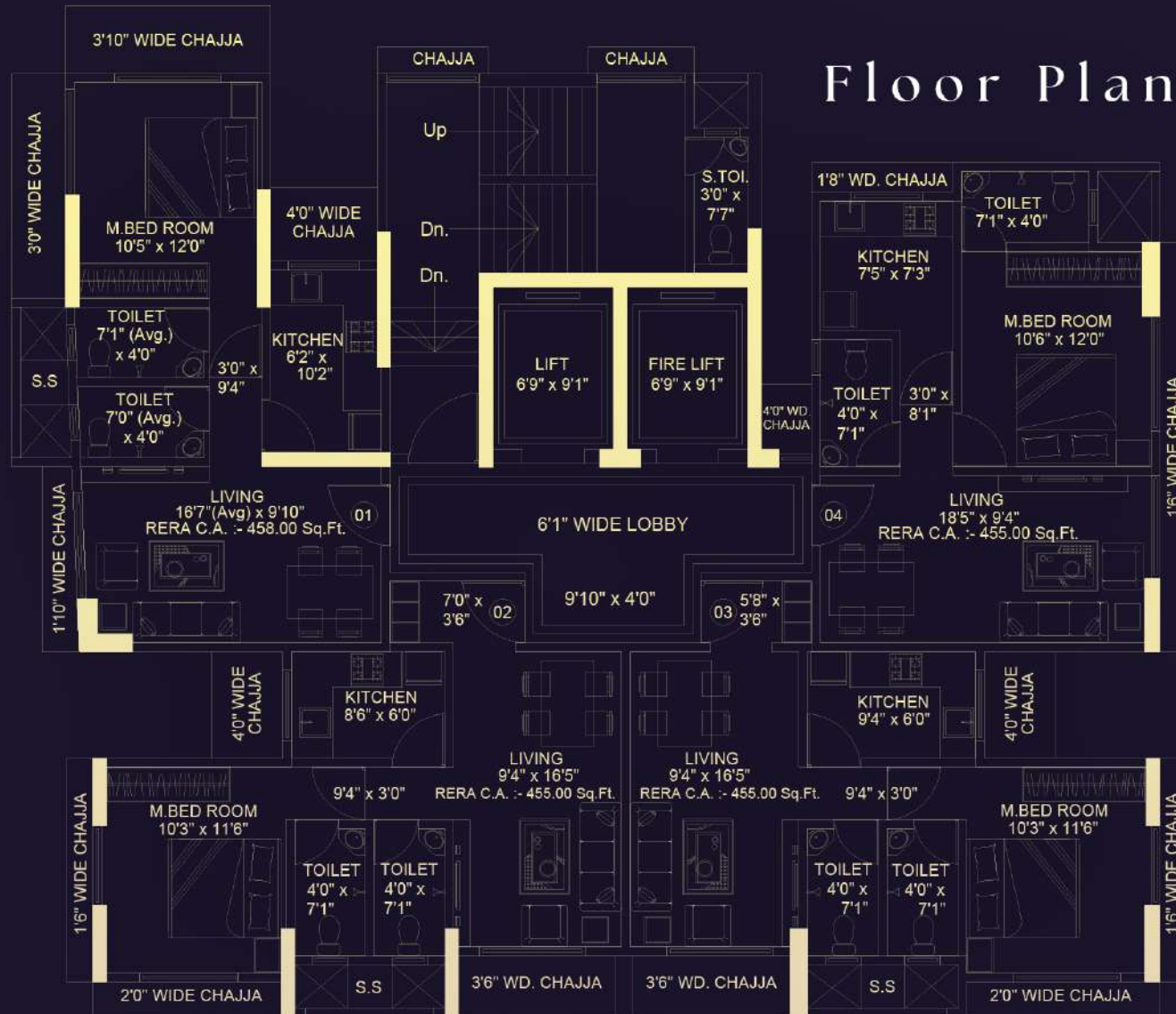
A  
Peaceful Retreat  
where our seniors can  
Relax,  
Connect, and  
Feel



iStock™  
Credit: triloks

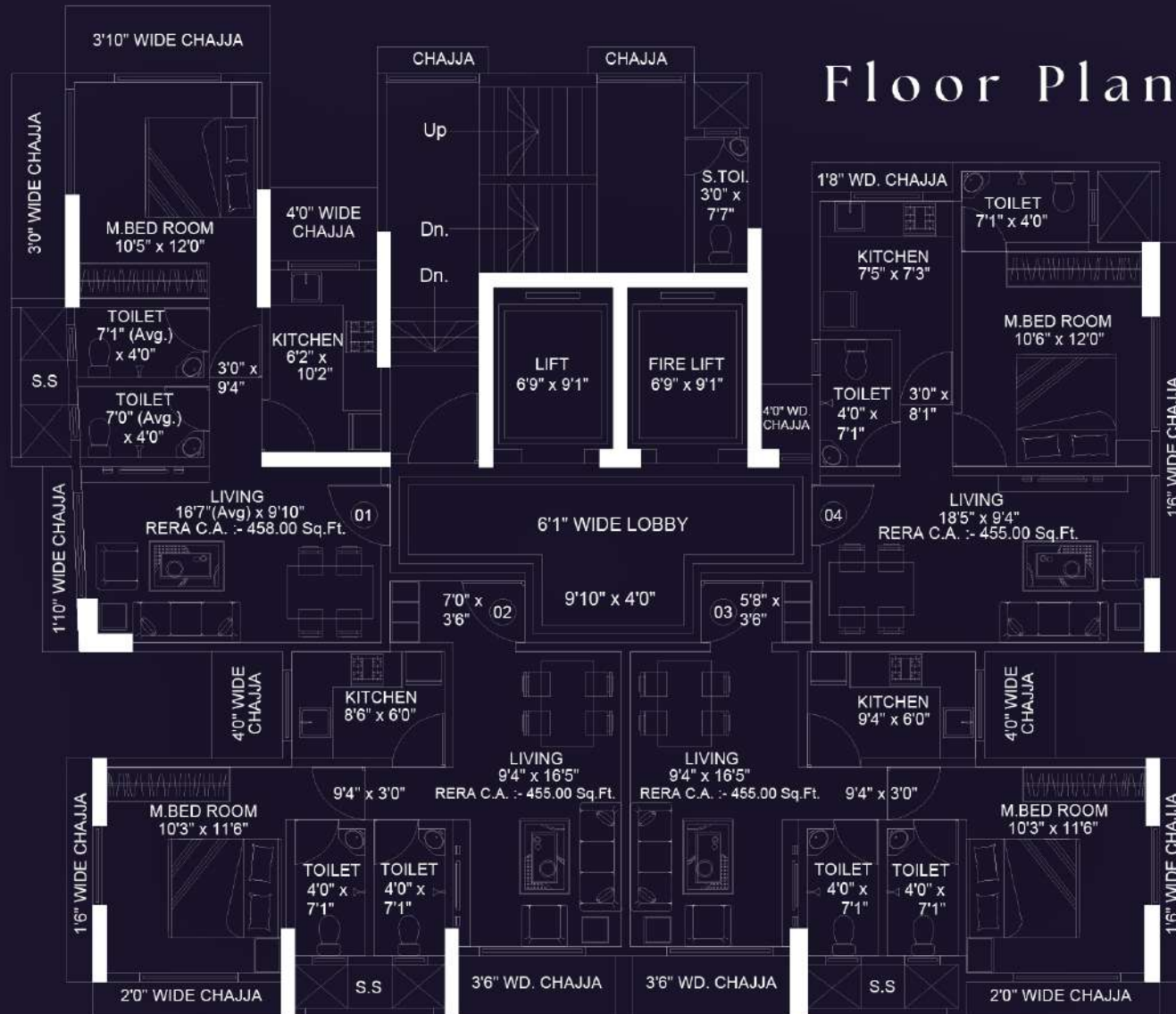


# Floor Plan





# Floor Plan





KEM HOSPITAL	4 min
PGOLD CINEMA	4 min
ITC GRAND CENTRAL	5 min
PRABHADEVI RAILWAY STATION	5 min
SCHOOL & COLLEGES	5 min
SHIRODKAR MARKET	5 min
PAREL RAILWAY SATION	6 min
TATA Memorial Hospital	6 min
WADIA CHILDREN HOSPITAL	6 min
SCHOOL & COLLEGES	7 min
INCOME TAX OFFICE	8 min
GANDHI HOSPITAL	9 min
LALBAUG MARKET	9 min

## Completed With OC

**BISMILLAH HEIGHTS**  
S.B.K. STREET

**BISMILLAH ARCADE II**  
3rd SANKLI STREET

**BISMILLAH CASTLE**  
DUNCAN ROAD

**BISMILLAH RESIDENCY**  
J.J. ROAD

**BISMILLAH WEST VIEW**  
TEMKAR STREET

**BISMILLAH ARCADE**  
3rd SANKLI STREET

**BISMILLAH ELITE**  
S.B.K. STREET

## About Nirban Group



## Ongoing Projects

**NIRBAN RESIDENCY**  
PAREL

**BISMILLAH CROWN**  
JJROAD

**THE-OPULENCE**  
BY NIRBAN  
GROUP-MAZGAON

**NIRBAN AVENUE-1**  
PAREL

**BISMILLAH PALACE**  
AGRIPADA

**AND MANY  
MORE TO COME**

**NIRBAN SOLITUDE**  
GRANT ROAD

**BISMILLAH HARMONY**  
ARABGALI GRANTROAD

**NIRBAN NESTLINGS**  
BYCULLA (W)

**BISMILLAH HARBOUR  
CREST** DONGRI

**BISMILLAH ROYALE**  
DUNCAN ROAD

**BISMILLAH AVENUE**  
HUZERIA STREET

**BISMILLAH GRAND**  
NAGPADA TANK STREET

**BISMILLAH PEARL**  
TEMKAR STREET

**BISMILLAH SOLITAIRE**  
DONGRI MARKET

**BISMILLAH CREST**  
SOFIA ZUBER ROAD

For over 15 years, Nirban Group - a young and dynamic organisation has been delivering not just homes, but lasting trust and value. With 7 successful projects and hundreds of happy families, we are proud to be known for our quality, reliability and commitment to modern living. At Nirban Group, We believe a home is more than four walls - it's an address, a lifestyle, and a dream fulfilled. We warmly invite you to be part of the Nirban family, and together, let's create the home of your dreams.