CELEBRATING YOU

PARADIGM
MARQUIS
LUXÉ COLLECTION

www.paradigmrealty.co.in

SUPERSTAR
CARTER ROAD - BANDRA

Palatial 4 BHK Oceanfront Sky Villas

BORN TO RISE
DESTINED TO SOAR
CONQUER EVERY TRIBUNE
WITH HEARTS THAT ROAR
LEADING LIFE IN THEIR OWN WAY
SUPERSTAR STORIES FOREVER STAY

FINEST RESIDENCE COLLECTION FROM THE RENOWNED HOUSE OF PARADIGM REALTY

PARADIGM
MARQUIS
LUXÉ COLLECTION

Introducing ***the Marquis Collection-*** *The mark of supremacy, the epitome of opulence, originated from the house of Paradigm Realty. Curated for the discerning ones, this residence collection surpasses luxury living into an oration of timeless distinction. Every residence is a distinguished masterpiece where elegance resonates in every detail. Here, architecture engages with technology, space surrenders to class, and the finest lifestyle embraces the rarest craftsmanship. A world, reserved for those who don't follow benchmarks, but create them.* ***The Marquis Collection-*** *a rare life experience, awaits you.*





THE SUPERSTAR'S FEATURES

Celebrating Your Grand Life

23 Storey Landmark with
Unobstructed Arabian Sea View

20 Limited-Edition
Ultra-Luxury Residences

18+ Lifestyle Features
on Ground, E-Deck & Sky Lounge

Signature-Luxury
Sky Lifestyle on Rooftop

Multilevel Basement and
Podium Parking

ThyssenKrupp or equivalent
Air-Conditioned
High-Speed Elevators

THE SUPERSTAR'S CONNECT

Location Advantages, Connectivity & Conveniences

Connectivity
- 1. Carter Road
- 2. Linking Road
- 3. Upcoming Coastal Road
- 4. Perry Road
- 5. SV Road
- 6. Western Express Highway
- 7. Worli Sea Link
- 8. T2 Internation and T1 Domestic Airport

5 Star Hospitality
- Sofitel
- Trident Hotel
- Taj Lands End
- Grand Hyatt
- The St. Regis
- SOHO House
- JW Marriot

Eminent Schools
- Jamnabai Narsee School
- Dhirubhai Ambani International School
- Bombay Scottish School
- Podar International School
- Lilavatibai Podar School
- Ecole Mondiale School

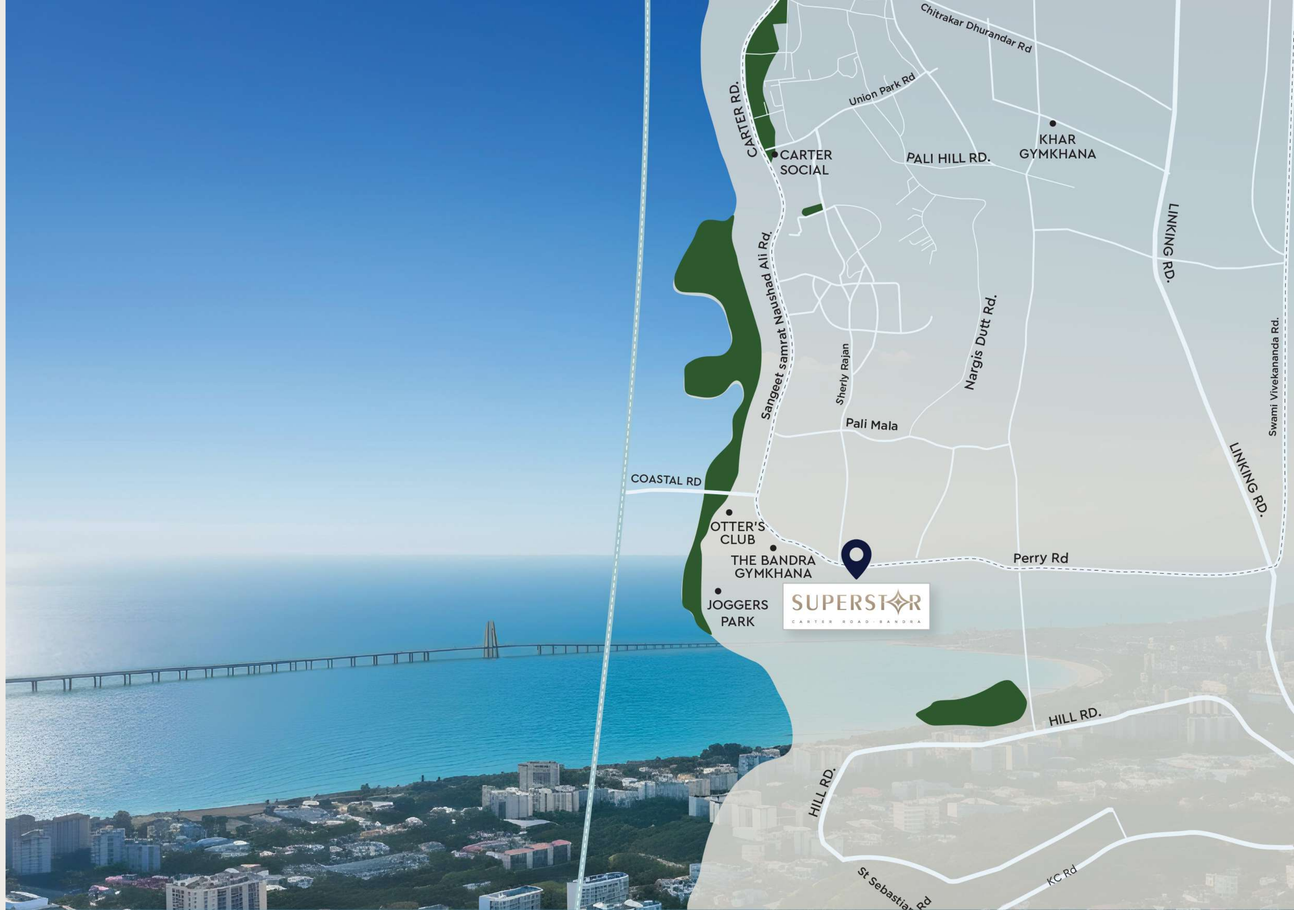
Renowned Colleges
- Narsee Monjee College of Commerce and Economics
- H.R. College of Commerce and Economics
- Sophia College for Women
- St. Andrews College of Arts, Science and Commerce
- Jai Hind College

Commercial Heavens
- Bandra Kurla Complex (BKC)
- Maker Maxity
- Godrej BKC
- Raheja Tower
- Parinee Crescenzo
- ONE BKC
- The Capital

Entertainment
- Otters Club
- Khar Gymkhana
- NMACC
- JIO World Drive
- JIO Convention Centre
- Linking Road Shopping Street
- Phoenix Market City Mall

Premium Pubs & Clubs
- The Tasting Room
- Fatty Bao
- Koko
- Bonobo
- Aer Lounge
- Butterfly High
- Yauatucha

Healthcare
- Lilavati Hospital and Research Centre
- Hinduja Healthcare Surgical
- Nanavati Super Specialty Hospital
- Holy Family Hospital
- Breach Candy Hospital



THE SUPERSTAR'S UNIQUENESS

Special Features that Makes it Exclusive



Sea-Facing Luxury Residences
with Mesmerizing View



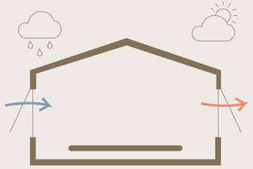
Unique Curtain
Wall Architecture



Exterior Column Design
in Residences



Dedicated Vehicle Parking Spaces
for All Residents



Meticulously Planned to Ensure Optimum
Lighting and Ventilation



Sun Path Orientation, Wind and
All-Weather Resistant Development



18+ Upper-Crust Lifestyle Avenues
for Health & Wellbeing



One-of-a-Kind
Designer Lobby Experience

DESIGN THAT MOVES WITH THE SUN

Thoughtfully Planned Development Ensuring Sun-Path Orientation and All-Weather Resistance

True architecture is not resistance - it is harmony. By tracing the sun's eternal journey across the seasons, our visionaries have crafted residences that awaken with dawn's vitality, temper the glare of noon with quiet elegance, and embrace the slow poetry of twilight. The result is not merely illumination, but interiors that exude a living cadence - spaces attuned to time, nature, and you.



Sun Path Orientation, Wind and
All-Weather Resistant Development

SUPERSTAR'S EXCLUSIVITY

One-of-a-Kind Curtain Wall Architecture

Superstar stands as a testament to cutting-edge design, showcasing the brilliance of curtain wall architecture. Its façade is not a mere wall but a technologically advanced, non-load-bearing envelope, an ultramodern skin crafted from high-performance glass and metal. Seamlessly fixed to the building's structural frame, the curtain shields interiors from wind, rain, and heat while welcoming streams of natural light. Not putting additional pressure to the building's weight it allows the freedom to create vast, uninterrupted surfaces of sheer elegance. Beyond aesthetics, this intelligent façade enhances thermal comfort, acoustic performance, and energy efficiency. With its striking, weatherproof exterior, Superstar redefines contemporary architecture, transforming functionality into art and establishing itself as a radiant, future-ready landmark in the urban skyline.



Unique Curtain
Wall Architecture


THE
SUPERSTAR'S
ARRIVAL
A Signature-Class Welcome Experience on Ground Level

LIFE ON GROUNDS OF PRIDE AND PRESTIGE

Ground Level Features

1. *SITE ENTRY/EXIT*
2. *SECURITY FORE CABIN*
3. *DRIVEWAY*
4. *LOBBY ENTRY/EXIT*
5. *ENTRANCE LOBBY WITH SITTING LOUNGE*
6. *LIFT LOBBY*
7. *LOBBY*
8. *CAR LIFT FOR BASEMENTS*
9. *CAR LIFT FOR PODIUM*
10. *LANDSCAPING*
11. *TWO WHEELER SERVICE PARKING*
12. *SERVICE ENTRY*
13. *KIDS PLAY AREA*





LA PORTICO

The Shimmering Valet Courtyard with Drop Off



THE FAMEFRONT

A Grand Entrance Lobby with Reception Zone and Lift Lobby

THE GRAND WALK

A Majestic Lift Lobby with Waterfront Pathway





THE ARISTO LOUNGE

State-of-the-art Lounge with Luxury Sit-outs



EL JARDIN

Verdant Step-Out Lawn with Designer Plantations

KIDZO

The Kids Play Zone with Green Walkways



THE SUPERSTAR'S INDULGENCE

Club Elysium – 5 Star Club Life Experience on E-Deck Level

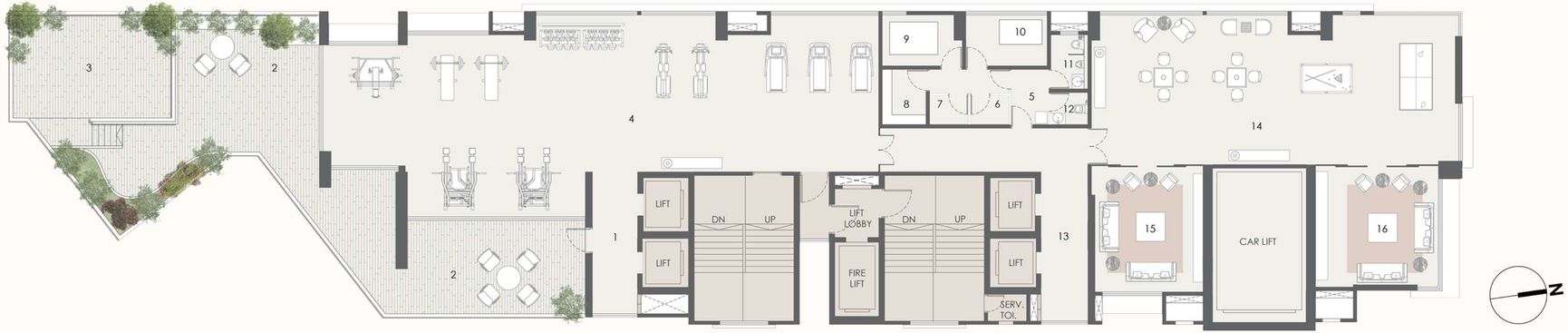


4TH FLOOR PLAN

1. *LIFT LOBBY*
2. *OUTDOOR SEATING WITH LANDSCAPE*
3. *MEDITATION / YOGA DECK*
4. *GYMNASIUM*
5. *VESTIBULE*
6. *CHANGING ROOM*
7. *SHOWER*
8. *INFRARED SAUNA*
9. *HYPERBARIC CHAMBER*
10. *CRYOGENIC CHAMBER*
11. *WASHROOM*
12. *WASHROOM*
13. *LIFT LOBBY*
14. *GAMES ROOM*
15. *VR GAMES LOUNGE*
16. *ENTERTAINMENT LOUNGE*

STARDOM ELEVATES WITH BEST OF HEALTH & HAPPINESS

Extravagant Podium Lifestyle Features on 4th Level and 7th Level





NIRVANA

The Health Club

State-of-the-Art Gymnasium with Dedicated Cardio and Strength Training Sections

PRANA

The Zero-Noise Green Yoga Deck and Meditation Garden





EUPHORIA

Children's Games Arena with Modern Equipment

AETHERIUM

Opulent Entertainment Lounges cum TV Rooms





GIOCO DI LUSSO

High-Tech Virtual Gaming Zone with Advanced Games

LES THERMĒS

Infrared Sauna with Therapeutic Heating Technology





LUMENCORE

Most Advanced Hyperbaric Chamber for Specialized Oxygen Therapy

SVALHAUS

Ultramodern Cryogenic Chamber with Latest Cryotherapy Equipment





THE SITADEL

Open-air Luxury Sit-Outs for Ultimate Relaxation

A SPOTLIGHT ON THE CELEBRATORY TIMES

Leisure & Recreation on 7th Level

7TH FLOOR PLAN

1. *CAFETERIA*
2. *POWDER ROOM*
3. *MEETING ROOM*
4. *CONFERENCE / SOCIETY OFFICE*



THE OMNI LOUNGE

Fully-Serviced Deli Café with Private Seating





THE VELVET VERANDA

Dynamic Meeting Room with Modern Infrastructure



THE CONCLAVE

Private Conference Area for Society Officials Meets and Gatherings



SUPERSTAR'S HIGH LIFE

An Immersive Sky-Lifestyle Experience amidst Mesmerizing Arabian Sea Views

A LIFE AROUND THE CELESTIAL VIBES

Sky Lounge - Unique Sky-Lifestyle Features on Rooftop

TERRACE FLOOR PLAN

1. *ROOF TOP SEATING*
2. *SUN DECK*
3. *W.C/SHOWER/CHANGING*
4. *INFINITY POOL*
5. *ROOF TOP BAR*
6. *OPEN AIR THEATER*
7. *KITCHEN*





THE SKYWAVE

The Stunning Glass-Edged Infinity Pool Retreat

COUCHER ROYALE

Blissful Sky-Leisure Experience at Poolside Sundecks





THE SUNDOWN AFFAIR

Rooftop Luxury Lounge and Bar for Twilight Moments

CINECREST

Open-to-sky Movie Theatre with Plush Sit-Outs





LA ALTURA

Ultra-Luxury Sky Lounge with Modern Seating

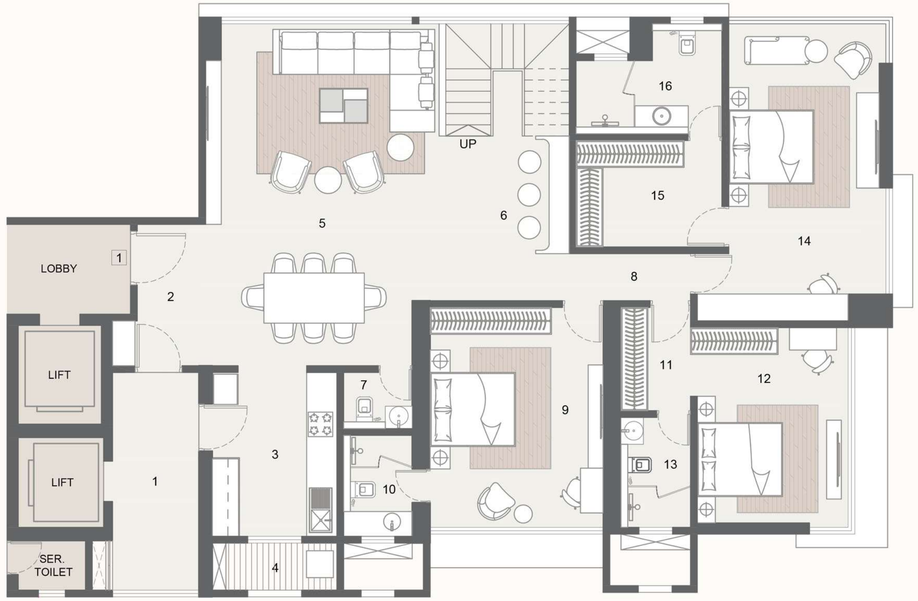


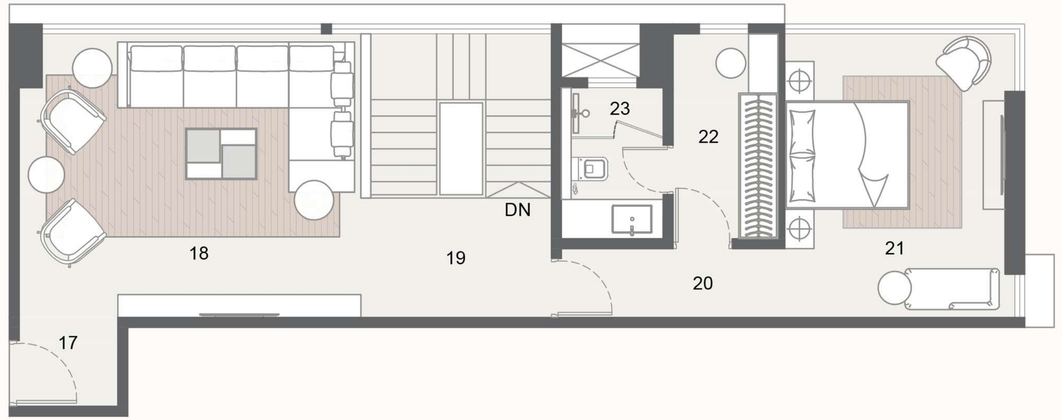
SUPERSTAR'S PRIDE

Finest Luxury Oceanfront Residences and Duplexes

14TH & 15TH FLOOR PLAN (DUPLEX)

FLAT NO.1
1. LIFT LOBBY - 6'4" X 16'0"
2. FOYER - 5'0" X 10'4"
3. KITCHEN - 9'1" X 12'0"
4. UTILITY AREA. - 8'1" X 3'6"
5. LIVING ROOM / DINING - 17'1" X 25'0"
6. BAR - 9'6" X 12'0"
7. POWDER ROOM - 5'0" X 4'1"
8. PASSAGE - 8'10" X 3'6"
9. BEDROOM-01 - 12'8" X 16'1"
10. EN SUITE WASHROOM - 5'0" X 7'6"
11. WALK-IN-WARDROBE - 5'1" X 7'7"
12. BEDROOM-02 - 11'0" X 14'7"
13. EN SUITE WASHROOM - 5'1" X 8'0"
14. BEDROOM-03 - 11'6" X 21'9"
15. WALK-IN-WARDROBE - 10'8" X 7'9"
16. EN SUITE WASHROOM - 10'8" X 8'0"
17. FOYER - 5'0" X 4'6"
18. FAMILY LOUNGE - 17'1" X 14'2"
19. PASSAGE - 9'6" X 6'0"
20. PASSAGE - 11'2" X 3'6"
21. BEDROOM-04 - 11'6" X 14'2"
22. WALK-IN-WARDROBE- 5'3" X 10'3"
23. EN SUITE WASHROOM - 5'1" X 7'7"





14TH & 15TH FLOOR PLAN
AREA CHART
4 BHK DUPLEX (NO. OF UNITS: 1)
TOTAL CARPET AREA: 2508 SQ.FT.
USABLE UTILITY AREA: 28 SQ.FT.
EXCLUSIVE LOBBY: 100 SQ.FT.
TOTAL AREA: 2636 SQ.FT.

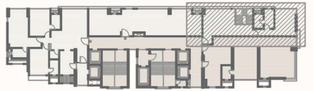
LOWER FLOOR
TOTAL CARPET AREA: 1963 SQ.FT.

UPPER FLOOR
TOTAL CARPET AREA: 673 SQ.FT.

KEY PLAN



14TH FLOOR PLAN



15TH FLOOR PLAN



15TH FLOOR PLAN

FLAT NO. 02

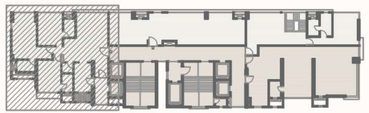
1. LIFT LOBBY - 6'1" X 11'8"
2. FOYER - 6'1" X 6'7"
3. LIVING ROOM - 14'0" X 21'9"
4. DINING - 5'7" X 10'6"
5. KITCHEN - 8'0" X 13'0"
6. UTILITY AREA - 6'9" X 3'9"
7. POWDER ROOM - 5'0" X 4'6"
8. PASSAGE - 4'8" X 3'6"
9. BEDROOM-01 - 10'4" X 14'1"
10. EN SUITE WASHROOM - 5'0" X 8'0"
11. WALK-IN-WARDROBE. - 6'10" X 5'6"
12. BEDROOM-02 - 11'0" X 20'6"
13. EN SUITE WASHROOM - 8'0" X 5'1"
14. BEDROOM-03 - 11'0" X 14'6"
15. EN SUITE WASHROOM - 5'1" X 8'0"

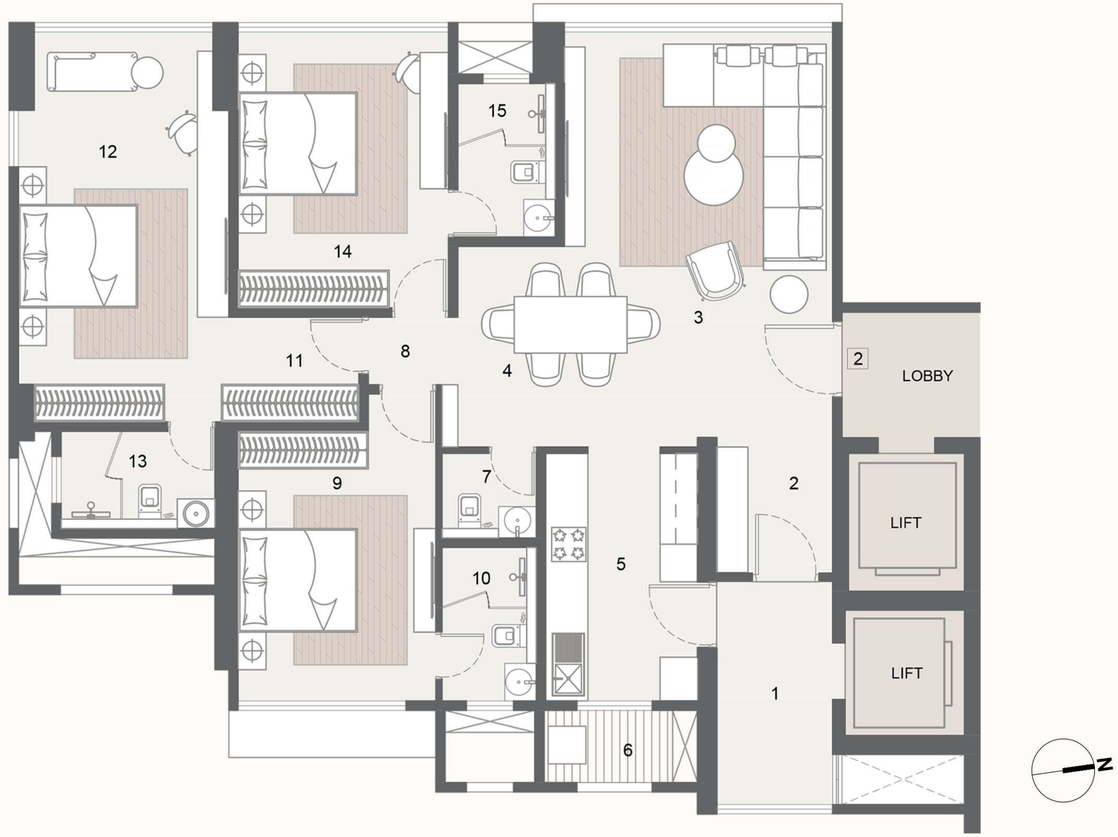
15TH FLOOR PLAN

AREA CHART

FLAT NO. 02 (3BHK)
TOTAL CARPET AREA : 1312 SQ.FT.
USABLE UTILITY AREA : 25 SQ.FT.
EXCLUSIVE LOBBY : 71 SQ.FT.
TOTAL AREA : 1408 SQ.FT.

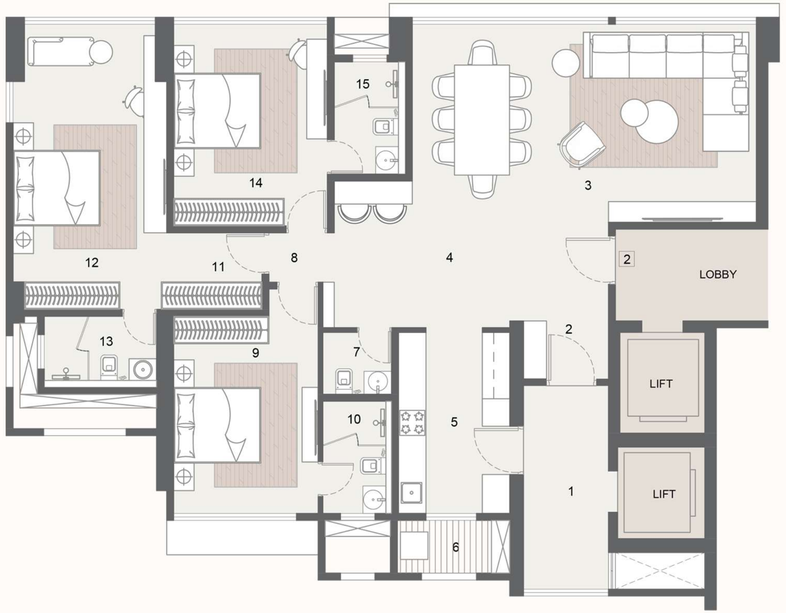
KEY PLAN





22ND FLOOR PLAN

FLAT NO.2
1. LIFT LOBBY - 6'1" X 14'7"
2. FOYER - 6'1" X 3'8"
3. LIVING ROOM / DINING - 24'7" X 14'2"
4. BAR - 19'7" X 7'7"
5. KITCHEN - 8'0" X 13'0"
6. UTILITY AREA - 6'9" X 3'9"
7. POWDER ROOM - 5'0" X 4'6"
8. PASSAGE - 4'8" X 3'6"
9. BEDROOM-01 - 10'4" X 14'1"
10. EN SUITE WASHROOM - 5'0" X 8'0"
11. WALK-IN-WARDROBE - 6'10" X 5'6"
12. BEDROOM-02 - 11'0" X 20'6"
13. EN SUITE WASHROOM - 8'0" X 5'1"
14. BEDROOM-03 - 11'0" X 14'6"
15. EN SUITE WASHROOM - 5'1" X 8'0"

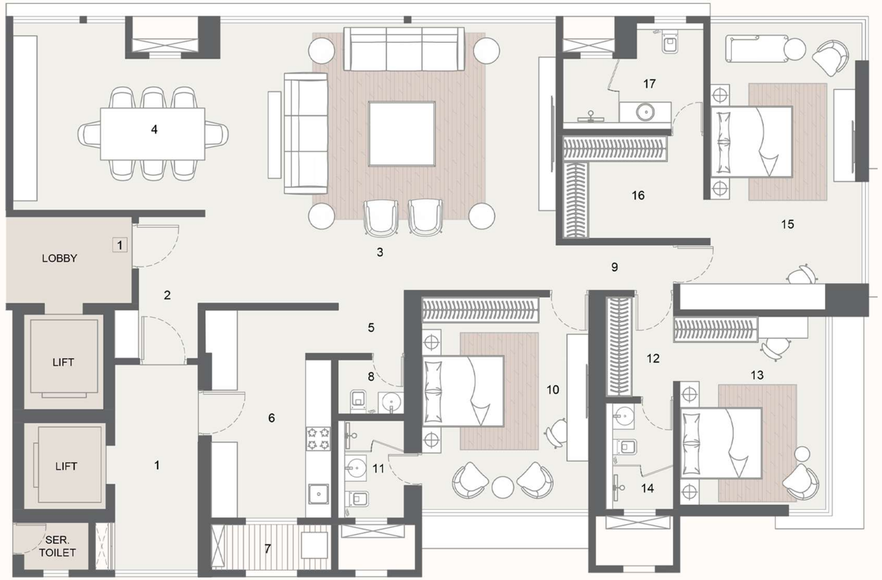


FLAT NO.2
AREA CHART
3 BHK (NO. OF UNITS: 1)
TOTAL CARPET AREA: 1442 SQ.FT.
USABLE UTILITY AREA: 25 SQ.FT.
EXCLUSIVE LOBBY: 88 SQ.FT.
TOTAL AREA: 1555 SQ.FT.

KEY PLAN



FLAT NO.1
1. LIFT LOBBY - 6'4" X 15'6"
2. FOYER - 4'6" X 10'9"
3. LIVING ROOM - 26'7" X 21'3"
4. DINING - 14'6" X 14'2"
5. PASSAGE - 5'0" X 3'9"
6. KITCHEN - 9'1" X 15'9"
7. UTILITY AREA - 8'1" X 3'6"
8. POWDER ROOM - 5'0" X 4'1"
9. PASSAGE - 8'10" X 3'6"
10. BEDROOM-01 - 12'8" X 16'1"
11. EN SUITE WASHROOM - 5'0" X 7'6"
12. WALK-IN-WARDROBE - 5'1" X 7'7"
13. BEDROOM-02 - 11'0" X 14'7"
14. EN SUITE WASHROOM - 5'1" X 8'0"
15. BEDROOM-03 - 11'6" X 21'9"
16. WALK-IN-WARDROBE - 10'8" X 7'9"
17. EN SUITE WASHROOM - 10'8" X 8'0"



FLAT NO.1
AREA CHART
3 BHK (NO. OF UNITS: 1)
TOTAL CARPET AREA: 2030 SQ.FT.
USABLE UTILITY AREA: 28 SQ.FT.
EXCLUSIVE LOBBY: 98 SQ.FT.
TOTAL AREA: 2156 SQ.FT.

KEY PLAN

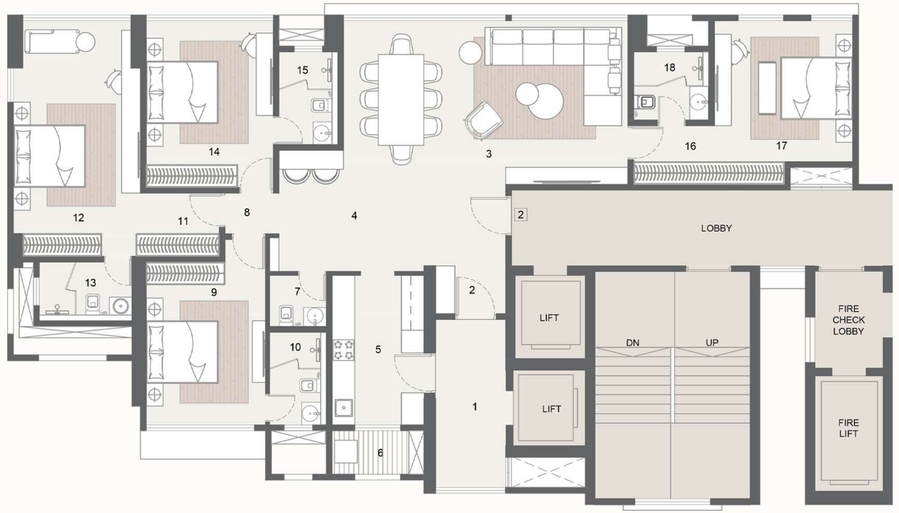




16TH-21ST, 23RD & 24TH FLOOR PLAN

FLAT NO.2

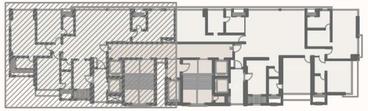
1. LIFT LOBBY - 6'1" X 14'7"
2. FOYER - 6'1" X 3'8"
3. LIVING ROOM / DINING - 24'7" X 14'2"
4. BAR - 19'7" X 7'7"
5. KITCHEN - 8'0" X 13'0"
6. UTILITY AREA. - 6'9" X 3'9"
7. POWDER ROOM - 5'0" X 4'6"
8. PASSAGE- 4'8" X 3'6"
9. BEDROOM-01 - 10'4" X 14'1"
10. EN SUITE WASHROOM- 5'0" X 8'0"
11. WALK-IN-WARDROBE - 6'10" X 5'6"
12. BEDROOM-02 - 11'0" X 20'6"
13. EN SUITE WASHROOM - 8'0" X 5'1"
14. BEDROOM-03 - 11'0" X 14'6"
15. EN SUITE WASHROOM - 5'1" X 8'0"
16. WALK-IN-WARDROBE - 7'0" X 5'1"
17. BEDROOM-04 - 12'0" X 12'2"
18. EN SUITE WASHROOM - 6'6" X 6'0"



FLAT NO.2
AREA CHART

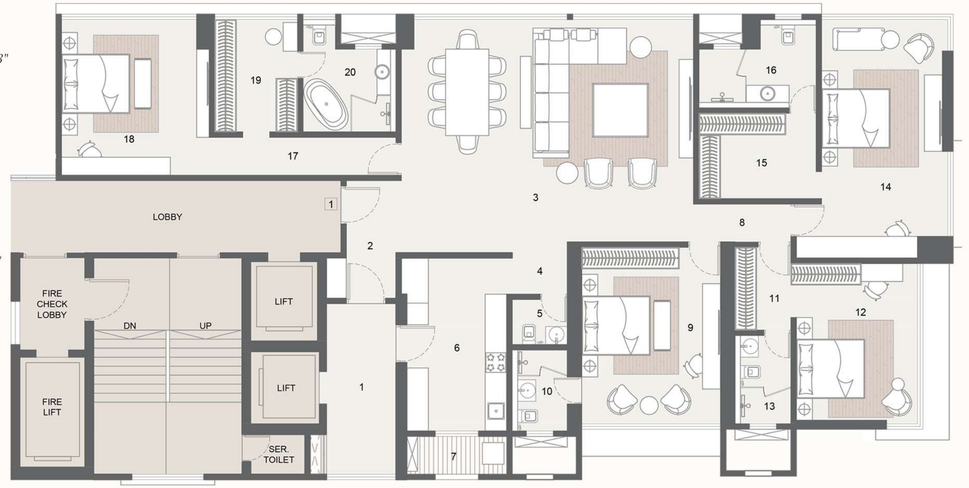
4 BHK (NO. OF UNITS: 8)
TOTAL CARPET AREA: 1686 SQ.FT.
USABLE UTILITY AREA: 25 SQ.FT.
EXCLUSIVE LOBBY: 88 SQ.FT.
TOTAL AREA: 1799 SQ.FT.

KEY PLAN



FLAT NO.1

1. LIFT LOBBY - 6'4" X 15'6"
2. FOYER - 4'6" X 10'9"
3. LIVING ROOM / DINING - 26'7" X 21'3"
4. PASSAGE - 5'0" X 3'9"
5. POWDER ROOM - 5'0" X 4'1"
6. KITCHEN - 9'1" X 15'9"
7. UTILITY AREA - 8'1" X 3'6"
8. PASSAGE - 8'10" X 3'6"
9. BEDROOM-01 - 12'8" X 16'1"
10. EN SUITE WASHROOM - 5'0" X 7'6"
11. WALK-IN-WARDROBE - 5'1" X 7'7"
12. BEDROOM-02 - 11'0" X 14'7"
13. EN SUITE WASHROOM - 5'1" X 8'0"
14. BEDROOM-03 - 11'6" X 21'9"
15. WALK-IN-WARDROBE- 10'8" X 7'9"
16. EN SUITE WASHROOM- 10'8" X 8'0"
17. PASSAGE - 17'0" X 3'6"
18. BEDROOM-04 - 13'5" X 14'2"
19. WALK-IN-WARDROBE - 7'7" X 10'3"
20. EN SUITE WASHROOM- 8'6" X 7'7"



FLAT NO.1
AREA CHART

4 BHK (NO. OF UNITS: 8)
RERA CARPET AREA: 2263 SQ.FT.
USABLE UTILITY AREA: 28 SQ.FT.
EXCLUSIVE LOBBY: 98 SQ.FT.
TOTAL AREA: 2389 SQ.FT.

KEY PLAN



PRIVATE LUXURIES FOR PUBLIC FIGURES

Thoughtfully Designed Tower Utilities & Specifications

- Private Lift for Unmatched Privacy and Seamless Entry
- Well-appointed Utility Area for Clutter-Free Living Experience
- Dedicated VRV System Space for Climate Control and Efficiency
- AI-Enabled Video Door Phones for Intelligent Security at Your Fingertips
- Fire-Resistant Door for Absolute Safety and Uncompromised Elegance (Approx. 2 Hours Resistance Capacity)
- Curtain Wall System for Expansive Views with Architectural Brilliance
- Entire Floor Waterproofing for Ultimate Protection with Enduring Luxury

WELCOME ABOARD TO
THE UNFORGETTABLE
JOURNEY OF THE SUPERSTAR

SUPERSTAR

PARADIGM
MARQUIS
LUXÉ COLLECTION