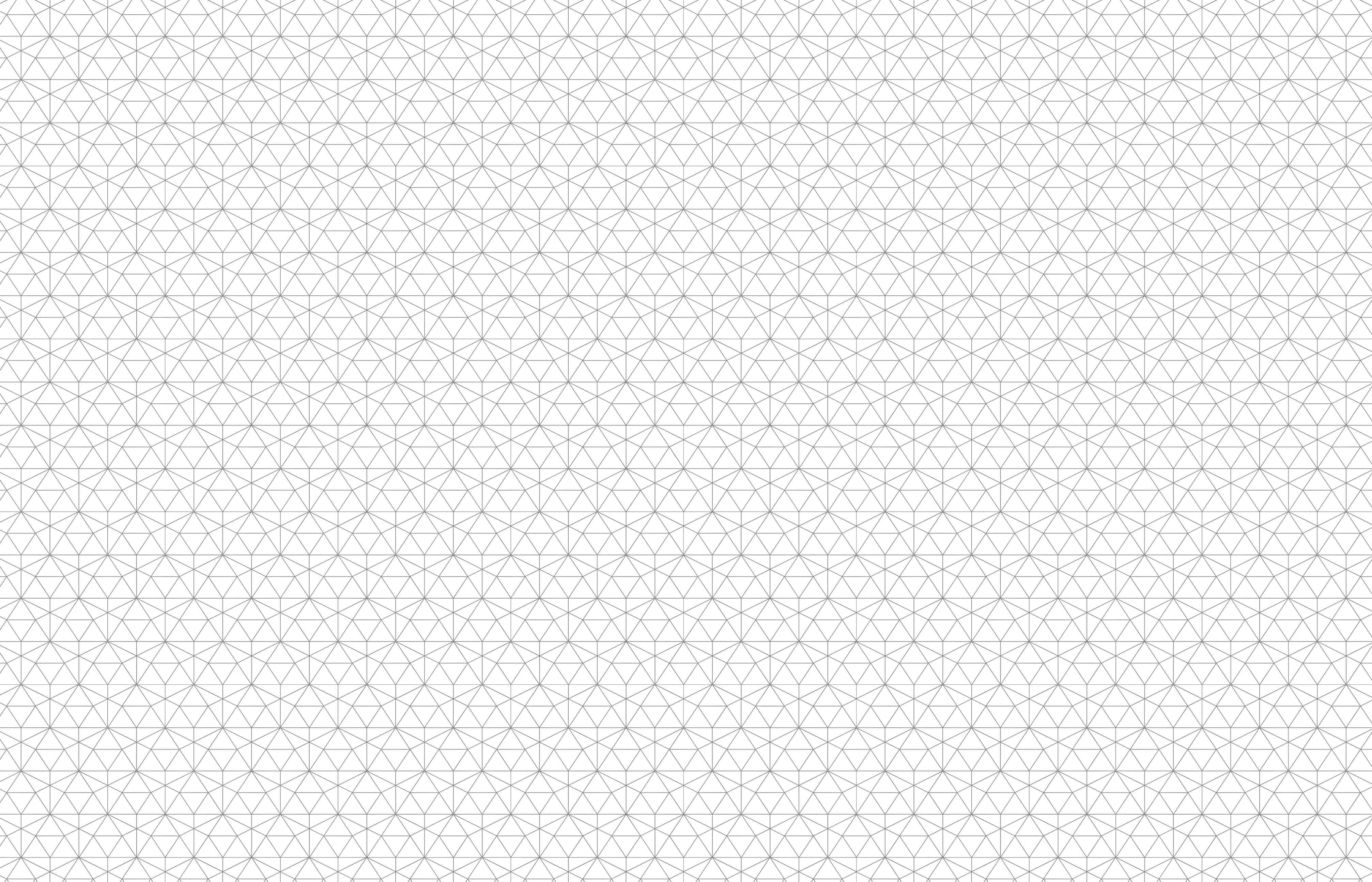




RAHEJA
IMPERIA-I

WORLI



THE WORLD TO COME

Where imagination touches reality, the world to come has arrived. We build visions and actualize possibilities, speaking the language of luxury. Each space is the epitome of comfort, because in the future, there is ease even in the convenience of everyday living.

At Raheja Imperia-I, tomorrow is here.

THE EPITOME OF GRANDEUR



ASIA'S HIGHEST*
RESIDENTIAL INFINITY POOL

SKY LOUNGE
ON THE 60TH FLOOR

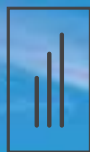
SKYPLEXES
WITH DECK

BUILT ON A
VIRGIN PLOT

TOWER FOOTPRINT
IS ONLY 20% OF THE
ENTIRE DEVELOPMENT

36 AMENITIES
SPREAD ACROSS
OVER 1.23LAKH SQ. FT.

RAHEJA
Legend



RAHEJA
IMPERIA-I
WORLI

DOORDARSHAN
TOWER

GLAXO
SMITH
KLINE

WORLI
SEAFACE
ROAD

ST. REGIS &
PALLADIUM
MALL

FOUR
SEASONS

MAHALAXMI
RACE COURSE

NARIMAN
POINT

MALABAR
HILL

*5 mins drive

THE MOST
COVETED ADDRESS

* Subject to traffic conditions

LANDMARK OF PRESTIGE

Poised to become one of the most coveted addresses within the billionaire niche of Mumbai, at 111 ft. above the city, each space pays a quiet homage to the exclusive.

Veering off Annie Besant road, in the company of luxe hotels, expansive roadways, corporate headquarters, and a racecourse, step into a world of your own.



THOUGHTFULLY DESIGNED

Standing sentinel over the city skyline, the lavish façade is complemented by unrivalled panoramas.

Crafted within 5 acres of freehold expanse, the sweeping grounds and fiercely private spaces frame each moment in enhanced living experiences, embodying a quintessential affirmation to perfection.

OUR ALLIANCES

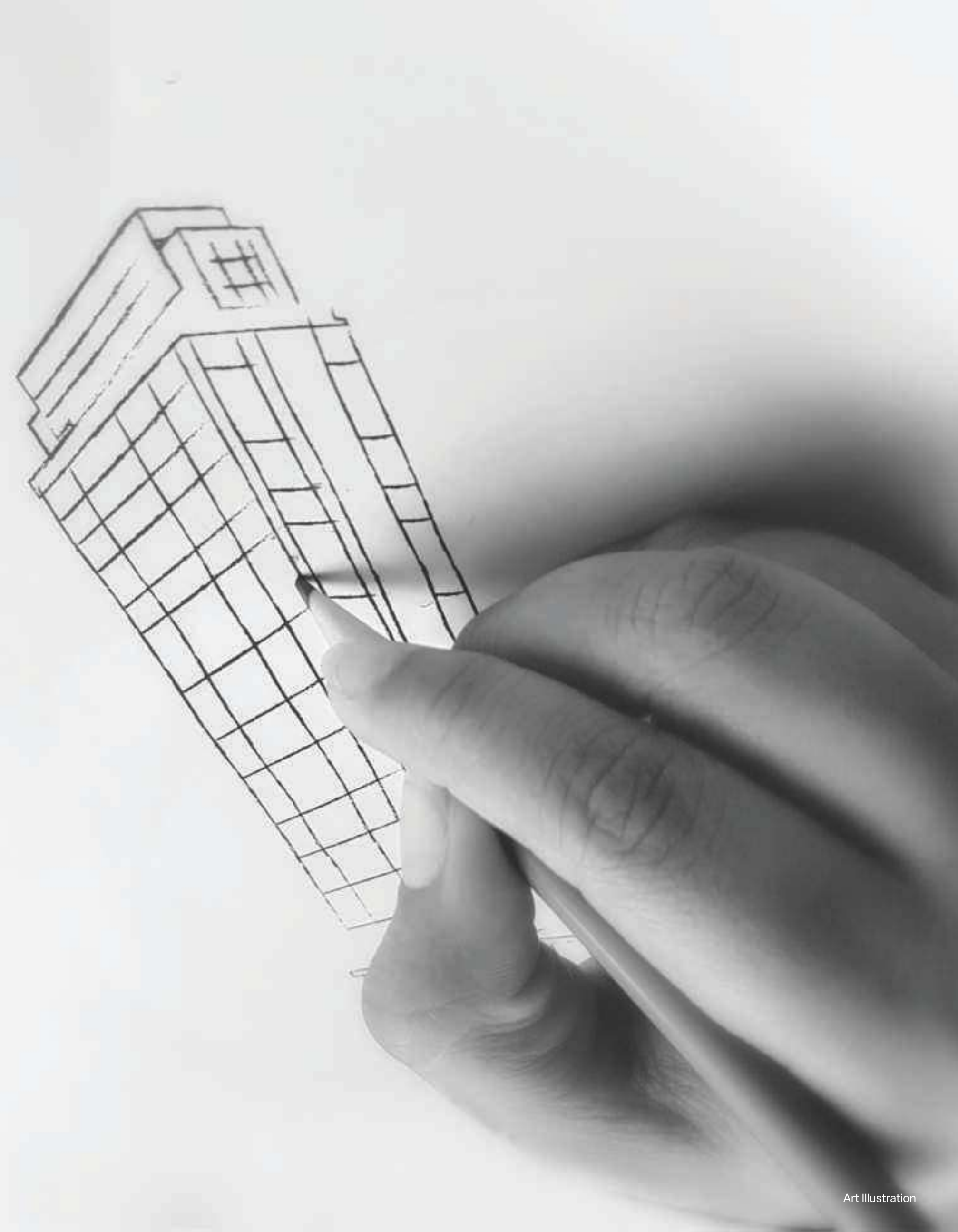
**J. P.
PAREKH
& ARCHITECTS**
SON



cracknell
LANDSCAPE
ARCHITECTURE PLANNING

LDPi
LIGHTING DESIGN
PARTNERSHIP INTERNATIONAL

BM&A
BOBBY BURKHET & ASSOCIATES





Stock Image

ESSENCE OF DISTINCTION

Architected to transcend the routine, each space exemplifiestheadageofsolitude.
Step beyond free driveways that announce your arrival, into ever available elevators, and quiet lobbies that extend beyond your home.

In the company of visionaries, you are here.

VIRGIN PLOT

- No Rehabilitation
- No Public Car Parking
- No Past Tenants
- No SRA

LOW DENSITY RESIDENCES

- More Recreational Space
- Green Field Project
- Personal Lift Lobbies for 4 & 5(2+3) BHK residences



Artist's Impression

THE IMPERIAL LOBBY

Redefining arrival, the exquisite porte-cochere flows into the sprawling entrance lobby. Incorporating a bespoke blend of adornments within contemporary inspirations, the magnificent spaces echo the ease of essential lifestyle.

Creating a portal between the city and the skies, the domain of exclusivity.

Artist's Impression

EXCLUSIVE LIFT LOBBIES

Pioneering privacy that extends beyond your home, a cocoon of solitude.

In the company of your thoughts, check your cufflinks, and plan your day. The elevator has arrived.





Artist's Impression

EFFICIENT EXTRAVAGANCE

LUXURY 3, 3.5, 4, 4.5 & 5(2+3) BHK RESIDENCES

Melding exclusivity with innovation, the multi-functional spaces curate the luxury of estate living.

Unwind in the spacious living room, enjoy a light read in the company of infinity, and indulge in the comfort of privacy. The expansive windows extend each home into the skies, offering unmatched panoramas enhanced by a light ocean breeze.

Orchestrating ease in everyday, experience the heady potency of time.



LIVING ROOM

Actual Show Flat Image



KITCHEN

Actual Show Flat Image



BATH

Actual Show Flat Image



MASTER BEDROOM

Actual Show Flat Image

SPECTACULAR PANORAMAS

Glimpse ships floating in International Waters as you preside over the city, and observe the enchanting transformation of the sky into an ocean of stars. At the crest, witness peerless panoramas of the city, the sea, and beyond.

WEST
(ARABIAN SEA)

DAY VIEW

Photograph taken
at site from 35th floor



EVENING VIEW

Photograph taken
at site from 35th floor



EAST
(CITY SKYLINE & HARBOUR)

DAY VIEW

Photograph taken
at site from 35th floor



EVENING VIEW

Photograph taken
at site from 35th floor



THE PAMPERED WORLD

4 zones. 36 amenities.

LEVEL
60 VISTA
THE SKY AVENUE

- Infinity Sky Pool
- Sky Deck
- Sky Lounge
- Sky Media Zone

LEVEL
P2 IMPERIAL PARK
THE RECREATIONAL ESTATE

- Main Pool
- Kids’ Pool
- Jacuzzi
- Outdoor Gym
- Jogging Track
- Japanese Zen Garden
- Senior Citizen’s Area
- Meditation Zone
- Cascading Water Wall
- Café Laguna
- Outdoor Deck
- Amphitheatre
- Open Air Sitout
- Rainforest Walkway
- Party Lawn

LEVEL
P0 SCORE
THE ACTIVITY ZONE

- Cricket Pitch
- Skating Area
- Putting Green
- Children's Play Area
- Jogging Track
- Multi Purpose Courts

LEVEL
P0 CLUB IMPERIA
THE INDOOR CLUBHOUSE

- P1**
P2
- Mini Theatre
 - Squash Court
 - Games Café
 - Convenience Store
 - Gym
 - Ballroom
 - Health Club
 - Badminton Court
 - Rock Climbing
 - Life Size Chess
 - Wi-Fi Zone

VISTA[★]
THE SKY AVENUE

Nurturing an ethos of enchantment 677ft. into the skies, Vista: The Sky Avenue is replete with exclusive spaces, accompanied by the Asia's highest residential infinity pool*.

Dine at Horizon60, host a soiree at Atmosphere, watch a movie at Luna, or float atop the city in Aeon. On top of the world, the city unfolds below.

Aeon
Horizon60
Atmosphere
Luna



aeon
THE INFINITY SKY POOL

Reflecting the endlessness of the night skies, the Asia's highest residential infinity pool* seemingly flows into the skies. Elucidating the harmony of the high life, the exclusive waters are accompanied by the allure of extravagance.



horizon60
THE SKY LOUNGE

Raise a toast to your journey, surrounded by exquisite delicacies. In the luxury of the Sky Lounge, the sky is a little closer, and the horizon a little further.

Artist's Impresion



atmosphere
THE SKY DECK

Above the world, the wind is your daily guest, and the temperature just a little cooler. Crafting unforgettable evenings in the cool comforts of the night, here, even nature welcomes you aboard.

Artist's Impresion



LUNA
THE SKY MEDIA ZONE

Timeless experiences mingle with everlasting memories as classic tales unfold, surrounded by the temptations of a delightful cuisine. Engage in immersive experiences at the apex, here, the world comes home.



Artist's Impresion

IMPERIAL PARK

THE RECREATIONAL ESTATE

Breathe in the scent of morning dew as you stroll along the Rainforest Walkway, and enter the Meditation Zone nurturing an ambiance of peace. Enjoy a delectable breakfast at Café Laguna, as you watch the children splash around in their exclusive pool.

Main Pool
Kids' Pool
Jacuzzi
Outdoor Gym
Jogging Track
Japanese Zen Garden
Senior Citizen's Area
Meditation Zone
Cascading Water Wall
Café Laguna
Outdoor Deck
Amphitheatre
Open Air Sitout
Rainforest Walkway
Party Lawn

 **RAHEJA
IMPERIA-II**
WORLI

(Highrise Tower II)

CLUB IMPERIA

THE INDOOR CLUBHOUSE

A state-of-the-art gymnasium takes any fitness regime to the next level, while the expansive ballroom makes for an unparalleled evening venue. Host a cinematic screening at the mini theatre, re-connect with old friends in the Games Room, and more.

At Club Imperia, boundless experiences await.

Mini Theatre
Squash Court
Games Café
Convenience Store
Gym
Ballroom
Health Club
Badminton Court
Rock Climbing
Life Size Chess
Wi-Fi Zone



Feel the adrenaline rush as you skate the next lap, challenge your friends to a game of cricket, and get the heart pounding as you race across the jogging track.

- Cricket Pitch
- Skating Area
- Putting Green
- Children's Play Area
- Jogging Track
- Multi Purpose Courts





 **RAHEJA
IMPERIA-II**
WORLI
(Highrise Tower II)

 CLUB IMPERIA
THE INDOOR CLUBHOUSE

- Mini Theatre
- Squash Court
- Games Café
- Convenience Store
- Gym
- Ballroom
- Health Club
- Badminton Court
- Rock Climbing
- Life Size Chess
- Wi-Fi Zone

IMPERIAL PARK
THE RECREATIONAL ESTATE

- Main Pool
- Kids Pool
- Jacuzzi
- Outdoor Gym
- Jogging Track
- Japanese Zen Garden
- Senior Citizen Area
- Meditation Zone
- Cascading Water Wall
- Café Laguna
- Outdoor Deck
- Amphitheatre
- Open Air Sitout
- Rainforest Walkway
- Party Lawn

SCORE
THE ACTIVITY ZONE

- Cricket Pitch
- Skating Area
- Putting Green
- Children's Play Area
- Jogging Track
- Multi Purpose Courts

VISTA
THE SKY AVENUE

- Aeon
- Horizon60
- Atmosphere
- Luna

- Note:
- This project is a phase of a larger development.
 - The RG, Club House, parking and other amenities and facilities will be shared between all the phases of the larger development.
 - The podium/s is to be extended for construction of a high rise building of equivalent height.
 - All/any of the amenities/facilities and/or RG may be relocated as may be permitted by MCGM.
 - In the interest of continuing improvement and development of the Complex, the Developer reserves the right to alter, amend and modify the layout plans without prior notice or obligation.
 - The right of entry and admission to the Vista and usage of all amenities/facilities in this project shall be subject to payment of fees and annual subscription charges as per the Developer's policy.

CASACARE

OWNED SERVICED RESIDENCES*

Every day begins with a sunrise across azure skies as you wake up in an immaculate expanse. Each space is meticulously cleaned while you prepare for an early brunch, the reservation has already been made. Your evening gown is steamed and ready for the soiree, just as the on-call baby-sitter arrives to accompany your little ones as you step out into the evening.

With exclusive home care and assistive services at your fingertips, at Raheja Imperia-I, time is yours.

*Management fees and other conditions apply.



Stock Image



Stock Image

RAHEJA LIVE

MANAGED RENTAL SOLUTIONS*

With easy and effective rental solutions, earn the best return on your investment. Property marketing, rentee search, documentation, and rent collection are all managed by professionals.

Maintain your home, and pay the bills at ease, Raheja Live takes care of it all. With convenience options for furniture, white goods, and utility installation, assume the comfort of a seamless living experience.

*Management fees and other conditions apply.



Stock Image

EXCLUSIVITY IN EVERY INCH

Construction	- A - Class, Earthquake Resistant Construction with Anti-Termite Treatment.
Flooring	- Imported Marble in Living Room, Bedrooms and Kitchen.
	- Vitrified/ ceramic tiles in servants' rooms and toilets.
Wall and Ceiling	- Gypsum plaster on walls.
	- Lustre/ Zinc Paint for walls and plastic paint for ceilings.
Water Proofing	- Patented Water proofing by Branded Company.
Windows	- Aluminium sliding Windows with DGU.
Doors	- Flush doors with SS fittings.
Kitchen	- Quartz Kitchen Counter with Sink.
	- Vitrified/Ceramic/Quartz tile dado.
	- Water Purifier.
	- Modular Kitchen of Reputed Brand.
	- Hood and chimney of reputed brand.
Bathroom and Toilets	- Concealed plumbing with CP/Sanitary fittings of premium brand.
	- Imported marble flooring and dado.
	- Boilers in all bathrooms.
	- Glass partition with door for Shower Area in all toilets except powder room and servants' toilet.
	- Vitrified/ ceramic tile flooring and dado and instant geyser in servants' toilets.
Electrical	- Concealed copper wiring in the entire flat with ELCB and MCB switches in the main board.
	- Adequate points for lights, fans and TV.
	- Telephone points in the Living Room and Bedrooms.
	- Provision for Cable TV and Broadband Connectivity.
Entrance Lobby Lifts	- Designer finish entrance lobby.
	- High speed, Modern, Automatic lifts of reputed make. 4 no.s of passenger elevators + 1 no. of service elevator per wing.
External Finish	- Entire building painted with weatherproof external grade texture paint.
Safety Parking	- Intercom Facility.
	- Video Door Phone.
	- Certified 24 X 7 Guards.
	- Gas Leak Detectors.
Air-conditioning	- Sleeve provision for AC in all bedrooms and Living/ Dining areas.

THE BUILDING

60 Floors

Levels 11 through 25 - Premium

Levels 26 through 45 - Luxury

Levels 46 through 58 - SkyPlexes

Level 59 - Service Level

Apartment Sizes

- 5 (2+3) bedroom residences ranging from 2,932 SF to 3,144 SF UCA*
- 4.5 bedroom duplexes of 3,323 SF UCA*
- 4 bedroom residences ranging from 1,931 SF to 2,059 SF UCA*
- 3 bedroom residences ranging from 1,447 SF to 1,559 SF UCA*

*UCA (Usable Carpet Area) = RCA (RERA Carpet Area) + Enclosed Balcony + Deck

Level 60

VISTA

- Atmosphere - The Sky Deck
- Aeon - The Infinity Sky Pool
- Horizon60 - The Sky Lounge
- Luna - The Sky Media Zone

Level P2

- Club Imperia
- Imperial Park

Level P0

- Score
- Club Imperia

SkyPlexes

Level 46 through 58

Luxury

Level 26 through 45

Premium

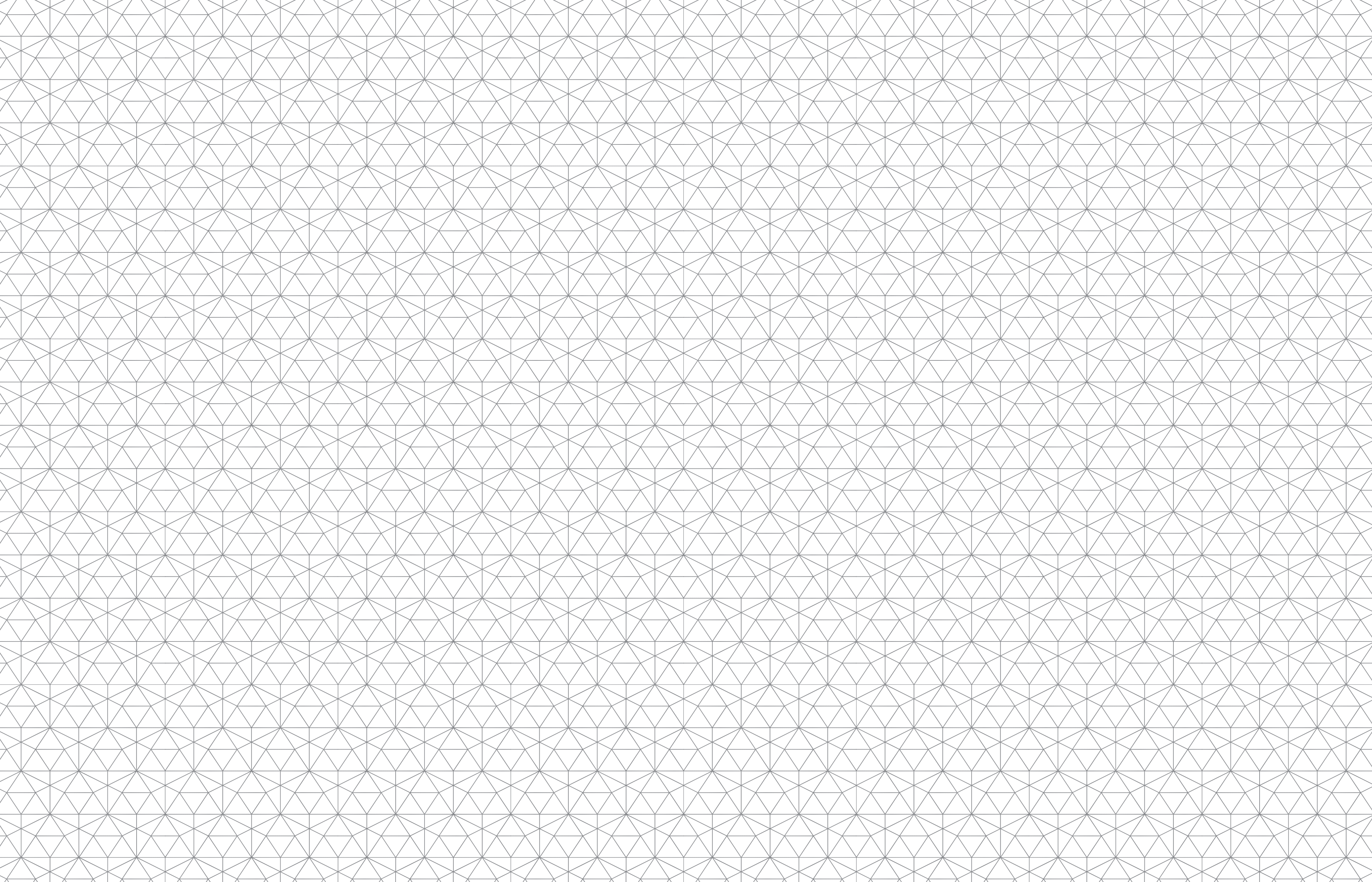
Level 11 through 25

Car Park

CP1 through CP5

Level P1

- The Imperial Entrance
- Club Imperia





www.rahejauniversal.com

Corporate Address: Raheja Universal Pvt. Ltd.
Raheja Centre-Point, 294, C.S.T. Road Kalina, Santacruz (E)
Mumbai-400 098.

Site Address: Raheja Imperia-I, Shankar Rao Naram Path,
Lower Parel, Mumbai 400013.

Web: rahejaimperia1.com

MAHARERA NO.: P51900009379

For more information, please visit maharera.mahaonline.gov.in

Note: Furniture, fixtures and interiors shown in the actual image of show flat are not standard offerings. The terms and conditions of the agreement of sale shall prevail. The project "Raheja Imperia-I" is financed by HDFC Ltd. The Company would obtain/provide No Objection Certificate from HDFC Ltd., for sale of flats. Any purchase in this development shall strictly be governed by the terms and conditions of the Agreement for Sale that may be entered into between the parties.