



BIRLA NIYAARA

WORLI

AMENITIES



AMENITIES

5TH LEVEL

- 1- Green Corridor
- 2- Mini Football Field
- 3- Athletic Track (3 Lane)
- 4- Reflexology Walkway
- 5- Playpen - The Kids' Club
- 6- Garden of Escapades
- 6a- Kids' Water Play Area
- 6b- Toddler Play Area
- 6c- Kids' Exercise Area
- 6d- Adventure Area
- 7- Reading Courtyard
- 8- Infinity Garden - Pool Deck with Cabanas
- 8a- Swimming Pool
- 8b- Kids' Swimming Pool
- 9- Botanical Greens
- 10- HIVE - The Social Club
- 11- Amphitheatre Steps / Spanish Staircase
- 12- Garden of Eden - Senior Citizen Garden
- 13- Taichi / Yoga Court
- 14- Highline Walkway Garden *
- 15- Swimming Pool, Jacuzzi & Aqua Gym *
- 16- Be-Fit - The Sports Club*
- 17- Sunset and Sunrise Garden *
- 17a- Sunset Pavilion *
- 17b- Outdoor Gym *
- 17c- Sunrise Pavilion *
- 18- Interactive Athletic Track (3 Lane) *
- 19- Multi Sports Court with Turf (Basketball cum Volleyball) *
- 20- The Arena with Tennis Courts (2 Nos) *
- 21- Spectator Stand *
- 22- Toddler Zone *

4TH LEVEL

- 23- Garden of Senses
- 24- Sculpture Deck
- 25- Outdoor Cinema
- 26- Viewing Deck at Garden of Senses
- 27- Banquet Greens
- 28- Viewing Deck at Banquet Greens
- 29- Library Cafe Alfresco

GROUND LEVEL

- 30- The Plaza - Tapestry Green
- 31- Plaza Drop Off
- 32- Entry / Exit 1
- 33- Birds of Paradise Garden
- 34- Tower A Drop Off
- 35- Entry / Exit 2
- 36- Security Check at Spanish Staircase
- 37- Cricket Pitch*
- 38- Pedestrian Walkway, Jogging Track and Bicycle Track *
- 39- Entry / Exit 3 *
- 40- Tower B Drop Off
- 41- Retail Entry

* Future Development

SPORTS AND FITNESS



Image for reference use only

A PLACE WHERE YOU EXUDE RADIANCE JUST LIKE
YOUR ICONIC JEWELLERY COLLECTION.

ANOTHER PLAYGROUND FOR YOUR
TEAM BUILDING SKILLS TO WIN.



CRICKET GROUND



FOOTBALL



SKATING AREA



Image for reference use only

REDEFINING A STRETCHED DAY
WITH BLISS HERE.



AEROBICS ROOM



TAICHI COURT



Image for reference use only

ANOTHER INSTANCE OF YOUR GOALS
TAKING THE BEST SHAPE.



BE-FIT - THE SPORTS CLUB*



Image for reference use only

*Future Development

RELAXATION



AFTER A BUSY DAY, THE HOME APPEARS TO BE
AN EXCLUSIVE BLISSFUL SANCTUARY TO UNWIND IN.

THE SUN MIGHT VISIT TO
GIVE YOU THE SPOTLIGHT MOMENTS
YOU'RE ACCUSTOMED TO.



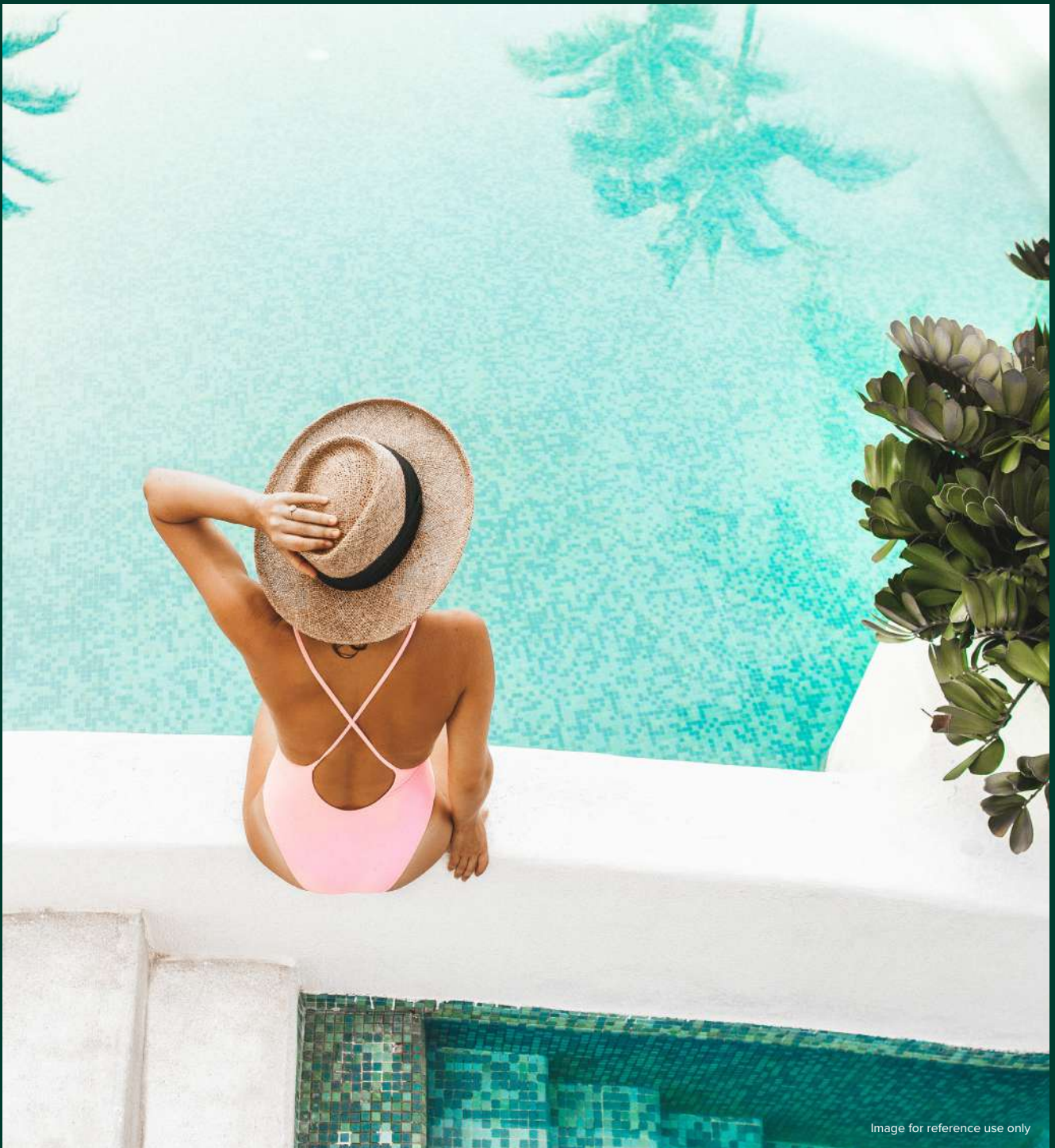
OUTDOOR POOL AREA



SPA



PHYSIOTHERAPY ROOM



FUN FOR KIDS



YOU GO BACK TO YOUR DREAM
CHILDHOOD THROUGH YOUR CHILDREN HERE.

IN THIS SPACE, YOUR LITTLE ONES ENJOY MORE AFFLUENCE
THAN YOU, WHEN IT COMES TO MERRIMENT.



CHILDREN'S PLAY AREA



CHILDREN CENTRE



WATER PLAY AREA



Image for reference use only

HERE, ALL YOUR TODDLERS WILL DREAM ABOUT IS
AN EXACT PLACE LIKE THIS.



INDOOR PLAY AREA



PLAYPEN



TODDLER'S ZONE



Image for reference use only

SOCIAL HOTSPOTS



Image for reference use

THE ONLY THING THAT FEELS LIMITED AMONG
THE COUNTLESS AMENITIES IS TIME.

THE AMPHITHEATRE ITSELF IS A SPANISH ARTIST,
YOU'D LOVE TO RAVE ABOUT.



OUTDOOR CINEMA



AMPHITHEATRE STEPS
(SPANISH STAIRS)



Image for reference use only

YOU'D WANT TO BOTTLE THE AURA OF THIS PLACE FOR
ANOTHER CRAFTED FRAGRANCE COLLECTION.



GARDEN



HIVE - THE SOCIAL CLUB



CAFE ALFRESCO



Image for reference use only

HEALTH



HERE, PAMPER THE SOURCE OF YOUR BIGGEST IDEAS,
A CALM MIND AND BODY.

NO EXCUSES TO
AGEING GRACEFULLY.



SENIOR CITIZEN - GARDEN OF EDEN



LOUNGE BAR



Image for reference use only

SCRIPT A PODCAST OF AN EXCLUSIVE
DIALOGUE WITH YOUR SOUL HERE.



MEDITATION ROOM



SPINNING STUDIO



Image for reference use only

LEISURE



Image for reference use only

WHERE YOUR ICONIC WISHLISTS
TURN INTO A LIFESTYLE.

HERE, YOUR EXOTIC TASTES IN READING
AND RELISHING ARE NURTURED.



BUSINESS CENTRE



LIBRARY CAFE



BANQUET HALL



Image for reference use only

ONE DAY SOMEONE HERE MIGHT READ A BOOK,
DOCUMENTED ON YOUR EXOTIC LIFESTYLE.



READING ROOM



CARDS ROOM



Image for reference use only



ADITYA BIRLA
—
REAL ESTATE



BIRLA ESTATES

Site Address:

**Century Mills Compound, Pandurang Budhkar Marg,
Worli, Mumbai – 400030.**

Corporate Address:

Birla Aurora, Level 8, Dr. Annie Besant Rd, Worli, Mumbai - 400030.



The Project "Birla Niyaara Phase – 1" is registered with MahaRERA under the Project Registration No. P51900031916 and project Birla Niyaara phase – 2 registered with MahaRERA under Project Registration No. P51900054455. Plans for the project are subject to further approvals /modifications from the concerned authority/ies and/or the Promoter. All intending purchasers are required to inspect all plans and approvals which are available at <https://maharera.mahaonline.gov.in> or our sales office. Birla Niyaara Phase-1 is mortgaged with Catalyst Trusteeship Limited acting on behalf of ICICI Bank Ltd and HDFC Bank Ltd. No Objection Certificate (NOC) / permission of the mortgagee for sale of flats / property would be provided, if required. The Project Birla Niyaara is an integrated development spread across 14 acres being developed in phases and Birla Niyaara Phase-1 and Phase-2 are a part thereof.

