



*Your window to the world of leisure  
is closer than you think!*





**PARADISO  
BAY**

KIHIM, ALIBAG

WELCOME

## *Paradiso Bay.*

### *A stones throw away from hectic city life.*



*Living by the sea is usually a dream come true for many. But it is generally felt that it's a dream that will remain unfulfilled.*

*Not anymore!*

*When this lovely concept of a gated community at Kihim, Alibag was planned, that too so close to Mumbai and Pune, we were fully confident that this project would change your outlook towards modern luxury living. Moreover, without burning a hole in your*

*pocket nor having to travel for hours to reach your destination!*

*This project, spread over a 3 acre plot, is currently the only project of its size, less than a kilometre from the beach.*

*Sometimes, a quick recharge from your busy schedule is just what you need, to bring back that much-deserved equilibrium. If you feel the same way too, we present to you, your very own - PARADISO BAY.*





## *In the lap of luxury*

*PARADISO BAY promises to be an ideal getaway for the entire family with a perfect blend of natural beauty and contemporary architecture. The project is well-planned and has everything to effectively pamper. Take a look at what's in store for you...*

### *A quick look at the key amenities:*

- *Elegant entrance with security cabin*
- *Ample CCTV coverage for strict surveillance*
- *24 x 7 security*
- *Tastefully designed, Vaastu compliant*  
*1 & 2 BHK apartments*
- *Apartment housekeeping (optional service at extra cost)*  
*through a reputed company*
- *Acrylic weather-proof paint for external walls*
- *Professional maintenance services round-the-year*
- *Automatic elevators from a reputed brand*
- *Power backup for common areas*
- *Rain water harvesting and sewage treatment plant*
- *Solar water heaters*
- *Common dish antenna for the entire township*
- *Ample car parking*





## *Leave your stress behind*

*Come here for the weekend and go back feeling rested, renewed and refreshed! PARADISO BAY is perfect in every aspect. Be it the beautifully landscaped garden, or its well designed pathways! Every aspect is thought of, keeping your wellbeing in mind.*

### *A few facilities to help you unwind:*

- *Designer landscaped garden*
- *Paved internal roads with elegant lighting*
- *Landscaping based on international concepts*
- *Play areas for your young ones - Swings, slides, sandpits, etc.*
- *Jogging track*
- *Meditation & yoga area*
- *Shaded seating alcoves*
- *Party lawn for your family events/parties*





## *For the fitness freak*

*An ultra-modern clubhouse with a fully equipped gym will surely excite the fitness freak in you! Hit the gym at your leisure and pace, then finish your fitness regimen with a dip in the pool. Ooh yeah... now life couldn't get any better than this, isn't it?*

### *Few recreational facilities:*

- *Clubhouse with a fully equipped gym and indoor activities like carrom, chess, pool table, table tennis, etc.*
- *Swimming pool with baby pool*





## *Everything effectively planned and well spread out.*

*The project design will give you the assurance that everything is well spaced, yet within reasonable reach.*

*The layout is effectively designed to give each living space a feeling of individuality. Thus empowering you to make the best use of each facility without threatening your own personal space. The best part is, your neighbours will feel the same way too!*



### **COMPLETE PROJECT PLAN**

- |                              |                            |
|------------------------------|----------------------------|
| <b>1</b> Entrance            | <b>9</b> Clubhouse         |
| <b>2</b> Gazebo              | <b>10</b> Swimming Pool    |
| <b>3</b> Sandpit             | <b>11</b> Baby Pool        |
| <b>4</b> Childrens Play Area | <b>12</b> Badminton Court  |
| <b>5</b> Garden Seating      | <b>13</b> Jogging Track    |
| <b>6</b> Party Lawn Area     | <b>14</b> Generator Backup |
| <b>7</b> Palm Plaza          | <b>15</b> Elevators        |
| <b>8</b> Buildings           | <b>16</b> Yoga Hall        |







## BAY 2



A

B



## BAY 3



A

B

C

D



**BAY 4**



**A**

**B**

**C**

**D**

2 BHK

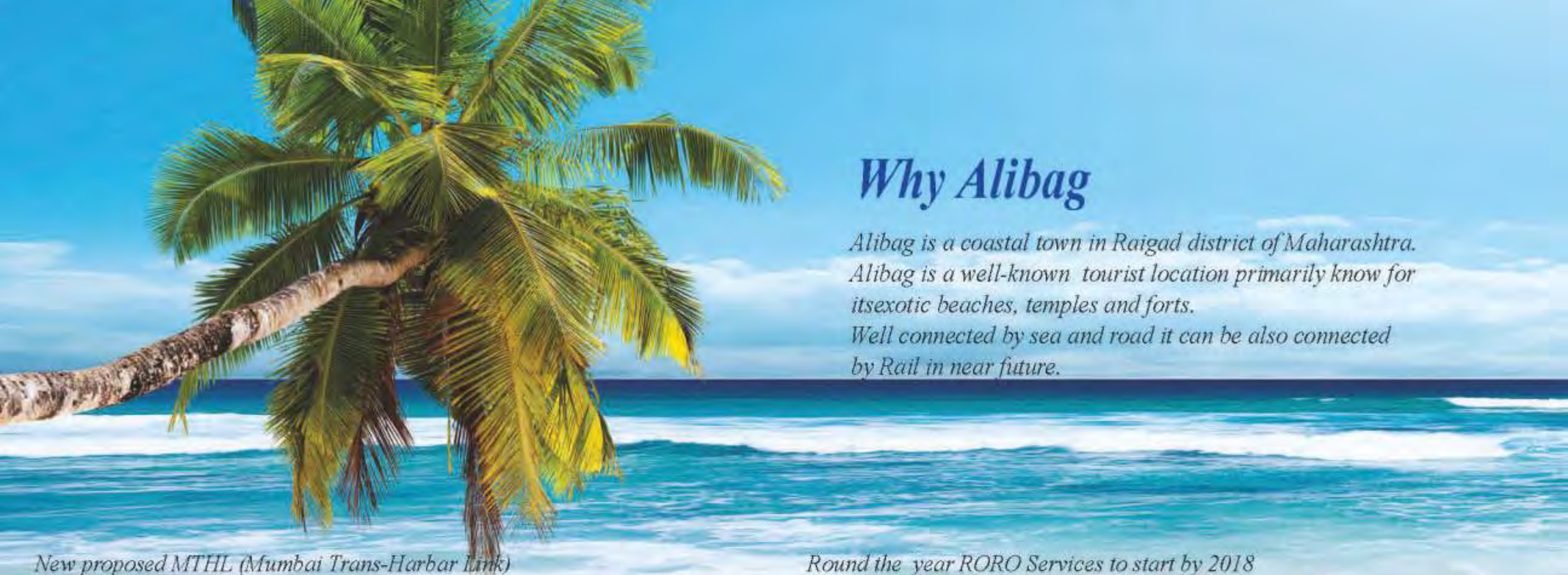


# 1 BHK



## *Branded and quality fixtures for complete peace of mind:*

- 2 x 2 feet vitrified floor tiles in all rooms
- Designer toilets with 7 feet dado and counter top basin
- Premium quality sanitary ware
- Provision for TV, telephones and internet points
- Concealed electric points with premium modular switches
- Colour anodized aluminium windows
- Granite frames for all windows
- Elegant main door
- Laminated interior doors with good quality fittings
- Granite kitchen platform with SS sink, provision for water purifier and exhaust fan
- O.B.D. paint for all internal walls



## *Why Alibag*

*Alibag is a coastal town in Raigad district of Maharashtra. Alibag is a well-known tourist location primarily known for its exotic beaches, temples and forts. Well connected by sea and road it can be also connected by Rail in near future.*

*New proposed MTHL (Mumbai Trans-Harbar Link)*



*Round the year RORO Services to start by 2018*



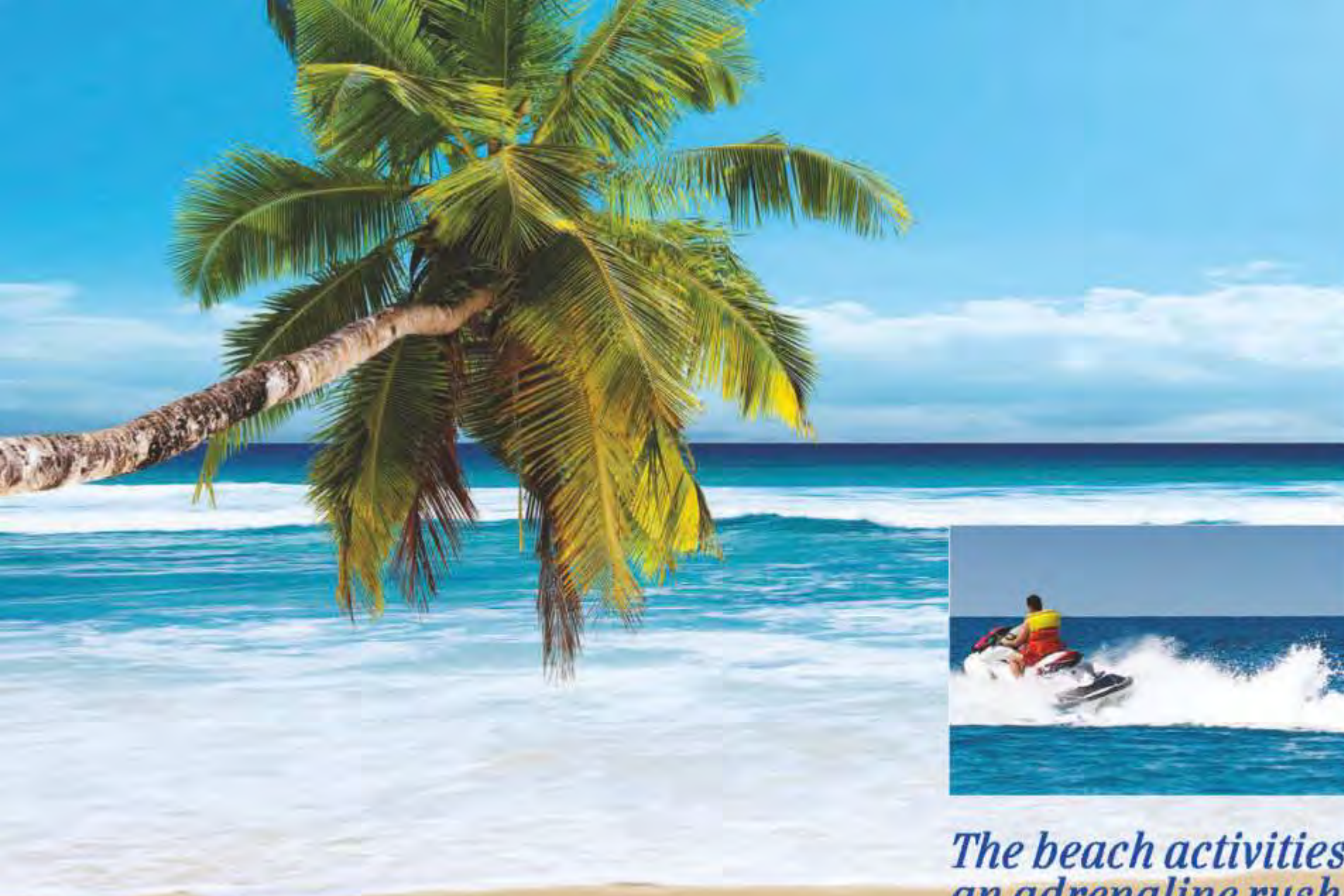


*Widening of Mumbai - Goa Road & Vadkhal - Alibag Road.*



*Virar-Alibag Multinodal Corridor.*





## *The beach activities can give you an adrenaline rush.*

*The Kihim beach not only offers various water-sport activities, but also allows you to explore the beauty of the long beach stretches, while doing so. With boating, fishing, parasailing, water-scooter riding, quad-biking and many other exhilarating activities to choose from.*

### Drive time to Kihim:

- From Mumbai (91 km) - 1 hour 45 minutes
- From Pune (140 km) - 2 hours 30 minutes
- From Panvel (60.8 km) - 1 hour 10 minutes
- From Karjat (74.0 km) - 1 hour 30 minutes
- From Alibag (10.6 km) - 23 minutes
- From Murud (58.1 km) - 1 hour 15 minutes



## The Kihim advantage...

*In close proximity to Mumbai, it takes just 45 minutes by catamaran from The Gateway of India to Mandwa Jetty! What's more, the journey is refreshing with seagulls to keep you company along the way. There's also a faster option of speedboats, which takes about 15 minutes. It's an exhilarating experience and worth every rupee!*

*Additionally planned, is the Roll On/Roll Off ferry service which will allow motorists to drive onto a vessel with their vehicle at Mumbai and drive off at Mandwa.*

*Apart from the sea route, the upcoming international airport at Panvel has seen a flurry of development in the area. With a 126 km multi-modal corridor from Virar to Alibag on the cards, it will connect five national highways including the Mumbai-Pune Expressway.*



The map depicted is only for pictorial representation and does not purport to be the political map of India or its states and is not drawn to scale.



**ATHARVA REALTY PVT. LTD.**, 213, Shilpin Center, G. D. Ambekar Marg, Wadala, Mumbai - 400 031. Email: paradisobay@atharvarealty.com

**MUMBAI OFFICE:**

**SITE ADDRESS:**

**PARADISO BAY**, Next to S. M. Wadke High School, Chondi, Kihim, Alibag - 402 201.

**CONTACT:**

**808080 5355**

[www.paradisobay.com](http://www.paradisobay.com)

**ARCHITECT**

**Soyuz Talib Architects Pvt. Ltd.**  
Website: [www.stapl.co.in](http://www.stapl.co.in)



**RCC CONSULTANTS**

**Associated Consulting Engineer**



**LANDSCAPE ARCHITECTS**

**OP.US Designs**  
Website: [opusdesigns.biz](http://opusdesigns.biz)



**MEP CONSULTANTS**

**Ambrosia Designs Pvt. Ltd.**



**Reg. No. P52000012241**

**PROJECT APPROVED BY**

