



Experience Centre: Aryaone By Sai Realtors,Near Sarvodaya Nagar Jain Derasar, Opp Runwal Greens, Mulund W, Mumbai - 400080.

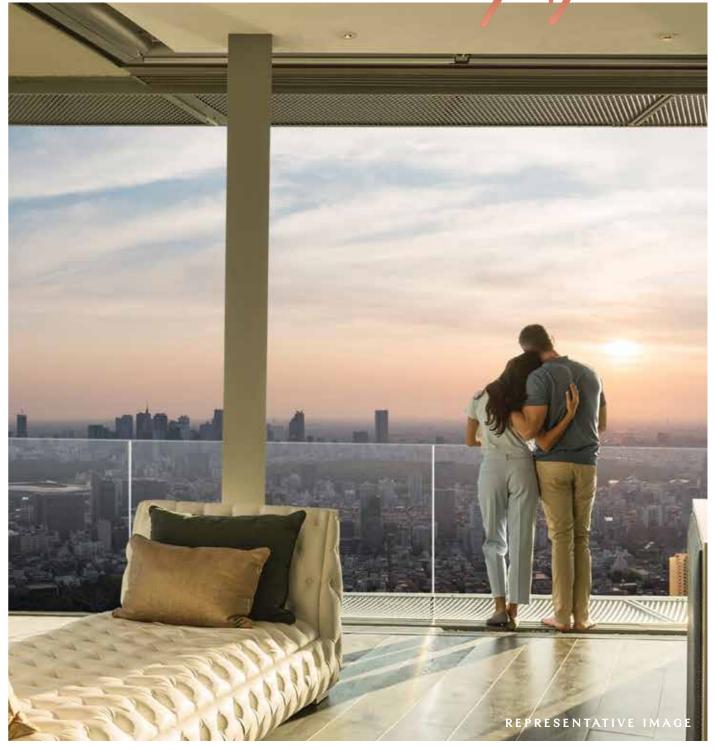
□ Aryaone is a marketing campaign name for Om Sai Complex Registration No: P51800053257 & also available on the website at https://maharera.maharashtra.gov.in

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THE ONE LIFE
AWAITS.
STEP INTO THE
EXTRAORDINARY.

The ONE Life





IMAGINE A LIFE WHERE LUXURY MEETS MEANING, WHERE EXCLUSIVITY IS NOT A PRIVILEGE BUT A WAY OF BEING, AND WHERE EVERY DAY IS CRAFTED TO INSPIRE PURPOSE. WELCOME TO ARYAONE - MORE THAN JUST A PLACE TO LIVE; IT IS AN INVITATION TO EMBRACE 'THE ONE LIFE.' AT ARYAONE, WE BELIEVE THAT TRUE LUXURY IS FOUND IN EXPERIENCES THAT ARE AS UNIQUE AS THOSE WHO LIVE THEM.







MORE THAN JUST A HOME,
ARYAONE INVITES YOU TO
EMBRACE THE ONE LIFE. HERE,
LUXURY AND PRACTICALITY
BLEND SEAMLESSLY.

BLEND SEAMLESSLY.

THOUGHTFULLY DESIGNED

RESIDENCES OFFER SPACIOUS,

LIGHT-FILLED INTERIORS, WITH

PRIVATE DECKS THAT EXTEND

YOUR LIVING SPACE OUTDOORS.

PANORAMIC CITY VIEWS SET THE

SCENE FOR A LIFESTYLE OF

AND CONVENIENCE.

BEAUTY, TRANQUILITY,





EXCLUSIVE GATED COMMUNITY



ICONIC HIGH-RISE LIVING



2 & 3 BED SPACIOUS DECK RESIDENCES



LARGE INFINITY POOL WITH PICTURESQUE VIEWS



30+ LIFESTYLE AMENITIES CRAFTED FOR ULTIMATE COMFORT



LARGE WINDOWS WITH SWEEPING VIEWS





YOUR GATEWAY
TO LUXURY,
EXCLUSIVITY,
AND PURPOSE.

NESTLED ON THE NORTHEASTERN EDGE OF MUMBAI, MULUND IS A NEIGHBOURHOOD THAT BALANCES THE VITALITY OF URBAN LIFE WITH THE TRANQUILITY OF NATURE. ARYAONE FINDS ITS HOME HERE, AMID MULUND'S VERDANT LANDSCAPES AND WELL-PLANNED SPACES, OFFERING RESIDENTS A TASTE OF EXCLUSIVITY IN A CITY THAT NEVER STOPS. IN MULUND, ARYAONE REDEFINES WHAT IT MEANS TO LIVE 'THE ONE LIFE'- A LIFE WHERE LUXURY, CONNECTIVITY AND NATURE CONVERGE.





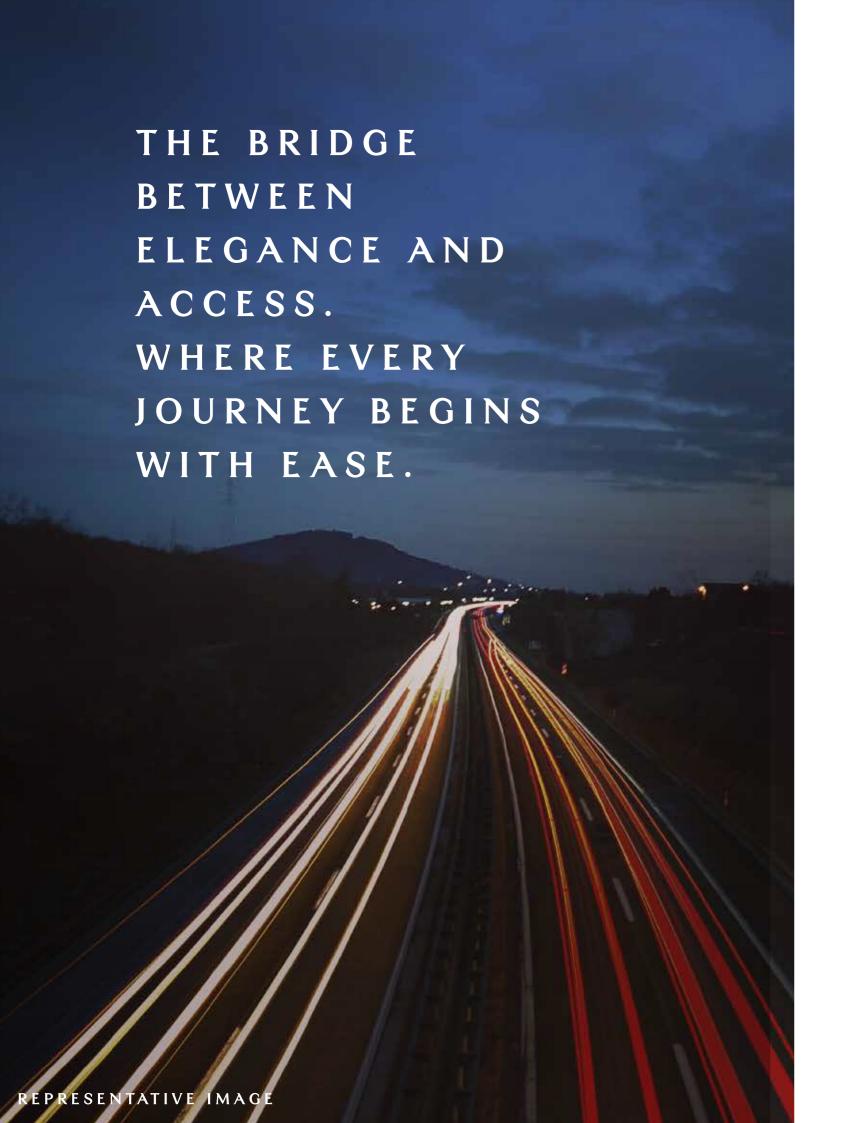
A COMMUNITY THAT INSPIRES. A CULTURE THAT THRIVES.

ROOTED IN THE VALUES OF TOGETHERNESS AND
BELONGING, ARYAONE CREATES A HAVEN FOR THOSE WHO
SEEK AN ENRICHING, FAMILY-ORIENTED ENVIRONMENT.
HERE, COMMUNITY IS CELEBRATED THROUGH THOUGHTFULLY
DESIGNED SPACES, GATHERINGS, AND SHARED EXPERIENCES
THAT STRENGTHEN BONDS AND CREATE LASTING MEMORIES.
ARYAONE'S COMMITMENT TO FOSTERING A CLOSE-KNIT
COMMUNITY IS AT THE VERY HEART OF

Theonefife

LOCATED NEAR REVERED CULTURAL LANDMARKS, INCLUDING ANCIENT MANDIRS AND HISTORIC TEMPLES. ARYAONE OFFERS RESIDENTS THE CHANCE TO STAY CONNECTED TO TRADITION AND SPIRITUALITY. THESE NEARBY LANDMARKS PROVIDE FAMILIES WITH CONVENIENT ACCESS TO SITES OF CULTURAL AND RELIGIOUS IMPORTANCE, ALLOWING RESIDENTS TO CELEBRATE RITUALS AND CUSTOMS THAT ARE DEEPLY

MEANINGFUL.





THIS PRIME LOCATION

ENSURES SWIFT TRAVEL TO

MAJOR BUSINESS HUBS,

SCHOOLS, MALLS,

HOSPITALS, AND ESSENTIAL
AMENITIES, MAKING EVERY
JOURNEY EFFORTLESS. WITH
THE BIGGEST JAIN DERASAR
OF MULUND ONLY 600
METERS AWAY, ARYAONE
ALSO CATERS TO SPIRITUAL
NEEDS. FROM HERE,
RESIDENTS CAN EASILY
REACH MUMBAI'S CORE

MULUND'S POSITION AS A

NEXUS OF CONNECTIVITY

AND GROWTH.

AREAS, THANKS TO



THE HEART OF CONNECTIVITY. THE SOUL OF CONVENIENCE.

STRATEGICALLY LOCATED AT THE ENTRY POINT OF MULUND WEST, ARYAONE PROVIDES UNPARALLELED ACCESS AND CONNECTIVITY THROUGH THE GOREGAON-MULUND LINK ROAD (GMLR) AND IS JUST MINUTES AWAY FROM LBS ROAD AND FROM THE EASTERN EXPRESS HIGHWAY (EEH).

KEY HUBS

Thane - 4.0 Km Powal - 7.0 Km Seepz – 13 Km BKC - 18 Km

Navi Mumbai – 19 Km

Station

TEMPLE

Sarvodaya Nagar Jain Mandir - 200 M



SCHOOLS & COLLEGES

Sri Sri Ravi Shankar School - 0.6 Km

St. Mary's Convent - 0.8 km

DAV International School - 1.8 Km

NES International School - 3.5 Km

HOSPITALS

Fortis- 0.5 Km

GMLR

Upasani Super Speciality Hospital – 2.1 Km

Lotus Multi Speciality Clinic - 3.5 Km

Hiranandani Hospital Powai - 9 Km



JBCN International School

LBS Marg

Mulund - Airoli Rd

CONNECTIVTY

ACCESS &

LBS Road 0.7 Km

Upcoming Metro Line -0.8 Km

Nahur Station - 0.9 Km

Eastern Express Highway- 1.9 Km

Mulund Station - 2.0 Km

International Airport – 14.8 Km



R Galleria – 0.1 Km D Mart - 0.7 Km R Mall Mulund-3.5 Km

Station







FROM 2014 TO 2019, THE PRICE SAW A SIGNIFICANT

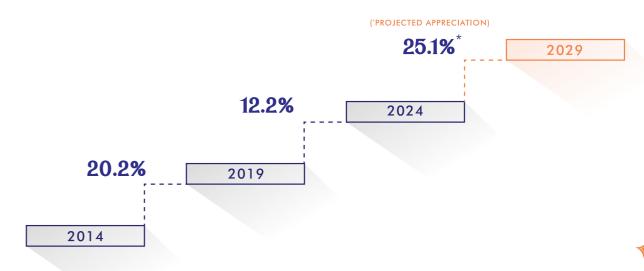
APPRECIATION OF 20.2%, REFLECTING STRONG MARKET

DEMAND AND GROWTH. THIS UPWARD TREND CONTINUED

FROM 2019 TO 2024, WITH A FURTHER 12.2% INCREASE IN

VALUE, SHOWCASING THE SUSTAINED STRENGTH AND

DESIRABILITY OF THE LOCATION.



LOOKING AHEAD, MULUND
WEST'S PROPERTY MARKET
IS EXPECTED TO GROW
FURTHER, A PROJECTED
25.1% GROWTH BY 2029,
FUELED BY STRONG
DEMAND, ENHANCED
INFRASTRUCTURE, AND
UPCOMING URBAN

DEVELOPMENTS, POSITIONS

MULUND WEST AS A HIGHLY

ATTRACTIVE

INVESTMENT DESTINATION.

EVERYDAY LIVING.



ARYAONE SETS A NEW STANDARD

FOR RESIDENTIAL LUXURY WITH A

RANGE OF WORLD-CLASS



AMENITIES DESIGNED TO ENHANCE

EVERY ASPECT OF LIFE. FROM

LEISURE TO WELLNESS, EVERY

FEATURE HAS BEEN CAREFULLY

CURATED TO OFFER UNPARALLELED

COMFORT, RECREATION,

AND TRANQUILLITY.



WALKWAY



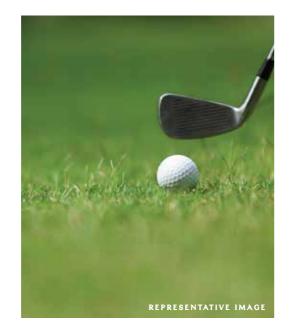
YOGA ZONE

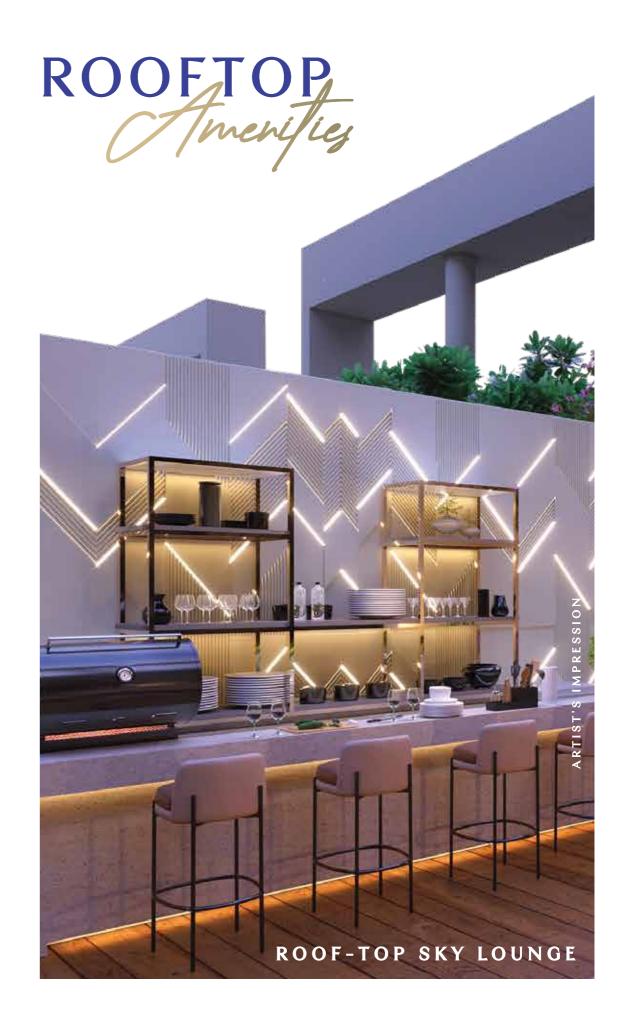


MEDITATION DECK



MINI-GOLF

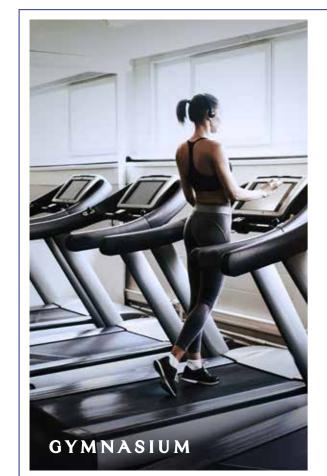








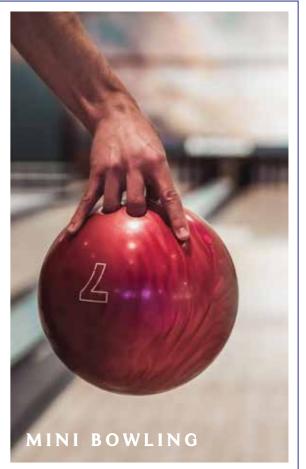


















BILLIARDS ROOM







GOLF SIMULATOR











CAFETERIA



OUTDOOR /menifies

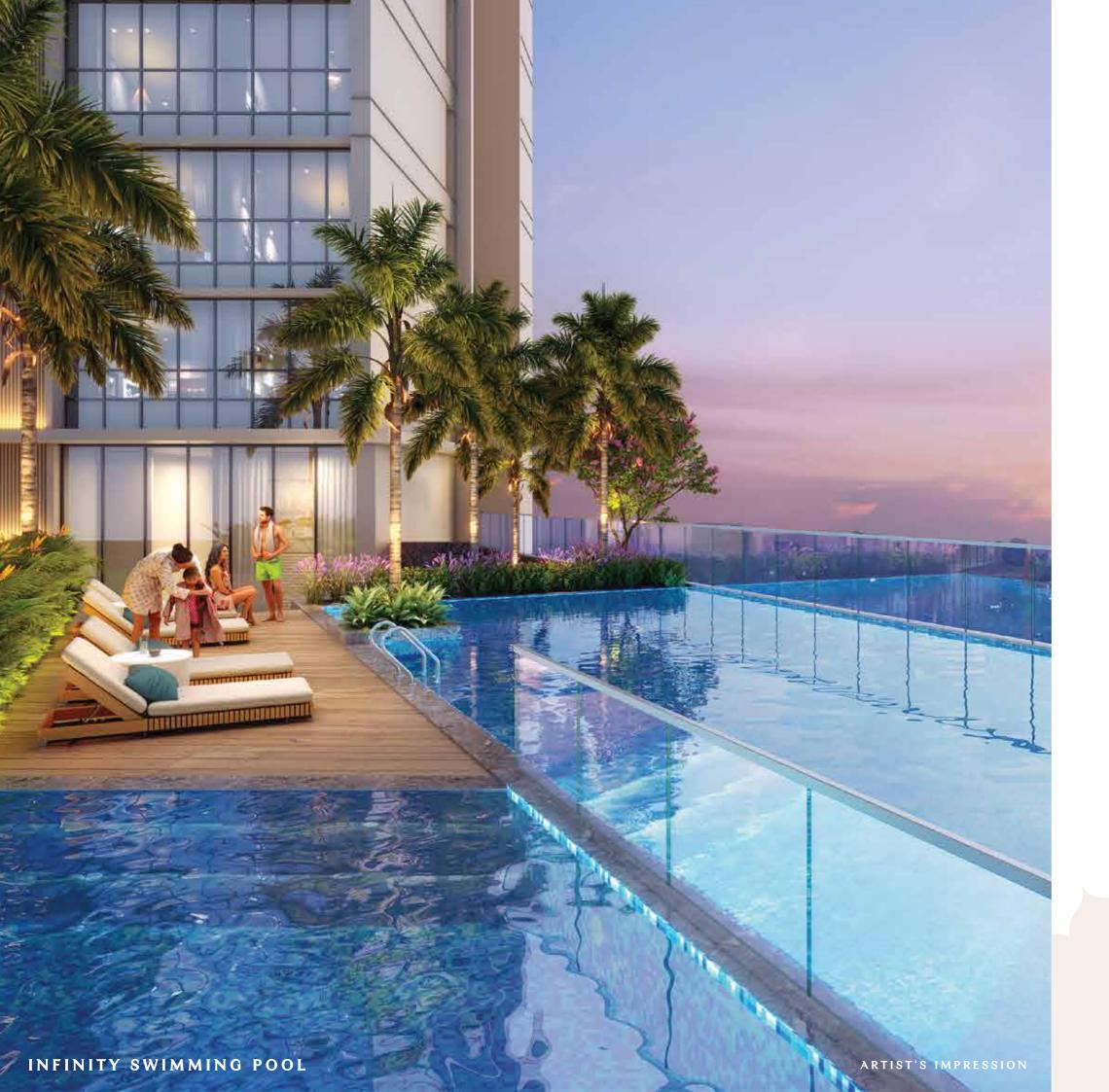
KIDS PLAY AREA

TOT LOT

PARTY/OPEN LAWN

JOGGING TRACK







OUTDOOR /menifies

POOL DECK

KIDS POOL

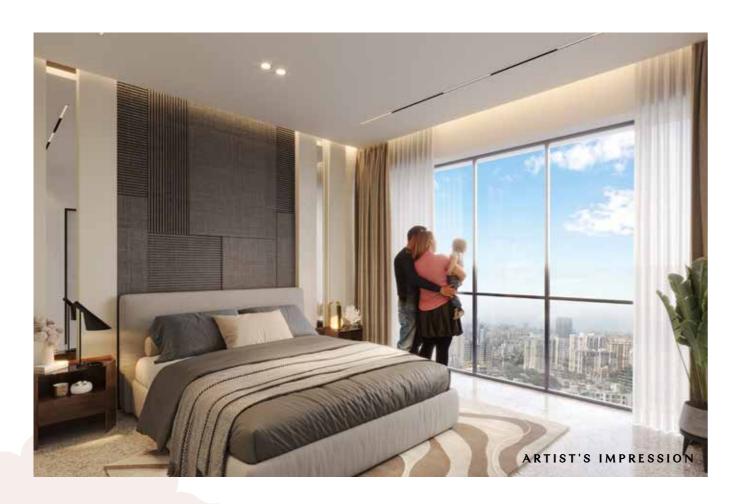
ADULT POOL

JACUZZI SEATING





PANORAMIC VIEWS AND INVIGORATING FRESH AIR.



WELL-DESIGNED LAYOUTS MAXIMIZING SPACE AND COMFORT.





EXCLUSIVE COMMUNITY FEATURES

Grand Entrance Lobby
Generator Backup For Lifts And Common Areas
Advanced Security Camera System

LIVING ROOM/BEDROOM

Premium Vitrified Tiles

Powder Coated/Anodized Aluminium Window

Elegant Flush Doors

Smooth Plastic/OBD Paint With Gypsum Finish

KITCHEN

Provision For Exaust Fan
Provision For Water Purifier
Branded Cp Fitting For Lasting Durability
Granite/Composite Marble Platform With Stainless Steel Sink
High-Quality Tiles For Flooring And Dado (Upto Beam Bottom)

BATHROOM

Gyser Provision For Instant Hot Water

Exhaust Fan Provision For Ventilation

Glazed/Unglazed Tiles For Flooring And Dado (Upto Beam Bottom)

Branded Cp And Sanitary Fittings For A Polished Finish

DEVELOPER

SAI REALTORS, A TRUSTED NAME IN REAL ESTATE

WITH OVER 30 YEARS OF EXPERIENCE, IS KNOWN

FOR ITS COMMITMENT TO QUALITY,

INNOVATION, AND CUSTOMER SATISFACTION.

SPECIALIZING IN CREATING DISTINCTIVE LIVING

SPACES IN PRIME SUBURBS LIKE GHATKOPAR,

POWAI, BHANDUP AND MULUND, THEIR PROJECTS

FEATURE WELL-DESIGNED LAYOUTS THAT

MAXIMIZE SPACE AND COMFORT. WITH A LEGACY

BUILT ON INTEGRITY AND EXCELLENCE, SAI

REALTORS ENSURES EVERY PROJECT ENHANCES

THE WELL-BEING OF ITS RESIDENTS, BACKED BY

A PROVEN TRACK RECORD AND DEDICATION TO

DELIVERING EXCEPTIONAL VALUE.



SHIMMERING HEIGHTS

COMPLETED

SAI MADHUVAN

SAI SYMPHONY

SAI HM PER VA

SALRADHA

SALINDU

SAI

SOLITAIRE