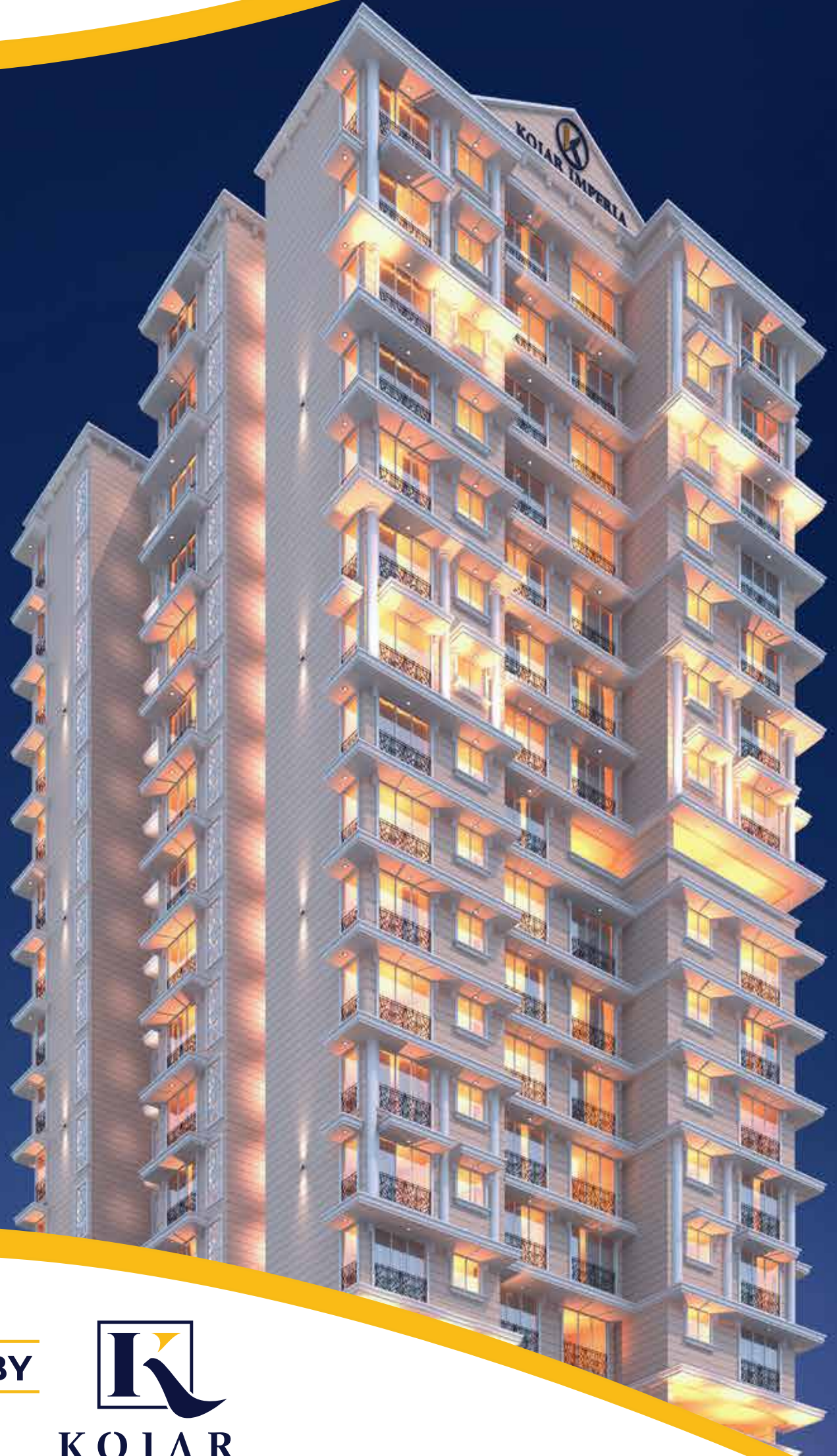




KOJAR IMPERIA

**" BUILDING
YOUR
VISIONS,
CREATING
REALITY."**



A PROJECT BY



**KOJAR
- REALTY -**





COMMERCIAL FEATURES

Find the perfectly fit location for your growing business in the heart of suburbs. Exclusive commercial space at ground and 1st floor levels. Every shop is self-contained with it's own washroom. Ideal for all kinds of retail outlets including Medical & General Stores, Restaurants, Banquet Halls, Supermarket, Gyms, Nursing Homes, Diagnosis Centres, Medical Clinics and more. Exquisite and aesthetically pleasing front elevation. Stunning external glass facade for 1st floor commercial. Separate staircase and stretcher lift for easy and convenient access to 1st floor commercial space.

- HIGH VISIBILITY, EXCELLENT STREET FRONTAGE
- RIGHT NEIGHBOURHOOD, RIGHT AUDIENCE
- EXTRA LOFT SPACE FOR STORAGE

- AMPLE LIGHT VENTILATION
- SUPERB ACCESS FROM STREET
- PEACEFUL UPSCALE

GROUND FLOOR PLAN



* AS PER APPROVED PLAN

FIRST FLOOR PLAN



* AS PER APPROVED PLAN

TYPICAL FLOOR PLAN



■ CHAJJA

66 The
modern
art
of living 99



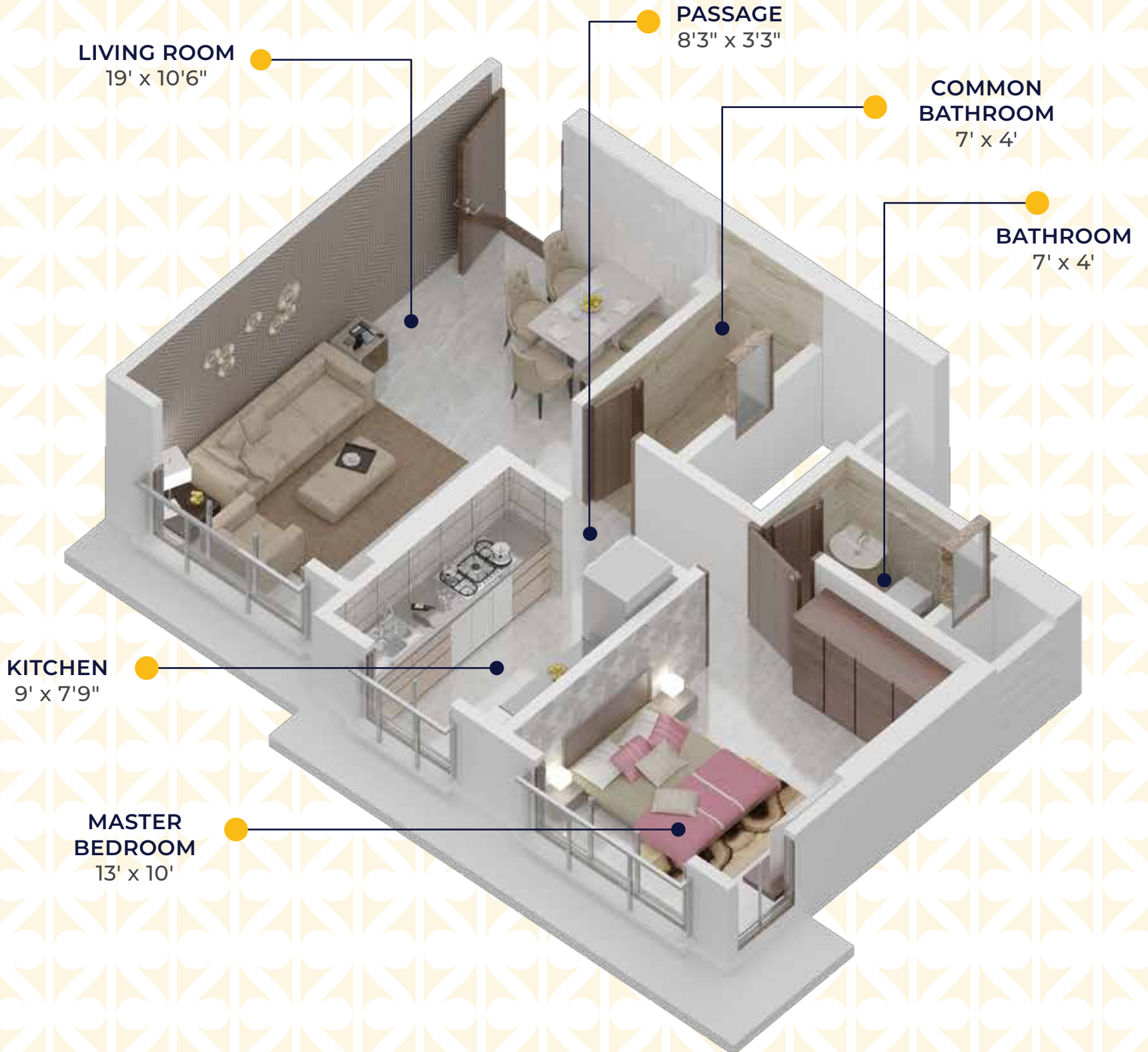
66 With
Lavish
Hallway 99

■ SERVICE SLAB

FLAT TYPE-1

1 - BHK 509.90 - 529.90 sq. ft. RERA* Carpet Area

“Impeccably designed 1-BHK with exuding comfort and warmth, integrated with capacious master bedroom & kitchen.”

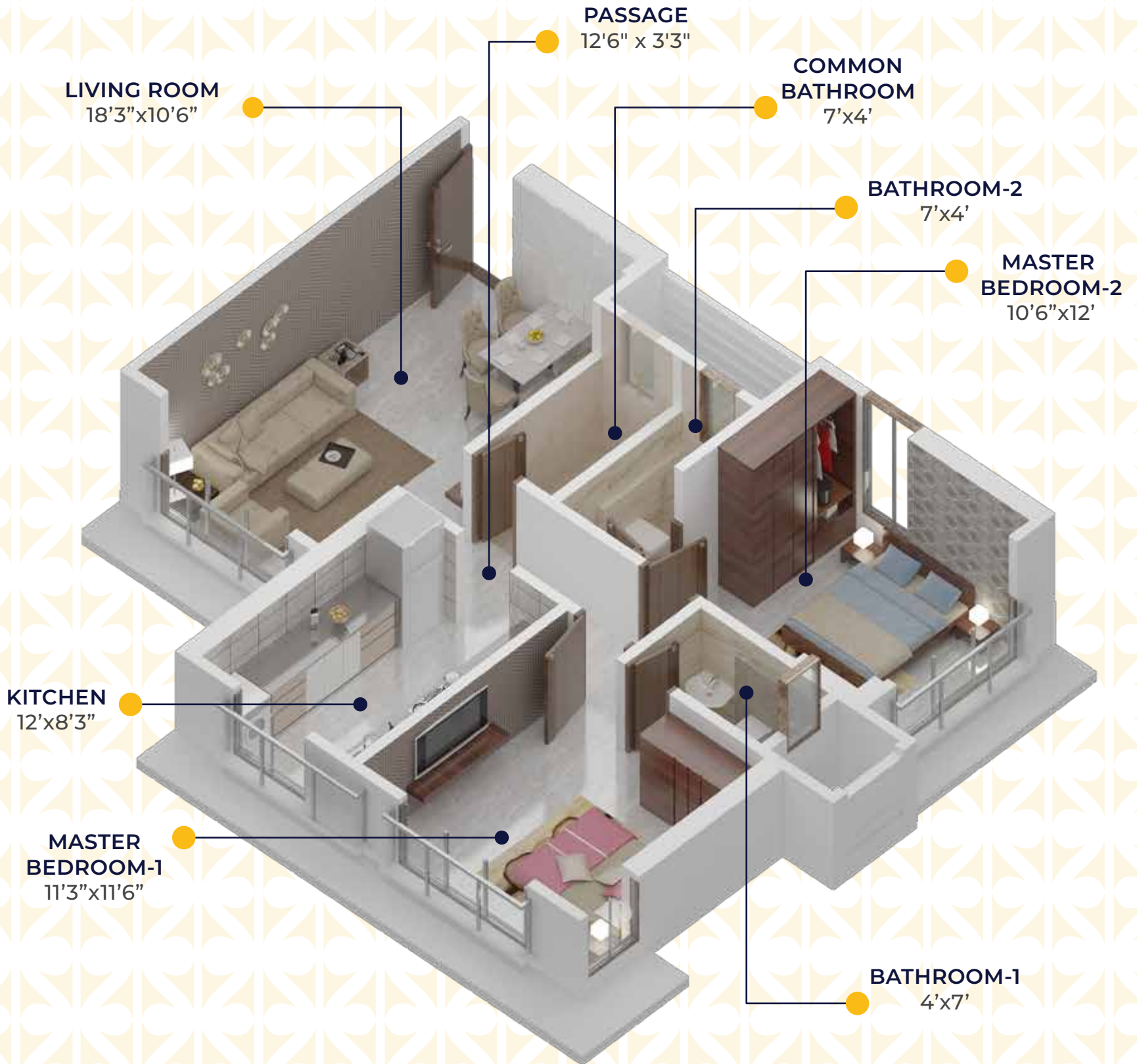


* AS PER APPROVED PLAN.
1-BHK area shown as per 509.90 sq.ft.

FLAT TYPE-2

2 - BHK 724.7 sq. ft. RERA* Carpet Area

“Aesthetically designed 2-BHK with grand living rooms coupled with spacious bedrooms & adequate numbers of multipurpose washrooms.”



* AS PER APPROVED PLAN.

WHAT WE SERVE

our promises to you ...



SUPER STRUCTURE

- Earthquake resistant R.C.C. framed structure.
- Double-coat plaster accompanied with superfine exterior texture paint.
- Ample parking space at ground, first & second podium levels.



WALLS

- Internal smooth plaster with putty / gypsum finish.
- Premium quality plastic paints in living rooms & bedrooms.



FLOORING

- Premium quality glazed vitrified tiles in the entire flat.



KITCHEN

- Granite platform with stainless steel sink & service platform.
- Designer dado tiles up to beam level.
- Adequate number of plumbing points for washing machine & other utilities along with premium quality C.P. kitchen fittings.





BATHROOMS

- Premium quality C.P. bathroom fittings.
- Elegant & branded sanitary wares.
- Designer wall tiles with anti-skid flooring.



DOORS / WINDOWS

- Laminated teak wood maindoor & all internal laminated flush doors with branded door fittings.
- Teakwood door frames in Living Rooms & Bedrooms.
- Window frames & Bathroom door frames in marble / granite.
- Powder coated aluminium glass sliding french windows.



ELECTRICAL

- Intelligent electrical layout with sufficient supply points in the entire flat.
- Premium quality Concealed Copper Wiring with modular switches.
- Premium quality distribution boards with safety features like M.C.B. & E.L.C.B.
- Provision of T.V., Telephone, Wi-Fi & A.C. points in Living Rooms & Bedrooms.

LUXURIOUS AMENITIES

we know what you love ...



**GRAND ENTRANCE
LOBBY**



INTERCOM SYSTEM



**C.C.T.V. CAMERAS AT
GROUND, 1st & 2nd
PODIUM LEVELS**



PAVED COMPOUND



**WATCHMAN CABIN
& SOCIETY OFFICE**



24 HRS SECURITY



**M.G.L. PIPED GAS
CONNECTION**





**MODERN ELEVATION
WITH G.R.C.
ELEVATIONAL
FEATURES**



**FIRE FIGHTING
SYSTEM AS PER
M.C.G.M. NORMS**



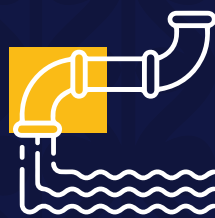
**RAIN WATER
HARVESTING**



**MECHANISED STACK
PARKING AT GROUND,
1st & 2nd PODIUM
LEVELS**



**(2x) PREMIUM
QUALITY CAR LIFT**



**ADDITIONAL
BOREWELL
PROVISION**



**(2x) PASSENGER &
(1x) STRETCHER S.S.
BODY HIGH SPEED
ELEVATORS**

DETAILED FLAT VIEW

We stick to our promises ...



▶▶ **LIVING ROOM**



▶▶ **KITCHEN**



▶▶ BATHROOMS



▶▶ **ENTRANCE LOBBY**



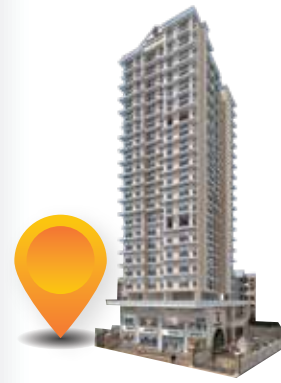
☛☛☛ **To Link Road**



90 ft. S.V.ROAD

☛☛☛ **To Malad Station**

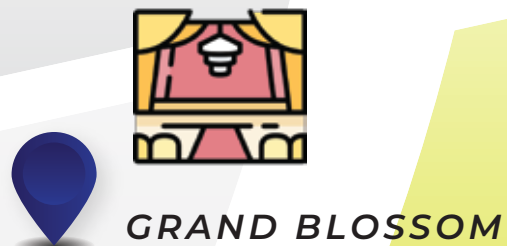
☛☛☛ **To Goregaon Station**



EXPERIENCE EXCELLENT CONNECTIVITY

JUST 5-10 MINS FROM

- Goregaon Station
- D-Mart
- G. Saraf College
- Lifeline Hospital
- Malad Station
- Oberoi Mall
- Patkar College
- Vivanta Hospital
- Metro Station
- Inorbit Mall
- Witty Int'l school
- Singhi Hospital
- Link Road
- W.E.Highway



VEER SAVARKAR FLYOVER

To W.E. Highway >>>

