



ONE WORLD.  
ENDLESS LUXURIES.



PIRAMAL  
ARANYA  
RANI BAUG



#WORLDofARANYA

# WELCOME TO THE WORLD OF ARANYA.

Framed by scenic vistas where the verdant landscapes beautifully fringe the cerulean sky and the Eastern Harbour, Piramal Aranya offers an exceptional ensemble of bespoke wellness and beautifully appointed 2, 3 & 4 Bedroom apartments.

Renowned for its rich heritage and urban culture, Aranya's locale Byculla echoes the historical warmth of South Mumbai. The project has 360-degree views of the 60-acre Rani Baug botanical gardens on one side and eastern harbour as well as the cityscape on the others.

The three contemporary silhouettes of Avyan, Arav and Ahan towers redefine wellness living and promise a balanced lifestyle brimming with wellbeing, culture, and community.



Luxury high-rise development spread across ~7 acres



Access to site from 3 directions



Adjacent to 60 acres Rani Baug



40+ Amenities spread over 1 lac sq.ft (9,920 sq.mt) of recreational spaces





Artistic Impression

# THE APARTMENTS

HOMES REPRESENTING THE EPITOME OF LUXURY.

From sophisticated interiors to well-crafted orientation, the apartments are bathed in natural sunlight and harmoniously blend wellbeing with the comforts of modern living. With wellness tailored especially for you, all homes are equipped with high-quality finishes, layouts and natural light penetration that would leave you feeling soothed and zen.

- ★★★★ DUAL- ASPECT RESIDENCES WITH CHARACTERISTIC VIEWS\*
- ★★★★ MODULAR KITCHEN\*
- ★★★★ FLOOR TO FLOOR HEIGHT OF UP TO 3.6 MTRS\*
- ★★★★ LAVISH MASTER BEDROOMS WITH L-SHAPED CORNER WINDOWS\*
- ★★★★ LAMINATED WOODEN FLOORING IN MASTER BEDROOMS





# WELLNESS

THE CENTRE OF WELLNESS.

Homes at Piramal Aranya are pre-fitted with evidence-backed innovative technology that nurtures well-being, enhances lifestyle and provides a transformative living experience.

With WellTech Luxury Homes, your place of zen will be pre-fitted with technologies that are thoughtfully curated to ensure the prime elements of air, water and light are aptly optimized to achieve the highest level of wellness living.

## A DAY AT YOUR WELLTECH HOME



Wake up gradually & fresh with bright lighting.

Experience the refreshing effects of breathing clean & purified air.

Enjoy better-tasting water that is free from contaminants and impurities.

Shower with clean water, free from impurities and rejuvenate your mind and body.

YOGA LAWN





# AMENITIES

REST. RETREAT. RESTORE.

Surrender in complete relaxation and experience the best of both worlds with Piramal Aranya's unparalleled amenities. These carefully curated amenities exude a real sense of awe and foster a lifestyle deeply rooted in well-being and ranges from multiple yoga zones to jogging tracks, from pools to a spa & a steam room and from sporting venues to kids recreational areas.



FAMILY POOL & CLUBHOUSE



RECREATIONAL GROUND



50M LAP POOL

40+ AMENITIES & FACILITIES SPREAD OVER  
1 LAC SQ.FT (9,290 SQ.MT)

3 SWIMMING POOLS INCLUDING  
50M LAP POOL & SEPARATE KIDS POOL

EXCLUSIVE TOWER AMENITIES, DEDICATED  
SOLELY TO THE RESIDENTS OF  
RESPECTIVE TOWERS

# RECREATIONAL FACILITIES

## GROUND LEVEL\* ●

- |                            |                    |                   |
|----------------------------|--------------------|-------------------|
| 1. Residence Plaza         | 6. Jogging Track   | 11. Yoga Area     |
| 2. Lap Pool                | 7. Cricket Field   | 12. Picnic Area   |
| 3. Kids Pool               | 8. Rock Climbing   | 13. Game Court    |
| 4. Cabana                  | 9. Amphi-theatre   | 14. Reading Zone  |
| 5. Multi-Use Sports Courts | 10. Kids Play Area | 15. Theme Gardens |

## PODIUM LEVEL (P10)\* ●

- |                          |                            |                   |
|--------------------------|----------------------------|-------------------|
| 1. Viewing Terrace       | 6. Events Lawn             | 11. Jogging Track |
| 2. Active / Yoga Lawn    | 7. Kids Zone / Play Area   | 12. Dog Park      |
| 3. Lap Pool              | 8. Outdoor Cafe / Barbecue | 13. Picnic Area   |
| 4. Leisure / Family Pool | 9. Cabana                  |                   |
| 5. Active Plaza          | 10. Outdoor Gymnasium      |                   |

## CLUBHOUSE FACILITIES\* (Within Podium)^

- |   |                  |
|---|------------------|
| • Lounge  | • Cafe           |
| • Fitness Centre  | • Squash Court   |
| • Activity / Yoga / Multipurpose Room                         | • Library        |
| • Multipurpose Games Room<br>(Indoor Games / Badminton Court) | • Spa            |
| • Retail  | • Changing Rooms |

## TOWER EXCLUSIVE AMENITIES

- Fitness Centre • Library / Reading Lounge • Observation Deck / Terrace



\*Facilities are within the common area and amenities space and these Facilities will be shared by all towers #Amenities specific to towers ^Subject to change based on regulations and authority approvals. \*\*Artistic Impression. The amenities/facilities shown are common to the entire project and would be provided in the common amenity/facility space. The furniture, items, decorative items, shades, and other details herein are only for indicative purposes and do not form part of the standard specifications/amenities to be provided. Outside Views are subject to changes depending on flat location and other factors.

LEISURE / FAMILY POOL



Artistic Impression

FITNESS CENTRE



RECREATIONAL GROUND



READING LOUNGE



# ARCHITECTURE

LUXURY, YOU CAN SENSE.

The architecture perfectly complements and blends well with the rich cultural neighbourhood imbued with a strong local identity. The facades' striking contours and full height glass windows celebrate craft and indulgence. Every element signifies impeccable quality. The Aranya towers are elegant, tall & sleek in structure & will redefine expectations of living in the heart of South Mumbai.

Piramal Aranya offers modern spacious apartments without sacrificing social space, leisure space or recreational space, demonstrating that modern developments can be built in harmony with the environment. The simple idea is that nothing should get in the way of the view and your connection with nature.

Piramal Aranya is brand name for larger project. The images and details provided herein pertain to launched towers. We will be registering other phases of larger project as separate real estate projects from time to time. For other details, please visit <https://maharera.mahaonline.gov.in/> | Project registration no. MAHARERA # Piramal Aranya: Wing A (Avyan tower) MahaRERA No - P51900003324, Wing B (Arav Tower) MahaRERA No - P51900018039 & Wing C (Ahan tower) MahaRERA No - P51900020330. The Project/Property is mortgaged to HDFC Limited, except for certain units/flats in Piramal Aranya – Wing A(Avyan) which are mortgaged to ICICI Bank Limited. Necessary no objection certificate for the sale of unit/flat will be obtained from the respective lenders, as and when required.



Artistic Impression







# VIEWS

MULTIDIMENSIONAL VIEWS TO SOAK IN.

The mesmerizing views at Piramal Aranya redefine and elevate wellness with 360-degree views. With wide and enchanting views of the 60 acres of botanical Rani Baug gardens on the west and the shimmering Eastern Harbour on the east, every room kindles a visual symphony of majestic wonders that is both soul-soothing and nourishing.

The amenities/facilities shown are common to the entire project and would be provided in the common amenity/facility space. The furniture, items, decorative items, shades, and other details herein are only for indicative purposes and do not form part of the standard specifications/amenities to be provided. Outside Views are subject to changes depending on flat location and other factors| Project registration no MAHARERA # Piramal Aranya: Wing A (Avyan tower) MahaRERA No - P51900003324, Wing B (Arav Tower) MahaRERA No - P51900018039 & Wing C (Ahan tower) MahaRERA No - P51900020330. The Project/Property is mortgaged to HDFC Limited, except for certain units/flats in Piramal Aranya - Wing A(Avyan) which are mortgaged to ICICI Bank Limited. Necessary no objection certificate for the sale of unit/flat will be obtained from the respective lenders, as and when required.

Artistic Impression

There is something magical and oddly comforting about the sapphire-blue skies, Amazon-green forests and limitless horizons. It's like the harmonic thrumming of nature beckons to be explored where solace could only be found in the scenic vistas.

The unrestrained luxury of relishing in the soul-lulling blue-green views can be found at Piramal Aranya. Every moment is extraordinary for it offers a sheer spectacle of the city and enlivens the spirit of wellness within you.

The amenities/facilities shown are common to the entire project and would be provided in the common amenity/facility space. The furniture, items, decorative items, shades, and other details herein are only for indicative purposes and do not form part of the standard specifications/amenities to be provided. Outside Views are subject to changes depending on flat location and other factors | Project registration no MAHARERA # Piramal Aranya: Wing A (Avyan tower) MahaRERA No - P51900003324, Wing B (Arav Tower) MahaRERA No - P51900018039 & Wing C (Ahan tower) MahaRERA No - P51900020330. The Project/Property is mortgaged to HDFC Limited, except for certain units/flats in Piramal Aranya - Wing A(Avyan) which are mortgaged to ICICI Bank Limited. Necessary no objection certificate for the sale of unit/flat will be obtained from the respective lenders, as and when required.





Stock Image

# LOCATION

A PRIVILEGED & A COSMOPOLITAN ADDRESS.

Piramal Aranya sits at the crossroads of connectivity and activity in South Mumbai, the place where the vision of Mumbai was born. Steeped in history and culture, the neighbourhood is filled with stories and adventures for urban explorers and culture seekers alike. It's a blend of communities & you can find places of multiple faiths like Mevawala Parsi fire temple, Magen David Synagogue, Gloria Church, Hasnabad Dargah & Sheth Motisha Adheshwarji Jain temple in close proximity to the site.



Stock Image

# CONNECTIVITY

TO EVERY NOOK AND CRANNY

Piramal Aranya comes with excellent connectivity, good frontage and visibility along major access roads. It resides in close proximity to every need of residents.

- Lower Parel Business District 4.8 Km | Nariman Point Business District 8.2 Km
- St. Mary's School 1.9 Km | Aditya Birla World Academy 4.1 Km
- ITC Grand Central 2.8 Km | The St. Regis Mumbai 4.6 Km
- Royal Western India Turf Club 4.0 Km | The Willingdon Sports Club 4.9 Km
- Masina Hospital 1.2 Km | Wockhardt Hospital 2.8 Km
- Mumbai Domestic Airport 17.0 Km | Mumbai International Airport 17.3 Km

# INFRASTRUCTURE

A VISIONARY URBAN PLAN



The up-and-coming proposed Eastern Waterfront infrastructure development by the government will significantly transform the vicinity, in which Piramal Aranya resides. Within this development:

- 966.3 hectares of proposed Eastern Waterfront Development
- The Trans Harbour Sea Link will be 2.8 km long & reduce travel to the airport in Panvel within 20 minutes
- The Marine drive 2.0 will be twice the length of the Queen's Necklace in the west
- The project will give the city many tourist-friendly places & make way for 62% of open spaces

# THE GLOBAL PARTNERS

Partnering with the global leaders in the real estate sector, Piramal Aranya aims to be the most cherished development of South Mumbai. Whether it is the construction partner, design consultants, structural engineers or the vertical transport consultants, we have the best team bringing Piramal Aranya to life.

## THE WORLD OF ARANYA

### Make Architects

*Design Consultants – London UK*

### Site Concepts

*Associate Landscape Architects – Mumbai*

### SSA

*Associate Design Architects – Mumbai*

### HBA

*Interior Design – London, UK*

### Buro Happold

*Structural Engineers – Mumbai*

### L&T

*Construction Partners – Mumbai*

### Buro Happold & PDA

*MEP Design Engineers – Mumbai*

### EDSA

*Lead Landscape Architects – Miami*

### Lerch Bates

*Vertical Transport Strategy Partners – Mumbai*



PIRAMAL ARANYA  
RANI BAUG

---

# INTRODUCING 2, 3 & 4 BHK WELLTECH LUXURY HOMES.

---



#WORLDofARANYA | [PIRAMALARANYA.COM](http://PIRAMALARANYA.COM)

# LOCATION MAP



## SALES PAVILLION:

Piramal Aranya, Gate A, 25, ES Patanwala Marg, Near Rani Baug,  
Opp. MGM School, Byculla East, Mumbai - 400010,  
Maharashtra, India

## CORPORATE OFFICE:

8th Floor, Piramal Tower, Peninsula Corporate Park,  
Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013,  
Maharashtra, India



PIRAMAL  
ARANYA  
RANI BAUG

Piramal Aranya: Wing A (Aryan tower) MahaRERA No - P51900003324, Wing B (Arav Tower) MahaRERA No - P51900018039 & Wing C (Ahan tower) MahaRERA No - P51900020330. The Project/Property is mortgaged to HDFC Limited, except for certain units/flats in Piramal Aranya - Wing A(Aryan) which are mortgaged to ICICI Bank Limited. Necessary no objection certificate for the sale of unit/flat will be obtained from the respective lenders, as and when required.