



A project by Mittal Builders

*Everything you ever desired, is right here...*

Mittal Grandeur lives up to the promise of a lifestyle that has all you ever dreamed about, and more. This is the life that you can expect only at Mittal Grandeur - the most extravagant offering from Mittal Builders.

Located in South Mumbai's high profile Cuffe Parade, Mittal Grandeur occupies pride of place on the main road opposite Hotel Taj President. Flanked by swanky boutiques, cafes, schools and leisure hot spots, it enjoys close proximity to Mumbai's commercial nerve centre - Nariman Point.





# Relive the aristocracy and opulence of a bygone era



Occupying a prime plot that houses Taraporewala Mansion, a splendid heritage bungalow built in stages in the early 1900s, Mittal Grandeur will be developed to complement the magnificence and aura of the century old structure.

The outstanding bungalow, with its grand domes and elaborate stone work is a leading example of Indo-Sarcenic architecture in the city. Steeped in history, Taraporewala Mansion has been home to some of India's most eminent dignitaries, including writer Dr. Mulk Raj Anand. As the years rolled on, the structure grew weak and dilapidated.

A restoration programme, wherein every original element is replicated, will revive the bungalow to its past glory. Mittal Grandeur, the new residential tower with its subtle, modern elevation, just behind the restored bungalow, will harmoniously enhance it, while reflecting the architectural dynamism of this exclusive precinct.



Spectacular sea views. An exceptional location.  
Unparalleled amenities.



**M**ittal Grandeur. This unique 18-storey tower is designed by the renowned architects - Talati & Panthaky Associated Pvt. Ltd. according to the fundamentals of Vaastu. It offers seven very exclusive duplex apartments and one single level apartment on the first floor.

Innovative design features set exemplary standards of excellence at Mittal Grandeur. The use of two podium levels and a basement for car parking, as well as a complete level for recreation and entertainment, elevate the tower's first floor to the height of the fourth floor of adjoining buildings. Apart from benefits like enhanced privacy and a sense of elation, the main advantage offered by the structure's additional height are the vistas that it commands. The magnificent Arabian Sea is seen through full length windows while the rear of the apartments command a view of the harbour leading to Gateway of India.

# Luxury unlimited...



Luxury unlimited...very simply, these two words inspire and epitomise living at Mittal Grandeur. Built to reflect a philosophy that the sky is the limit when it comes to luxury living, this elegant tower endeavours to reach the skies to surpass all expectations.

A charming impression of openness will prevail in all the homes, surrounded by open spaces for planters, a balcony running around the front and terraces at the back. The doors of the living room will open directly onto the balcony which overlooks the sea, enhancing the sense of space.

The large proportions will be further expanded by this room's double-height ceiling extending all the way to the top of the duplex. Apart from this, the ceiling height will be considerably higher than the average height found in most apartments. The ambience of sheer open space will be heightened with the building's glass facade.



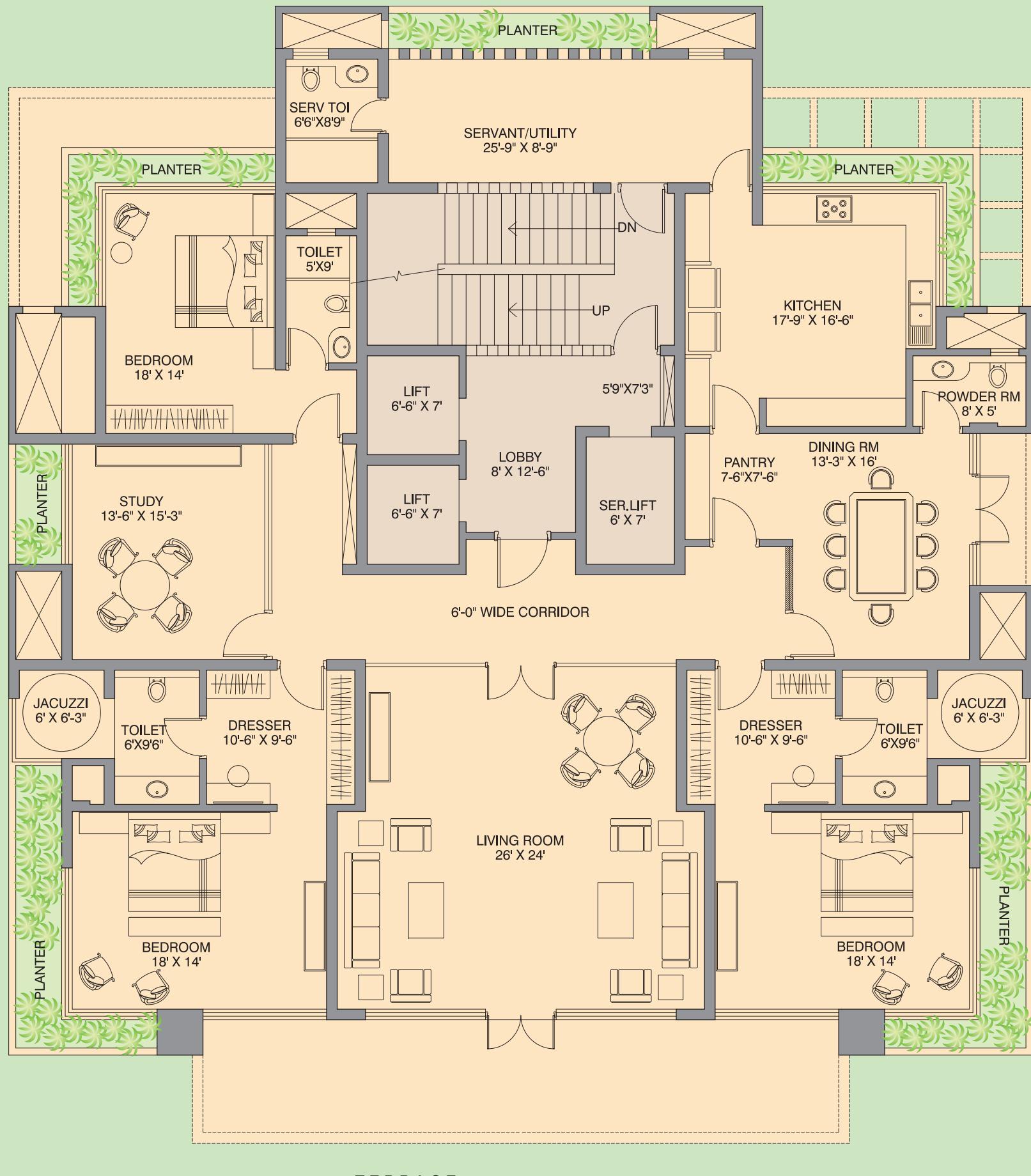
# The South Mumbai lifestyle - infused with cosmopolitan freshness and flair



Exceptional amenities and facilities add to the appeal of the Mittal Grandeur experience.

- Exquisitely designed entrance lobby
- Two elevators for residents and guests
- Separate service elevator
- State-of-the-art security system
- Entertainment level with a party hall
- Fully equipped gymnasium
- Well proportioned swimming pool
- Ample car parking in two level podium and basement level
- Generator for power backup





## Single Level Plan

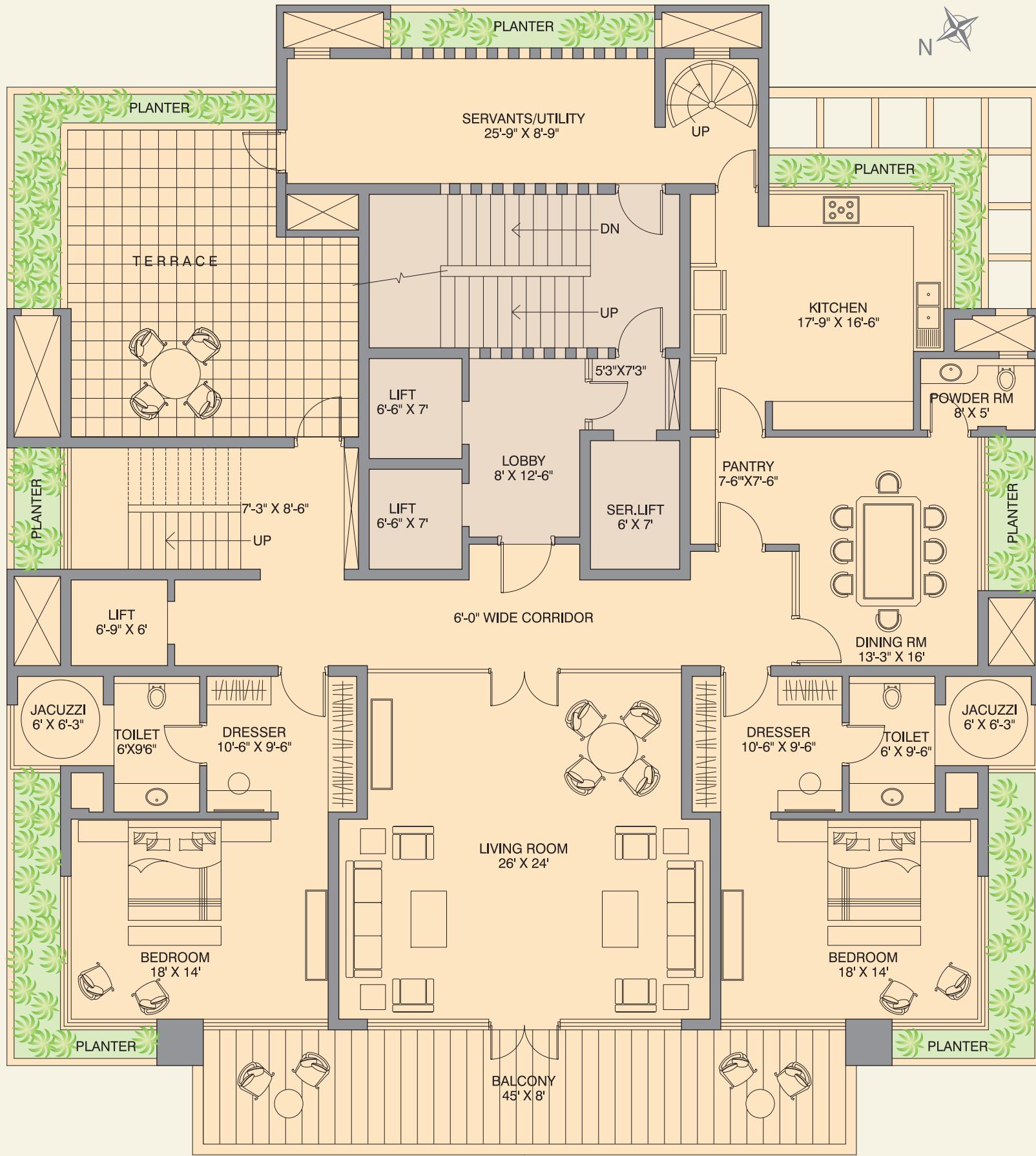
While a Mittal Grandeur home is a great milestone of high achievement in your life, it will continue to inspire you to dream bigger and strive towards overall excellence.

The single level apartment on the first floor consists of three spacious bedrooms, a huge living room, dining room, study, kitchen and bathrooms which will have provisions for installing jacuzzis.

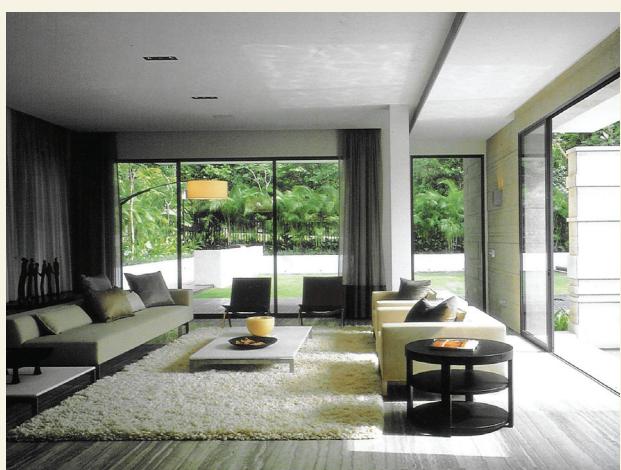
The most exclusive feature of this apartment is the large terrace garden which can be landscaped as per individual specifications.

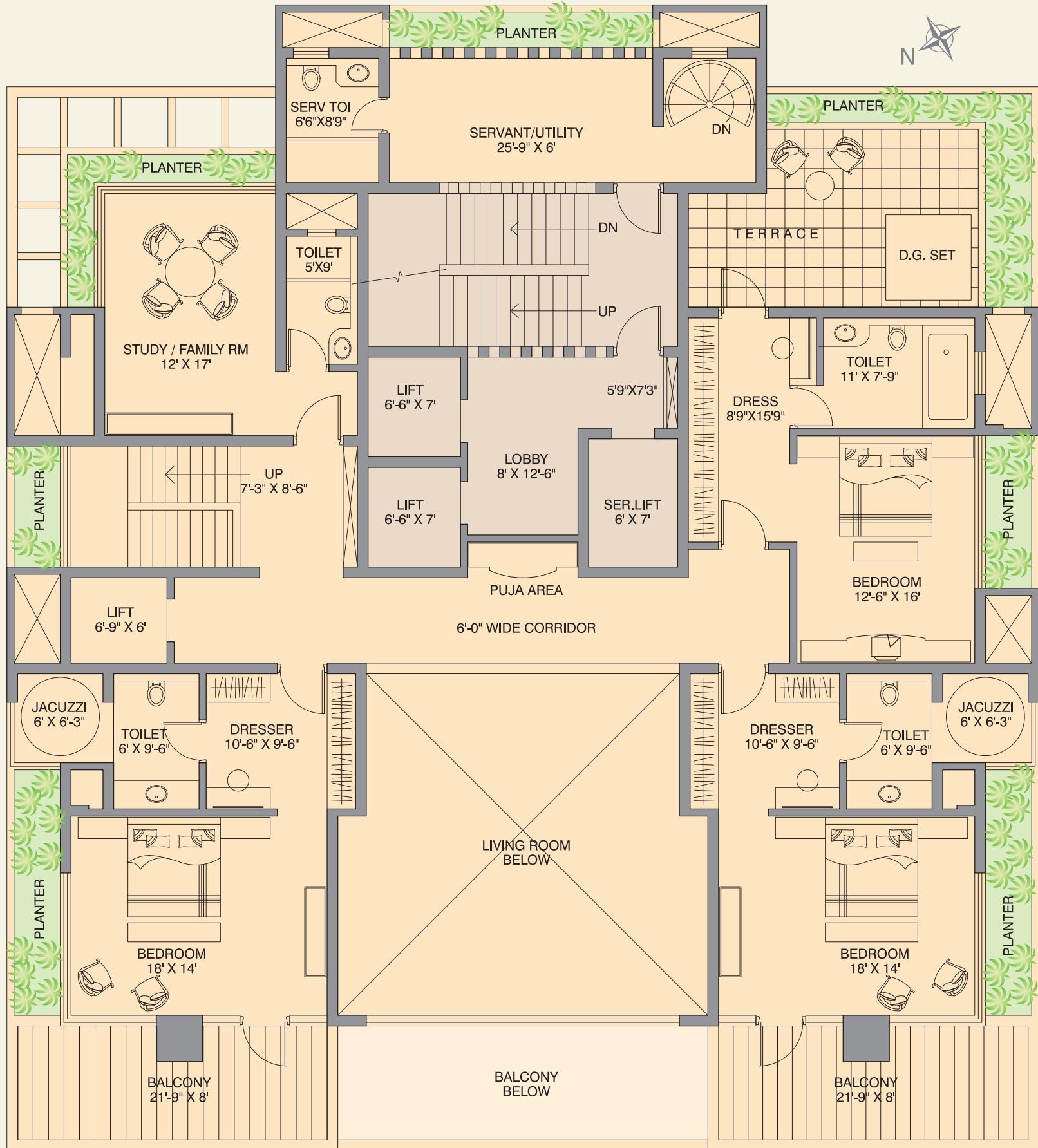
TERRACE





## Typical Duplex Plan (Lower Level)





Typical Duplex Plan (Upper Level)



Create your own "Signature Home" at Mittal Grandeur. From a shell, your apartment will grow to express your thoughts, values, dreams, convictions... as an extension of your very persona. Colours, materials, finishes and effects will speak volumes about the person you are, your aspirations.

Each duplex apartment offers five spacious bedrooms, a living room, a study/pooja room, a powder room, a kitchen and a dining room. All bathrooms will have a provision for installing a jacuzzi.

Each apartment will also have its own internal elevator and a utility area towards the rear with its own separate staircase.



# Mittal Builders

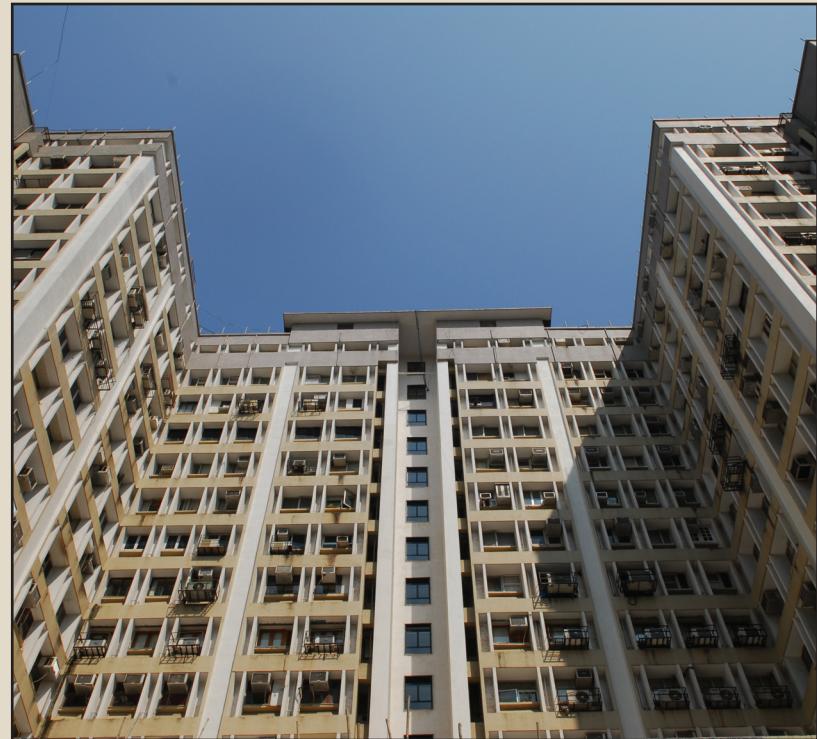
## A trusted name in construction since 1952

Each home at Mittal Grandeur will bear testimony to the quality, dependability and unflinching attention to detail that Mittal Builders stand for.

Since more than five decades, Mittal Builders continue to enjoy a strong presence in Mumbai and Thane as well as other cities of India including Thane, Pune, Bangalore, Hyderabad, Secunderabad, Delhi and Nagpur. Several of the group's outstanding residential projects like Mount Unique, Nepean House, Dariya Mahal and Phoenix Towers are landmarks in the history of Mumbai's real estate development, as are the commercial buildings such as Mittal Towers, Mittal Court, Bajaj Bhavan and Mittal Chambers in the city's renowned central business district Nariman Point.



MITTAL TOWERS  
Nariman Point



MITTAL COURT  
Nariman Point



BAJAJ BHAVAN  
Nariman Point

MITTAL CHAMBERS  
Nariman Point



AMEETA APARTMENTS  
Mantralaya



PHOENIX TOWER  
Lower Parel



PHOENIX TOWER  
Lower Parel



Architects  
M/S. TALATI & PANTHAKY ASSOCIATED PVT. LTD.  
6/F, Shree Niketan, Shiv Sagar Estate  
Dr. Annie Besant Road, Worli, Mumbai 400 018  
Tel. : 2493 8113/16/17/18

RCC Consultants  
M/S. MAHIMTURA CONSULTANTS PVT. LTD.  
Unique House, 3rd Floor, S. A. Brevli Road  
Fort, Mumbai 400 001  
Tel. : 2266 1212/4225

Solicitors  
M/S. KIRIT DAMANIA & CO.  
Raheja Center, 11th Floor,  
Nariman Point, Mumbai 400 021  
Tel. : 2282 5965

South Mumbai's gilt-edged address



**MITTAL BUILDERS**  
(A TRUSTED NAME IN CONSTRUCTION)

Mittal Towers, B-Wing, 16th Floor, 210 Nariman Point, Mumbai 400 021

Tel : 91-22-4060 7777 Fax : 91-22-2204 6186

E-mail : sales@mittal.com Website : www.mittal.com

Site : Mittal Grandeur, Next to CA Institute, Cuffe Parade, Mumbai 400 005