

# 11 GODREJ AVENUE ELEVEN MAHALAXMI

*Godrej* | PROPERTIES

The project is registered as 'Godrej Avenue Eleven' under Maharashtra No. P99000005716 available at <http://maharera.mahonline.gov.in>. The name is currently being updated.



IN A WORLD FILLED WITH MORE OF THE ORDINARY,  
STAND OUT AND EXPERIENCE THE RARE.



3.85 Acres free-hold land parcel  
with 2.4 Acres of Open Spaces



Grand  
Clubhouse

Olympic-length Pool,  
Temperature-controlled Pool  
and Infinity-edge Pool

Observatory & Lounge,  
Business Centre, Banquet Hall,  
Landscape Gardens, Gym and more

Badminton Courts, Squash Courts  
Tennis cum Multiplay Court  
and Half Futsal Court

Open Spaces shall mean open spaces on the constructed area. The Open Spaces shall include open to sky amenities like recreational spaces, internal pathways, swimming pool, club roof top etc., which aggregate to approximately 0.97 Hectare. The Developer intends to construct a club house and has applied for approval of the same with the office of the Executive Engineer/Municipal Commissioner, MCGM on 30-08-2023. The development of the club house is subject to the grant of the sanctioned approvals from the office of the Executive Engineer/Municipal Commissioner, MCGM and the Developer shall construct the club house in compliance of the approvals only. Proposed to be developed by the Developer. Subject to grant of sanction from the competent authorities.

CRAFT YOUR RARE MASTERPIECE  
ON THE OPEN CANVAS OF YOUR DREAM HOME.



For representation purpose only.



WELCOME TO A WORLD THAT IS WORTHY OF YOU.



## AN ICON RISES.

Opus is the pinnacle of man's finest gift.

His imagination.

Conceived to not merely eclipse, but simultaneously  
enhance the neighbourhood.

Opus is an ode to the landscape it rises in.

With the ocean on one side and the race course on another,  
it's like a painting that just found its finishing touches.

And the best part.

That it deserves a person like you.

And to that end, it quietly makes itself -

worthy of you.

## A VIEW THAT IS WORTHY OF YOU.



Anything more and it could qualify for a country club.  
World-class, super-sized amenities.

Artist's impression



Artist's impression



They say first impressions are everything.  
Private lobbies reminiscent of 5-star luxury.



## PODIUM LAYOUT



- A. Multipurpose play court
- B. Kids play experience zone with soft rubberized flooring and stepped seating
- C. Feature seats
- D. Open lawn with feature paving
- E. Reflexology garden
- F. Cricket pitch
- G. Skating rink
- H. Raised lawn with feature band
- I. Crossfit area & cricket net
- J. Putting green
- K. Feature pavilion
- L. 50m infinity edge pool
- M. 500mm kids infinity edge pool
- N. Sunken seating around water features, palms and a juice bar
- O. Stoppers in water
- P. Fitness centre
- Q. Open bar counter with a party lawn
- R. Feature paving as club extension
- S. Semi open squash courts
- T. Yoga zone

## TYPICAL FLOOR PLAN - OPUS 9<sup>th</sup> to 21<sup>st</sup> Floor



PROJECT BY



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For a personalised preview, schedule your appointment with our relationship manager.

**Disclaimer:**

Omniabuland, Omni & its new homes in Omni, Omni Midtown Phase 1 & Phase 2 Project is registered with Bhulekita under Registration No: 19100000215 & 19100000205, respectively and the details of the project are available at the website <https://radiusomniabuland.com>. This is not an offer, introduction offer and/or listing / abstract / sale of any nature and the content thereof is not and should not be construed as an offer / introduction offer / listing / abstract / sale of any nature. Details of the plots, layout, design, images, renderings, illustrations, elevations, location, amenities, views, amenities, graphics, renderings and other details are only shown for reference purposes only. The project may be subject to amendments and modifications due to changes in requirements or change in site from time to time. The project is financed by various financial institutions/banks, details of which are uploaded and will be updated on Bhulekita website from time to time.