

Rathi Nivera

A PROJECT BY



RATHI LIFESPACES



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MAHA RERA NO.



P51800078646

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(Regulation and Development) Act 2016 and the rules framed thereunder.

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DESIGNED BY PANASH LUXURY : 7888222885

P51800078646

www.rathilifespaces.com

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"Boutique Living
above Borivali's
Bustle."

Rathi Nivera

Rathi Nivera offers roomy 1 & 2 BHK homes on Carter Road 3 ideal for families seeking calm, community-focused living while remaining seamlessly connected to rail, metro and highway links.

LOW-DENSITY LAYOUT: UPTO SIX HOMES PER FLOOR

CROSS-VENTILATED, VASTU-ALIGNED FLOOR PLANS

ROOFTOP LEISURE DECK: YOGA, GYM, KIDS' PLAY AREA

GENEROUSLY SIZED INTERIORS FOR MODERN LIFESTYLES

CRAFTED TO NURTURE AND ENGAGE LIKE-MINDED COMMUNITY

KEY HIGHLIGHTS

STATEMENT FAÇADE WITH ELEGANT VERTICAL FINS

NINE RESIDENTIAL FLOORS CROWNED BY A ROOFTOP CLUB

SECURE PARKING FOR EVERY HOME

DEDICATED HIGH-SPEED ELEVATORS & CCTV GRID

SMART DIGITAL ACCESS WITH VIDEO INTERCOM



CONNECTED LIVING



HOSPITALS

- Apex Multispeciality
- Karuna Hospital
- Hcg Ics Cancer Hospital
- Lotus Multispeciality
- Namaha Hospital

0.7 KM
1.9 KM
2.1 KM
3.0 KM
3.4 KM



SCHOOLS

- Don Bosco High School
- St. Francis D' Assisi High School
- Ryan International School
- Jbcn International School
- Vibgyor High School

1.6 KM
1.7 KM
2.7 KM
2.7 KM
4.1 KM



TEMPLES

- Ambaji Mata Temple
- Munisuvratswami Jain Temple
- Jalaram Bappa Temple
- Sai Baba Temple
- Swaminarayana Temple

0.1 KM
0.2 KM
0.3 KM
1.6 KM
2.1 KM



STATIONS

- Borivali Station
- Magathane Metro Line -7
- National Park Metro Line -7
- Devipada Metro Line -7
- Borivali West Metroline -2A

1.1 KM
1.5 KM
1.6 KM
1.7 KM
2.0 KM



MALLS

- Sky City Mall
- Raghuleela Mega Mall
- Reliance Mall
- Thakur Mall

0.7 KM
1.8 KM
2.0 KM
2.8 KM



KEY LANDMARKS

- Sanjay Gandhi National Park
- Mandapeshwar Caves
- Tiger-lion Safari Point
- Kanheri Caves

1.0 KM
2.4 KM
3.0 KM
5.0 KM





Wheels
on
Highway
Minutes
Away



Rails
&
Metro
Steps
Away



Morning
Trails
Through
Whispering
Trees

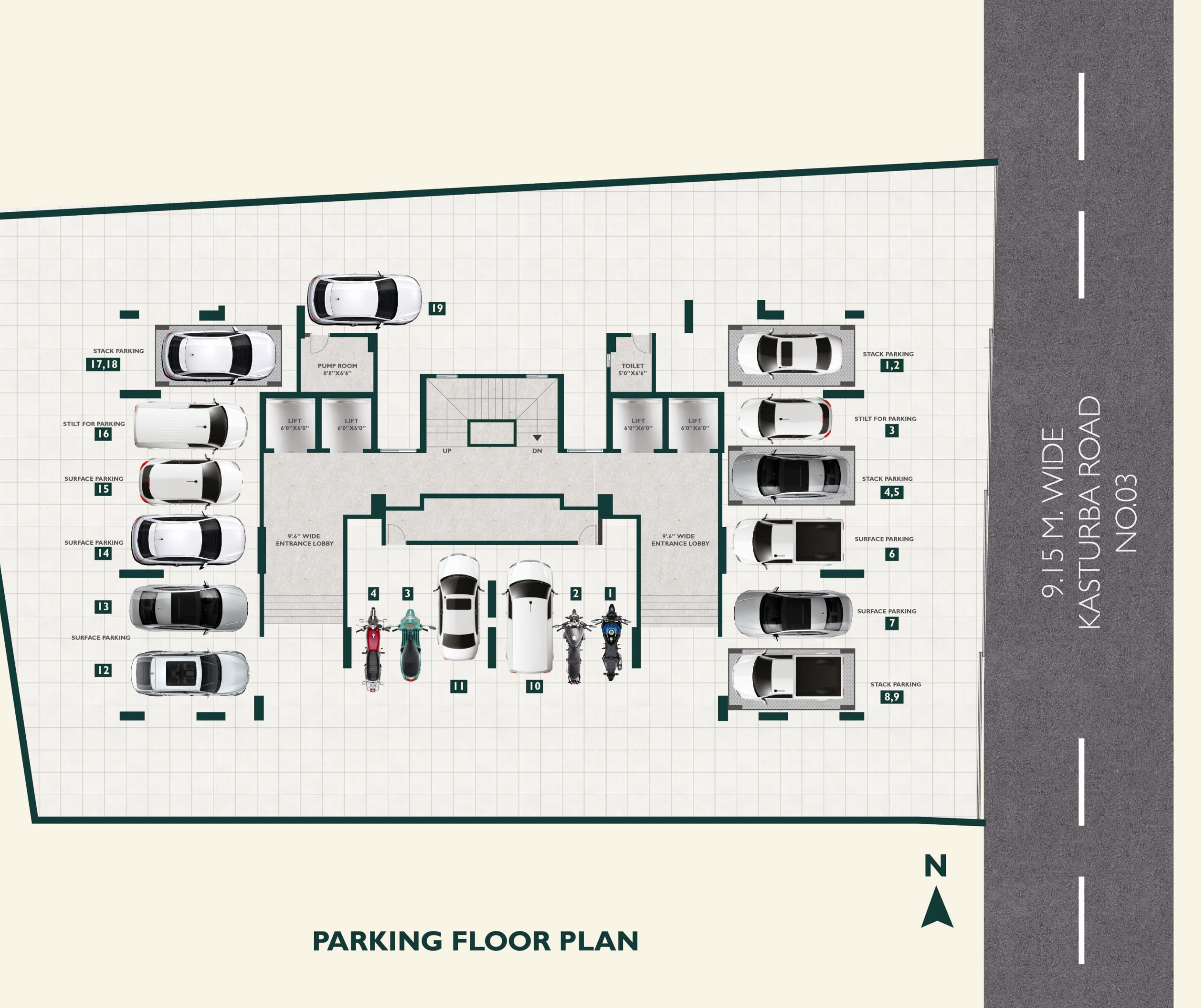


Evening
Prayers
Beneath
Gentle
Bells

SEAMLESS PARKING



PARKING FLOOR PLAN



9.15 M. WIDE
KASTURBA ROAD
NO.03

GROUNDED CONVENIENCE



**SMART 1BHK
314 - 402 SQ.FT.
FLAT NO
101 TO 106 & 201 TO 206**

MID - RISE HARMONY



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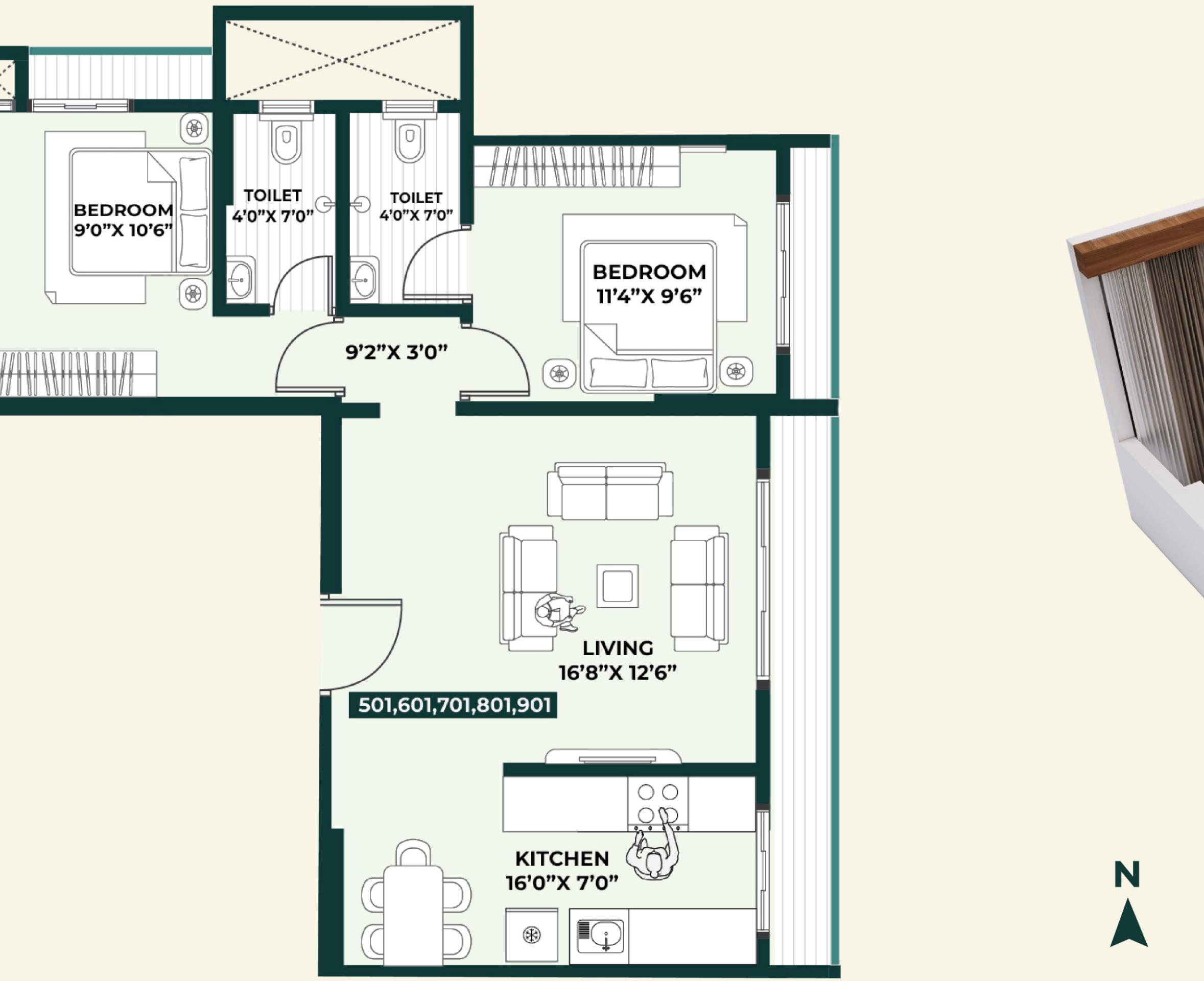


ELEVATED SERENITY



FIFTH TO NINTH FLOOR PLAN

ELEVATED SERENITY



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**SPACIOUS 2BHK
627-636 SQ.FT.**

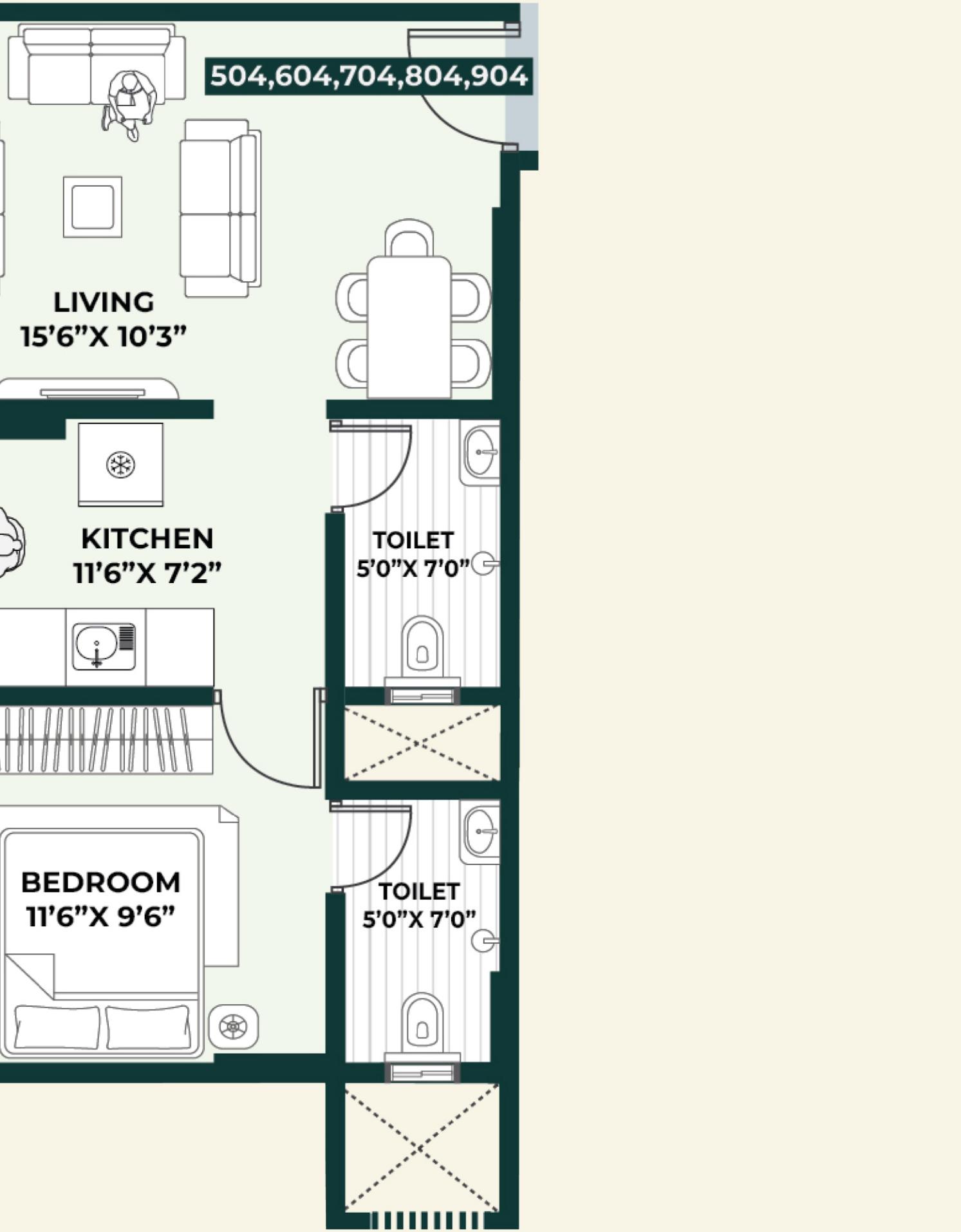
FLAT NO

501 TO 502

601 TO 602 701 TO 702

801 TO 802 901 TO 902

ELEVATED SERENITY





A
Living
Room
That
Truly
Lives



Artistic Impression



Artistic Impression



Artistic Impression

A
Bedroom
Where
Calm
Meets
Comfort



A
Kitchen
Crafted
For
Culinary
Joy

SAMSUNG

Artistic Impression





ROOFTOP SEATING



KIDS PLAY AREA

SKYLINE DECK

LIFE ABOVE ALL



AMENITIES



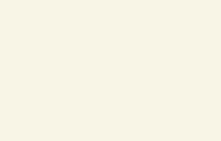
ROOFTOP
EVENT DECK



SECURITY
CABIN



PICK-UP / DROP
BAY



PERSONALIZED
NAME PLATE PANEL



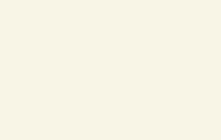
ROOFTOP
SEATING



STACK+SURFACE
PARKING



RAIN WATER
HARVESTING



SEPARATE ENTRY
& EXIT GATES



KIDS PLAY
AREA



EV CHARGING
STATION



ROOFTOP
PANTRY



HIGH SPEED
ELEVATORS



ROOFTOP
OPEN GYM



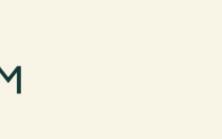
CCTV



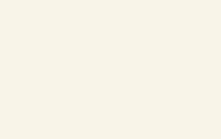
COMMON
LETTERBOX



INTERCOM
CONNECTIVITY



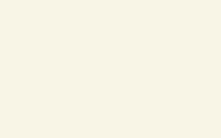
DRIVER
REST ROOM



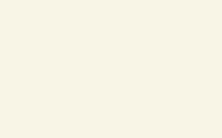
WATER PRESSURE
PUMP (OH TANK)



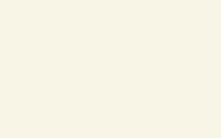
LANDSCAPED
ENTRANCE LOBBY



FIRE EXTINGUISHERS
FOR EVERY FLOOR



LPG / PNG
GAS LINE



ROOFTOP
LANDSCAPING



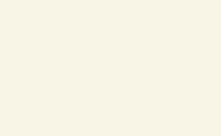
RCC WORK

- Earth-quake-resistant RCC frame in high-strength concrete



KITCHEN

- Black-granite kitchen counter with parallel service platform & S.S. sink



- POP False ceiling With gypsum board.



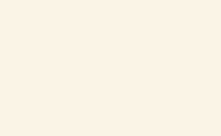
BATHROOM

- Well designed Tiles up to Slab Level.
- Jaquar brand C.P fittings or equivalent brand.
- Provision of faucets ,shower, diverter and wall hung W.C.



DOOR

- Wide doorways and passages for smooth circulation
- Main Door will be in FRP



- Weather-shield acrylic coating on exteriors
- Premium low-VOC emulsion on interior walls & ceilings



PLASTER WORK

- 6 inch external & 4 inch internal AAC block walls
- Double-coat sand-cement plaster externally
- Smooth gypsum finish on all internal walls



ELECTRIFICATION

- Concealed FRLS copper wiring (Polycab / KEI)
- Adequate AC, inverter & geyser points in each flat
- ELCB / MCB protected distribution board with modular switches



- 2 ft x 4 ft glazed vitrified tiles in living, dining & kitchen
- Anti-skid ceramic tiles and full-height wall tiles in bathrooms (up to slab level)
- Anti-skid parking Tiles / paver Block.



PLUMBING WORK

- Concealed CPVC piping (ISI-marked) Jaquar-class CP brass fittings or equivalent
- Provisions for wall-hung WC, single-lever diverter, shower & faucets



WINDOW

- Granite-framed windows with safety grills
- 3-track anodised aluminium sliders with glass & mosquito mesh



- Elevators Fully Automatic ,High Speed Passenger Elevators with Battery Back-up

Note: All dimensions are brick to brick work. Extra amount will be charged for extra work / alterations.

Rathi Nivera

STEP UP TO SPACIOUS

BOOKING & ENQUIRY

+91 77770 67760

SITE & OFFICE ADDRESS

Rathi Nivera Sales Lounge & Site
Near Mota Ambaji Mata Temple, Carter Road No. 3
Borivali East, Mumbai 400 066

Architect
Ar. Arbaaz Khan
Sir & Sir Associates

RCC Consultant
Mr. Asrar Ahmed Jatoo
Con Arch India

Legal Advisor
Mr. Nilesh C. Parmar
B.Com., LL.B.

