

PRESENTING
71 MIDTOWN
THE CENTRE OF LIFE
Sindhi Society, Chembur

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THE CENTRE OF LIFE
Sindhi Society, Chembur

PARADIGM
REALTY

DOTOM
REALTY
BUILDING HOMES. NOT HOPES

CALL: 022 4917 7878

www.opulencechembur.com

Site Add - Plot No. 343, Sindhi Society Gymkhana, Sindhi Society, Chembur, Mumbai 400071

Paradigm Realty (HO) - 201, 2nd Floor, Nivan, S. V. Road., Opp. Podar High School, Khar West, Mumbai 400052

Dotom Realty (HO) - Ground Floor, Sharda Sangeet Vidyalaya, Madhusudan Kalelkar Road, Kala Nagar, Bandra East, Mumbai 400051

This project is presently registered with MahaRERA under name of "71 Midtown". MahaRERA Registration No.: P51800028761, available on <https://maharera.mahaonline.gov.in>. Tower 3 is proposed to be registered as a separate project under MahaRERA.

THIS PROJECT IS FUNDED BY
PARA CAPITAL
MUMBAI PRIVATE LIMITED

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Artist's Impression

71MIDTOWN
THE CENTRE OF LIFE
Sindhi Society, Chembur

CHEMBUR
AT THE CENTER
OF MUMBAI



CENTRAL & WELL CONNECTED TO SOUTH MUMBAI,
WESTERN & CENTRAL SUBURBS AND NAVI MUMBAI



71MIDTOWN

THE CENTRE OF LIFE

Sindhi Society, Chembur

THE NEW CENTRE OF EXPERIENCES

VERY CLOSE TO MALLS, CINEMAS, FINE DINE & SPORTS CLUBS



71 MIDTOWN

THE CENTRE OF LIFE

Sindhi Society, Chembur

THE NEW CENTRE OF OPPORTUNITIES

PROXIMITY TO POPULAR BUSINESS HUBS



71 MIDTOWN

THE CENTRE OF LIFE

Sindhi Society, Chembur

THE NEW
CENTRE OF
LEARNING

NEAR SCHOOLS & COLLEGES



71MIDTOWN

THE CENTRE OF LIFE

Sindhi Society, Chembur

THE NEW CENTRE OF COMMUNITY LIVING

GATED COMMUNITY LIVING ADDRESS,
AT THE HEART OF MUMBAI - CHEMBUR



71 MIDTOWN

THE CENTRE OF LIFE

Sindhi Society, Chembur

THE NEW CENTRE OF LIFE

Come, belong to Chembur's biggest Integrated Community Living Experience. Discover an all-inclusive life with extraordinary amenities and indulgences spread over two levels - The Podium and The Roof-top.

The premium tower, launching at 71 Midtown offers yet another opportunity to live the privileged life.

PROJECT HIGHLIGHTS

- Gated Community Living
- Tower in Phase 1 & 2
- Featuring 1, 2 & 3 Bed Residences
- Integrated Residential & High Street Retail
- Podium & Sky Level Lifestyle Amenities
- Premium Craftmanship of Internal Specifications
- Advanced Security & CCTV Surveillance
- G+4 Level of Stilt Car Parking with Driving Ramp

CHEMBUR: THE HEART OF MUMBAI

Once known as an industrial destination with the presence of companies such as RCF and BARC, Chembur, is transforming rapidly into a premium real estate destination of Mumbai. The Mahul creek, home to thousands of flamingos migrating from Gujarat every year from November to June.

The numerous public parks that dotted the suburb all provided for the city's green lungs made Chembur a desirable destination for residential development with the early 70s, seeing a plethora of bungalows coming up near the verdant Tata Institute of Social Sciences.

The availability of large industrial land parcels for residential developments amply supported this transformation. As large industrial land parcels were unlocked for real estate developments, several developers gravitated towards Chembur and the micro-market started buzzing with new developments.

The opening of the Eastern Freeway connecting South Mumbai to Navi Mumbai via Wadala-Chembur puts this side of the suburb on the fast track of growth, making it the new city centre.



CHEMBUR

THE NEW CENTRE OF CONNECTIVITY

Connectivity to various parts of the city via multiple modes of transport is imperative for the successful development of any micro market in Mumbai as a desirable residential destination.

Chembur definitely scores well on this parameter, as it is generously networked through a grid of roads and an established rail network.



 Mono Rail Station

 2 Upcoming Metro Stations

 Eastern Freeway

 BKC Connector

 Eastern Express Highway

 Sion-Trombay Road

 SCLR



Educational Centers

- Swami Vivekanand High School and Junior College - 1 Min
- Green Acres - 2 Mins
- Seven Rivers International School - 1 Min
- St. Gregorios School - 9 Mins
- KJ Somaiya Institute - 12 Mins



Malls/Recreation Centers

- Sindh Society Gymkhana - 1 Min
- Acres Club - 2 Mins
- Club Emerald - 4 Mins
- K Star Mall - 5 Mins
- Chembur Gymkhana - 7 Mins
- Phoenix Market City - 17 Mins
- R City Mall - 24 Mins



Social Infrastructure

- Diamond Garden - 3 Mins
- Chembur Station - 7 Mins
- Kurla Station - 7 Mins
- MTHL-JNPT-Sewri - 18 Mins
- Airport - 27 Mins



Business Hubs

- BKC - 4 Mins.
- Lower Parel - 30 Mins
- Vashi - 30 Mins
- Powai - 30 Mins
- Andheri - 35 Mins
- Nariman Point - 35 Mins



Healthcare

- Surana Sethia Hospital - 1 Min
- Sushrut Hospital - 3 Mins
- Inlaks Hospital - 4 Mins
- Zen Multispeciality Hospital - 5 Mins
- Asian Heart Hospital - 15 Mins



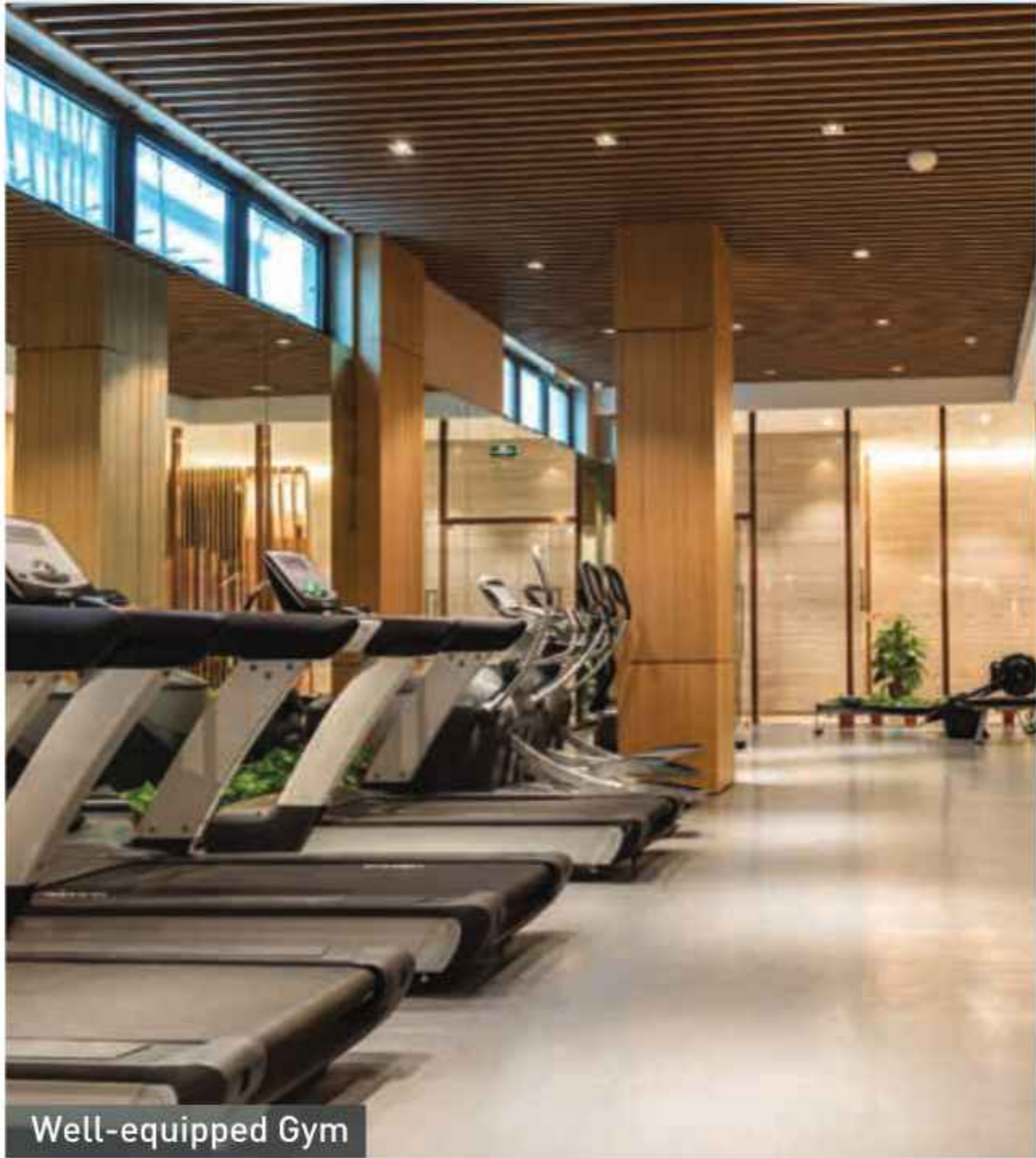
THE NEW CENTRE OF
INDULGENCES

CENTRAL PODIUM SPREAD ACROSS 25,000 SQ.FT.
WITH LIFESTYLE AMENITIES

THE NEW CENTRE OF LUXURIES

AN ENSEMBLE OF SPORTS, FITNESS & WELLNESS

Net Cricket | Outdoor Gym | Indoor Gym | Toddlers Play Area
Kids Play Area



Well-equipped Gym



Kids Play Area



Net Cricket



Representational image

Outdoor Gym



A couple is seated at a round table on a rooftop lounge, clinking wine glasses. The woman is wearing a light-colored dress and high heels, while the man is in a light shirt and dark pants. The table is set with wine, water, and food. In the background, a city skyline is visible at night, with lights from buildings and streets. The lounge area includes a dark sofa with cushions, a metal cart, and several potted plants. The overall atmosphere is romantic and sophisticated.

THE NEW CENTRE OF
EXTRAVAGANCES

SKY LOUNGE SPREAD ACROSS 35,000 SQ. FT.
WITH LIFESTYLE AMENITIES

THE NEW CENTRE OF WELL BEING

HEALTH & WELLNESS

300 Mtrs Connected Jogging Track | Crossfit Lawn

THE NEW CENTRE OF ART & DESIGN

LANDSCAPING & THEMED AREAS

Swings Court | Designer Panels | Feature Walls | Sculpture | Planter Seating
Art Deck | Periphery Plantation | Buffer Plantation | Walkway Connectivity



300 mtr Connected Jogging Track



Swings Court



Sculpture



Cross Fit Lawn

Artist's Impression



Repose Lawn with Reflexology Path



Planter Seating



Designer Panels

Representational Images

THE NEW CENTRE OF LEISURE

A CURATION OF LEISURE & RECREATIONAL AMENITIES

Reading Deck | Sunset Deck | Resting Seats | Musical Deck
Spectator Seating | Pet Park | Group Seating Deck | Pottery Deck | Sunrise Deck
Informal Seating | Group Seating Plaza | Cove Seating | Entrance Plaza
Chit Chat Corner | Senior Citizen Plaza | Stepped Seating | Swing Seat Pergola



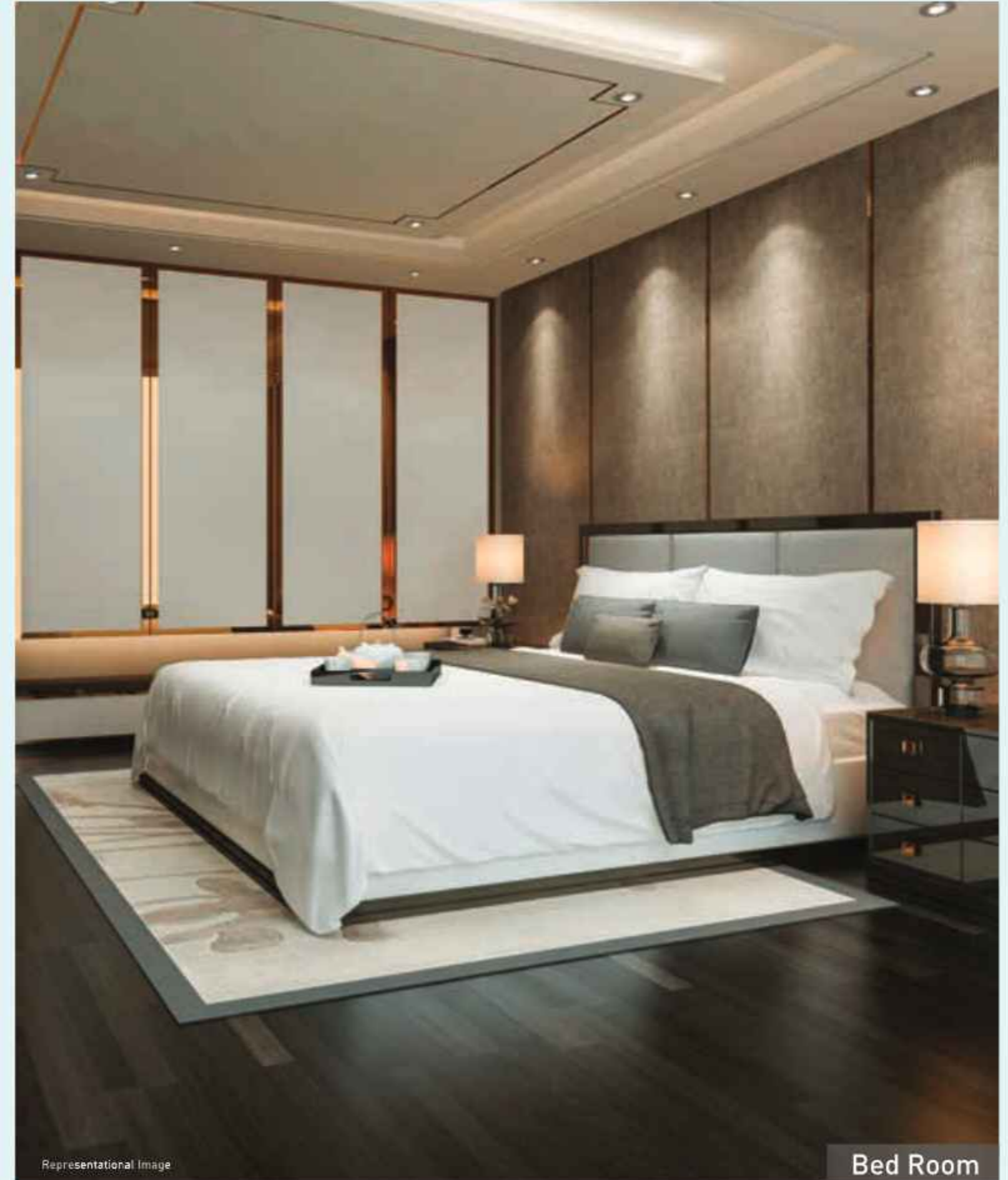
THE NEW CENTRE OF
LUXURY LIVING

HOMES WITH OPTIMUM CARPET AREA



THE NEW CENTRE OF GRANDEUR

Experience grandeur like never before, with our thoughtfully designed 1, 2 & 3 BHK homes that optimize every inch of space. Our commitment to creating the perfect home has set a new industry standard, ensuring that each apartment maximizes its carpet area for your comfort and luxury



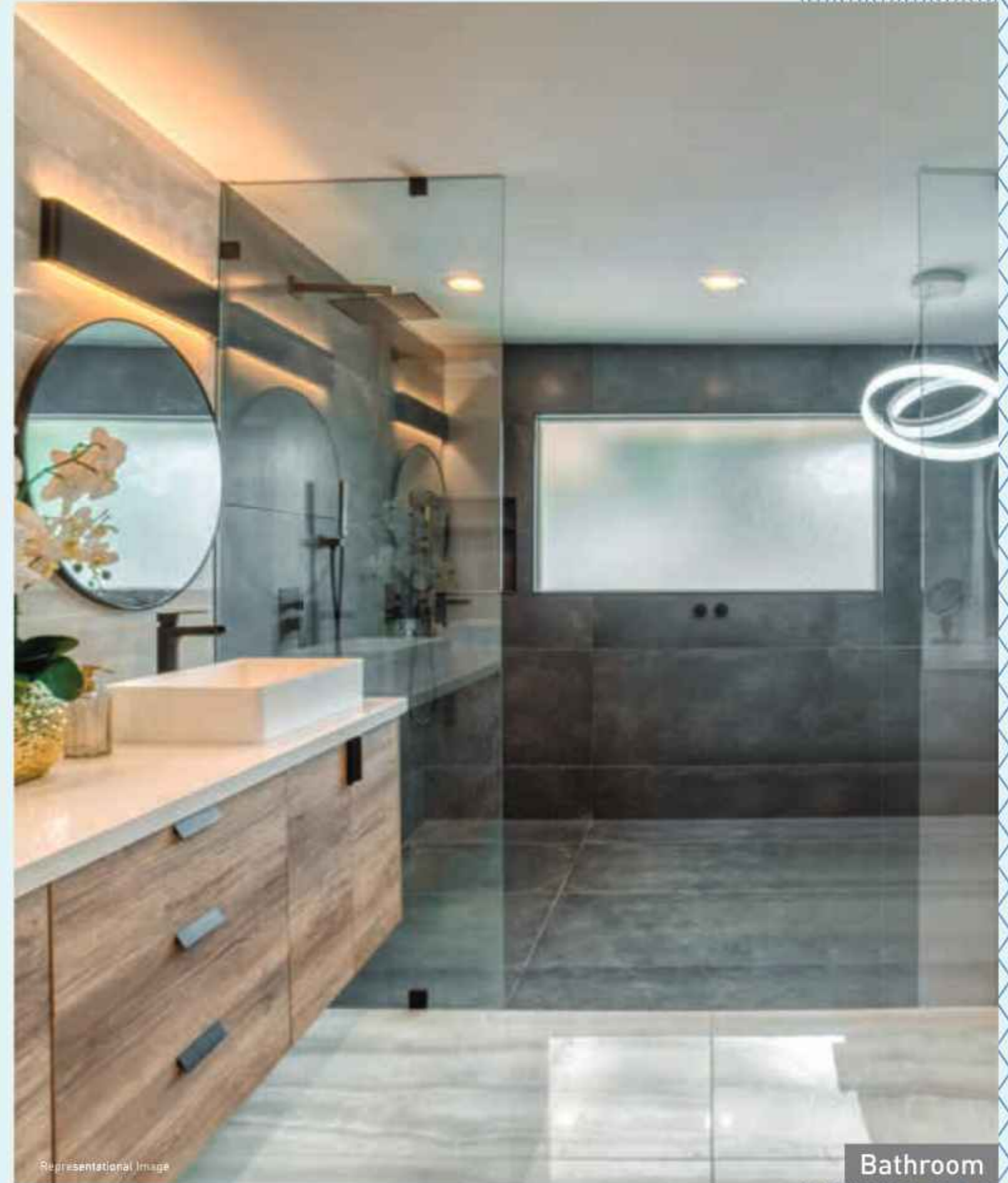
Upgrade your everyday living with a modern kitchen equipped to accommodate all your contemporary devices and appliances. Our luxurious bathrooms are finished with premium fittings and branded fixtures, transforming daily routines into a delightful experience

THE NEW CENTRE OF FINESSE



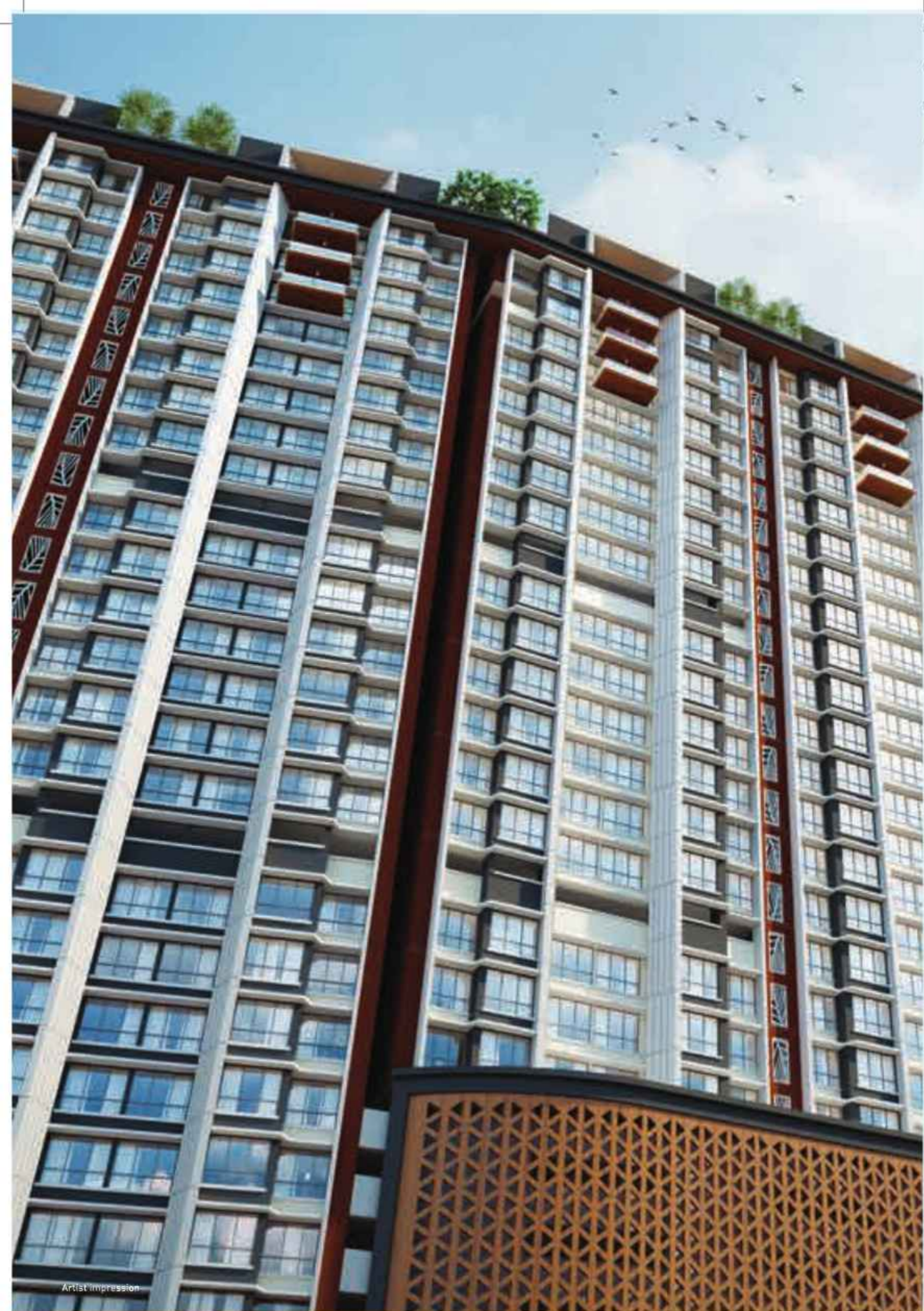
Kitchen

Representational Image



Bathroom

Representational Image



AT GLANCE

TOWER FEATURE

- Designer entrance lobby with concierge desk & lounge
- Well-designed lift lobbies & high speed elevators
- Wi-fi enabled common area
- Advanced security with 24*7 cctv surveillance
- 24 hours power back up for common areas
- Sewerage treatment plant facility
- Rain water harvesting system
- Fire fighting complied building

INTERNAL SPECIFICATIONS

FLOORING

- Vitrified tile flooring and skirting for living, dining, kitchen and all bedrooms anti-skid
- Vitrified / Ceramic tiles for bathroom flooring & dado
- Granite / Marble wash basin counters
- Granite kitchen platform with stainless steel sink
- Vitrified/Ceramic tiles dado 2 feet high above kitchen platform Full height

DOORS & WINDOWS

- Anodized aluminum windows
- Laminated flush door/ Safety door provision on entrance of flat

C. P. FITTINGS & SANITARYWARE

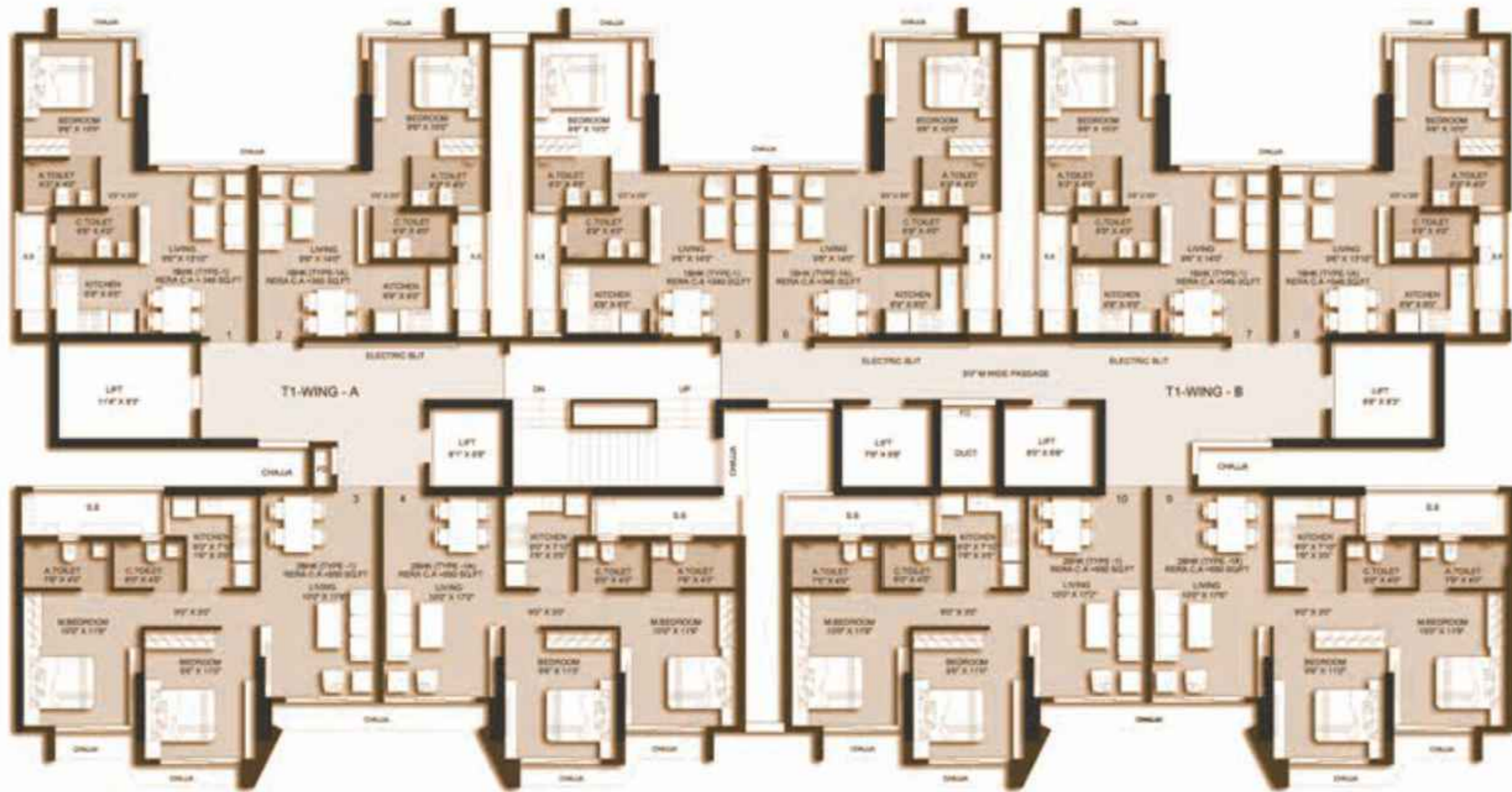
- Concealed plumbing in all toilet
- Branded sanitary wares
- Branded C.P. sanitary fittings

ELECTRICALS & WIRING

- Concealed copper wiring and circuit breakers
- Branded electrical switches
- Television points in all rooms
- Electrical light & fans provision in entire apartment

WALL FINISHES

- POP finish on walls in the entire apartment
- Premium Quality Paint

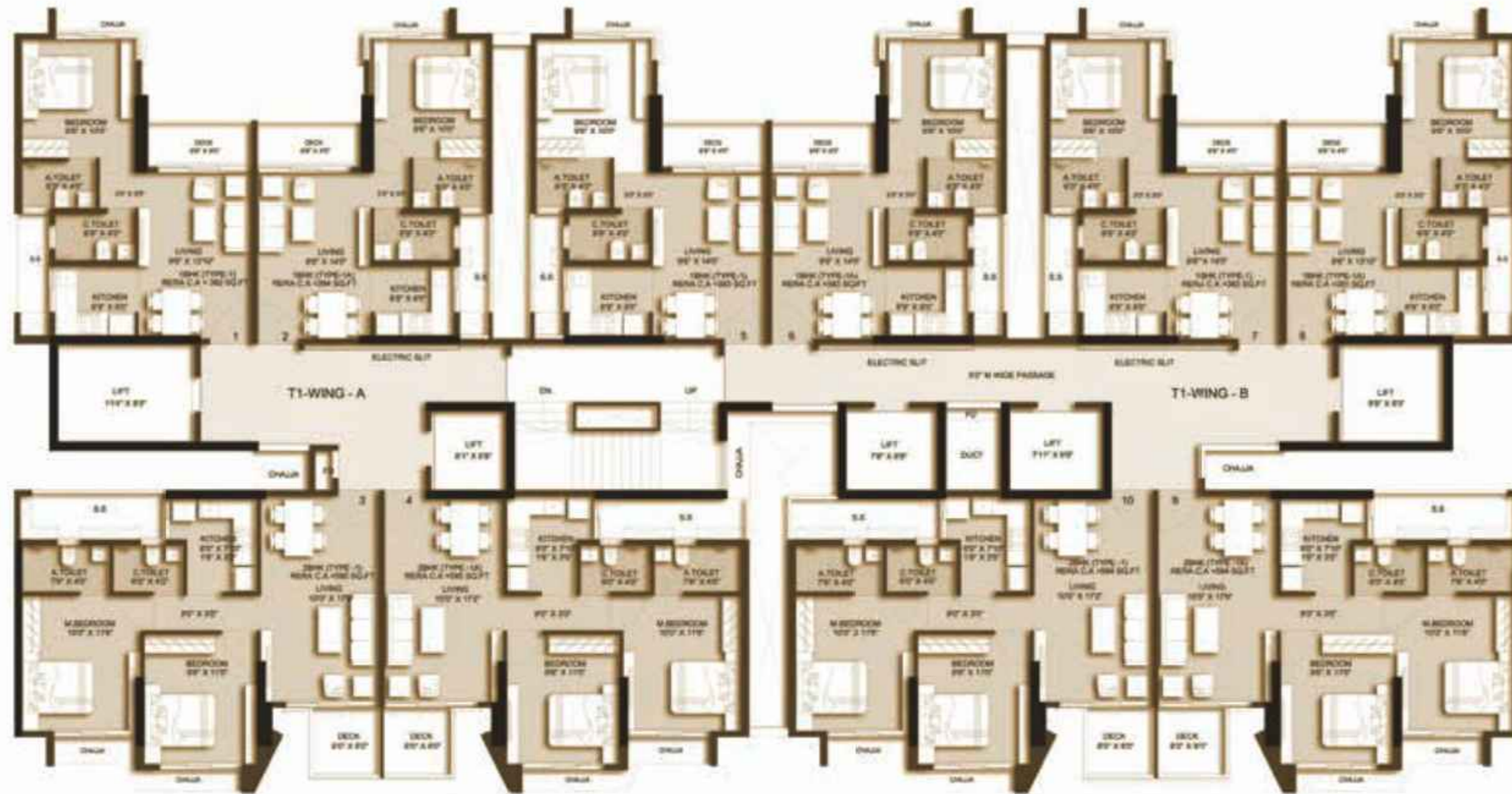


TOWER - 1

TYPICAL FLOOR PLAN

Flat No & Type	Area	Flat No & Type	Area
Flat no 01 - 1 BHK	32.36 sqm/348 sq ft	Flat no 06 - 1 BHK	32.46 sqm/349 sq ft
Flat no 02 - 1 BHK	32.54 sqm/350 sq ft	Flat no 07 - 1 BHK	32.46 sqm/349 sq ft
Flat no 03 - 2 BHK	51.11 sqm/550 sq ft	Flat no 08 - 1 BHK	32.36 sqm/348 sq ft
Flat no 04 - 2 BHK	51.11 sqm/550 sq ft	Flat no 09 - 2 BHK	51.11 sqm/550 sq ft
Flat no 05 - 1 BHK	32.46 sqm/349 sq ft	Flat no 10 - 2 BHK	51.11 sqm/550 sq ft





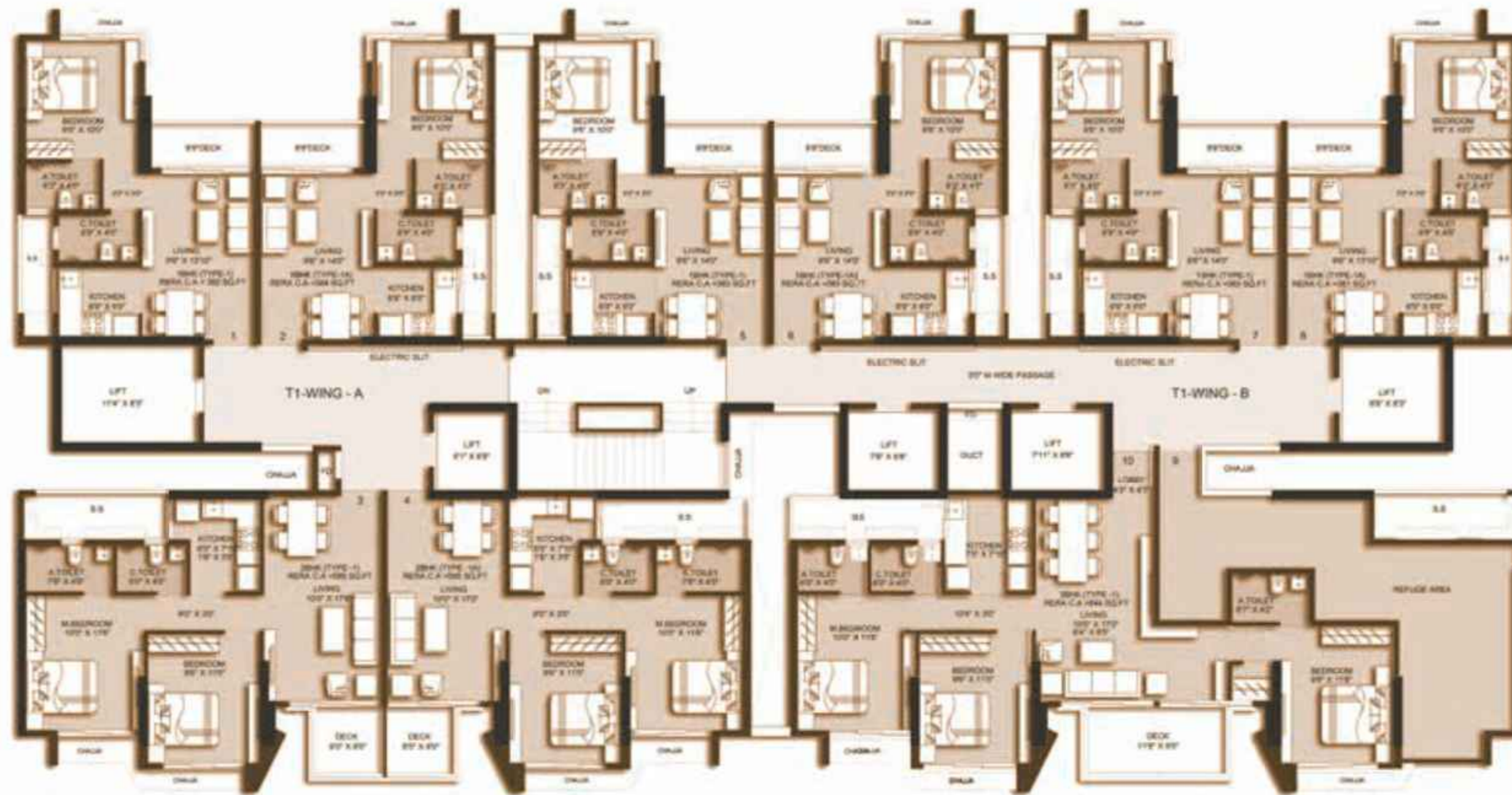
TOWER - 1

TYPICAL FLOOR PLAN
WITH DECK

Flat No & Type	Area
Flat no 01 - 1 BHK with deck	35.55 sqm/382 sq ft
Flat no 02 - 1 BHK with deck	35.71 sqm/384 sq ft
Flat no 03 - 2 BHK with deck	54.34 sqm/585 sq ft
Flat no 04 - 2 BHK with deck	54.36 sqm/585 sq ft
Flat no 05 - 1 BHK with deck	35.64 sqm/383 sq ft

Flat No & Type	Area
Flat no 06 - 1 BHK with deck	35.64 sqm/383 sq ft
Flat no 07 - 1 BHK with deck	35.64 sqm/383 sq ft
Flat no 08 - 2 BHK with deck	35.44 sqm/581 sq ft
Flat no 09 - 2 BHK with deck	54.26 sqm/584 sq ft
Flat no 10 - 1 BHK with deck	54.28 sqm/584 sq ft





TOWER - 1

22nd FLOOR PLAN

Flat No & Type	Area	Flat No & Type	Area
Flat no 01 - 1 BHK with deck	35.55 sqm/382 sq ft	Flat no 06 - 1 BHK with deck	35.64 sqm/383 sq ft
Flat no 02 - 1 BHK with deck	35.71 sqm/384 sq ft	Flat no 07 - 1 BHK with deck	35.64 sqm/383 sq ft
Flat no 03 - 2 BHK with deck	54.34 sqm/585 sq ft	Flat no 08 - 1 BHK with deck	35.44 sqm/381 sq ft
Flat no 04 - 2 BHK with deck	54.36 sqm/585 sq ft	Flat no 09 -	
Flat no 05 - 1 BHK with deck	35.64 sqm/383 sq ft	Flat no 10 - 3 BHK with deck	78.41 sqm/844 sq ft





TOWER - 1 & 2
1 BHK (TYPE-1)



TOWER - 1 & 2
1 BHK (TYPE-1A)





TOWER - 1 & 2

1 BHK (TYPE-1) WITH DECK



TOWER - 1 & 2

1 BHK (TYPE-1A) WITH DECK





TOWER - 1 & 2

2 BHK (TYPE-1)



TOWER - 1 & 2

2 BHK (TYPE-1A)





TOWER - 1 & 2
2 BHK (TYPE-1) WITH DECK



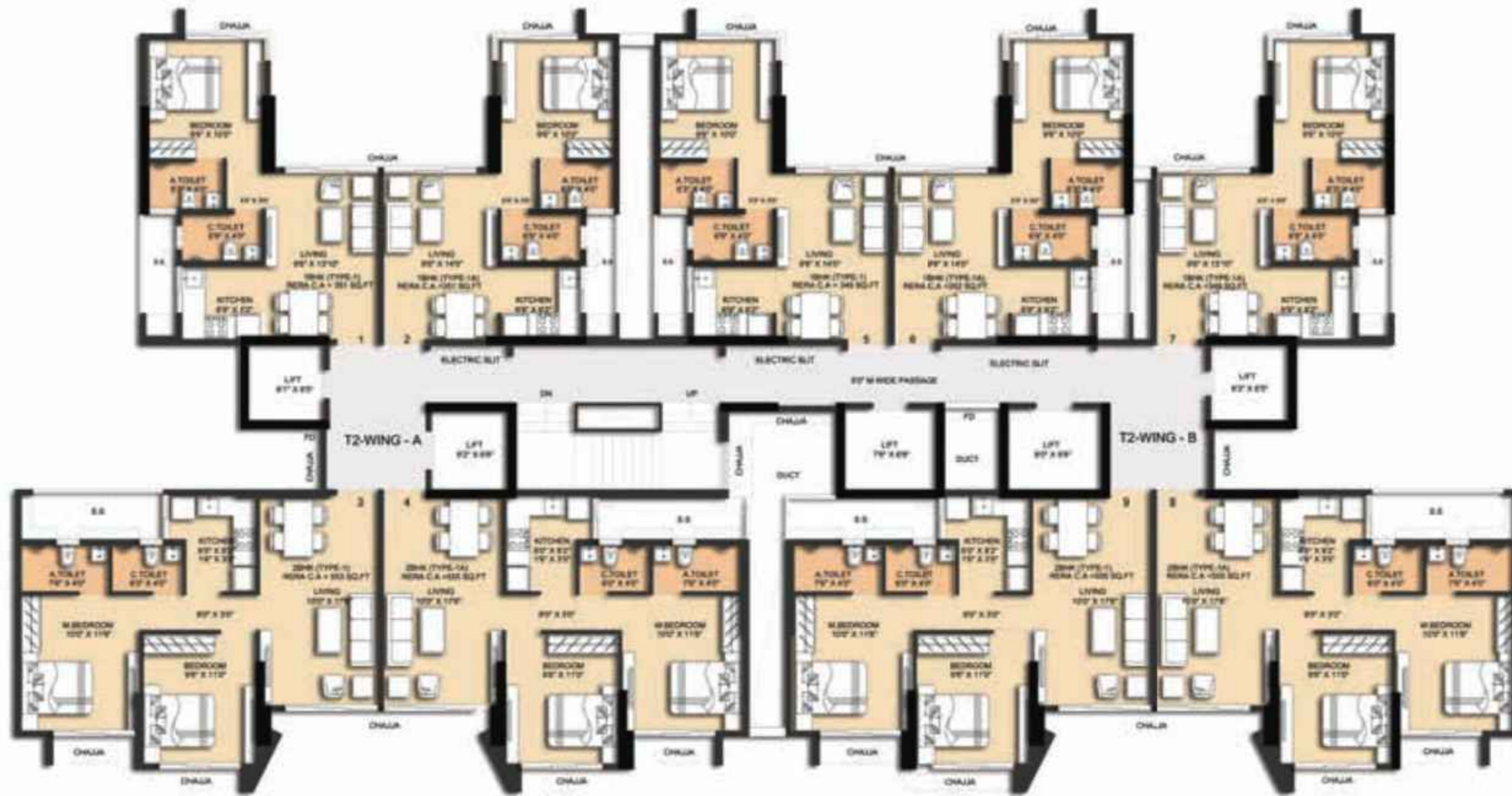
TOWER - 1 & 2
2 BHK (TYPE-1A) WITH DECK





TOWER - 1
3 BHK (TYPE-1)





TOWER - 2

TYPICAL FLOOR PLAN

Flat No & Type	Area
Flat no 01 - 1 BHK	32.61 sqm/351 sq ft
Flat no 02 - 1 BHK	32.61 sqm/351 sq ft
Flat no 03 - 2 BHK	51.41 sqm/553 sq ft
Flat no 04 - 2 BHK	51.62 sqm/555 sq ft
Flat no 05 - 1 BHK	32.46 sqm/349 sq ft

Flat No & Type	Area
Flat no 06 - 1 BHK	32.75 sqm/352 sq ft
Flat no 07 - 1 BHK	32.51 sqm/349 sq ft
Flat no 08 - 1 BHK	51.61 sqm/555 sq ft
Flat no 09 - 2 BHK	51.57 sqm/555 sq ft





TOWER - 2

TYPICAL FLOOR PLAN
WITH DECK

Flat No & Type	Area
Flat no 01 - 1 BHK with deck	35.79 sqm/385 sq ft
Flat no 02 - 1 BHK with deck	35.80 sqm/385 sq ft
Flat no 03 - 2 BHK with deck	54.63 sqm/588 sq ft
Flat no 04 - 2 BHK with deck	54.87 sqm/590 sq ft
Flat no 05 - 1 BHK with deck	35.64 sqm/383 sq ft

Flat No & Type	Area
Flat no 06 - 1 BHK with deck	35.96 sqm/387 sq ft
Flat no 07 - 1 BHK with deck	35.68 sqm/384 sq ft
Flat no 08 - 2 BHK with deck	54.82 sqm/590 sq ft
Flat no 09 - 2 BHK with deck	54.82 sqm/590 sq ft





TOWER - 2

22nd FLOOR PLAN

Flat No & Type	Area
Flat no 01 - 1 BHK with deck	35.79 sqm/385 sq ft
Flat no 02 - 1 BHK with deck	35.80 sqm/385 sq ft
Flat no 03 -	
Flat no 04 - 3 BHK with deck	79.27 sqm/853 sq ft
Flat no 05 - 1 BHK with deck	35.64 sqm/383 sq ft

Flat No & Type	Area
Flat no 06 - 1 BHK with deck	35.96 sqm/387 sq ft
Flat no 07 - 1 BHK with deck	35.68 sqm/384 sq ft
Flat no 08 - 2 BHK with deck	54.82 sqm/590 sq ft
Flat no 09 - 2 BHK with deck	54.82 sqm/590 sq ft





TOWER - 2
3 BHK TYPICAL PLAN





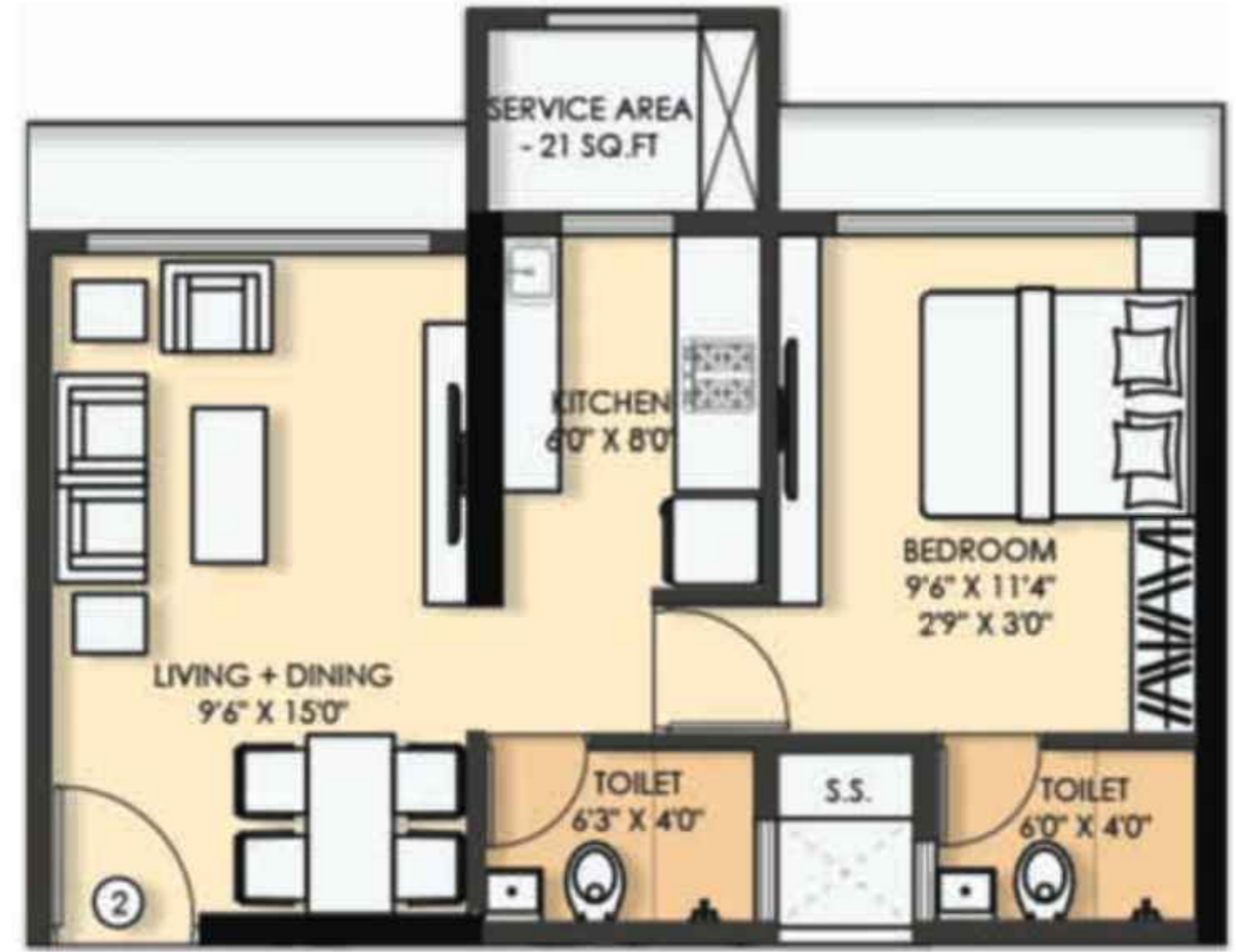
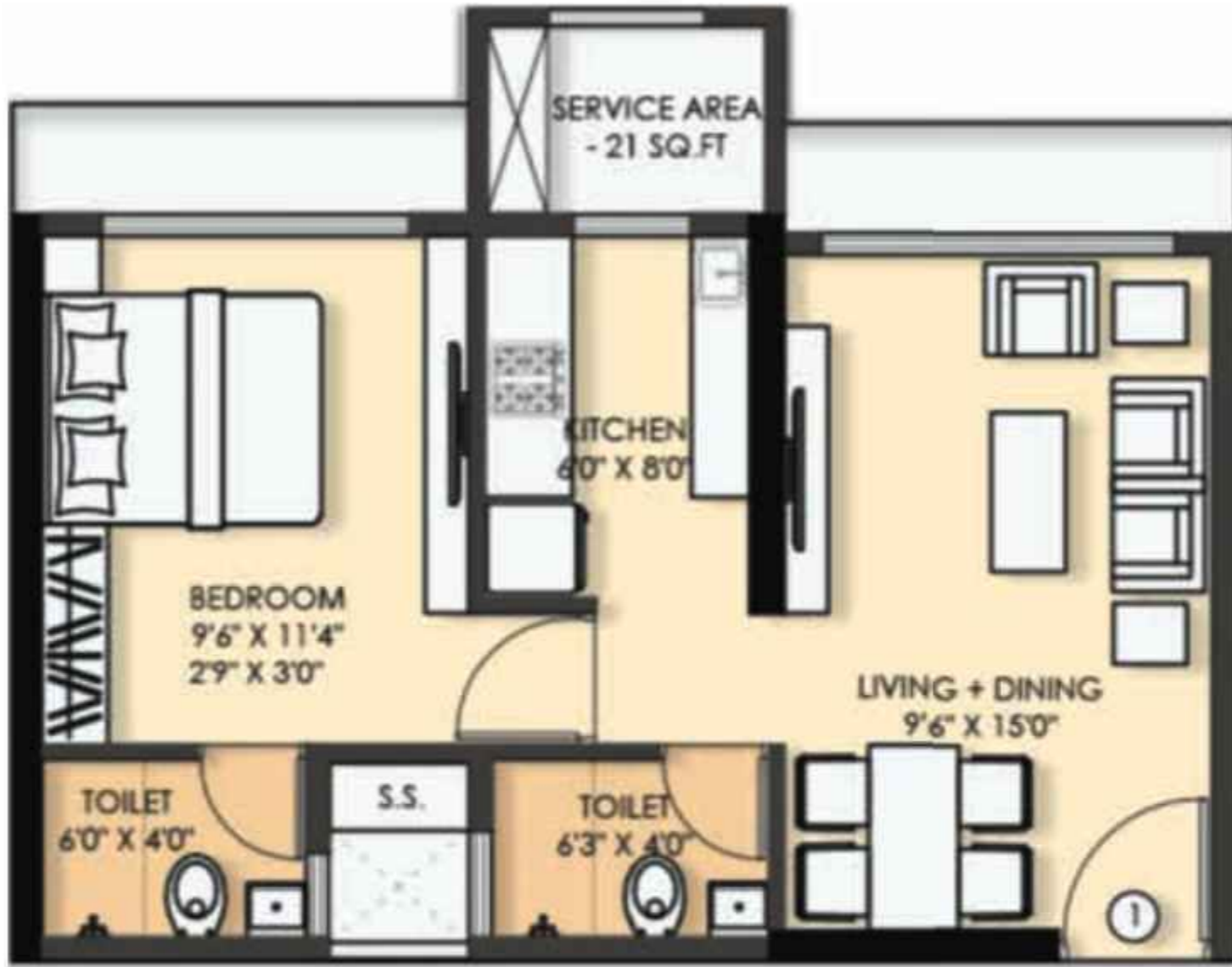
TOWER - 3

PROPOSED TYPICAL FLOOR PLAN

Flat No. & Type	Rera C.A. (Sq.m) (Sq.ft)	Service Area (Sq.m) (Sq.ft)	Total Area (Sq.ft)	Flat No. & Type	Rera C.A. (Sq.m) (Sq.ft)	Service Area (Sq.m) (Sq.ft)	Total Area (Sq.ft)
01 - 1 BHK	35.70 / 384	1.89 / 21	405	05 - 1 BHK	35.70 / 384	1.89 / 21	405
02 - 1 BHK	35.70 / 384	1.89 / 21	405	06 - 1 BHK	35.70 / 384	1.89 / 21	405
03 - 2 BHK	52.84 / 569	2.99 / 32	601	07 - 2 BHK	52.84 / 569	3.47 / 38	607
04 - 2 BHK	52.84 / 569	3.24 / 35	604	08 - 2 BHK	52.84 / 569	2.92 / 32	601



***This is a conceptual plan and is subject to change as per the approvals from municipal authorities.



TOWER - 3

PROPOSED UNIT PLAN - 1 BHK

Flat No. & Type	Rera C.A. (Sq.m) (Sq.ft)	Service Area (Sq.m) (Sq.ft)	Total Area (Sq.ft)
01 - 1 BHK	35.70 / 384	1.89 / 21	405



TOWER - 3

PROPOSED UNIT PLAN - 1 BHK

Flat No. & Type	Rera C.A. (Sq.m) (Sq.ft)	Service Area (Sq.m) (Sq.ft)	Total Area (Sq.ft)
02 - 1 BHK	35.70 / 384	1.89 / 21	405





TOWER - 3

PROPOSED UNIT PLAN - 2 BHK

Flat No. & Type	Rera C.A. (Sq.m) (Sq.ft)	Service Area (Sq.m) (Sq.ft)	Total Area (Sq.ft)
03 - 2 BHK	52.84 / 569	2.99 / 32	601



TOWER - 3

PROPOSED UNIT PLAN - 2 BHK

Flat No. & Type	Rera C.A. (Sq.m) (Sq.ft)	Service Area (Sq.m) (Sq.ft)	Total Area (Sq.ft)
04 - 2 BHK	52.84 / 569	3.24 / 35	604





TOWER - 3

PROPOSED UNIT PLAN - 1 BHK

Flat No. & Type	Rera C.A. (Sq.m) (Sq.ft)	Service Area (Sq.m) (Sq.ft)	Total Area (Sq.ft)
05 - 1 BHK	35.70 / 384	1.89 / 21	405



TOWER - 3

PROPOSED UNIT PLAN - 2 BHK

Flat No. & Type	Rera C.A. (Sq.m) (Sq.ft)	Service Area (Sq.m) (Sq.ft)	Total Area (Sq.ft)
06 - 1 BHK	35.70 / 384	1.89 / 21	405

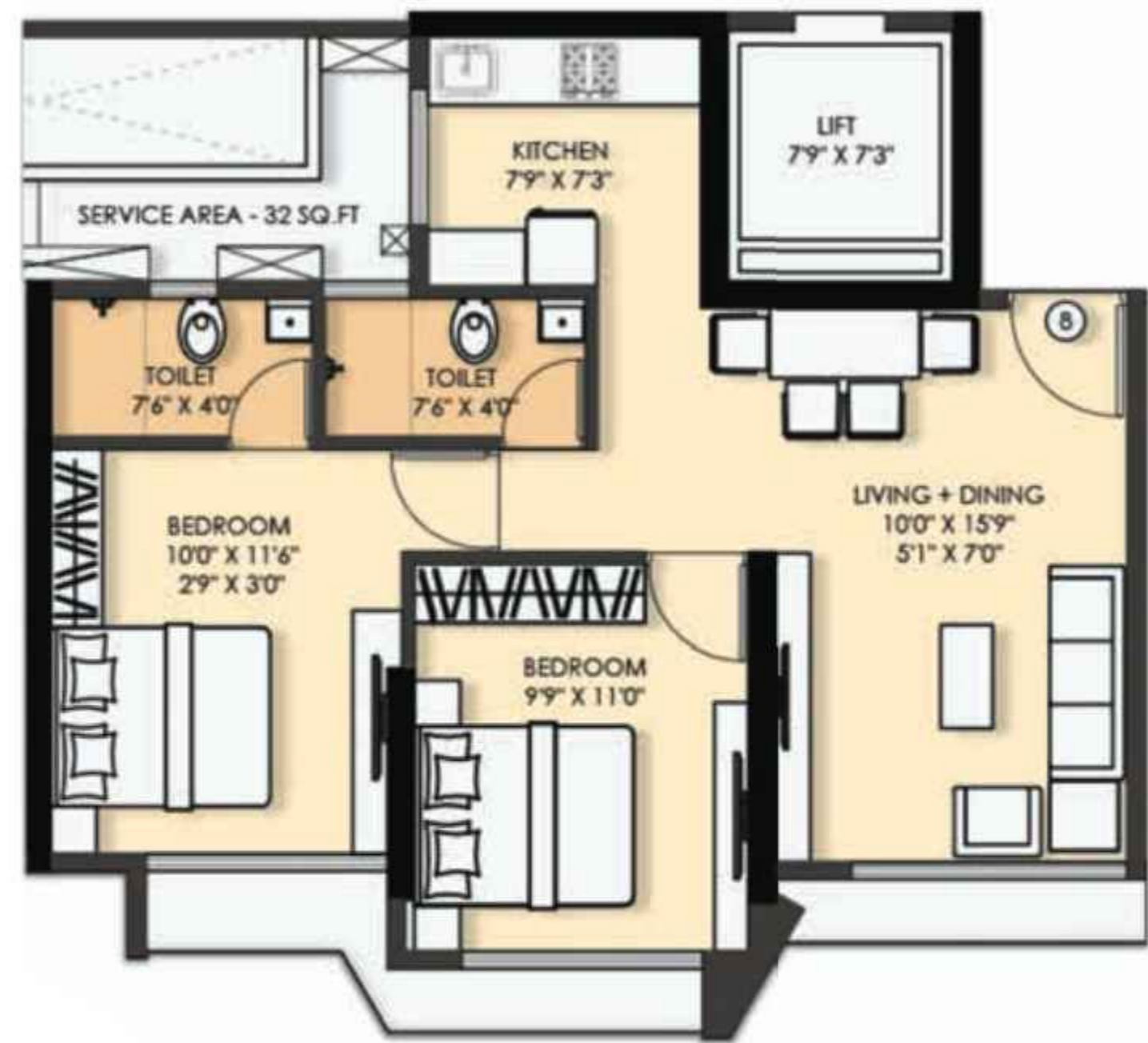




TOWER - 3

PROPOSED UNIT PLAN - 2 BHK

Flat No. & Type	Rera C.A. (Sq.m) (Sq.ft)	Service Area (Sq.m) (Sq.ft)	Total Area (Sq.ft)
07 - 2 BHK	52.84 / 569	3.47 / 38	607



TOWER - 3

PROPOSED UNIT PLAN - 2 BHK

Flat No. & Type	Rera C.A. (Sq.m) (Sq.ft)	Service Area (Sq.m) (Sq.ft)	Total Area (Sq.ft)
08 - 2 BHK	52.84 / 569	2.92 / 32	601