### An elegant upgrade to your lifestyle

At Enigma, every little thing radiates an evolved approach to living. From the aesthetics that reflect a subtle design sensibility. To the unrestricted space that comfortably adds to your family's daily experience.

To the easy connectivity to all of the city's resources. Enigma is truly a big step up in lifestyle for anyone with a refined taste.



#### Partnership made for luxury

When space is a luxury, Enigma is the ultimate prize you should possess. Here, airy and spacious rooms open to wide-open play areas for your kids. Long jogging tracks lead you through verdant gardens and expansive walkways let you take an easy stroll and capture some of the most enchanting views ever.

However, so much luxury and space was not created by mere chance, but through a partnership between Oberoi Realty - one of India's leading real estate companies, HB Design as architects and Capacit'e Infraprojects as construction partners.





## Every small detail counts

- Imported marble flooring for living, dining, kitchen and all bedrooms
- Vitrified/ceramic tiles for bathroom flooring and dado
- Wash basin counters
- Vitrified/ceramic tiles dado 2 feet high above kitchen platform
- Kitchen platform with stainless steel sink and drain board
- Anti-skid tiles in the deck areas (wherever applicable)
- Aluminium windows
- Concealed plumbing
- Branded C.P. fittings
- Branded electrical switches
- Video door phone
- Laminated flush doors
- Split ACs\*
- Modular Kitchen\*
- Wardrobe\*

\*Optional Fittings/Furniture/Fixtures/Equipment on chargeable basis and as per terms and conditions specified by the developer.

ENIGMA
BY OBEROI REALTY



Actual images from other completed Oberoi Realty projects used for representational purposes only

#### Amenities crafted with flair

Enigma is home to luxury and style. And its clubhouse only reiterates this fact. Overlooking a pool, it lets you relax and unwind from the daily grind. Take a dip in the pool, work out at the gym or play an exciting sport; the Clubhouse is your perfect getaway from the hustle and bustle of the city.

- Landscaped Garden Entrance Lobby with High Ceiling CCTV in Select Common Areas Children's Play Area Jogging Track Squash Courts Skating Rink
  - Swimming Pool Kids' Pool Gymnasium Steam Room Yoga/Meditation Room Multipurpose Hall Indoor Games Area High Speed Elevators
    - Back-up Generator for Emergency Power Launderette\* Convenience Store\* Day Care Center\* Doctor's Room/First Aid\* Salon\* Café\*

\*Space will be provided: Amenities to be run by a third party on chargeable basis.



# Designed to inspire awe

Enigma is an architectural marvel. One look and it will leave a lasting impression on you. The minimalist yet flamboyant architectural style, the perfect lines, the colours and the radiant glass facade make for a sight to behold. Every step you take at Enigma, you will experience this unique design philosophy married seamlessly into every amenity.

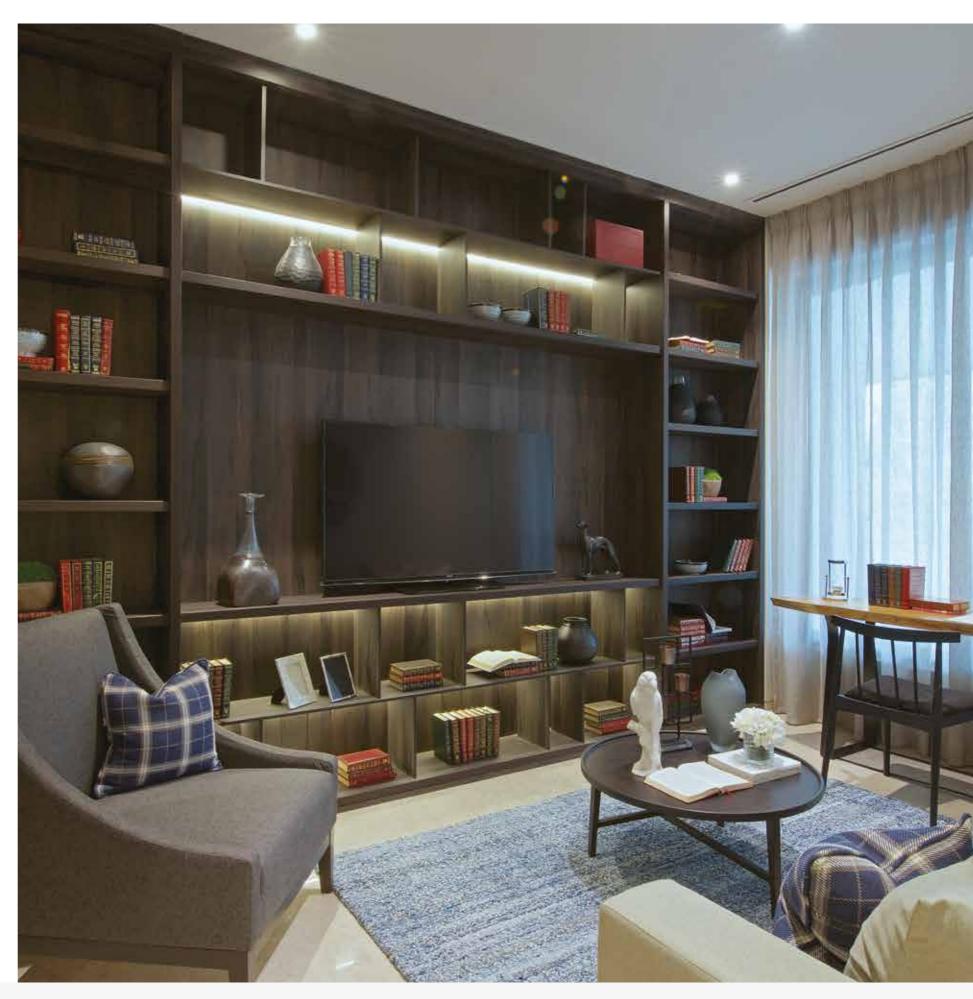
> ENIGMA BY OBEROI REALTY



## Perfection is second nature

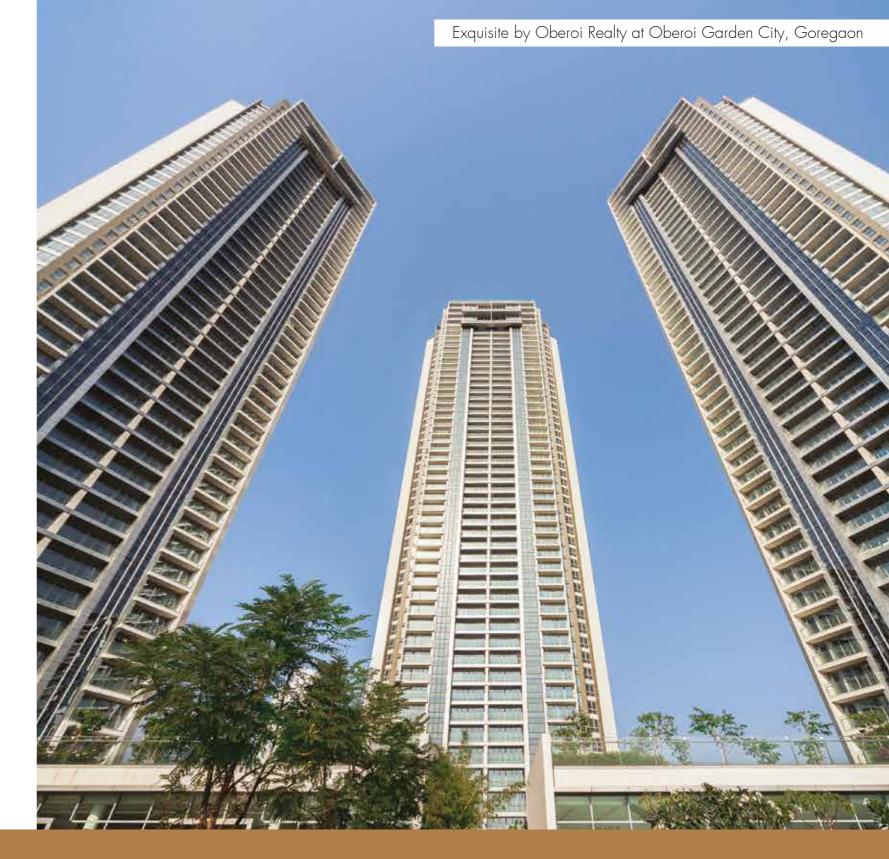
Enigma perfects perfection. It is a shining example of what can be achieved when technology and talent meet. A rare amalgamation of cutting-edge engineering, state-of-the-art architecture and skilled craftsmanship, it gives you everything you need for life in the fast lane.

ENIGMA
BY OBEROI REALTY





Exquisite in every respect

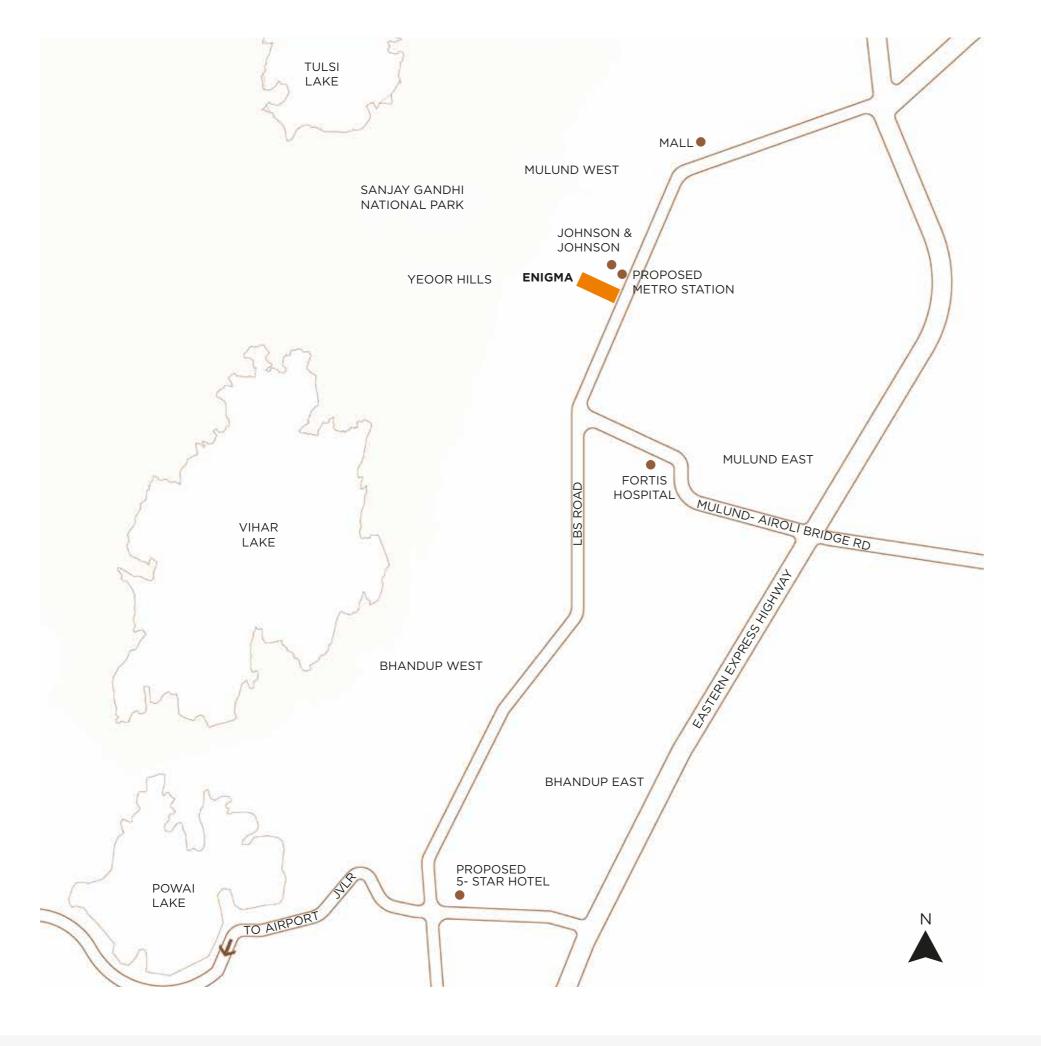




Nature's way of life



Luxurious living doesn't get better than this



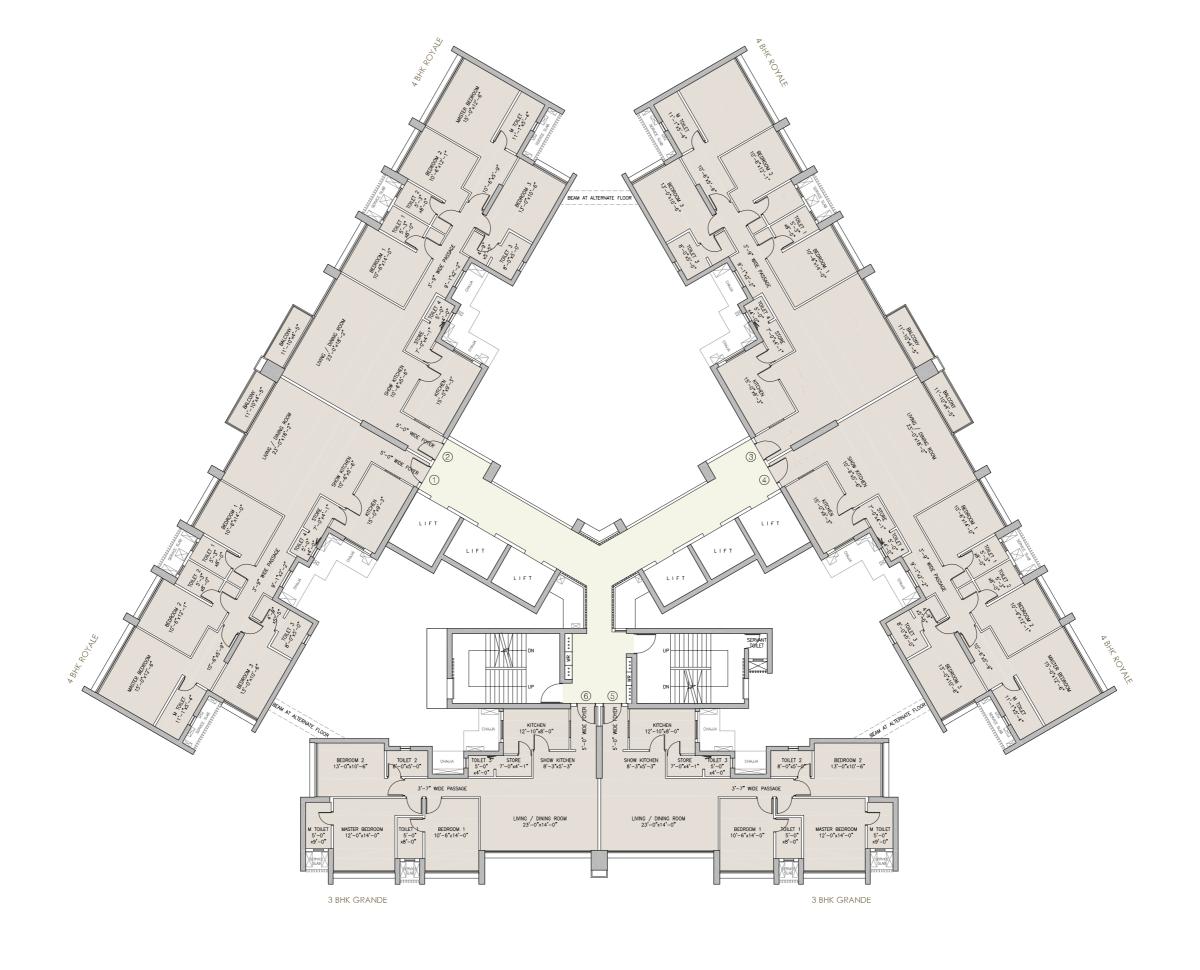
## Location Map

- PROPOSED METRO STATION 0.2 KM
- EASTERN EXPRESS HIGHWAY 4.2 KM
- MULUND STATION 2.3 KM
- SHOPPING MALL 1.6 KM
- HOSPITAL 1.7 KM



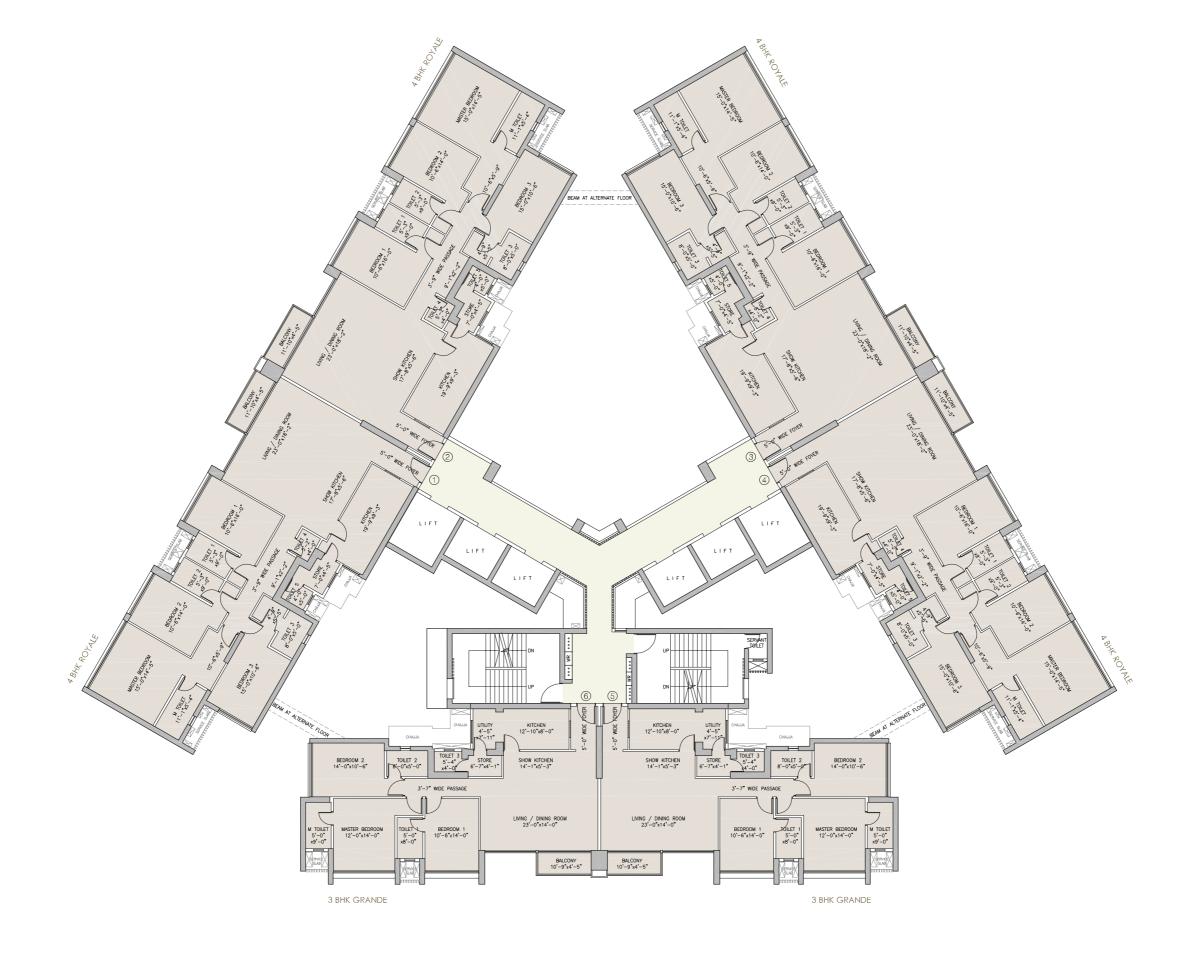


SITE PLAN



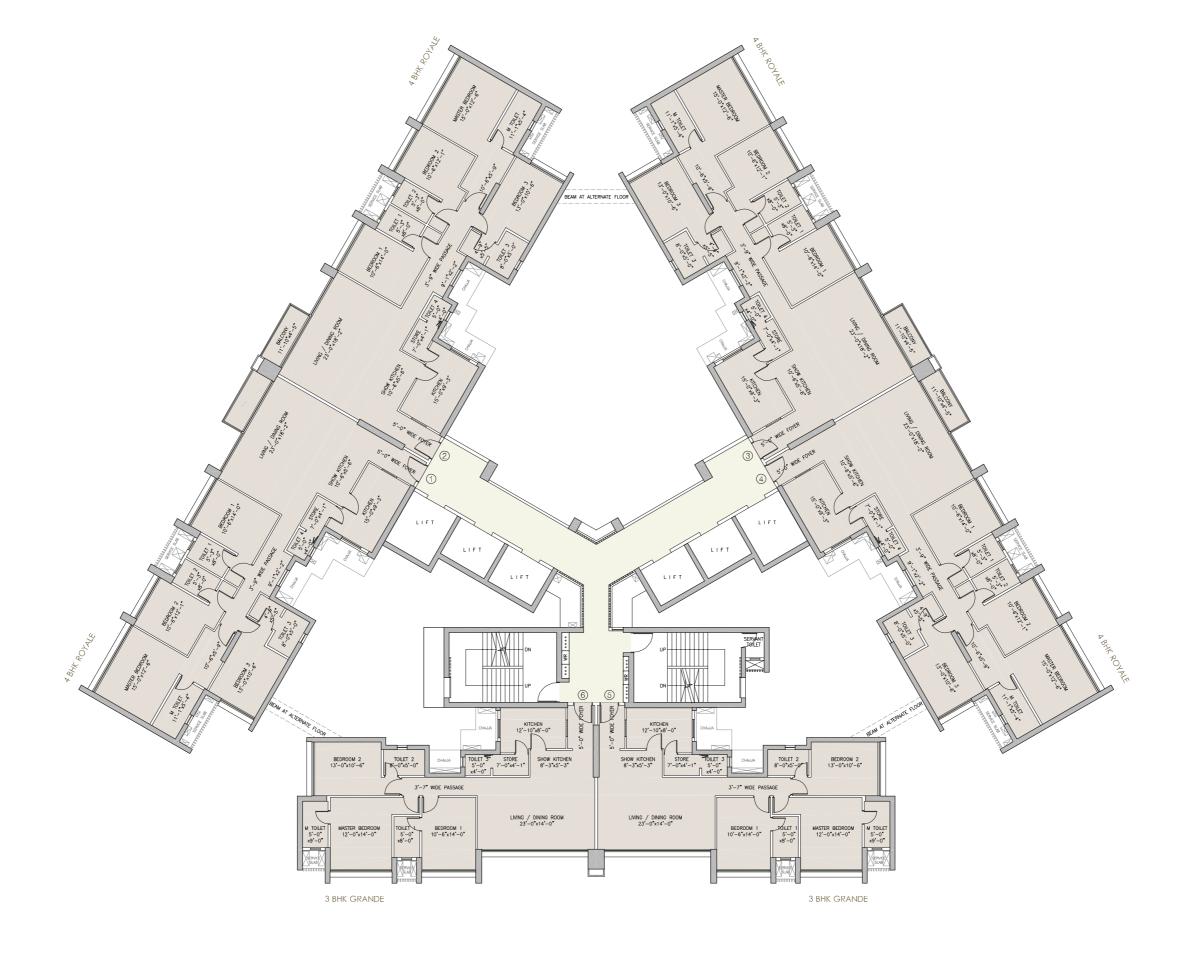
Á

TOWER A TYPICAL FLOOR PLAN - ZONE 1 (FLOORS 2<sup>nd</sup> TO 22<sup>nd</sup>)



À

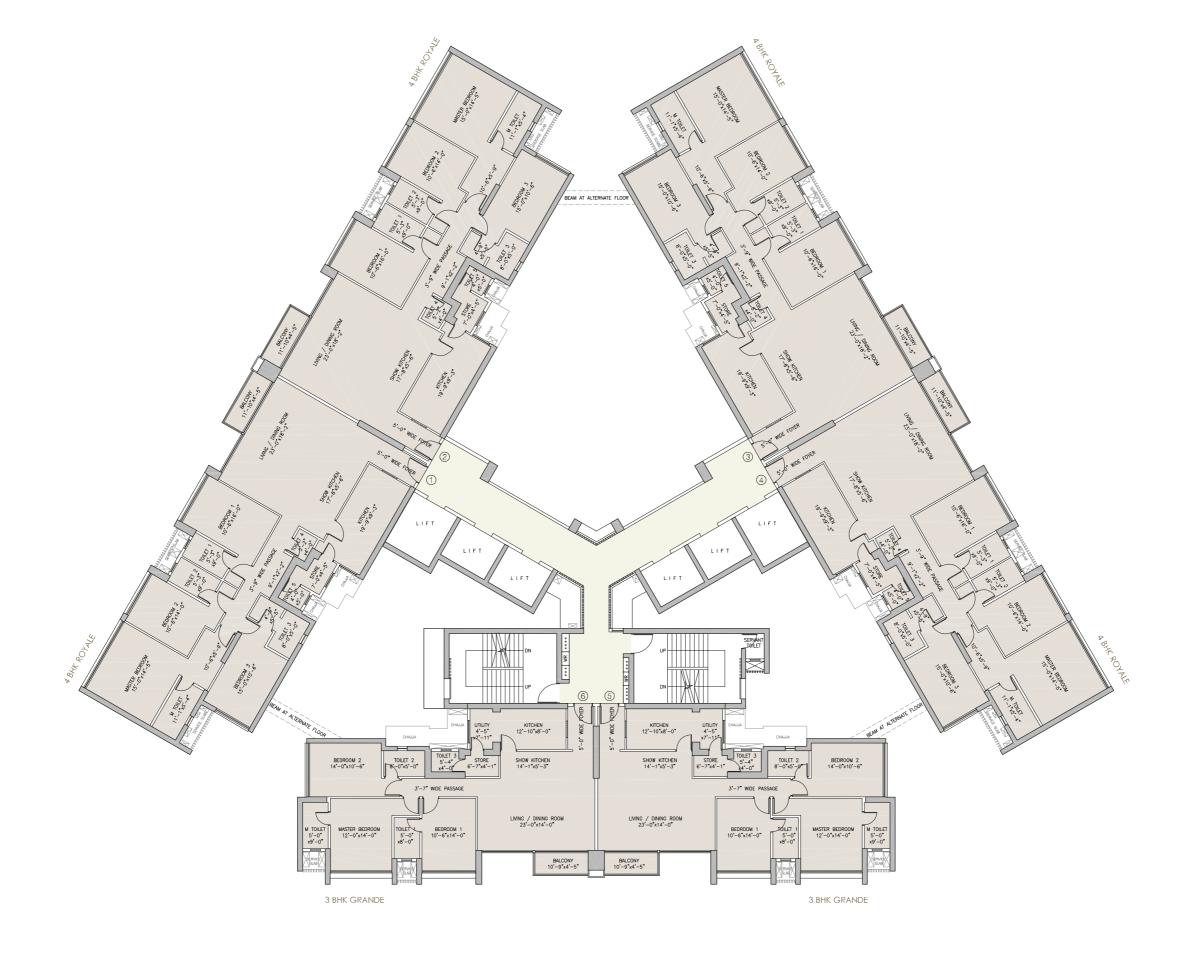
TOWER A TYPICAL FLOOR PLAN - ZONE 2 (FLOORS 23<sup>rd</sup> AND ABOVE)



À

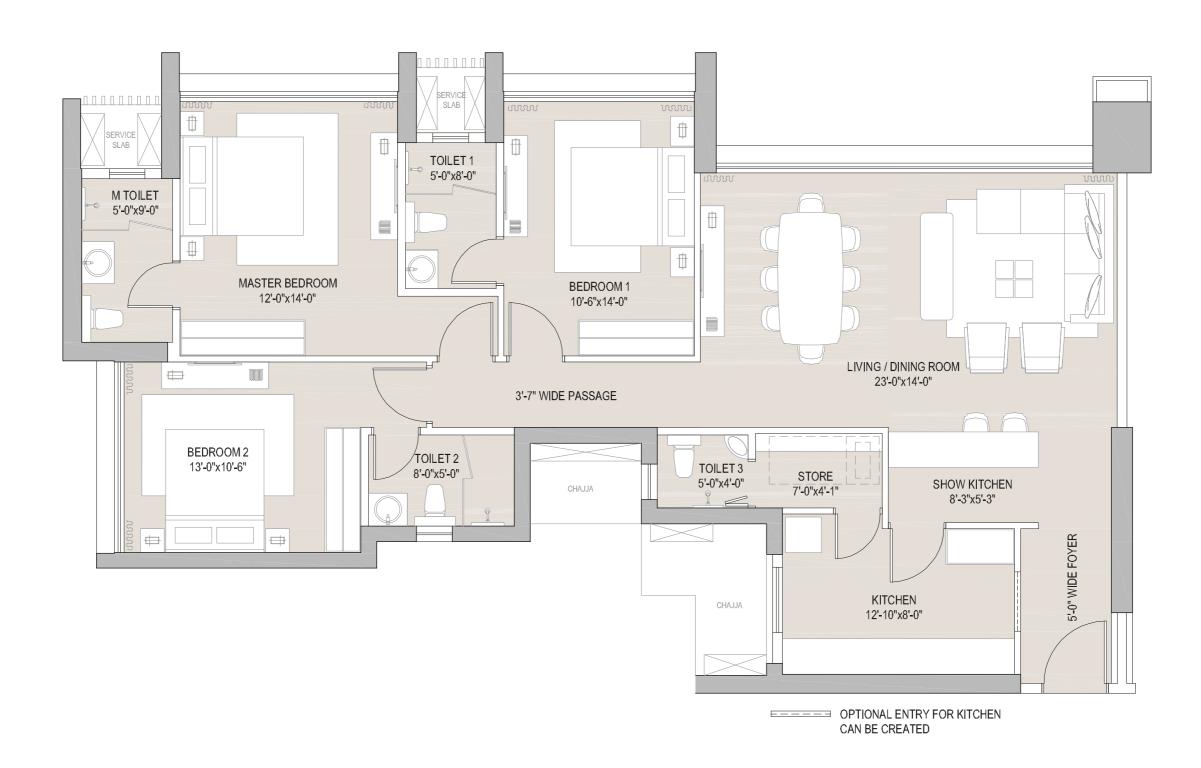
TOWER B TYPICAL FLOOR PLAN - ZONE 1 (FLOORS 2<sup>nd</sup> TO 22<sup>nd</sup>)

which are deemed to be incorporated herein.

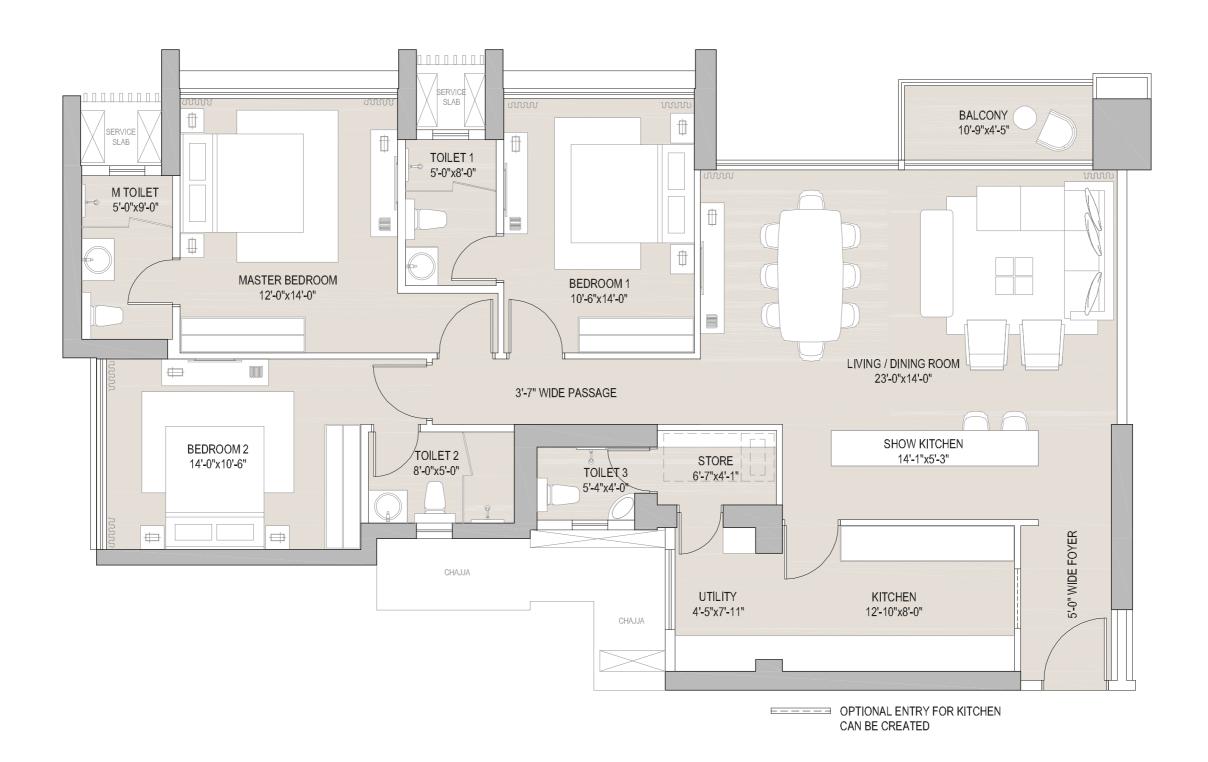


À

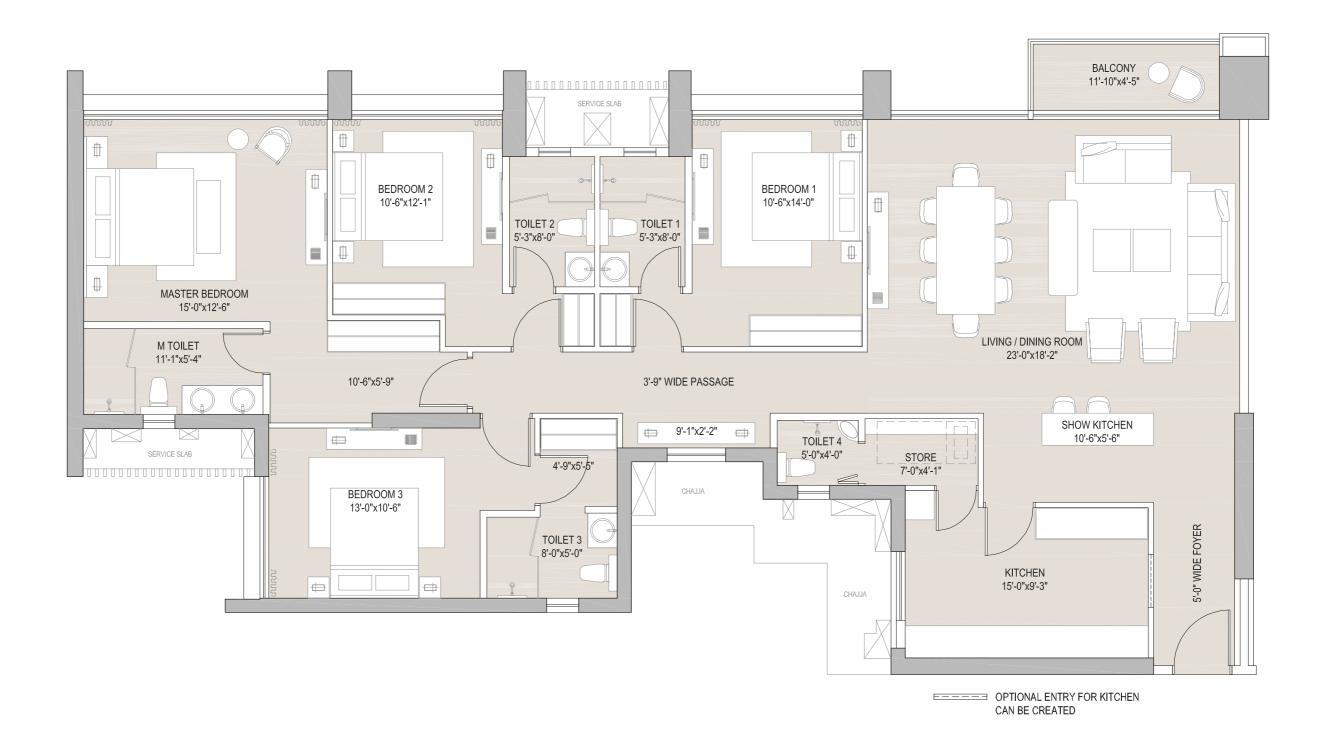
TOWER B TYPICAL FLOOR PLAN - ZONE 2 (FLOORS 23<sup>rd</sup> AND ABOVE)



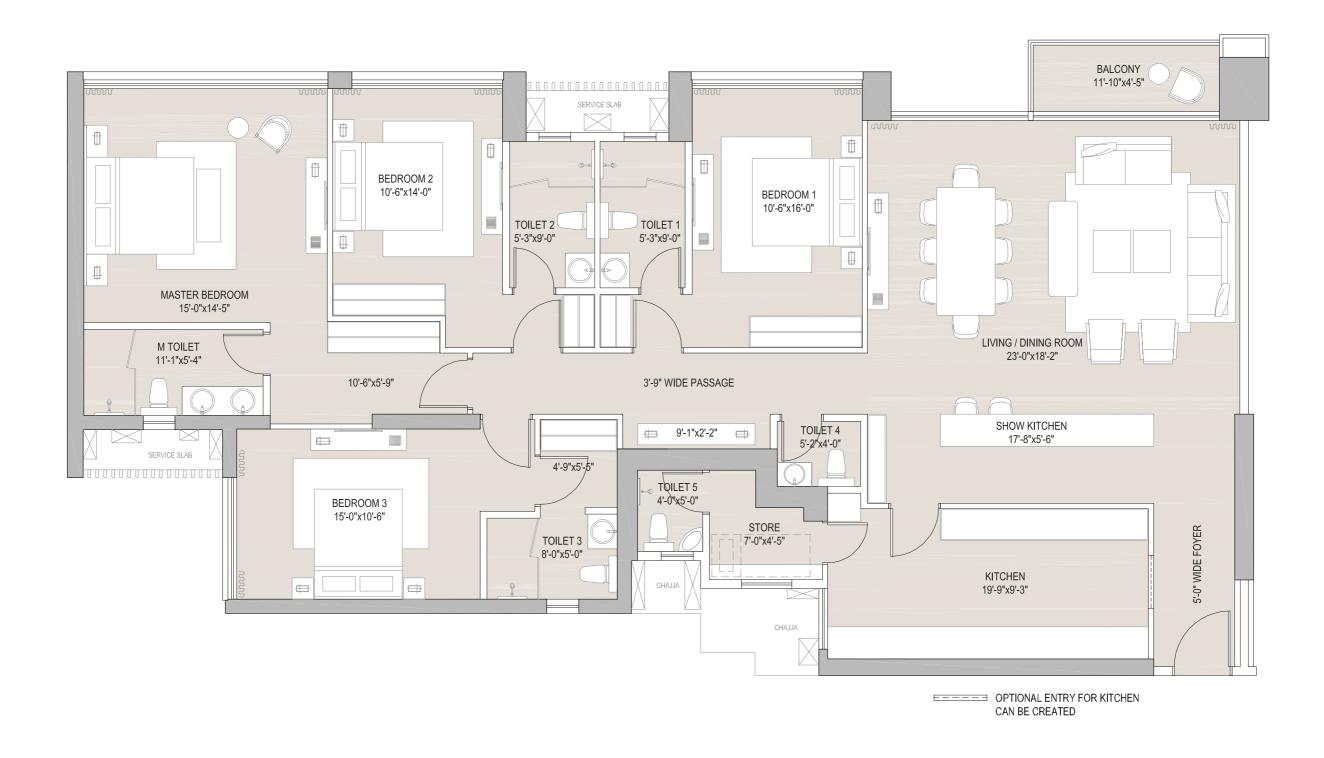
TYPICAL APARTMENT PLAN 3 BHK GRANDE - ZONE 1 (FLOORS 2<sup>nd</sup> TO 22<sup>nd</sup>)



TYPICAL APARTMENT PLAN 3 BHK GRANDE - ZONE 2 (FLOORS 23<sup>rd</sup> AND ABOVE)



TYPICAL APARTMENT PLAN 4 BHK ROYALE - ZONE 1 (FLOORS 2<sup>nd</sup> TO 22<sup>nd</sup>)



TYPICAL APARTMENT PLAN 4 BHK ROYALE - ZONE 2 (FLOORS 23rd AND ABOVE)

#### Disclaimer

- 1. You are requested to independently, either directly or through your legal/financial consultants, thoroughly verify all details/documents pertaining to this project as available on https://maharera.mahaonline.gov.ir under the name "Enigma Towers A and B" (bearing MahaRERA registration number P51800002656), including the Approved Layout With Phasing/User Superimposed; the proforma Agreement for Sale, which details the Fixtures and Fittings, the common areas, facilities and amenities; the approvals and permissions; the title certificate and details of encumbrances; and, the manner in which the entire layout is proposed to be developed.
- 2. This brochure does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof and/or a disclosure under any statute of any nature whatsoever
- 3. The layout plan, the orientation of buildings/towers/wings/structures, the common areas, facilities and amenities, the fixtures, fittings, soft furnishing/furniture, gadgets, technology, information, pictures, images and visuals, drawings, specifications, sketches and other details herein are merely a creative imagination and an Architect's impression and are only indicative. These should not be construed in any manner as disclosures under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules thereunder by Government of Maharashtra and/or applicable law, and the relevant applicable disclosures shall be made at an appropriate time. The developer reserves the right to change any or all of these in the interest of the development as permissible under law.
- 4. All dimensions mentioned in this brochure may vary/differ due to construction exigencies. Actual product may vary/differ from what is indicated herein. Further, dimensions mentioned on the floor plans are as per the plans approved by the MCGM and the same are subject to construction exigencies.
- 5. The photographs contained herein may be stock/standard photography used for the purpose and may have been taken at a location other than the project site and are used to indicate a conceptual lifestyle
- 6. No representation or warranty is made or intended as to the accuracy or completeness of information herein or as to its suitability or adequacy for any purpose.
- 7. Please examine all documents and information uploaded by the developer on the website of RERA at https://maharera.mahaonline.gov.in under the project name "EnigmaTowers A and B" (bearing MahaRERA registration number P51800002656) to understand the documents and information in all respect.



#### Contact Us

#### Customer Experience Centre:

Enigma by Oberoi Realty, LBS Road, Mulund (West), Mumbai 400 080.

#### Corporate Office:

Oberoi Construction Limited, Commerz, 3rd Floor, International Business Park, Oberoi Garden City Off Western Express Highway, Goregaon (East), Mumbai 400 063 | Phone +91 22 6755 6666. www.oberoirealty.com | enigma@oberoirealty.com