



BIRLA

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NIYAARA

WORLI



BIRLA

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A 14-ACRE INTEGRATED DEVELOPMENT IN WORLI,  
DESIGNED FOR THE RARE FEW.

Nestled at the heart of one of Mumbai's most prime locations, every inch of Birla Niyaara has been crafted to deliver a world-class, holistic living experience. A breeze away from the biggest commercial hubs and lifestyle avenues, yet far away from the chaos. Thoughtfully designed homes, lush greens, innumerable once-in-a-lifetime experiences, and much more waiting just around the corner, welcome to a life worthy of who you are.



INDIA'S ONLY LEED PRE-CERTIFIED  
PLATINUM RESIDENTIAL PROJECT



LIFEDESIGNED® RESIDENCES



PANORAMIC VIEWS WITH NATURAL  
LIGHT & VENTILATION

Artist's impression

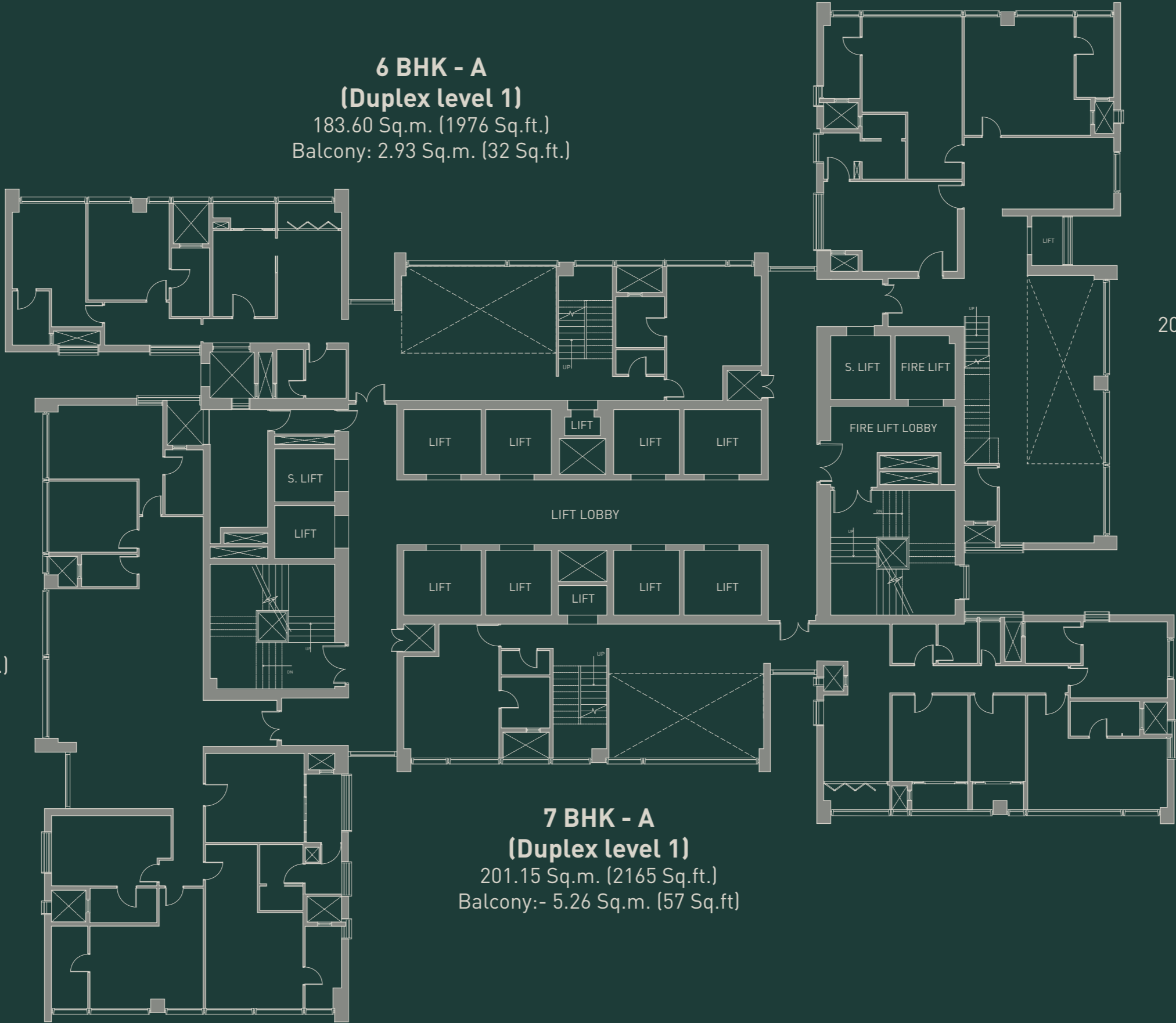
# HIGHRISE FLOOR PLAN (LOWER LEVEL - DUPLEX) FLOORS 66, 68 & 70

**6 BHK - A**  
**(Duplex level 1)**  
183.60 Sq.m. (1976 Sq.ft.)  
Balcony: 2.93 Sq.m. (32 Sq.ft.)

**5 BHK - B**  
**(Duplex level 1)**  
202.81 Sq.m. (2183 Sq.ft.)

**5 BHK - A**  
229.7 Sq.m. (2472 Sq.ft.)

**7 BHK - A**  
**(Duplex level 1)**  
201.15 Sq.m. (2165 Sq.ft.)  
Balcony:- 5.26 Sq.m. (57 Sq.ft.)



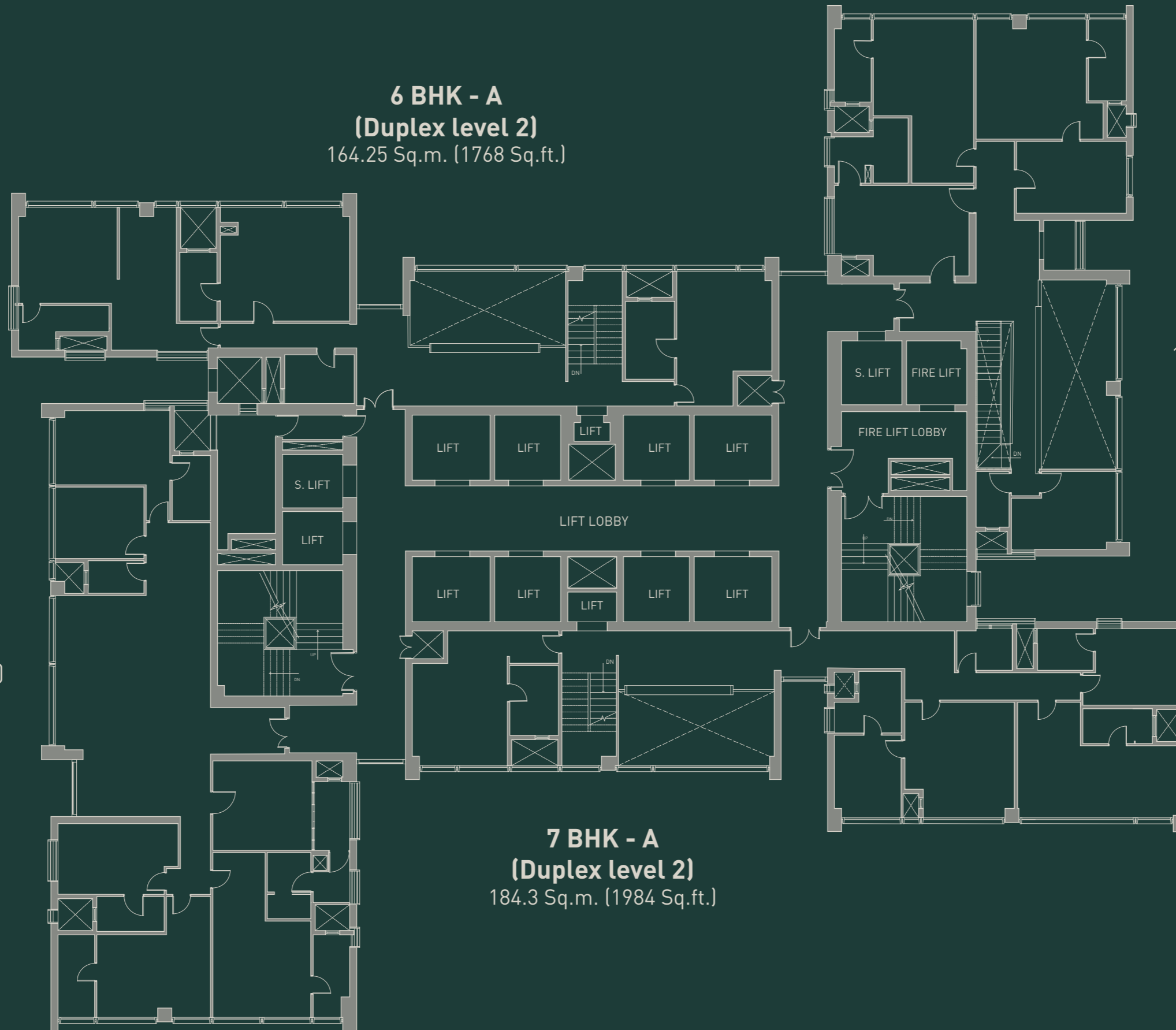
# HIGHRISE FLOOR PLAN (UPPER LEVEL - DUPLEX) FLOORS 67, 69 & 71

**6 BHK - A**  
**(Duplex level 2)**  
164.25 Sq.m. (1768 Sq.ft.)

**5 BHK - B**  
**(Duplex level 2)**  
174.59 Sq.m. (1879 Sq.ft.)

**5 BHK - A**  
229.7 Sq.m. (2472 Sq.ft.)

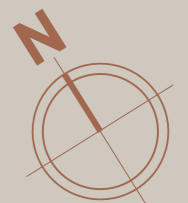
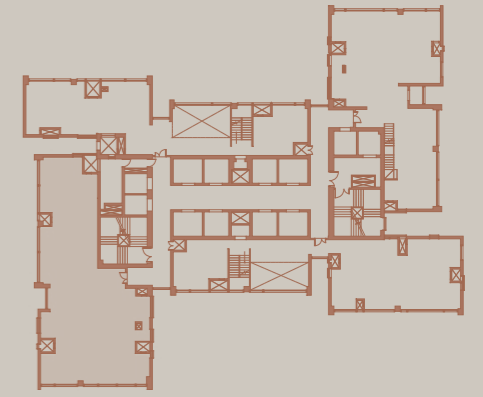
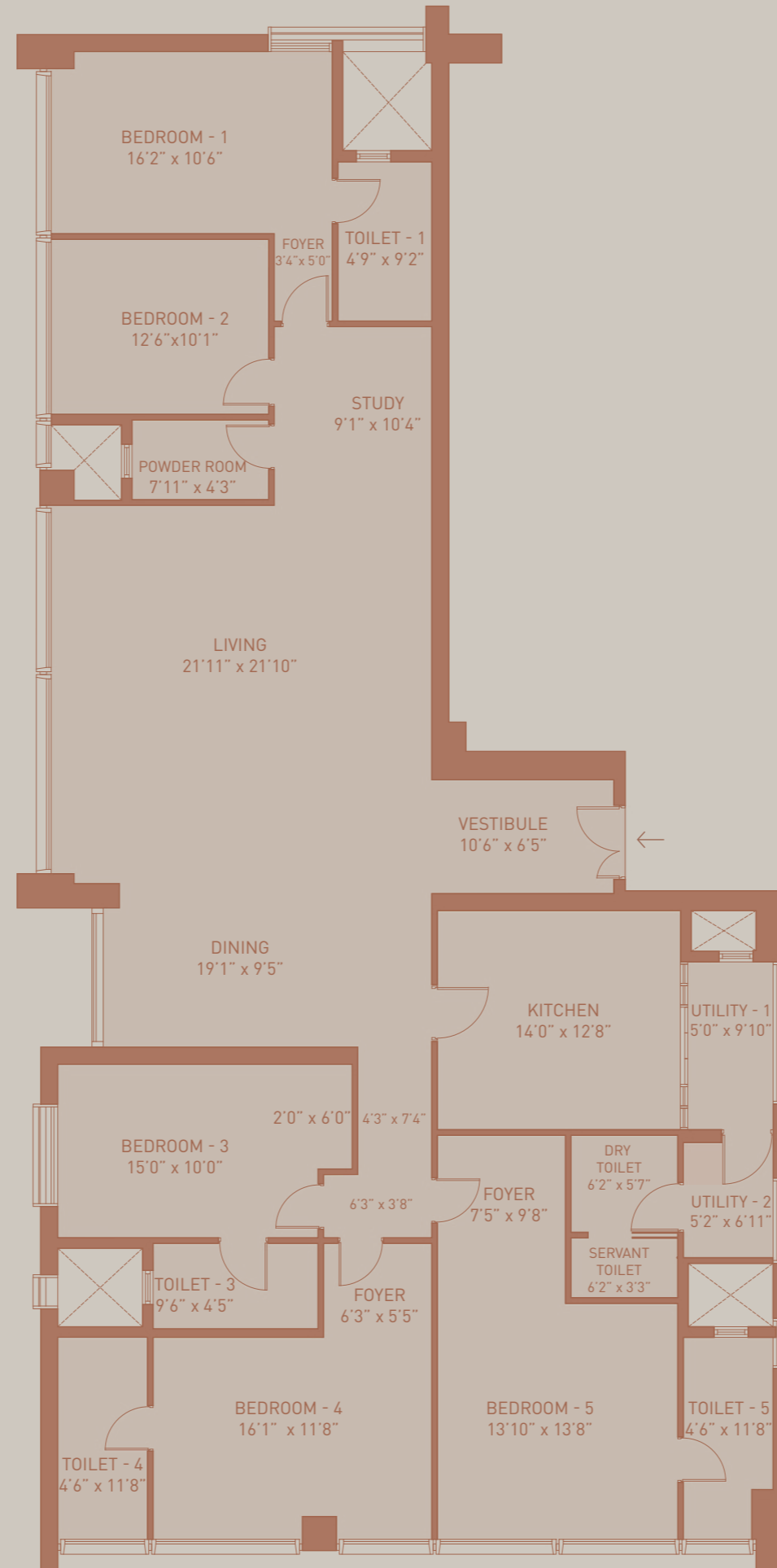
**7 BHK - A**  
**(Duplex level 2)**  
184.3 Sq.m. (1984 Sq.ft.)



# 5 BHK - A

RERA CARPET AREA -  
229.70 Sq.m (2472 Sq.ft)

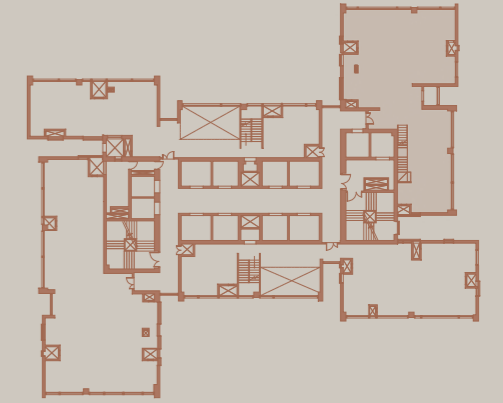
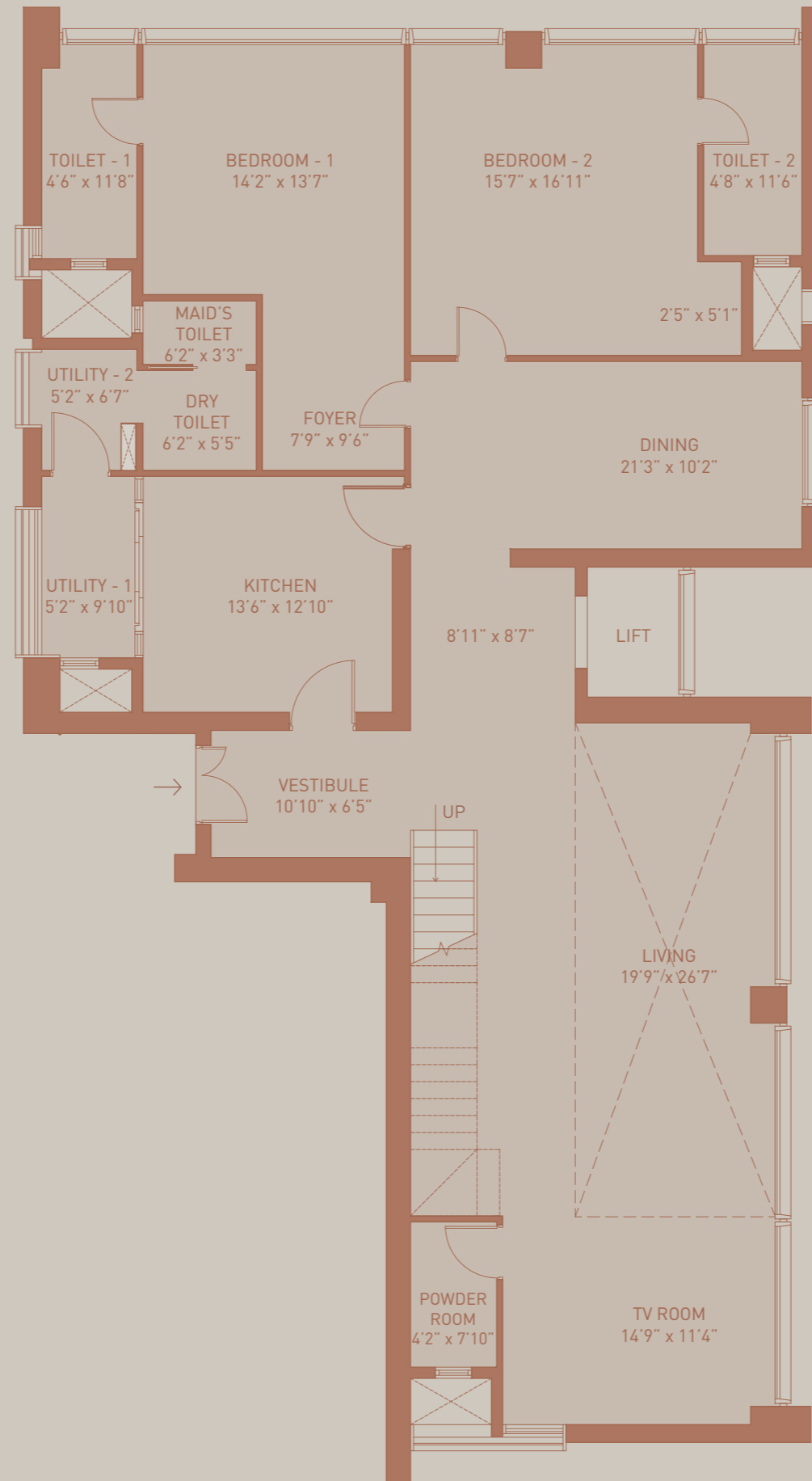
FLOORS 66 TO 71



# 5 BHK - B (LOWER LEVEL DUPLEX)

RERA CARPET AREA -  
202.81 Sq.m (2183 Sq.ft)

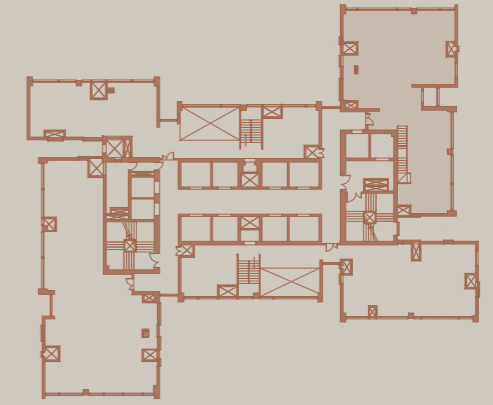
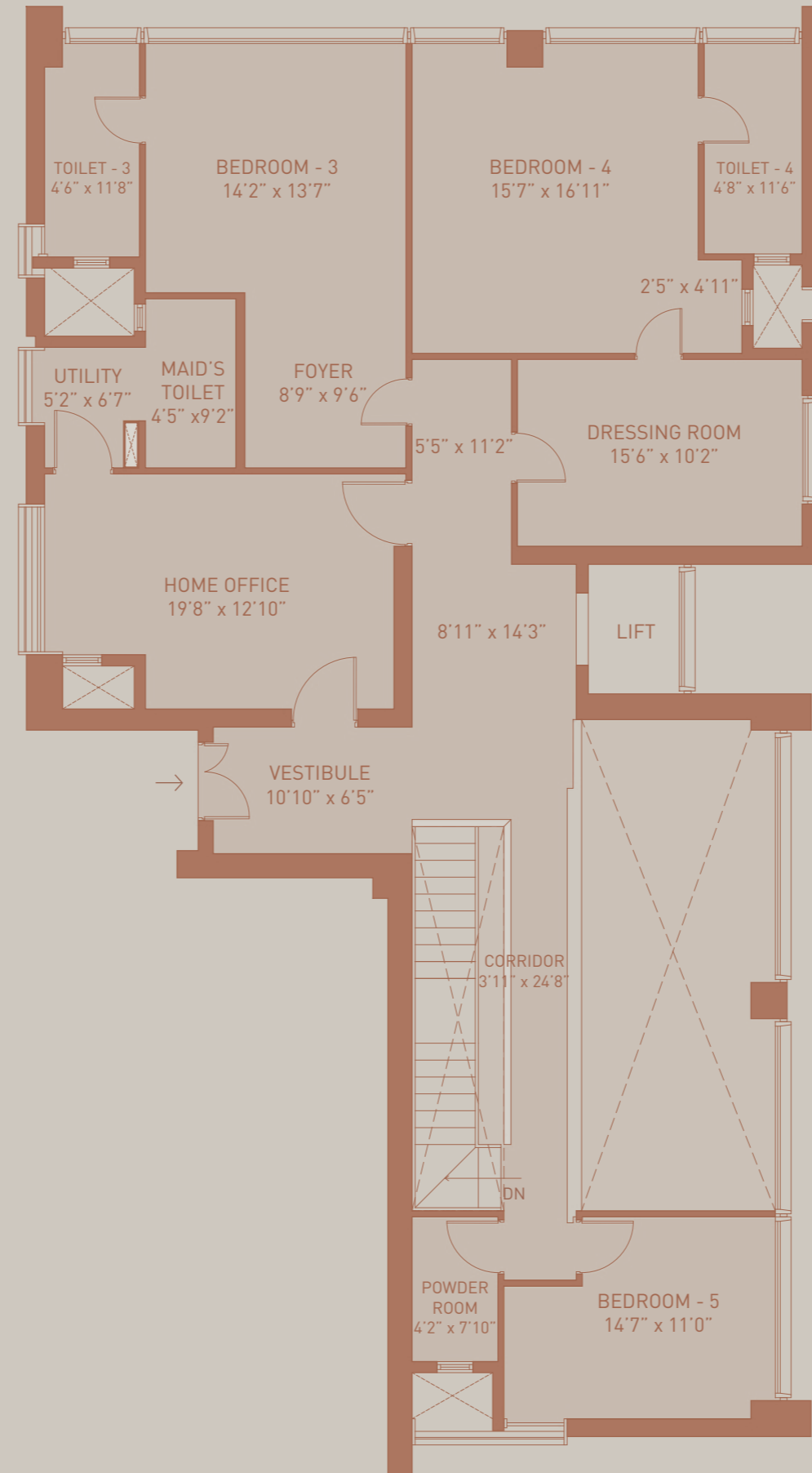
FLOORS 66, 68 & 70



# 5 BHK - B (UPPER LEVEL DUPLEX)

RERA CARPET AREA -  
174.59 Sq.m (1879 Sq.ft)

FLOORS 67, 69 & 71



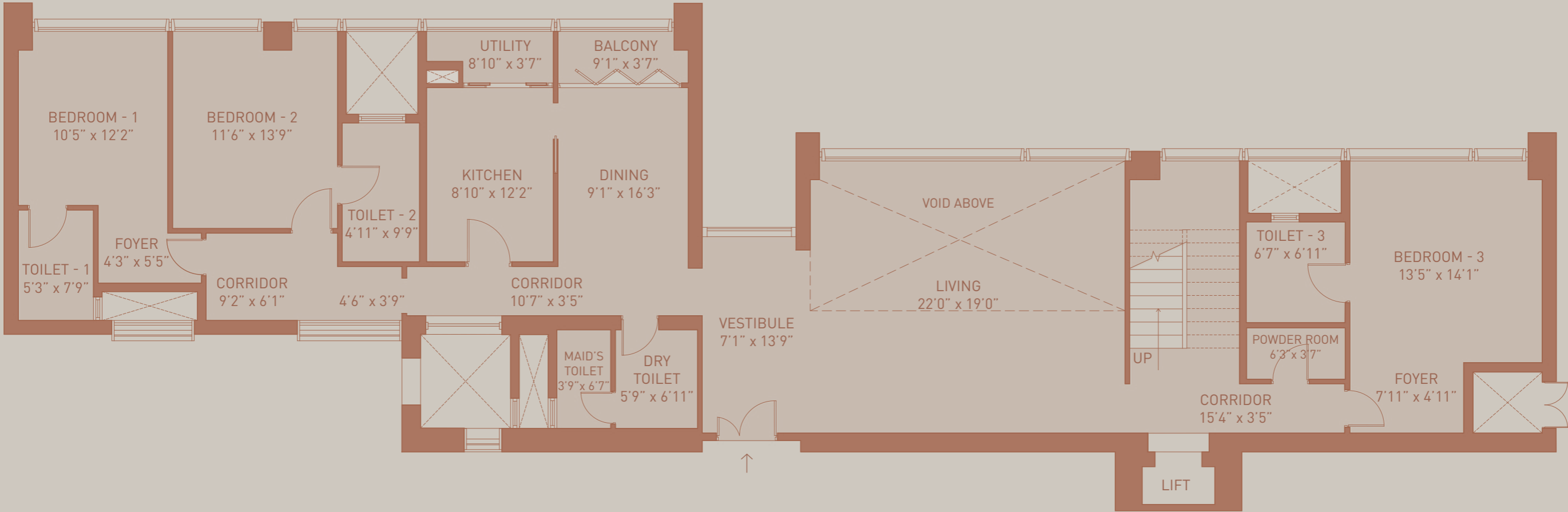
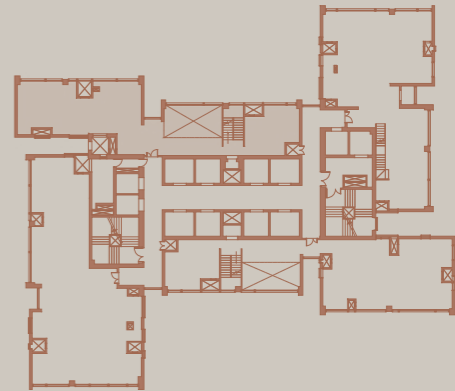


# 6 BHK - A (LOWER LEVEL DUPLEX)

RERA CARPET AREA - 183.60 Sq.m (1976 Sq.ft)

Balcony - 2.93 Sq.m (32 Sq.ft)

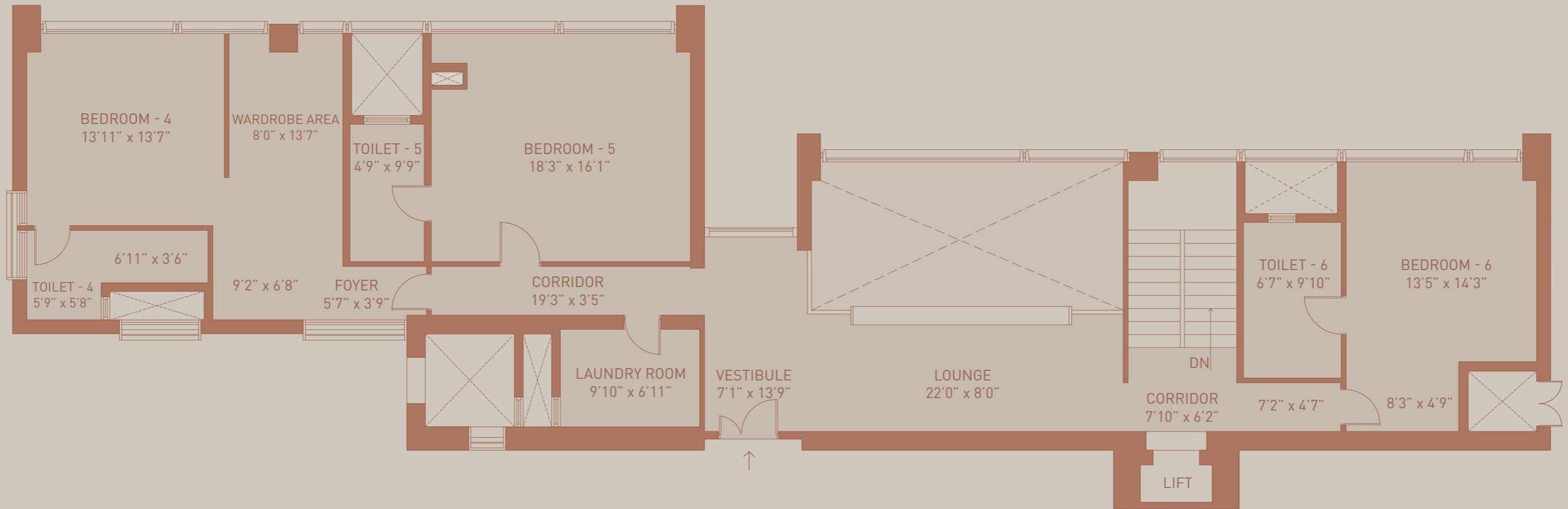
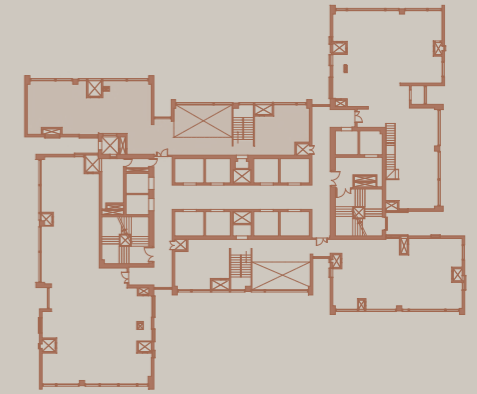
FLOORS 66, 68 & 70



# 6 BHK - A (UPPER LEVEL DUPLEX)

RERA CARPET AREA - 164.25 Sq.m (1768 Sq.ft)

FLOORS 67, 69 & 71

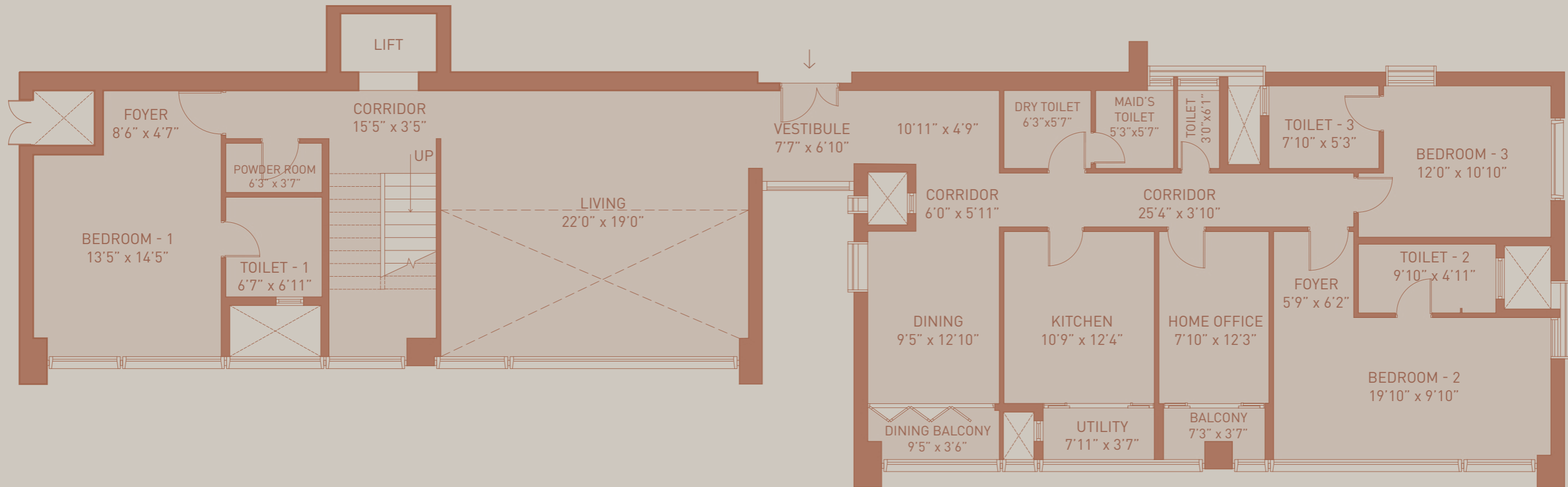
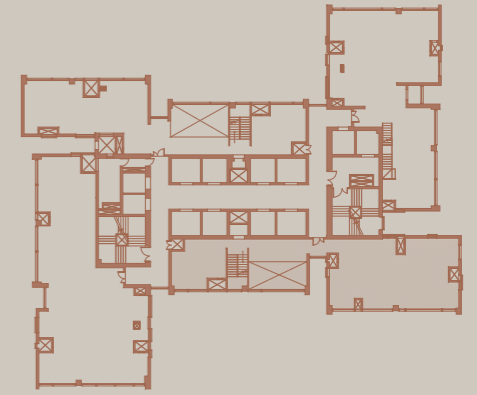


# 7 BHK - A (LOWER LEVEL DUPLEX)

RERA CARPET AREA - 201.15 Sq.m (2165 Sq.ft)

Balcony - 5.26 Sq.m (57 Sq.ft)

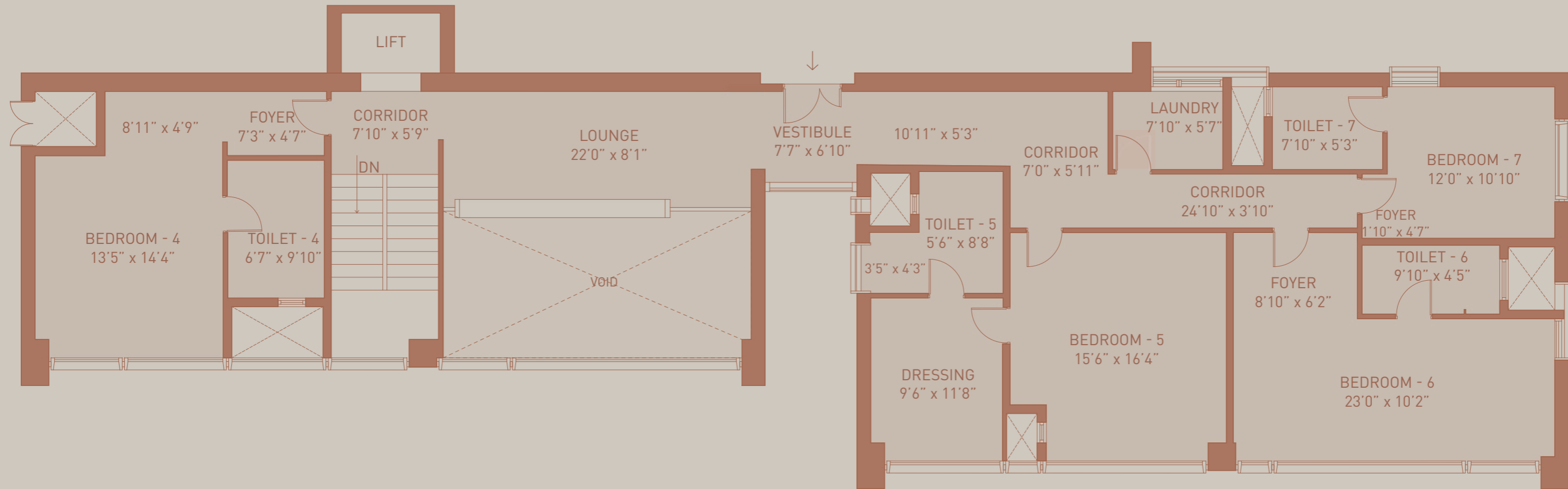
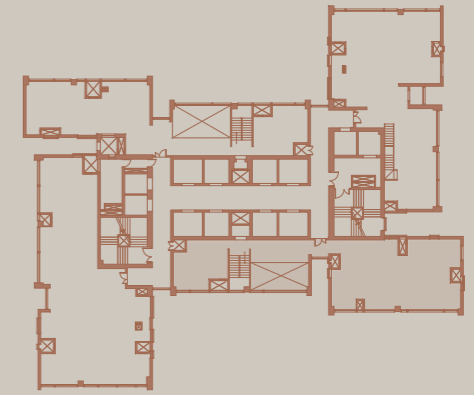
FLOORS 66, 68 & 70



# 7 BHK - A (UPPER LEVEL DUPLEX)

RERA CARPET AREA - 184.30 Sq.m (1984 Sq.ft)

FLOORS 67, 69 & 71





**BIRLA ESTATES**  
**LIFEDESIGNED®**

**Site Address:**

Century Mills Compound, Pandurang Budhkar Marg, Worli, Mumbai - 400030

**Corporate Address:**

Birla Aurora, Level 8, Dr. Annie Besant Rd, Worli, Mumbai - 400030

 [birlaestates.com](https://birlaestates.com)



The Project "Birla Niyaara Phase - 1" is registered with MahaRERA under the Project Registration No. P51900031916 and can be viewed at <https://maharera.mahaonline.gov.in>

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Plans for the project are subject to further approvals/modifications from the concerned authority/ies and/or the Promoter.

The Project Birla Niyaara is an integrated development spread across 14 acres being developed in phases and Birla Niyaara Phase-1 is a part thereof.