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**UNIMAX**  
THOUGHTFULLY YOURS



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3 ACRE NATURE-INTEGRATED LUXURY COMMUNITY  
1&2 BHK OXYGEN-RICH HOMES

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Site Address: UniMax Life, Plot A, Survey No.16, H. NO. 1(PT), Mauje Umborli, Dombivli East, District - Thane - 421204, Maharashtra (India)

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STRATEGIC PARTNER  
**ANAROCK**  
VALUES OVER VALUE

Representational Image

DISCOVER  
**OXYLUXE**  
*Living*

WHERE AIR,  
NATURE & LUXURY ALIGN

UniMax Life offers a new way of living, where lush, oxygen-rich greenery is woven into the building, making the space feel naturally fresh and alive.

This thoughtful union of greenery and design sustains a sense of balance year-round, supported by curated wellness zones that integrate effortlessly into daily life. OXYLUXE Living is a quiet expression of modern luxury where well-being, not excess, defines true indulgence.

# EMBRACE A WORLD OF PRIVILEGES WITH OXYLUXE LIVING

## PROJECT HIGHLIGHTS



A 3-Acre Mixed-Use Gated Luxury Township



4 Iconic Towers Of G+28, G+27 and G+19 Storeys



50+ Lifestyle Amenities Across Residential & Commercial



Prime Location Near Metro Line 12 and Airoli-Katai Freeway



1 & 2 BHK Luxury Residences



Oxygen-Rich Surroundings To Relax And Rejuvenate

## DOMBIVLI'S EMERGENCE AS A HIGH-GROWTH ADDRESS

Once on the outskirts, Dombivli has come into its own as a self-sustained urban address within the MMR. Better connectivity, steady infrastructure growth, and a rising lifestyle ecosystem are shaping a way of life that also holds lasting value. Today's homebuyers see this evolution clearly - choosing not just a home, but a future built on strong fundamentals.

## THE NEXT PHASE OF URBAN CONNECTIVITY

In Dombivli, new corridors, transit links, and upgrades are quietly redefining the city's trajectory, elevating it from a commuter suburb to a high-growth address with clear intent.



### Metro Line 12

Move across the city faster and effortlessly, giving you more time to enjoy what you love.



### Katai Naka Tunnel

Quick access to Airoli and Central Mumbai - save hours on daily travel and stay on schedule.



### Virar-Alibaug Corridor

Connect to Mumbai's key business and lifestyle hubs - perfect for work, leisure, and investment.



### Bullet Train Station

Seamless access to the Mumbai-Ahmedabad bullet train corridor for faster, smarter commutes.

## THE RISE AND RISE OF DOMBIVLI'S REAL ESTATE MARKET

Dombivli East's journey isn't guesswork-it's a textbook S-curve, and one that now favours clarity over chaos.

### STABILIZATION (2017-2020)

Post-RERA and demonetization, prices held firm as the market absorbed early township supply. A quiet phase. A necessary one.

### BREAKOUT (2021-2023)

The inflection arrived with the post-pandemic race for space and decisive infrastructure triggers. Values surged-Sonar Pada jumped 41% in 2023 alone.

### CONSOLIDATION (2024-2025)

Today, the market has matured. Appreciation is steady at 2-5% annually. As of 2025, Dombivli East trades at a healthy rate fuelled by shifting perceptions.

## COMPARATIVE VALUATION: THE PRICE ADVANTAGE

The opportunity in Dombivli isn't speculative-it's mathematical. As the table shows, Dombivli currently trades at nearly a 50% discount to established neighbours like Thane and Vashi. Yet, with the completion of the Airoli-Katai Freeway, the single biggest differentiator-commute time-collapses.

MICRO-MARKET	RENTAL YIELD	COMMUTE TO AIROLI (PRE-INFRA)	COMMUTE TO AIROLI (POST-INFRA)
Thane (GB Road)	2.5% - 3%	40 Minutes	35 Minutes
Navi Mumbai (Vashi)	2% - 2.5%	15 Minutes	15 Minutes
Dombivli (Shilphata)	3% - 4%	50 Minutes	20 Minutes

Source: Various real estate portals & blogs



## EMBRACE THE CONVENIENCE OF THE FINEST SOCIAL INFRASTRUCTURE



### EDUCATION

- Lodha World School – 2 Mins
- Shreeram Universal School – 5 Mins
- Eva World School – 5 Mins
- Guardian School – 5 Mins
- Omkar Cambridge International – 7 Mins
- Shivaji Rao Jondhale College – 15 Mins



### HEALTHCARE & WELLNESS

- Jupiter Hospital – 2 Mins
- Sai Hospital & ICU – 10 Mins
- Icon Hospital – 10 Mins
- AIMS Hospital – 15 Mins



### SHOPPING & LIFESTYLE HUBS

- Dmart – 5 Mins
- Croma – 5 Mins
- Xperia Mall – 10 Mins
- Metro Junction Mall – 15 Mins
- Dombivli East Market – 5 Mins



### CINEMA & ENTERTAINMENT

- PVR Xperia Mall – 10 Mins
- Miraj Cinema – 15 Mins



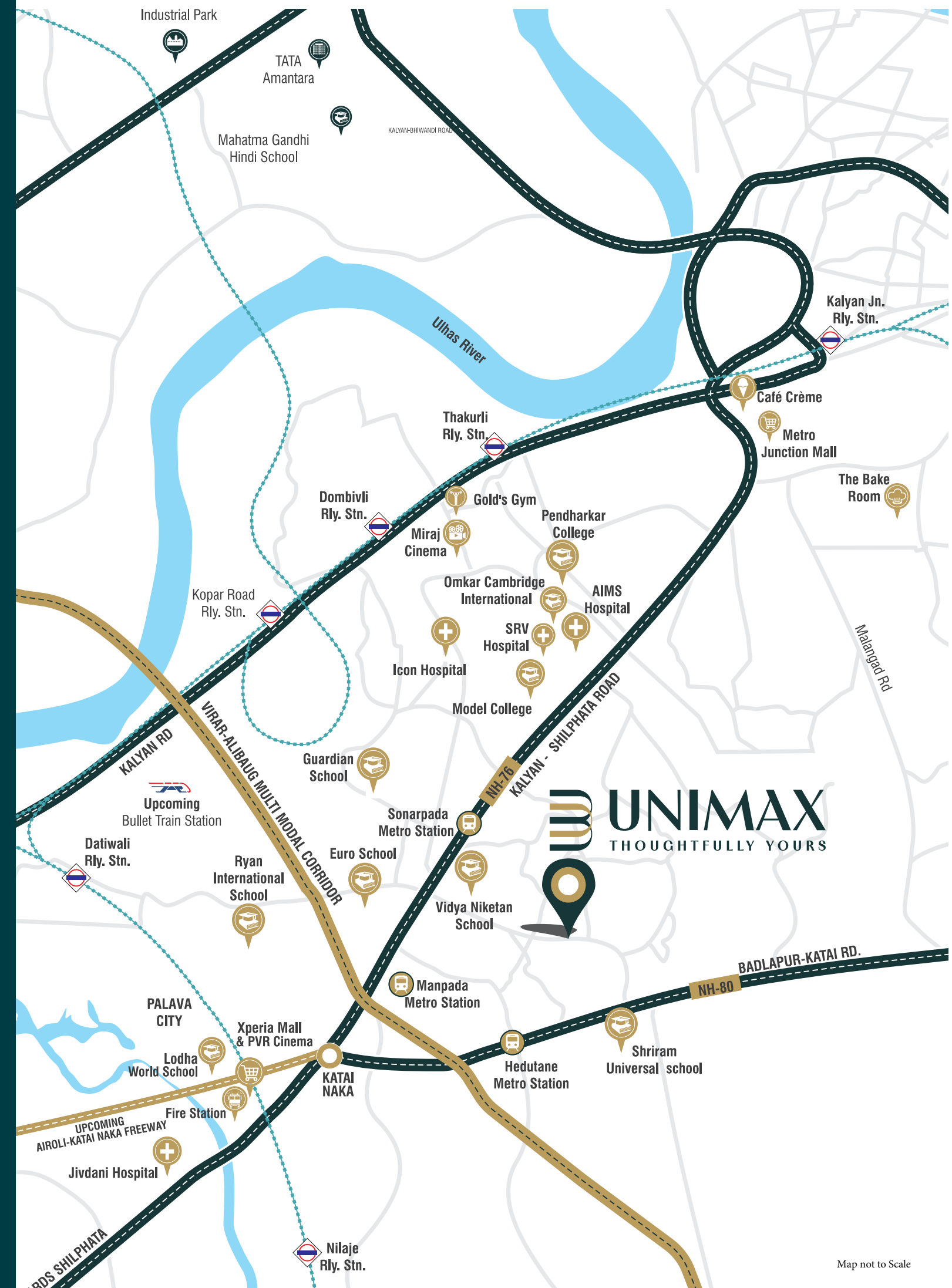
### FITNESS & WELLNESS

- Sparta Life Fitness – 5 Mins
- Olympic Sports Centre – 5 Mins
- Fit Game – 8 Mins



### GOURMET & FINE FOOD

- Pop Tate's – 10 Mins
- Barbeque Nation – 10 Mins
- Malvan Tadka – 15 Mins



# IMMERSE YOUR SENSES IN OXYLUXE INDULGENCES

Three Distinct Realms. One Seamless Lifestyle.



## Aer – Breathe Joy

The Social Core of Everyday Living

A 4-level, 17,500\* sq. ft. destination crafted for connection, celebration, and everyday vitality - where work, wellness, and leisure coexist seamlessly.

- Drop-off social plaza
- Café-style co-working & office spaces
- Fully equipped serviced gym
- Banquet & celebration hall
- Flexible multi-purpose spaces
- Open air theatre

## Ozonia Bay - Breathe Energy

Spaces That Move With You

A 17,000\* sq. ft. recreation zone atop the car park tower terrace, dedicated to movement, play, and everyday vitality.

- Swimming pool with deck
- Kids' play zones
- Box cricket pitch
- Multi-purpose sports court
- Pickleball court

## Mother Earth - Breathe Deep

Grounded in Green, Designed for Calm

A 15,500\* sq. ft. central green at ground level, designed to restore balance through open landscapes, active trails, and serene outdoor spaces.

- Expansive central park
- Jogging and walking tracks
- Landscaped gardens and shaded sit-outs
- Outdoor sports lawns
- Gazebo retreats
- Dedicated senior citizen zone

\*Area might changed based on approval plans from authorities.



## WHY IS THIS THE RIGHT TIME FOR OXYLUXE LIVING?

### Growth Inflection

Dombivli East is transitioning from value-led to lifestyle-driven—where early entry creates outsized advantage.

### Infrastructure Momentum

Execution is underway. Connectivity, access, and mobility are no longer future plans—they're taking shape now.

### An Integrated Living

Thoughtfully designed ecosystem where life, leisure, and convenience come together.

### Differentiated Lifestyle Offerings

One-of-its-kind OXYLUXE living that helps you and your family experience overall well-being.