

IDYLLIC LIVING





NARANG
VIVENDA

IN A WORLD THAT
RACES BY,
LIES A PLACE WHERE
TIME STANDS STILL.

Imagine a life of peaceful, relaxed luxury, rooted in nature. And it's right in the middle of Malad's most vibrant neighbourhood, Evershine Nagar.

Where slow living and forward thinking meet, in a leafy green hideaway tucked away in one of the most well-connected locales. Where meandering waters are surrounded by lush green woodlands.

And even when you're indoors, sweeping views of mangroves and winding creeks stretch out like a vast living tapestry below you. This is a place where luxurious amenities have been thoughtfully curated to offer you a lifetime of peace and calm.

It's precisely this collection of rare experiences, all in a central location, that makes Narang Vivenda truly **Idyllic Living**.



Lifetime of calm amidst lush greenery.

Image for representational purposes only.

HOMES
THAT ARE A BREATH
OF FRESH AIR.



Located in the much coveted Evershine Nagar area of Malad, this property is right in the centre of all activity in the area. But you wouldn't realise it once you enter the lane, stepping into a verdant tree-lined boulevard.

This is a sanctuary where modern, contemporary architecture blends perfectly with the best of Mother Nature. Where 3 acres of landscaped greens offer multiple avenues of exploration. Recharge each day by walking through groves of trees in our Miyawaki Forest or taking laps in our 25-metre lap pool in the heart of Malad West.

Narang Vivenda soars gracefully within this green oasis. This 38-storey tower comprises multiple parking basements and 3 grand podiums. The high vantage also offers spectacular views of the mangroves from the deck. These ultra-spacious apartments allow for maximum air circulation, as fresh breeze is also in abundance.

Around the property you'll find a curated lifestyle, with an array of indoor and outdoor amenities. With a well-equipped gymnasium, multipurpose sports court, and even a pickleball court to keep you in the best of physical health.

NARANG VIVENDA
— The landmark of
Evershine Nagar.

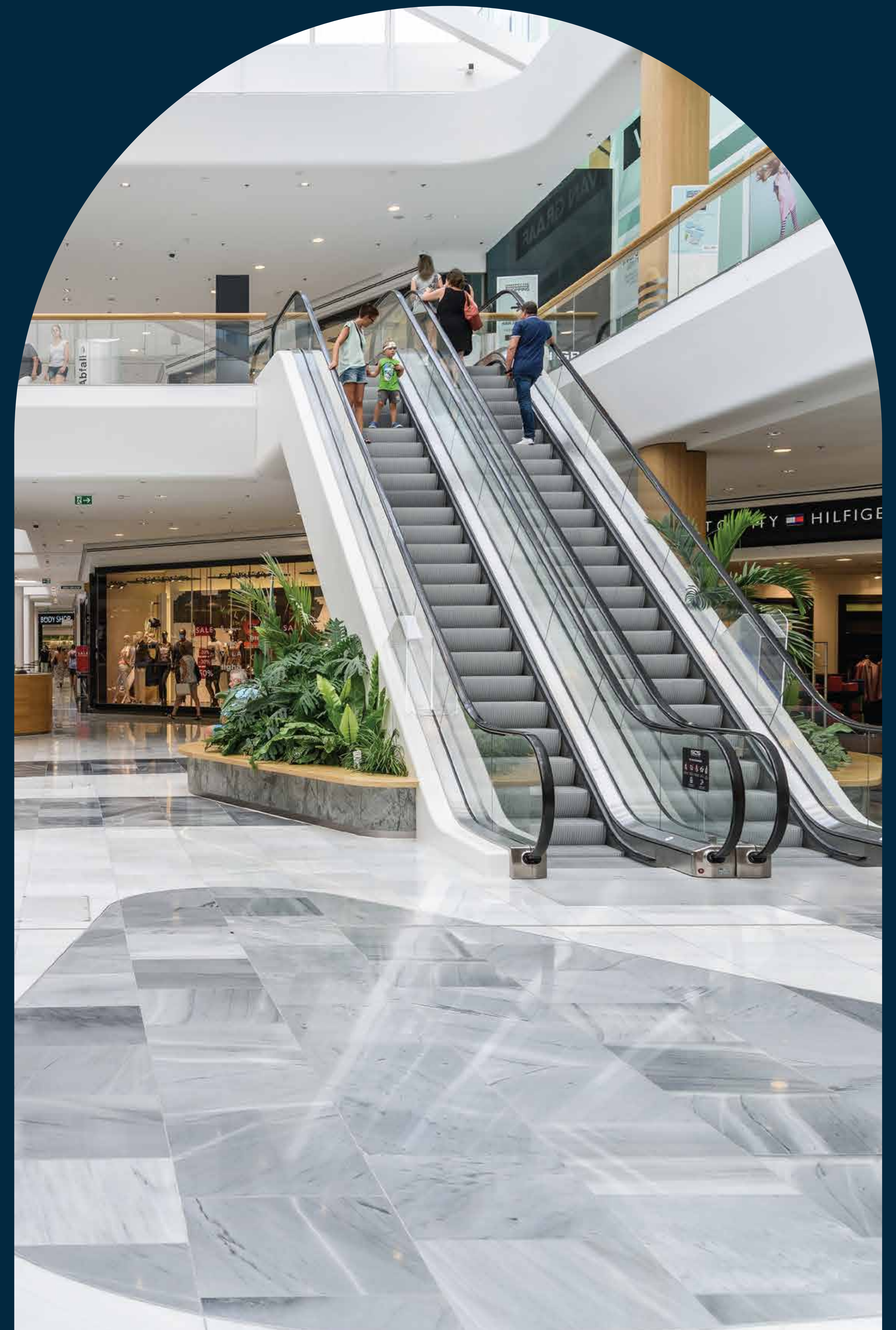




Lifetime of calm amidst lush greenery.

Render as per plan.

FROM THE RUSH
OF THE CITY
TO THE HUSH OF NATURE.
IN MINUTES.



Tucked away from the bustle of the city, Vivenda is located right in the heart of Evershine Nagar. Boasting of an enviable location, it offers excellent connectivity through the Western suburbs, SV Road, and New Link Road. And instant access to the arterial Western Express Highway that leads to the eastern suburbs, Mira-Bhayandar, and Thane.

Your children can have the best of learning, with a wide choice of international educational academies in the vicinity. Merely minutes away from home are some of the best entertainment hubs and shopping malls. While the options for entertainment are many, the best place to unwind, will remain your home.

FAST-FORWARD TO
SMOOTHER
CONNECTIONS.

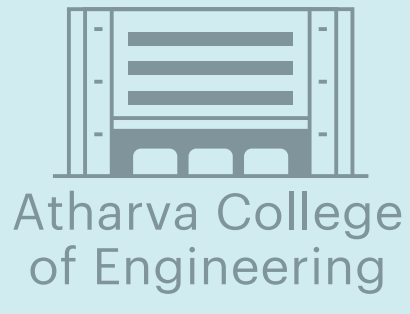


Various infrastructure projects in and around Malad are currently in the pipeline. The integrated metro lines 2A and 2B, upon completion, will make for easier intra-city connections. Reach the central business districts, tourist attractions, and entertainment hubs across the city, in approximately 30 minutes.

Ongoing projects such as the Coastal Road (phase 2), Bandra-Versova Sealink, Borivali-Thane Twin tunnel and the Goregaon-Mulund Link Road will not only improve accessibility but also boost your home's real estate value.



Billabong International



Atharva College of Engineering



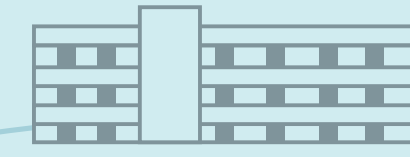
NARANG VIVENDA



Zenith Hospital



Namaha Hospital



St. Anne's High School



Thunga Hospital

MARVE ROAD

EVERSHINE NAGAR



Ryan Intl. School



Coffee by Di Bella
Pizza Hut
Sammy Sosa
Alfredo's
Jimmy's Burger



D- Mart



Infiniti Mall



Mindspace Malad

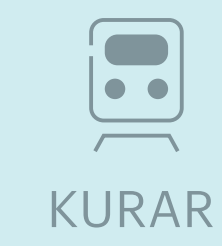


Inorbit Mall

NEW LINK ROAD

SWAMI VIVEKANDA ROAD

MALAD



KURAR

WESTERN EXPRESS HIGHWAY

DINDOSHI

DISTANCES TO KEY LOCATIONS

MALLS 5-8 mins

Infiniti 2

Inorbit Malls

SCHOOLS 10 mins

Billabong
International School

Ryan International
School

Saraf College
of Arts & Commerce

HOSPITALS 9 mins (approx.)

Zenith Hospital

Thunga Hospital

BUSINESS HUBS 5-20 mins (approx.)

Mindspace Malad

NESCO

RESTAURANTS Less than 1 min

Pizza Hut

Ferry Wharf

Sammy Sosa

Jimmy's Burger

Alfredo's
Coffee by Di Bella

GROCERIES 4 mins

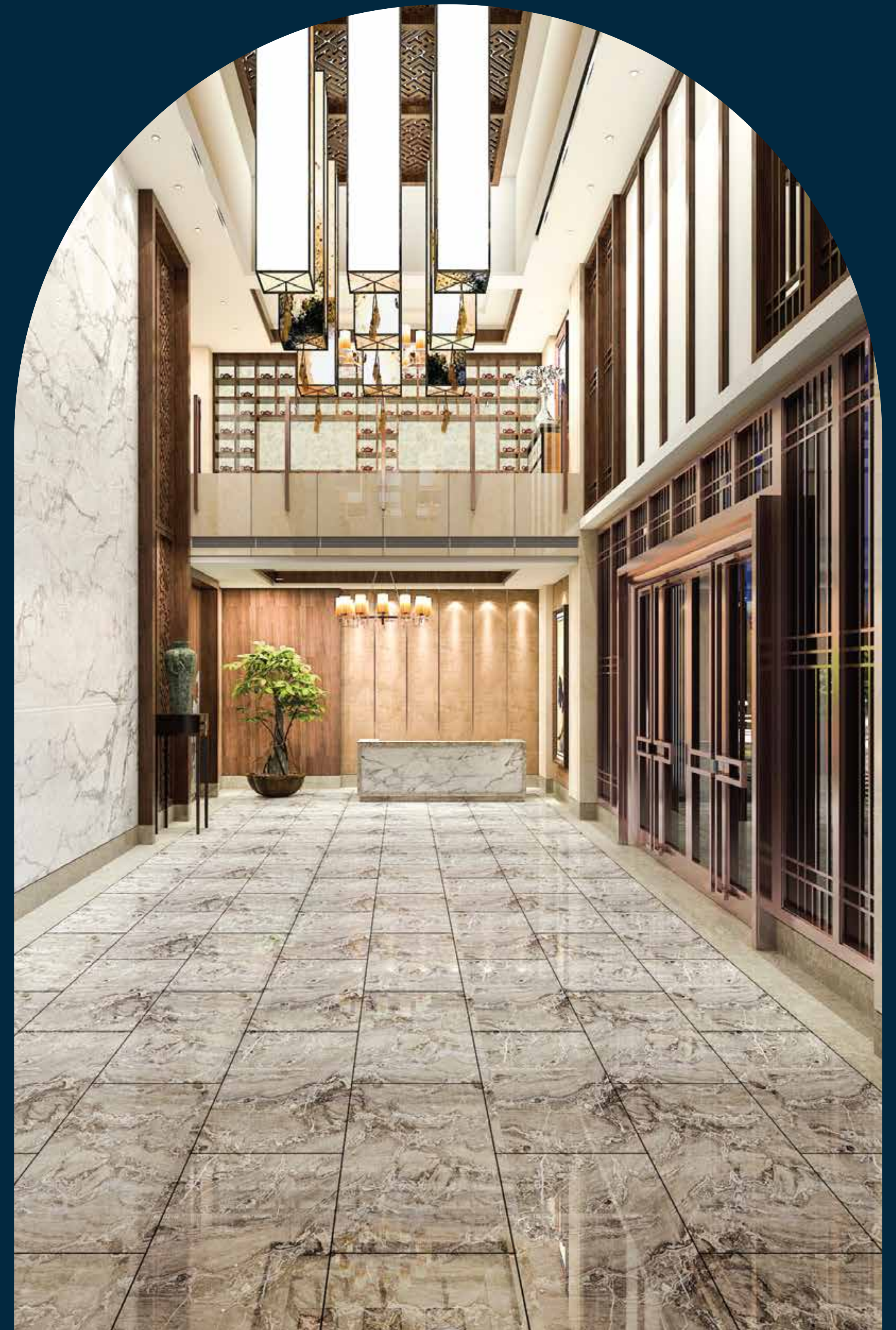
D-Mart



“The arrival experience will be truly distinctive, with natural elements, ample daylight and captivating lush green views. Each apartment has been designed with no compromises made. Meticulously considered features prioritize privacy, while the multi-directional layouts maximize ventilation.”

— **Mr. Hafeez Contractor,**
Founder, Architect Hafeez Contractor

ENTER A LIFETIME
OF CALM.



As you step into the lobby, you are struck by the grandeur of the soaring ceiling in an expansive space. You are cocooned in a calm atmosphere where soft, filtered sunlight warmly dances with earthy textures, designed with sophisticated elegance.

While you take in the natural beauty of the trees that dot the landscape, you follow the gentle burbling of enchanting fountains into the heart of tranquillity – our zen garden. Seamlessly, the light and open spaces guide you to a series of 9 elevators that whisk you to your residence.



Tree-lined pathways lead to serenity.

Image for representational purposes only.



Grand entrance lobby.

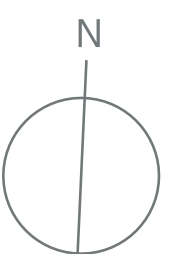


- 1. SCHOOL BUS WAITING AREA
- 2. OLA / UBER PARKING
- 3. DROP-OFF AREA
- 4. MIYAWAKI FOREST
- 5. FOREST PAVILION
- 6. WATER JETS PLAZA
- 7. MULTI-PURPOSE LAWN
- 8. SENIOR CITIZEN PAVILION
- 9. DOG RUN

- 10. VEGETABLE GARDEN
- 11. FITNESS STATION
- 12. LAWN TERRACE
- 13. PICKLEBALL COURT
- 14. SOCIAL TERRACE
- 15. MULTI-PURPOSE COURT
- 16. ACTIVE PAVILION
- 17. KIDS POOL
- 18. BUBBLER JETS

- 19. LOUNGE POOL
- 20. CHILDREN'S PLAYGROUND
- 21. FAMILY PAVILION
- 22. FORMAL FLOWER BED
- 23. SUNKEN THEATRE
- 24. PERFORMANCE PAVILION
- 25. SHOPPING PLAZA
- 26. SQUASH COURT
- 27. GYMNASIUM

- 28. CRÉCHE
- 29. OUTDOOR GAMES
- 30. INDOOR GAMES ROOM
- 31. BANQUET HALL
- 32. RECEPTION + LOUNGE
- 33. WASHROOMS

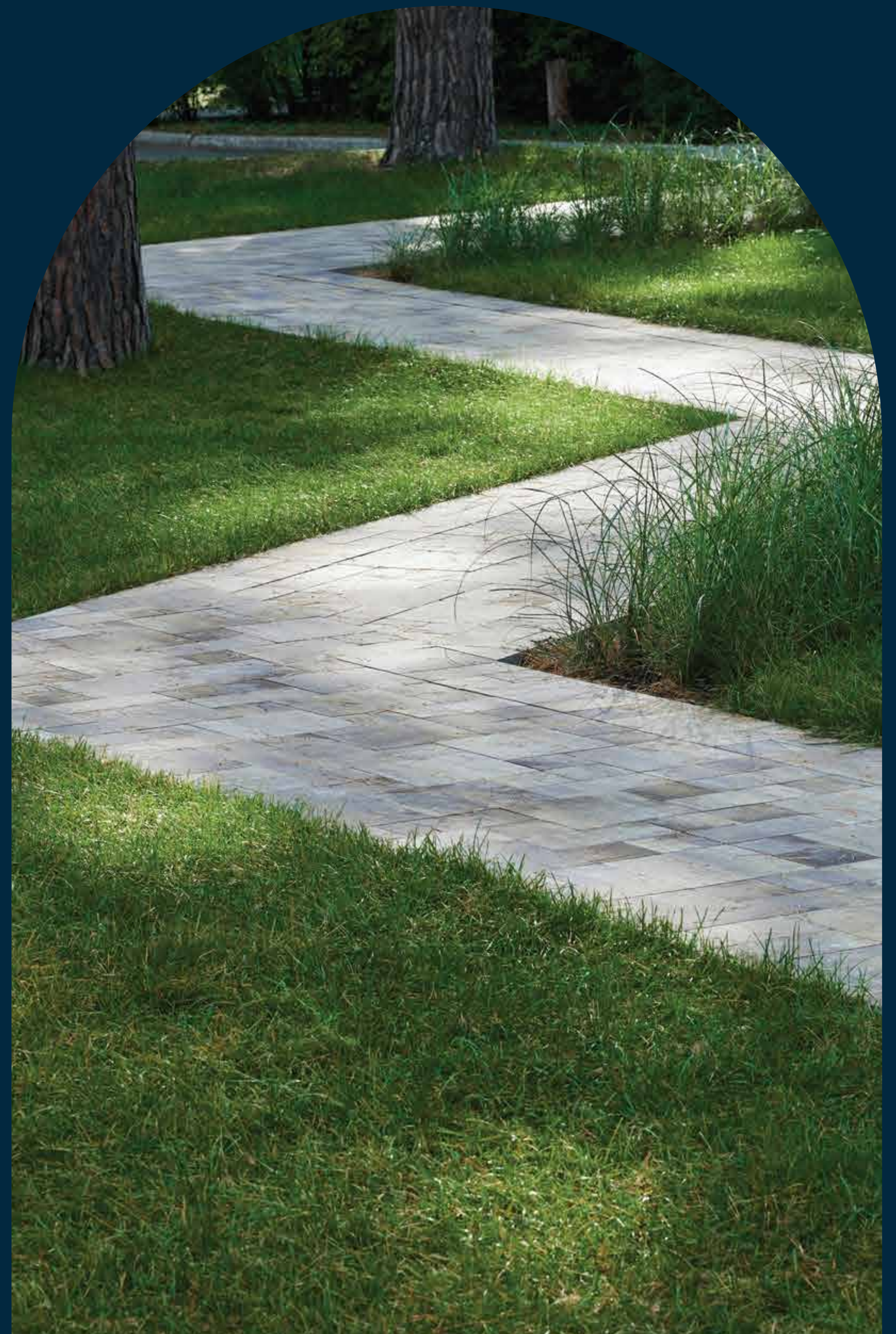




“Combining the landscape with the architecture, we aimed to ensure a seamless interior-to-exterior transition. By incorporating numerous natural elements, we crafted a living environment that elevates one’s experiences. The result is a uniquely integrated, holistic living space, exclusive to *Vivenda*.”

— **Mr. Sherman Stave,**
Principal Architect, STX LA, Singapore

THE HIDDEN PATH
TO HAPPINESS?
IT'S RIGHT IN THE OPEN.



Designed by STX LA (Singapore), the finest landscape artists, Narang Vivenda is laced with green pathways that seamlessly unfold a host of extravagant amenities nestled in its midst.

Spend endless summer evenings with loved ones at the ***Family Pavilion***. Elderly members can explore at their own space at the ***Senior Citizens Pavilion***.

For those seeking excitement, challenge our pickleball court for some fast-paced family fun. Watch the silver screen come alive under the stars at your very own outdoor amphitheatre.



Family pavilion for cosy get-togethers.



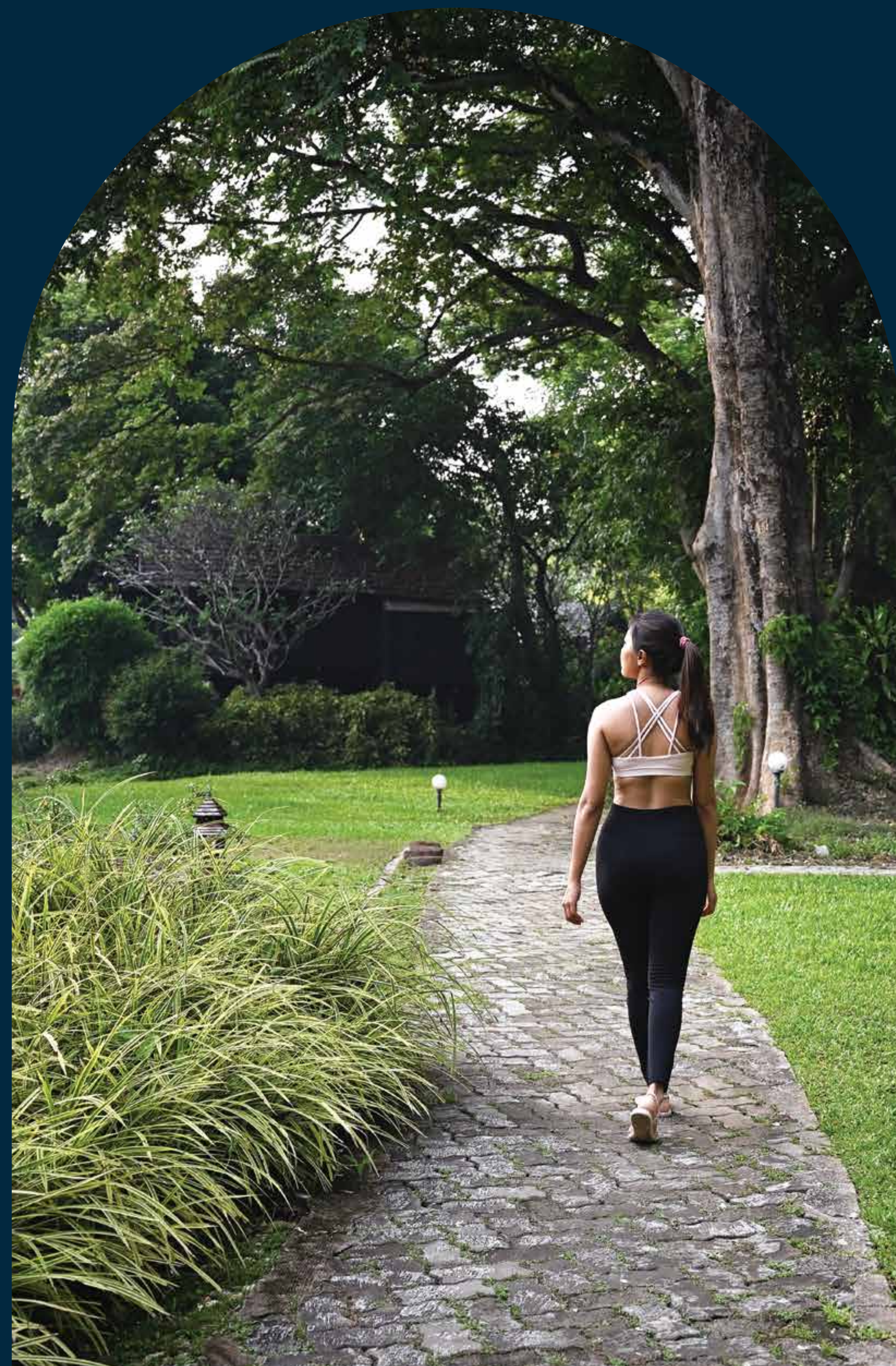
Outdoor amphitheatre, an immersive stargazing experience.

A lush green landscape featuring large, spreading trees with thick trunks and dense foliage. The ground is covered in grass, and sunlight filters through the leaves, creating dappled shadows. The overall scene is vibrant and natural.

74% OF YOUR
OPEN SPACES ARE
RESERVED.
FOR MOTHER NATURE.

With a significant portion of the property reserved for open spaces, you'll be tempted to spend an equivalent of your time under the open skies roaming them. Whether it is the tropical forests rooted in Japanese wisdom, or the floral gardens bursting with colour and iridescent butterflies.

FANCY A WALK
IN A FOREST?
IT'S JUST OUTSIDE
YOUR HOME.

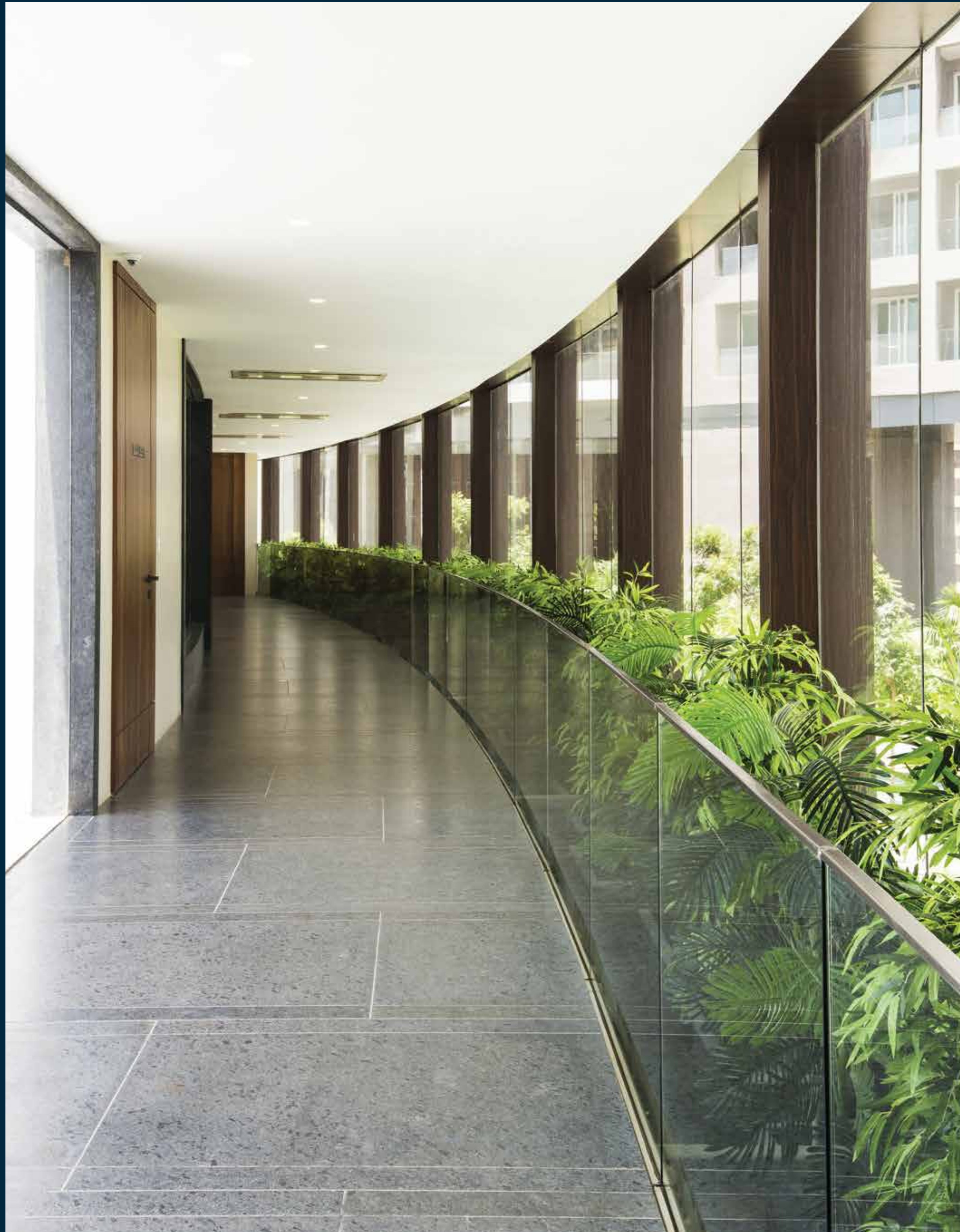


Meandering stone paths lead you to the magical Miyawaki forest. As you enter this hideaway of towering canopies, you are immediately surrounded by thick, indigenous foliage. With leaves crunching under your feet, an orchestra of birds erupts the silence around you. Feel the cool air on your skin as you walk your path strewn with golden sunlight. A short stroll here revitalises your spirit and leaves you feeling closer to Mother Nature without leaving the city.



A FOREST, SPROUTED FROM JAPANESE WISDOM.

— Inspired by the renowned Japanese botanist, Akira Miyawaki, the Miyawaki forest spans over 1238 sq. ft. The central idea was to create a dense, biodiverse forest, with the existing local species of flora, such as Jamun, Peepal and Neem trees. As the forest grows denser and more self-sufficient each year, we waste less of Earth's precious resources.



“The lighting in this project has been meticulously designed to enhance every space. Common areas are grand, bright, and inviting, ensuring residents feel instantly at ease.”

— **Mr. Phiroze Panthaki,**
Founder, Panthaki Architects

CLUB VIVENDA WILL CATER TO BOTH YOUR WHIMS, AND YOUR WELLNESS.

————— Welcome to Club Vivenda, world-class amenities meet a holistic lifestyle. Our state-of-the-art clubhouse offers a plethora of leisure activities. Each component is thoughtfully crafted to enhance your well-being.

From modern, well-equipped gymnasiums tailored for fitness aficionados to a recreational games room for some family fun and lasting memories.

Our thrilling new-age indoor amenities are sure to keep you fit and agile. Test your climbing skills by ascending the rock climbing wall or tee off each morning with the virtual golf simulator.

And to celebrate matches made in heaven and corporate events alike, make the most of our spacious banquet hall.



Poolside cabanas for relaxation.

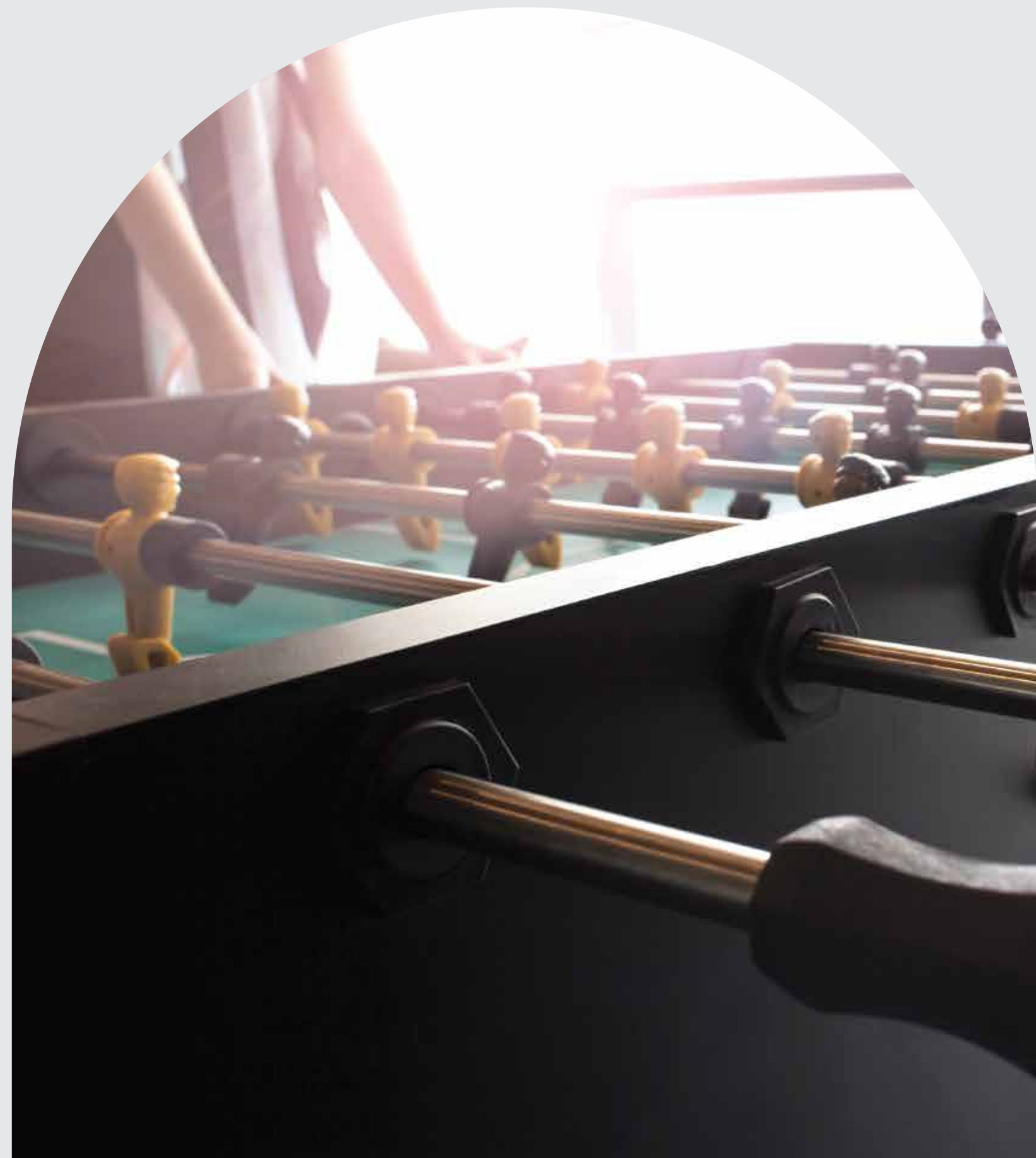
Render as per plan.



There's also a 25-metre lap pool to stay refreshed. Whether it's spending a day by the poolside cabanas, or romantic walks on the lawn, natural beauty serenades you at every corner.



Open air patio, alfresco fun.



Living life to the fullest.



REFRESH, REJUVENATE AND RELAX.

INDOOR

State-of-the-art gymnasium
and fitness station

Grand banquet hall

Crèche

Recreational game room

Rock climbing wall

Virtual golf simulator

OUTDOOR

Miyawaki forest

Outdoor sunken amphitheatre

Pickleball court

25 mt. lap pool

Lounge pool

Bubbler jets, kids' pool, pool deck

Childrens' playground

Play lawn

Forest pavilion

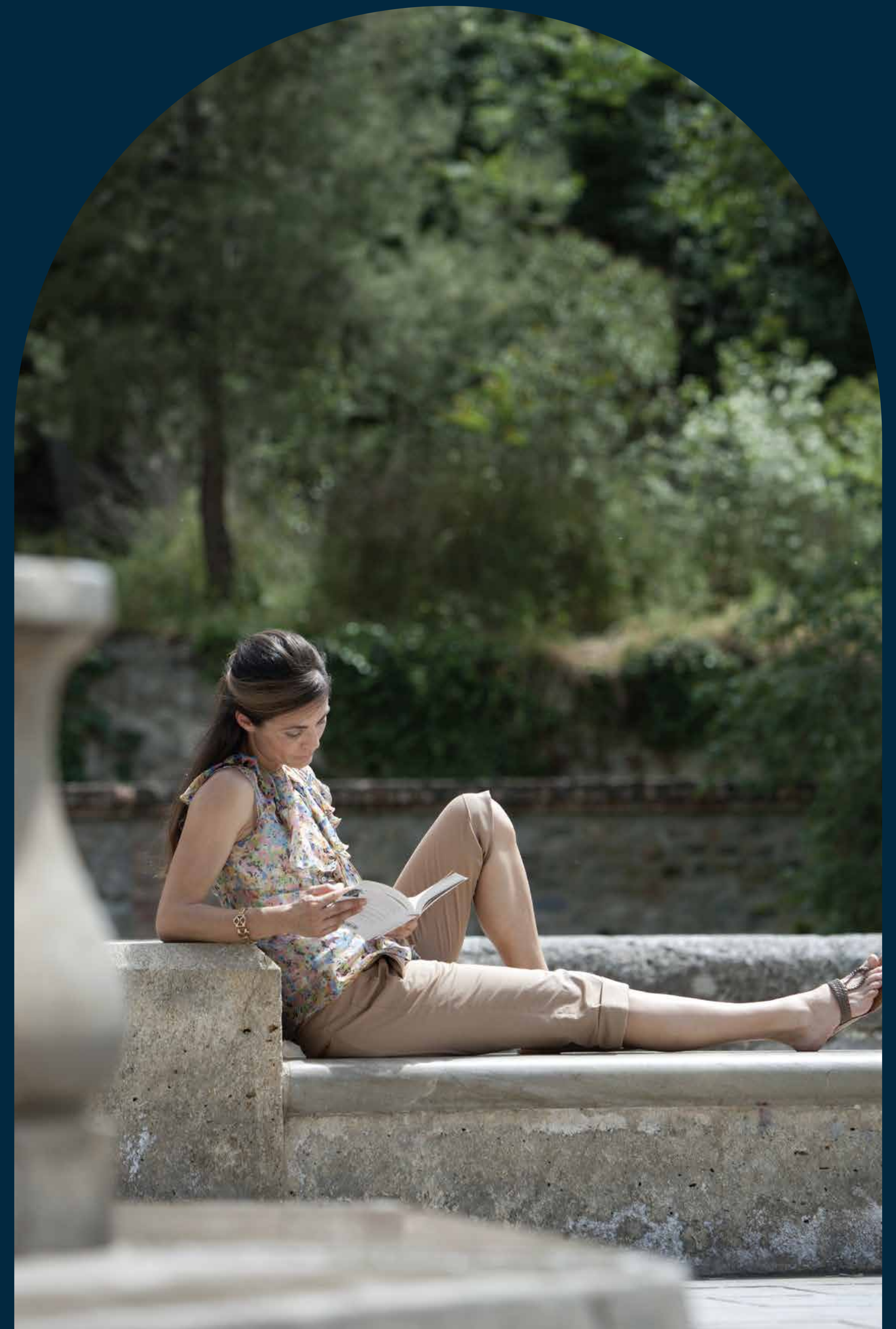
Vegetable garden

Lawn terrace

Multipurpose court

Active pavilion

Dog park





State-of-the-art gymnasium.



Banquet hall for occasions.



Crèche.



Indoor games room.



Refreshing bubbler jets.



Active pavilion. Stay fit under the sun.



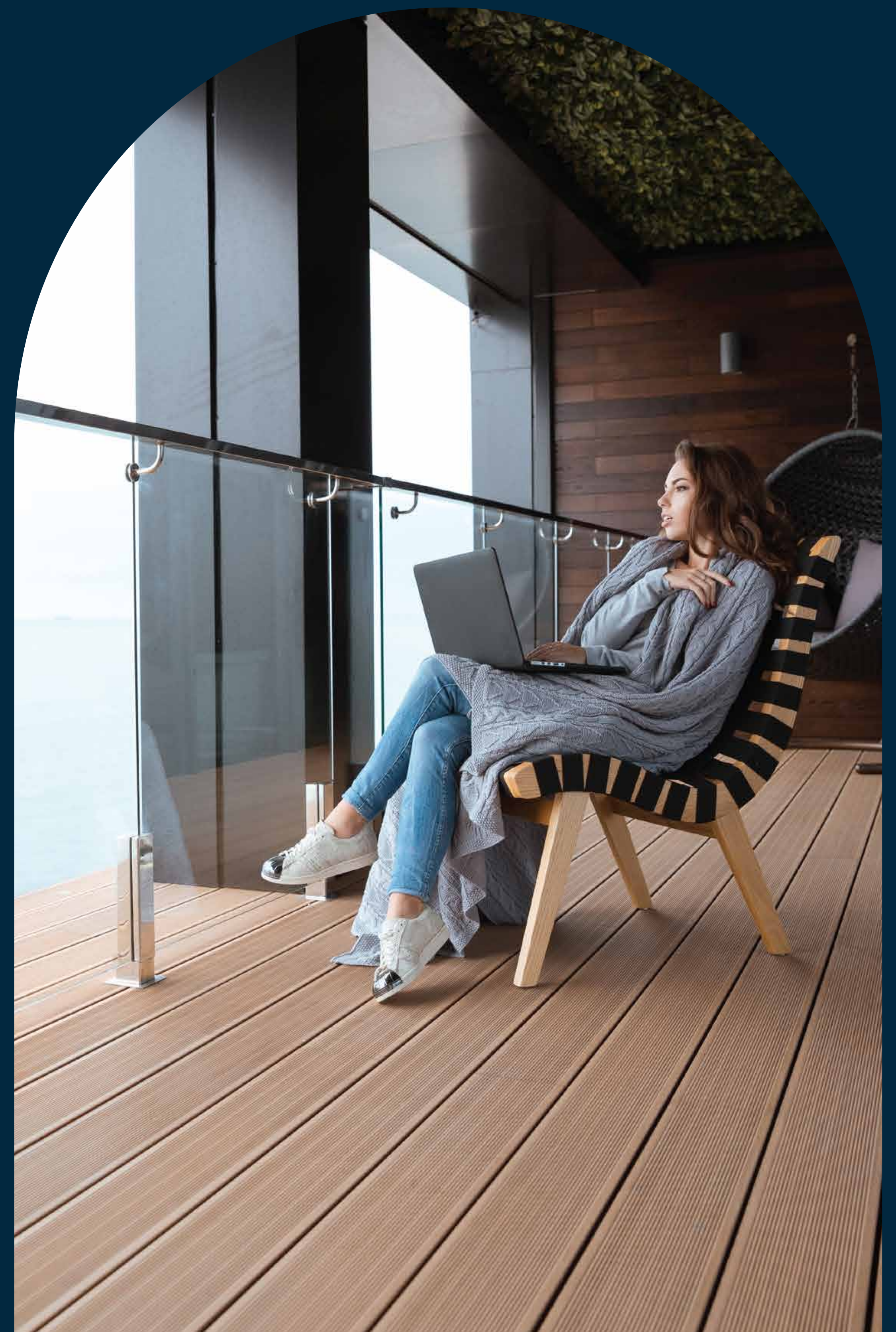
Fresh vegetable garden.



Dog park.

LUXURIOUS
RESIDENCES OR
PICTURE-PERFECT
VIEWS.

WHY CHOOSE
WHEN YOU CAN
HAVE BOTH?



The 2, 3, & 4-bed ultra-spacious residences have been meticulously designed to bring a sense of the outdoors into your home. The soaring ceilings reach an impressive height of 10.5 ft. The multi-directional layout, with energy-efficient glass windows, guarantees a symphony of light and air.

With sweeping views of ancient mangroves and the sparkling Malad creek as they stir to life while you savour breakfast on your luxurious deck. Glorious sunsets to wind up your day, each more magnificent than the last. Residing in the city has never been better and more enriching.

- Lavish sun decks in every apartment.
- Impressive floor-to-floor height of 10.5 ft.
- Full-length windows with energy-efficient glazing.
- A dedicated study room or home office.



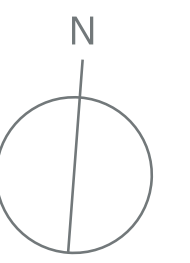
Image for representational purposes only.



Thoughtfully crafted interiors with impeccable finishes.



Master bedroom with walk-in wardrobe.



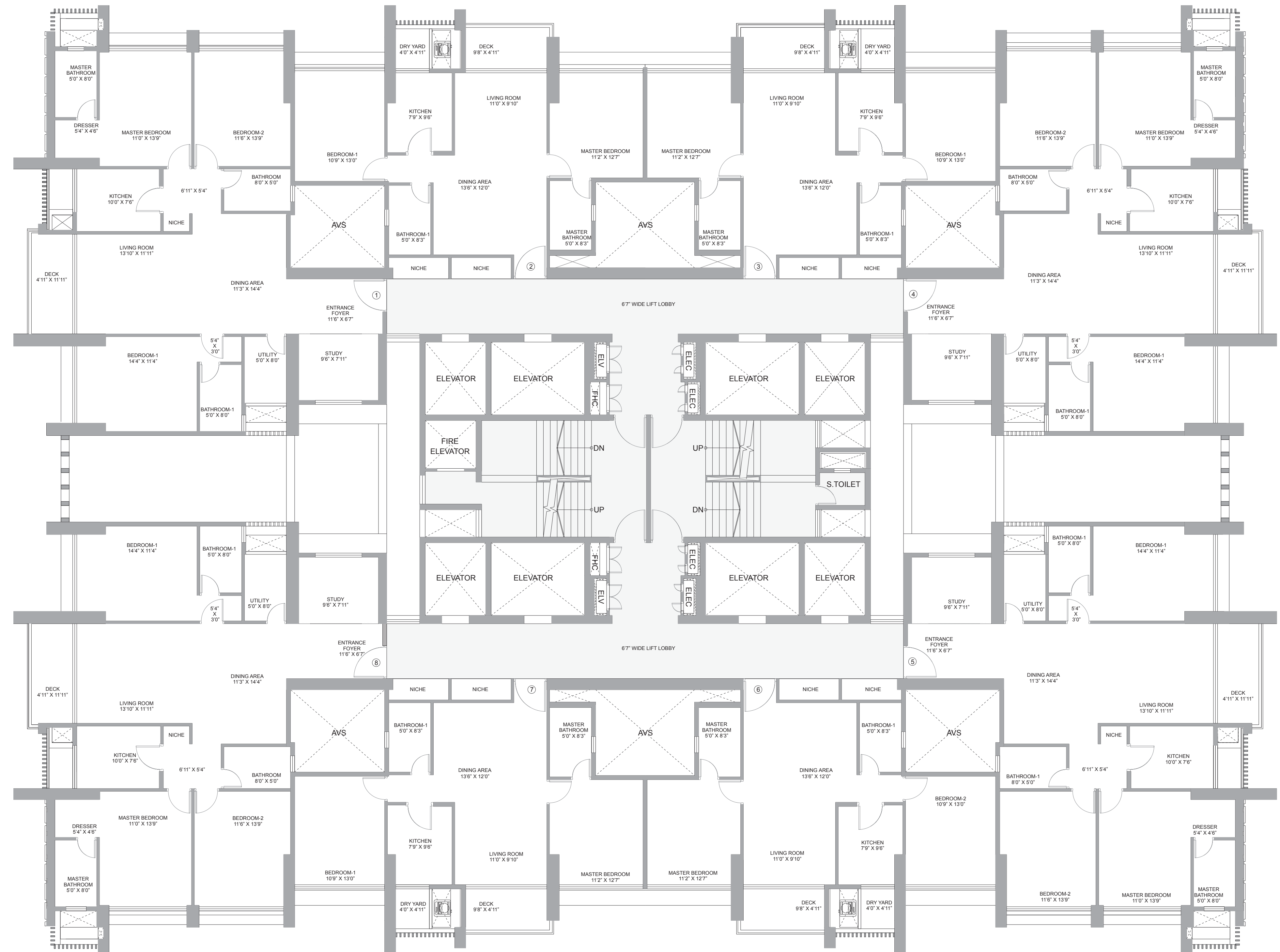

NARANG VIVENDA

TYPICAL FLOOR PLAN



Unit No.	RERA Carpet Area	Deck Area	Total Area
01 3BHK Luxury	1336 sq.ft.	65 sq.ft.	1401 sq.ft.
02 2BHK Luxury	764 sq.ft.	73 sq.ft.	837 sq.ft.
03 2BHK Luxury	764 sq.ft.	73 sq.ft.	837 sq.ft.
04 3BHK Luxury	1336 sq.ft.	65 sq.ft.	1401 sq.ft.
05 3BHK Luxury	1336 sq.ft.	65 sq.ft.	1401 sq.ft.
06 2BHK Luxury	764 sq.ft.	73 sq.ft.	837 sq.ft.
07 2BHK Luxury	764 sq.ft.	73 sq.ft.	837 sq.ft.
08 3BHK Luxury	1336 sq.ft.	65 sq.ft.	1401 sq.ft.

CITY VIEW



MANGROVE VIEW



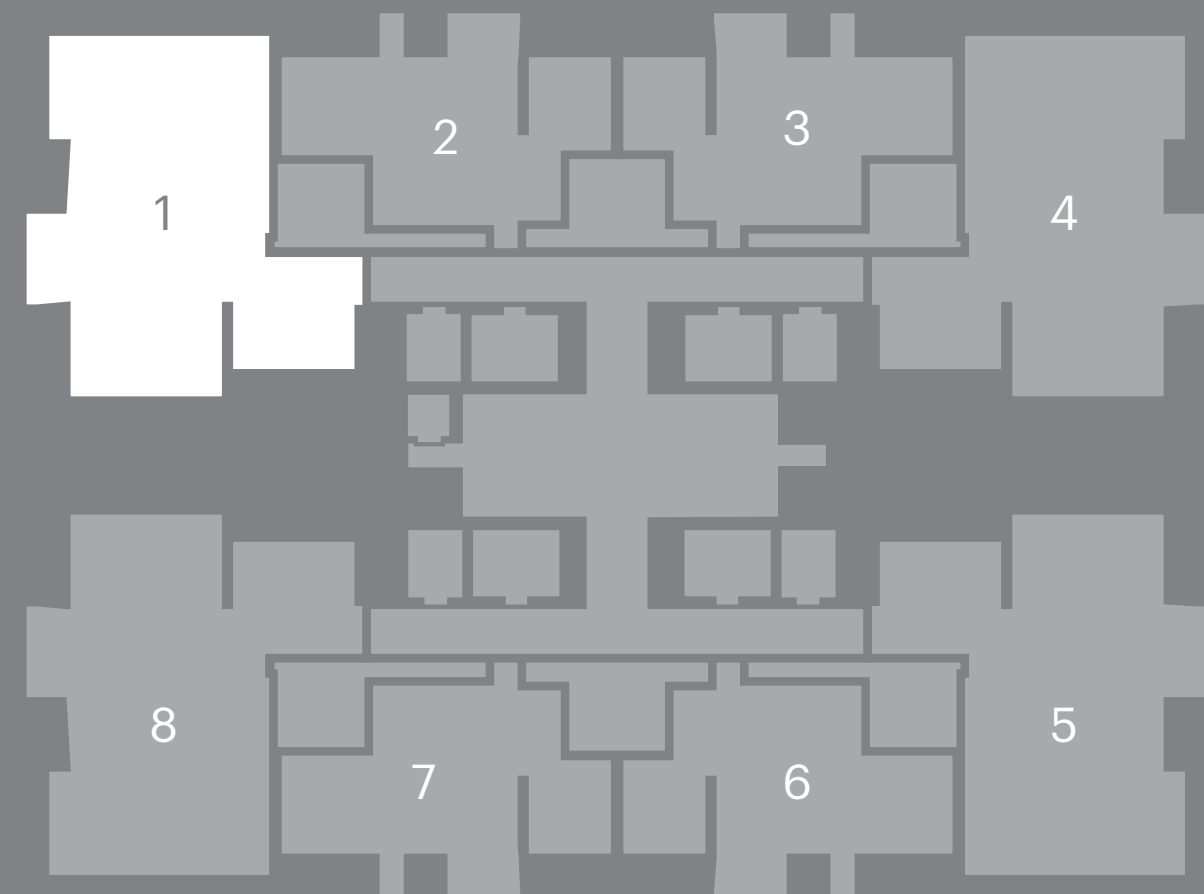
MahaRERA Registration No. Narang Vivenda: P51800055504

For further details on RERA registration visit <http://maharera.mahaonline.gov.in>.
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NARANG VIVENDA

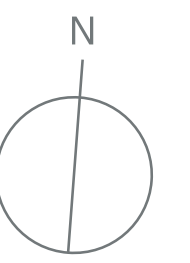
Unit 01 | 3BHK LUXURY



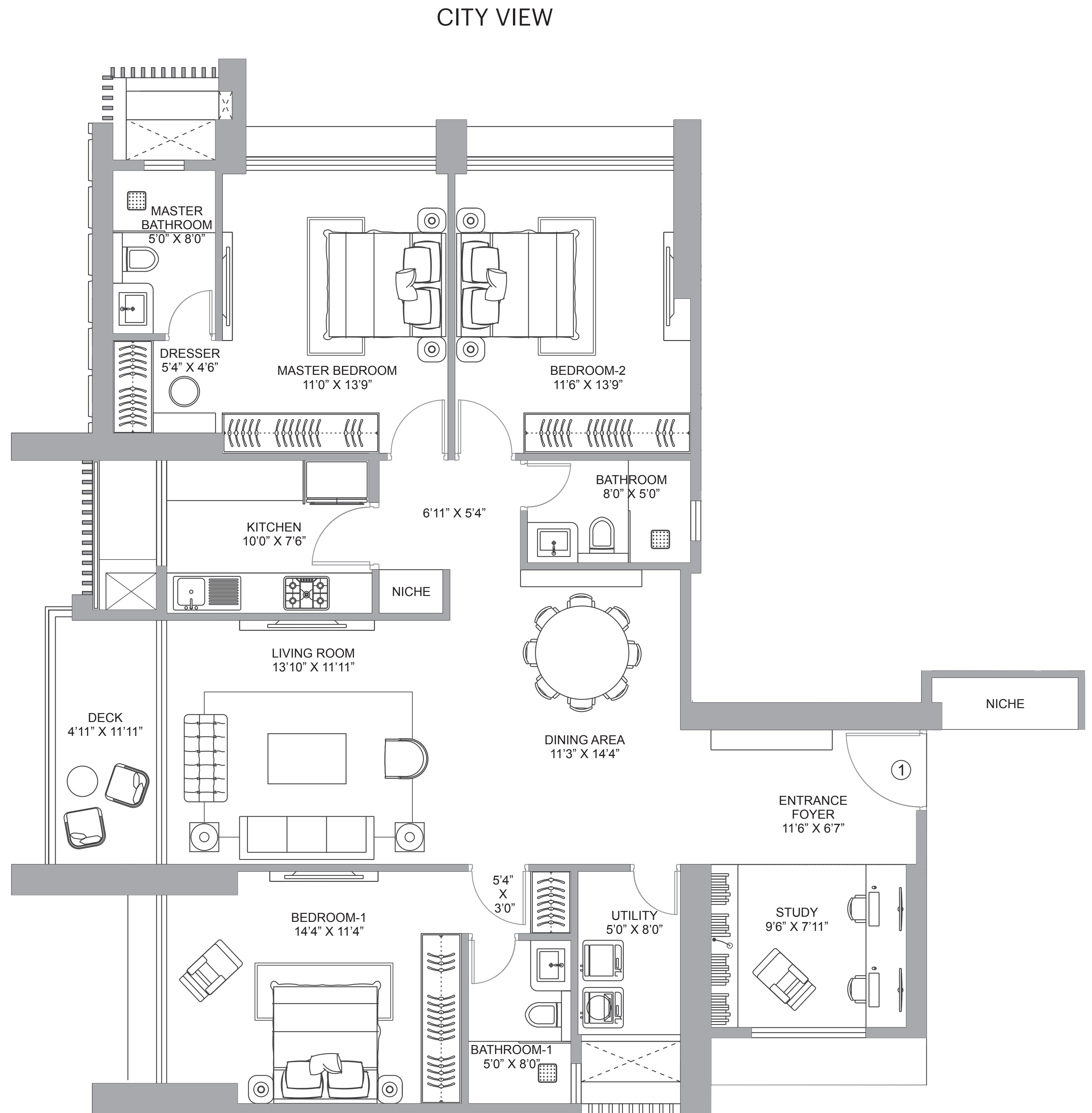
Unit No.	RERA Carpet Area	Deck Area	Total Area
01 3BHK Luxury	1336 sq.ft.	65 sq.ft.	1401 sq.ft.



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MANGROVE VIEW

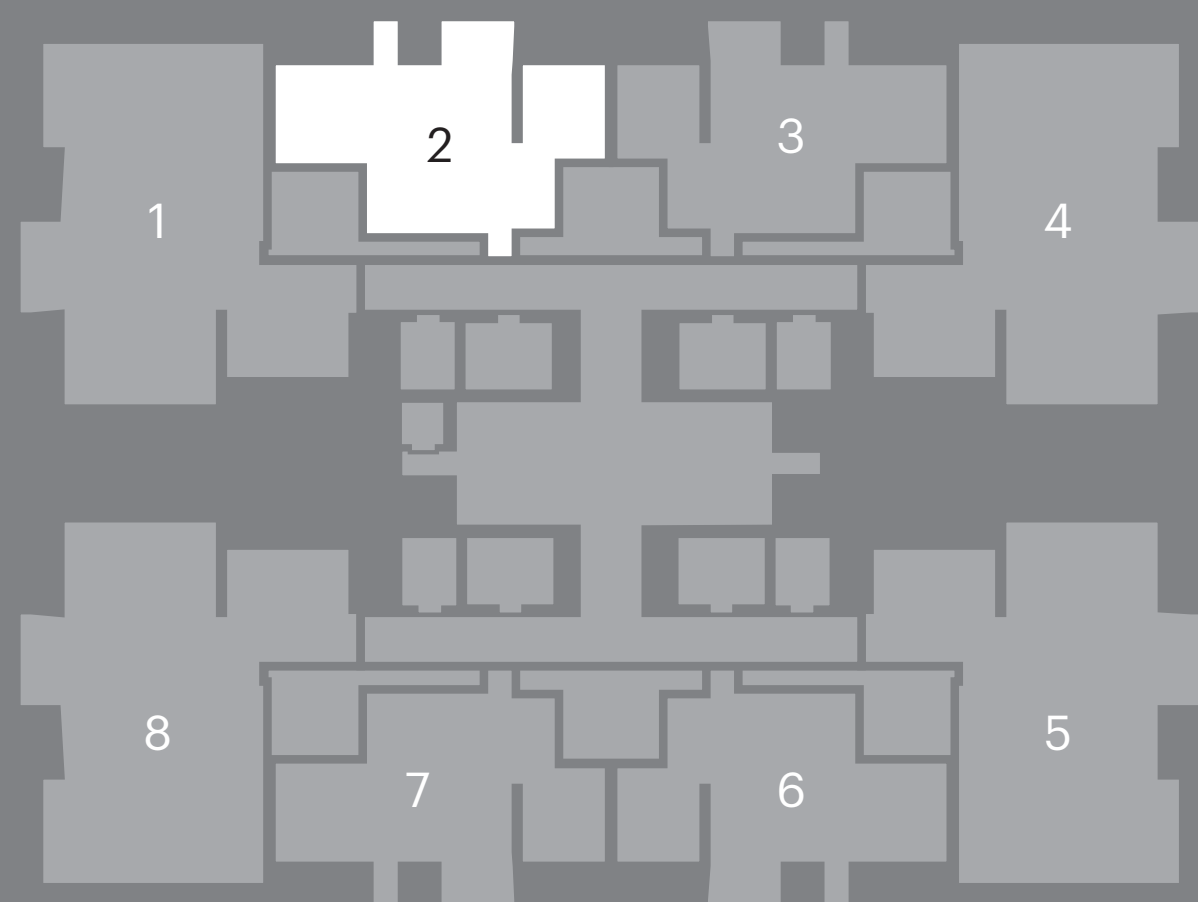
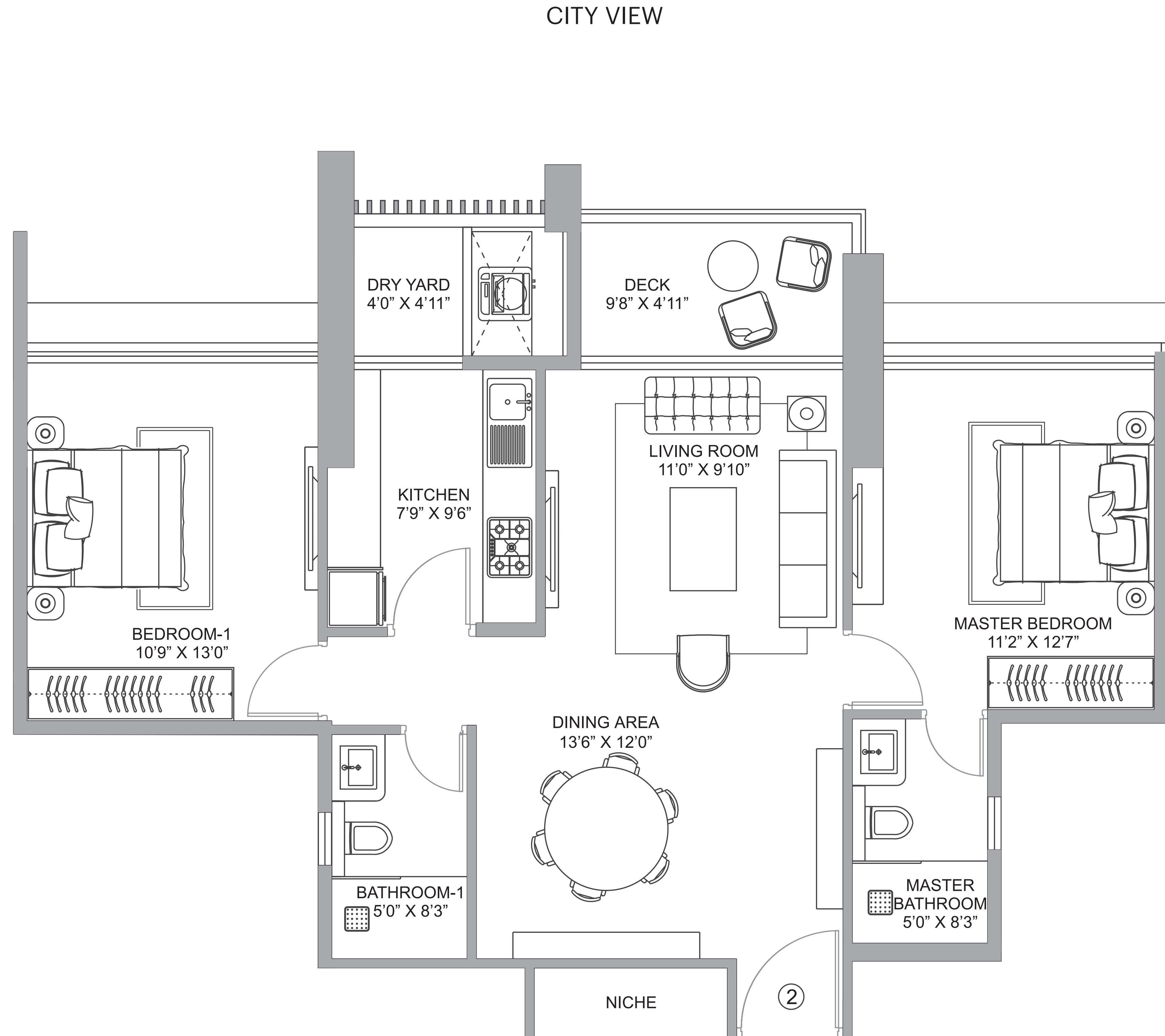


CITY VIEW




**NARANG
VIVENDA**

Unit 02 | 2BHK LUXURY

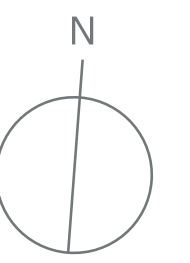
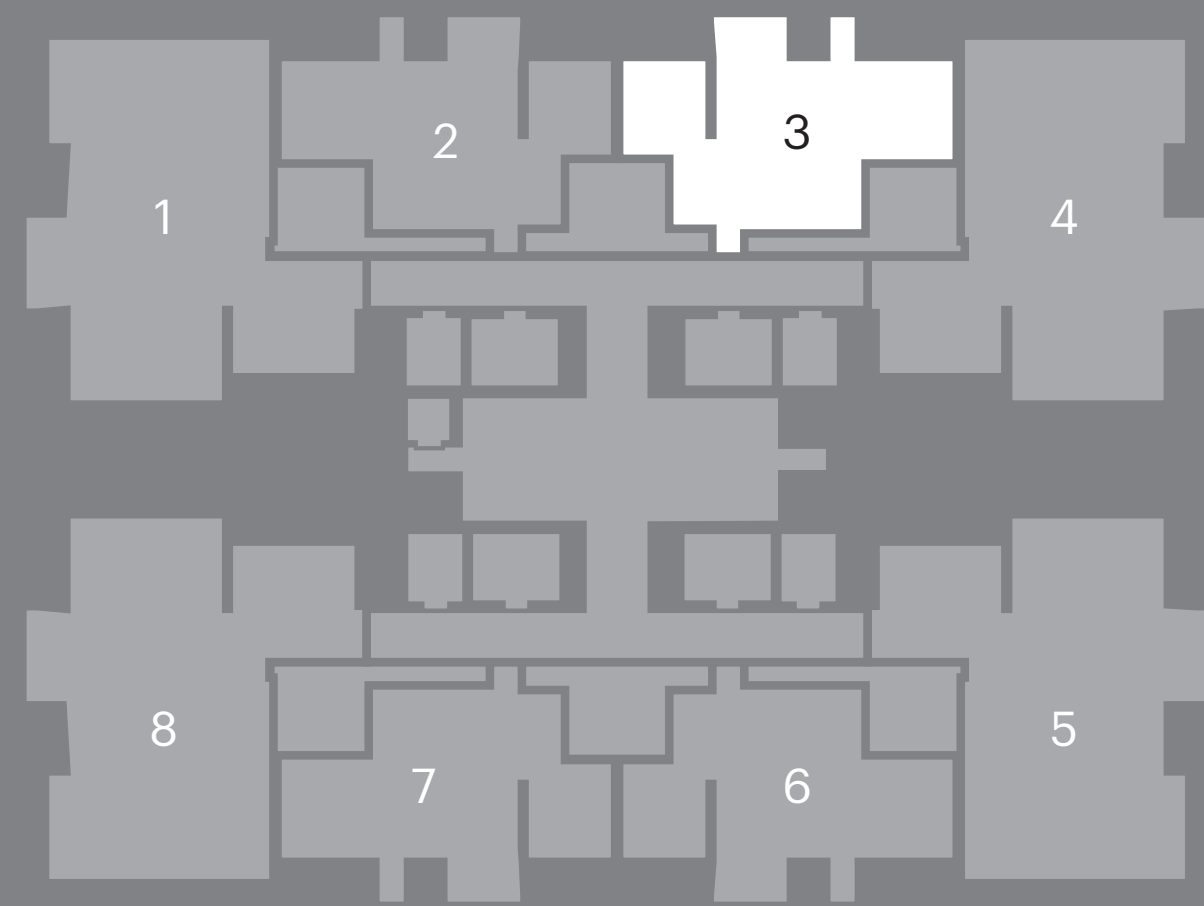


Unit No.	RERA Carpet Area	Deck Area	Total Area
02 2BHK Luxury	764 sq.ft.	73 sq.ft.	837 sq.ft.

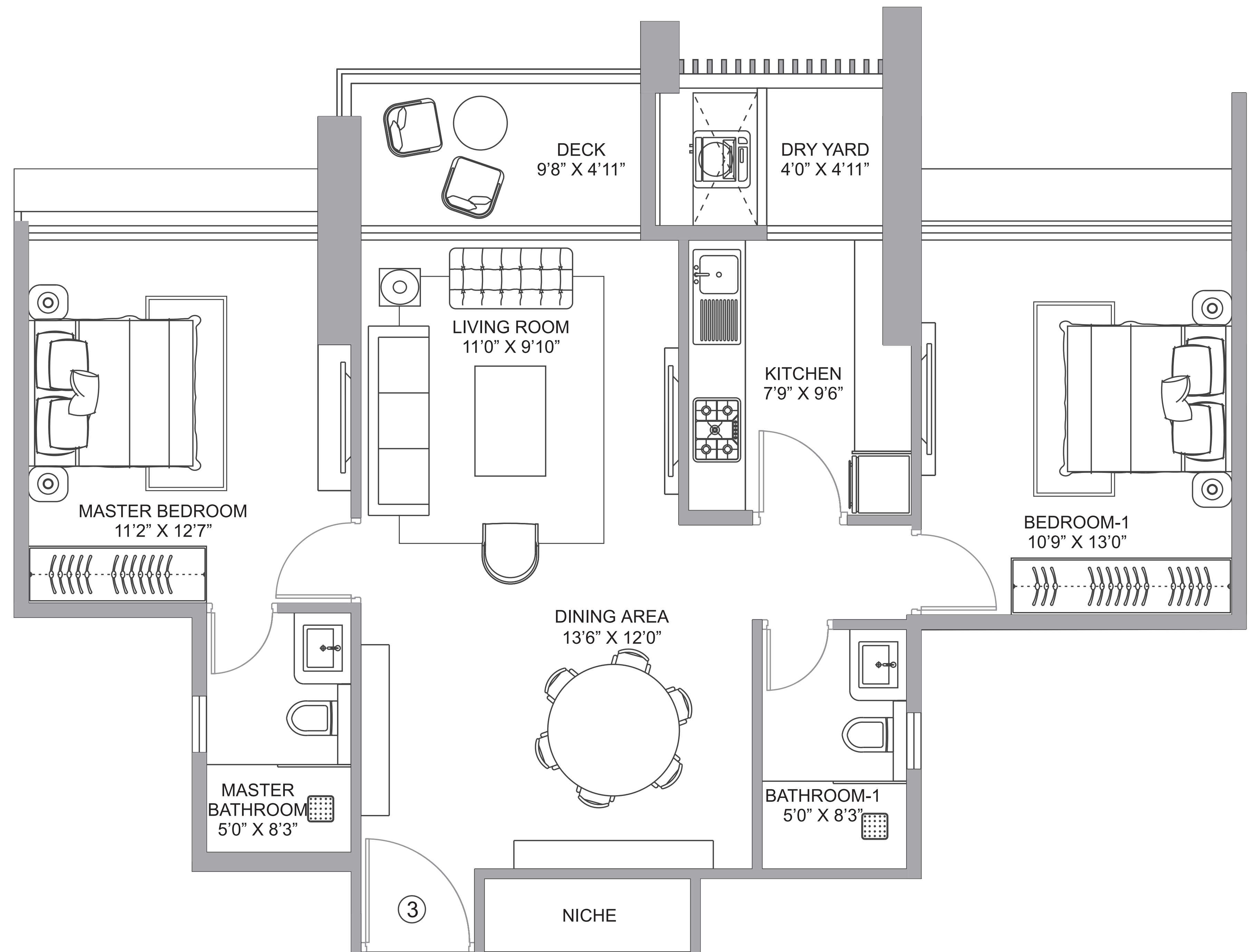


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CITY VIEW



Unit No.	RERA Carpet Area	Deck Area	Total Area
03 2BHK Luxury	764 sq.ft.	73 sq.ft.	837 sq.ft.

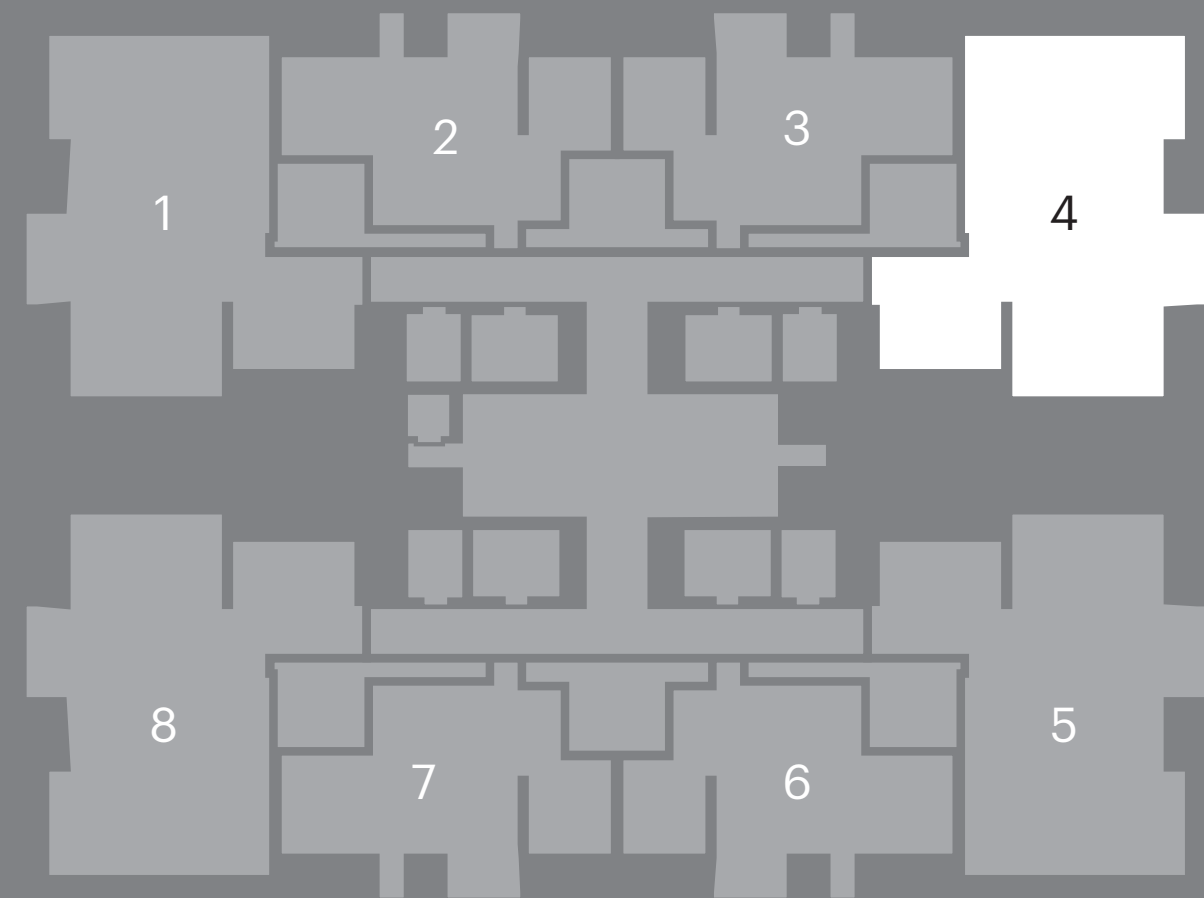


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**NARANG
VIVENDA**

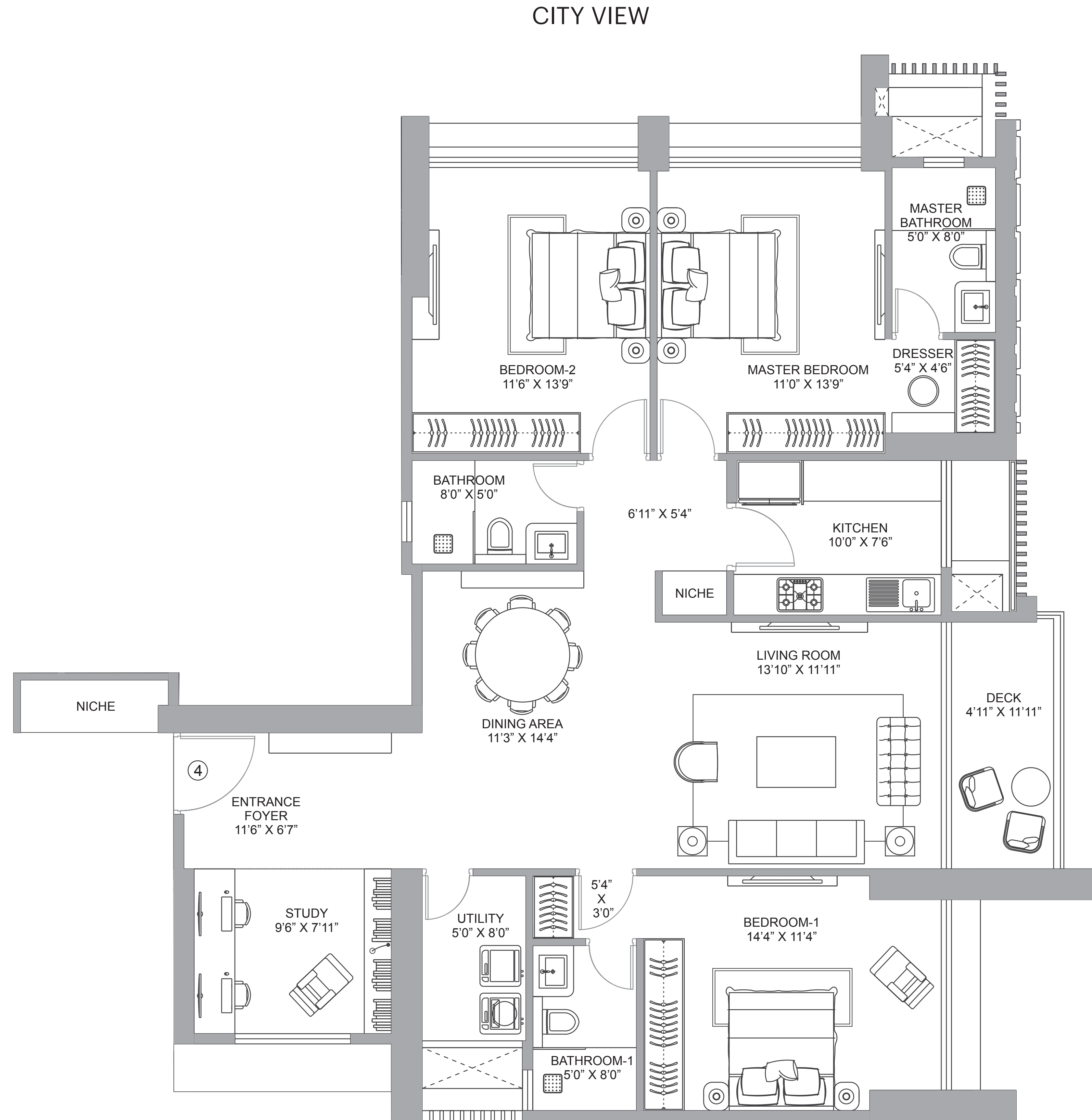
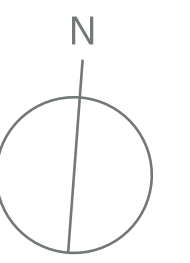
Unit 04 | 3BHK LUXURY



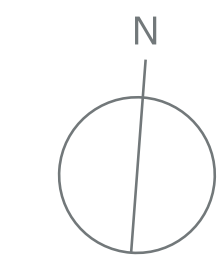
Unit No.	RERA Carpet Area	Deck Area	Total Area
04 3BHK Luxury	1336 sq.ft.	65 sq.ft.	1401 sq.ft.



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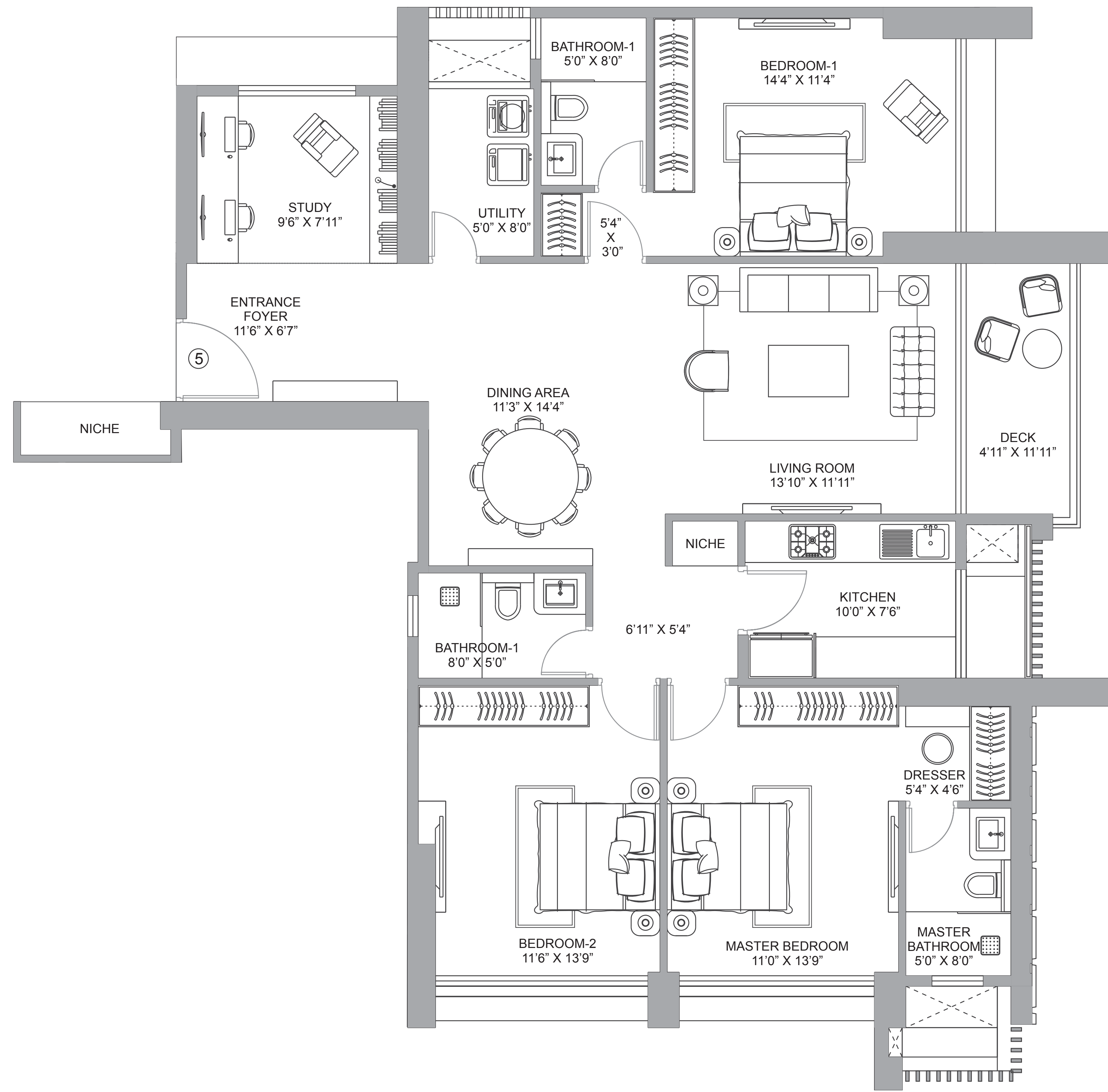


CITY VIEW



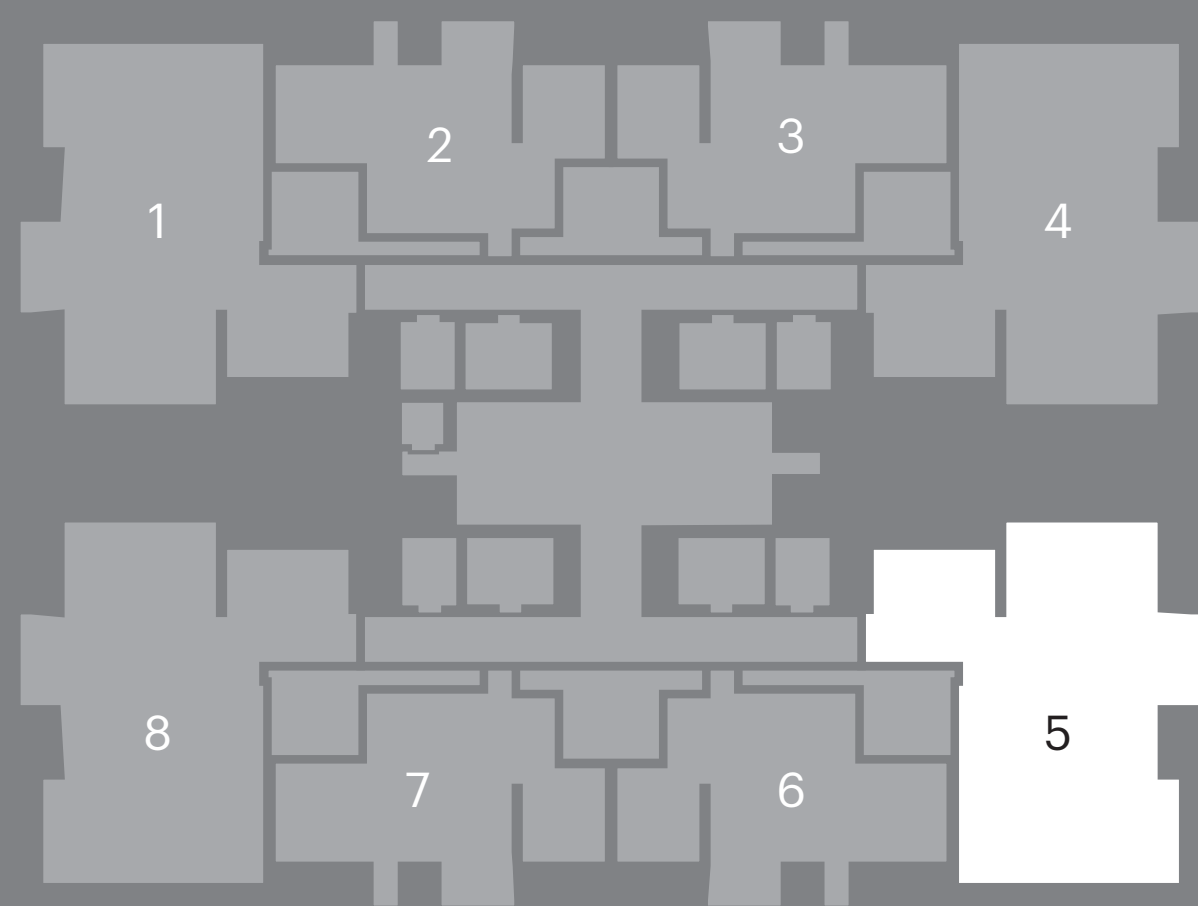

**NARANG
VIVENDA**

Unit 05 | 3BHK LUXURY



CITY VIEW

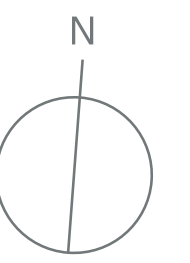
MANGROVE VIEW



Unit No.	RERA Carpet Area	Deck Area	Total Area
05 3BHK Luxury	1336 sq.ft.	65 sq.ft.	1401 sq.ft.

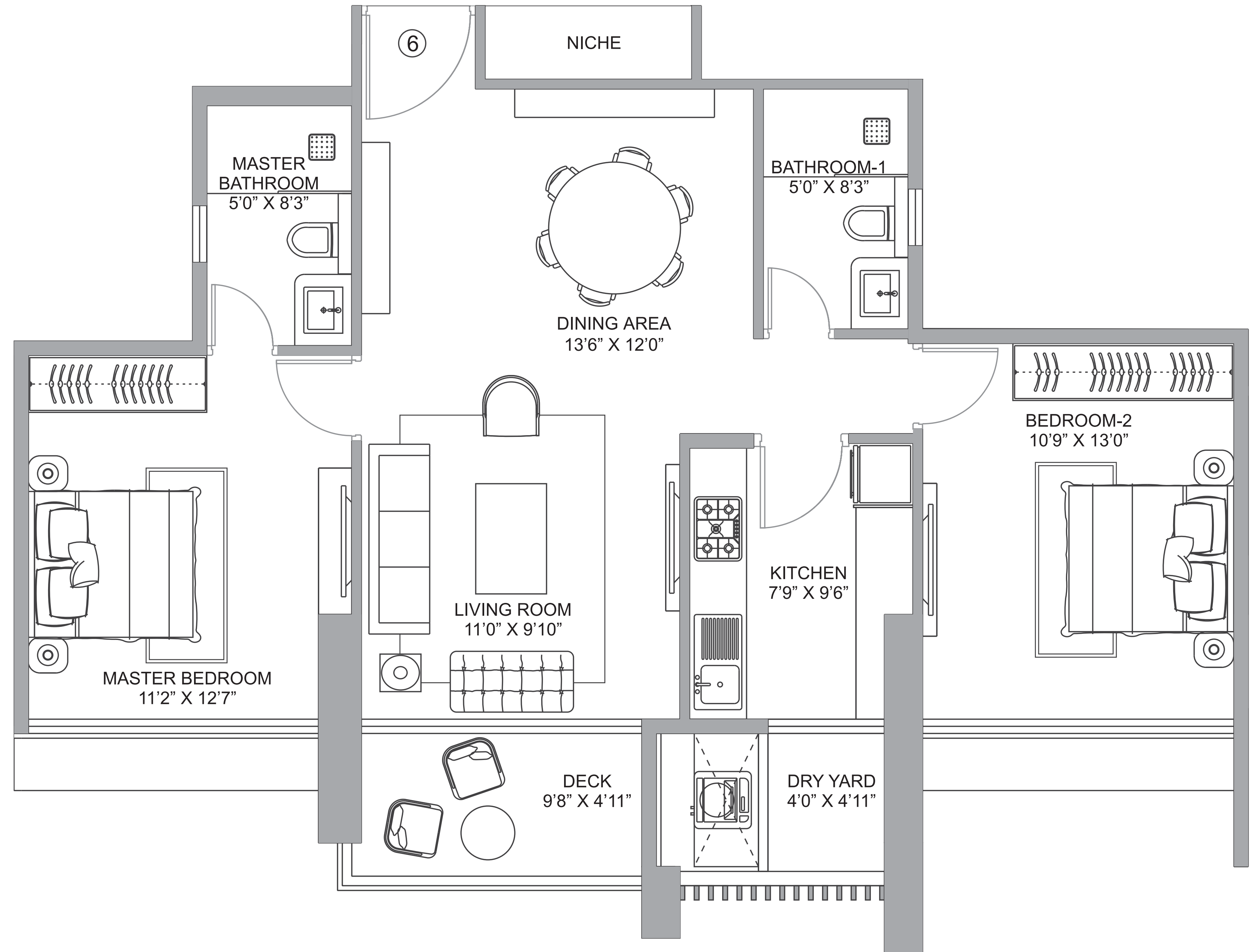


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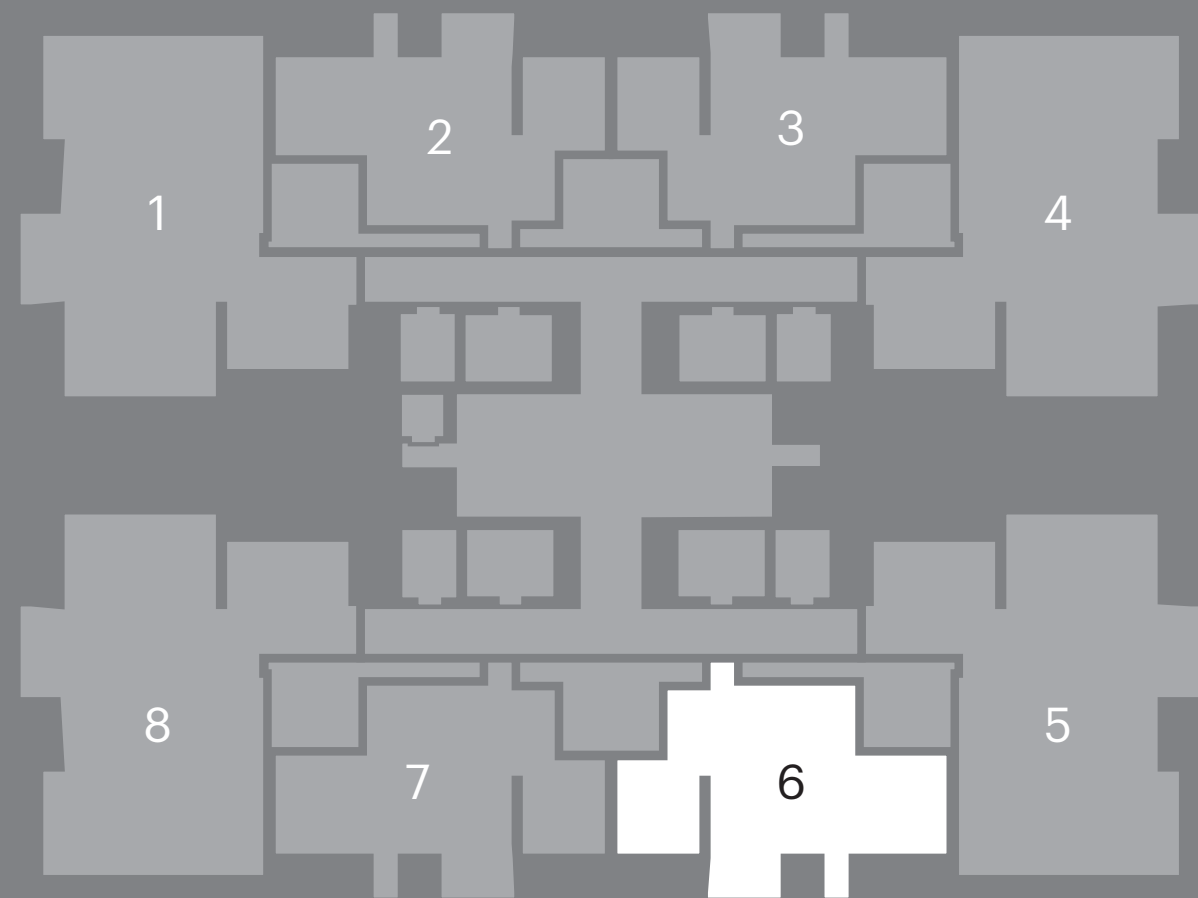



**NARANG
VIVENDA**

Unit 06 | 2BHK LUXURY



MANGROVE VIEW



Unit No.	RERA Carpet Area	Deck Area	Total Area
06 3BHK Luxury	764 sq.ft.	73 sq.ft.	837 sq.ft.

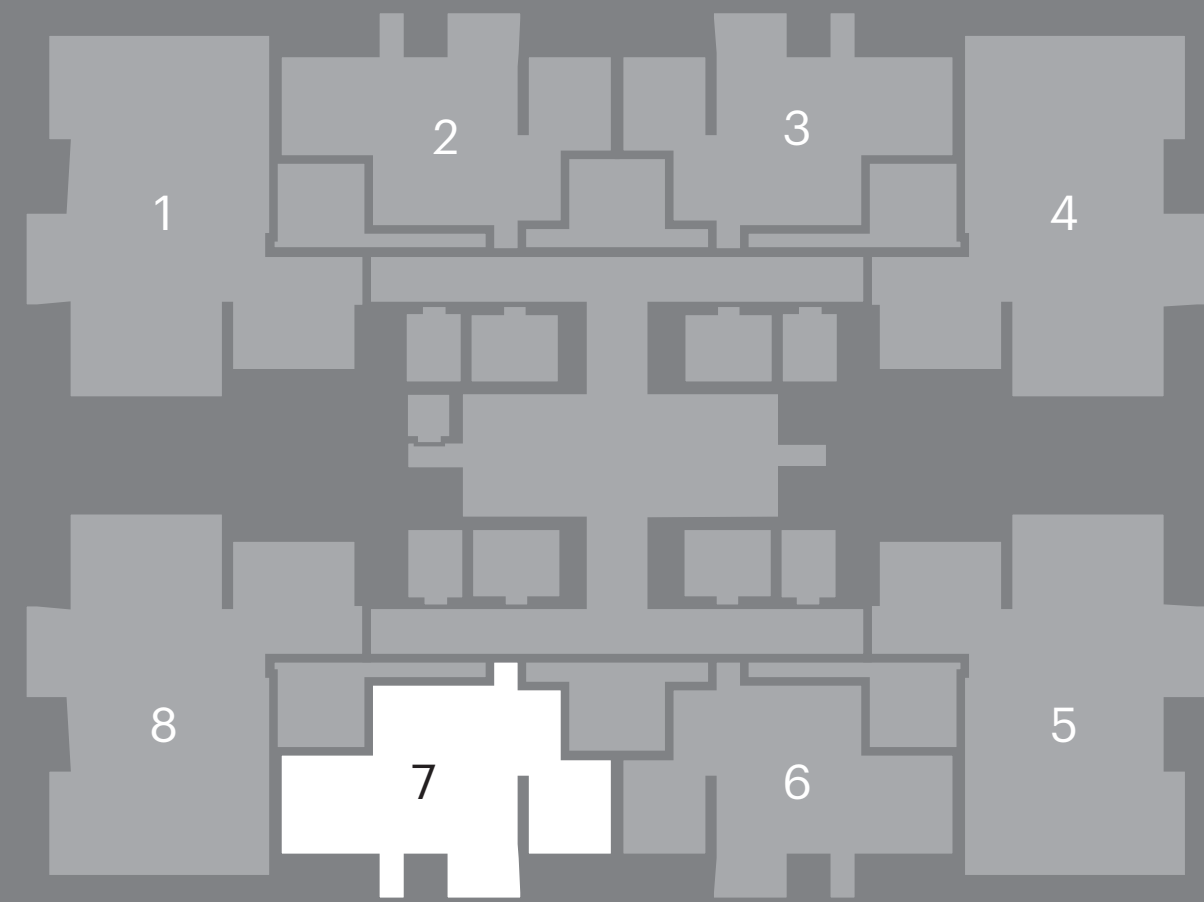
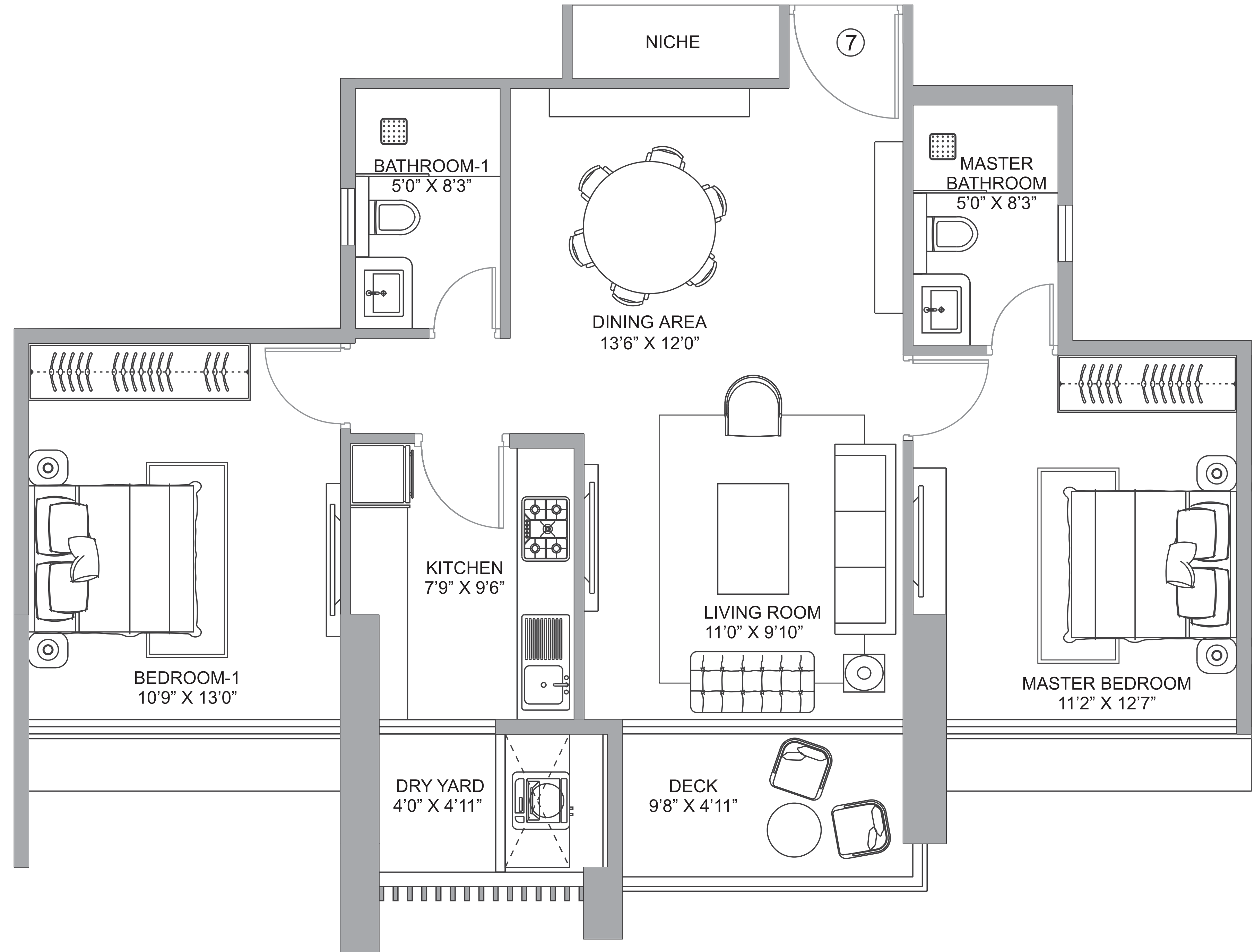


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**NARANG
VIVENDA**

Unit 07 | 2BHK LUXURY

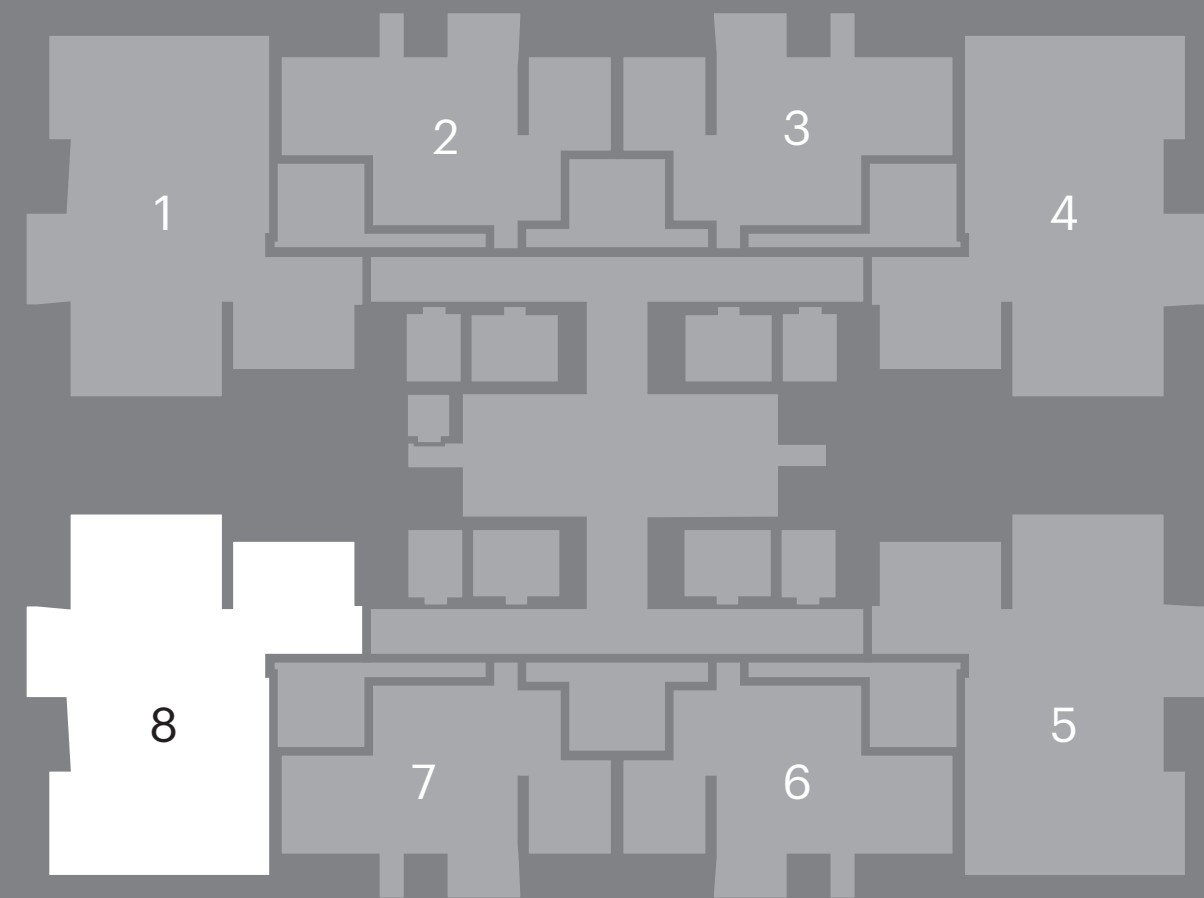


Unit No.	RERA Carpet Area	Deck Area	Total Area
07 3BHK Luxury	764 sq.ft.	73 sq.ft.	837 sq.ft.

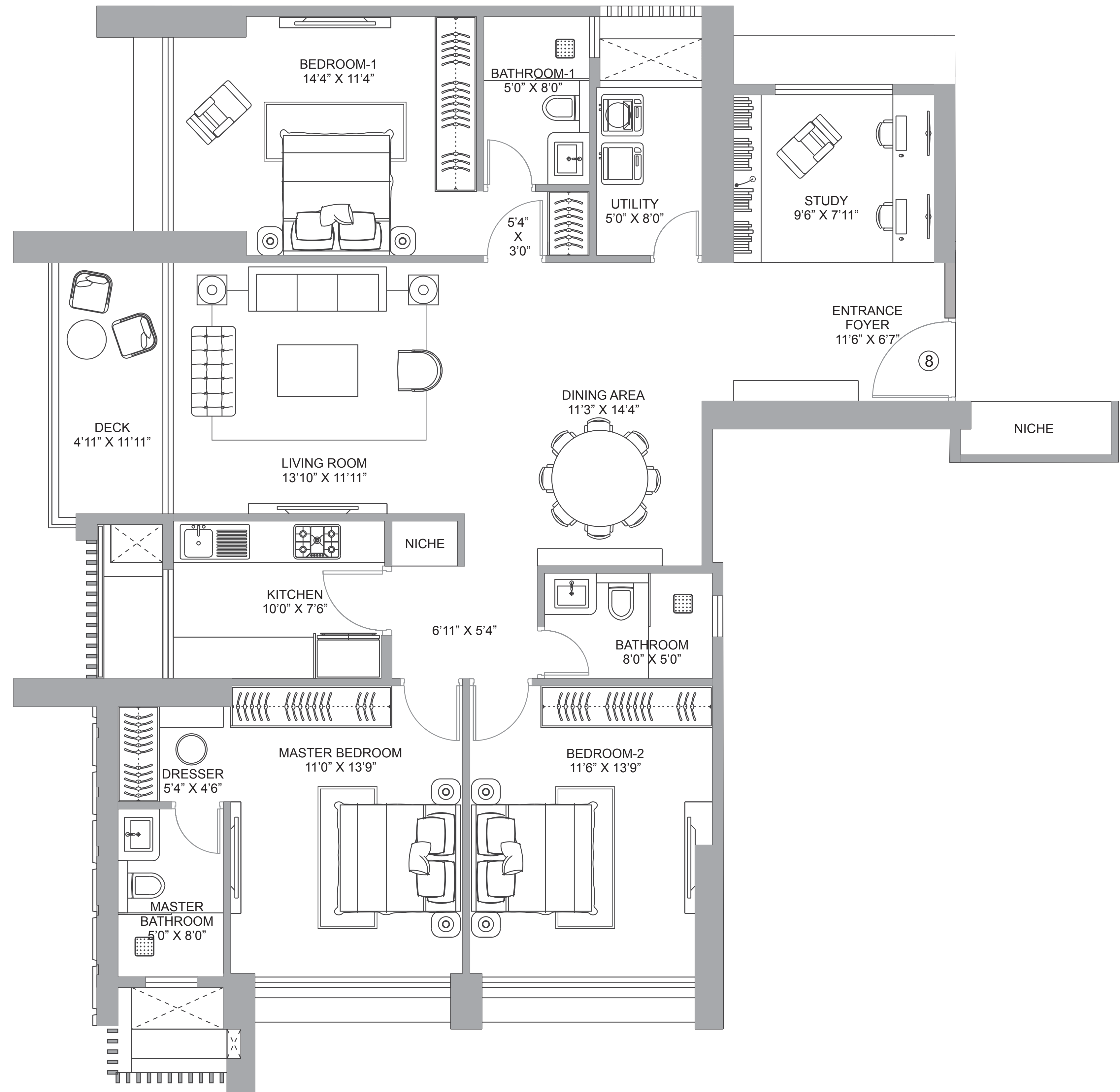
MANGROVE VIEW



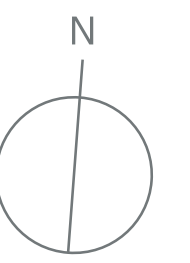
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MANGROVE VIEW



MANGROVE VIEW



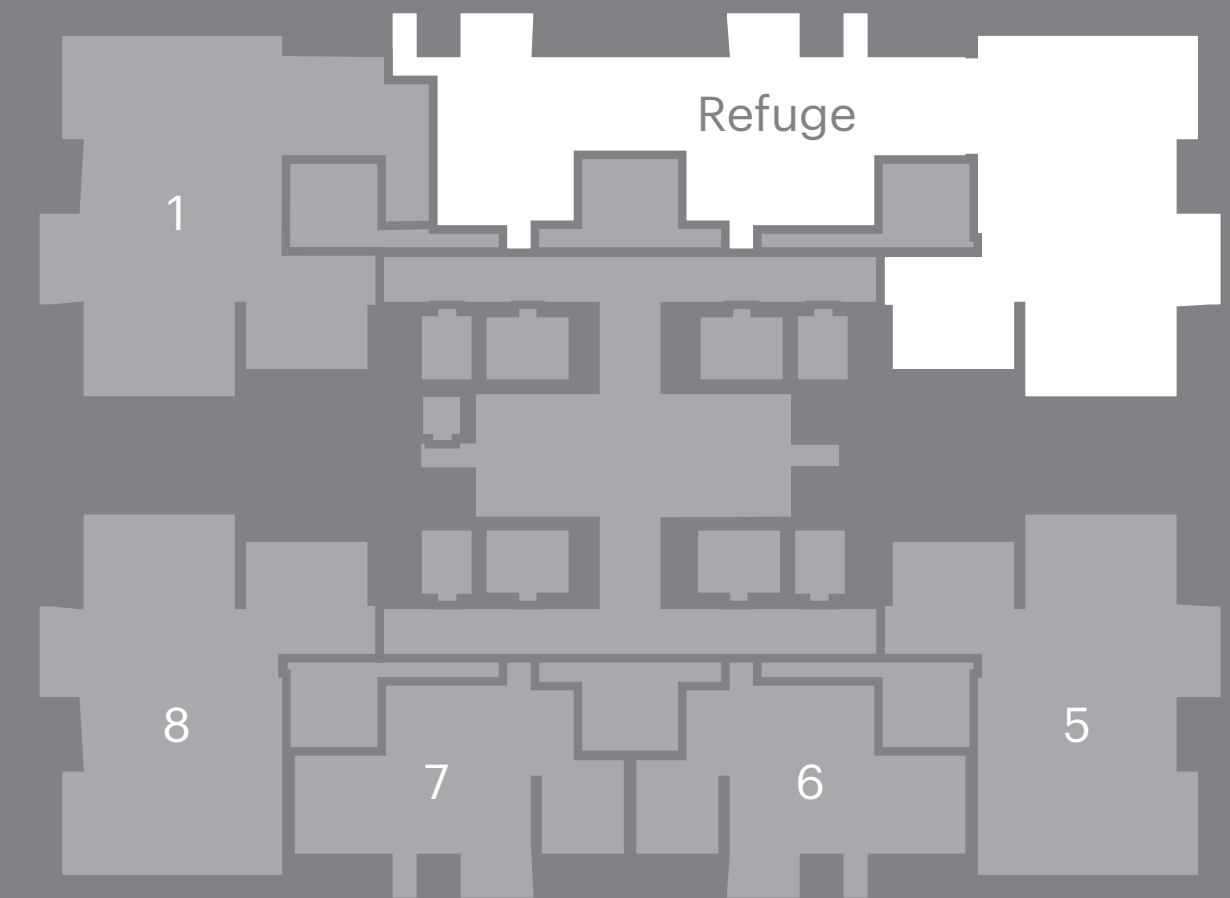
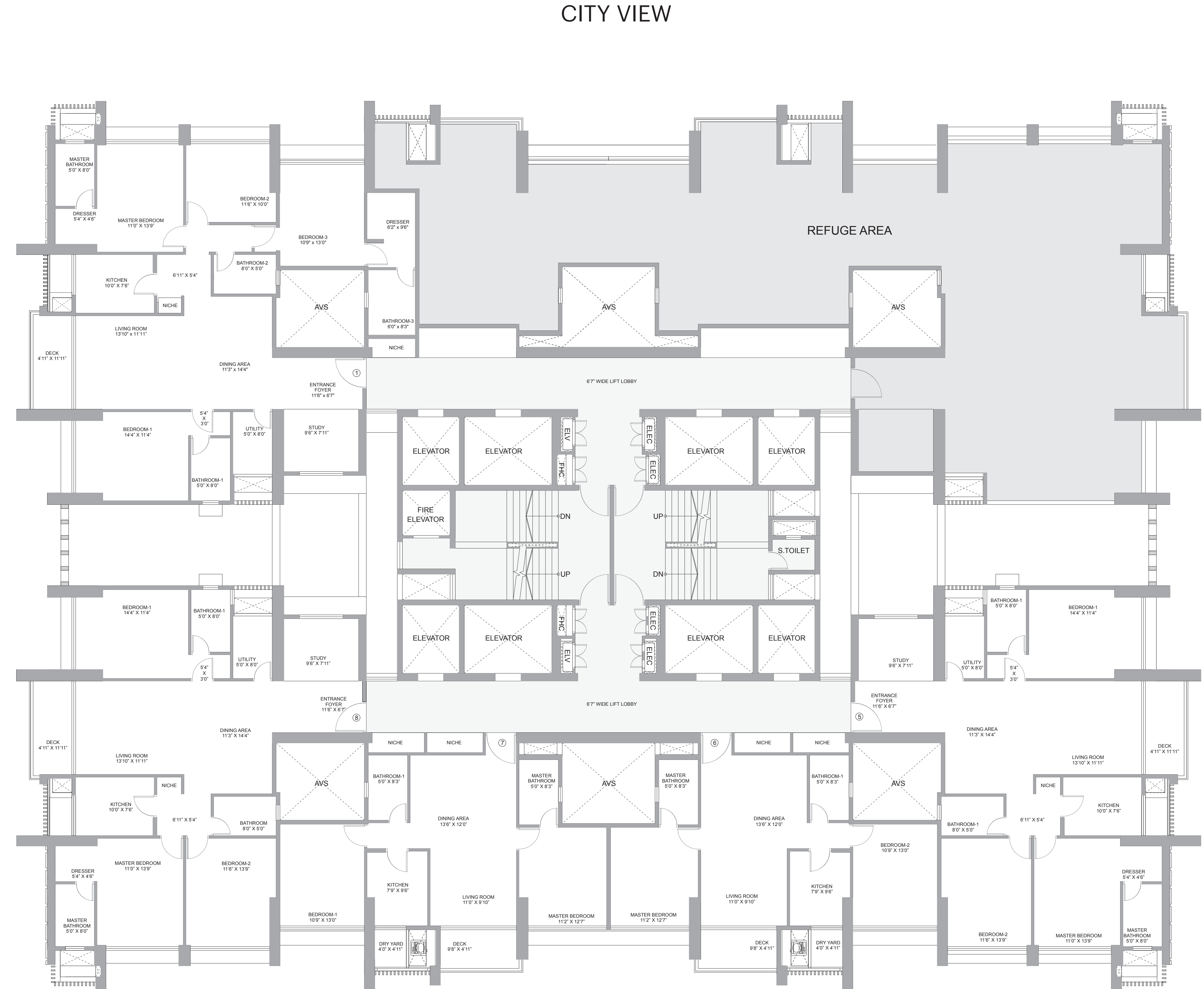
Unit No.	RERA Carpet Area	Deck Area	Total Area
08 3BHK Luxury	1336 sq.ft.	65 sq.ft.	1401 sq.ft.





**NARANG
VIVENDA**

REFUGE FLOOR PLAN



Unit No.	RERA Carpet Area	Deck Area	Total Area
01 4BHK Luxury	1593 sq.ft.	65 sq.ft.	1658 sq.ft.
02	Refuge		
03	Refuge		
04	Refuge		
05 3BHK Luxury	1336 sq.ft.	65 sq.ft.	1401 sq.ft.
06 2BHK Luxury	764 sq.ft.	73 sq.ft.	837 sq.ft.
07 2BHK Luxury	764 sq.ft.	73 sq.ft.	837 sq.ft.
08 3BHK Luxury	1336 sq.ft.	65 sq.ft.	1401 sq.ft.

MANGROVE VIEW

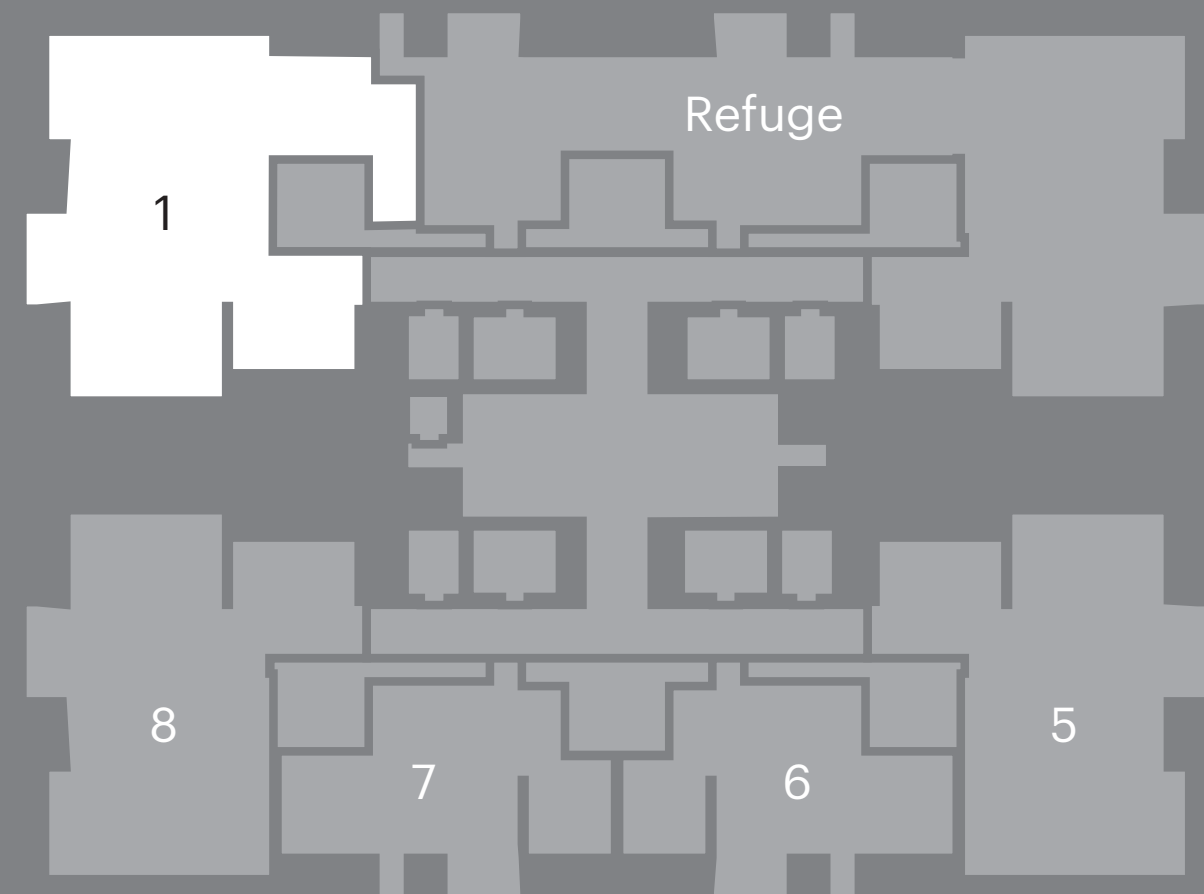


MahaRERA Registration No. Narang Vivenda: P51800055504
 For further details on RERA registration visit <http://maharera.mahaonline.gov.in>.
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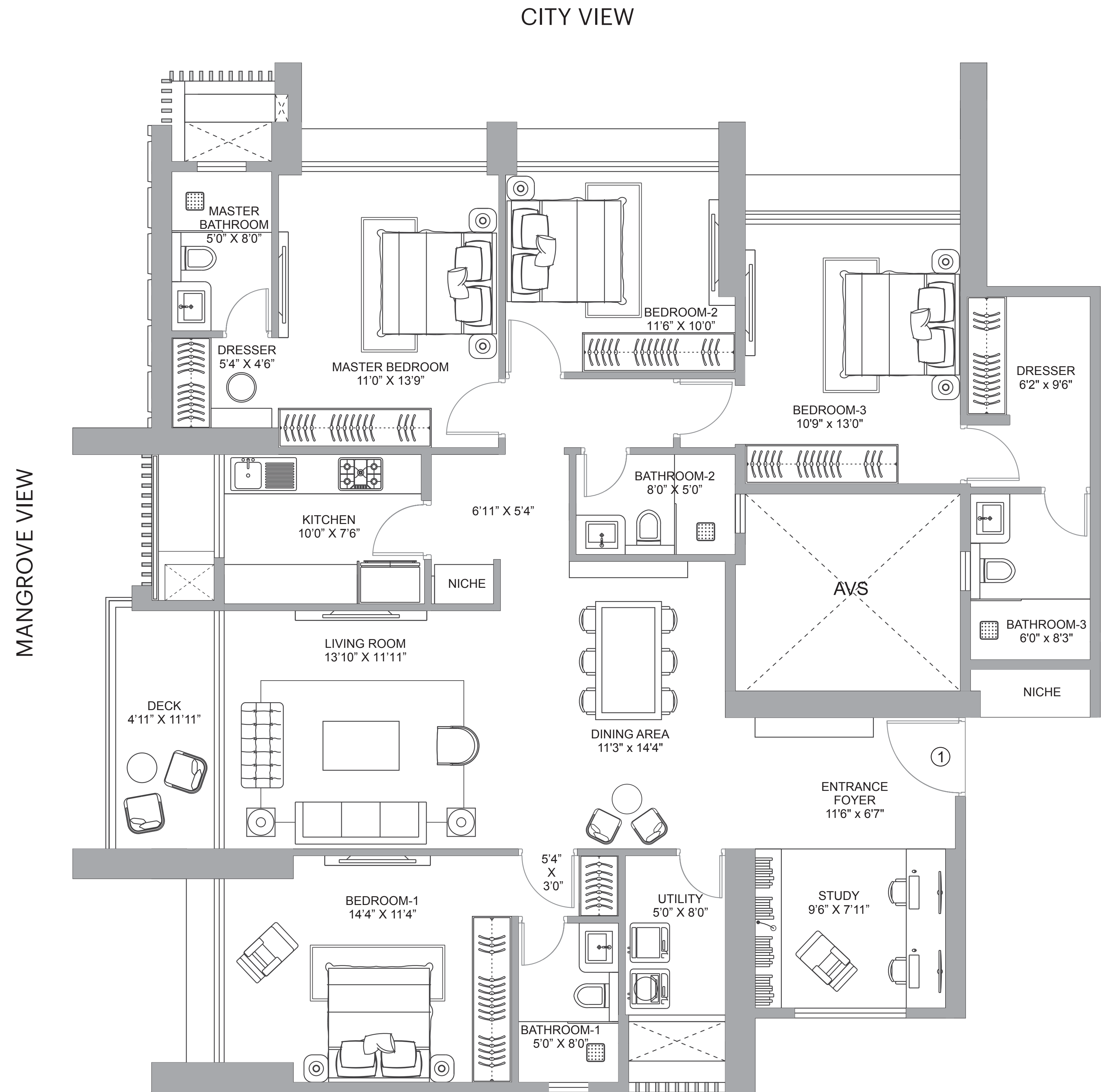
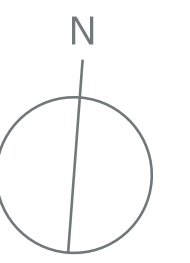


NARANG VIVENDA

Unit 01 | 4BHK LUXURY



Unit No.	RERA Carpet Area	Deck Area	Total Area
01 4BHK Luxury	1593 sq.ft.	65 sq.ft.	1658 sq.ft.



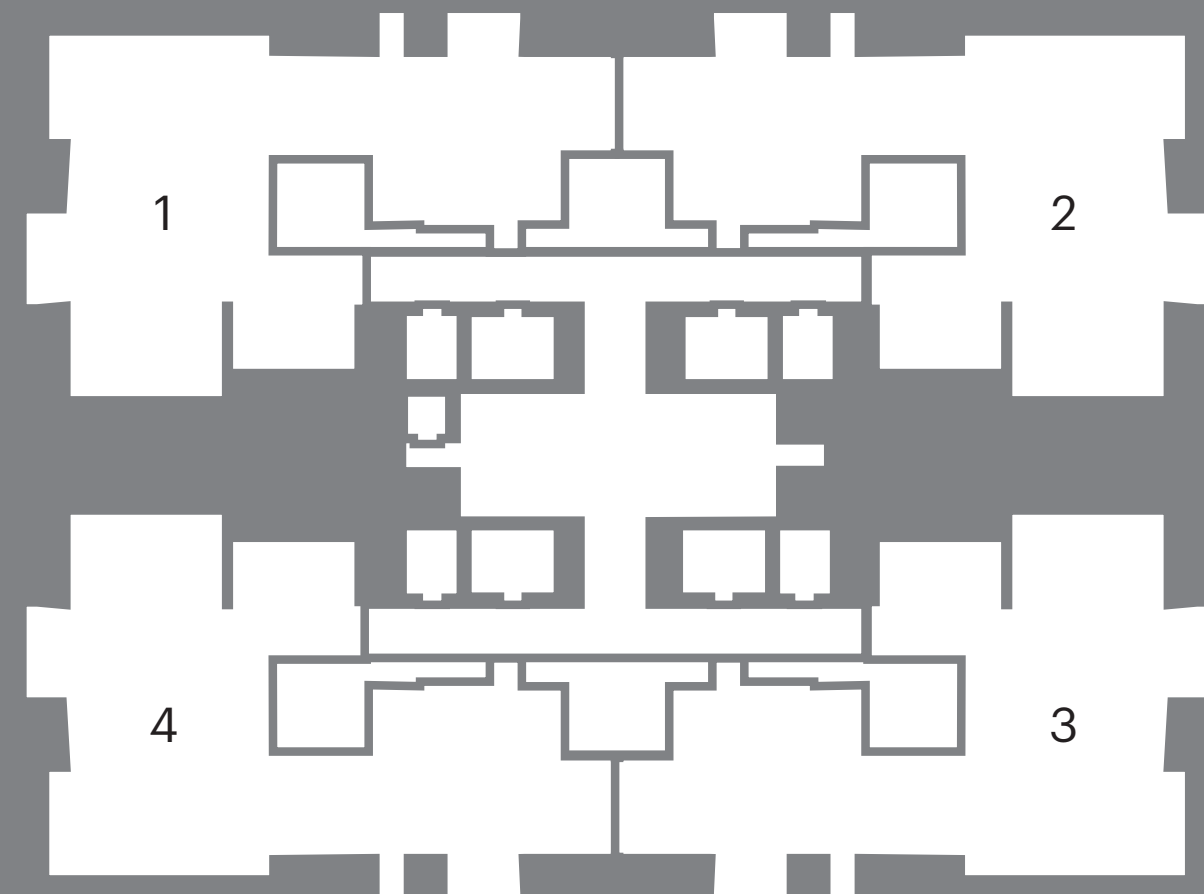
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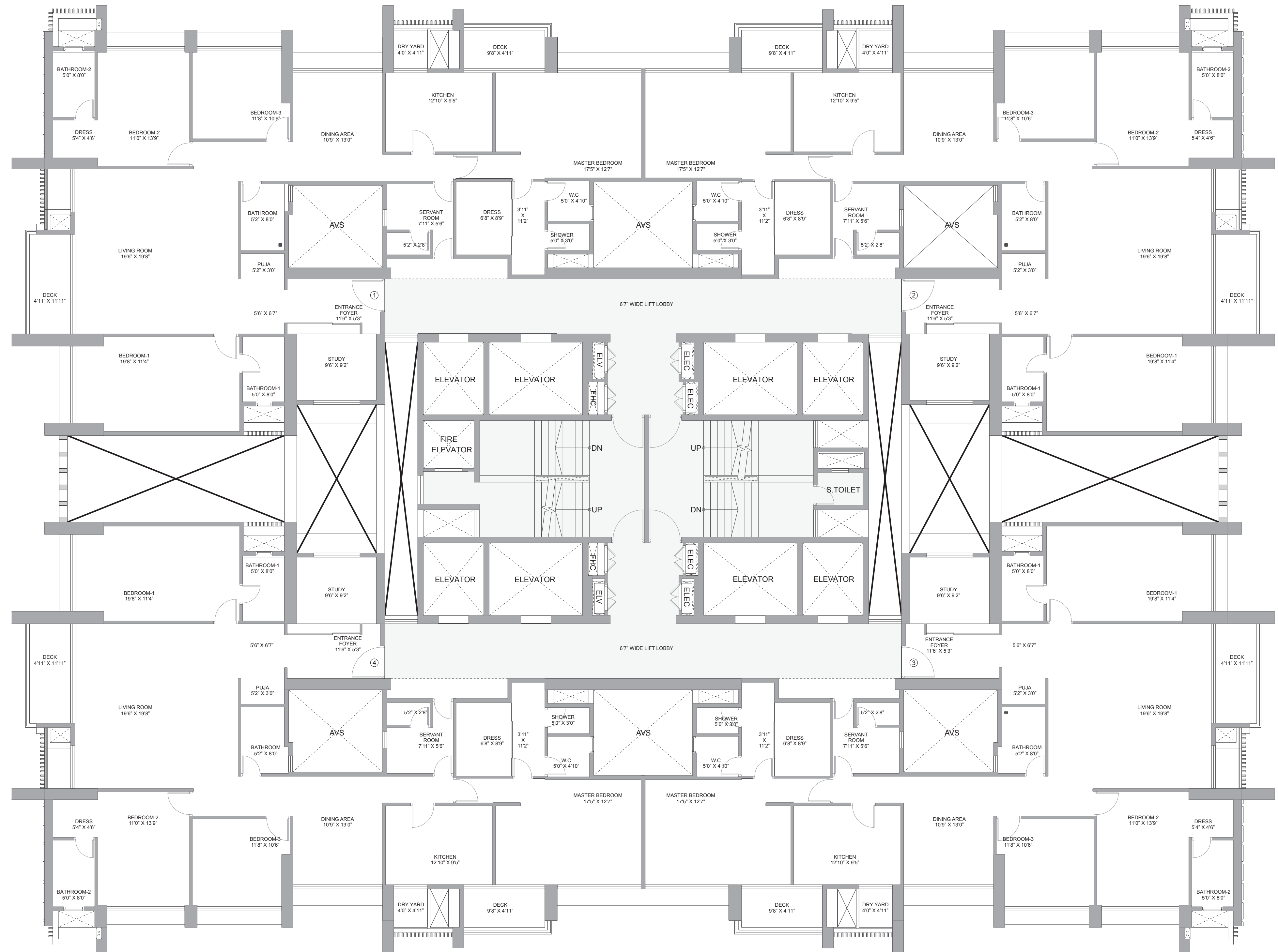

**NARANG
VIVENDA**

JODI FLOOR PLAN | UPPER LEVEL



Unit No.	RERA Carpet Area	Deck Area	Total Area
01 4BHK Royale	2100 sq.ft.	138 sq.ft.	2238 sq.ft.
02 4BHK Royale	2100 sq.ft.	138 sq.ft.	2238 sq.ft.
03 4BHK Royale	2100 sq.ft.	138 sq.ft.	2238 sq.ft.
04 4BHK Royale	2100 sq.ft.	138 sq.ft.	2238 sq.ft.

CITY VIEW



MANGROVE VIEW



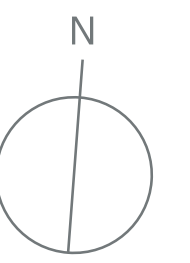
MahaRERA Registration No. Narang Vivenda: P51800055504

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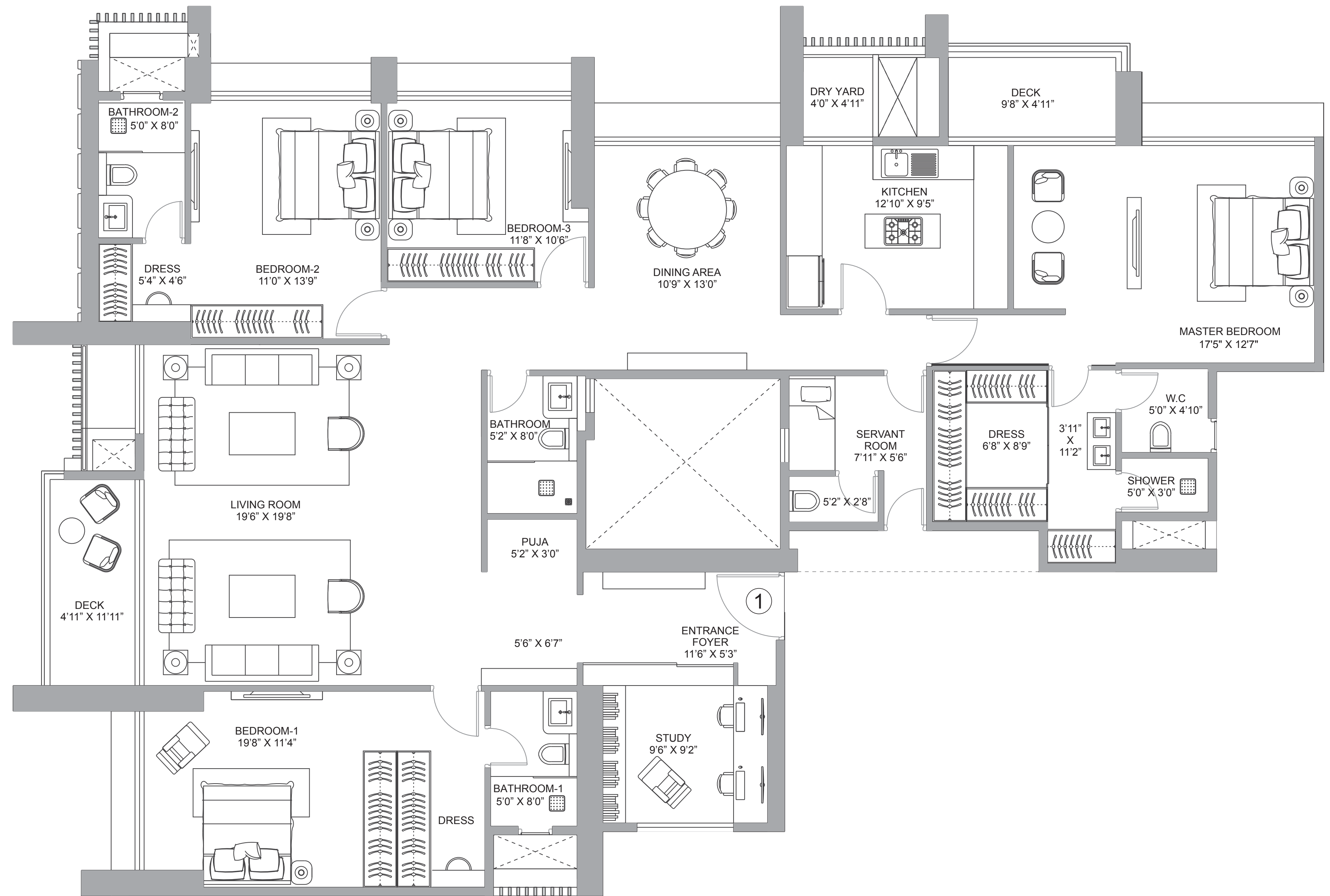
NARANG VIVENDA

Unit 01 | 4BHK ROYALE



CITY VIEW

MANGROVE VIEW



Unit No.	RERA Carpet Area	Deck Area	Total Area
01 4BHK Royale	2100 sq.ft.	138 sq.ft.	2238 sq.ft.

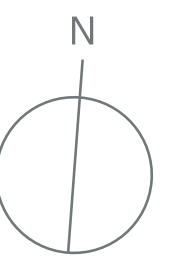
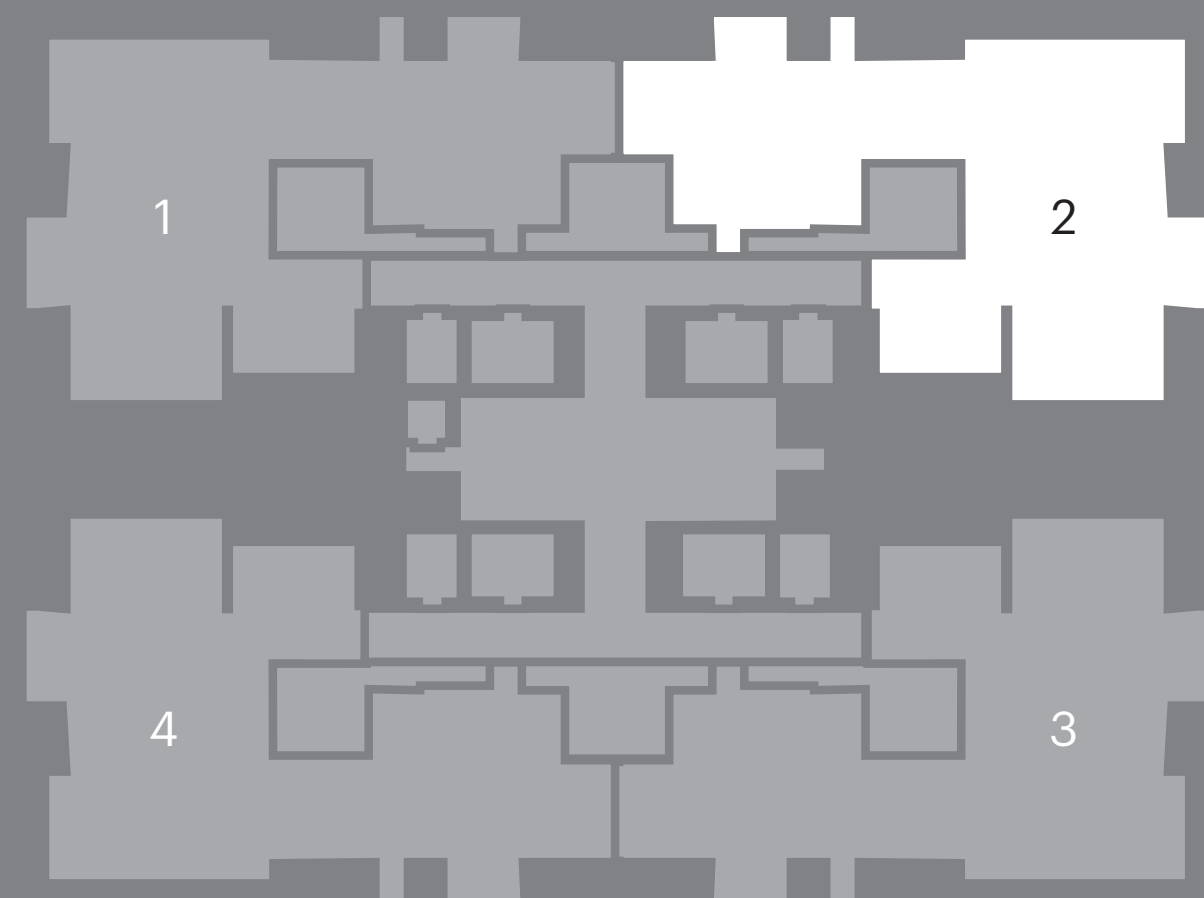


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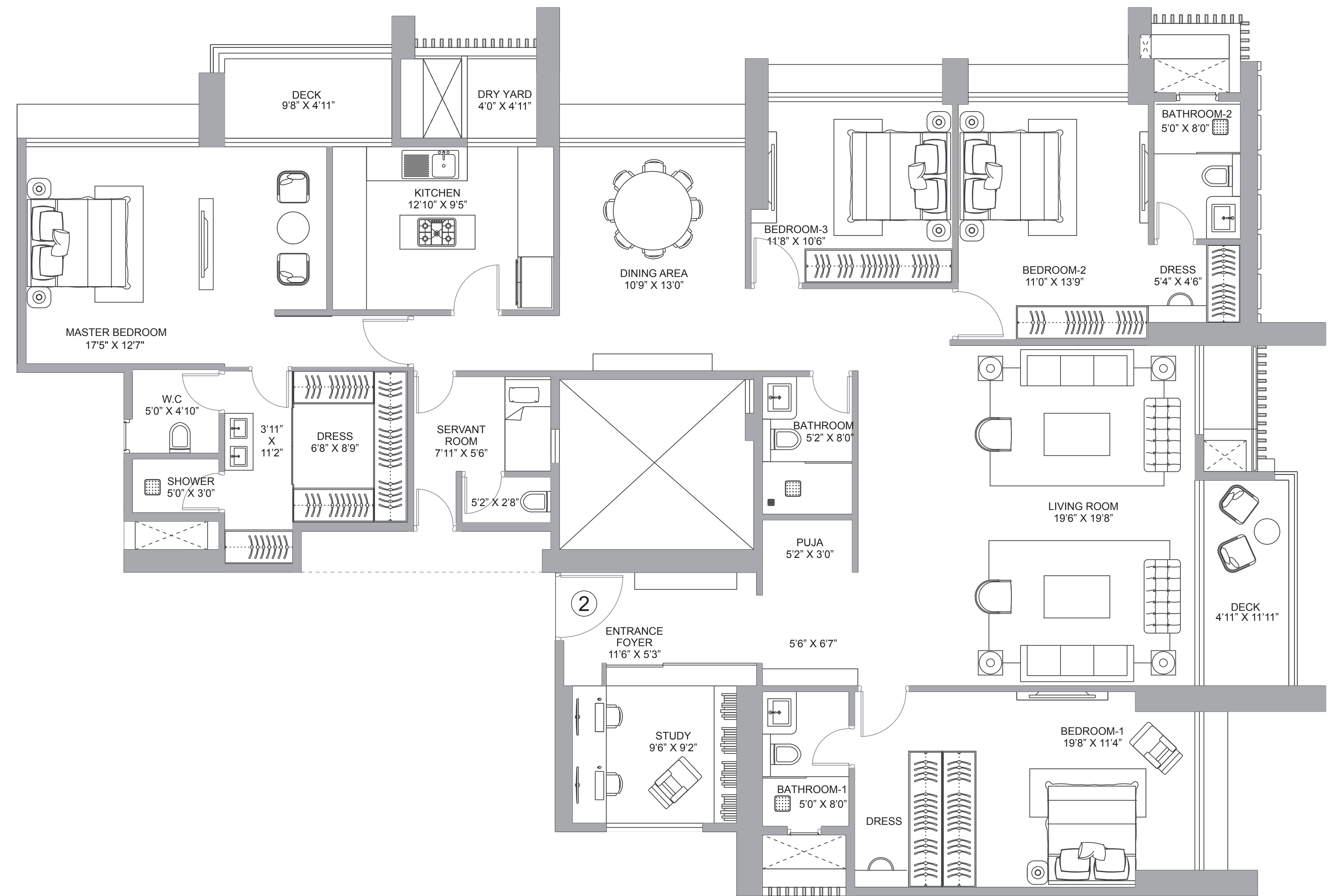


NARANG VIVENDA

Unit 02 | 4BHK ROYALE



CITY VIEW



CITY VIEW

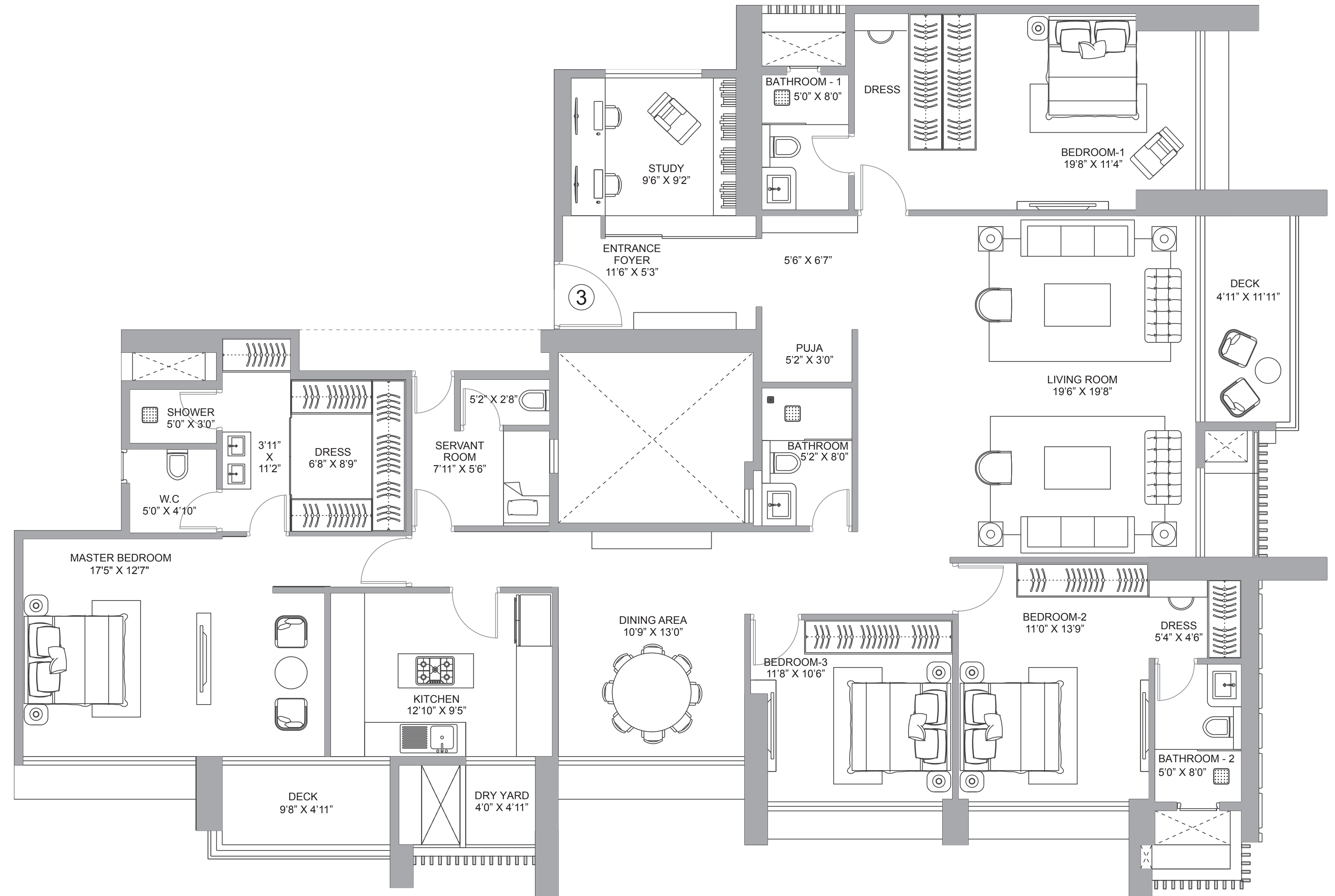
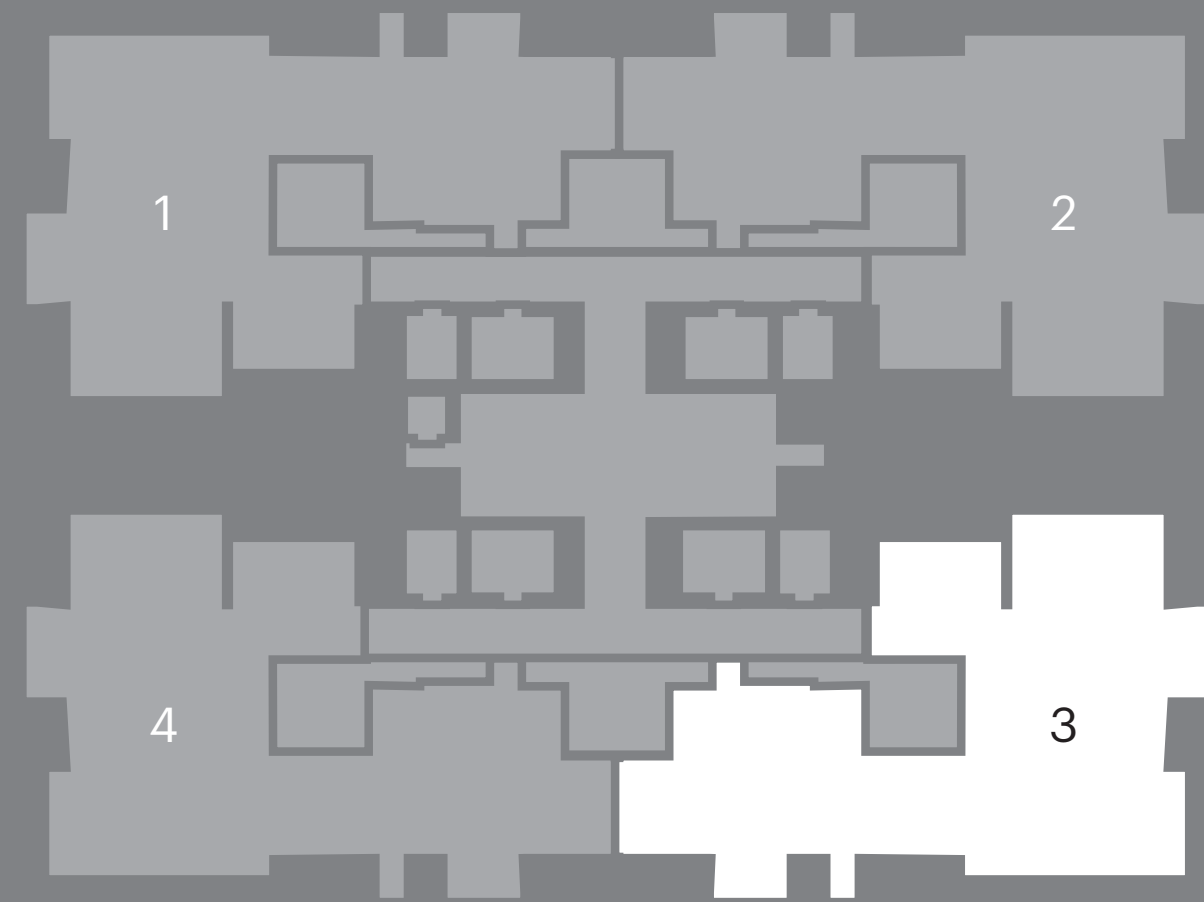
Unit No.	RERA Carpet Area	Deck Area	Total Area
02 4BHK Royale	2100 sq.ft.	138 sq.ft.	2238 sq.ft.



MahaRERA Registration No. Narang Vivenda: P51800055504

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Unit 03 | 4BHK ROYALE



CITY VIEW

MANGROVE VIEW

Unit No.	RERA Carpet Area	Deck Area	Total Area
03 4BHK Royale	2100 sq.ft.	138 sq.ft.	2238 sq.ft.



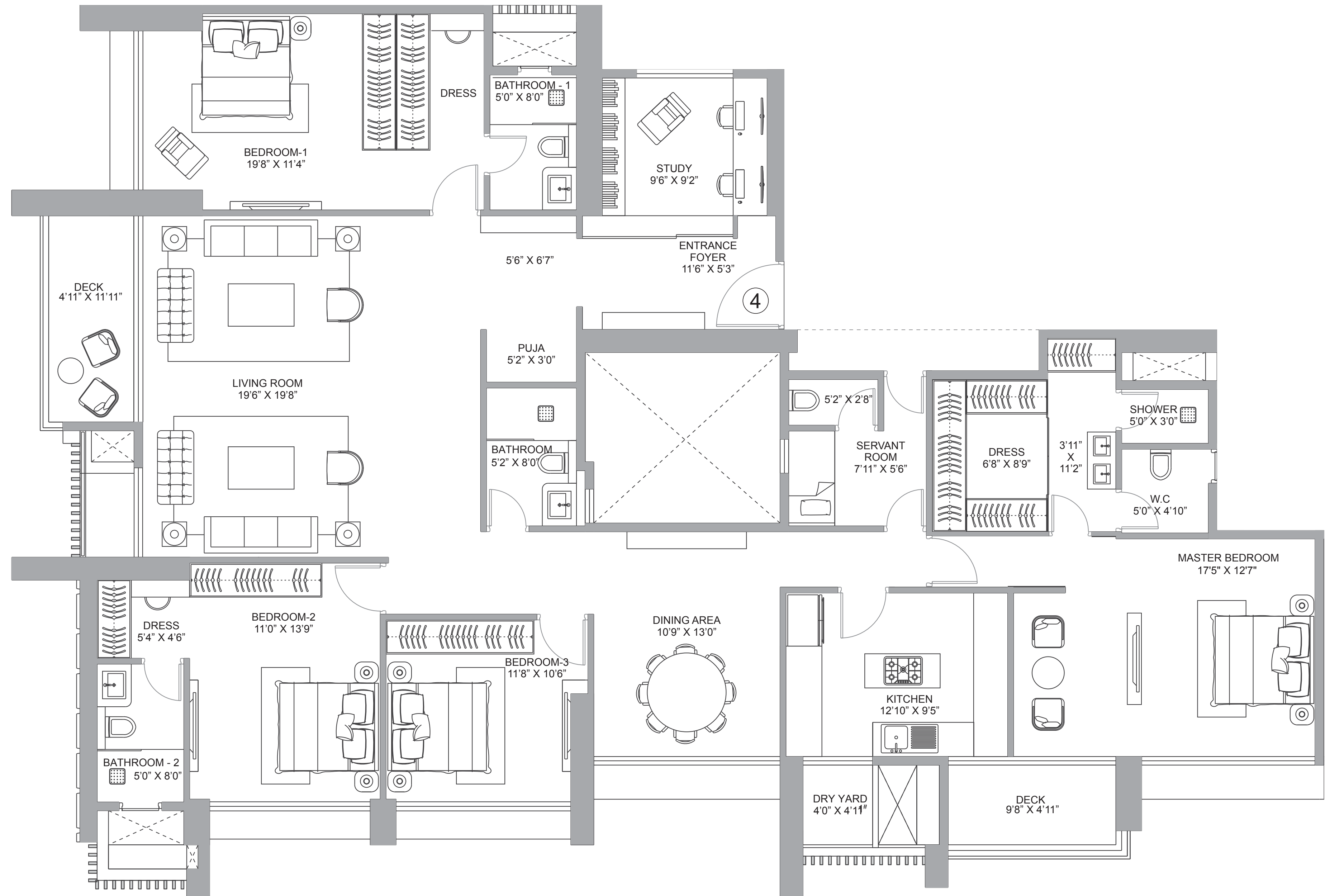
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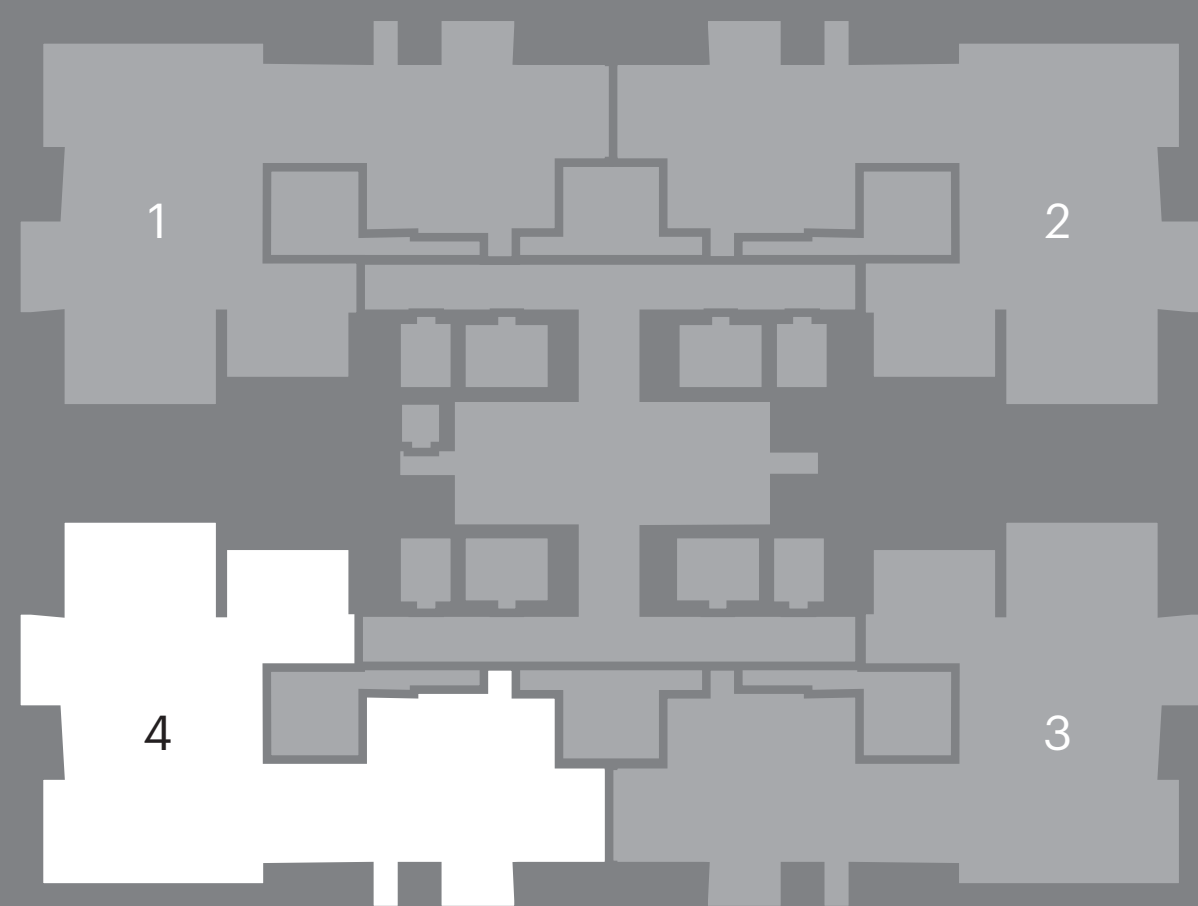

NARANG VIVENDA

Unit 04 | 4BHK ROYALE

MANGROVE VIEW



MANGROVE VIEW



Unit No.	RERA Carpet Area	Deck Area	Total Area
04 4BHK Royale	2100 sq.ft.	138 sq.ft.	2238 sq.ft.



MahaRERA Registration No. Narang Vivenda: P51800055504
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BUILT WITH NARANG REALTY'S UNCOMPROMISING STANDARDS.

Established in 1988, Narang Realty is a family-owned business, focused on developing residential and commercial properties in the Mumbai Metropolitan Region. We have delivered 10 projects, totalling more than 5 million sq. ft. to over 2500 happy families. We also own a portfolio of front-office, commercial assets totalling 0.5 million sq. ft. in key commercial business district locations in Mumbai. At Narang Realty, we do not believe in doing anything we cannot do perfectly. The standards that we set for ourselves surpass those expected by the market because we don't see land as a commodity, but a rare resource. Our resolve to do justice to the land is mirrored by our commitment to protecting the environment, by ensuring our business has a net-zero impact. Excellence is our goal, and what keeps driving us forward. We will stop at nothing to deliver it.

A LEGACY OF DELIVERING THE BEST IN MUMBAI.

PROJECTS	LOCATION
● Asteria by Courtyard	Thane
● Courtyard Phase I	Thane
● Garden Enclave	Thane
● Garden Estate	Thane
● Narang Privado	Thane
● Windsor Corporate Park	Andheri West
● Windsor Grand Residences	Andheri West
● Windsor House	BKC
● Windsor	BKC
● Emgeen Chambers	CST Road, Off. BKC



DELIVERED PROJECTS

Windsor Grande Residences, Andheri (W)



DELIVERED PROJECTS

Courtyard, Thane (W)



DELIVERED PROJECTS



Windsor Corporate Park
Andheri (W)



Windsor
BKC



Windsor House
BKC



Garden Estate
Thane (W)



Garden Enclave
Thane (W)



Emgeen Chambers
Santacruz (E)

ONGOING PROJECT

Asteria by Courtyard, Thane (W)



ONGOING PROJECT

Narang Privado, Thane (W)



ARCHITECTS' SPEAK

Padma Shri
Architect Hafeez Contractor
Founder, Architect Hafeez Contractor

One of India's leading architectural firms, Hafeez Contractor Architects has significantly transformed the country's urban landscape. Known for their innovative design concepts, timely project delivery, and advanced building techniques, they have created many landmark projects.

For Vivenda, they envisioned a unique modern architectural style that emphasises expansive outdoor areas, resulting in an optimally efficient living space.

Mr. Sherman Stave

Principal and Landscape Architect,
STX LA, Singapore

STX LA is a leading consulting firm based in Singapore that has been transforming landscape architecture, master planning and urban design across the globe. They lead with their philosophy of creating timeless, memorable spaces.

Their design for Narang, rooted in contemporary minimalism, harmonises practicality with beauty. The project's signature features like the 25-metre lap pool and sunken amphitheatre enhance the landscape's allure, making it a seamlessly integrated dynamic space that is unforgettable.

Mr. Phiroze Panthaki

Founder, Panthaki Architects

Panthaki Architects, an acclaimed and award-winning architectural firm, boasts a skilled team that specialises in both architectural and interior design. They excel in transforming dreams into tangible realities, one design at a time.

On this prestigious project, Panthaki Architects focused on innovative lighting design to craft flexible spaces that ensure functionality without compromising on aesthetics, thus leading to a visually stunning environment.

FEATURES & FINISHES

LOBBY FINISHES

Italian marble flooring
Concierge desk
Waiting lounges

APARTMENT FEATURES

Imported marble flooring in living room, dining area, common spaces and bedrooms
Upto 5 ft. wide decks with tiled floors and glass railing
Sliding windows with provision for mesh mosquito screen
Video door phone with intercom facility at apartment entrance
Gypsum-finished internal walls with low VOC paints
Sturdy, modern doors and doorframes in every residence

MECHANICAL, ELECTRICAL AND PLUMBING (MEP)

Sprinkler system in every room
Sufficient electrical points in every room
Sufficient data points in the full house
Concealed copper wires
High quality pipes and plumbing
System designed windows

KITCHEN FEATURES

Imported marble flooring
Stainless steel sink
Granite counter tops with tiled dado
Provision for gas connection, exhaust fan and water purifier

BATHROOM FEATURES

Designer flooring and dado (till false ceiling)
Premium sanitary and CP fittings
Water heater in each bathroom
Provision for exhaust fan

Site Address:

Narang Vivenda, Evershine Nagar Road,
Malad (West), Mumbai – 400 064

Corporate Address:

Windsor, CST Road, Kalina,
Santacruz (East), Mumbai – 400 098



MahaRERA Registration No. Narang Vivenda: P51800055504

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