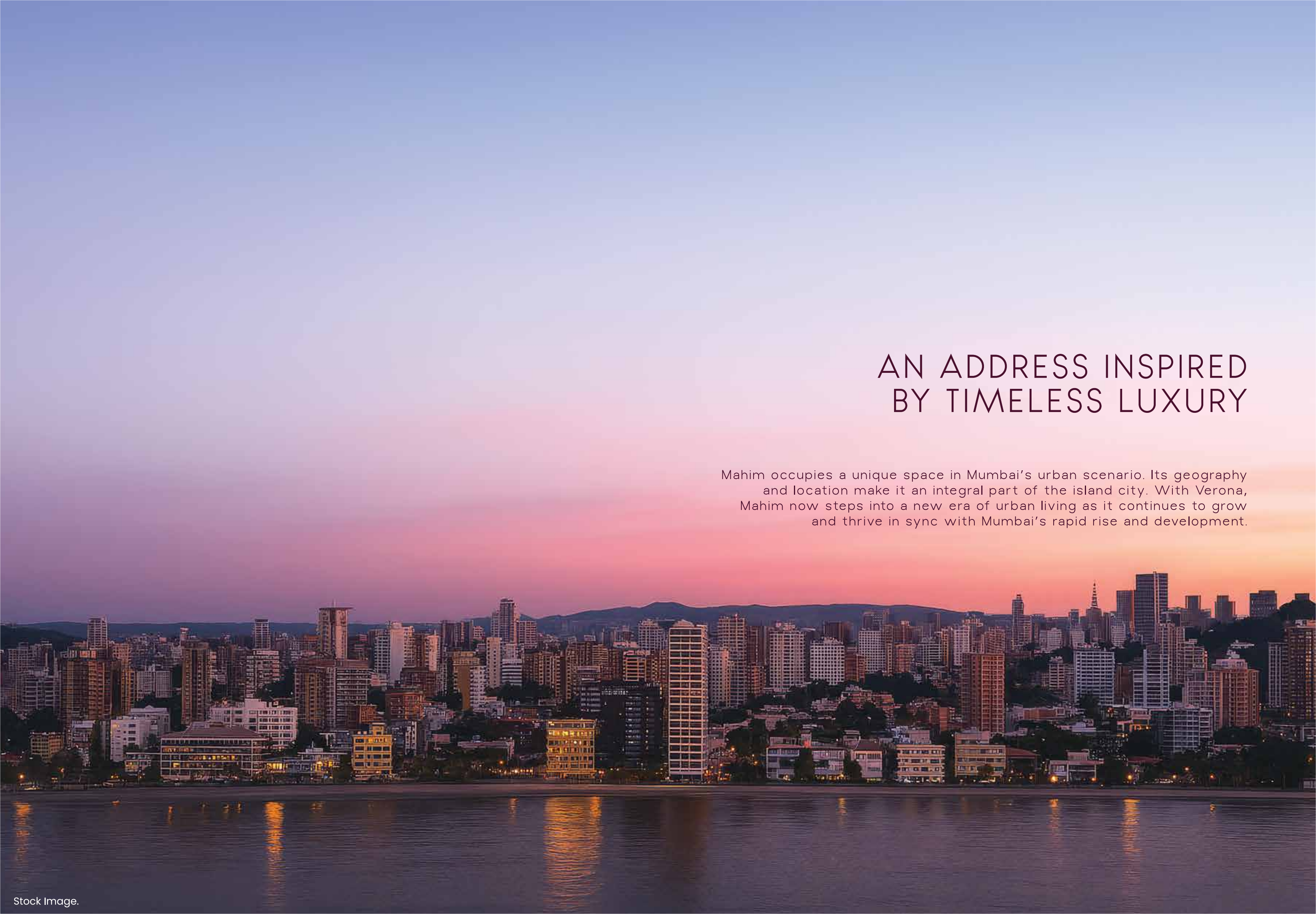


MAHIM'S NEWEST CHAPTER
OF EXCELLENCE

VERONA



AN ADDRESS INSPIRED BY TIMELESS LUXURY

Mahim occupies a unique space in Mumbai's urban scenario. Its geography and location make it an integral part of the island city. With Verona, Mahim now steps into a new era of urban living as it continues to grow and thrive in sync with Mumbai's rapid rise and development.

AT MAHIM, PROGRESS HAS
ALWAYS FELT NATURAL.
NOW, A NEW STORY BEGINS HERE.



A high-speed train, possibly a Shinkansen, is shown in motion at night. The train is white with a dark blue/black front and side accents. It is moving from left to right, leaving a long, bright light trail behind it. The background is dark with some blurred lights, suggesting a city or a well-lit railway corridor. The train's headlights are on, and the tracks are visible in the foreground.

THE EXCITING PHASE OF A FAMILIAR PRECINCT

Mahim 2.0 represents thoughtful expansion, where modernisation enhances everyday life. With easy access to key arterial roads, rail networks and the new metro line, living here will ensure smooth movement to business districts, commercial hubs as well as lifestyle destinations across the city.



A NEIGHBOURHOOD THAT HOLDS EVERYTHING CLOSE

Retail and Recreation[#]

Reliance SMART Bazaar, Matunga W – 0.5 Km.
Shivaji Park – 1.3 Km.
Matunga West market – 1.3 Km.
Jio World Drive – 3.7 Km.

Healthcare[#]

P. D. Hinduja Hospital – 1.2 Km.
S. L. Raheja Hospital – 1.6 Km.
Lilavati Hospital – 3.2 Km.

Education[#]

Victoria High School – 0.3 Km.
Canossa High School – 0.38 Km.
Bombay Scottish School – 1.2 Km.
Ruparel College – 1.2 Km.

Connectivity[#]

Shitaladevi Mandir Metro Station – 0.7 Km.
Mahim Railway Station – 0.9 Km.
Matunga Road Railway Station – 0.9 Km.

[#]Distances are as per Google Maps.



Map Not to Scale.

Artist's impression.



50+ YEARS
OF BUILDING EXPERIENCE,
EXPERTISE & EXCELLENCE





A NEW EXPRESSION
OF MODERN LUXURY

LAUNCHING

VERONA

Thoughtfully designed, luxuriously breathtaking
and quietly distinctive, Verona emerges as the
crowning jewel of Mahim 2.0.

MAHIM 2.0



THE LANDMARK OF OPULENT LIVING

With a harmonious balance shaped by comfort, exclusivity, privacy and a strong sense of belonging, Verona offers an unparalleled residential experience.



CENTRALLY LOCATED
IN MAHIM WEST



LOW DENSITY
LIVING



GRAND ARRIVAL
LOBBY



ADVANCED
SECURITY SYSTEMS



MULTILEVEL STACK
CAR PARKING



PREMIUM
AMENITIES

A woman in a teal dress is sitting in a meditative lotus position on a black mat on a wooden deck. The deck is surrounded by lush tropical plants, including large banana leaves and various palm trees. In the background, there is a wall made of irregular, light-colored stones. To the left, a wooden pergola structure is visible, with sunlight filtering through the leaves. In the foreground, there is a large, round, light-colored beanbag chair and a wooden bench. The overall atmosphere is peaceful and serene.

TRUE INDULGENCE LIES IN HOW
SEAMLESSLY AND DELIGHTFULLY
EVERYDAY LIFE FLOWS WITHOUT
EFFORT OR EXCESS.



THE EPITOME OF LIFE AT ITS FINEST

Verona's amenities are perfectly curated to complement daily life. From wellness spaces to landscaped areas for relaxation, each amenity encourages balance, offering moments of pause, recreation and a quiet retreat in comfort.



THE CHOICE OF ENDLESS INDULGENCES

Whether the outdoors or indoors, Verona elevates the routine with an array of world-class experiences in dedicated spaces that offer the perfect setting for every moment.



Yoga Deck



Multipurpose Sports Court

Exclusive Amenities:

Water Feature

Terrace Garden

Outdoor Garden Seating



Walking Path



Well-Equipped Gymnasium



Landscaped Garden



Kids' Play Area



WHAT FEELS EASY ON THE EYE
IS ALWAYS CAREFULLY MADE,
DEFINED BY INTENTION, DETAIL
AND LASTING QUALITY.

AMENITY FLOOR PLAN

Amenities are thoughtfully planned and intuitively spaced across Verona. The layout encourages natural flow and a sense of ease at every corner.



AMENITY FLOOR PLAN

THE HIGHEST STANDARD OF PERFECTION IN DETAIL

With every finish and fixture at Verona chosen carefully, there's not just attention to detail but an extraordinary level of excellence.

CONVENIENCE AND SECURITY

- LOBBY CAMERA TERMINATED TO VIDEO DOOR PHONE
- 24X7 SECURITY
- CCTV ON THE GROUND FLOOR, PODIUM LEVELS AND AMENITY FLOOR
- 3 AUTOMATIC PASSENGER ELEVATORS AND 1 STRETCHER ELEVATOR
- 3 PODIUM LEVELS WITH STACK PARKING
- SERVANTS' TOILET AT MID-LANDING



INTERNAL AMENITIES

Flooring

- VITRIFIED TILES FOR LIVING ROOM, ADJOINING PASSAGE, BEDROOMS AND KITCHEN
- TOILET FLOORING WITH ANTI-SKID TILES



Walls and Ceilings

- GYPSUM AND PREMIUM INTERIOR PAINT FINISH ON ALL WALLS
- FALSE CEILING IN LIVING ROOM ONLY

Doors, Windows and Railings

- WOODEN FRAMES WITH FLUSH DOOR SHUTTERS FOR ALL ROOMS
- GRANITE FRAME AND FLUSH DOORS / EQUIVALENT FOR TOILETS
- STAINLESS STEEL MATTE FINISH LOCKS AND FIXTURES FOR ALL DOORS
- ANODISED ALUMINIUM SLIDING WINDOWS WITH CLEAR GLASS FOR ALL BEDROOMS AND LIVING ROOM
- RAILINGS FOR BEDROOMS AND LIVING ROOM



Kitchen

- GRANITE PLATFORMS
- ELECTRIC PROVISION MADE BOTH FOR ELECTRIC CHIMNEY AND BUILT-IN AUTO-IGNITION GAS HOB
- HOT AND COLD WATER MIXER FOR KITCHEN SINK
- STAINLESS STEEL SINK
- MINI HEATER AND EXHAUST FAN



Toilets

- CONCEALED PLUMBING
- CP AND SANITARY FITTINGS OF A REPUTED BRAND
- ADDED FEATURES, LIKE ACCESSORIES, HEALTH FAUCET AND MIRRORS FOR ALL TOILETS
- TILE DADO UP TO DOOR HEIGHT
- EXHAUST FAN AND HOT WATER GEYSER
- CONCEALED DIVERTER FOR BATHING AREA AND CONCEALED FLUSH VALVE

Electrification

- CONCEALED WIRING WITH HIGH QUALITY SOCKETS AND SWITCHES OF A REPUTED BRAND
- CABLE TV POINTS IN EACH BEDROOM AND LIVING ROOM
- PROVISION FOR INTERNET CONNECTION AND TELEPHONE POINT IN LIVING ROOM
- CONCEALED LIGHT FITTINGS IN FALSE CEILING FOR LIVING ROOM
- CEILING LIGHT FITTINGS WITHOUT FALSE CEILING FOR BEDROOMS AND KITCHEN
- VIDEO DOOR PHONE SECURITY SYSTEM WITH DOOR CAMERA



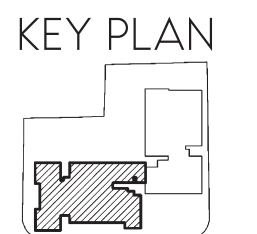


COME HOME TO LUXURY, COME HOME TO VERONA

Verona brings together the spirit of Mahim and the potential of its future growth. Born of a legacy in a place that continues to evolve with purpose, it will soon stand as a residential icon of Mahim 2.0, shaped by thoughtfulness, balance and a renewed way of urban living.



TYPICAL FLOOR PLAN (WING A)
— 18.30 M. WIDE SITLADEVI TEMPLE ROAD —





UNIT PLAN (WING A) – 2 BHK

RERA CARPET AREA: 689.32 SQ. FT. 64.04 SQ. MT.

THE FURNITURE, FIXTURES AND EQUIPMENT INDICATED ABOVE DEPICTS PROPOSED INTERIOR ARRANGEMENT AND IS NOT A PART OF THE PRODUCT OFFERING AND WILL NOT BE PROVIDED BY THE PROMOTER.



KEY PLAN



VERONA



KEY PLAN



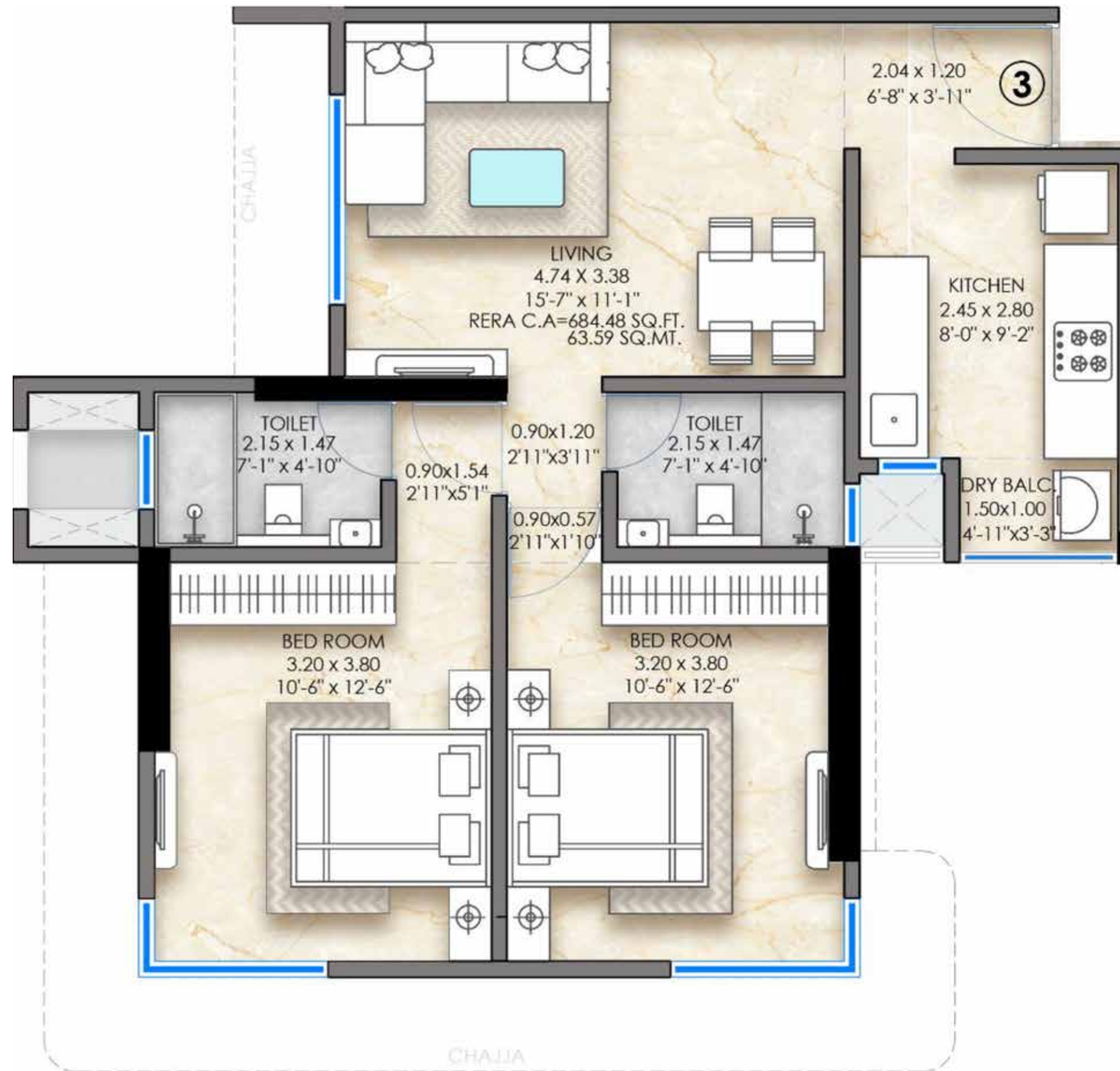
VERONA

UNIT PLAN (WING A) – 1 BHK

RERA CARPET AREA: 470.70 SQ. FT. 43.73 SQ. MT

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UNIT PLAN (WING A) – 2 BHK

RERA CARPET AREA: 684.48 SQ. FT. 63.59 SQ. MT.

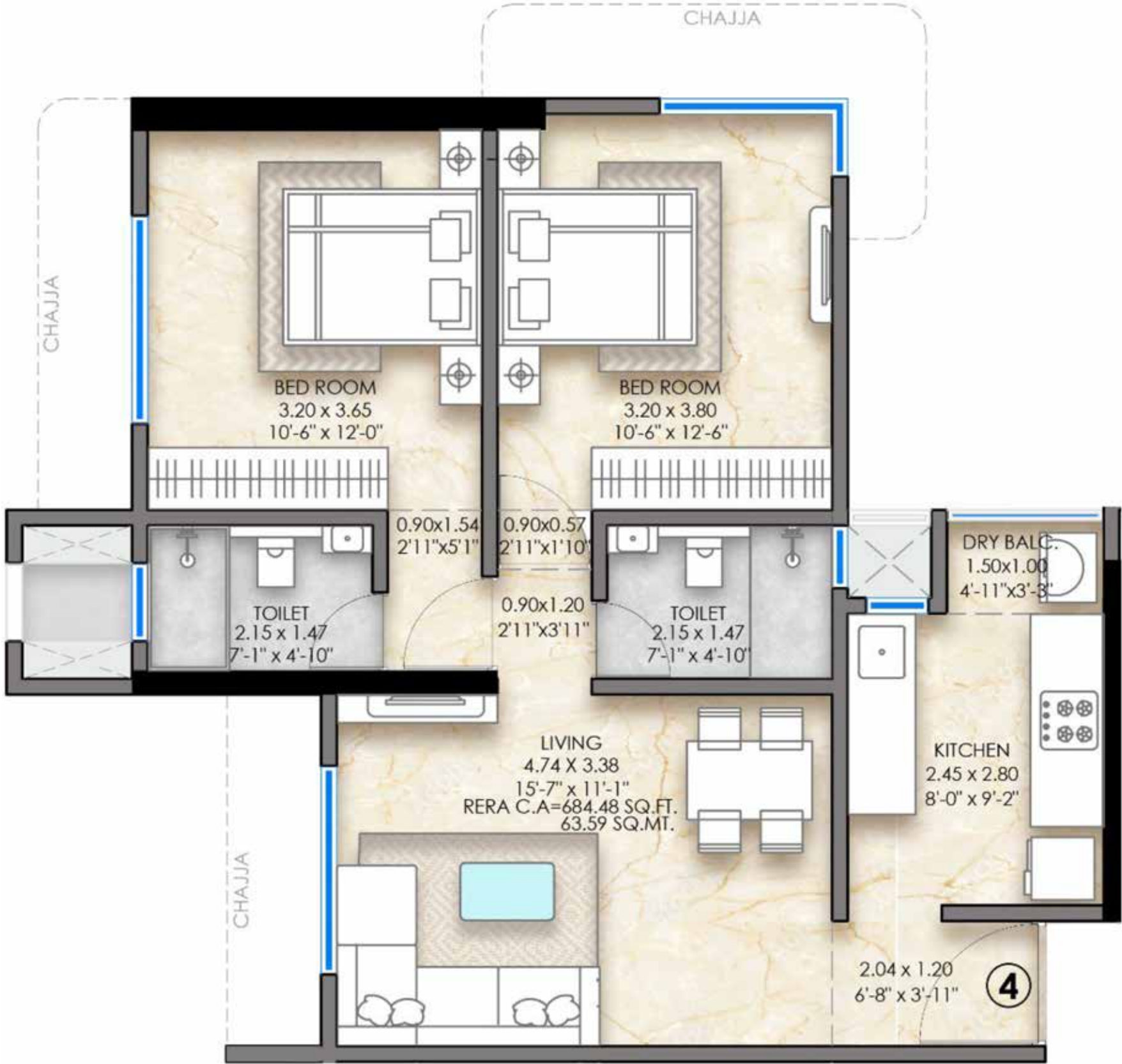
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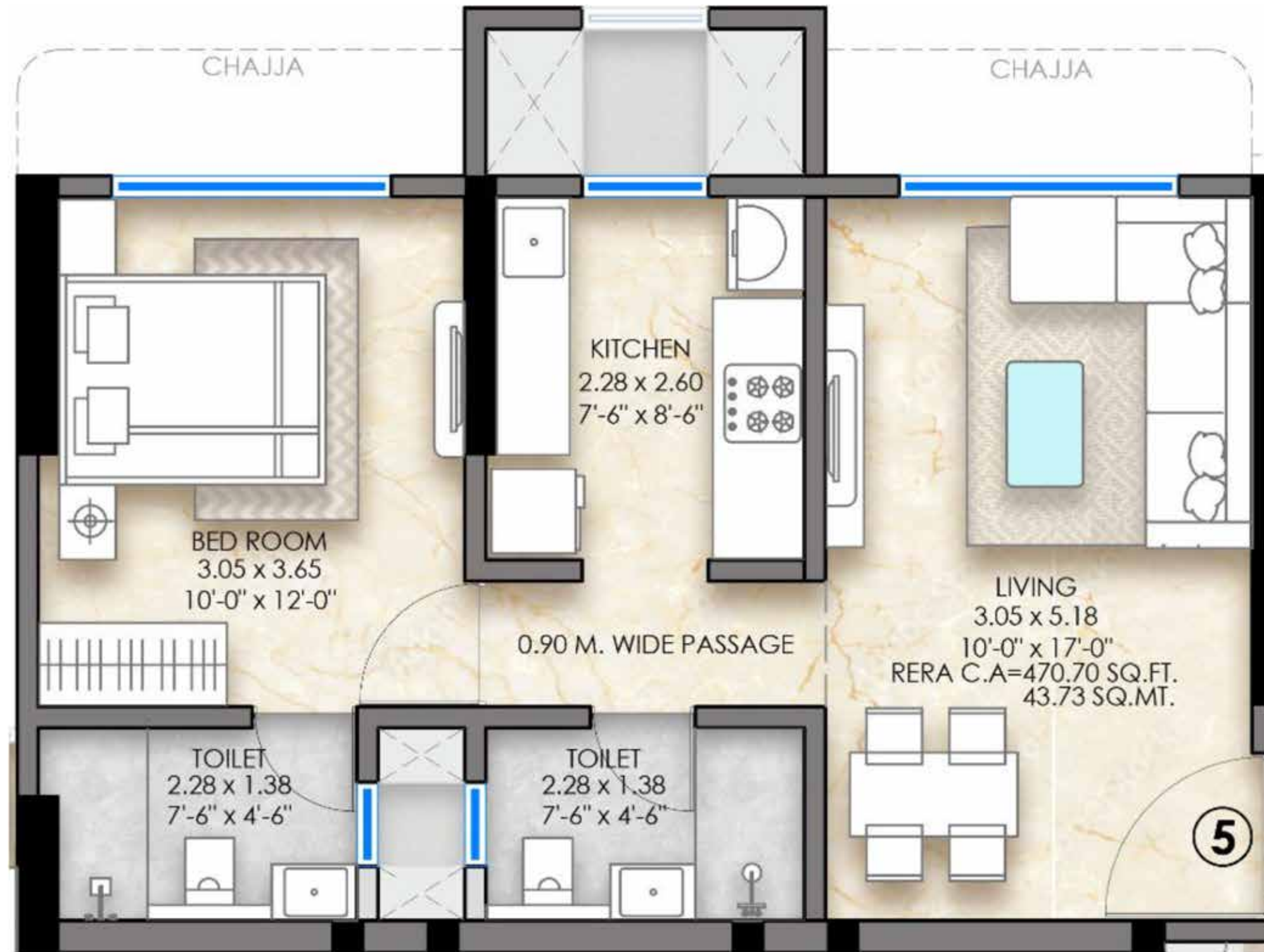


UNIT PLAN (WING A) – 2 BHK
RERA CARPET AREA: 684.48 SQ. FT. 63.59 SQ. MT.

THE FURNITURE, FIXTURES AND EQUIPMENT INDICATED ABOVE DEPICTS PROPOSED INTERIOR ARRANGEMENT AND IS NOT A PART OF THE PRODUCT OFFERING AND WILL NOT BE PROVIDED BY THE PROMOTER.



KEY PLAN



KEY PLAN



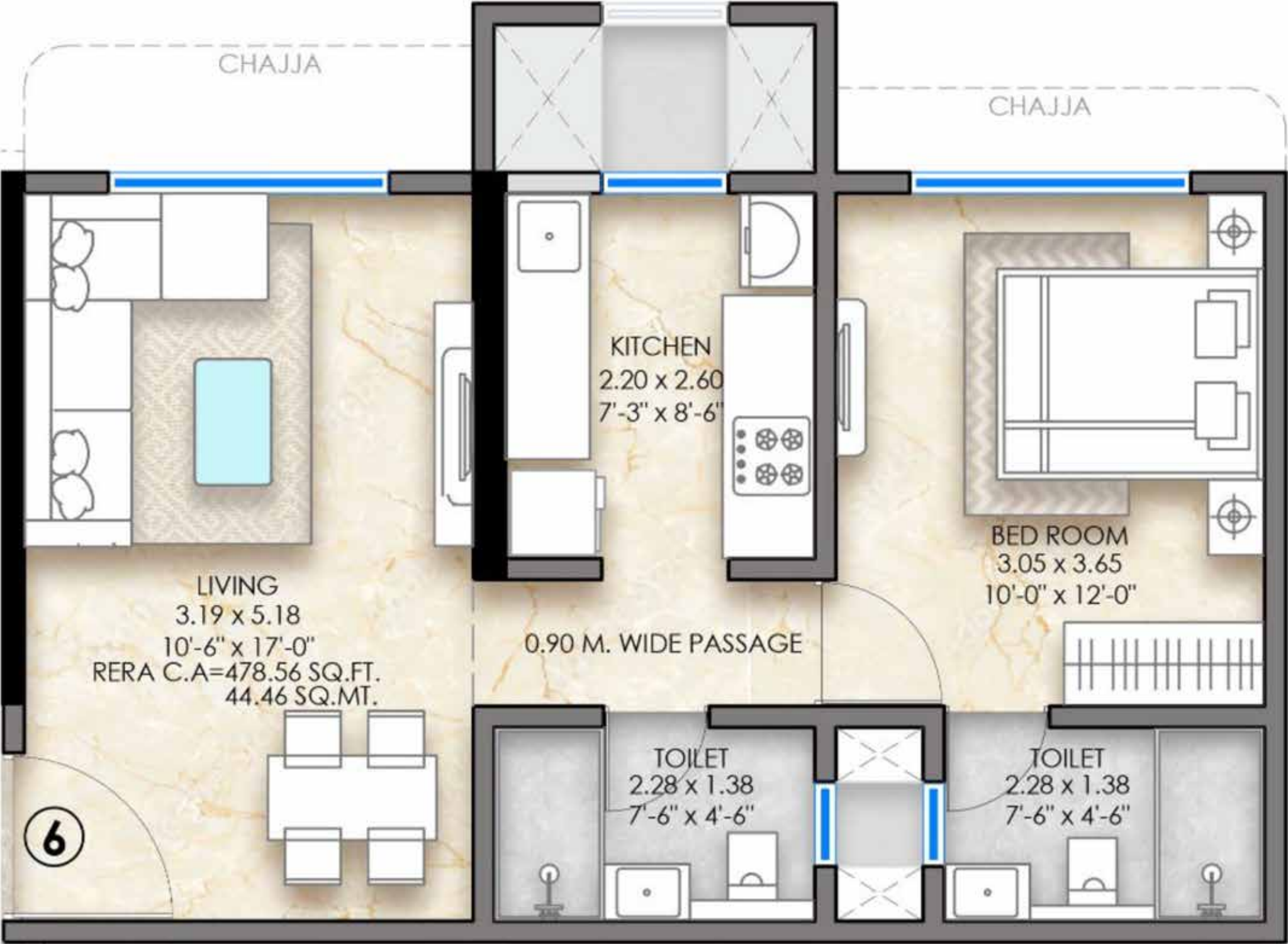
VERONA

UNIT PLAN (WING A) – 1 BHK

RERA CARPET AREA: 470.70 SQ. FT. 43.73 SQ. MT.

THE FURNITURE, FIXTURES AND EQUIPMENT INDICATED ABOVE DEPICTS PROPOSED INTERIOR ARRANGEMENT AND IS NOT A PART OF THE PRODUCT OFFERING AND WILL NOT BE PROVIDED BY THE PROMOTER.





KEY PLAN



VERONA

UNIT PLAN (WING A) – 1 BHK
RERA CARPET AREA: 478.56 SQ. FT. 44.46 SQ. MT



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For Enquiries Call +91 99300 16016 | +91 22667 96967 | +91 22671 05891

Site Address: Verona F.P. No. 396A, Sitladevi Temple Road, Mahim (West), Mumbai, 400 016. | Office Address: Holmcroft, Plot No.25, S.V. Road, Santacruz (West), Mumbai, 400 054

Disclaimer: The project VERONA is registered with MahaRERA bearing MahaRERA No. P51900079290 and valid up to 31/12/2029, details are available on the MahaRERA website: ([HTTPS://MAHARERA.MAHARASHTRA.GOV.IN](https://MAHARERA.MAHARASHTRA.GOV.IN)). VERONA is being developed by Adriana Constructions LLP (Developer). The Developer has availed project finance from ICICI BANK LIMITED, against mortgage of the said project. The Developer shall obtain NOC from ICICI BANK LIMITED for sale of residential flats in the said project. The information herein 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. All the specifications, plans, designs, facilities, dimensions, and other details herein are only indicative, not to scale and subject to the approval of the authorities; and the developer reserves the right to right to alter, amend and modify any of these without prior notice or obligation. This printed material does not constitute an offer or contract between the developer and recipient. Nothing mentioned in this printed material shall in any way govern any transaction. The specifications/amenities mentioned in the Agreement for sale shall be final and binding on the Developer and Purchaser. You are requested to independently, either through your legal or financial consultants, thoroughly verify all details/documents pertaining to this project. Photos shown are an artist's impression and for representational purposes only. No warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The actual product may vary/differ from what is indicated herein. All offers are subject to modification, change and/or being withdrawn at any time at the sole discretion of developer.