



**BIRLA**  
**NIYAARA**

WORLI



SILAS  
AT BIRLA NIYAARA





## BIRLA ESTATES



From the pre-independence era to post-liberalisation times, there is one name that is synonymous with India's growth as a global power – Birla. Rich in values, the Birla legacy has been passed on seamlessly from one generation to the next. From creating growth engines for the nation in the form of a global business, to world-famous institutes of academic excellence, the Aditya Birla Group is now dedicated to carrying the Birla legacy of excellence and building new frontiers with Birla Estates.

Birla Estates, the real estate venture of the esteemed group stands as an embodiment of this excellence. With presence in key markets such as Bengaluru (Birla Trimaya, Birla Tisya, Birla Alokya) and Gurugram (Birla Navya), Birla Estates fosters a staunch to value-centric actions, timely-delivery and sustainability, and is cementing benchmarks in transforming landscapes across cities.





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## LIFEDESIGNED® DESIGNED AROUND LIFE. DESIGNED FOR LIFE.



Welcome to Life**Designed**® homes, where every corner weaves inspiration from your everyday life to give your dream home the finest shape. It's not just about creating spaces; it's about crafting experiences that stay with you for a lifetime. Life**Designed**® homes by Birla Estates, where every detail tells a story and every space is designed for a lifetime of memories.



MUMBAI'S MOST  
DESIRABLE NEIGHBOURHOOD,  
NOW YOUR HOME ADDRESS.



SCHOOLS/ COLLEGES



HOSPITALS



BUSINESS CENTRES



RESTAURANTS



HOTELS



MALLS



GYMNASIUMS



PARKS & AMUSEMENT  
CENTRES





ARABIAN SEA

BANDRA WORLI SEA LINK

TOWARDS BKC

Hinduja Hospital

Wellingkar Institute

Shivaji Park

Shri Siddhivinayak Ganapati Mandir

DADAR

Kohinoor Mill

D Y Patil International School

Sasmira Institute

Birla Aurora



BIRLA NIYAARA

By The Sea School

Aditya Birla Centre

One International Centre

DADAR EAST

TOWARDS NAVI MUMBAI

DR. ANNIE BESANT RD

PANDURANG BUDHKAR MARG

Ikea

BMC Garden & Children's Park

Koko

Smaash

Kamala Mills Compound

Tata Memorial Hospital

Peninsula Corporate Park

Peninsula Business Park

KEM Hospital

WORLI

LOWER PAREL

The Mango Tree School

Phoenix Palladium

St. Regis

Four Seasons

CURREY ROAD

PAREL

JBCN International School

ITC Grand Central

GD AMBEKAR MARG

EASTERN FREEWAY

FLYOVER EXT

N M JOSHI MARG

Atria Mall

Nehru Science Centre

NSCI

Mahalakshmi Race Course

Gallops Restaurant

Willingdon Sports Club

Yaya Playzone

TOWARDS CSMT

# FOR AN ACQUIRED TASTE CALLED LIFE

Introducing Silas at Birla Niyaara. Palatial residences that are curated to soothe your acquired tastes.



Unwind in a home where every corner exudes brilliance. Nestled in South Mumbai that exemplifies royalty and resplendence, these residences emanate this rare charm. Here's an unrivalled sanctuary for your distinguished tastes and exotic choices to flourish. Defined by palatial residences, Silas at Birla Niyaara is ready to be Worli's new statement and your signature.





Image for reference use only

## WORLI, WHERE THE CITY OF DREAMS LOOKS DREAMIER.



Worli, a haven of refined tastes, seamlessly blends the glory of the past and the promises of the future. With a history that has matured into a confluence of sophistication and potential. The gentle notes of the sea's melody serenade the senses, creating a symphony of tranquility against the dynamic backdrop of a city that pulses with youthful vibrance.

It's centrally-located and well connected to the airport and is a centre-point between the commercial hub at Nariman Point and BKC. And, all the landmarks offer the perfect settings for your home to nurture an acquired taste called life.



4.2 KMS FROM  
BANDRA-WORLI SEA LINK



3.1 KMS FROM  
PHOENIX PALLADIUM



2.9 KMS FROM  
SHREE SIDDHIVINAYAK  
GANAPATI MANDIR



2.4 KMS FROM  
TATA MEMORIAL HOSPITAL



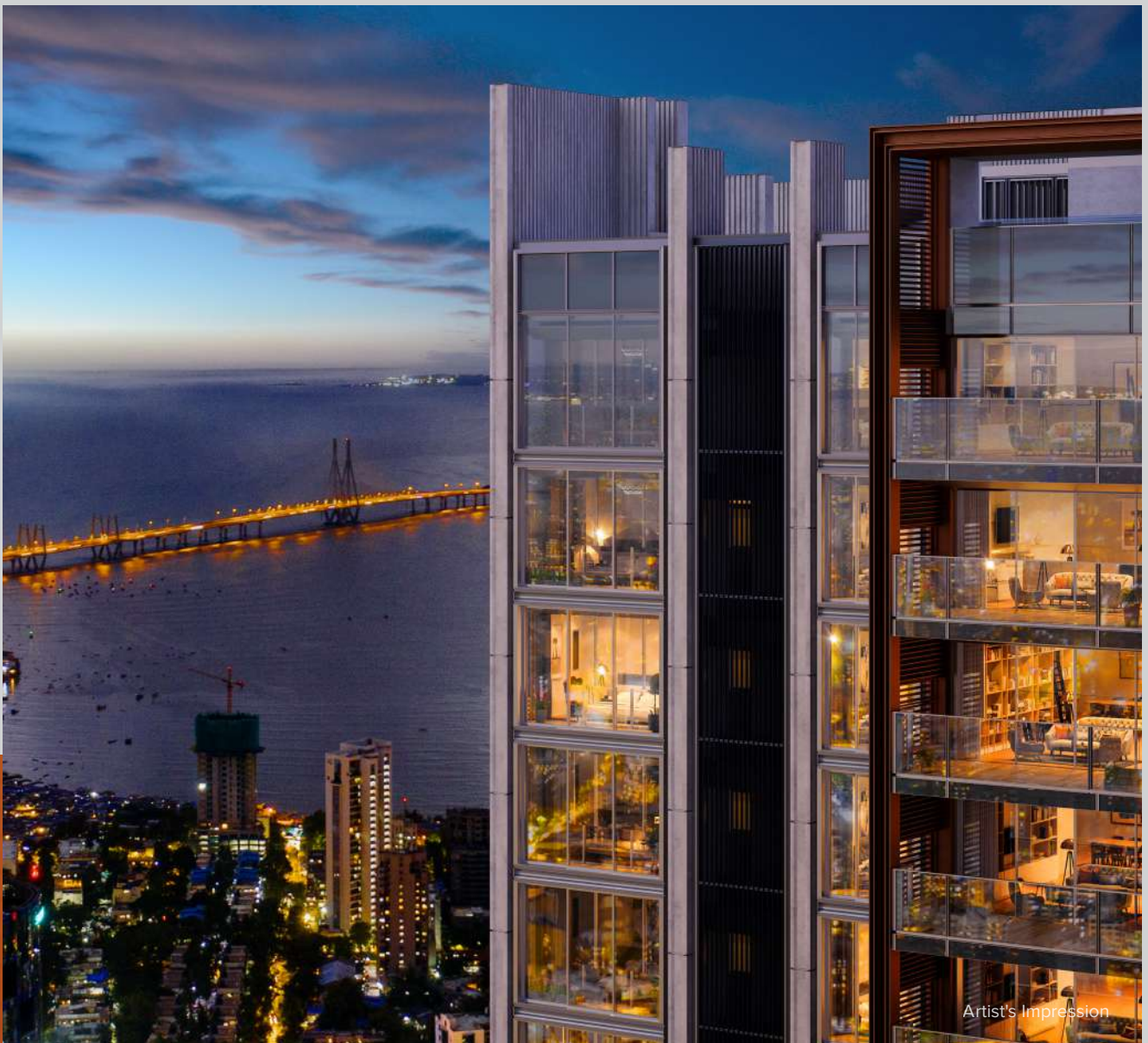
7.2 KMS FROM MUMBAI  
TRANS-HARBOUR LINK



## THE FACE OF WORLI'S LANDSCAPE IS ABOUT TO TURN MANY HEADS.



The rare indulgence of Birla Niyaara is introducing an exotic lifestyle at Silas, that's curated to nurture your acquired tastes. Discover palatial residences that epitomises the artistry of living, an abode where the facade reflects elegance, a privacy welcomes you into a world of exclusivity, and a triple-height lobby sets the stage for grandeur. The elegance of Silas has the power to mold the skyline of Worli. With large balconies that extend the embrace of the outdoors and spacious decks that invite moments of contemplation, this home is a canvas for those with a cultivated taste for life and want to live in Mumbai's heart, Worli.





SOMETIMES YOU  
CAN JUDGE A BOOK  
BY ITS COVER.  
ESPECIALLY WHEN  
THE COVER IS  
AN ICONIC FACADE.











THE GRANDEUR OF THIS LOBBY  
SETS THE TONE FOR  
YOUR AWE INSPIRING DAILY LIFE.



Silas at Birla Niyaara welcomes you with a triple height lobby. The soaring ceilings create an immediate sense of awe, beckoning guests into a space where elegance and design converge in harmony. Natural light cascades through expansive windows, illuminating the meticulously curated details that adorn the walls. The air is infused with an ambiance of sophistication, where each breath seems to echo the promise of a distinguished experience. The triple-height design is not merely a physical dimension but a deliberate choice to elevate the senses, setting the stage for an enchanting stay.





Artist's impression

## EVERY ENTRY IS AN INVITATION TO LEAVE YOUR MARK.



Come home to enjoy exclusive privacy as you unwind in an address marked by limited palatial residences on each floor. It's akin to having your own personal oasis nestled within a bustling community. Here's your comforting retreat, allowing you to transition seamlessly from the vibrant energy of the outside world to the serene sanctuary of your home. Furthermore, the units are curated with a perfect distinction between social and private zones.

SPEND BLISSFUL MOMENTS ENJOYING  
A PRIVATE CONCERT OF THE SUNLIGHT CROONING  
TO YOUR FAVOURITE JAZZ MUSIC.



Relish tranquillity, where private room balconies, and expansive decks extending out of the living room offer panoramic views, a perfect escape after a demanding workday. Envision sipping coffee as the scenery transforms into captivating paintings, providing a serene backdrop to unwind and recharge.





AT BIRLA NIYAARA,  
EVERYTHING YOU SEE IS AN  
EXCLUSIVE PIECE OF ART,  
INCLUDING THE WIND WHISTLING  
IN YOUR EARS.





## GO 60 FEET ABOVE, AND WALK INTO THE WORLD THAT FEELS EXTRAORDINARY\*.



A lush green avenue, the high line, bridging all the residential towers of Birla Niyaara emerges as a peaceful haven amid the lively energy. Offering an elevated experience at multiple levels with a host of amenities, it's another example of how exclusivity is crafted to soothe your acquired tastes.







Artist's Impression

YOUR LEISURE TIME FEELS PRIVILEGED  
AMONG THREE EXQUISITE CLUBHOUSES  
THAT ACCOMMODATE THE ENTIRE RANGE  
OF YOUR EXCLUSIVE CHOICES.



Soul-stirring experiences are offered at Birla Niyaara. With three clubhouses, give your acquired tastes the privilege to enjoy the best of delight.



HIVE  
THE SOCIAL CLUB



BE-FIT  
THE SPORTS CLUB



PLAYPEN  
THE KIDS' CLUB

# HIVE - THE SOCIAL CLUB



Make your exceptional tastes nurture exclusive bonds with our signature hospitality.



Lounge Bar Terrace



Spa & Salon



Business Center



Multi-purpose Function Hall



Bridal Suite



Library Cafe



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# BE-FIT - THE SPORTS CLUB\*



Your 5-star fitness choices meet superstar ambience to be pursued in.



State-of-the-art Gymnasium



Physiotherapy Room



Squash Courts



Aerobics Room



Badminton Court



Yoga Room



Spinning Studio



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\*Future Development



# PLAYPEN - THE KIDS' CLUB



Laughter, energy, imagination and joy of exploration is Life**Designed**® here.



Indoor Play Area



Adventure Area



Toddlers Play Area



Exercise Area



Image for reference use only



## HEALTH AND LIVING



Not only you, even your mind and spirit enjoy exclusive treats here.



Juice Bar



Garden of Eden -  
Senior Citizens Garden



Garden of Senses



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## SOCIAL HOTSPOTS



No wonder they are called Life**Designed**<sup>®</sup> amenities, turning your life into a beautiful canvas designing the most extraordinary stories.



Amphithratre Steps (Spanish Stairs)



Clubhouse - Outdoor Seating



Indoor - Outdoor Cinema



Children's Play Room



Infinity Garden



Kids Water Play Area



Banquet Greens



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## RELAXATION



Our pristine blues that are sure to take your day's blues away.



Swimming Pool



Kids Pool



Pool Deck with Cabanas





## SOOTHING THE PLANET'S ACQUIRED TASTE CALLED LIFE AS WELL.

INDIA'S FIRST LEED PRE-CERTIFIED PLATINUM RESIDENTIAL PROJECT,  
RATED BY THE U.S. GREEN BUILDING COUNCIL.



With responsible luxury at its core, each luxurious square inch at Birla Niyaara is designed with intuitive thinking and a sustainable ethos. A tapestry of true affluence, it fosters a living that is class-apart nurtures your iconic choices while also creating luxe and sustainable spaces for generations to come.



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# OUR PARTNERS

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## Foster + Partners

### LEAD ARCHITECTS & MASTERPLANNERS FOSTER + PARTNERS (LONDON, UK)

Foster + Partners is a global studio for sustainable architecture, engineering, urbanism and industrial design, founded by Norman Foster in 1967.



### LANDSCAPE MASTERPLANNERS SASAKI (BOSTON, USA)

Sasaki is an interdisciplinary design firm practicing architecture, interior design, planning and urban design, space planning landscape architecture, ecology, civil engineering, and place branding.



### STRUCTURAL ENGINEERS LERA (NEW YORK, USA)

LERA Consulting Structural Engineers (LERA) is a M/WBE structural engineering firm providing services to architects, owners, contractors, and developers around the world.



**ADITYA BIRLA**  
—  
REAL ESTATE



**BIRLA ESTATES**

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](http://birlaestates.com)  **+91 88288 00053**



The Project "Birla Niyara Phase – 1" is registered with MahaRERA under the Project Registration No. P51900031916 and project Birla Niyara phase – 2 registered with MahaRERA under Project Registration No. P51900054455. Plans for the project are subject to further approvals /modifications from the concerned authority/ies and/or the Promoter. All intending purchasers are required to inspect all plans and approvals which are available at <https://maharera.mahaonline.gov.in> or our sales office. Birla Niyara Phase-1 is mortgaged with Catalyst Trusteeship Limited acting on behalf of ICICI Bank Ltd and HDFC Bank Ltd. No Objection Certificate (NOC) / permission of the mortgagee for sale of flats / property would be provided, if required. The Project Birla Niyara is an integrated development spread across 14 acres being developed in phases and Birla Niyara Phase-1 and Phase -2 are a part thereof.

