

SIMĀNA

The Urban Oasis



A life full of possibilities  
Filled with all the necessities  
Where every day is magical  
And blissfulness is eternal  
Where experiences are timeless  
Filled with rare indulgences  
A life crafted around exclusivity  
For you to cherish infinity.



## At A Glance

Bhoomi Group, since its inception in 1991, has been building spaces that bring value to people's lives. With over 30 years of experience in real estate, they have excelled and set new benchmarks with innovation and excellence. Our commitment to the cause is reflected in the landmarks we build with morals and eco-friendly materials. We portray transparency and diligence in our every operation, making us who we are today, as we continue to keep doing what we do to accomplish our vision of success.

# EXCUSE US!

If spectacular views make you stand still.



# EXCUSE US!

If rich indulgence spoils you forever.





# EXCUSE US!

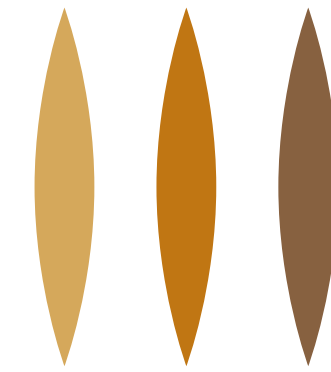
If grand-size interiors  
leave you speechless.



EXCUSE US!

If this sky-towering glory  
leaves you awestruck!

INTRODUCING



SIMĀNA

The Urban Oasis



# An amazing lifestyle That provides ecstasy Till eternity.

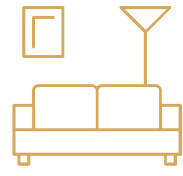
An icon of luxury in the heart of South Mumbai.

Welcome to SIMĀNA'S, beautifully crafted towers embellished with striking elegance. Crafted to perfection, these ultra-premium residences are complimented with world class amenities. Here, grandeur transcends beyond your walls up to the horizon with a gorgeous view of the vast blue ocean. This urban oasis is spread across a massive estate of 5.38 acres of land, where breeze flows freely and you have the rare perks of openness. A residence here is truly one-of-a-kind as the city closes in on spaces, SIMĀNA'S sky-towering prowess offers spaciousness that goes beyond the boundaries, with palatially sized homes on some of the highest floors in the vicinity. Behold an experiential way of life, where your abode is a paradise of opulence and natural beauty this is where Mumbai's most thriving hubs circle around you; and a year here feels like lifetime in heaven.

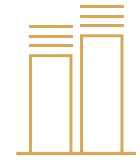


Artist's Impression





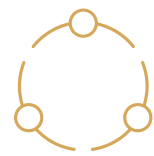
2,3,4 & 5 BHK LUXURY HOMES



BEAUTIFULLY CRAFTED TOWERS



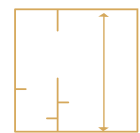
CENTRALLY LOCATED PLACE OF  
DEMANDING SOUTH MUMBAI



ULTRA MODERN AMENITIES



MESMERIZING VIEW OF ARABIAN SEA



FLOOR TO FLOOR HEIGHT OF 3.6 METER





A man and a woman in business attire are sitting in the back of a car, looking at a tablet together. The woman is smiling and the man is looking at the screen. The car's interior is visible, including the seats and the window frame. The background shows a blurred city street scene.

Make exclusivity  
your natural instinct.



Get Stunned with Efficient Planning.



# Get addicted to a life of comfort and convenience.



## KEY LANDMARKS

Lower Parel	2.9 KM	Mahalaxmi Race course	6.2 KM
Eastern freeway	3.2 KM	B.K.C	12 KM
Byculla Zoo	1.6 KM	Domestic Airport Terminal-1	15.7 KM



## SHOPPING

Phoenix Mall	3.8 KM	Sobo Brand Factory	4.3 KM
Palladium Mall	3.9 KM	Nakshatra Mall	4.8 KM
Atria Mall	5.5 KM		



## HOSPITAL

Tata Memorial Hospital	2.7 KM	Hinduja Hospital	7.5 KM
Masina Hospital	2.3 KM	HN Reliance Foundation Hospitals	4.6 KM
Sparsh Childrens Hospital	2.7 KM	Saifee Hospital	5.5 KM



## SCHOOL

JBCN	1.7 KM	Diamond Jubilee High School	2.7 KM
Gloria Convent High School	2.1 KM	Holly Cross International School	1.8 KM
Regina Pacis Convent High School	2.5 KM	Aditya Birla World Academy	4.6 KM



## HOTELS & RESTAURANTS

ITC Grand Central	1.6 KM	Balwas International	3.7 KM
Four Seasons	4.2 KM	Pritam Da Dhabba	3.8 KM
ST. Regis	4.8 KM	Copper Chimney	4.5 KM

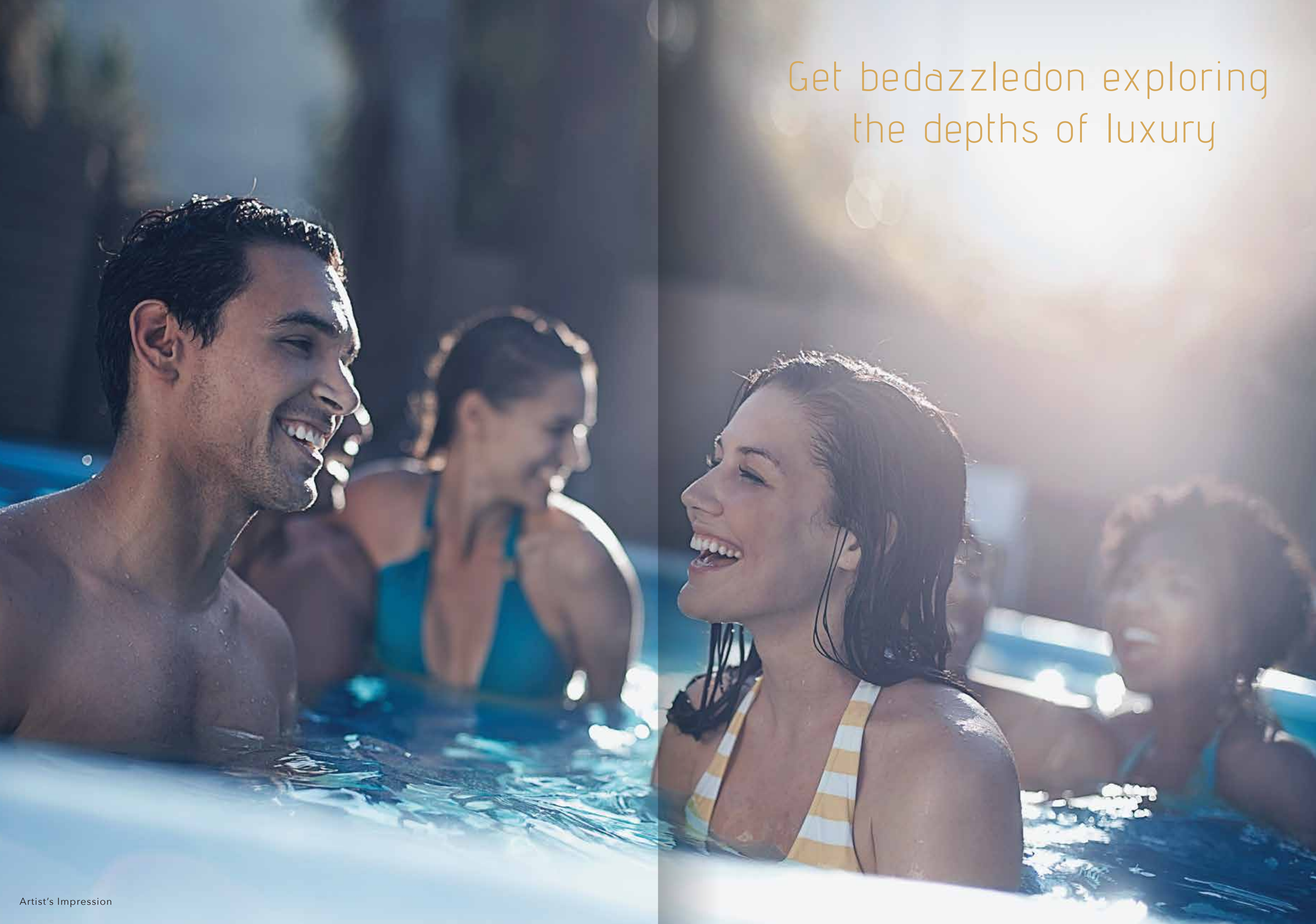
ARABIAN SEA



ARABIAN SEA



Get bedazzled on exploring  
the depths of luxury





Where rejuvenation becomes  
a daily habit.





Enjoy great family  
time everyday.







Artist's Impression

Let the little one's  
discover their land of fun

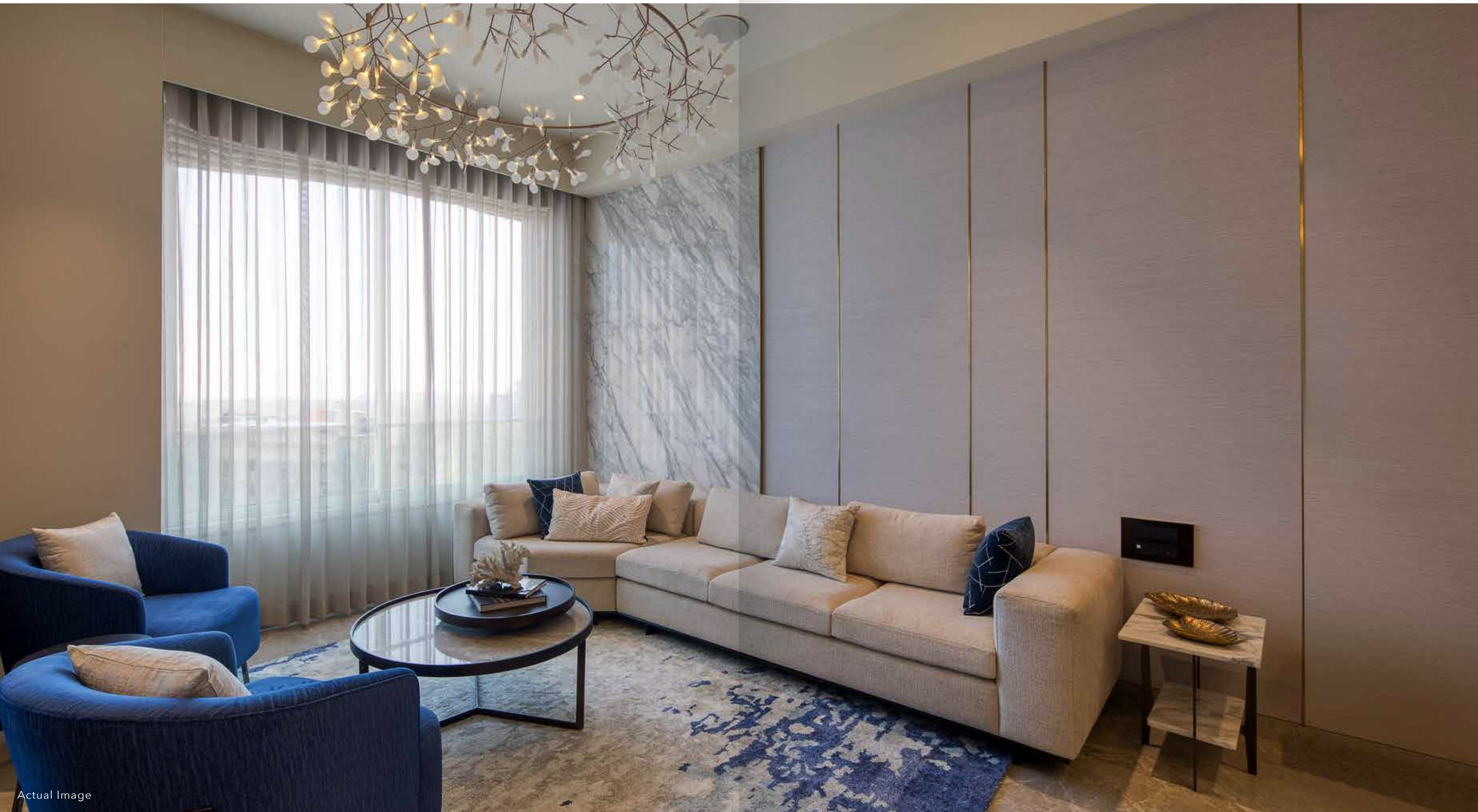


A high-angle photograph of a woman with dark curly hair, wearing a blue dress, laughing joyfully while sitting on a grey sofa. She is surrounded by several pillows, including a large beige one and a patterned one. A silver pendant light hangs from the ceiling on the right. The floor is dark wood, and a patterned rug is visible at the bottom.

Let rich experiences  
become a daily habit



Be awestruck  
by intricate design.







Actual Image

Find something  
new in every moment.



Get spoilt with all  
the flavours of modern living.



Actual Image



Actual Image



## Amenities

- Multipurpose Hall
- Gymnasium
- Interactive Pool
- Coffee Shop
- Children's play area
- Flower Garden
- Waiting Plaza
- Yoga and Meditation Zone
- Toddlers Area
- Multipurpose Lawn

## General Specification

- Premium Italian marble flooring in living room and bedrooms
- Ac's in living room and bedrooms
- Premium bathroom fittings
- Apartments designed for maximum ventilation and natural lights
- 24X7 security system with CCTV cameras
- Fire Sprinklers in each apartment parking areas
- Aesthetically beautiful landscapes
- More than 75000 sq. ft. of open space on the ground level
- Amenities spread across 95000 sq. ft. approx.
- No public car parking
- Low density area
- IGBC certified green project
- Provision for EV charging points
- Waste water treatment plant
- Efficiently designed building walls and insulated rooftops to reduce energy usage

And more ...





## Step into a higher realm of expansion

Mumbai is a unique city, where innovation is the only thing constant. SIMĀNA is graciously located at the beating heart of the city. With its central placing and upcoming infrastructural growth, the market value for a project of this calibre will increase tremendously. Owing to projects unique price listings and high value propositions, SIMĀNA has emerged as the dark horse in the real estate market. The present is constantly evolving to prepare us for a tomorrow that's ahead of its time, and there's no better place to witness this first-hand. Here, the future is right at your doorstep. With the ever upgrading infrastructural developments, this landmark address is one of the most profitable upgrades in South Mumbai. One can expect rising property appreciation due to an ever-increasing local and global demand for the prestigious neighbourhood, assuring you a lifetime of golden investment value.



## Key Associates

Architect

**Architect  
Hafeez  
Contractor**

Landscape Architect

**TLS  
MALAYSIA**

Constructions Partners



Structural Consultant



Green Building Certification



Liasoning Partner







Site Add.: SIMĀNA by Bhoomi, Western India Mills Compound, G.D. Ambekar Marg,  
Lalbaug, Parel, Mumbai- 400 033

Corp. Add.: A Wing - 8<sup>TH</sup> Floor, Kaledonia, Sahar Road, Andheri East, Mumbai 400059.

Contact: 022-68999800 | sales@simana-bhoomi.com | www.simana-bhoomi.com



The project has been registered via MahaRERA registration no. P51900033361, P51900033360 and is available on the on the website <https://maharera.mahaonline.gov.in> under registered project.

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