

A Project By:



DIPTI GROUP
Since 1982

Dean's



VARELLA

— MANSION —

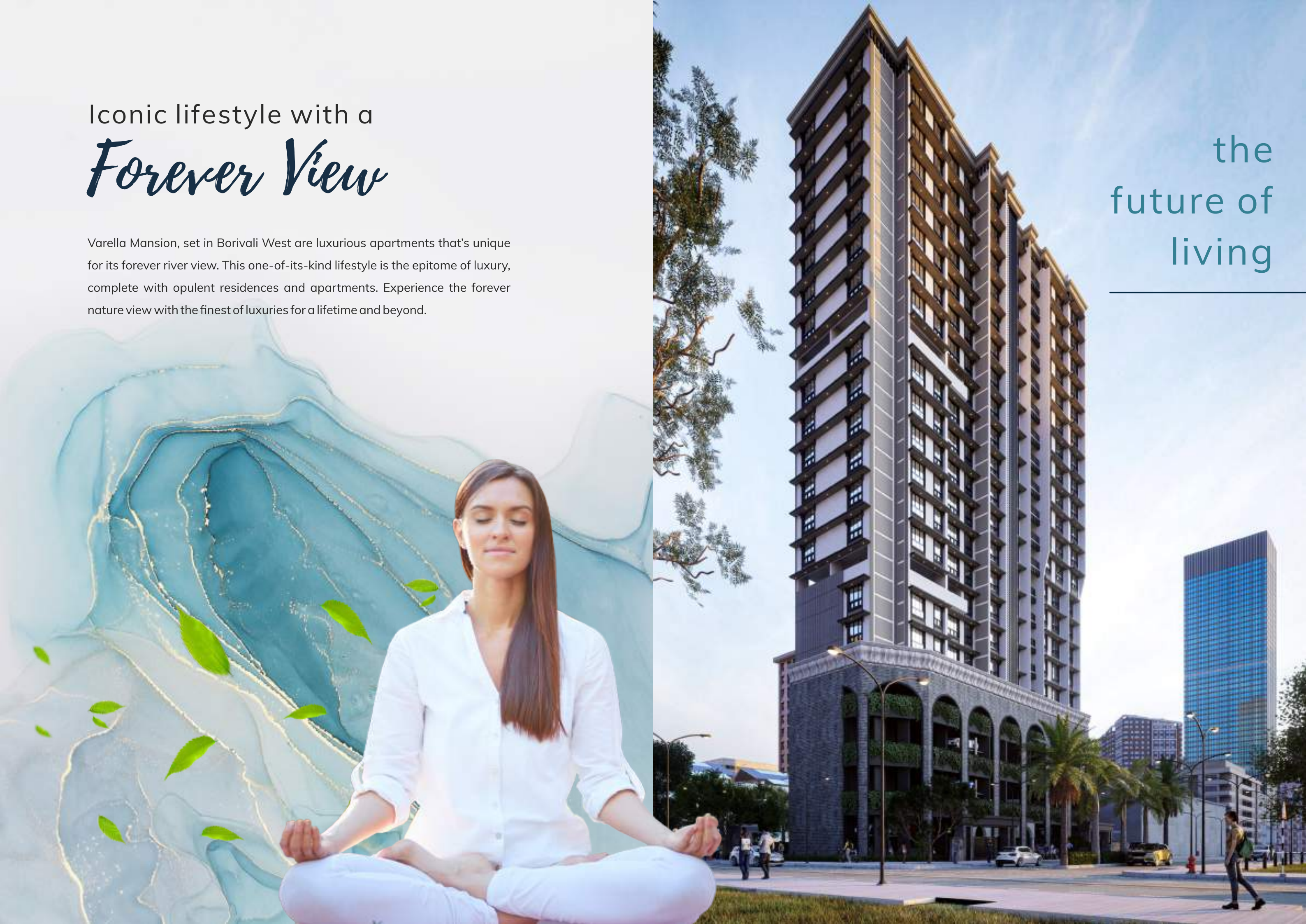
Borivali (W)

www.diptigroup.com

Iconic lifestyle with a *Forever View*

Varella Mansion, set in Borivali West are luxurious apartments that's unique for its forever river view. This one-of-its-kind lifestyle is the epitome of luxury, complete with opulent residences and apartments. Experience the forever nature view with the finest of luxuries for a lifetime and beyond.

the
future of
living





An Address for a *Lifetime & Beyond*

Varella is more than a convenient intersection on the map. It is a bridge between pristine life and modern lifestyle. It's an expanse of serenity abound with misty clouds. Amidst this is the sprawling residential hub bequeathed with modern conveniences. The majestic tower of Varella is located just off the Sardar Vallabhai Patel Rd. Most of all, it is positioned intelligently - away from the buzz, in the serenity and at the heart of metropolitan Mumbai.

magnificent
architecture,
contemporary
design and
everything
in between.

The bedrooms are ample, the kitchens are spacious, the amenities are aplenty, and the life within raises the bar in one of the most elegant areas of the city.



TERRACE GARDEN



FITNESS CENTER



Life at Varella



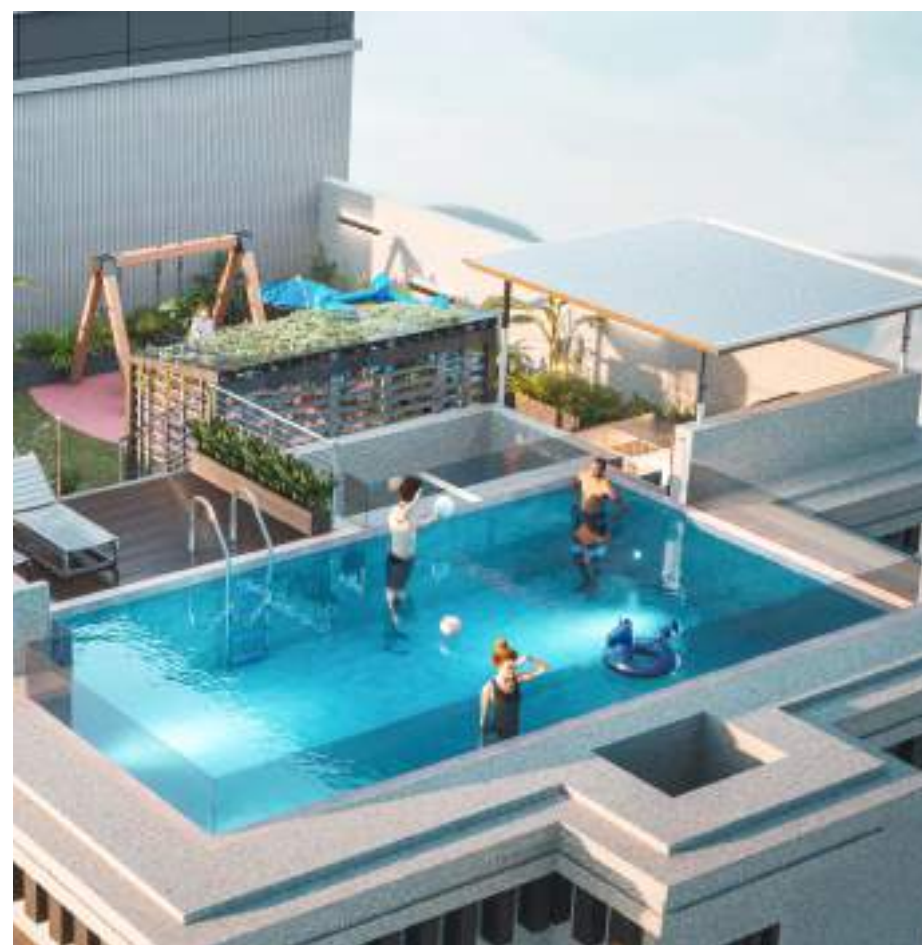
Your life is an endurance race against time, tide and timelines. With a landscaped garden, gymnasium, pool and a meditation zone you will be ready each day to take on the world of tomorrow.



TERRACE VIEW



ENTRANCE LOBBY



INFINITY POOL

Days shall begin inside the majestic walls of your bedroom, exercise can be followed at peaceful spots filled with nature's satisfactory colors, evenings can be spent at terrace garden and games/fitness activities can be pursued at the fitness center, and so on.

Elderly folk can also have their fine share of luxury at the leisure-oriented spots such as parks, apartment viewpoints, so on and forth. It certainly acts as a haven for the one's who wishes to live a well-appointed life inside this country.

An environment where co-curricular activities can be partaken along-with recreational activities, leisurely walks, a hearty dinner with family and relaxing at innovative infinity pool or in the open is what Varella insists on delivering.

come home
to a
distinguished
address



The Comforts



Here at Varella, we make sure your family gets only the best of everything. We know that every moment you spend with your loved ones is truly special. The graceful interiors and carefully crafted living spaces only forge the strong bond of togetherness that your family shares.

- Exclusive building design with Modern Architecture and spacious Balconies for select apartments
- Landscaped Terrace Garden with Sitting Area
- Infinity Swimming Pool
- Jacuzzi with Bubblers for kids in Infinity Pool
- Fitness Centre with Latest Equipments
- Landscaped spaces on ground level with Gazebo, sitting Area and Kids Play Area
- Attractive Entrance Porch with Security Cabin
- Closed Circuit Cameras (CCTV) for Hi-tech Digital Surveillance
- Grand Entrance Lobby with Italian Marble flooring
- High – Tech Fire-fighting system for common areas
- Sprinkler system in all flats for fire safety
- Podium Car Parking with Car Lift for swift movement of vehicles
- Rainwater Harvesting for recharging ground water.
- 2 Hi-speed Passenger Elevators of Otis or Equivalent
- Society Office

a contemporary living space.
set in a stylishly modern
location.

Apartment Features



Security

A top-of-the-line, three-tier system works around the clock to ensure a safe environment for you and your family.

- Video Door Phone with Intercom System for inter-building communication from Hi-vision or equivalent.
- Biometric Digital Main Door Lock



Bathroom

Apartments at Varella include beautifully constructed bathrooms that provide tenants with opulent personal space and adequate indulgences to satisfy their life of excess.

- Premium Bath Room Fittings of Jaquar or Equivalent
- Designer Wall Tiles In Bathroom With Anti Skid Flooring

Kitchen

Kitchens reflect the beautifully elegant style of contemporary kitchens and are fully equipped with all amenities and appliances including hob and kitchen chimney. Cooking here is a joyful activity.

- Premium range Full Tiles in the Kitchen on all the walls
- Granite Kitchen Platform with Stainless Steel Sink

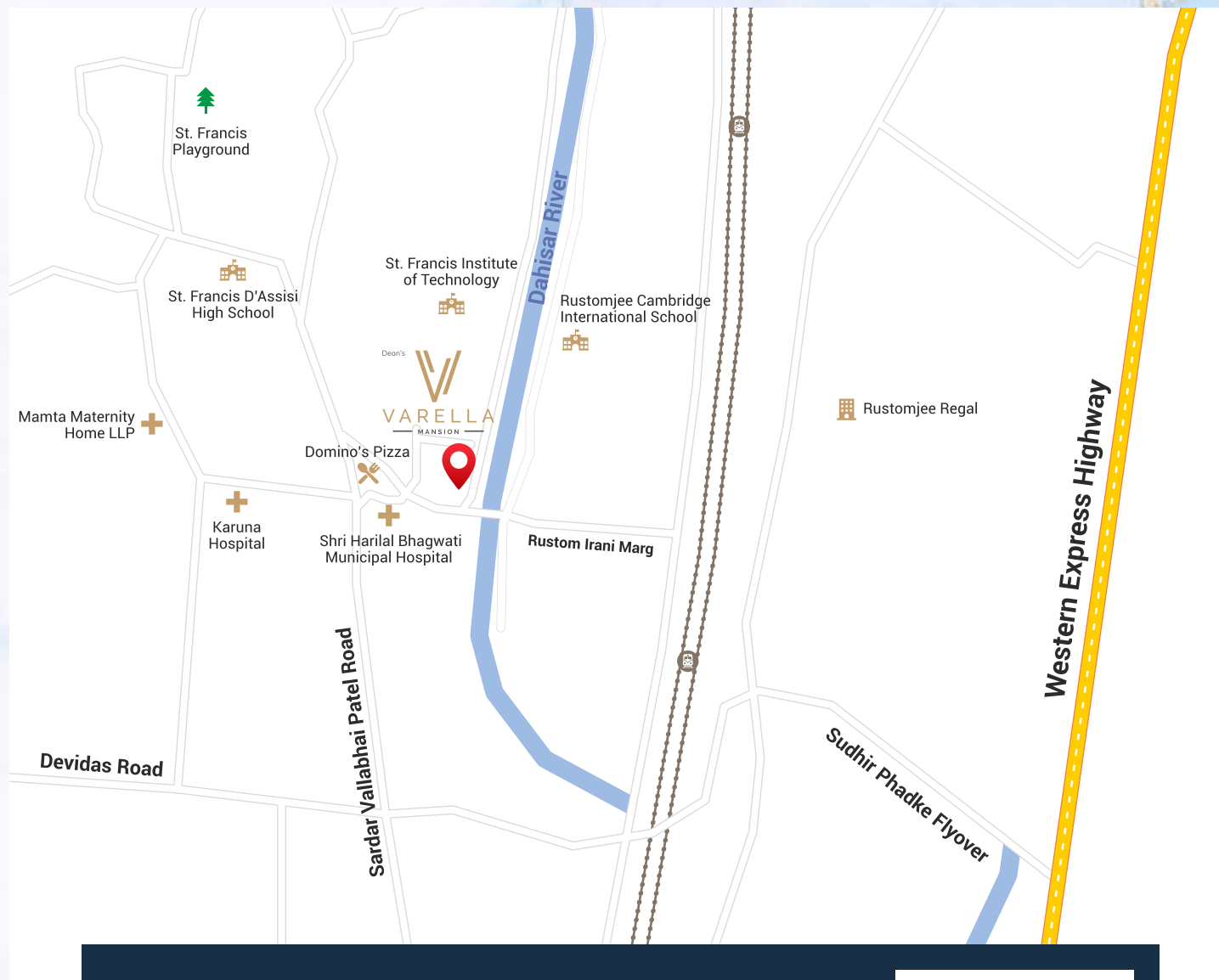


General

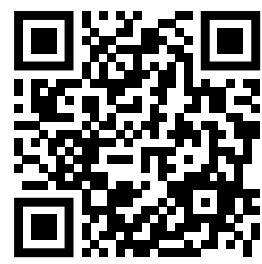
Large, spacious and airy Varella give pride of ownership. Thoughtfully designed to be the perfect living space as well as the scene for celebrations and parties. The deliverance of beauty, luxury and grace in any occasion indeed supplements the ambiance

- Hi-gloss Full Body Vitrified Flooring Tiles
- Modular Switches With Sufficient Points from Anchor-Panasonic or equivalent brand
- Heavy Section Anodised Aluminum Sliding Windows of Jindal or equivalent





Location Map



The prominent backdrop of Borivali West is just perfect for you. You get a bird's eye view of everything around and enjoy living at one of the most prestigious addresses in Mumbai. A priceless moment to be treasured forever.

Malls. Movies. Hotels. Restaurants. Clubs. Parks. Country Clubs. Gyms. Gardens. Markets. Entertainment Zones. Everything is right next door. The best on one single platter for your beloved family and you.

Other Projects



Dipti Business Centre, Ambernath (E)



Shree Gopal (Commercial), Jogeshwari (E)



Atira Terraces, Andheri (E)



Dipti Royal Arc,
Shivaji Park Dadar (W)



Om Shivalaya, Jogeshwari (E)



Dipti Surya, Jogeshwari (E)



DIPTI GROUP
Since 1982

DEAN HOME LLP

1, Hendre Castle, Gokhale Road (North), Dadar (W), Mumbai - 400 028, India.

Website: www.diptigroup.com | Email: info@diptigroup.com

ARCHITECT:

Mr. Saurabh Suhas Borole,
M/s. S. B. Associates

RCC CONSULTANTS:

Mr. R D Deshpande
M/s. Epicons Consultants Pvt Ltd

Dean's

VARELLA
MANSION
Borivali (W)

Contact: **95949-90646, 98208-16420**

Address: DEAN'S VARELLA MANSION, Madonna Colony, Borivali (W)

E-mail: info@diptigroup.com

Website: www.diptigroup.com

Approved by MahaRERA | website: <http://maharera.mahaonline.gov.in>

The contents, illustrations, depictions and photographs in this brochure are indicative and for representational purposes only. Information about the project as contained in this brochure is only conceptual and indicative of the kind of development that is proposed and does not constitute part of an offer or contract. Artists impressions are used to illustrate key features. We do not undertake any misrepresentations implied to any person due to contents of the brochure. We reserve the right to alter, amend, and vary in the interest of the project, the layout, plans, specifications or features subject to the approval of the authorities, without prior notice or obligations. We also reserve the right to modify/revise the specifications and replace the brands mentioned with other comparable brands.