

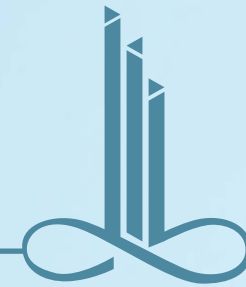
# SKY LIVING AT ITS FINEST



CHIRAG  
HEIGHTS

PARSI COLONY, DADAR, MUMBAI

ELEGANT  
HARMONIOUS  
LUXURY





## ELEGANCE OF THE ELEVATION



A sophisticated still a simple looking piece of Architecture, a vertical beauty with cascading facade elements- Chirag Heights promises you that kind of indulgence that signifies the thought that the beauty lies in the eyes of a beholder. A mid-skyscraper of boutique well appointed residences assures you a space of ownership within the buzzing cosmopolitan that belongs to everyone.



# HARMONIOUS LUXURY



Chirag Heights is a 21-storied residential building that seamlessly blends architecture with aesthetics. It comprises Ground stilt and four dedicated parking floors and 5th to 21st levels having only 2 residences on each floor for an exclusive lifestyle with a modern elevation and facilities.

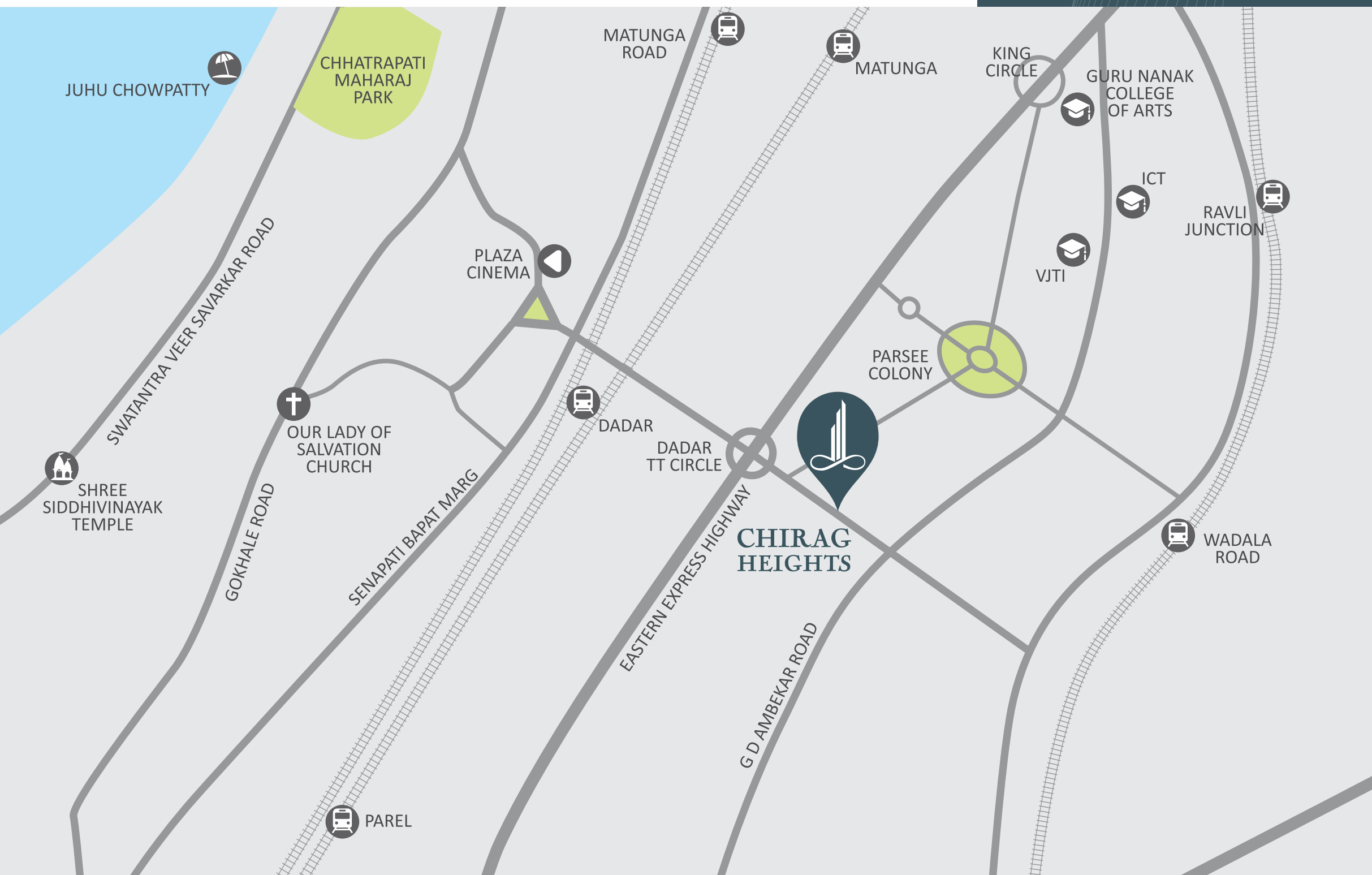




## THE LOCATION

Located in one of the most prominent and convenient locations of Mumbai- Near Dadar TT circle, the project offers the best modern infrastructure & connectivity through roads, railways and the upcoming metro that shall always co-exist with the old charm of Greater Bombay.

Chirag Heights is such insignia of an address that a very few belong to.



## LOCATION HIGHLIGHTS

### Prime Residential Area:

- Parsee Colony: Known for its peaceful and clean environment, and well-maintained surroundings with ample gardens, recreational space, greenery, and well-planned locality.

### Connectivity:

- Proximity to Dadar Station
- Wadala Station: Wadala is the junction of the western & harbour railway lines, monorail station (3 minutes walking distance from Chirag Heights).
- Trans-harbour link road connecting to the outskirts of Mumbai within 15 minutes drive

### Educational Institutions:

- Renowned Schools: Proximity to top schools like Don Bosco High School, Balmohan Vidyamandir, and Shardashram Vidyamandir, I.E.S. School.
- Colleges: Nearby educational institutions like Ruia College and Welingkar Institute of Management, Khalsa College, S.N.D.T.

### Healthcare Facilities:

- Hospitals: Close to reputed hospitals like P.D. Hinduja Hospital, KEM Hospital, Tata Memorial Hospital, Shushrusa Hospital, Rehga Hospital, and Mehta Cardiac Hospital, ensuring easy access to medical care.

### Recreation and Lifestyle:

- Shivaji Park: A short drive to one of Mumbai's largest public parks, ideal for refreshment, sports, and relaxation.
- Five Gardens and Ruia College ground.
- Shopping and Dining: Access to popular shopping areas like Dadar TT Circle, local markets, and a variety of restaurants.
- Cultural Centers: Close to theaters and cultural hubs like Ravindra Natya Mandir, the iconic Shivaji Mandir, and Yashwantrao Chavan Auditorium

### Religious Places:

- Temples and Churches: Near famous religious sites such as Siddhivinayak Temple, Our Lady of Salvation Church, and local Parsee temples.

### Safety and Security:

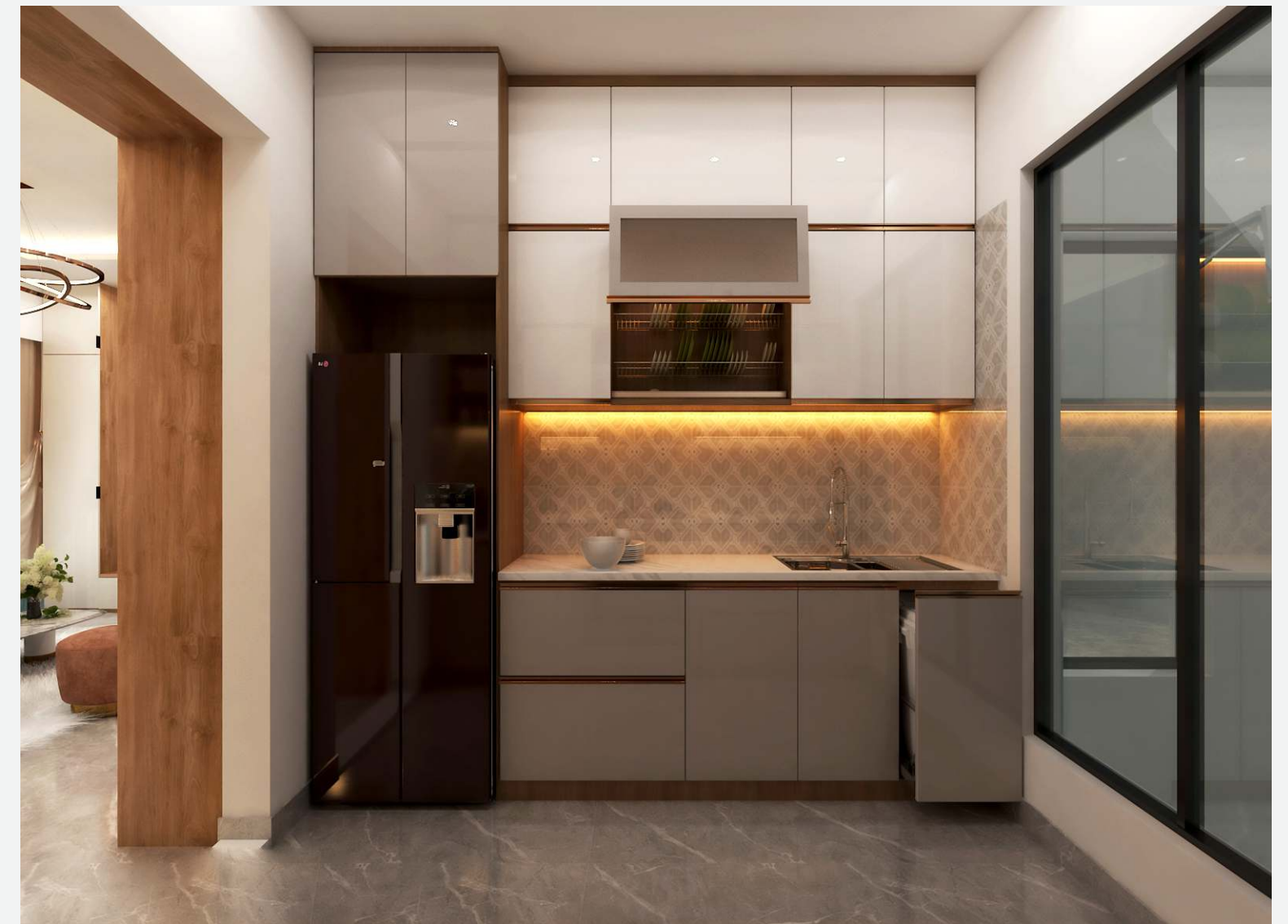
- Well-Established Neighborhood: Known for its safety, community-oriented living, and low crime rate, making it a preferred choice for families and elderly residents.

### Real Estate Appreciation:

- High Demand Area: Dadar East, especially Parsee Colony, is a coveted real estate location, with high appreciation potential due to its prime location

### Green Spaces:

- Tree-Lined Streets: The area is characterized by tree-lined avenues, offering a pleasant and environmentally friendly atmosphere.



## EMPHATIC LAYOUTS



Every residence is crafted upon well scaled and very efficiently designed layouts. The French-styled windows for harmony with the air & light outside and it's thickness to keep the heat outside- that's nothing but a small dimension of the minutest details that have been thought about for keeping the residences cool and comfortable.





Chirag Heights is not just a residential building, it's a lifestyle. With a very thoughtful array of boutique but essential amenities, here is where the life begins to ascend.

## AMENITIES



FITNESS CENTER



CCTV COMMON AREA



INVERTER BACK OR LIGHT & COMMON LIGHTS



INTERCOM SYSTEM & VIDEO DOOR PHONES



FIRE SPRINKLER SYSTEM



REPUTED MAKE STACK PARKING



ELEGANCE ENTRANCE



HIGHTECH LIFT



BRANDED SWITCHES



LEADING BRRAND SANITARY & FITTINGS



GOOD QUALITY TILE



FULL SIZE FRENCH WINDOW



CROSS VENTILATION



ABUDANT NATURAL LIGHTS

## EXPERIENCE OF ELEGANCE AND OPULENCE

From the time you enter the project till you reach home by taking an elevator, Chirag Heights promises you an experience thats elegant and opulent. The beautifully designed entrance lobby, bespoke asthetics and high-speed modern elevators with latest technology offers the perfect blend of luxury and comfort.



ISOMETRIC VIEW  
5<sup>th</sup> to 14<sup>th</sup> Floor Plan



OPTION 1



OPTION 2

5<sup>th</sup> to 14<sup>th</sup> Floor Plan

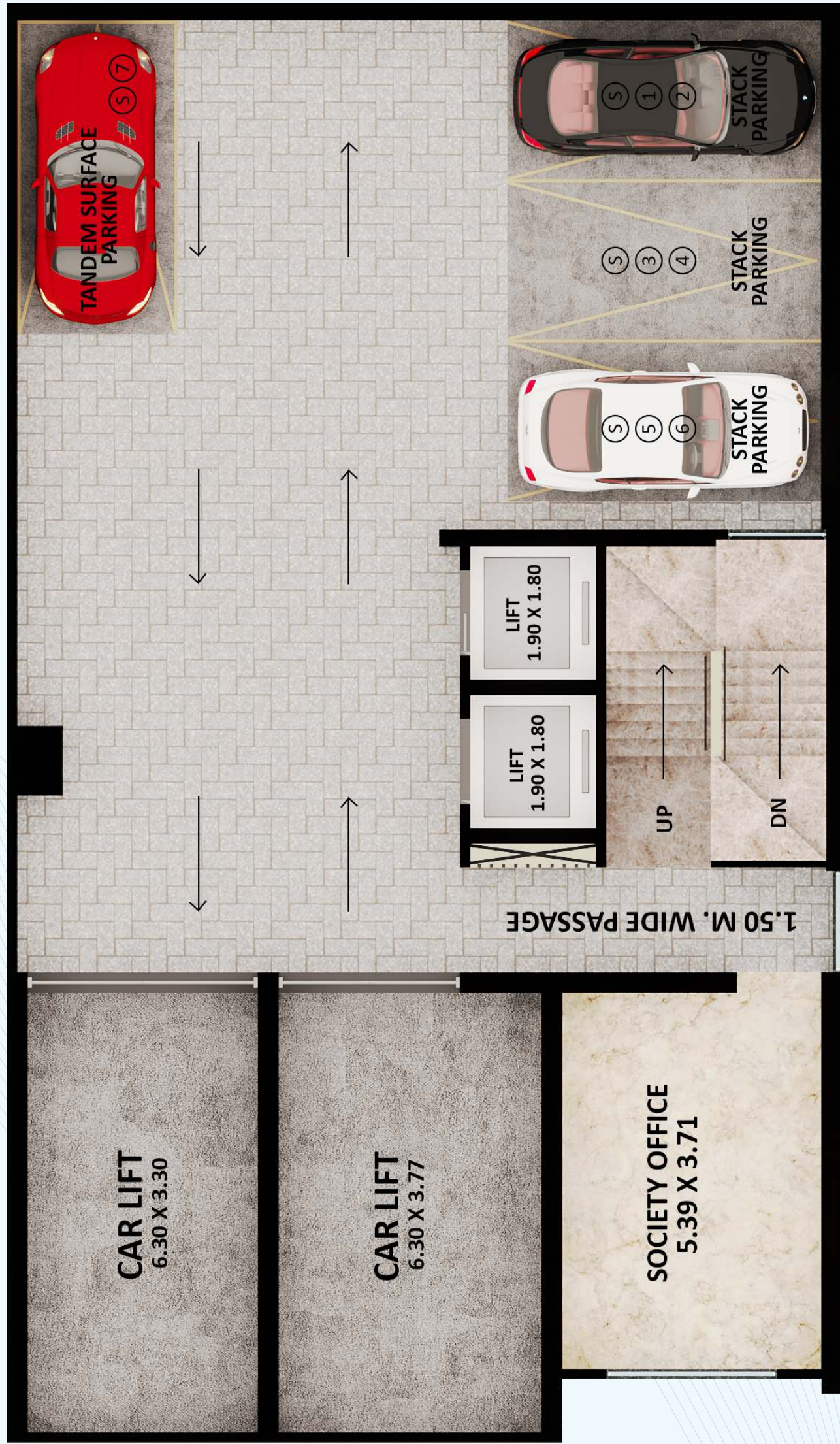
FLAT No.	TYPE	RERA CARPET AREA
1	2 BHK	770 Sq.Ft.
2	2 BHK	770 Sq.Ft.

ISOMETRIC VIEW  
15<sup>th</sup> to 21<sup>st</sup> Floor Plan



15<sup>th</sup> to 21<sup>st</sup> Floor Plan

FLAT No.	TYPE	RERA CARPET AREA
1	3 BHK	920 Sq.Ft.
2	2 BHK	660 Sq.Ft.



PODIUM FLOOR PLAN



GROUND FLOOR PLAN

Project by:



# NETTHEIM BUILDERS LLP

## CRAFTING DREAMS INTO REALITY

M/s Nettheim Builders, the name signifies our commitment to creating “Nice Homes”. Founded by Dr. Vivek Ganesh Bhartu and partners, our journey began with the vision to transform aging structures into vibrant homes—a mission that turns your dream house into a reality. Nettheim Builders LLP is not just a profit-making company; it’s a mission with a personal touch woven into every fabric of our business.

A member of:



### OFFICE ADDRESS:

764-E, Umrigar Building, Opp BEST, Parsee Colony  
Tilak Road, Dadar (E), Mumbai-400014.

### SITE ADDRESS:

C.S. No. 530 /10 of Dadar Matunga Division  
Plot No. 775, Parsee Colony, Mumbai-400014.

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**RCC Consultant:**  
MR. MANOJ RAMAKRISHNAN

**Project Approved By:**  
HDFC Bank & ICICI Bank



MahaRERA Registration No.: P51900047318  
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