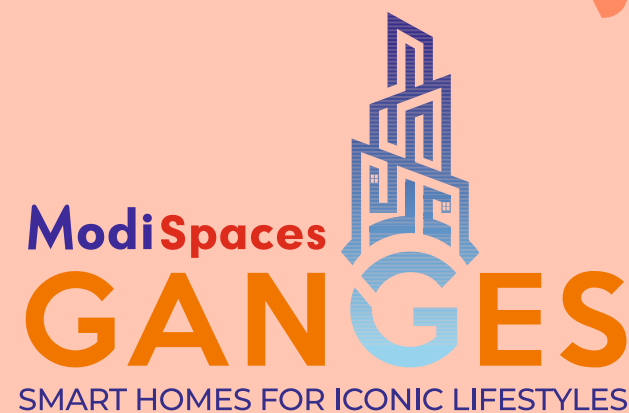




**ModiSpaces**  
Four Generations For Generations



“  
**BADHIYA GHAR**  
**LIJIYE PARIVAR KO**  
**KHUSHIYAN DIJIYE**  
”



**SITE ADDRESS**

Modispaces Ganges, Opp. Bhagwati Hospital, SVP Road, Borivali (w), Mumbai 400 103.

**HEAD OFFICE**

Ground Floor, Swastik Society, N S Rd Number 3, JVPD Scheme, Juhu, Mumbai, Maharashtra 400056.

**BRANCH OFFICE**

Keshav Mansion, Evershine Nagar, Off Link Road, Malad West, Mumbai 400064.



**8080809377**



**: Ganges to 750 650 4400**



**: sales@modispaces.com**

Disclaimer : All rights reserved. The project is indicative of the kind of development that is proposed. Artist's impressions are used to illustrate products and features. Furnishings, fixtures, fittings etc. If any, are shown for reference only and are not part of the standard units. Modispaces Real Estate Pvt Ltd. reserves the right to alter, amend and vary the layout, plans, specification or features as required for the approval of the authorities, without prior notice and obligations. Edition : March 2021







Founder & Director

## Redevelopment of quality lifestyles with exceptional quality lifespaces

Modispaces's illustrious journey has been fuelled by AMI (Anand Modi Inspirzz)'s vision to create not just landmark 'projects' but 'products' that add value and stand the test of time.

AMI is elated and proud to present yet another iconic landmark - 'Modispaces Ganges' - A futuristic abode envisioned by our founder Mr Anand Modi, to help you live above the crowd, and experience luxury like never before. Ganges is conceptualised for the high flying, and prosperous community of achievers. For whom time is money and living in style is second nature.

Ganges is a 21 storey luxury property situated in the prime and ever-buzzing Borivali West locale, with the very best connectivity. Every corner of this masterpiece is designed to offer you unparalleled comforts, a luxurious ambience and bespoke amenities.

The property also introduces a Smart Parking feature that ensures your entry and exit from the building in just a few clicks. At Modispaces we understand the value time holds for a jet-setting lifestyle and this feature is a perfect addition to match your opulent lifestyle. The home itself is a reflection of your limitless potential with clear high ceilings of 10.9 ft. (15<sup>th</sup> Floors and above) Recreation and family time is a luxury whose true value has been realised in the last two years. Our homes doubled up to become everything. This inspired us to give you an expansive, versatile turf area to unwind. Suitable for several of your favourite sports including cricket, football and basketball. This property is a dream culmination of the best location, amenities, construction and technology. Modispaces Ganges is the ultimate destination for smart living, and an iconic lifestyle!

Step into the future, and experience modern convenience like never before! Come live smart at Ganges.

*Anand Modi*  
UNSHAKEABLE CONFIDENCE



www.modispaces.com



Artist's Impression





## Live above the crowd, experience luxury like never before

Realty powerhouse Modispaces unveils yet another iconic landmark - Modispaces Ganges. Situated in a prime locale with the very best connectivity, this twenty one storey, ultra-modern masterpiece offers you unparalleled comforts, luxurious ambience and bespoke amenities.

Modispaces Ganges combines the allure of an ultra-modern aesthetic with tranquil surroundings resplendent with divine temples in the vicinity, thoughtful play areas for your little ones, exclusive spaces for senior citizens, an awe inspiring sky lounge that offers panoramic views of the city, hi-tech smart parking, there's something for everyone. Luxury and convenience are carefully interwoven with environmentally conscious features such as rain water harvesting and solar panels. With Modispaces Ganges, living an iconic lifestyle in style is now a dream come true!

Modispaces Ganges is a culmination of Anand Modi Inspirzz's far-sighted vision translated into a path-breaking landmark. Combining the aspects of luxurious living with tranquility, Ganges was conceptualised to bring like-minded communities together. The experience of home extends from your private living areas to the entire premise, where every face is familiar and every space is yours. A greatly spiritual and community oriented person himself, Anand Modi was inspired to highlight the beauty of devotion and culture, in an ultra chic and modern setting. Modispaces Ganges is a never seen before concept brought to life by Anand Modi through his relentless efforts and a far sighted vision of bringing people together, in style!





Artist's Impression

# GRAND ENTRANCE LOBBY

## Step into unmatched opulence, a new world awaits

A space designed to soak in the grandeur of the luxurious lifestyle and offer a worthy glimpse of the beautiful place you call home. Designed to inspire

# CHILDREN'S PLAY AREA

## Laughter, fun, & friends, in your favourite place!

The Children's play area, just like every other amenity, is designed to make playtime both fun and safe! It is where you can be rest assured that your child is having the best time, while being absolutely safe.



Artist's Impression



Artist's Impression

# GYM

## Get fit, in style!

Gym is situated at 21st Floor to give a lovely view like from East we can see the scenery beauty of National Park and in West we can see Green patch of Gorai and Pagoda. Conceptualized and setup for all fitness enthusiasts and intriguing for the non goers, the gymnasium at Modispaces Ganges is a state-of-the-art facility. It is where one can enjoy a lifestyle of fitness in the most stylish setting!



## APP-BASED SMART PARKING

### The future is smart, the future is here

The smart parking feature here ensures your entry and exit from the building in just a few clicks. Have the car ready for you in the foyer, before you and come back home to hassle free parking, all fully automated.



Stock Image





Artist's Impression

## VERSATILE TURF AREA

### Work hard, play harder!

The turf is suitable for all your favourite sports and in particular being:

- Football
- Cricket
- Basketball



# SKY LOUNGE

## Feel on top of the world, right at home!

The sky lounge is the perfect destination to match the glitz and glamour of your jet-setting lifestyle! Host parties, entertain your guests all in style. And what's even better? You get to experience and enjoy the panoramic views of the city as you soak in the fun!



Artist's Impression



Artist's Impression

# PARTY AREA

## Celebrate the big and small joys, in style!

A great ambience, groovy tunes, your favourite company, all in your home turf! Modispaces Ganges is where the lines of work and play are blurred out beautifully. Come plan your perfect celebration at the party area and celebrate in style!



Artist's Impression

# JOGGING TRACK

## Fitness, not too far from home

Be it your quick run before work or a leisurely walk after dinner, you don't have to go too far from home. Infuse fun into fitness with a broad multipurpose jogging





Artist's Impression

## LIBRARY

### The house of knowledge

Sometimes all you need is a book to get transported to a faraway land! A beautiful library designed to make your thought provoking reading sessions more enjoyable and aesthetic. Even a non-reader will be tempted to pick a book or two and start reading in this stunning place.

## CLUBHOUSE

### The ultimate luxury for your body, mind, and soul

Your busy lifestyles deserve a place where you can unwind from all the stress. The Ganges Signature Clubhouse comes with a host of stylish features that are perfect for some serious indulgence.



Stock Image



## LIVING ROOM

### Where the family converges in style

The living rooms at Ganges are truly a class apart! With a distinctive clear ceiling height of 10.9 ft designed keeping the opulence of your lifestyle in mind, this high ceiling matches the height of a dreamy lifestyle, an urban luxury we all crave for. The materials and combinations have been carefully chosen for their luxurious aesthetic and impeccable quality.



Artist's Impression

## KITCHEN

### The cuisine of love

The kitchen is a delightful place to be. A truly stylish space that's perfectly suited to your uber chic home. It is equipped with a classic black granite platform, a piped gas system, has bespoke dado tiling on walls, and is complete with a classy and durable stainless steel sink. Classic yet edgy, you will



Artist's Impression



Artist's Impression

## MASTER BEDROOM

### The place for ultimate comfort

Your private sanctuary which oozes elegance and class. The master bedroom is ever ready to help you unwind and relax with unmatched convenience and luxury. With a high ceiling, two way switches, a mosquito net and adequate light and power points, we've taken extra care to



Artist's Impression

## BATHROOM

### Refresh in style

An extension of your stylish lifestyle, the bathroom is designed to impress! It is so much more than JUST utility. With designer bath fittings and anti-skid flooring to glazed tiles, granite windows and world-class accessories, this space will tempt you to take longer showers and relaxed baths even on



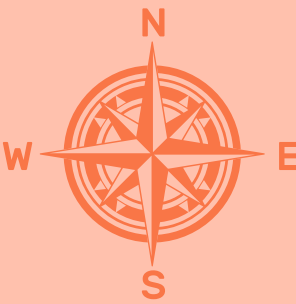
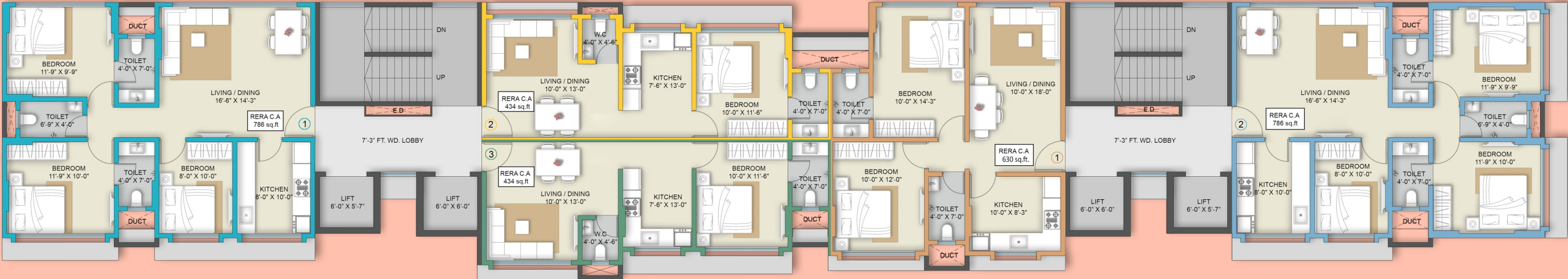
FLOOR PLAN



ModiSpaces  
Four Generations For Generations

WING B

WING A





# SITE MAP



Artist's Impression





RERA C.A  
434 sq.ft.  
**1 BHK**



Artist's Impression



Artist's Impression



RERA C.A  
630 sq.ft.  
**2 BHK**







RERA C.A  
786 sq.ft.  
3 BHK



Artist's Impression



Artist's Impression



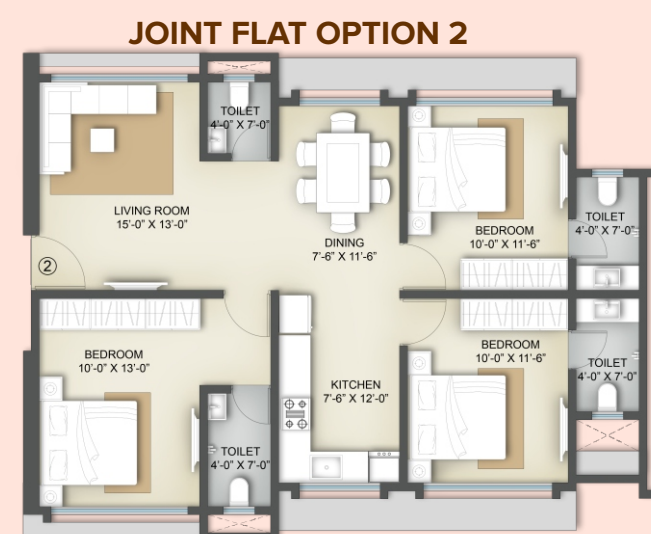
RERA C.A  
868(434x2) sq.ft.  
3 BHK







RERA C.A  
868(434x2) sq.ft.  
**3 BHK**



Artist's Impression

## EV CHARGING POINT

A lifestyle that's centred around the environment



Stock Image

Efficient elevator system and charging stations for electric vehicles complement our endeavours to be energy efficient.



# LOCATION HIGHLIGHTS



## EDUCATION

Mary Immaculate Girls Primary School  
St. Francis D'Assisi Jr College,  
St. Francis D'Assisi High School  
Rustomjee International School  
Narayana Science Jr College  
St. Lawrence High School  
JBCN International School  
St. Francis ICSE School  
St. Francis Engineering & Technical College  
(This is one of the top engineering college in Mumbai)

Drive 3min/500m  
Walk 4min/350m  
Drive 7min/650m  
Drive 7min/750m  
Drive 3min/1.2km  
Drive 2min/900m  
Walk 1min/250 m



## CONNECTIVITY

Om Lalita Petrol Pump Drive 4 min/1.4km  
Dahisar station Drive 7min/2.7km  
Borivali station Drive 6min/1.7km  
Near Link Road Drive 4min/1.5km  
Upcoming Metro station Drive 4min/1.5km  
Western Express Highway Drive 4min/1.5km  
Reliance Mall Drive 10min/3km



## HERITAGE

Lord Mandepeshwar Caves



## HEALTHCARE

Shri Harilal Bhagwati Municipal Hospital  
Karuna Hospital  
Lotus Multispeciality Hospital

Walk 1min/120m  
Walk 3min/210m  
Drive 3min/1.5km



## LIFESTYLE

Chopstick Restaurant  
Hotel Shree Krishna  
Domino's Pizza  
Eskay Resorts, The E-hotel  
Starbucks Cafe  
D Mart  
Lotus Leaf, Eskay Resorts

Walk 2min/170m  
Walk 1min/85m  
Walk 1min/80m  
Drive 6min/2.3km  
Drive 4min/1.7km  
Drive 6min/2.1km  
Drive 6min/2.3km



## SPORTS / GREENERY

Mandepeshwar Civic Federation Gymkhana,  
M.C.F.  
St. Francis Playground  
National Park in the details (Greenery)  
Eskay Resorts (Club and recreation center)

Drive 3min/1.3km  
Walk 5min/310m



## CULTURE

Shree Ram Mandir Temple  
Shree Saibaba Mandir  
Jain Mandir

Drive 3m/210m  
Walk 3m/210m  
Drive 3 Min/1 KM



# RAINWATER HARVESTING & SOLAR PANELS



Stock Image

## Rain Water Harvesting

Self sufficient and thoughtful living

Modispaces Ganges cares about the environment. Rain water harvesting and percolation trenches are the most efficient way to store water and increase ground water levels.



Stock Image

## Solar Panels

A Sustainable, & smart lifestyle

Responsible living at its best. The solar panels at Ganges not only keep the power issues at bay but also ensure a sustainable solution to an extremely integral component of modern living.

# A PICTURE OF WHAT HAS BEEN AND A PROMISE OF WHAT'S TO COME

## Testimonial by Members of Ganges

Modispaces go above and beyond what is required to make the customer happy and we are grateful to have chosen them to build our home. Our society was due to go into redevelopment in 2015 and we received many proposals too, but we decided to go ahead with Modispaces. Their quality work and reputation was much heard of, and we got to experience it first hand when they undertook our project. Mr Anand Modi, Director and Founder of Modispaces leads from the front and will give us a home that we are all proud to call our own.