



YOUR FLIGHT OF FANCY  
ENDS AT THIS  
*Masterpiece  
OF Beauty.*





HERE'S A *Reality*  
MORE *Beautiful*  
THAN YOUR DREAMS.

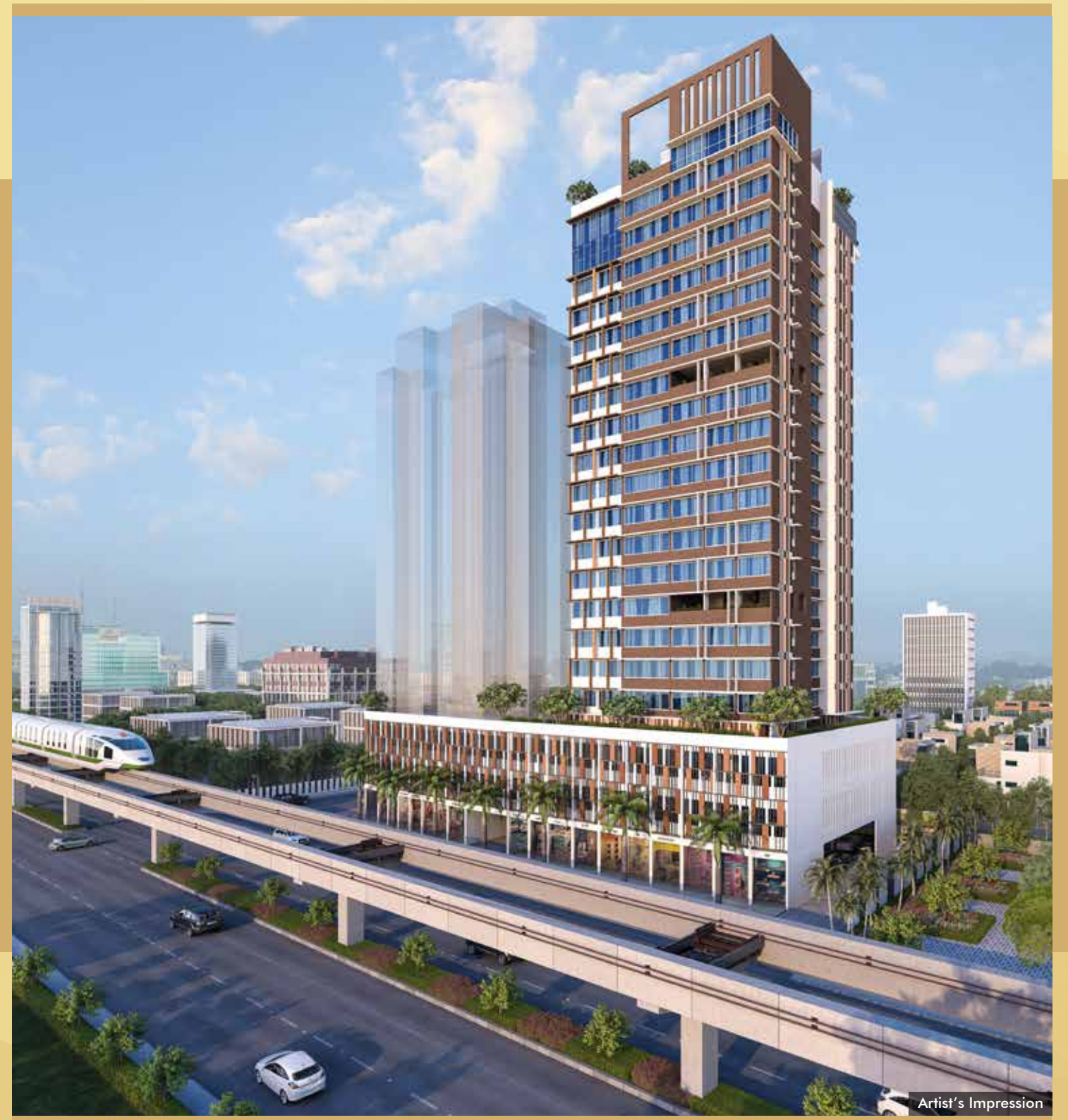
Dreams are fragile. Dreams are fleeting. Dreams are unreal. But if your dreams are beautiful, and if you have a steadfast belief in the beauty of your dreams; a beautiful reality is never far away.

Presenting Dosti Belleza. Indeed a refined manifestation of your delightful dreams, this stunning work of art fulfils your aspirations which you thought were ever so elusive. You are invited to reach for the stars on the wings of your dreams.

Ground + 2 Podium + 17 storeys | 2 & 3 BHK Apartments



Actual South East Side Day View From Site



Artist's Impression



## STAY CLOSE TO *Daily Needs*

### SCHOOLS

J.B.C.N International School	- 0.5 min
Don Bosco High School	- 10 mins
Podar ORT International School IB	- 10 mins
Kamaladevi Gobindram Tahiliani High School	- 12 mins
Holy Cross High School	- 20 mins
Bombay Scottish School	- 20 mins

### HOSPITALS

Global Hospital	- 05 mins
KEM Hospital	- 05 mins
Bajaj Orthopaedic Hospital	- 05 mins
Tata Memorial Hospital	- 12 mins
Kikabhai Trust Hospital	- 15 mins
Sion Hospital	- 20 mins
Wadia Hospital	- 25 mins
Hinduja Hospital	- 30 mins

### PLACES OF WORSHIP

Bhagwan Adeshwarji Jain Derasar	- 05 mins
Shree Suvidhinath Jain Derasar	- 06 mins
Shri Adishwar Shwetamber Jain Derasar	- 07 mins
Shri Guru Singh Sahab	- 10 mins
Swami Narayan Mandir	- 15 mins
Shree Mahavir Swami Jain Derasar	- 15 mins
Siddhivinayak Temple	- 25 mins

### COLLEGES

Ruia College	- 15 mins
Welingkar College	- 15 mins
Podar College	- 17 mins
VJTI College	- 20 mins

### ENTERTAINMENT

PVR, Sion	- 20 mins
Imax Adlabs, Wadala	- 25 mins
Shivaji Park	- 15 mins
High Street Phoenix Mall	- 16 mins

### FINE DINE RESTAURANTS

Punjab Grill	- 18 mins
The Sahib Room & Kipling Bar	- 19 mins
By The Mekong	- 20 mins
Rivers To Oceans	- 20 mins

### NIGHT LIFE

Tamasha	- 16 mins
Todi Mill Social	- 18 mins
Farzi Cafe	- 18 mins
Hard Rock Cafe Mumbai	- 16 mins

### HIGH STREET SHOPPING

D Mart	- 0.5 min
High Street Phoenix Mall	- 16 mins
Gandhi Market	- 20 mins
Matunga Market	- 20 mins
Dadar Market	- 30 mins







Actual North Side View From Site



Actual West Side View From Site



# *Recreation*

## THAT BLOSSOMS WITH THE LUSHNESS OF GREENERY

At Dosti Belleza, even the rejuvenation flourishes with the freshness of nature. It includes a fitness center nestled at the 17th level of the building, and comprises of all modern-day amenities perched atop the podium level. In addition, there is a green walkway that serves as an unwinding pathway to submerge in soulful serenity and utmost peacefulness.



Stock image used for representation purpose only



Artist's Impression



# INTERNAL & EXTERNAL *Specifications*

## APARTMENT

- Vitrified tiles in living, dining, passage, kitchen and in all bedrooms.
- Wooden finish antiskid vitrified tiles in utility area
- Color anodized sliding window with tinted glass with ms grills in bedrooms & ss glass railing in living room
- Mosquito net for all bedrooms and living room
- All side walls of the room, kitchen, passage painted with luster paint & ceiling plastic paint
- Provision for split ACs in all bedrooms & living room
- Electrical wiring & fitting of concealed type P.V.C conduit good quality copper wire
- All electrical switches of reputed make
- One ELCB per flat & MCB for each room
- TV, internet & telephone points in living room & bedrooms
- Doors in living, bedroom & toilet in laminate finish on both the sides. Fire resistant door with laminate finish for kitchen.

## KITCHEN

- Agglomerated quartz stone on kitchen platform with marble support
- Stainless steel sink with dry board of reputed make
- Vitrified dado tiles on all the walls upto beam bottom

## BATHROOM

- Anti skid vitrified tiles for all toilet flooring
- All the toilets with vitrified tiles cladding up to beam bottom
- False ceiling in all toilets
- Bath & sanitary wares of reputed make

- 15 ltr. boiler with hot-cold mixer in all toilets
- Glass partition in shower area for master bedroom toilets
- Mirror above the counter

## COMMON AMENITIES & FACILITIES

- All typical floor lift lobbies with vitrified flooring & full height vitrified dado tiles with false ceiling.
- Central intercom system with CCTV & video door phone
- Two passenger & one service lift of reputed make
- Provision for visitor parking

## SAFETY & SECURITY

- 24 hours security
- Provision of access control card for additional security
- Security access control provision at podium & main entrance lobby
- Fire fighting & fire alarm system for entire building
- Fire sprinklers in each apartment, parking areas & lift lobbies
- All common areas supervised by CCTV
- The project features use of high efficiency aluminium formwork system with block work for quality construction (Mivan technology)



Stock Image



PODIUM LAYOUT TOP



- LEGEND
- 1. ENTRY TO PODIUM GARDEN
  - 2. SEATING DECK WITH PERGOLA
  - 3. PARTY LAWN
  - 4. SEATING ALCOVES
  - 5. KIDS' PLAY AREA
  - 6. WALKING PATH

TYPICAL FLOOR PLAN



Please Note: The interiors, furniture, fittings, fixtures, etc. shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the Agreement for Sale shall be final and provided in the flats. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/- 3% in carpet area may occur on account of design and/or construction exigencies. Conversion: 1 sq. mt. = 10.764 sq. ft.





4<sup>TH</sup> & 11<sup>TH</sup> FLOOR PLAN



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# LUXURIOUS 3 BHK - TYPE 1

## UNIT PLAN



RERA CARPET AREA: 96.30 SQ. MT. (1036.57 SQ. FT.)

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Areas	Size
LIVING	18'9" x 17'0"
KITCHEN	12'0" x 7'5"
M. BEDROOM	11'2" x 14'7"
ATT. TOILET	5'0" x 8'0"

Areas	Size
BEDROOM	11'0" x 10'10" 3'3" x 8'0"
ATT. TOILET	7'0" x 5'1"
BEDROOM	10'10" x 11'5"
COMMON TOILET	5'0" x 8'3"

Areas	Size
PASSAGE ETC.	5'3" x 3'0"
DRY BALCONY	3'7" x 7'1"



# SUPER LUXURIOUS 3 BHK - TYPE 2

## UNIT PLAN



Please Note: The interiors, furniture, fittings, fixtures, etc. shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the Agreement for Sale shall be final and provided in the flats. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/- 3% in carpet area may occur on account of design and/or construction exigencies. Conversion: 1 sq. mt. = 10.764 sq. ft.



RERA CARPET AREA: 104.00 SQ. MT. (1119.46 SQ. FT.)

Areas	Size
LIVING	19'0" x 16'3"
KITCHEN	9'0" x 11'0"
M. BEDROOM	11'4" x 12'2"
ATT. TOILET	7'11" x 5'1"

Areas	Size
BEDROOM	11'6" x 12'9"
ATT. TOILET	7'10" x 5'1"
BEDROOM	10'9" x 12'10"
COMMON TOILET	5'0" x 8'0"

Areas	Size
PASSAGE	14'8" x 3'2"
DRY BALCONY	8'8" x 3'5"
ENTRANCE FOYER	4'2" x 5'10"



SUPER LUXURIOUS 3 BHK - TYPE 3  
UNIT PLAN (Refuge Floor)



RERA CARPET AREA: 105.71 SQ. MTS. (1137.86 SQ. FT.)

Areas	Size
LIVING	19'0" x 16'3" 1'8" x 13'1"
KITCHEN	9'0" x 11'0"
M. BEDROOM	11'4" x 12'2" 11'2" x 0'8" 3'0" x 7'9"
ATT. TOILET	7'11" x 5'1"

Areas	Size
BEDROOM	10'9" x 12'10"
C. TOILET	5'0" x 8'0"
GUEST BED	11'6" x 12'9"
ATT. TOILET	7'10" x 5'1"

Areas	Size
PASSAGE	14'8" x 3'2"
DRY BALCONY	8'8" x 3'5"
ENTRANCE FOYER	4'2" x 5'10"

Please Note: The interiors, furniture, fittings, fixtures, etc. shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the Agreement for Sale shall be final and provided in the flats. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/- 3% in carpet area may occur on account of design and/or construction exigencies. Conversion: 1 sq. mt. = 10.764 sq. ft.







**Site Address:** Dosti Belleza, Adjacent to JBCN International School, G. D. Ambekar Marg, Parel, Mumbai - 400 012 • T: +91 86577 03367

**Corporate Office:** Dosti Realty Ltd., Lawrence & Mayo House, 1<sup>st</sup> Floor, 276, Dr. D. N. Road, Fort, Mumbai - 400 001.  
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The project has been registered via MAHARERA registration number: **P51900015989** and is available on website - <https://maharera.mahaonline.gov.in> under registered projects.

Disclosures: (1) The artist's impressions and stock images are used for representation purpose only. (2) Furniture, fittings and fixtures as shown/displayed in the image of flat are for the purpose of showcasing only and do not form part of actual standard amenities to be provided in the flat. The flats offered for sale are unfurnished and all the amenities proposed to be provided in the flat shall be incorporated in the Agreement for Sale. (3) The sale of all the flats in the Dosti Belleza shall be governed by terms and conditions incorporated in the Agreement for Sale. (4) The project is mortgaged to ICICI Bank Ltd. NOC from the mortgagee bank will be provided, if required.