Hidden from the neon and noise of the city
Tucked away somewhere between
imagination and reality;
Is a world jealously guarded by trees.
An urban myth to most.
A well-kept secret for a select few.
Welcome to Exquisite by Oberoi Realty

A HIDDEN WORLD REVEALED
Oberoi Realty is one of India’s leading real estate development company, headquartered in Mumbai. It is focused on premium developments in the residential, office space, retail, hospitality and social infrastructure verticals. With nearly three decades of experience, today it has become an established brand with a track record of developing innovative projects through its emphasis on contemporary architecture, strong project execution, and quality construction. It aims to build aspirational developments for its customers with distinctive designs, functionality, and finishes.

Oberoi Realty seeks to create landmark projects through its mixed-use and single-segment developments. The company continuously evolves by keeping itself abreast with changing global and national trends and staying current with new architectural practices and technological advances. This mix of innovative design, planning initiatives and use of cutting-edge technologies has enabled the company to stay ahead of its competition.

PROJECT PORTFOLIO
39 completed projects
7.04 mn. Sq. Ft. of space developed
~21.98 mn. Sq. Ft. to be developed in the near future
Every measure has been taken to shield you from the madness of the city. How? Simple. By building an integrated township around Exquisite by Oberoi Realty. Only this one, in characteristic Oberoi Realty style, is unlike any other you’ve seen. One that’s home to hundreds of trees and loads of style and convenience. This is Oberoi Garden City. A setting worthy of a gem like Exquisite by Oberoi Realty.

LOCATION
Goregaon (East)
Adjacent to the arterial Western Express Highway
Overlooking lush Aarey greens
16 Kms from Bandra Kurla Complex

COORDINATES
19°10’17.95 N 72°51’49.70 E

GETTING THERE & AROUND
Closest railway station: Goregaon
10 Kms from the Domestic Airport
11.5 Kms from the International Airport
Closest highway: Western Express Highway
Close to proposed Mumbai Metro Station

CLIMATE
Winter: November – February
Summer: March to May
Monsoon: June to September
(Low 80s to Low 90s Fahrenheit)
Exquisite by Oberoi Realty is one of the Oberoi Realty’s most exclusive projects and they’d like to keep it that way. Nestled amidst a sanctuary of trees and gardens. An ideal base from where you can set out on new journeys into the world out there.

FAST FACTS

- 3 high-rise towers
- Each tower with 3 wings
- Apartment Configurations:
  - 3 bedrooms: Luxury
  - 3 bedrooms: Grande
  - Duplex
  - Penthouse
- Multiple Podiums
- Ample Car Parking

LOCATION

Situated on naturally contoured hilly terrain.
One stroll down Oberoi Garden City and it's clear why this hidden gem is called Exquisite. Whether its the tranquil bamboo gardens or a relaxing evening at the pool deck, no worry can touch you here.

AMENITIES AND FEATURES
- Landscaped Garden
- Entrance Lobby with High Ceiling
- CCTV in Select Common Areas
- Children's Play Area
- Jogging Track
- Squash Courts
- Multipurpose Court
- Futsal Court
- Skating Rink
- Swimming Pool
- Kids' Pool
- Pool Deck
- Gymnasium
- Multipurpose Hall
- Cold Water Jacuzzi
- High-Speed Elevators
- Backup Generator for Emergency Power

INSIDER TIP
We recommend you carry a few sandwiches and a book into the bamboo garden for a quiet picnic on a drowsy Sunday afternoon.
Imported marble flooring for living, dining, kitchen and all bedrooms
Vitrified/ceramic tiles for bathroom flooring and dado
Wash basin counters
Vitrified/ceramic tiles dado 2 feet high above kitchen platform
Kitchen platform with stainless steel sink and drain board
Marble for master bathroom’s flooring
Full height marble as dado for master bathrooms
Anti-skid tiles in the planter areas
Aluminium windows
Concealed plumbing
Branded C.P. fittings
Branded electrical switches
Video door phone
Laminated flush doors

Let the serene space serve as a gateway to the hidden world inside you. Loosen the rein of reality and let the mind’s travel begin.

THINGS TO EXPECT AND THEN
A BIT OF THE UNEXPECTED
LIVING, DINING & KITCHEN

Each hallway allows views of the surrounding landscape. Ensuring that you'll never have to leave the city, to leave the city...
Cocoon into sheets of comfort and let tranquility wrap itself around you.
BATHROOM

Surrender yourself to the charms of the state-of-the-art installations here. Lazy decadence beckons you.
GUEST BEDROOM
Disconnect yourself from the world you know and find yourself in a place you’ll recognize from your dreams.
Oberoi Realty has gone the extra mile to keep up with their commitment of delivering outstanding service. Not just stopping at what you might need but ensuring you’ll be spoilt for choice. All within the environs of Oberoi Garden City.

Oberoi Mall: A retail Complex
Commerz: A 32-storey mixed-use office space tower
Commerz II: A new age office space
The Westin Mumbai Garden City: A 5-star hotel operated and managed by Starwood
Oberoi Woods: A 600-unit residential complex
Oberoi International School: A contemporary urban school offering the international Baccalaureate Organization (IBO) and Cambridge International Examination Curriculum (CIE)

UPCOMING PROJECTS IN OBEROI GARDEN CITY
A mixed-use/office space
A state-of-the-art Hospital
Esquire by Oberoi Realty & subsequent developments

FREQUENTED HOTSPOTS
Oberoi Mall
Hotel: The Westin Mumbai Garden City
Speciality dining restaurants
The dimensions mentioned on these floor plans are as per the plans approved by the MCGM. The furniture / fixtures etc. shown in the image are only indicative and representational (not actual) in nature and are only for the purpose of illustrating reflecting a possible layout and do not form a part of the standard specifications, amenities, services, etc. to be provided in respect of the flat. All specifications of the flat shall be as per the agreement for sale of any between the parties. This document may be modified and amended as mentioned in the proforma Agreement for Sale.
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You are requested to independently, either directly or through your legal/financial consultants, thoroughly verify all details/documents pertaining to this project including the Approved Layout With Phasing/User Superimposed; the proforma Agreement for Sale, which details the Fixtures and Fittings, the common areas, facilities and amenities; the approvals and permissions; the title certificate and details of encumbrances; and, the manner in which the entire layout is proposed to be developed.

This brochure does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof and/or a disclosure under any statute of any nature whatsoever.

The layout plan, the orientation of buildings/towers/wings/structures, the common areas, facilities and amenities, the fixtures, fittings, soft furnishing/furniture, gadgets, technology, information, pictures, images and visuals, drawings, specifications, sketches and other details herein are merely creative imagination and an Architect’s impression and are only indicative. The developer reserves the right to change any or all of these in the interest of the development as permissible under law. These should not be construed in any manner as disclosures under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules thereunder and/or applicable law, and the relevant applicable disclosures shall be made at an appropriate time.

All dimensions mentioned in this brochure may vary/differ due to construction exigencies. Actual product may vary/differ from what is indicated herein. Further, dimensions mentioned on the floor plans are as per the plans approved by the MCGM.

The photographs contained herein may be stock/standard photography used for the purpose and may have been taken at a location other than the project site and are used to indicate a conceptual lifestyle.

No representation or warranty is made or intended as to the accuracy or completeness of the information herein or as to its suitability or adequacy for any purpose.

By agreeing to purchase, you have represented that you are fully and completely satisfied on all aspects of this project including as mentioned above, and that all documents and information as required to be furnished to you under RERA and applicable law has been duly furnished.

We have received Occupation Certificate (OC) for this project.