

A PROJECT BY



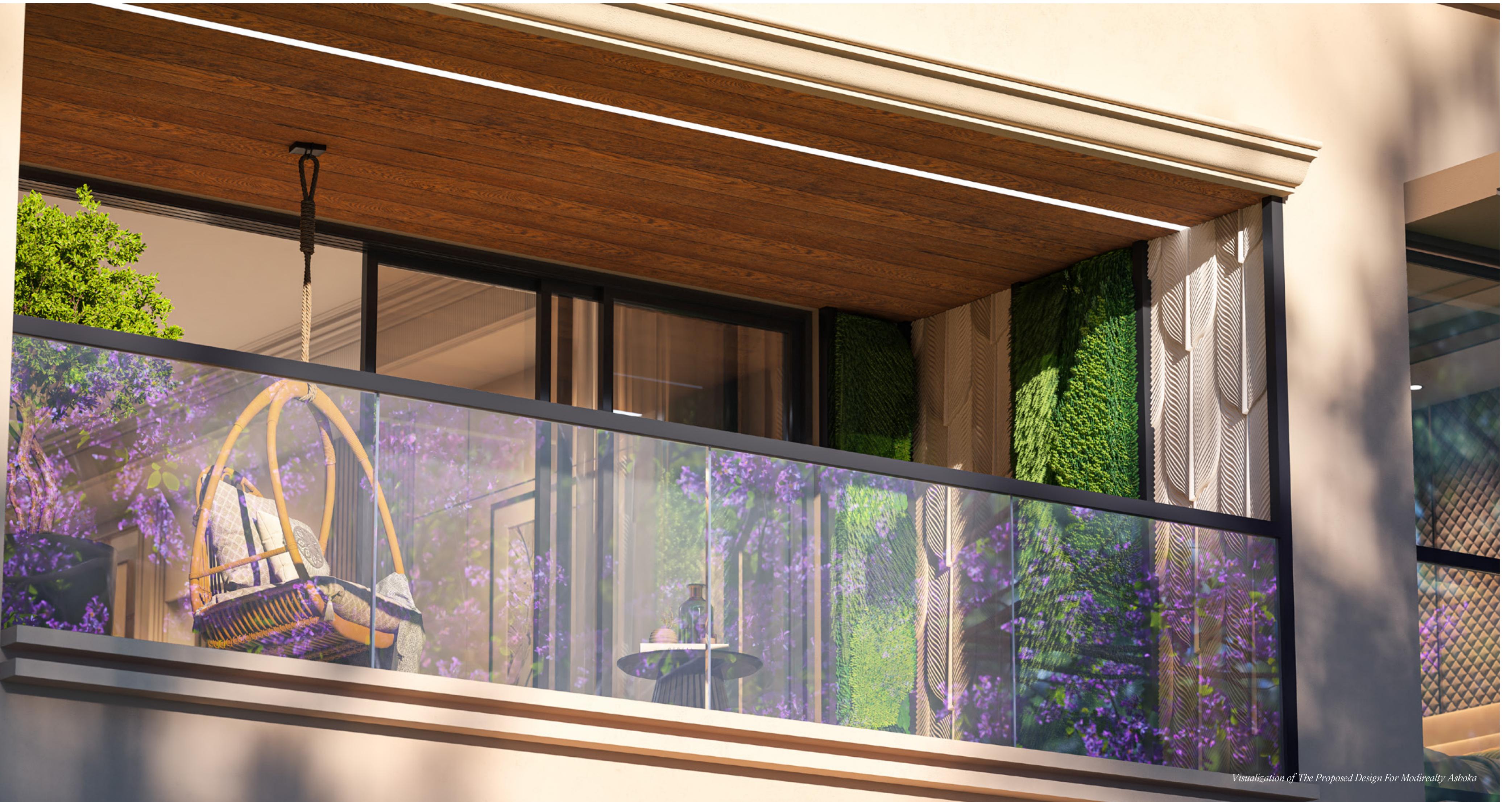
www.modirealtyashoka.in



One Floor. Infinite Possibilities.



ONE FLOOR
INFINITE POSSIBILITIES
FULL-FLOOR RESIDENCES



Visualization of The Proposed Design For Modirealty Ashoka



Visualization of The Proposed Design For Modirealty Ashoka

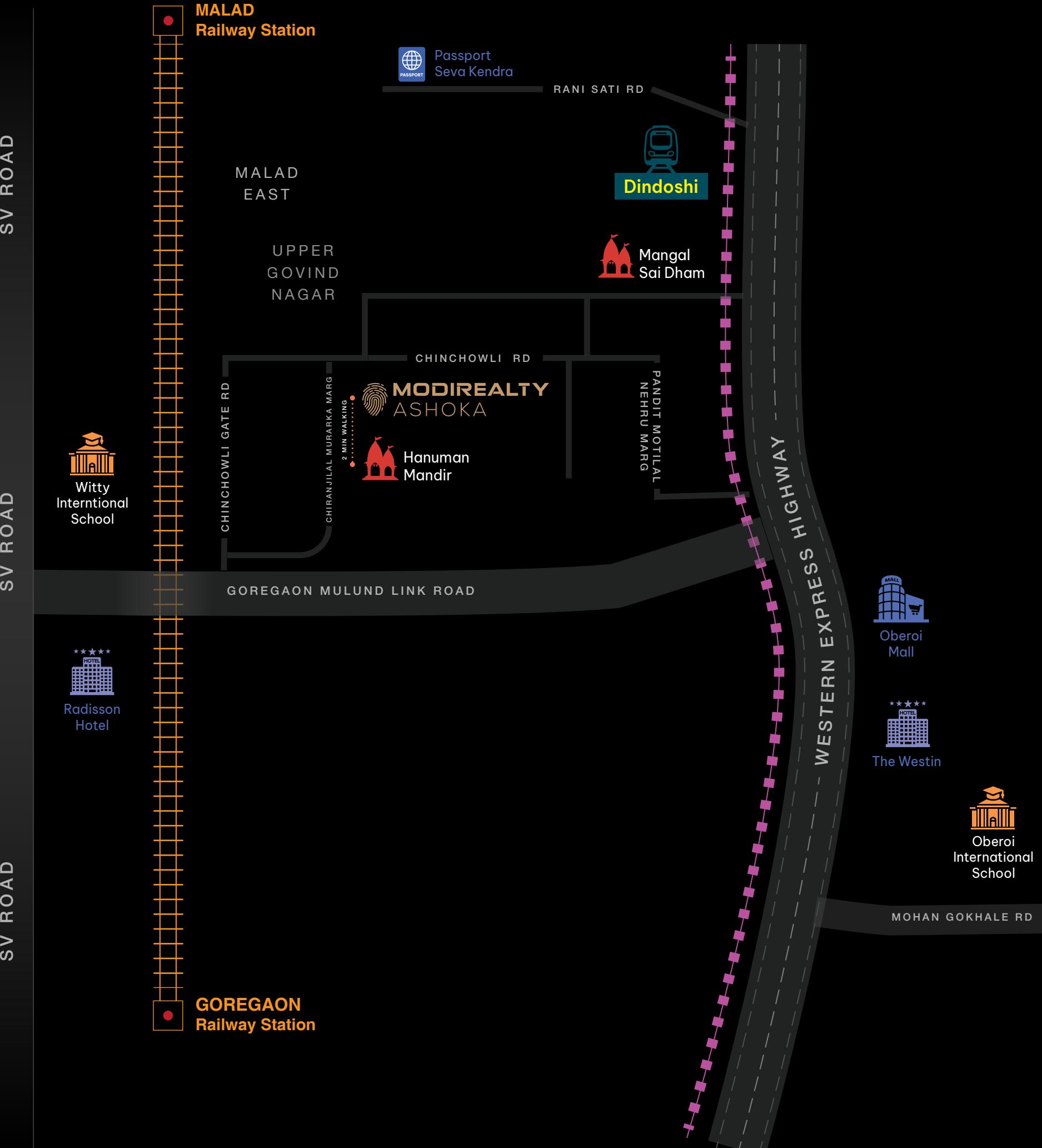
CRAFTING DREAMS
BUILDING LEGACIES

Welcome to Modirealty Ashoka, where premium living meets cutting-edge design. Nestled in the heart of Upper Govind Nagar, Malad East, this is a place where luxury meets limitless potential.



DRIVE HOME TO YOUR
DREAM LIFESTYLE

Visualization of The Proposed Design For Modirealty Ashoka



THE H E A R T OF UPPER GOVIND NAGAR

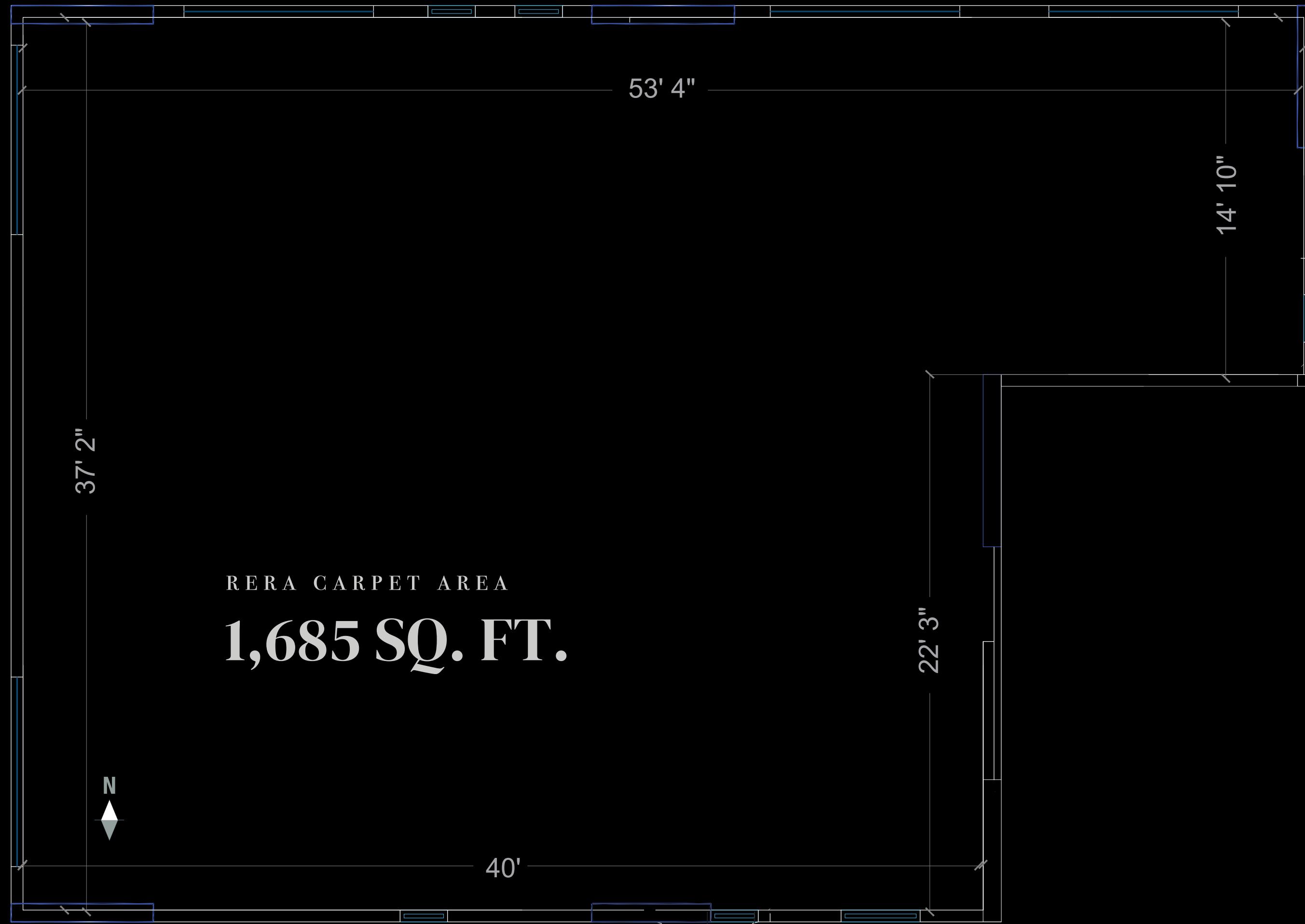
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By Walking

Hanuman Mandir	:	2 Mins
Mangal Sai Dham	:	7 Mins
Western Express Highway	:	8 Mins
Dindoshi Metro Station	:	10 Mins
Oberoi Mall	:	12 Mins
Passport Seva Kendra	:	10 Mins
Malad East Railway Station	:	15 Mins

By Driving

Witty International School	:	1.0 kms
Radisson Hotel	:	1.6 kms
The Westin	:	1.8 kms
Oberoi International School	:	2.3 kms
Inorbit Mall	:	2.6 kms
Nirlon	:	3.3 kms
Nessco	:	4.5 kms



RERA CARPET AREA

1,685 SQ. FT.

N

40'

53' 4"

14' 10"

22' 3"

"

"

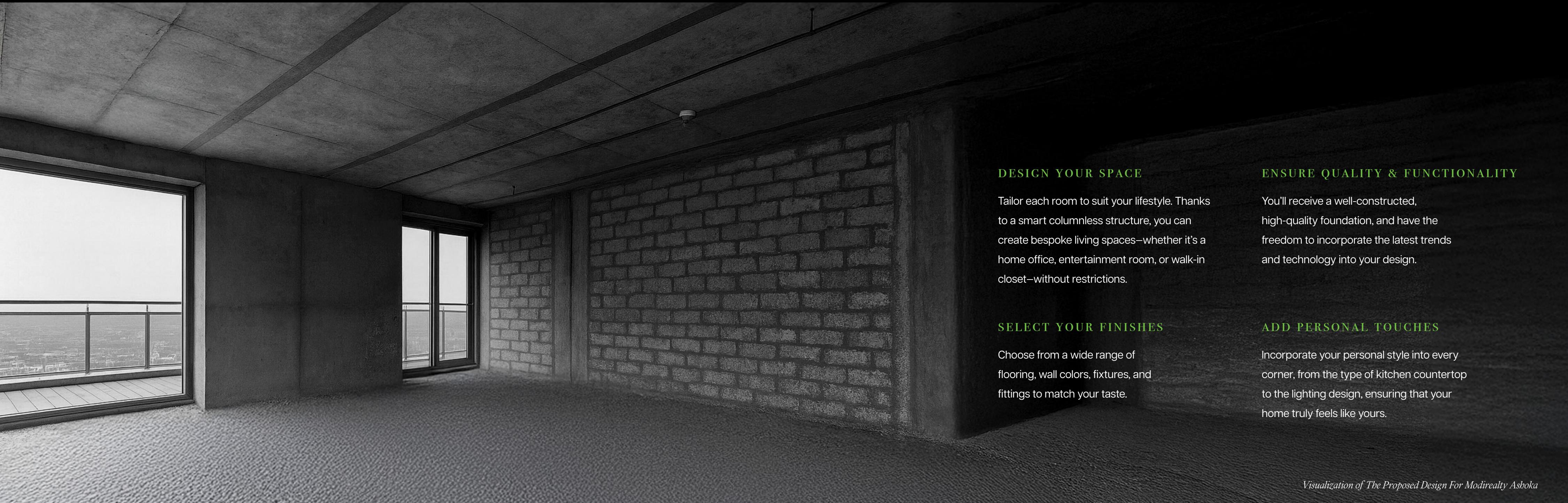
DESIGN YOUR
PERFECT SPAACE

Every home at Modirealty Ashoka is designed with flexibility at its core.
From spacious 1 BHK to expansive 4.5 BHK layouts,
our open-floor designs allow you to create a home that reflects your
needs, style, and aspirations.



THE
CANVAS
IS YOURS

- THE BARE SHELL CONCEPT



T A I L O R E D
TO YOUR TASTE

DESIGN YOUR SPACE

Tailor each room to suit your lifestyle. Thanks to a smart columnless structure, you can create bespoke living spaces—whether it's a home office, entertainment room, or walk-in closet—without restrictions.

SELECT YOUR FINISHES

Choose from a wide range of flooring, wall colors, fixtures, and fittings to match your taste.

ENSURE QUALITY & FUNCTIONALITY

You'll receive a well-constructed, high-quality foundation, and have the freedom to incorporate the latest trends and technology into your design.

ADD PERSONAL TOUCHES

Incorporate your personal style into every corner, from the type of kitchen countertop to the lighting design, ensuring that your home truly feels like yours.

Visualization of The Proposed Design For Modirealty Ashoka

At Modirealty Ashoka, we redefine flexibility with our unique Bare Shell Concept. This concept allows you to experience a home that starts as a blank canvas, where every inch of space is customizable to reflect your individual style and needs. The Bare Shell concept provides the ultimate freedom for you to design your dream home exactly the way you envision it. You have complete control over the layout, interiors, finishes, and utilities, ensuring that your living space is a true reflection of your personality.



Visualisation of The Proposed Design For Modirealty Ashoka

THE HEART
OF EVERY HOME

Step into a living room that isn't just a space—it's a statement. Designed with expansive proportions and thoughtfully placed windows, your living area becomes the stage where every moment feels elevated. Whether it's family conversations over coffee, hosting friends, or simply stretching out in solitude, the sheer scale and openness make it possible.



Visualization of The Proposed Design For Modirealty Ashoka

A S A N C T U A R Y
B E Y O N D S L E E P

Step into a bedroom that is more than just a resting place—it's your private sanctuary. Designed with expansive layouts, abundant natural light, and thoughtful detailing, every corner radiates warmth and tranquility.



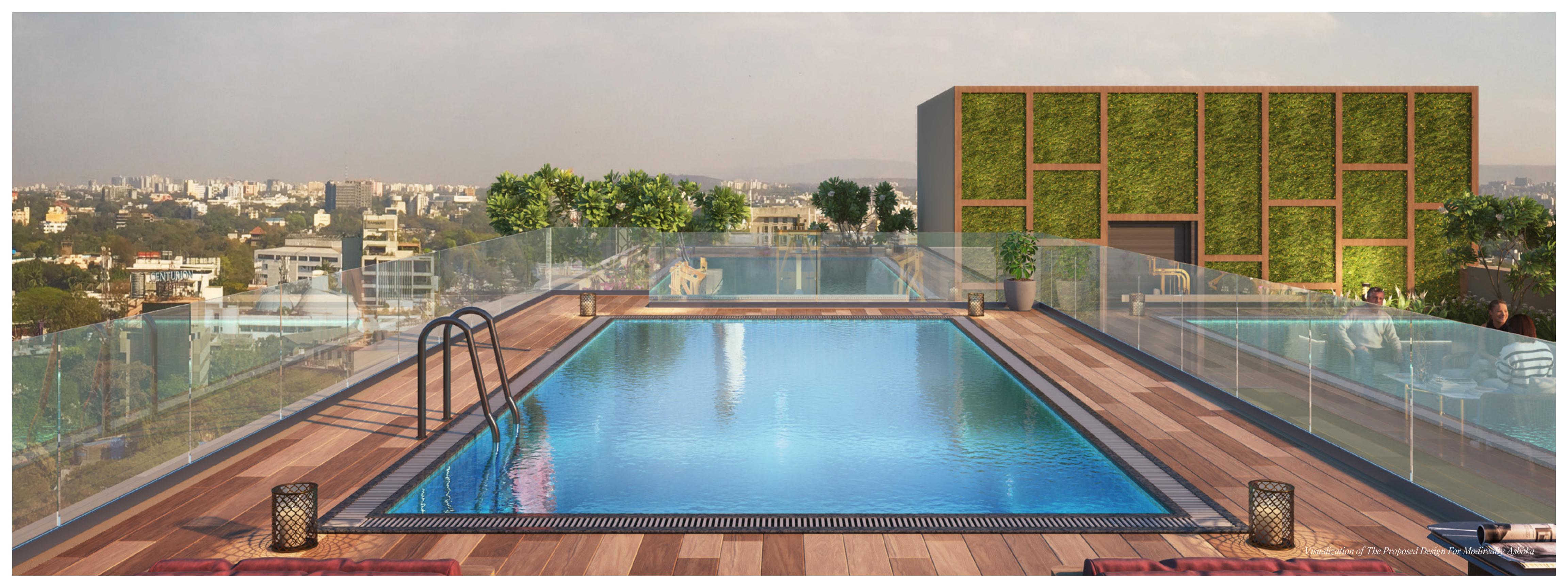
A KITCHEN THAT
REFLECTS YOUR TASTE

At Ashoka, the kitchen is not just a space to cook; it's a canvas for your lifestyle. With a custom kitchen concept, you have the freedom to design a layout that works best for you. Whether you envision a sleek modular setup, a warm family-friendly hub, or a gourmet chef's corner, the flexibility allows you to personalize every detail.



WHERE CONVENIENCE MEETS
LUXURY

Living at Ashoka means enjoying a lifestyle filled with comfort, elegance, and unparalleled convenience. With amenities like a swimming pool, a children's play area, and multi-purpose halls, your home becomes a sanctuary of relaxation and enjoyment.



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M O M E N T S T H A T
F L O W B E Y O N D T I M E

The swimming pool at Ashoka is designed as more than just a leisure amenity—it's your private retreat. Surrounded by serene views and premium deck seating, the pool becomes an oasis where relaxation meets luxury.



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WHERE GENERATIONS B E L O N G

Ashoka is more than a home; it's a foundation for future generations. It's a place where families grow, celebrate milestones, and make lasting memories. With customizable floor plans and lifestyle amenities that enrich every moment, Ashoka is designed to grow with your aspirations. It's where your dreams find space, your family finds comfort, and your story finds a lasting stage.



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ANDHERI

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ASHOKA
MALAD

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ASHVATTHA
DAHISAR

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ACACIA
DAHISAR

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ASOPALAV
KANDIVALI

 **MODIREALTY**
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MALAD

 **MODIREALTY**
RUDRAKSH
KANDIVALI

ESTABLISHED IN

1971

Modirealty has evolved into a respected name in Mumbai's real estate industry, driven by a vision to create homes that inspire life. We see beyond bricks and mortar; every project is a commitment to nurture communities, enrich lives, and redefine urban living.

Our vision is clear : to be the benchmark for quality, innovation, and reliability. At Modirealty, we aspire to craft exceptional living spaces that seamlessly blend comfort, aesthetics, and sustainability, transforming the way our residents experience everyday life.

Together, let us build a future where dreams and reality beautifully converge.



TRANSFORMING BLUEPRINTS
INTO BENCHMARKS

54+

YEARS OF
EXPERIENCE

59+

LANDMARK PROJECTS
DELIVERED WITH OC

1500+

HAPPY HOMES
HAPPY FAMILIES

7+

ONGOING
PROJECTS

8+

UPCOMING
PROJECTS

WWW.MODIREALTY.COM



One Floor. Infinite Possibilities.

SITE ADDRESS

Upper Govind Nagar, Malad East, Mumbai - 400097

CONTACT

Call : +91 750 600 2900

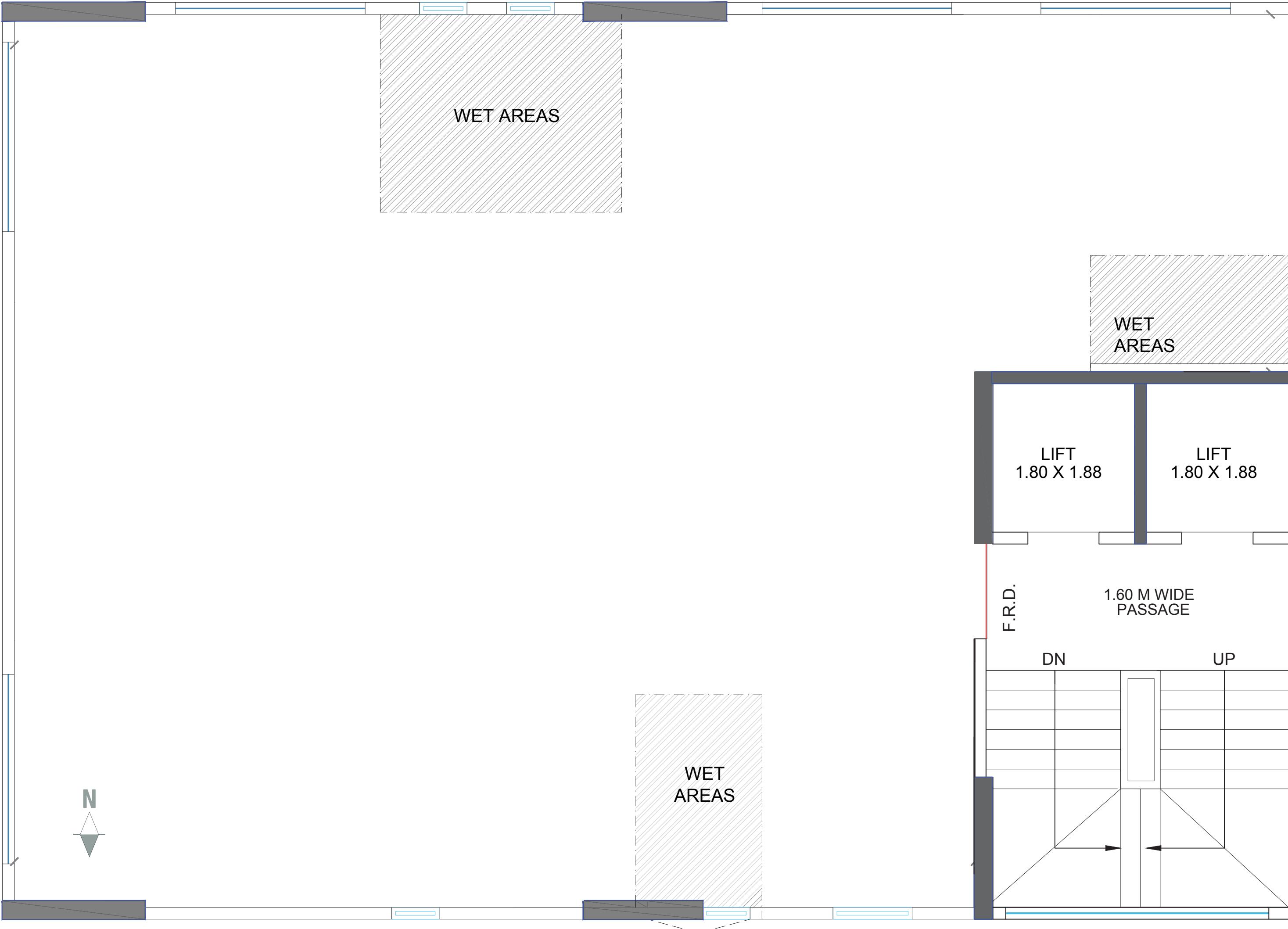
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 Maha RERA No : XXXXXXXXXX

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INSERT FLOOR PLAN HERE



TYPICAL FLOOR PLAN

RERA CARPET AREA

1,685 SQ. FT.



FLOOR PLANS HOLDER ►