



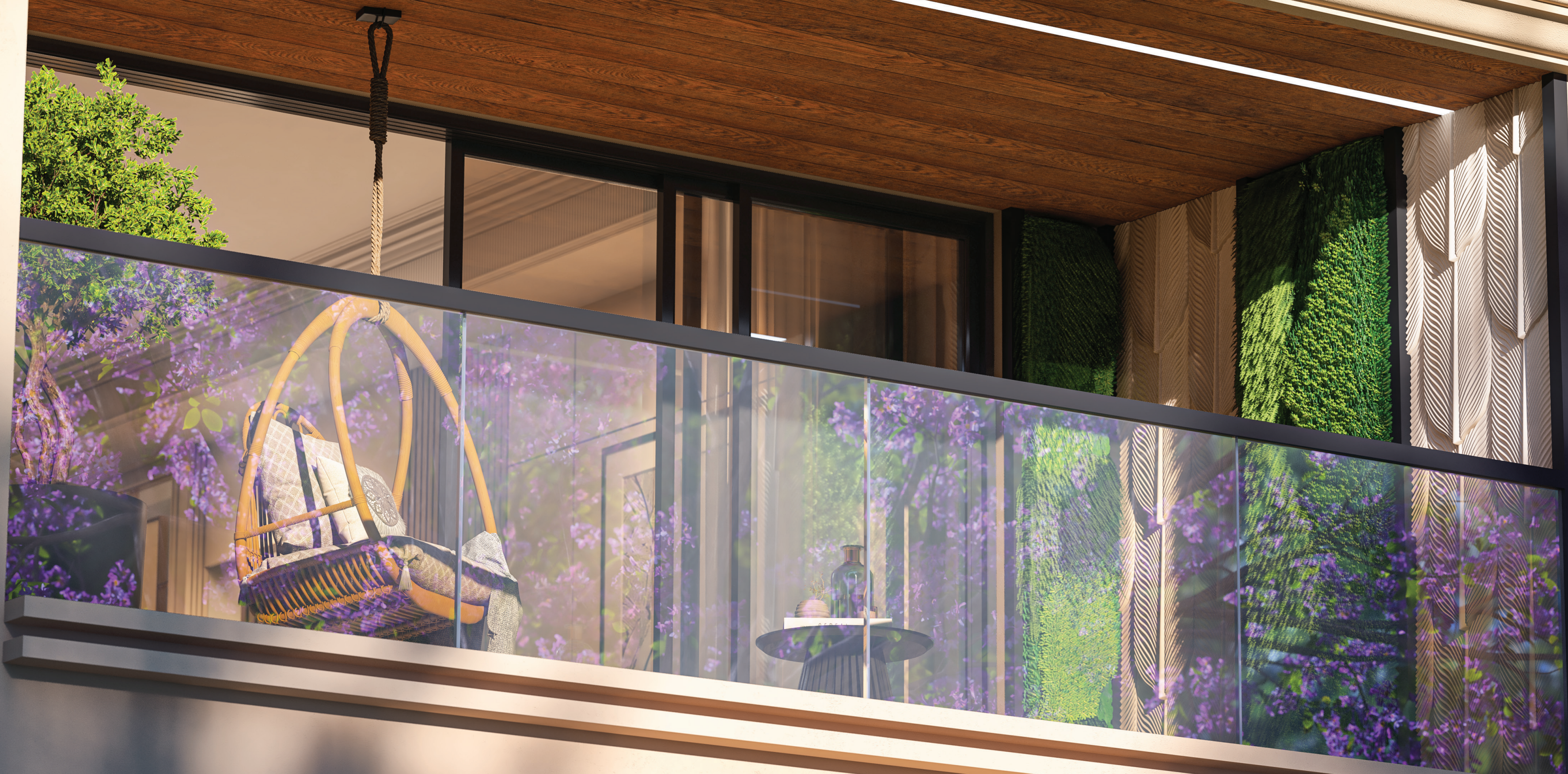
www.modirealtyashoka.in





ONE F L O O R
INFINITE POSSIBILITIES

FULL-FLOOR RESIDENCES





CRAFTING D R E A M S
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.

Visualization of The Proposed Design For Modirealty Ashoka



DRIVE HOME TO YOUR
D R E A M LIFESTYLE

THE HEART OF UPPER GOVIND NAGAR

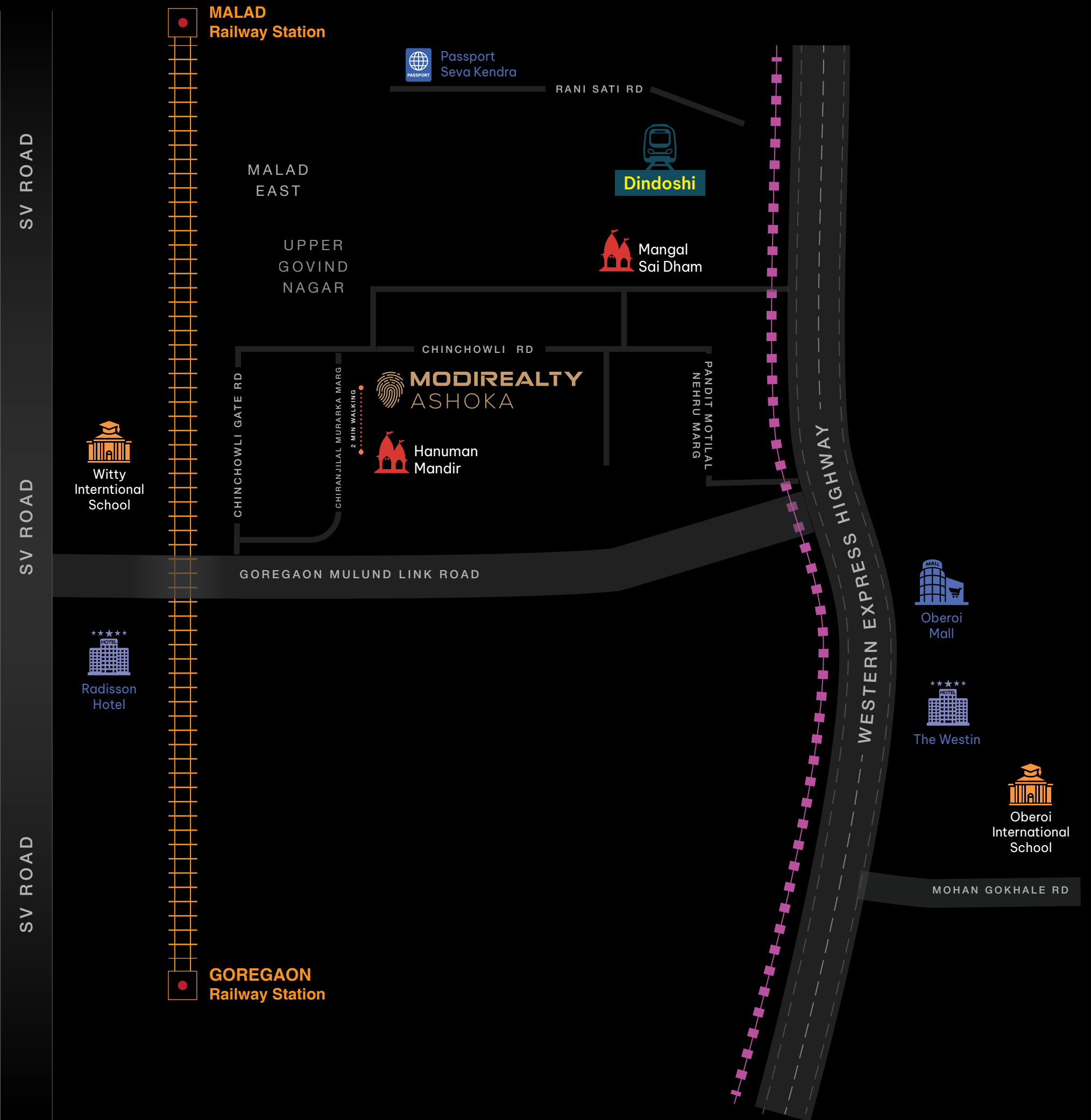
Welcome to Modirealty Ashoka, where premium living meets cutting-edge design. Nestled in the heart of Upper Govind Nagar, Malad East, this is a place where luxury meets limitless potential.

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
Raddison 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
1,691 SQ. FT.

DESIGN YOUR
PERFECT SPACE

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



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

T A I L O R E D
T O Y O U R T A S T E

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.



© 2024 Modirealty Ashoka. All rights reserved. This is a conceptual rendering of the proposed design for Modirealty Ashoka.

THE H E A R T
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 SANCTUARY
BEYOND SLEEP

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.



Visualization of The Proposed Design For Modirealty Ashoka

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
L U X U R Y

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.



Visualization of The Proposed Design For Modirealty Ashoka

MOMENTS THAT
FLOW BEYOND TIME

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.





WHERE GENERATIONS
BELONG

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.



 **MODIREALTY**
KALPVRIKSH
ANDHERI

 **MODIREALTY**
ASHOKA
MALAD

 **MODIREALTY**
ASHVATTHA
DAHISAR

 **MODIREALTY**
ACACIA
DAHISAR

 **MODIREALTY**
WISTERIA
KANDIVALI

 **MODIREALTY**
VATVRIKSH
GOREGAON

 **MODIREALTY**
ASOPALAV
KANDIVALI

 **MODIREALTY**
OLIVE
MALAD

 **MODIREALTY**
RUDRAKSH
KANDIVALI

ESTABLISHED IN

1971
2026

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

55+ YEARS OF
EXPERIENCE

61+ LANDMARK PROJECTS
DELIVERED WITH OC

1500+ HAPPY HOMES
HAPPY FAMILIES

7+ ONGOING
PROJECTS

6+ UPCOMING
PROJECTS

WWW.MODIREALTY.COM



One Floor. Infinite Possibilities.

SITE ADDRESS

Upper Govind Nagar, Malad East, Mumbai - 400097


CONTACT

Call :+91 750 600 2900

Sales@modirealty.com

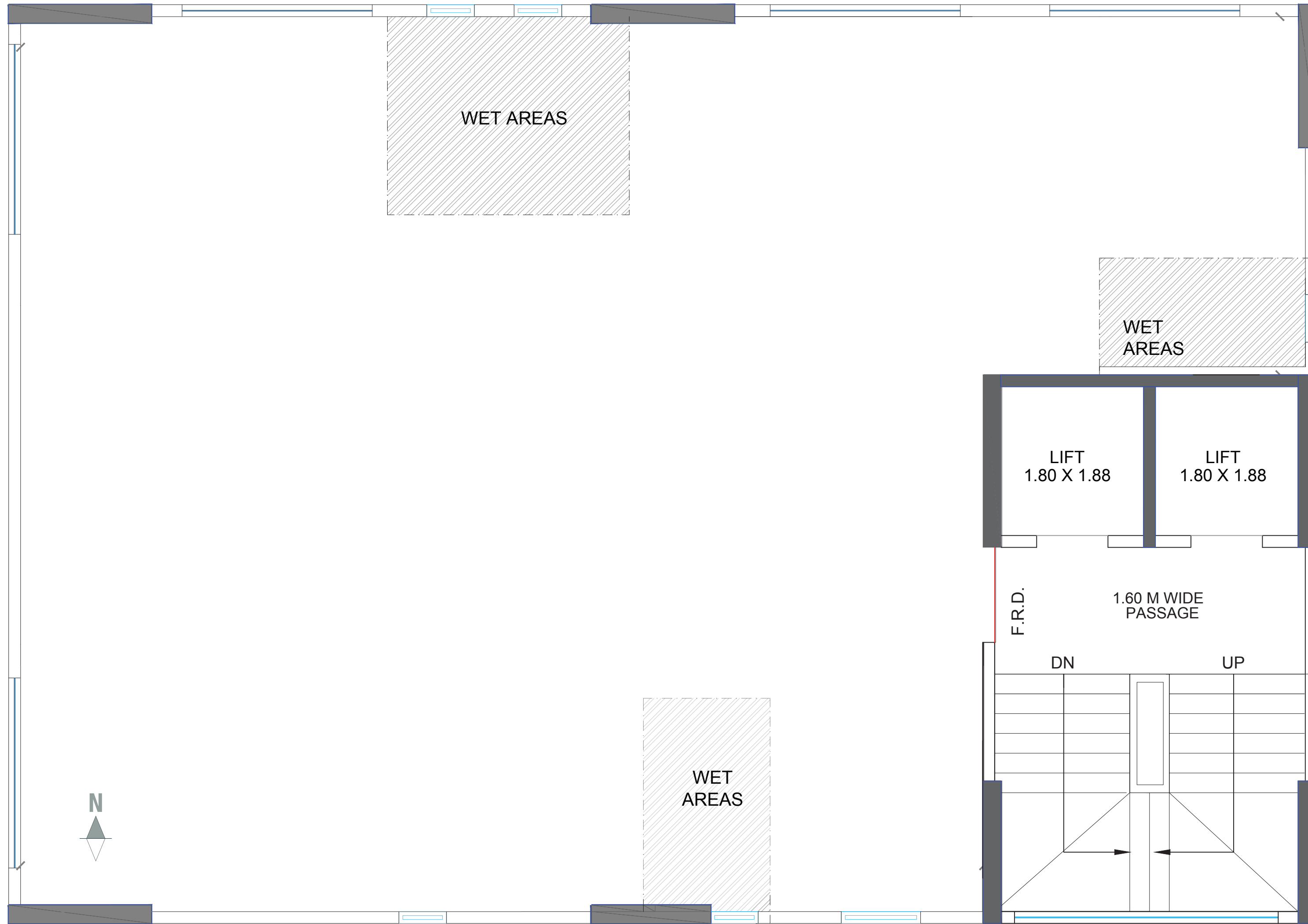
www.modirealtyashoka.in



 Maha RERA No : XXXXXXXXXX

Disclaimer : This Brochure is conceptual, and does not constitute a legal offering. All Plans, Specification, Designs, Elevations, Features, Amenities, Facilities and Services mentioned in the brochure are indicative of the kind of Development Proposed for this project and is for representational purpose only, and its Finality is subject to the approval of the respective authorities or as required by Modirealty in the interest of continuing improvement, without prior notice or obligations. The Furniture/ images shown in the plan is only for the purpose of illustrating a possible layout and does not form a part of the final offering.

INSERT FLOOR PLAN HERE



TYPICAL FLOOR PLAN

RERA CARPET AREA

1,691 SQ. FT.

FLOOR PLANS HOLDER ▶