

## WHILE OTHERS WORSHIPPED SMALL, WE FOUND A NEW GOD.

Athena is all about magnificence in a new format. Marking every home with a streak of grandeur, boundaries are redefined here. With giant ceilings and luxurious sun decks, Athena is right out of your dreams. It is set to create new benchmarks in every urban mind with a lavish touch to every detail. Come and discover this haven of enormity.



## ATHENA

Athena brings you every bit of lavishness that you expect in an urban lifestyle and perhaps even more. Rising up to 19 storeys, every flat comes in a 3 / 4 BHK format with large living rooms accompanied by an exclusive foyer and a glamorous sun deck. The best part of Athena is its layout. Every floor houses only one apartment, bringing in a sense of exclusivity and greater privacy. The list goes on with great add-ons like world-class interior fittings & fixtures, a private elevator, a grand entrance lobby to name a few. When you choose the best, you will get the best.







## REDEFINED BOUNDARIES

Spacious living is at the centre of Athena, making every flat stand out with its lavish design. With apartments that promise sprawling living spaces, Athena is a complete relief from confined living.





THE ULTRA LIFE

Athena promises exclusivity on a whole new level with a single apartment per floor, complemented with a private elevator. Welcome to ultra living.







## A NEW DIMENSION OF LIVING

Just as you step in after a long day, the sprawling living space will welcome you to its expansive dimensions.



The lofty ceilings in Athena's ultra spacious residences will magnify every corner and lend a sense of majesty.



## SUNNY DAYS AHEAD

An exclusive sun deck will make a grand statement for your home. Rendered in style, it will throw in the beautiful city panorama and leave you with a sense of elation at the vastness before you. Rest assured, your living room will always be brightened up with this picturesque source of light.





## BIG ON COMFORT

At Athena, every flat comes with ultra spacious bedrooms. From the tall ceilings to the marble floorings, be assured that if it's the area that has always mattered to you, then this is it. Give your family the best of comfort and space.





## THE MODERN CULINARY SPACE

Athena brings you a version of the modern kitchen with a layout designed for optimal functionality and usage. Every kitchen at Athena comes with Quartz platforms, ample electrical points for all appliances and everything that can make life easier.

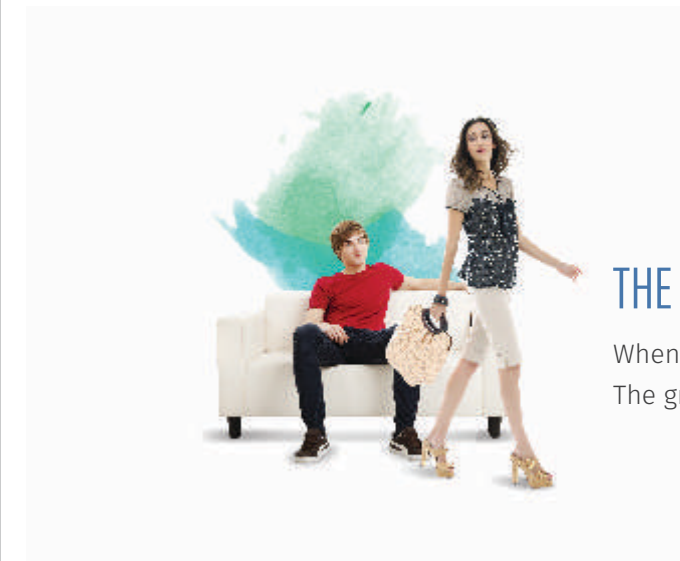




## LAVISH BATHROOMS

The bathroom is now a place for rejuvenation, relaxation and a real pampering zone. Our extensive range of bathroom faucets, showers and accessories will create a space you wouldn't want to leave.





## THE UNFORGETTABLE WELCOMES

When the welcome is grand, everything else can be overlooked.  
The grand lobby at Athena will spell splendour with a new sense of stateliness.





## CLASSIFIED PARKING

Athena comes with a well-planned parking system that will ensure smooth entries and exits throughout the day.



## SECURITY

Athena is a seismic resistant structure with sophisticated fire detection systems and advanced integrated security surveillance. Basically everything that will secure your peace of mind.





## PROJECT HIGHLIGHTS

- 19 storeyed tower
- Only 1 apartment per floor
- Ultra spacious 3 / 4 BHK residences
- Private elevator & exclusive entrance foyer for each flat
- Grand 10 feet floor-to-ceiling height
- Sprawling sun deck in living room
- Marble flooring
- Elegant veneer finished doors
- Advanced integrated security system
- Grand posh entrance lobby
- Well planned parking
- Well equipped fitness centre
- Vaastu compliant homes
- Energy efficient lighting in common areas
- 100 % power backup for elevators and common areas
- Noise free high speed elevators
- Advanced rain-water harvesting system
- Separate sanitation facilities for house helps at mid-landing level

### THE LIFESTYLE BOOST

Fitness is an important part of our lifestyle today, with people growing more and more health conscious each day. With a fully-equipped gym at Athena, get to focus on your fitness goals every day.





## LOCATION

The Matunga radius displays proximity to business districts, recreational zones and other social conveniences. Athena is conveniently located close to hospitals, educational institutions, parks, malls, temples and eateries.

- Five Gardens - 1 min
- Eastern Express Highway - 1 min
- Bandra-Kurla Complex - 15 mins
- Western Express Highway - 10 mins
- Lower Parel - 15 mins
- High Street Phoenix - 15 mins



## ABOUT TRIDHAATU

At Tridhaatu, it is our constant endeavour to create neighbourhoods that inspire quality living. We believe that beyond brick and mortar, a house is made with the priceless virtues of happiness and contentment. The strongest foundation a building can have is the harmony it shares with the community, nature and its elements. Which is why, we bring in thoughtful innovations in everything we do, right from technologically advanced processes to those small intricate details. We believe in seamlessly blending our values at every step.

With a team of dedicated professionals at every level, we never just create a building but nurture a framework for unshakable positive energy. Our projects have garnered appreciation from our customers and respect from our competitors. This is only just the beginning and all our future projects would resonate and further strengthen our values for quality living.

### TRANSPARENCY



- Hassle-free buying with online access to records of payments, receipts and important documents like flat drawings, plumbing/electrical details, etc.
- Proactive communication on all construction activities.

### QUALITY



- A total of 58 checks conducted prior to possession.
- Burma Teak door frames with Matte Melamine polish.
- Aluminium powder coated windows.
- Rust-free powder coated aluminium sliding grills.
- Premium branded fittings & fixtures.
- Fire-proof wiring.

### DESIGN



- Maximum utilization of area through better design.
- Spacious homes.
- Beautiful elevations.
- Minimalistic column and beam intrusion.



## OUR BRAND ESSENCE

### THINKING GREEN



- Effective rainwater harvesting is done in most of our buildings.
- Rehabilitation/replanting of trees at construction sites wherever possible.
- Borewells are provided as a back-up source of water.

### INNOVATIONS



- Aranya, one of our luxury projects is the first residential project to host a private butterfly park.
- First ever bird rehabilitation program in collaboration with expert naturalists and bio-diverse habitats.
- The Tridhaatu Plus program offers a host of utilities and services to make your life easier even after possession.

### BUILDING NEIGHBOURHOODS



- Three initiatives created specifically towards building communities.
- **Protsaahan** to encourage sports and a healthy lifestyle.
- **Sanskruiti** to promote Indian Culture, Arts and Music by supporting various music and cultural events.
- **Sanrakshan** to conserve our environment and support green initiatives.



## Tridhaatu Plus | Upgrading Living Experiences



Tridhaatu was conceptualized with the thought of creating intelligent living spaces - homes that can be cherished for generations to come. We believe in the process of transforming homes on the *tri-tattvas* of Quality, Technology and Innovation. We provide a comprehensive range of property services to customers at every stage of the property lifecycle – from identifying the best property for specific needs to fulfilling recurring requirements of a home owner. As a policy we use the best-in-class materials for all our buildings and ensure that there is no compromise on quality.

While planning a project, we carefully plan every aspect such that, it gives you a superior occupier experience after moving into your new house. From the quality of raw materials to the refined finishing work, every facet is handled with utmost importance. Our endeavour to provide a quality durable home is not only a commitment but a set of tangible metrics that we use to measure our patrons' expectations and at the same time, aim to exceed them.

We believe in a continuous pursuit of excellence that motivates us to push our expectation level further. The same level of quality is what we now provide in our latest effort towards our customers – Tridhaatu Plus.

Tridhaatu Plus is about providing services that are not only just one call away but also match the highest quality standards set by us in our projects.

We are committed to our customers. A Tridhaatu project will ensure you are delivered on our promise of quality and consistency and we strive to provide the most exquisite after sales service to our customers.

Tridhaatu Plus is a comprehensive program that will ensure that the journey with Tridhaatu carries on even after the house has been delivered. This program will encompass all services right from Customer Loyalty Schemes, Utility/Augmented Services, access to select proprietary curated programs, etc.







**Site Address:**  
Redevelopment of Madhu Villa,  
Plot No 522C, Adenwalla Rd, Near Five Gardens,  
Matunga (CR), Mumbai – 400019.

**Corporate Office:**  
Shrikant Chambers, B Wing, 5<sup>th</sup> Floor, Near R.K. Studio,  
Sion-Trombay Road, Chembur (E), Mumbai – 400071.  
+91 22 6708 3000 • info@tridhaatu.com • www.tridhaatu.com

**Matunga Office:**  
Laxmi Nilaya, Plot No. 58, 1<sup>st</sup> Floor,  
Bhaudaji Cross Road, Opp. Indian Gymkhana,  
Matunga (CR), Mumbai - 400019.

**Sales & Marketing:**  
+91 22 6508 3333  
sales@tridhaatu.com

Disclaimer: This brochure does not constitute part of an offer or contract. In the interest of project improvement or due to changes in the rules & regulations of respective authorities and/ or modifications as per DP 2034, the developer reserves the right to change plans, specifications, features, etc., without prior notice or obligation at their discretion. The images used are for representation purposes only.