ASMITA

GRAND MAISON


ASHTA
GRAND MAISON

# A LEGACY BUILT ON TRUST. A FUTURE DESIGNED FOR YOU.

## At AsmitA India Realty, building homes has always meant creating a better way of life.

Since 1985, we have been dedicated to shaping lasting communities, enriching everyday living through exceptional construction, reliable infrastructure, and an unwavering commitment to quality and trust.

**AsmitA Grand Maison** marks the next chapter of our legacy. Thoughtfully designed in the heart of Mira Road, this flagship development blends smart technology, sustainable living, and timeless French-inspired elegance—crafted for those who seek more from their home.

Recognised as the "Smart Real Estate Project of the Year" by CNBC Awaaz, and supported by the reputation of **AsmitA India Realty**, honoured among the 'Best Realty Brands 2024 & 2025' by the ET Edge Times Group, **AsmitA Grand Maison** stands as a symbol of excellence, innovation, and a future built around you.

THE ECONOMIC TIMES Rrb BEST REALTY BRANDS 2025 8th EDITION

THE ECONOMIC TIMES Rrb BEST REALTY BRANDS 2024 7th EDITION

## As our Director, Mr. Syed Mazhar Hussain, shares:

"At AsmitA, we believe in building more than homes — we build vibrant communities with trust, quality, and innovation at the core. With AsmitA Grand Maison, we are proud to introduce a new standard of smart living, combining seamless connectivity, sustainable design, and the technology of tomorrow."





# WHERE FRENCH ELEGANCE MEETS MODERN LIVING

**AsmitA Grand Maison is where timeless French elegance meets the warmth of home.**

The name “Maison”, French for “house,” embodies sophistication, refinement, and a deep sense of belonging.

Designed with meticulous attention to detail, its graceful facades and opulent interiors reflect the grandeur of French artistry while creating a sanctuary of comfort and serenity. More than just a home, it’s a lifestyle steeped in luxury and charm.

Welcome to AsmitA Grand Maison, where every moment is an experience in elegance, and every corner feels like home.

# FORBES TOP 30 UNDER 45 ARCHITECTS & DESIGNERS

## Meet Jannat Vasi,

The visionary interior designer behind AsmitA Grand Maison! Renowned for her luxury residential designs, Jannat's work has been featured in prestigious publications across Asia, North America, Europe, and the Middle East, including Forbes, Architectural Digest, and Vogue Living.

Drawing from her international expertise, Jannat has masterfully brought the essence of French design to life in AsmitA Grand Maison. Each interior is thoughtfully crafted to be both visually stunning and effortlessly functional, blending sophistication with comfort to create spaces that inspire pride, joy, and a deep sense of belonging.

# AMENITIES THAT REDEFINE EVERYDAY LIVING

# WHERE CREATIVITY, FUN, AND PLAY COME ALIVE!

## Kids Pool Area ( For Toddlers )

Little ones have a thoughtfully designed haven to explore, create, and thrive.
This pool ensures safe and delightful water play, while imaginative play areas inspire creativity and foster meaningful connections. Every detail is carefully crafted to deliver endless joy in a secure and nurturing environment.







# A DYNAMIC SPACE FOR GAMES AND RELAXATION

## Games Area

Step into a vibrant games area designed for moments of fun and connection. Whether you're challenging friends to a game of chess, perfecting your table tennis skills, or simply unwinding with board games, this space caters to all ages and interests.

The modern, thoughtfully arranged setup combines sleek design with engaging activities, creating an atmosphere that is both stylish and inviting.

Perfect for fostering camaraderie and friendly competition, this space ensures every visit is a delightful experience, offering a mix of leisure and entertainment in a sophisticated setting.



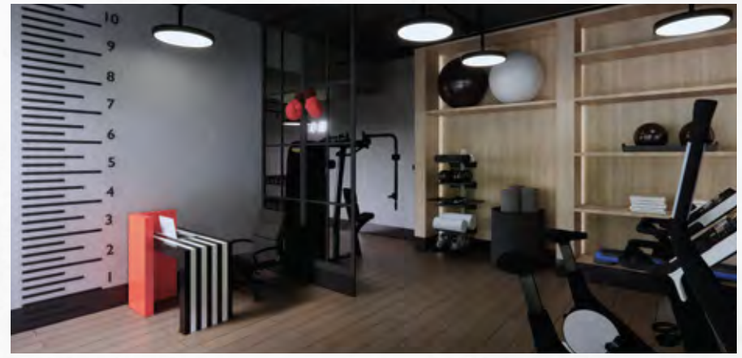


# WHERE STRENGTH MEETS STYLE

## Gym Area

Step into a gym that combines functionality with modern design, offering an inspiring space to push your limits. With state-of-the-art equipment tailored for cardio and strength training, this gym caters to fitness enthusiasts of all levels.

The seamless blend of natural light and sleek interiors creates an inviting environment for your workout sessions. Whether you're hustling on the treadmill or lifting weights, every corner of this gym is crafted to empower your journey toward a healthier, stronger you.







# A SERENE SPACE FOR MINDFUL MOVEMENT

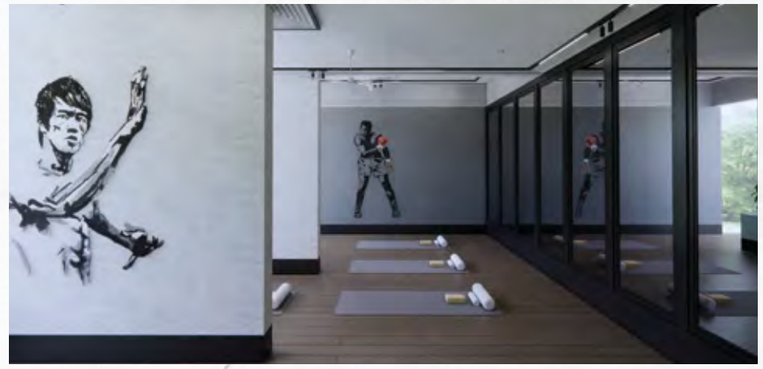
## Yoga Area

Welcome to a tranquil yoga room designed to help you reconnect with yourself. With its calming interiors, natural light, and peaceful ambiance, this space creates the perfect environment for mindful movement and relaxation.

Whether you're practicing yoga, meditating, or engaging in stretching routines, every detail is tailored to enhance your focus and inner peace. The addition of modern touches, like the greenery and serene décor, promotes a sense of harmony.

This is more than just a space—it's a sanctuary for rejuvenation, balance, and well-being.





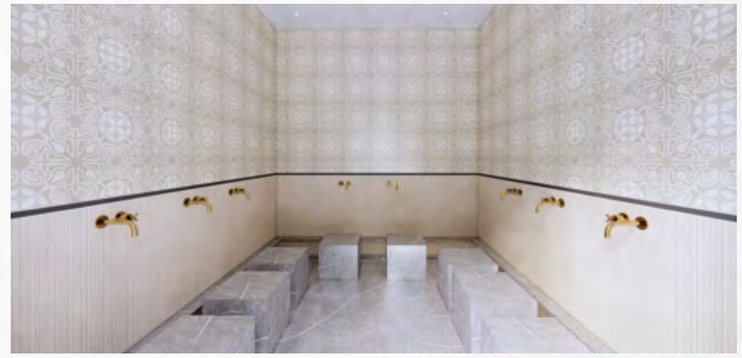
# A SACRED SPACE FOR PEACE AND REFLECTION

## Prayer Room

Experience a serene prayer room designed to nurture your spiritual journey. With elegant arches, intricate detailing, and a calming ambiance, it provides the ideal space for connection, reflection, and worship.

The integrated Wazu area offers ease and convenience for purification, blending practicality with beauty to enhance the spiritual experience.

Surrounded by natural light and tranquil interiors, this sacred space is a peaceful retreat for moments of devotion.







بسم الله الرحمن الرحيم

# AN ELEGANT VENUE FOR EVERY CELEBRATION

## Banquet Hall

Step into a sophisticated banquet hall, where timeless design meets modern elegance. With its intricate detailing and spacious layout, this venue sets the perfect stage for receptions and milestone celebrations.

Natural light fills the space, creating a warm and inviting ambiance that complements any event theme. Every element is thoughtfully curated to elevate your special moments.
From intimate gatherings to grand festivities, this banquet hall promises a memorable experience in a setting of refined luxury.



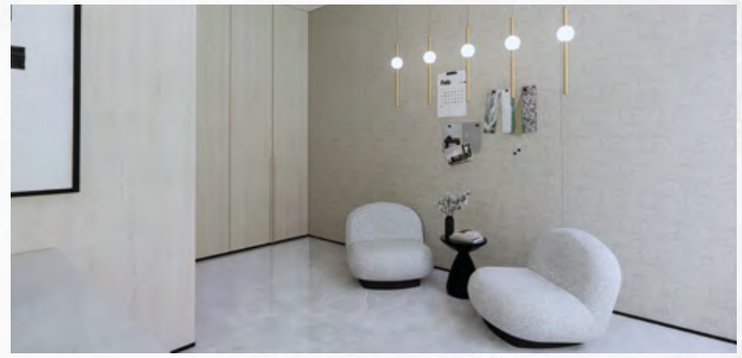


# A PROFESSIONAL HUB FOR SMOOTH OPERATIONS

## Society Office

The society office is thoughtfully crafted to ensure seamless operations and effective communication. With modern workstations and a professional ambiance, it provides the perfect environment for managing daily tasks and addressing residents' needs.









# A LIFESTYLE LANDSCAPED FOR ALL AGES

## Outdoor Amenities

From quiet corners to active courts, every space has been thoughtfully curated to encourage connection, movement, and ease. Whether it's early morning walks, playful evenings with your little ones, or peaceful lounging beneath the sky—this is where leisure meets lifestyle.

## What Awaits You:

**Senior Citizen's Park:** Peaceful green pockets to unwind, reflect, and connect.

**Private Jogging Track:** A smooth loop designed for mindful walks or energising runs.

**Kurbani Area:** A dedicated space for religious observance and community traditions.

**Kid's Outdoor Play Area:** Bright, safe, and filled with joyful energy.

**Badminton cum Tennis Court & Basketball Play Area:** Dual-sport flexibility for your competitive side.

**Cabanas & Rooftop Lounge:** Open-air comfort zones to relax, socialise, or entertain guests.

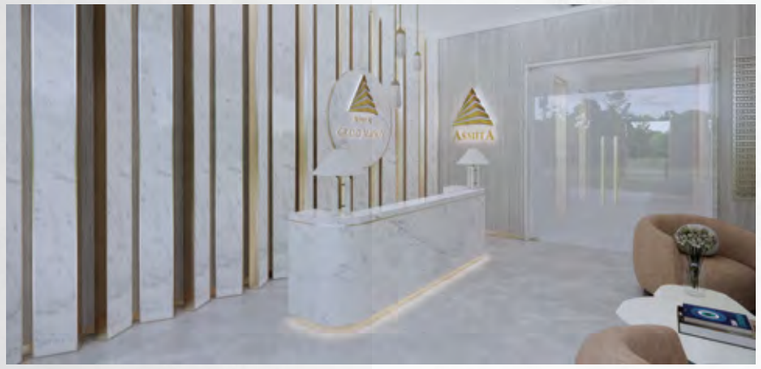
**Open Stage:** A vibrant setting for community performances, celebrations, or weekend activities.













# WELCOMING YOU WITH ELEGANCE AND WARMTH

## Ground Floor Lobby

Step into a ground floor lobby that exudes sophistication and comfort. Featuring modern finishes, artistic detailing, and plush seating, this space sets the tone for a refined living experience.

The sleek reception area, paired with elegant lighting and a warm ambiance, ensures every guest feels welcomed in style. Thoughtfully designed for both style and practicality, this space reflects the essence of community living.

More than just an entryway, this is where first impressions transform into lasting admiration.





# THE HEART OF RELAXATION AND ACTIVITY

## 6th Floor Lobby

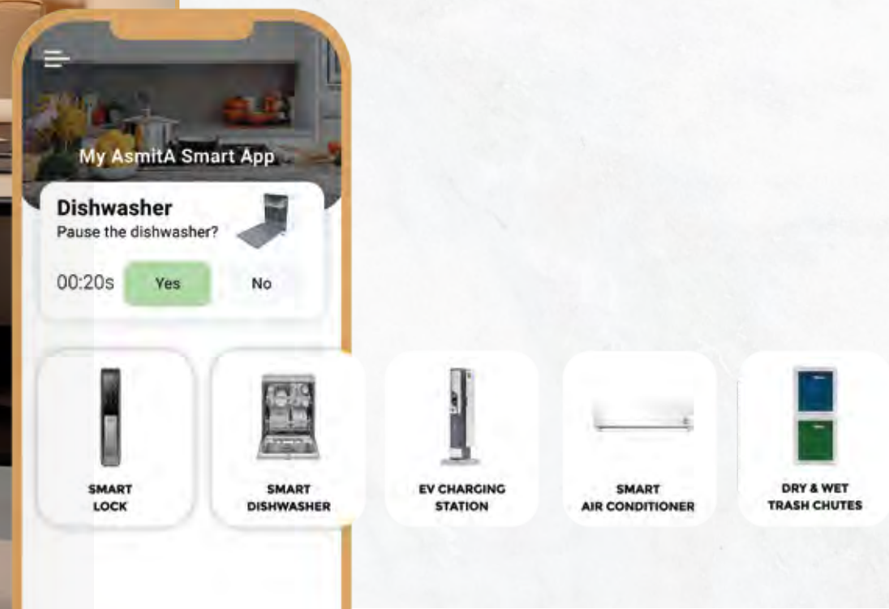
Situated on the same floor as all the amenities, the 6th-floor lobby serves as a welcoming hub for residents and visitors. Whether you're heading to enjoy the facilities or taking a moment to relax, this space seamlessly connects you to everything the floor has to offer.

With its comfortable seating and thoughtfully designed ambiance, the lobby provides the perfect setting for casual conversations or a quick pause before diving into the vibrant amenities around you. It's more than a passage—it's a space that complements your lifestyle.

# THE GOLDEN ERA OF SMART LIVING WITH MYASMITA

**The app that brings comfort, convenience, and peace of mind right to your fingertips.**

- Child Security
- Easy Online Payments
- Community & Visitor Management
- AsmitA World Appointments & Services





# EXPERIENCE ELEVATED LIVING AT ASMITA GRAND MAISON

## Master Plan

Here every detail has been thoughtfully designed to balance luxury, comfort, and convenience. Featuring world-class amenities, sustainable practices, and serene green spaces, this is more than a residence—it's a lifestyle.

- KIDS' INDOOR PLAYROOM
- TODDLER INDOOR POOL
- KIDS' OUTDOOR PLAYGROUND
- GAME ROOM
- FUNCTIONAL GYM
- PRAYER ROOM
- CABANAS
- BANQUET HALL
- YOGA & MEDITATION CENTRE
- SENIOR CITIZEN PARK
- ROOFTOP LOUNGE
- OPEN STAGE
- BASKETBALL PLAY AREA
- BADMINTON CUM TENNIS COURT
- PRIVATE JOGGING TRACK
- KURBANI AREA

# WHERE EVERYTHING YOU NEED IS WITHIN REACH

## Connectivity

- UMRAO HOSPITAL (WOCKHARDT HOSPITAL): 220 M
- ASMITA COLLEGE OF ARCHITECTURE: 300 M
- ASMITA LIFESTYLE CLUB: 60 M
- NH SCHOOL: 450 M
- UNIVERSAL ASMITA HIGH SCHOOL: 500 M
- THE JAMA MASJID AL SHAMS: 700 M
- MIRA ROAD RAILWAY STATION: 900 M
- UPCOMING METRO STATION: 1.3 KM
- RAJIV GANDHI BLOOD BANK: 1.5 KM
- WESTERN EXPRESS HIGHWAY: 4 KM
- ZUDIO: 350 M
- STAR BAZAAR: 1.2 KM

# FLOOR PLANS TAILORED TO YOUR LIFESTYLE

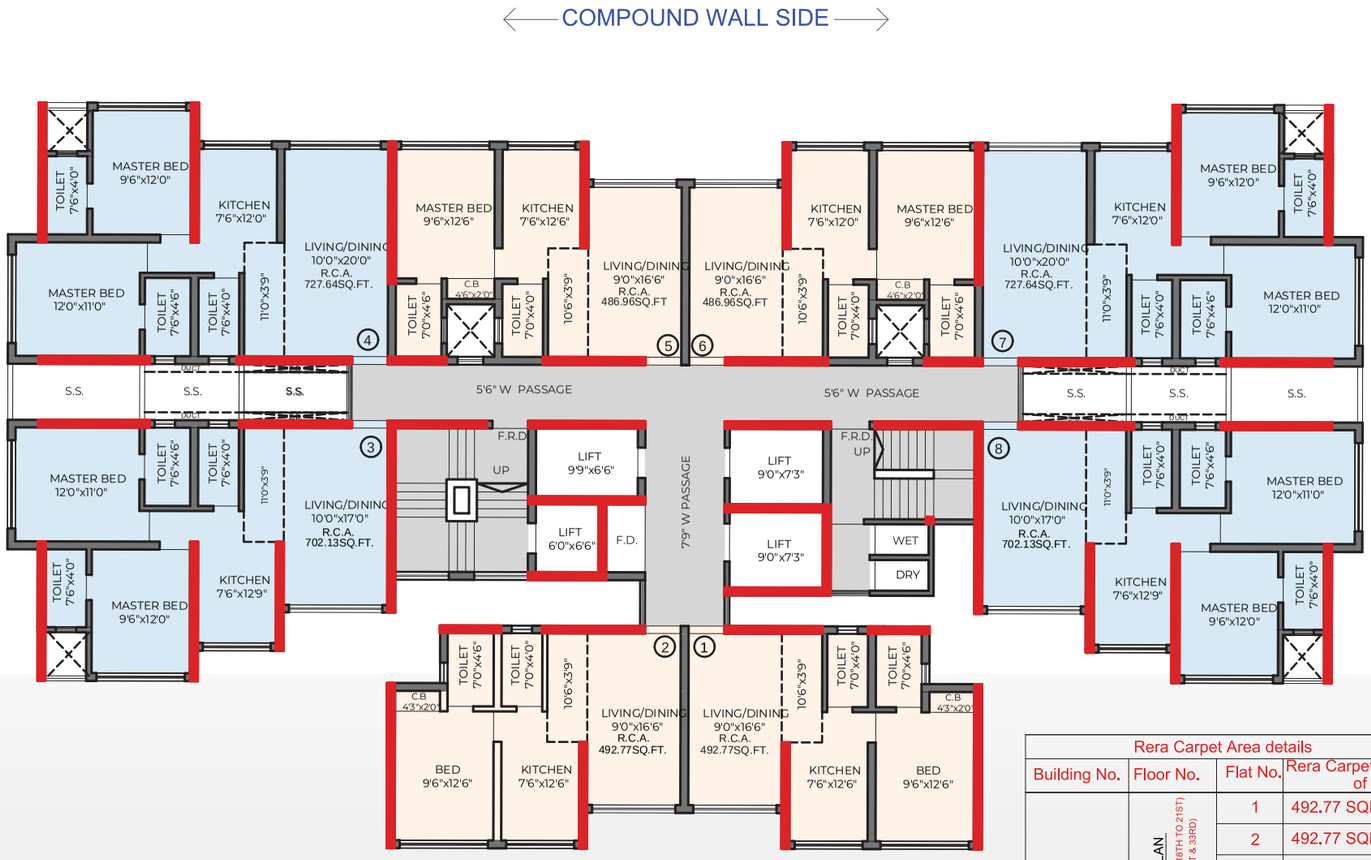


1 BHK | 2 Bathrooms | 1 Car + 1 Bike Parking | 487 - 493 sq. ft.



2 BHK | 3 Bathrooms | 1 Car + 1 Bike Parking | 702 - 728 sq. ft.

# T2




| Rera Carpet Area details | | | |
|---|---|---|---|
| Building No. | Floor No. | Flat No. | Rera Carpet area of Flat |
| TOWER-2 | TYPICAL FLOOR PLAN (8TH, 9TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST) (23RD TO 26TH & 28TH TO 31ST & 33RD) | 1 | 492.77 SQFT |
| | | 2 | 492.77 SQFT |
| | | 3 | 702.13 SQFT |
| | | 4 | 727.64 SQFT |
| | | 5 | 486.96 SQFT |
| | | 6 | 486.96 SQFT |
| | | 7 | 727.64 SQFT |
| | | 8 | 702.13 SQFT |

## TYPICAL FLOOR (TOWER-2)

(8TH, 9TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST,23RD TO 26TH & 28TH TO 31ST & 33RD)

# T1

| Rera Carpet Area details | | | |
|---|---|---|---|
| Building No. | Floor No. | Flat No. | Rera Carpet area of Flat |
| TOWER-1 | TYPICAL FLOOR PLAN (8TH, 9TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST) (23RD TO 26TH & 28TH TO 31ST & 33RD) | 1 | 492.77 SQFT |
| | | 2 | 492.77 SQFT |
| | | 3 | 702.13 SQFT |
| | | 4 | 727.64 SQFT |
| | | 5 | 486.96 SQFT |
| | | 6 | 486.96 SQFT |
| | | 7 | 727.64 SQFT |
| | | 8 | 702.13 SQFT |




## TYPICAL FLOOR (TOWER-1)

(8TH, 9TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST,23RD TO 26TH & 28TH TO 31ST & 33RD)




# YOUR DREAM HOME, BACKED BY TRUSTED FINANCIAL PARTNERS

## Approved Banks & RERA

We understand that purchasing a home is one of the most significant decisions of your life, and at AsmitA Grand Maison, we're committed to making the process as smooth as possible. Our project has been approved by renowned financial institutions and banks, offering you easy access to financing options.

Whether you're buying your first home or making an investment, our trusted banking partners are here to support your journey. Let's turn your dream into reality!

Our Approved Banking Partners Include:

pnb Housing Finance Limited
Ghar Ki Baat

BAJAJ HOUSING FINANCE LIMITED

Piramal Capital & Housing Finance

Union Bank of India

KOKAN MERCANTILE CO-OP. BANK LTD.
कोकण बँक KOKAN BANK
MULTI STATE BANK

HDFC BANK
We understand your world

J&K Bank

**This project is registered under MahaRERA Registration no.: P51700033489 & is available on the website: https://maharera.mahaonline.gov.in under registered projects.**

Disclaimer: The information provided herein is for general informational purposes only and does not constitute an offer, promise, or contract. All prices, plans, specifications, designs, and amenities are subject to change without prior notice and are subject to availability and approval by the competent authority. Images and visuals are for representational purposes only and may not accurately depict the actual project. We reserve the right to modify or discontinue any service, feature, or aspect of the project without notice. While every effort is made to ensure accuracy, we do not warrant or guarantee the completeness, accuracy, or reliability of the information provided. Prospective buyers are advised to independently verify all details, including those with reference to the sanctioned plans and RERA registration, before making any purchase decision.

## CORPORATE OFFICE

Asmita House, Asmita Township, Mira Road (E), District - Thane: 401 107

contact@asmitagroup.com +91 8657001134 8657925586

## SITE OFFICE

Asmita Grand Maison, Beside Asmita Elegance, Mira Road (E), District - Thane: 401 107

**Toll Free No.: 18005724323**

@asmitaindiarealty

@asmitaindiarealty

Asmita India Realty

@realty_asmita

Asmita India Realty

www.asmitagrandmaison.com