

A PROJECT BY



www.modirealtyrudraksh.com





ONE Acre. ONE Landmark.

Discover the essence of luxury and innovation with Modirealty. A premier development that embodies the concept of 'One Acre, One Landmark,' spanning a prestigious one-acre plot. The iconic project redefines elegance with its thoughtfully designed spaces, unique architectural features, and state-of-the-art amenities. Every inch of the property is meticulously crafted to create a landmark experience, setting a new standard for high-end living and investment potential in the heart of the Jain community. Immerse yourself in a world where every square foot speaks of unparalleled sophistication and a distinguished lifestyle.



Visualization of The Proposed Design For Modirealty Rudraksh



ONE Oasis for Luxurious Living

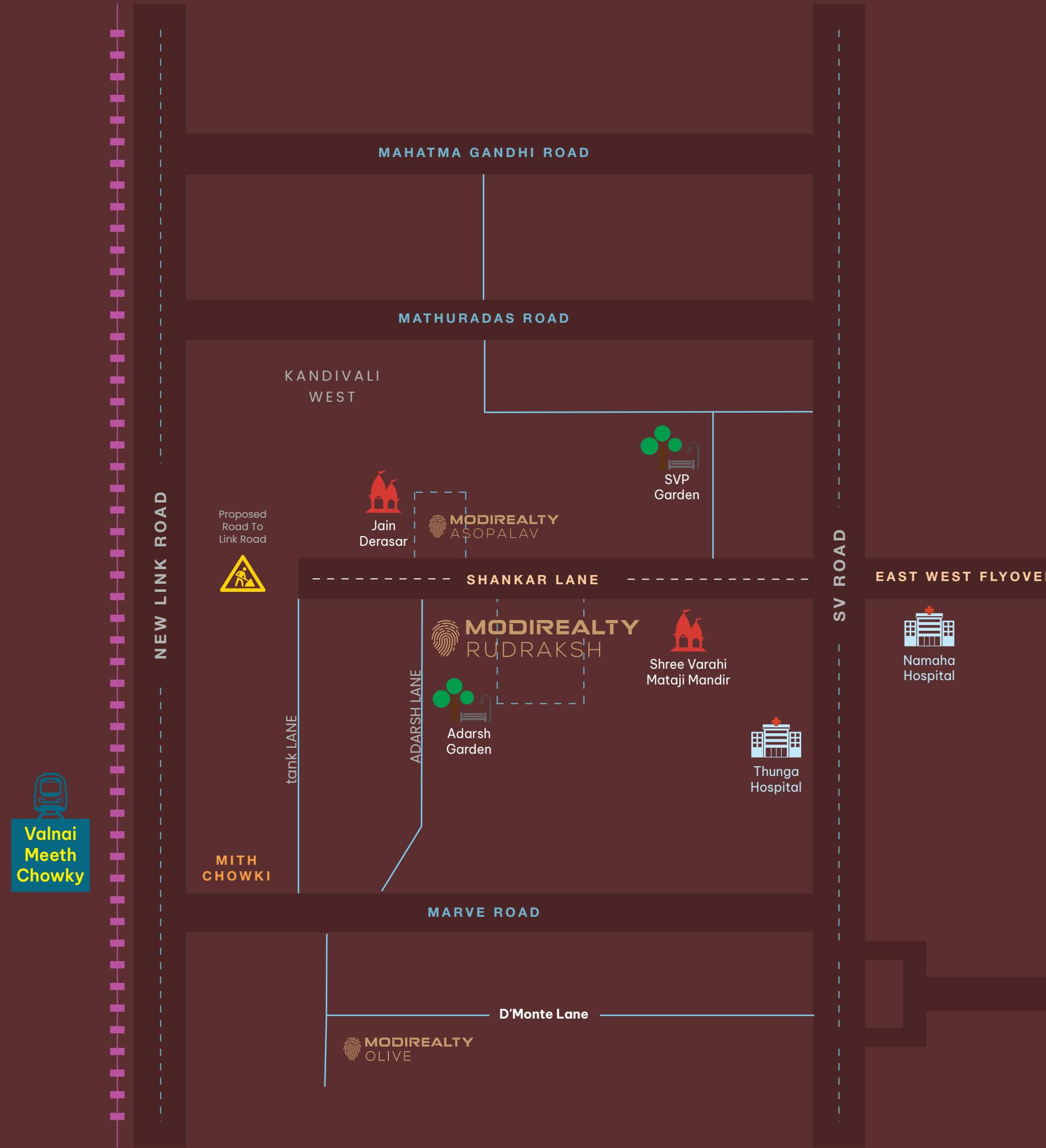
Experience ultra-luxurious residences at shankar lane, a prime location in the heart of the vibrant jain community.

Modirealty is set to unveil its ultra-luxurious residential project in Kandivali West, at Shankar Lane, offering a seamless blend of opulence and comfort. Spanning a full acre, this exclusive development features over 24,000 square feet of premium lifestyle amenities designed to elevate modern living. Residents will enjoy a lush, beautifully landscaped rooftop garden, a state-of-the-art gymnasium, and a host of other high-end facilities, all within a meticulously crafted space. With its prime location and exceptional offerings, Rudraksh is poised to redefine luxury living in the heart of Mumbai.



One-of-a-kind Residences

Luxurious 2, 3, 4 & 5 BHK Residences
with Walk-in Wardrobes



The Address Advantage

By Walking

Jain Derasar	:	1 mins
Shankar Mandir	:	2 mins
Shree Varahi Mataji Mandir	:	2 mins
SVP Garden	:	2 mins
Savitridevi Hariram Agarwal Int. School	:	6 mins
PVR Milap Mumbai	:	7 mins
Namaha Hospital	:	7 mins
Sardar Vallabhbhai Patel School	:	10 mins
Thunga Hospital	:	10 mins

By Driving

Kandivali West Railway Station	:	1.0 kms
Valnai Metro Station	:	1.4 Kms
Western Express Highway	:	2.0 Kms

ONE Landmark That
Defines The Legacy

Modirealty Rudraksh stands as a beacon of sophistication and luxury, offering an unparalleled living experience in the heart of a thriving community. This exclusive landmark is designed to blend contemporary elegance with functional brilliance, featuring state-of-the-art amenities and meticulously crafted spaces that cater to every need and desire. From its prime location to its exceptional architecture, Rudraksh redefines modern living, setting a new standard in upscale real estate. Welcome to a world where excellence meets exclusivity and your dream home awaits.

EXTERIOR VIEW



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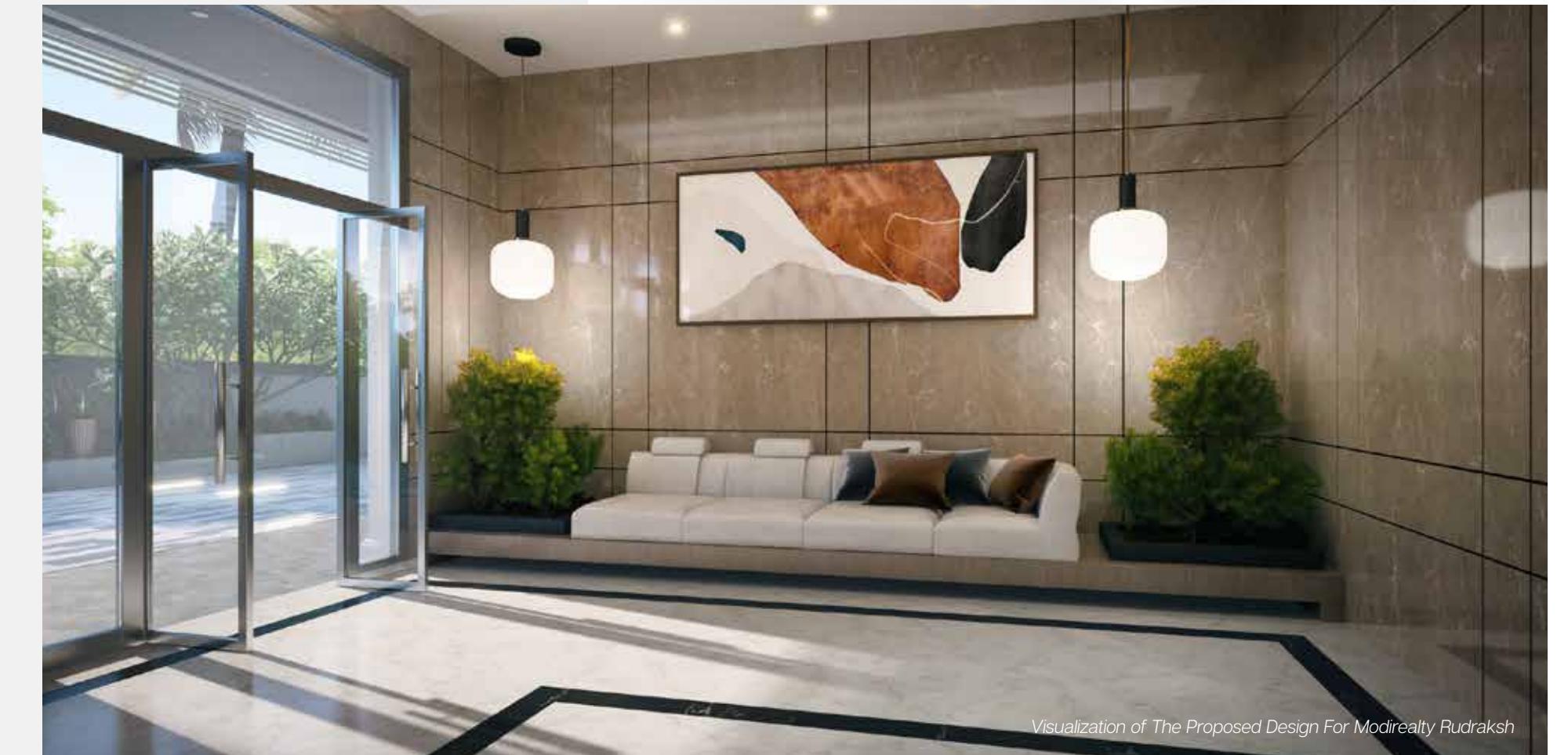


ONE *Entrance. Resplendent Grandeur.*

The majestic lobby, designed with impeccable attention to detail, welcomes you with soaring ceilings, opulent finishes, and a timeless aesthetic. From the moment you enter, you're enveloped in pure luxury, where every element, from the shimmering chandeliers to the exquisite marble floors-sets the stage for a truly remarkable experience. This is not just an entrance; it's a statement of grandeur and an invitation to immerse yourself in a realm where excellence is the only standard.



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ONE ACRE. ONE LANDMARK.

— SPREAD 07 —

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**Spacious Residences
with Elegant Balconies**

Experience unparalleled comfort and style in our generously sized residences. Each home features a private, expansive deck that offers a tranquil retreat from the hustle and bustle of daily life. These luxurious living spaces are thoughtfully designed to maximize natural light and ventilation. Whether you're enjoying a morning coffee or hosting an evening gathering, the elegant deck provides the perfect backdrop for your moments of leisure.

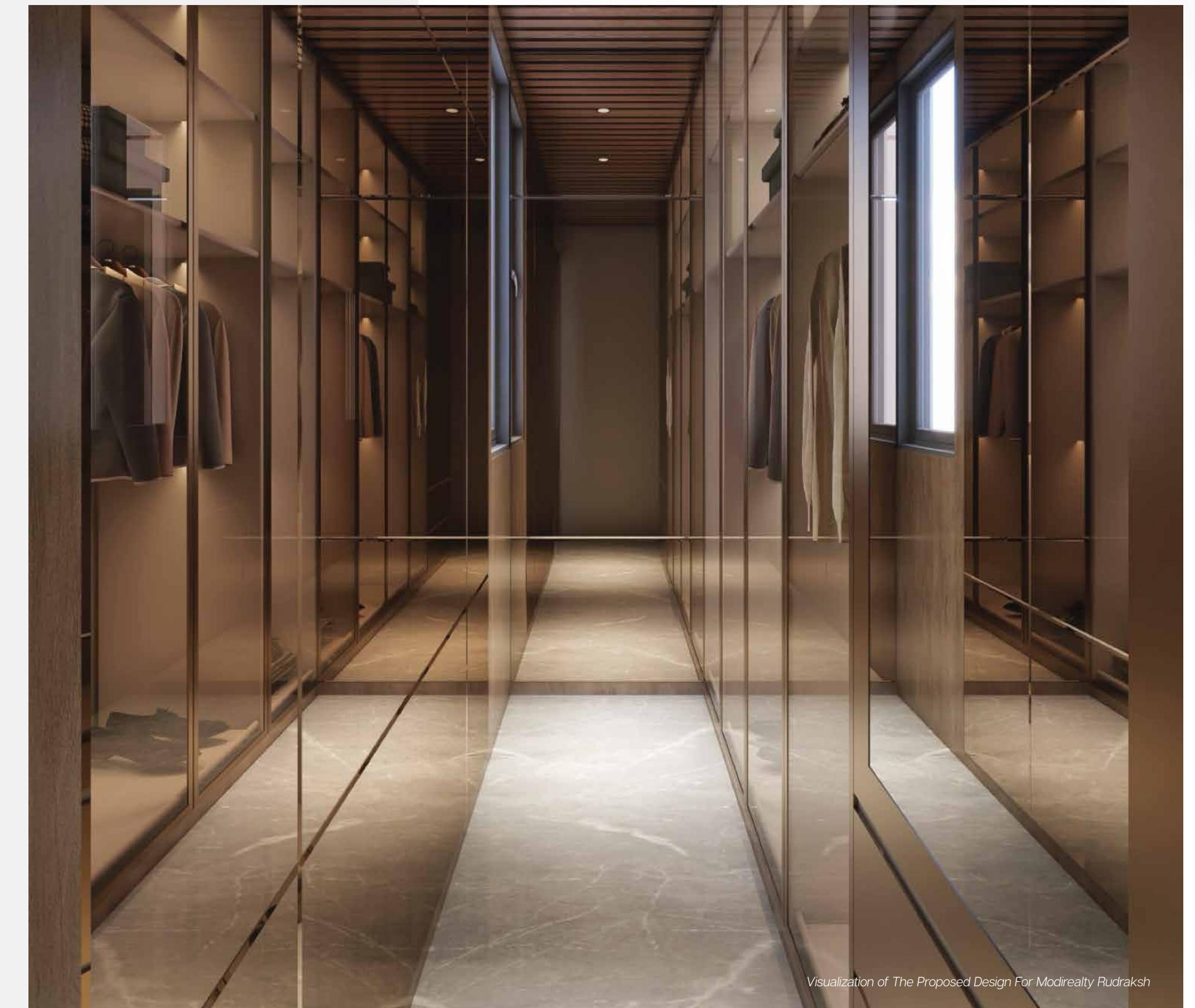


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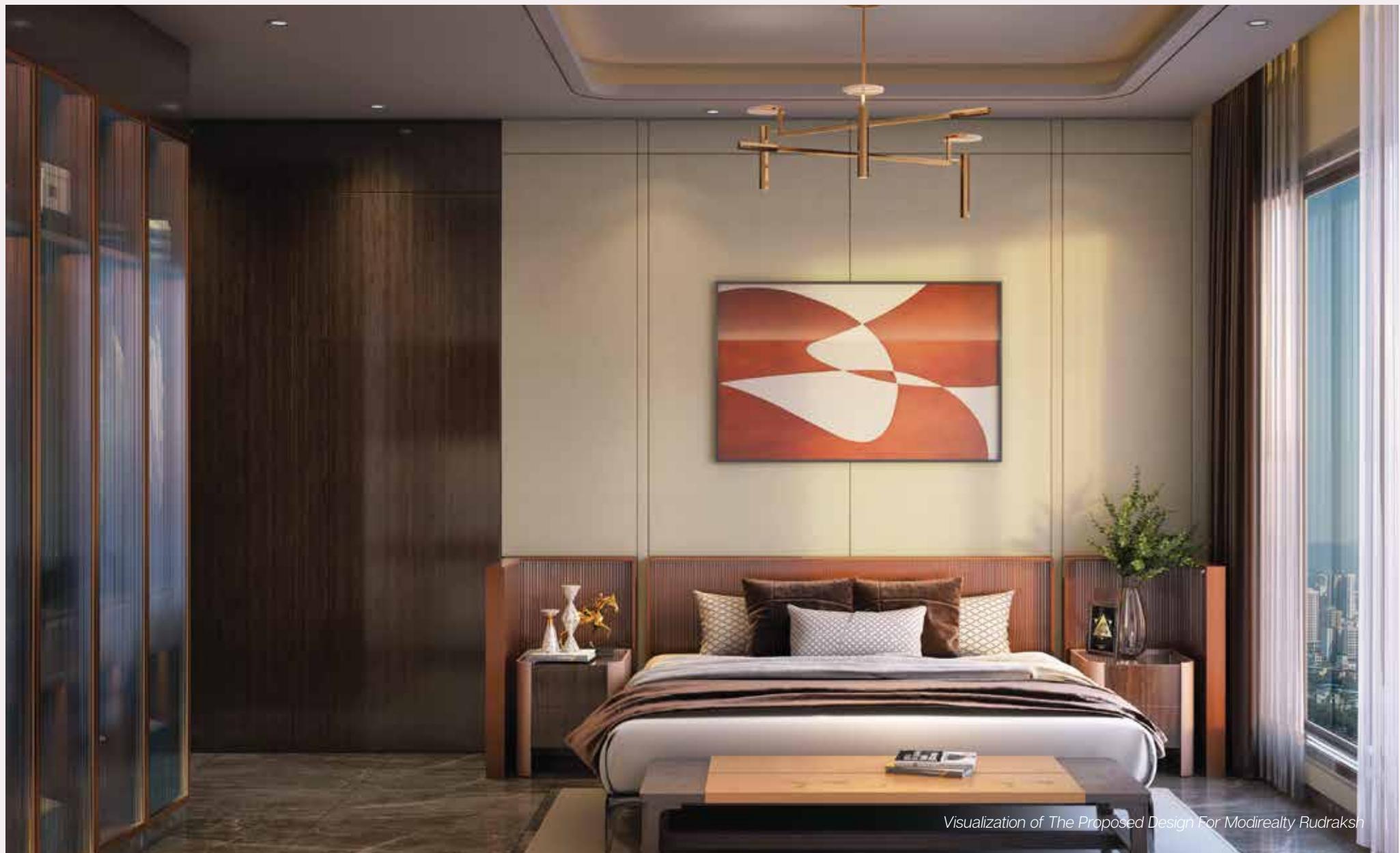


Expansive Bedrooms with Walk-In Wardrobes

These masterfully designed bedrooms offer ample room for relaxation and personalization, while the walk-in wardrobes introduce a luxurious blend of practicality and organization. Enjoy the perfect blend of style and functionality within your personal sanctuary.

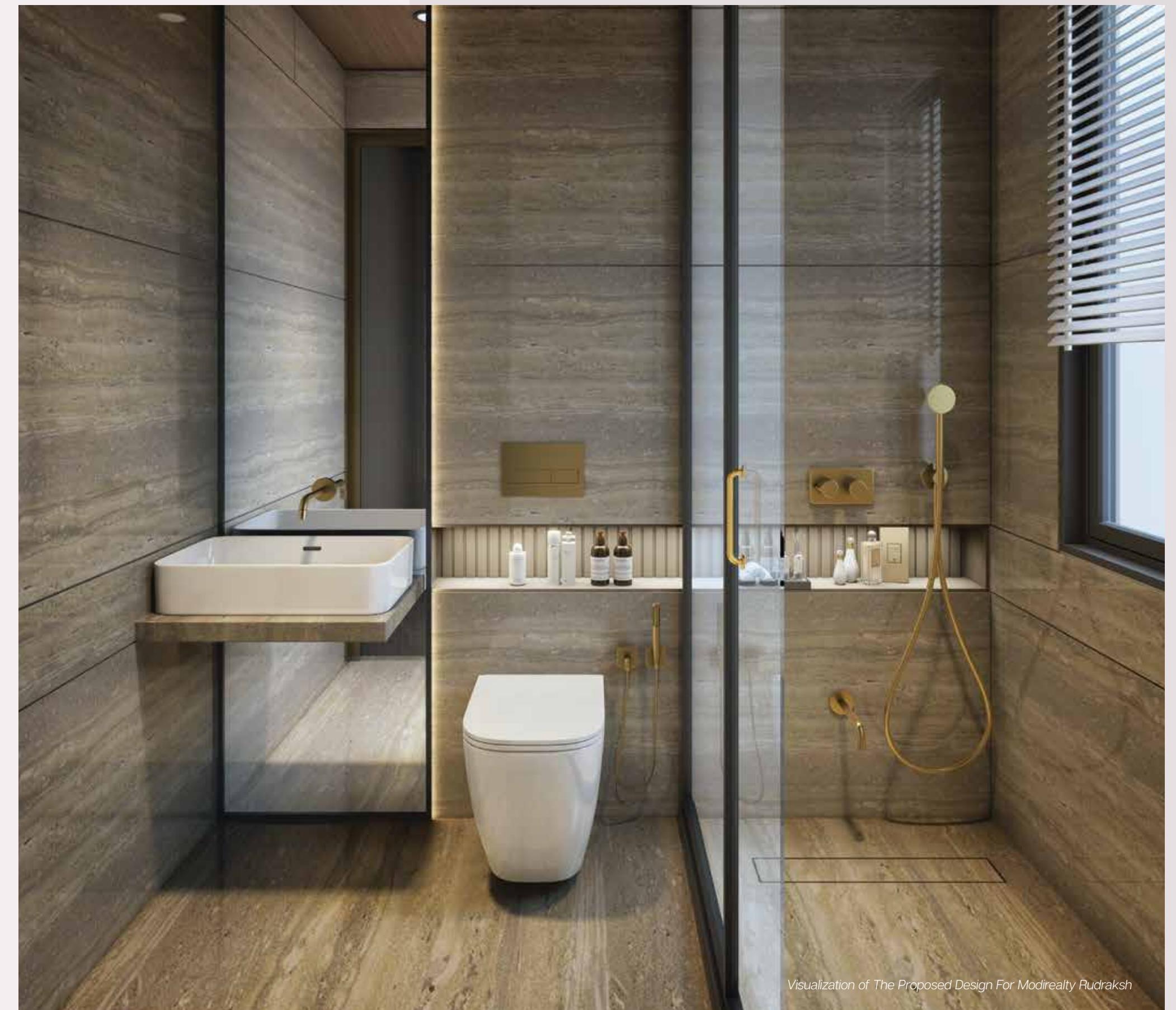


Visualization of The Proposed Design For Modirealty Rudraksh



Elegance Redefined: Luxurious Bedroom & Bathroom

Step into a sanctuary of serenity with our opulent master suites. Indulge in unparalleled comfort and sophisticated design, where every detail is meticulously crafted for your ultimate relaxation and style.

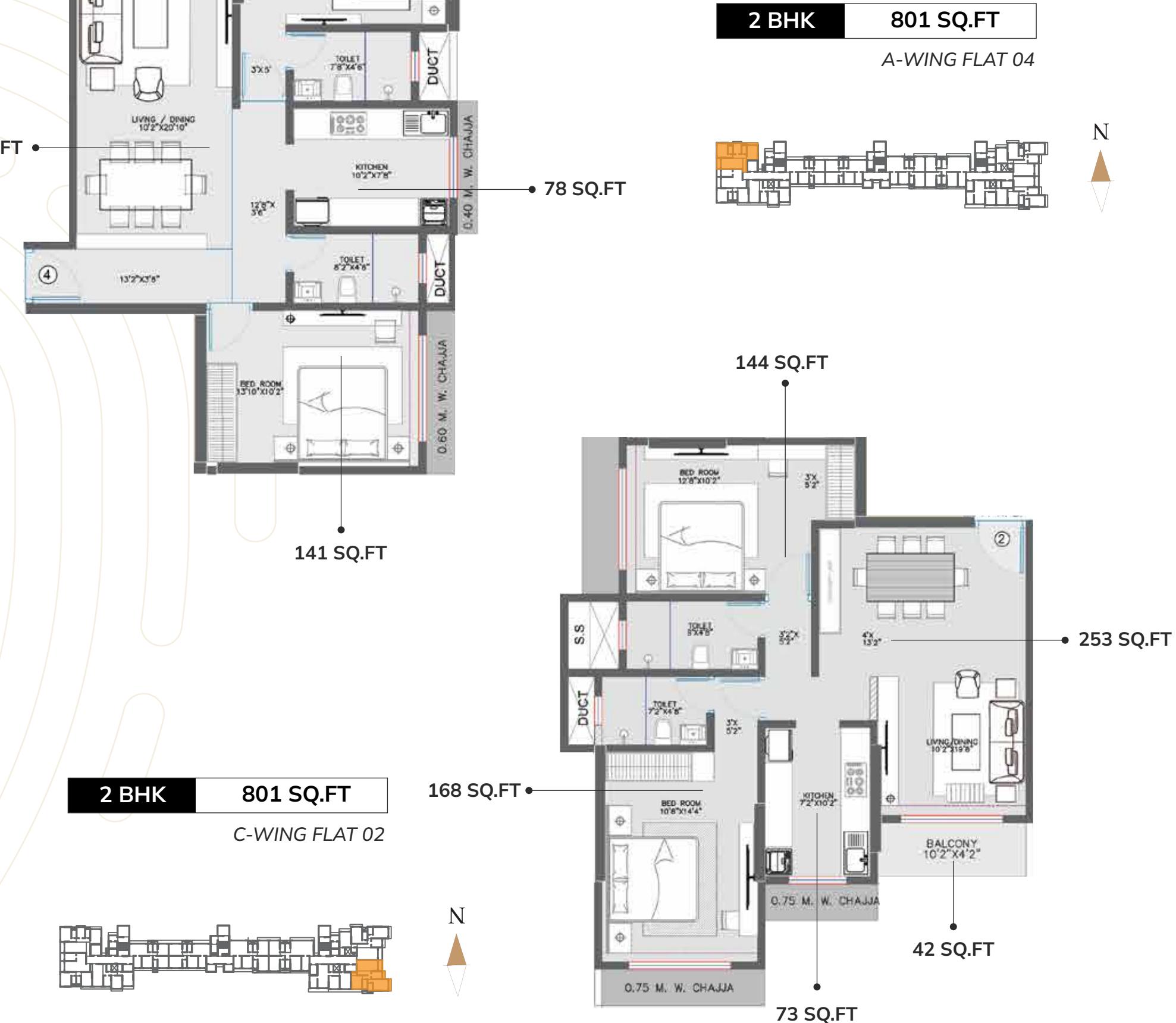
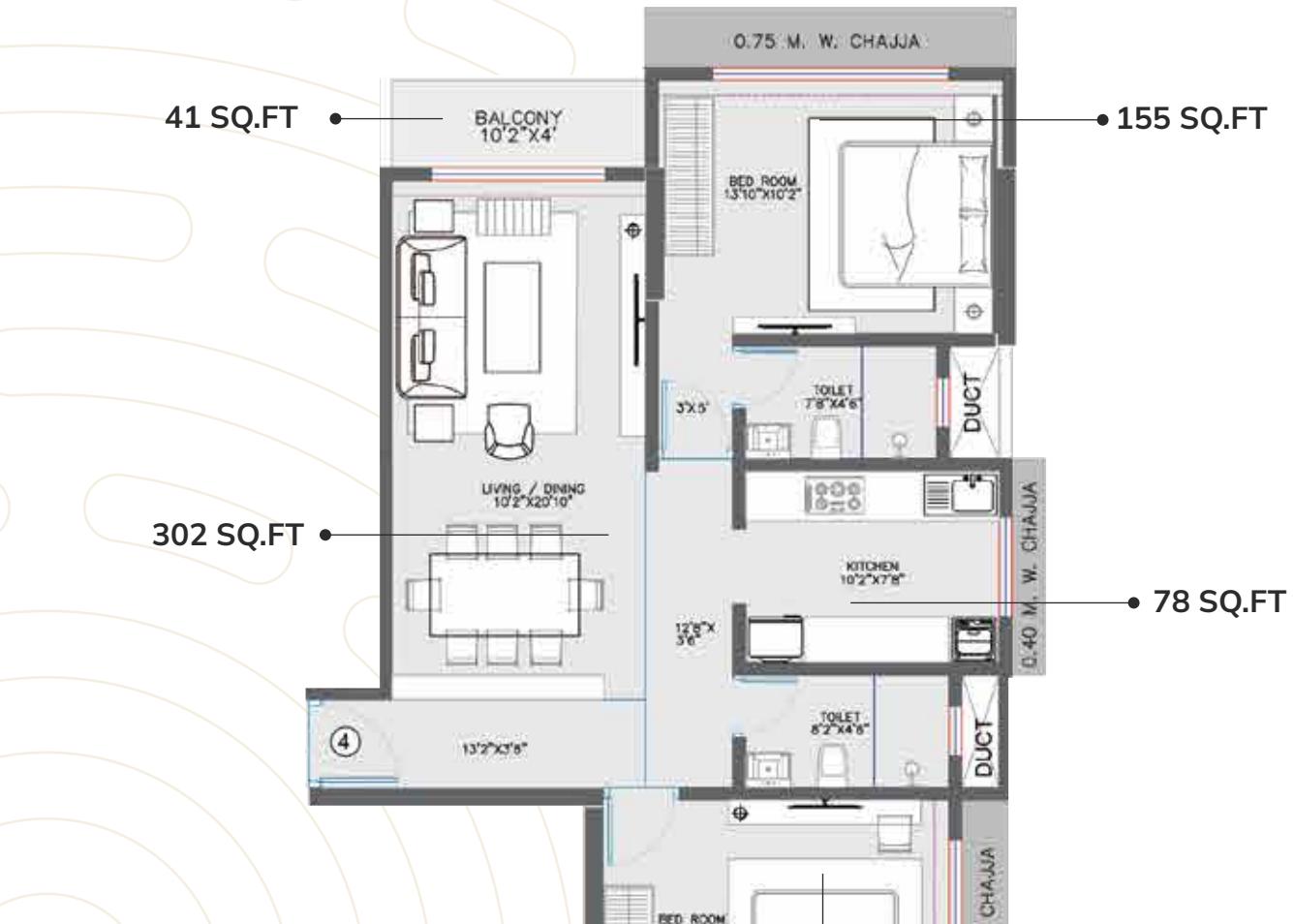
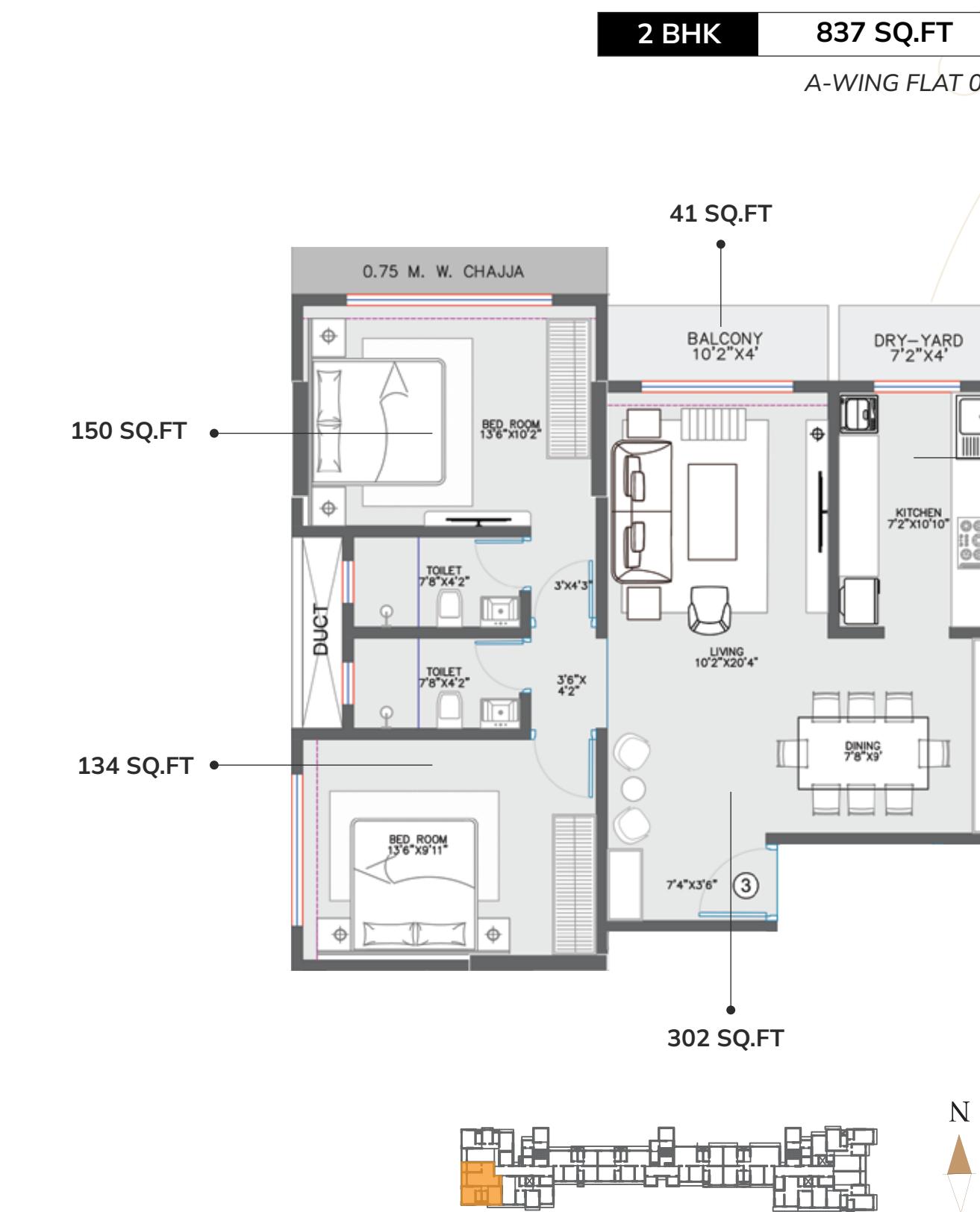


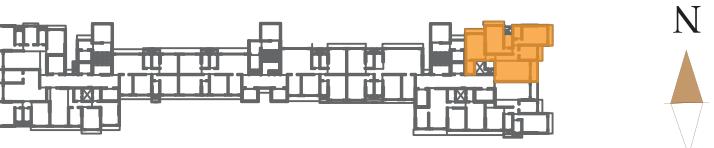
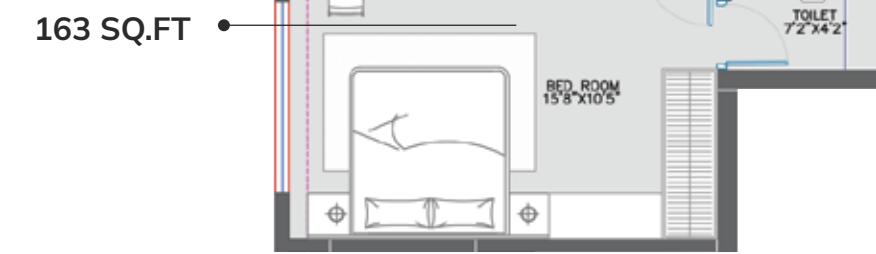
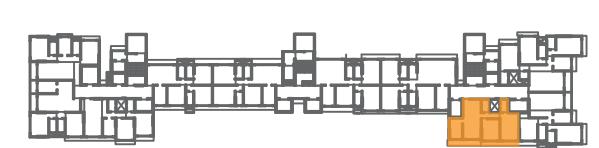
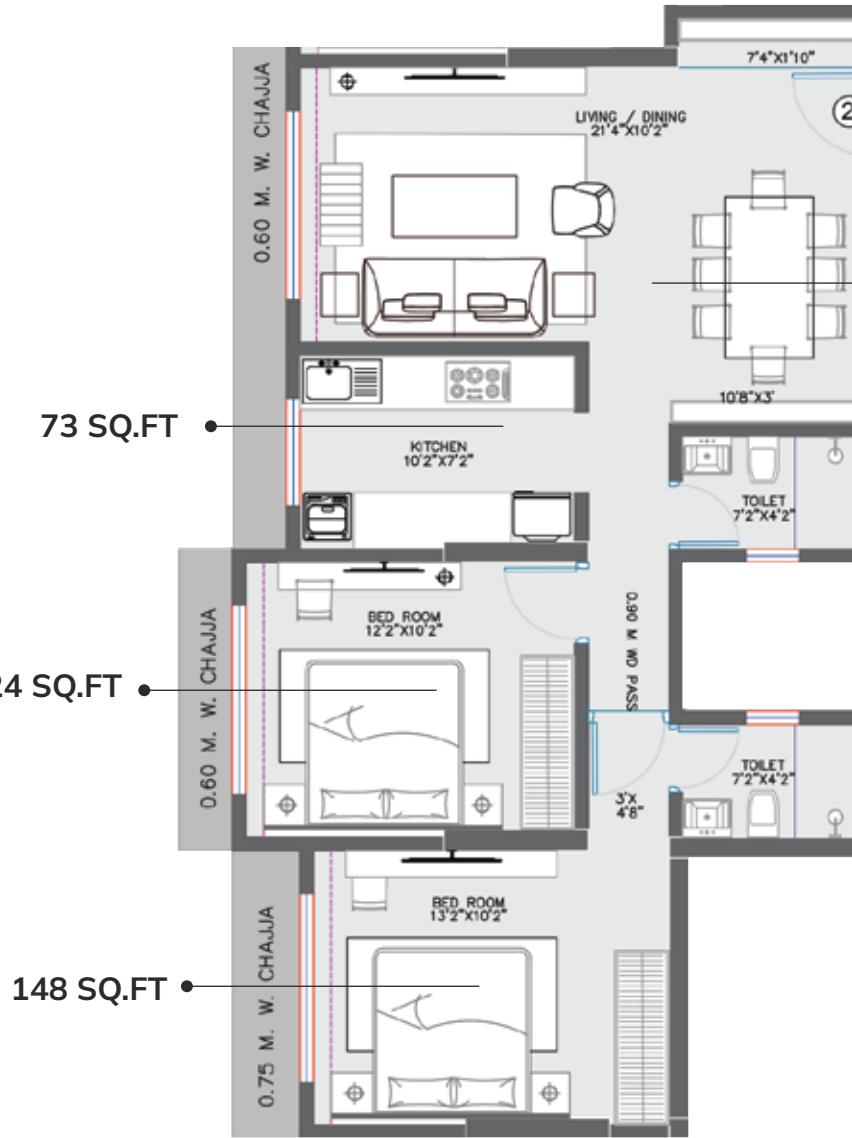
TYPICAL FLOOR PLAN

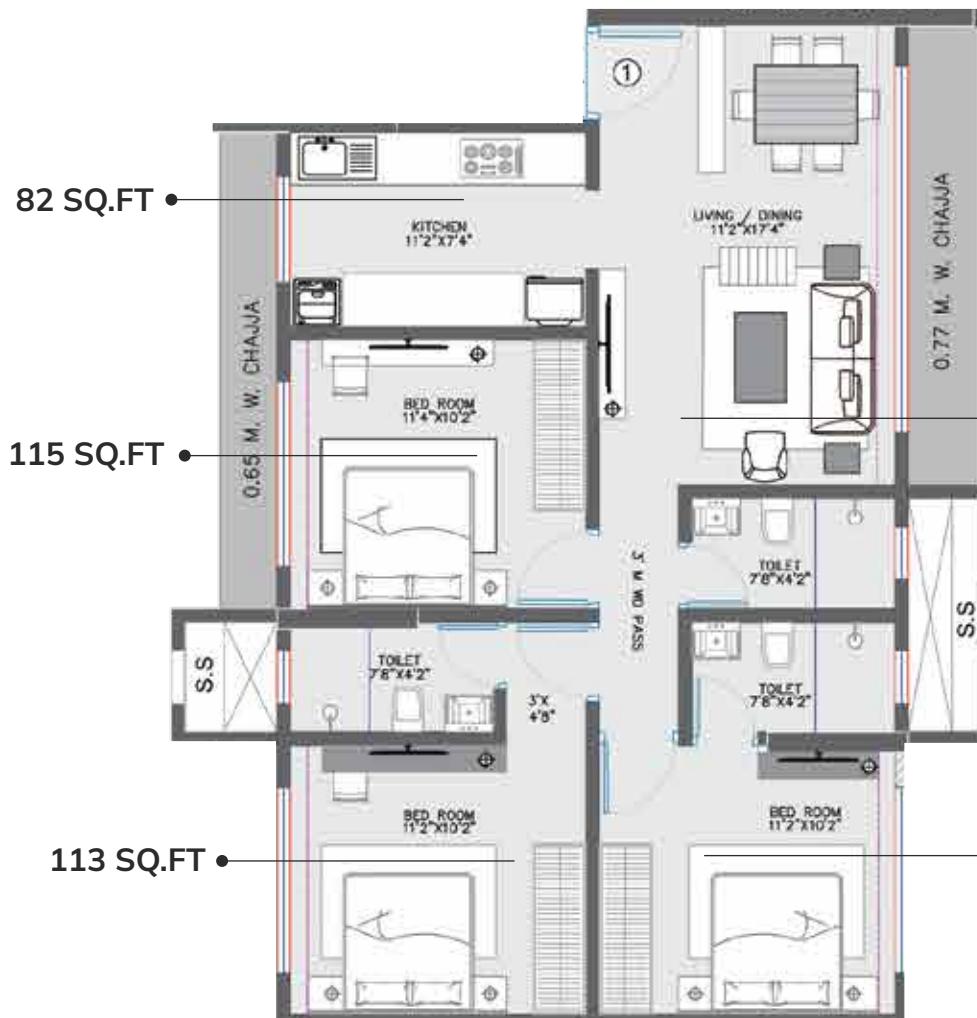


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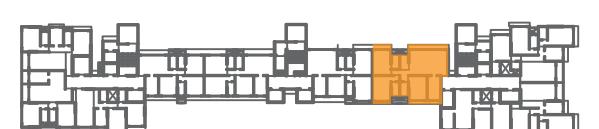
UNIT FLOOR PLANS







3 BHK **1085 SQ.FT**



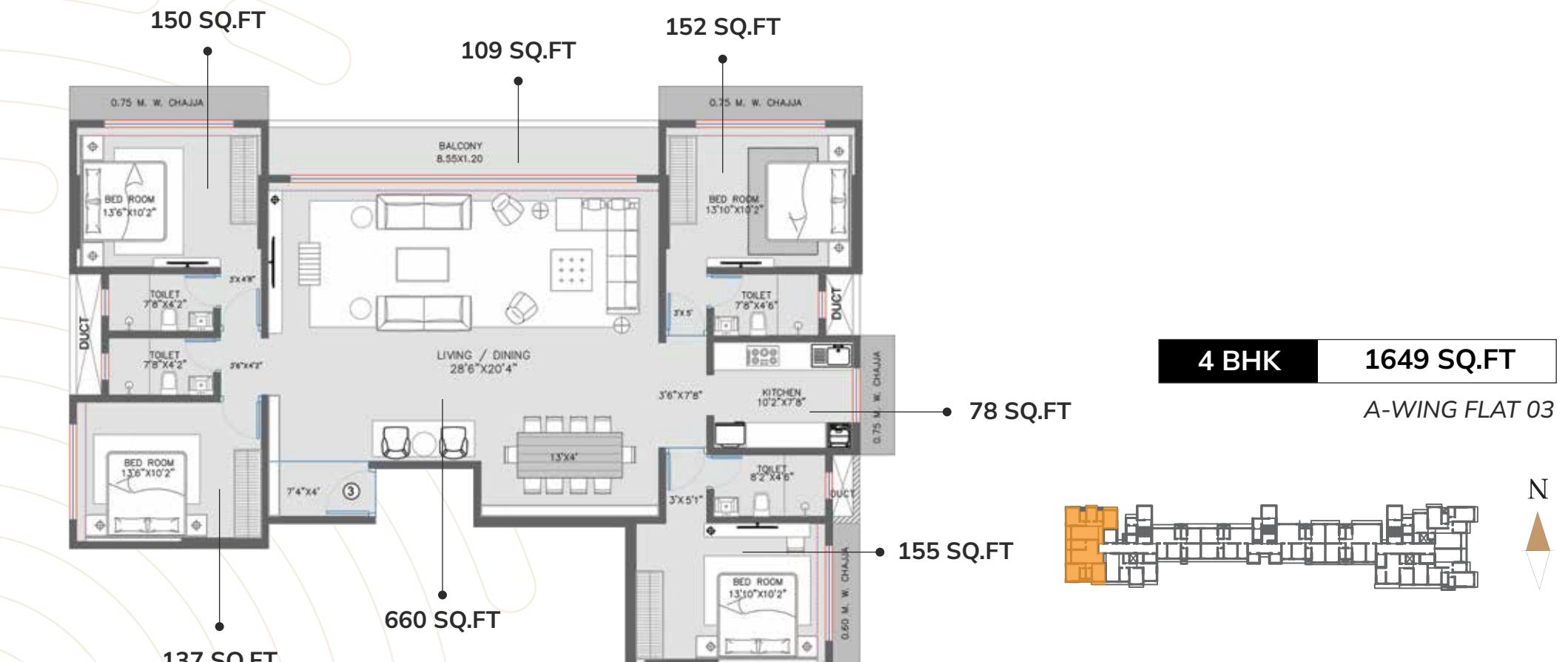
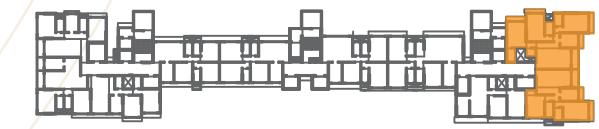
The floor plan illustrates a residential layout with the following dimensions and areas:

- 158 SQ.FT**: Located above the top-left bedroom.
- 141 SQ.FT**: Located to the left of the bottom-left bedroom.
- 101 SQ.FT**: Located below the bottom-left bedroom.
- 41 SQ.FT**: Located to the right of the central corridor.
- 315 SQ.FT**: Located to the right of the living/dining area.
- 145 SQ.FT**: Located at the top right, spanning the width of the top-right bedroom and the central corridor.

Key dimensions and room details:

- BED ROOM 14'2"X10'2"**: Located at the top left.
- BED ROOM 14'4"X10'2"**: Located at the top right.
- BED ROOM 13'10"X10'2"**: Located in the center-left.
- KITCHEN 13'10"X7'4"**: Located at the bottom left.
- LIVING & DINING 14'6"X22'**: Located on the right side.
- POOJA SPACE 6'0"X4'9"**: Located in the center-right.
- TOILET 6'2"X4'6"**: Located in the center-left.
- TOILET 6'2"X4'6"**: Located in the center-right.
- 0.50 M. W. CHAMBA**: Located on the far left.
- SS**: Located on the left side of the central corridor.
- SS**: Located on the right side of the central corridor.
- 0.75 M**: Located at the top right.
- 4**: Located at the bottom center.

4 BHK **2035 SQ.FT**





C-WING FLAT 02
Available on 1st to 13th Floors



1



FT

178 SQ.FT

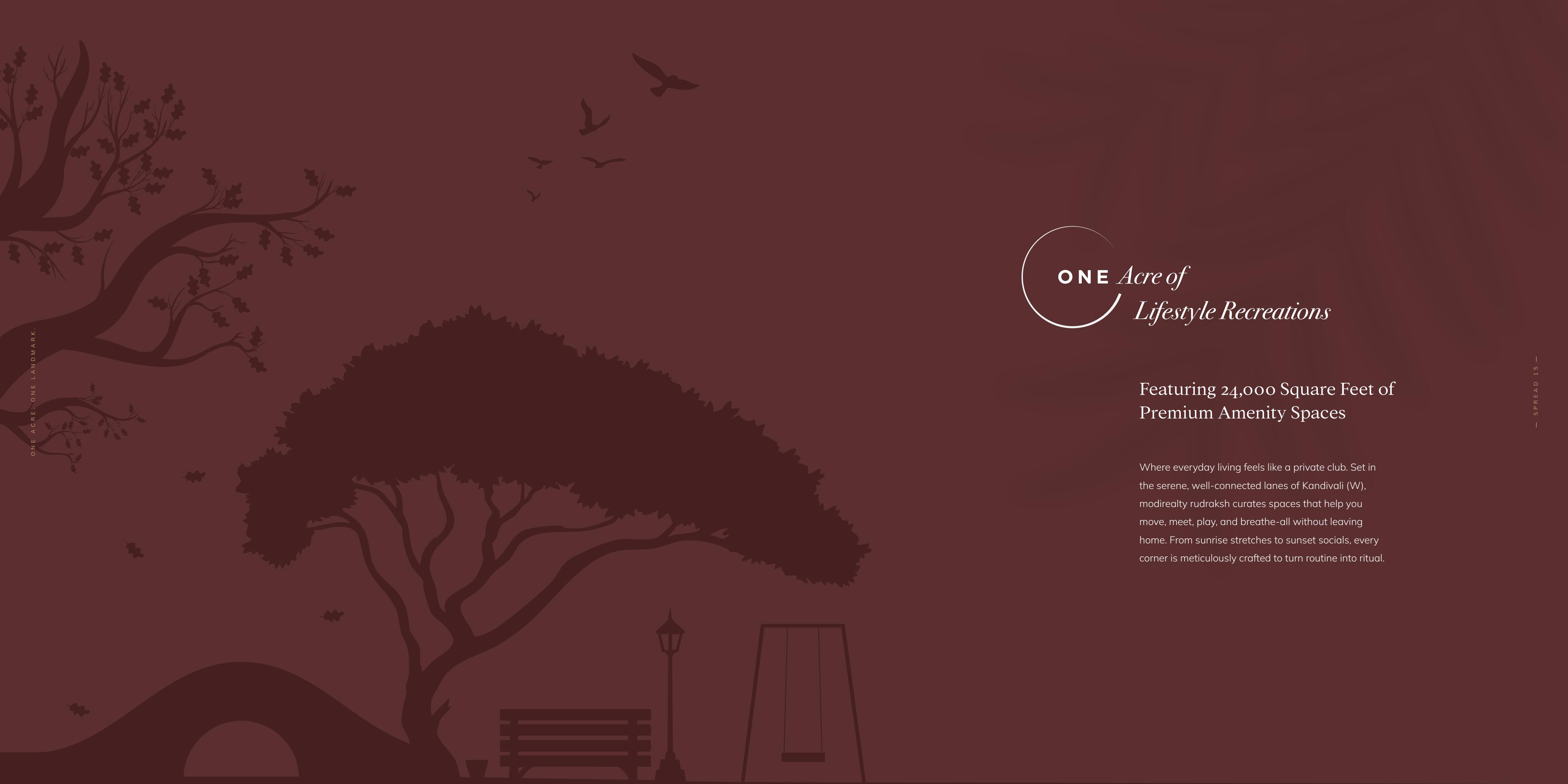


5 BHK

C-WING FLAT 01

Available on 14th to 19th Floors

11



ONE Acre of
Lifestyle Recreations

Featuring 24,000 Square Feet of
Premium Amenity Spaces

Where everyday living feels like a private club. Set in the serene, well-connected lanes of Kandivali (W), modirealty rudraksh curates spaces that help you move, meet, play, and breathe—all without leaving home. From sunrise stretches to sunset socials, every corner is meticulously crafted to turn routine into ritual.

ONE Experience. Two Tiers of Leisure.



Kids Explore Zone



Yoga & Meditation Area



The Podium Retreat



Mini Turf



Calm Corner Gazebo



Walking Track



Elite Banquet



Golf Court



The Social Lawn



Core Fitness Lounge



Serenity Pool



Starlight Amphitheatre

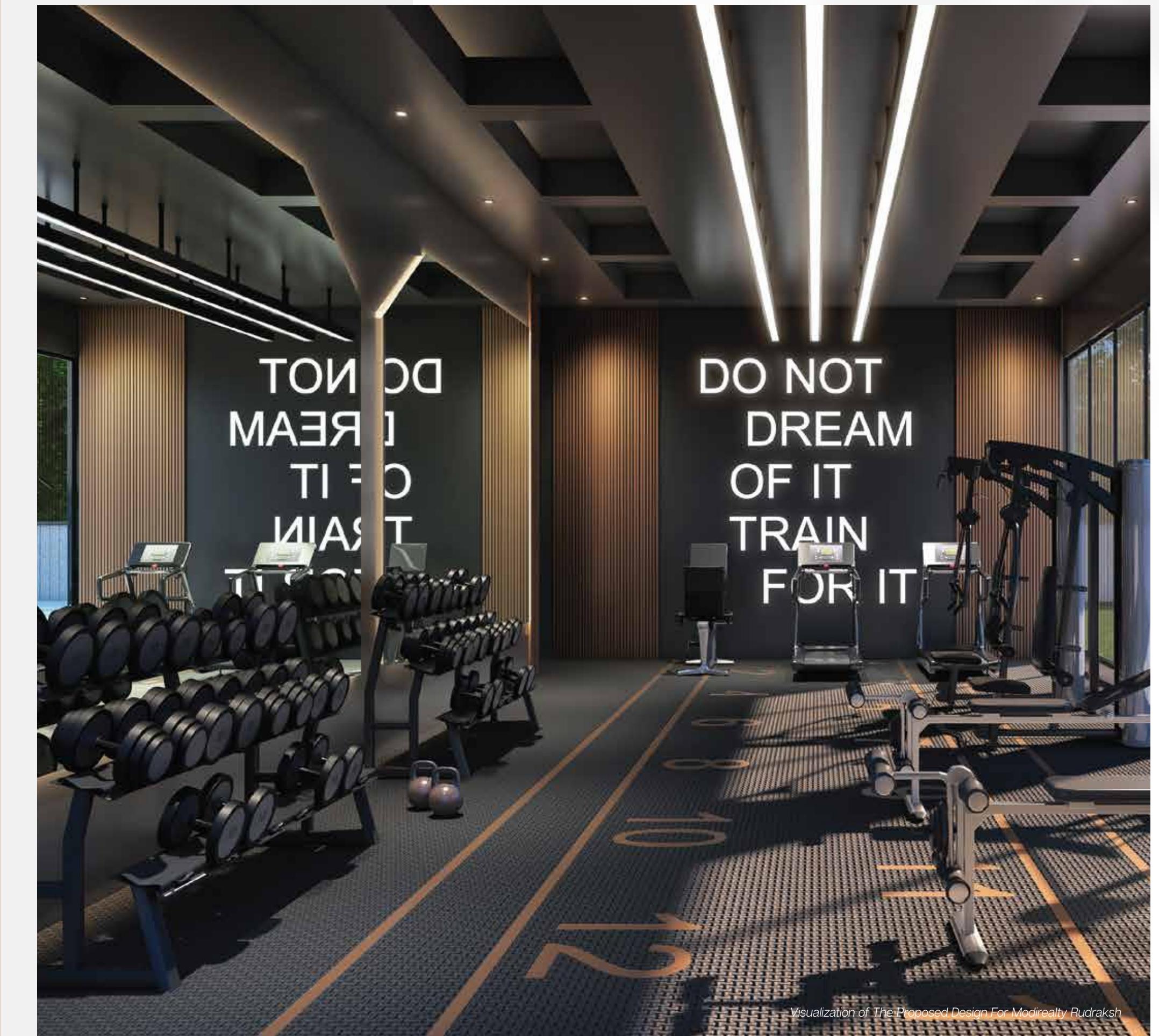




Visualization of The Proposed Design For Modirealty Rudraksh

ONE Space. Infinite Energy.

Discover a harmonious blend of leisure and fitness with our exceptional ground-level amenities. Enjoy the expansive open lawn, perfect for outdoor relaxation or social gatherings, while the state-of-the-art gym caters to all your fitness needs. These features are meticulously designed to enhance your quality of life and foster a vibrant community atmosphere.



Visualization of The Proposed Design For Modirealty Rudraksh



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ONE Escape. Serene Bliss.

Relax and unwind in our elegant sitting patio, seamlessly integrated with lush garden views. This inviting common area offers a perfect retreat for peaceful moments and social gatherings alike, providing a tranquil escape from the everyday.



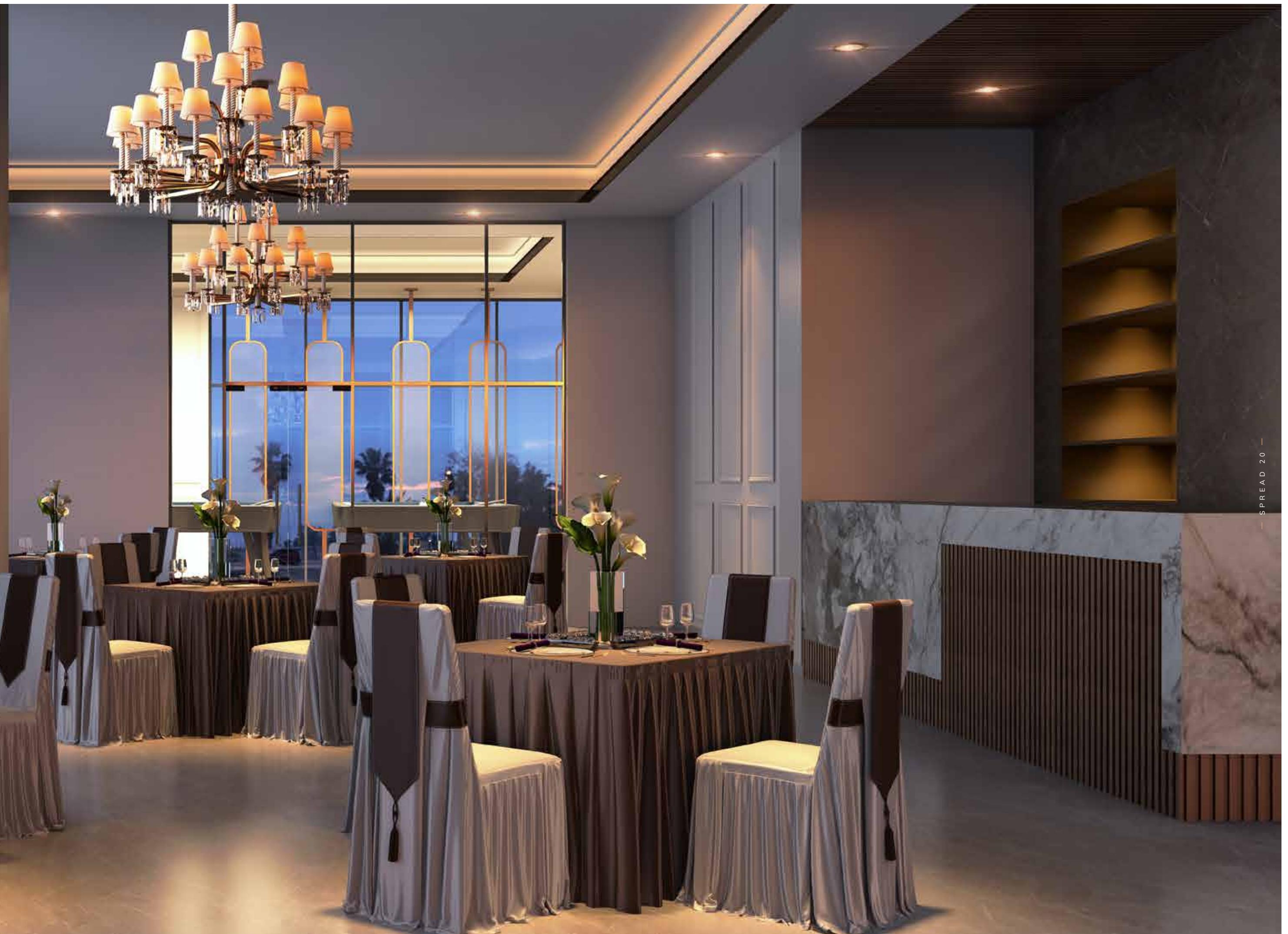
Visualization of The Proposed Design For Modirealty Rudraksh



Serenity. Green Sanctuary.

Immerse yourself in nature and find a new version of yourself. In today's fast-paced world, there is nothing quite like the joy of simply being. Our lush, meticulously landscaped environment offers the perfect retreat where you can embrace tranquility and just be.

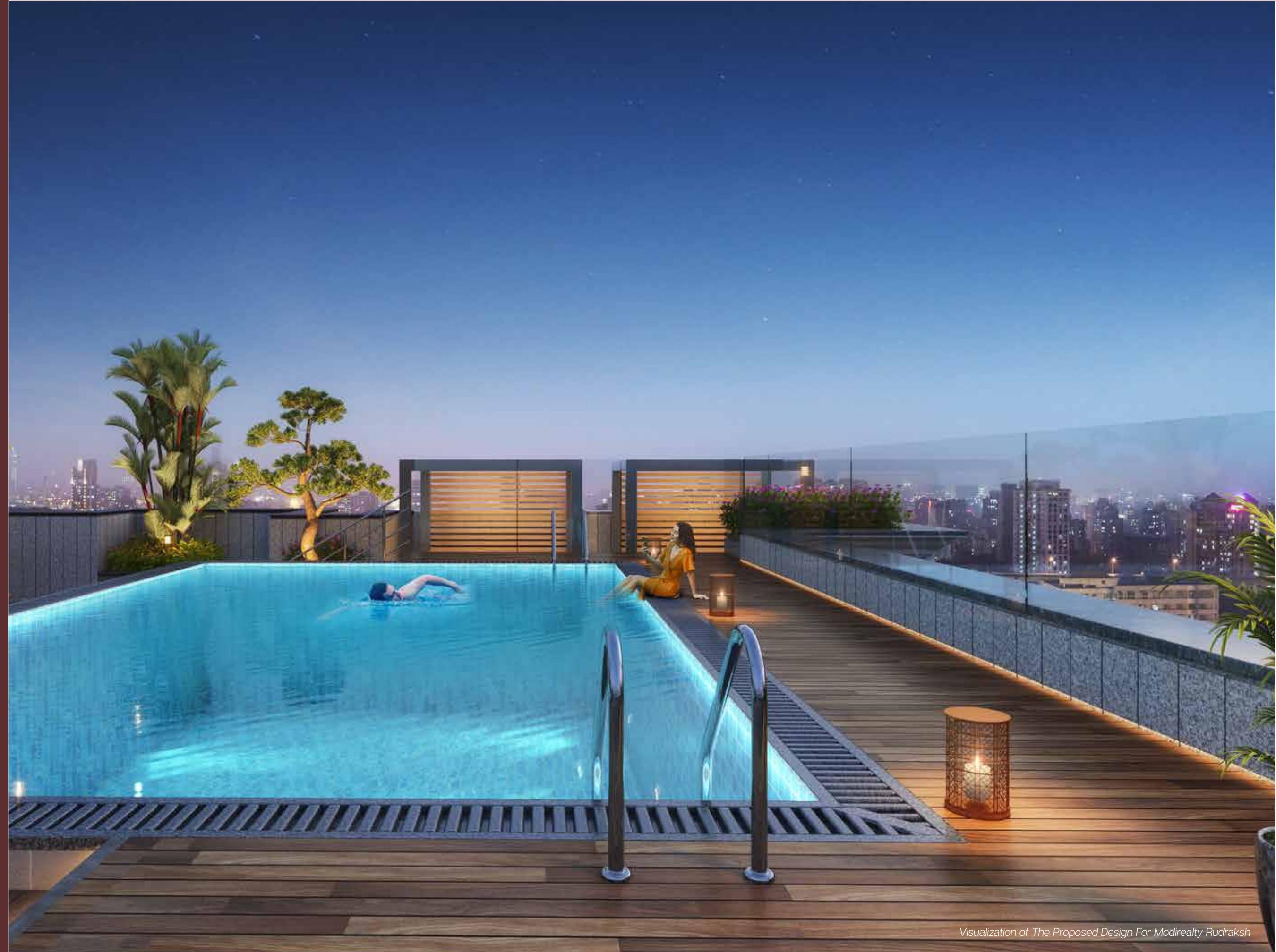




Horizon Club at Rudraksh

At Modirealty Rudraksh, the rooftop crowns our landmark one-acre address on Shankar Lane, serving as your daily escape. This exclusive space offers a curated world of leisure, featuring : Sunset Lounge , Yoga and Meditation Pavilion , Jogging Circuit , Party Lawn, Pergola Nooks , Herb Pockets , Kids' Play Corner.

It is finished with every conceivable detail, including a reflexology path, dedicated outdoor fitness zone, non-slip decks, and sophisticated low-glare lighting. Welcome to rooftop living, perfected.



Kids Explore Zone



Mini Turf



Golf Court



Starlight Amphitheatre



Yoga & Meditation Area



Calm corner Gazebo



Tranquility Garden



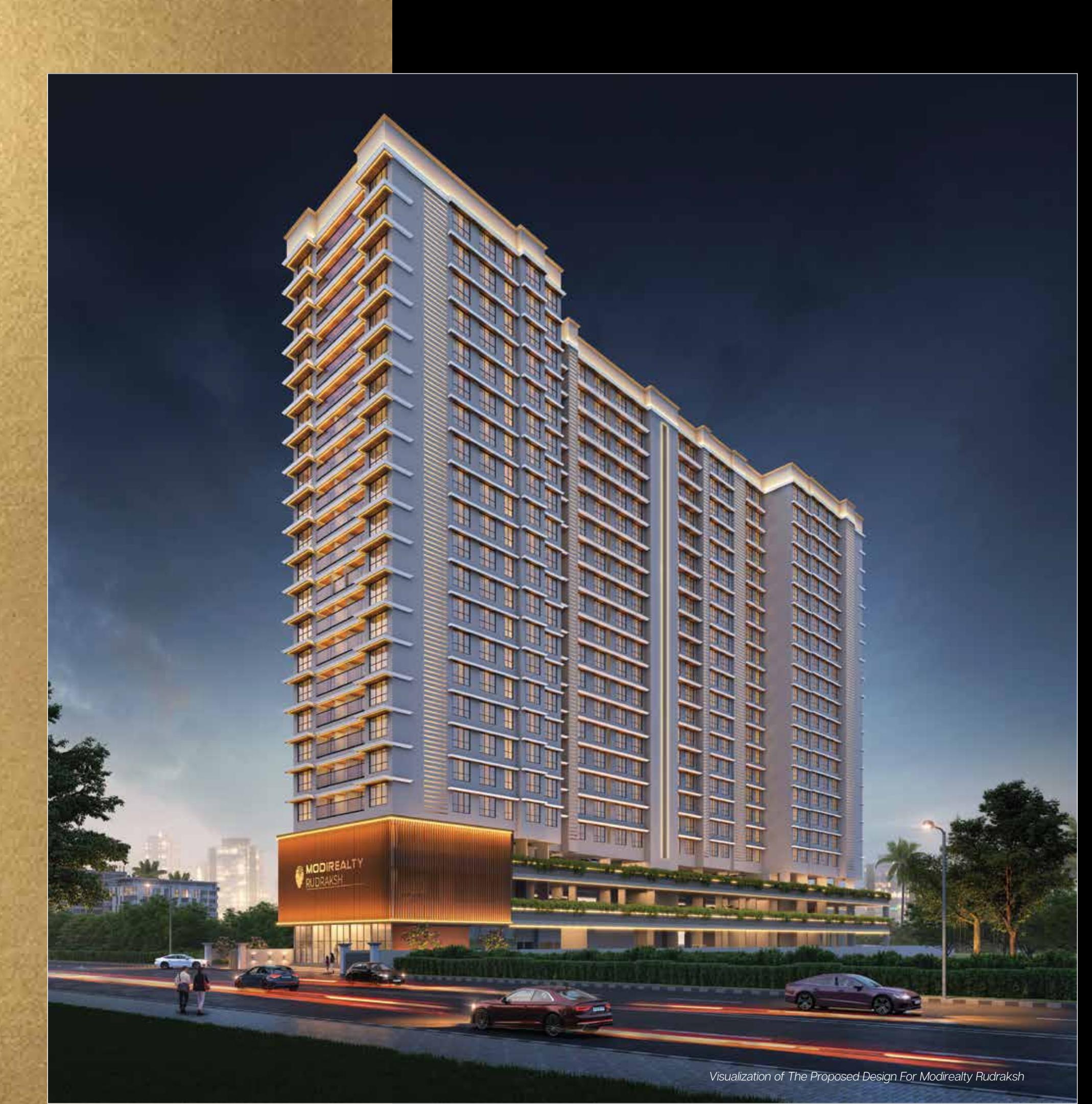
Serenity Pool

ONE *Place to Arrive &
Every reason to stay.*

EXTERIOR VIEW



Some addresses are found; this one is chosen. On one precious acre, Modirealty Rudraksh becomes the landmark you return to, where design, detail, and daily life align. It is one place to arrive and every reason to stay.



Visualization of The Proposed Design For Modirealty Rudraksh



 **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

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

59 +

LANDMARK PROJECTS
DELIVERED WITH OC

1500 +

HAPPY HOMES
HAPPY FAMILIES

7 +

ONGOING
PROJECTS

6 +

UPCOMING
PROJECTS

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1 ACRE . 1 LANDMARK

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