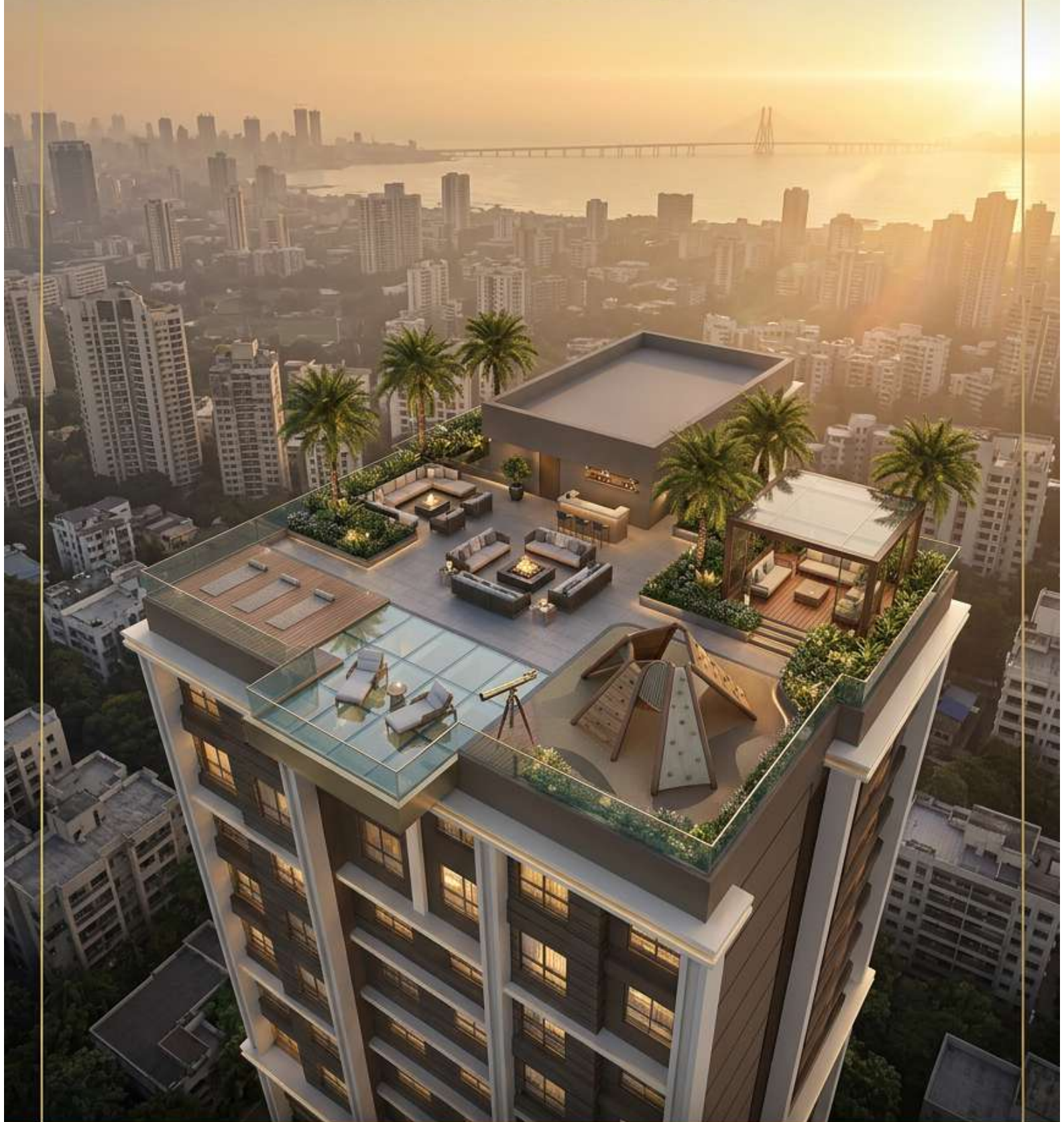


Expansive and on the sky

# KSHITIJ OMKAR

Where Life Rises Above



2 & 1 BHK Luxury Residences | Prabhadevi

# At the Heart of Mumbai's Most Prestigious Address



Steps away from spiritual landmark



Seamless metro connectivity



15 mins to major business districts



Bombay  
Scottish  
School



Hinduja  
Hospital



Dadar  
Beach



Palladium  
Mall



Siddhivinayak  
Temple

Exact project  
Location

2-minute walking distance

15-minute drive radius

# Crafted for Those Who Value Thoughtful Living



Modern  
Architectural  
Elevation

Luxury  
Entrance  
Lobby

Compact  
Premium  
Development

State of Art  
Amenities

“The most thoughtfully crafted tower in the vicinity.”

“Designed with a focus on efficiency, elegance, and livability”.

# Homes Designed for Intelligent Living

1 BHK, 2 BHK & Spacious 4BHK Residences



Maximum Space Utilization



Floor-to-Ceiling French Windows



Vastu-Compliant Layouts



3m Height

## 1 BHK (RERA 423 SQ FT)



Luxury and Efficiency amalgamation. Ideal for modern urban living.

## Smart 2 BHK (RERA 437 SQ.FT)



Efficient planning with maximum space utilisation. Ideal for modern urban living.

## 2 BHK (RERA 590 SQ FT)



Balanced living and privacy. Optimized room sizes.

## 4 BHK (RERA 1180 SQ FT)



Spacious combined layouts. Perfect for growing families.

Every inch optimized, every moment elevated.

# Wake Up to Mumbai's Most Iconic Views



Endless Arabian Sea



Spiritual Serenity



City & Sea Link Skyline

A view that inspires, every single day.

# Elevated Living, Above It All



## Sky Lounge

Stylish seating and a fire area for relaxing and socializing.



## Gazebo Seating

Comfortable, shaded gazebo with elegant seating for conversation.



## Children's Play Zone

A safe and modern play structure for children to play.



## Yoga Deck

Find peace and balance on a dedicated mat and yoga space.



## Observation Deck

Panoramic city skyline and Arabian Sea views for viewing city lights.



## Zen Garden

Experience tranquility with a blend of wood, stone, glass, and flora.

Where every evening feels like a getaway.

**Kshitij  
Omkar**  
KshitijOmkar.com

# Engineered for Modern Living

Smart Infrastructure.  
Future-Ready Comfort.



## Automated Parking Tower

Fully Automated Stacked  
Parking System



## EV Charging Station

Electric Vehicle (EV)  
Charging Points



## High-Pressure Car Wash Area

High-Pressure Automatic  
Car Wash Area



## AI Surveillance & Security System

24/7 AI-Powered Surveillance  
& Integrated Security



## High-Speed Passenger Lifts

High-Speed Elevators with  
Advanced Controls



## Lift Access Till Terrace

Seamless Lift Access to All  
Levels Including Terrace



## Branded Fittings

Premium Branded  
Bathroom & Electrical  
Fittings



## Ample Water Supply with Groundwater Backup

Ample Water Supply with  
Groundwater Backup



## Solar Power for Common Areas

Solar Power Generation  
for Common Areas



## Rainwater Harvesting System

Sustainable Rainwater  
Harvesting System

Built with precision. Designed for generations.



# A Project Built on Trust, Not Just Promises



## Freehold Land

(No lease renewal concerns unlike many nearby developments)



## All Approvals Received

(Fully compliant and ready)



## FCC Obtained

(Financial closure secured – a rare assurance  
in redevelopment projects)

Clarity in title. Confidence in delivery. Commitment for generations.

**Development Managed By:** Kshitij Buildcon

**Plot Owner:** Omkar CHS Ltd.

**Site Address:** Plot No. 1003, Sai Bhakti Marg,  
Prabhadevi, Mumbai – 400025  
(Opp. Rachana Sansad Architect College)

**Call / WhatsApp:** +91 98332 20457

**Email:** info@kshitijomkar.com

**Website:** www.kshitijomkar.com



MAHA RERA Project  
Registration No.:  
**P51900080430**



Kshitij Omkar MahaRERA

**Kshitij Omkar – A Home for Generations** ✨