

ETERNIA | ENIGMA

MULUND WEST

In the realm of our dreams
We envision a way of life
One that's crafted to be seamless
Where every moment is treasured

Now, the realm awaits you
Where luxury is at its purest
And your moments are a
Timeless treasure



Actual Image

The projects "Eternia Towers A to D" and "Enigma Towers A and B" are registered with MahaRERA vide registration numbers: P51800006141 and P51800002656 respectively, are available on the website <https://maharera.maharashtra.gov.in> under registered projects.
Disclaimer: The Actual image may be modified and/or enhanced and/or touched up/airbrushed for display and information purpose only. Please refer to detailed disclaimer at Page 42 of this Brochure.

Step into the world of timeless luxury

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Eternia and Enigma stand as landmarks of elevated living, embodying the essence of timeless luxury. With expansive residences that inspire, lifestyle enhancing amenities, and breathtaking views, Eternia and Enigma offers a ready ecosystem for holistic living and have transformed Mulund into a destination of luxury living. Thus, harmonizing modern comforts with nature's tranquility.

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Vikas Oberoi

Chairman and Managing Director
Oberoi Realty Limited



Actual Image

Timeless living perfected for you

The towering heights of Eternia and Enigma have redefined the skyline of Mumbai's central suburbs with their contemporary architecture. Clean lines, refined materials, and a thoughtful interplay of light and space bring a new standard of luxury to the central suburbs.

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Discover the timeless art of thriving



Actual Image

At our state-of-the-art club amenities, your well-being takes precedence, with our wide variety of options crafted to cater to every aspect of your holistic lifestyle. Indulge in sporting pursuits, seek rejuvenation or indulge in entertainment - our lavish offerings are always ready to fulfill your desires.

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The pinnacle of timeless luxury



Actual Image

From serene retreats to vibrant social havens, the clubhouse is a sanctuary crafted to celebrate life's most cherished moments. Here, timeless luxury isn't just imagined - it's lived in every detail.

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A touch of luxury treasured for eternity



Refined, spacious, and meticulously crafted to embody the essence of timeless luxury. Our homes offer you a sanctuary where your memories flourish from the moment you step in.

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Actual Image

Spaces tailored to your lifestyle



Actual Image

Our versatile living spaces allow room for personalization. Tailor-made to provide flexibility, our layouts let homeowners customize their homes to suit their preferences and needs.

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Actual Image

Crafted for Exceptional Living



Actual Image

- Imported marble flooring for living room, kitchen and all bedrooms
- Vitrified/ceramic tiles for bathroom flooring, dado and wash basin counters
- Vitrified/ceramic tiles dado 2 feet high above kitchen platform
- Kitchen platform with stainless steel sink and drain board
- Anti-skid tiles in the balcony areas (wherever applicable)
- Aluminium windows
- Concealed plumbing
- Branded C.P. fittings
- Branded electrical switches
- Video door phone
- Laminated flush doors

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Ease into a life where
well-being reigns supreme



Actual Image

Here, your well-being takes precedence, with facilities crafted to cater to every aspect of your holistic lifestyle.



Actual Image



Actual Image

Entertainment at your doorstep



Actual Image

With entertainment options at your disposal, cherish timeless classics at our exclusive theatre.



Actual Image

More than 30 World-Class Amenities

Lifestyle enhancers that elevate everyday experiences.



Gymnasium



Children's Play Area



Golf Simulator



Squash Courts



Yoga/Meditation Room



Box Cricket



Multipurpose Court



Indoor Games Area



Library



Day-Care Centre*



Steam Room



Jacuzzi



Salon*



Doctor's Room*



Senior Citizens Seating Area



Open-Air Amphitheatre



Laundrette*



Café*



Mini Theatre



Party Lawn



Skating Rink



Swimming Pool



Multipurpose Hall



Futsal Court



Jogging Tracks



Spa*



Reflexology Path



Landscaped Gardens



Convenience Store*



Toddlers' Play Area



Landscaped Podium



Kids Pool

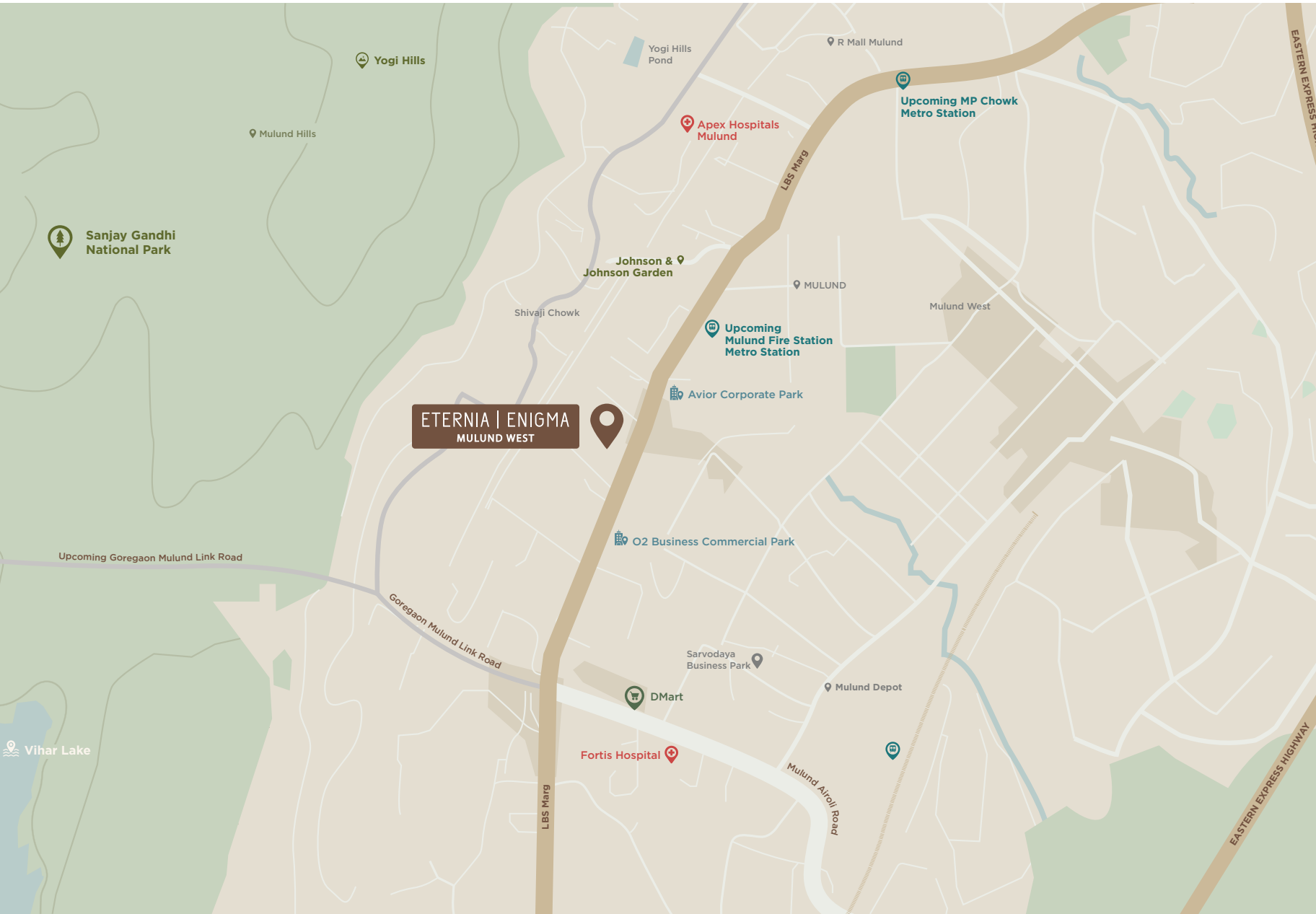


Rooftop Amenities

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*Separate Space will be provided for the designated use and same will be facilitated/engaged through a third party on chargeable basis.

Map not to scale.
Image for representation purpose only.



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Discover the essence of timeless designs

HB Design

Founded by Hans Brouwer in Hong Kong, HB Design has a diverse and award-winning portfolio with offices in Singapore, Bangkok and Phuket.

LERA, Structural Consultant

Headquartered in New York City, LERA Consulting Structural Engineers is a world-renowned structural engineering firm providing services to architects, owners, contractors, and developers.

Ted Jacob Engineering Group

With a presence in North America, the Middle East and the Far East, Ted Jacob Engineering Group (TJEG) is a consulting engineering firm specializing in the planning, design, and construction of buildings across various sectors.

David Blackwood Murray, Landscape Architect

David Blackwood Murray is a Chartered Landscape Architect with over 40 years of experience working with clients, architects, and engineers across the globe.

Pre-Certified LEED Gold Buildings

Eternia and Enigma have fulfilled the requirement of pre-certification under Leadership in Energy and Environmental Design (LEED).

The World of Oberoi Realty

Cities are not defined by buildings, but by experiences. It is the warmth of homes, the buzz of commercial activities, and the excitement of malls that help to create a vibrant city.

At Oberoi Realty, we enrich lives with our premium developments in residential, commercial, retail, hospitality and social infrastructure verticals.

Through world-class design, quality finishes, fine aesthetics, state-of-the-art amenities and a commitment to increasing our green footprint, we strive to create developments that are sustainable and elevate lifestyles.

Oberoi Garden City, Goregaon

Commerz	Oberoi Mall	Elysian	Seven
Commerz II	The Westin Mumbai Garden City	Esquire	Woods
Commerz III	Oberoi International School	Exquisite	

Thane

Forestville
Oberoi Garden City
JW Marriott Hotel
Thane Garden City* (Upcoming)
Oberoi International School (Upcoming)

Borivali

Sky City
Sky City Mall (Upcoming)
Mumbai Marriott Hotel
Sky City^ (Upcoming)

Kandivali

(East)
Sky Gardens
Park View

Andheri

(West)
Springs
Sky Heights
Sky Garden

Jogeshwari-Vikhroli Link Road

Splendor
Prisma
Splendor Grande
Maxima
Oberoi International School

Santacruz

(West)
Priviera

Mulund

(West)
Eternia and Enigma

Worli

Three Sixty West
The Ritz-Carlton, Mumbai

Our mix of innovative design, expansive landscape layouts, planning initiatives and use of cutting-edge technology has resulted in 50 completed projects across Mumbai, establishing us as one of India's leading real estate companies.

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*"JW Marriott Hotel Thane Garden City" will be operated by Marriott Hotels India Private Limited (& its affiliates). ^"Mumbai Marriott Hotel Sky City" will be operated by Marriott Hotels India Private Limited (& its affiliates).



Our expertise
spans sectors.

Disclaimer

1. You are requested to independently, either directly or through your legal/financial consultants, thoroughly verify all details/documents pertaining to the project as available on <https://maharera.maharashtra.gov.in> under the category registered project as "Eternia Towers A to D" and "Enigma Towers A and B" and bearing MahaRERA registration no. P51800006141 and P51800002656 respectively. The details available on the MahaRERA website includes the approved layout with phasing/user superimposed; proforma agreement for sale, fixtures and fittings, common areas, facilities and amenities; approvals and permissions; title certificate and details of encumbrances and the manner, in which the entire layout is proposed to be developed.
2. This document does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof and/or a disclosure under any statute of any nature whatsoever.
3. The site/layout plan, the orientation of buildings/towers/wings/structures, the common areas, facilities and amenities, the fixtures, fittings, soft furnishing/furniture, gadgets, technology, information, pictures, images and visuals, drawings, specifications, sketches, and other details herein are merely creative imagination and an Architect's impression and are only indicative. These should not be construed in any manner as disclosures under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder and/or applicable law, and the relevant applicable disclosures shall be made at an appropriate time. Oberoi Realty Limited accepts no liability or loss arising from the use of the material, information or statistics published in this document.
4. All dimensions mentioned in this document may vary/differ due to construction exigencies. Actual product may vary/differ from what is indicated herein. Further, dimensions mentioned on the floor plans are as per the plans approved by the BMC/MCGM and the same are subject to construction exigencies.
5. All areas/specification/amenities to the Flat/Project/Layout/Scheme shall be as per the Agreement for Sale between the Parties.
6. The photographs contained herein may be stock/standard photography taken at a location other than the project site and are used to indicate a conceptual lifestyle.
7. No representation or warranty is made or intended as to the accuracy or completeness of information herein or as to its suitability or adequacy for any purpose.
8. By agreeing to purchase, you have represented that you are fully and completely understood and satisfied on all aspects of the Real Estate Project including as mentioned above, and that all documents and information as required to be furnished to you under RERA and applicable law have been duly furnished. Other terms and conditions apply.

Eternia
Tower A to D



Enigma
Tower A and B



Contact Us

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