



ATHENA

2 & 3 BHK Premium Residences,
Bandra

SCAN HERE



Call: +91 95132 37224



Site Office:

Teachers Colony,
Western Express Highway,
Bandra (E),
Mumbai 400051

Regional Office:

1 A/B, Vaibhav Chambers, 1st Floor,
Opposite Income Tax Office,
Bandra-Kurla Complex, Sahar Road, Bandra East,
Mumbai - 400051 | pscl.in



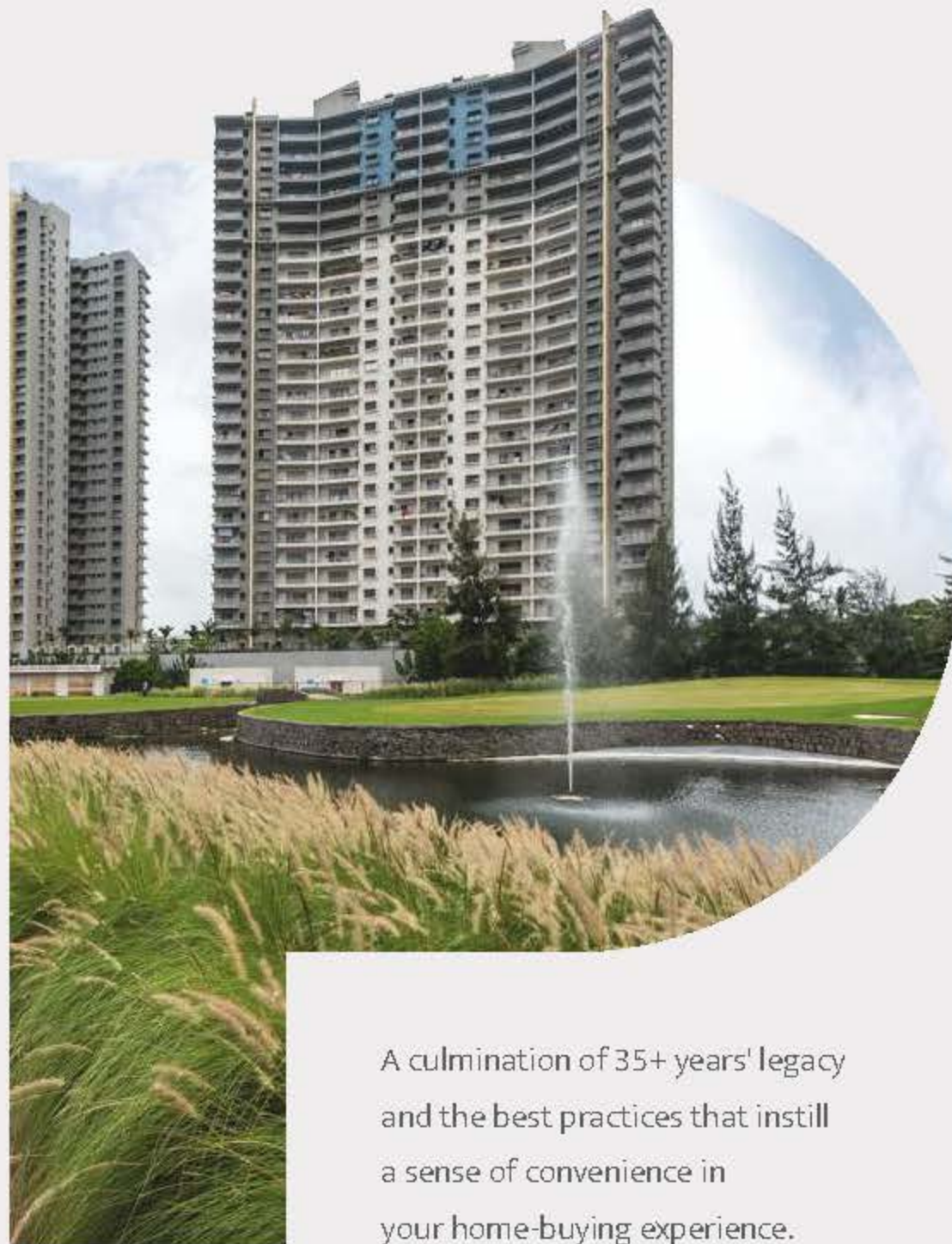
MAHARera Reg No.:
Athena: P51BDD049529
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Live the
BANDRAWAY
of Life

The Makers of the finest townships in India.
EXPERIENCE THE **P** FACTOR NOW IN MUMBAI



A culmination of 35+ years' legacy
and the best practices that instill
a sense of convenience in
your home-buying experience.

the **P** factor

PROMISE OF PARANJAPE

The brand has a trusted legacy that spans across 35 years and million homes. We build homes with a committed sense of quality and delivery.

POSITIVE ENVIRONMENT

We design spaces around positive environments that suit your lifestyle and needs. Our development standards aim at making you feel positive and vibrant.

PROMPTNESS REDEFINED

Our buildings and projects are made to last long and strong with efficient planning and prompt delivery for enhanced customer satisfaction.

PIONEERS OF SUPERLATIVE LIVING

We are the makers of the finest townships in the country. This helps us better the best with every project for our customers to experience a unique lifestyle.

PRIME LANDMARKS

Our projects are carefully selected to bring you maximum benefits and RoI. Our projects at prime landmarks are strategically positioned to benefit you with location and lifestyle advantages.

A name you can count on: PARANJAPE SCHEMES



PASSION. PERFORMANCE. PERSEVERANCE. PROGRESS.

Paranjape Schemes has been a brand that has lived up to its ethos in ways more than one. Regardless of the challenges the real estate industry posed, adjusting to substandard norms has never been their forte. Every house ever constructed by Paranjape Schemes has surpassed the parameters of perfection.

PSCL has been synonymous with timely delivery, quality construction, and its strong connections with the customers. The company resonates its core values in every endeavor and for over three decades in the industry and has delivered more than 200 impeccable projects in both residential and commercial sectors.

Paranjape Schemes is also a pioneer in developing a one-of-its-kind housing project – Athashri which is for the senior citizens in the country. Today, it has developed more than 10 Athashri communities across Maharashtra, Gujarat & Karnataka and continues to create more milestones.

FOR
75,000+
RESIDENTS

ACROSS
9
CITIES

OVER
35
YEARS

IN
200+
PROJECTS

19 Million sq.ft
DELIVERED

THE PRIDE OF PARANJAPE, THE PRIZE OF PARANJAPE



Paranjape Schemes (Construction) Ltd. has been a brand that has lived up to its ethos in ways more than one. For over three decades in the industry, Paranjape Schemes has delivered more than 200 impeccable projects in both residential and commercial sectors. Also, Paranjape Schemes is a pioneer in curating a one-of-its-kind concept of senior housing called Athashri. It has always been at the forefront of exceeding expectations when it comes to timely delivery of projects. But, what makes Paranjape Schemes stand apart from the rest is the brand itself.

It's the legacy of Paranjape Schemes that makes achieving milestones a cakewalk and delivering joy to new families, an effortless endeavour.



ONGOING PROJECTS IN MUMBAI



ASPIRE
ANDHERI WEST
**1 & 2 BHK
SPACIOUS HOMES**
Near 4 Bungalows,
Andheri West



127 UPPER EAST
SANTACRUZ (E)
**1 & 2 BHK
HOMES**
Santacruz (E), Mumbai



OPULUS
THANE
**2 & 3 BHK
HOMES**
Pokhran Road 2,
Thane (W)



UJVAL
GOREGAON (E)
**2 & 3 BHK
HOMES**
Goregaon (E), Mumbai



HISTORY SCRIPTED AT VILE PARLE, 1920 AD

Paranjape Schemes has been synonymous with world-class development and impeccable construction quality, not just in Pune, but in Mumbai as well, since its inception. The roots of Paranjape Schemes are based in Mumbai since 1920. The great grandfather of Mr. Shrikant & Shashank Paranjape played an instrumental role in developing the entire Vile Parle vicinity during 1920s. In fact, some projects that were developed by their great grandfather, were redeveloped by the second-generation leaders and today, the third-generation leaders are in the process of redefining the skylines of Mumbai.

PROJECTS IN OTHER CITIES



MEGHPUSHPA

RATNAGIRI

2 BHK HOMES

Ratnagiri



JANARDAN PLAZA

RATNAGIRI

2 BHK HOMES

Ratnagiri



GREEN COVE

CHIPLUN

2 BHK HOMES

Chiplun



LAKE VISTA - PHASE II

KOLHAPUR

2 BHK HOMES

Near Rankala, Kolhapur



MITHILA

NASHIK

1, 2 & 3 BHK HOMES

Off Mumbai-Agra Road, New Nashik



WIND FIELDS

BENGALURU

2 & 3 BHK Homes

Off Old Airport Road, Bengaluru



ALL PROJECTS IN MUMBAI

Here's a list of all the projects that Paranjape Schemes has developed, redeveloped and is developing in Mumbai.

GOMANTSHRAM

Vile Parle (East)

GEETANJALI

Vile Parle (East)

YASHWANT

Vile Parle (East)

MITHILA

Dadar (East)

SOMNATH

Vile Parle (East)

SNEHDEEP

Goregaon (East)

SHREE SOCIETY

Vile Parle (East)

PRAYOG

Santacruz (East)

SWAPNA SHILPA

Vile Parle (East)

SWAGAT

Vile Parle (East)

STC CO-OP SOCIETY - I

Vile Parle (East)

STC CO-OP SOCIETY

Vile Parle (East)

VISHNU PRASAD

Vile Parle (East)

VIGHNRAJENDRA

Andheri (West)

S.V.P.NAGAR

Andheri (West)

TEACHER'S COLONY

Bandra (East)

MALKUNS SOCIETY

Vile-Parle (East)

MAHARASHTRA NAGAR

Thane (West)

HEMAPADMA - CHICKERUR

Vile Parle (East)

VIJAY NAGAR - ROYAL COURT

Andheri (East)

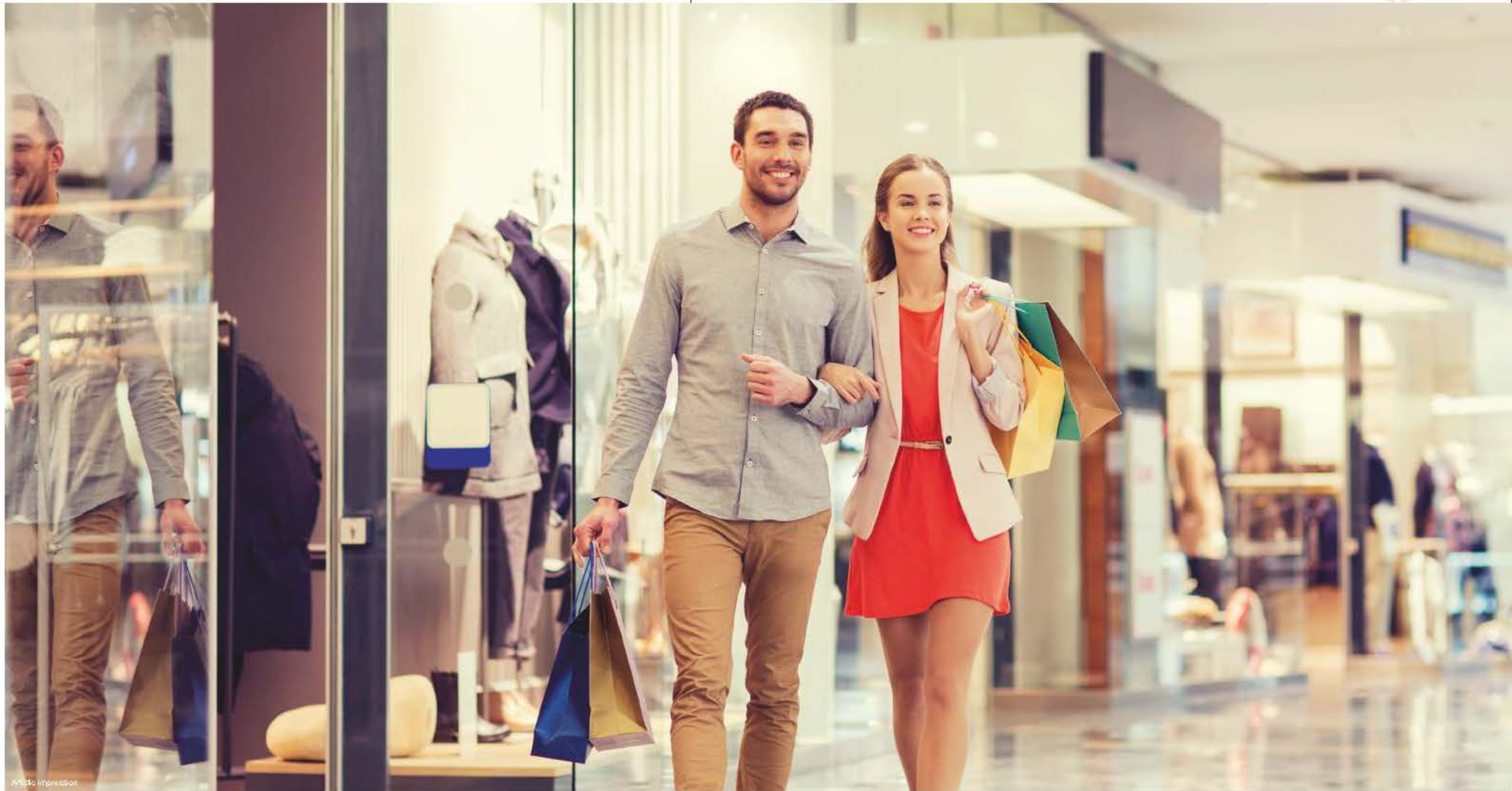
VIJAY NAGAR - ROYAL COURT

Commercial - Andheri (East)

VIJAY NAGAR - REDEVELOPMENT PORTION

Andheri (East)

Live the BANDRAWAY of life



Best shopping destinations in the city

Live the BANDRAWAY of life



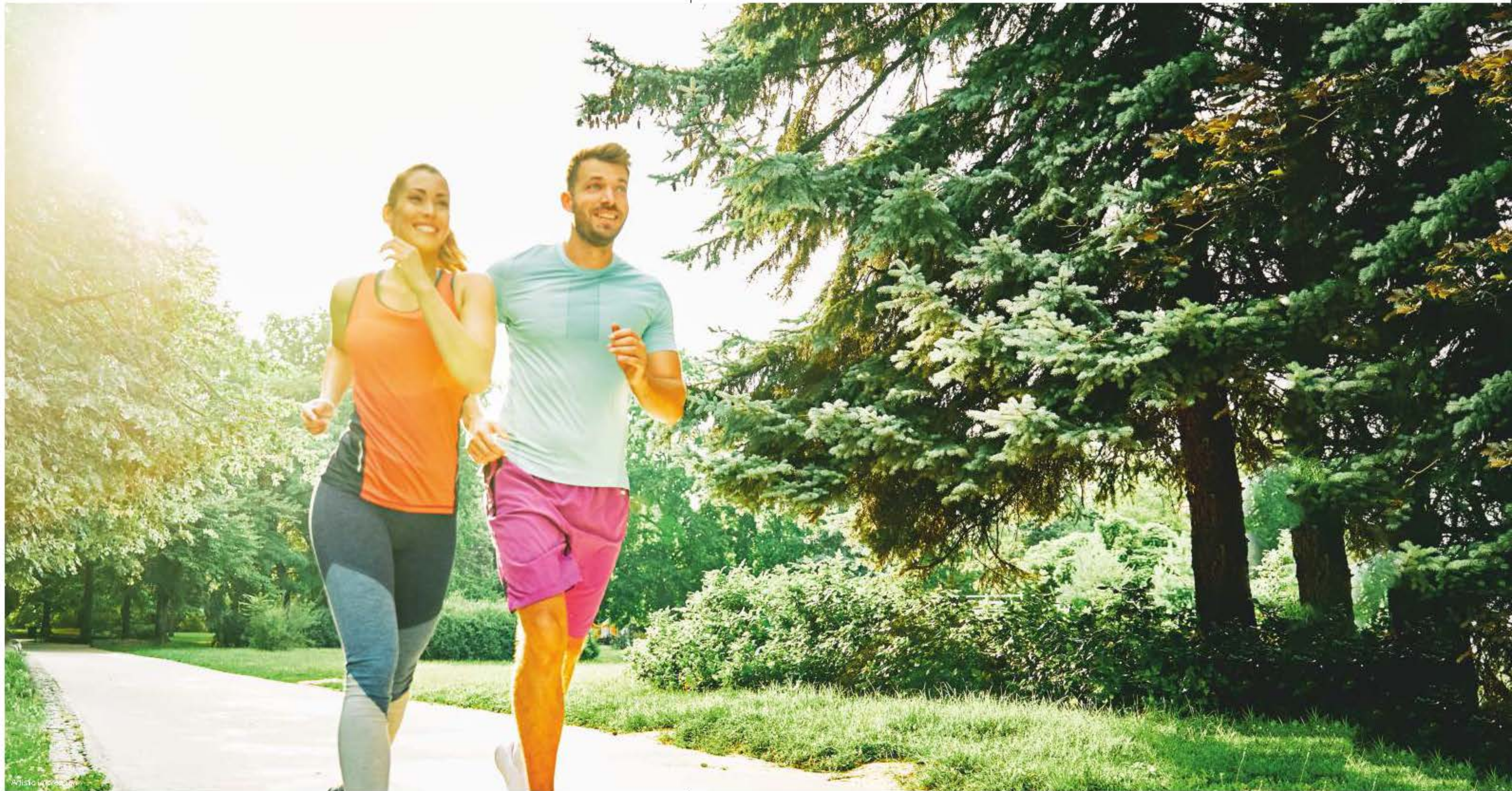
Finest 5-star hotels in the city

Live the BANDRAWAY of life



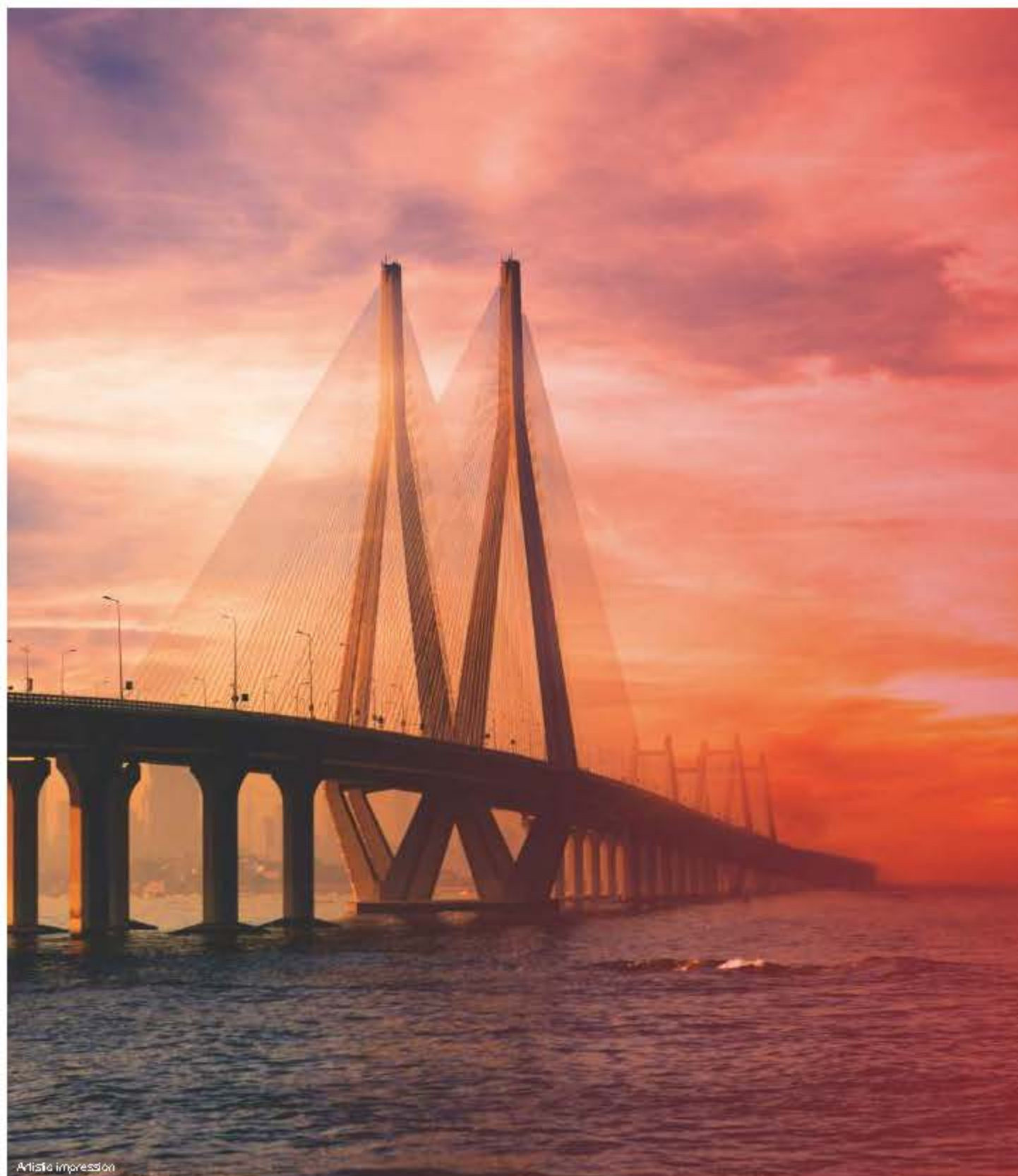
Finest restaurants & cafes in the city

Live the BANDRAWAY of life



Quality lifetsyle

Experience premium lifestyle. Experience BANDRAWAY



Every time you step into the superior suburb of Mumbai at Bandra, the lifestyle here resonates with a completely elevated aura. It takes you on a sensational journey of superlative experiences. That's BANDRAWAY for you!

BANDRAWAY is a culmination of unmatched connectivity to BKC just a few minutes away and is also home to some of the renowned celebrities. Bandra is also a fine blend of affluence and resilience which makes this place the epicenter of historical milestones as well as futuristic dreams. Living in such a destination is more than just a wish – it's what you deserve!

A FIRST-CLASS LIFESTYLE
crafted for the sybarite



Artistic impression



ATHENA

'Sophistication' seems like an understatement when we even begin to define the kind of lifestyle here. The homes at Paranjape Athena are just a cut above the rest.

Strategically located at the most popular landmark – Teacher's Colony, these 2 & 3 BHK residences are spread across sprawling 37,000+ sqft massive space and designed with world-class rooftop amenities and specifications that are a cut above the rest. These homes share easy connectivity with the most coveted Bandra-Worli Sea Link, BKC, Powai, and Western Express Highway. Paranjape Athena is certainly a Crown Jewel that's set to embellish Mumbai's most affluent suburb.

Modern Rooftop AMENITIES



MULTIPURPOSE
TURF



SENIOR CITIZEN
AREA



SEATING
AREA



Artistic Impression

Modern Rooftop AMENITIES



Modern Rooftop AMENITIES


CHILDREN'S PLAY
AREA


SAND PIT


LOUNGE
SITTING



Modern Rooftop AMENITIES



WALKING
AREA



JOGGING
TRACK



ACUPRESSURE
PATHWAY



24X7 SECURITY



VIDEO DOOR
PHONES



CCTV
CAMERAS



SECURITY
GUARDS



Artistic impression

SPECIFICATIONS



Artistic impression



KITCHEN

- Granite kitchen platform with stainless steel sink



WINDOWS

- Powder coated aluminum sliding windows



PAINTING AND FINISHES

- Gypsum punning and plastic emulsion paint for all internal walls



DOORS

- Main door will be flush door with veneer on both sides
- All internal door shutters will be flush doors with laminate on both sides
- All toilet doors will be flush doors with laminate finish on both sides



FLOORING AND DADO WORK

- Vitrified tiles for living, dining, kitchen and bedrooms
- Ceramic tiles in toilets
- Dado tiles up to lintel level in toilets
- Dado tiles above cooking and service platform up to lintel level in kitchen



ELECTRICAL AND PLUMBING

- Concealed wiring with modular switches
- Concealed plumbing with CP plumbing fixtures
- Electrical and plumbing provisions for water heater and electrical provision for exhaust fan in all toilets
- Electrical & plumbing provisions for water purification and electrical provision for exhaust fan in kitchen
- TV and telephone points in living room and all bedrooms
- AC electrical point in living room and all bedrooms



A prime destination redefining THE BANDRAWAY



KEY DISTANCES

Western Express Highway	- 0 min
Bandra Kurla Complex	- 2 min
Western Express Highway Metro Station	- 11 min
Bandra Station	- 12 min
Domestic Airport	- 15 min
Khar Station	- 20 min
International Airport	- 21 min
Bandra-Worli Sea Link	- 26 min



HOTELS

Grand Hyatt	- 1.2 km
Taj Santacruz	- 4.2 km
Sahara Star	- 3.7 km
Rester Xpress	- 2.0 km
Trident- BKC	- 2.8 km
Sofitel-BKC	- 3 km



HOSPITALS

Wockhardt Towers-BKC	- 2.7 km
Lilavati	- 5.8 km
Asian Hearts Institute	- 2 km
Nanavati	- 3.9 km



RESTAURANTS & LIFESTYLE

Jio Drive-in	- 2.7 km
The Habitat	- 3 km
Capital Social	- 2.3 km
Olives	- 4.4 km
Jio World	- 3.1 km
Burn-BKC -	3.4 km
Khar Social	- 3.3 km
Khar Raasta	- 3.3 km



INSTITUTES AND COLLEGES

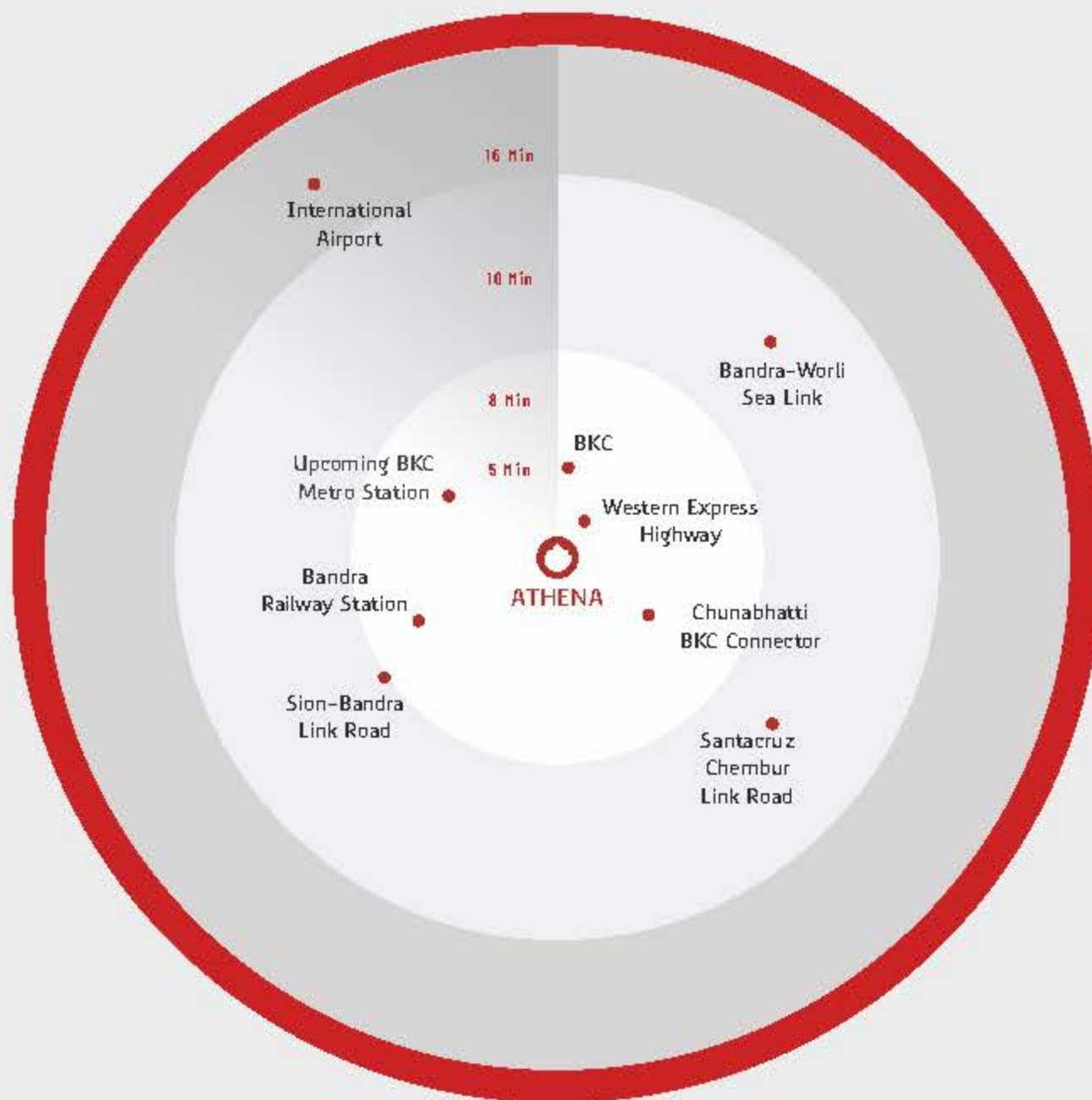
JBIMS	- 4.7 km
NMIMS	- 4.8 km
Mithibai College	- 5.1 km
SNDT	- 4.6 km
Mumbai University	- 1.1 km
Kalina Campus	- 3.8 km
Rizvi College	- 4.9 km
Sheela Raheja Institute	- 1.7 km
Chetana College	- 1.2 km



CONNECTIVITY

Hill Road	- 5.7 km
Linking Road	- 4.1 km
IRLA Market	- 5.5 km

PROMINENT LANDMARKS



THE M. I. G. CRICKET CLUB is one of the leading cricket clubs in Mumbai and also has an intimidating cricket team. Since its inception, the MIG CC has been the one stop place for fitness, recreation, food and the love for sport.

BANDRA-WORLI SEA LINK is the longest sea bridge, as well as the 4th longest bridge in India. Overlooking the blue waters of Mahim Bay, this is a unique blend of natural beauty and man-made marvel.



JIO WORLD CENTRE is presumably India's largest convention and exhibition centre. The centre has a range of flexible venues that would host a multitude of global-scale and experiential events such as global exhibitions, corporate conventions, national & international conferences, and social gatherings.

MMRDA GROUNDS is host to Mumbai's prominent trade & commerce exhibitions, concerts, award nights and auto expos. This open space is a kind of getaway for those in the city who wish to escape the mundane.



TERRACE FLOOR PLAN



AMENITIES

- | | |
|-------------------------|-------------------------|
| 01 SWIMMING POOL | 09 SKY GAZING DECK |
| 02 DECK | 10 CHILDREN'S PLAY AREA |
| 03 BARBEQUE AREA | 11 JOGGING TRACK |
| 04 GARDEN | 12 SENIOR CITIZEN AREA |
| 05 WALKING AREA | 13 ACCUPRESSURE PATHWAY |
| 06 LOUNGE AREA | 14 MULTIPURPOSE TURF |
| 07 SEATING AREA | 15 SAND PIT |
| 08 ART STUDIO / GALLERY | |



GROUND
FLOOR PLAN



*Note: "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition wall of the apartment. Internal column or shaft walls embedded as a part of internal partition walls are included in carpet area.

FIRST
FLOOR PLAN



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TYPICAL
FLOOR PLAN



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1ST FLOOR PLAN



WING - C AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
1	2 BHK	57.27	616
2	2 BHK	58.30	628
3	FITNESS CENTER		
4	FITNESS CENTER		

WING - D AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
1	FITNESS CENTER		
2	3 BHK	83.38	898
3	FITNESS CENTER		

WING - E AREA STATEMENT

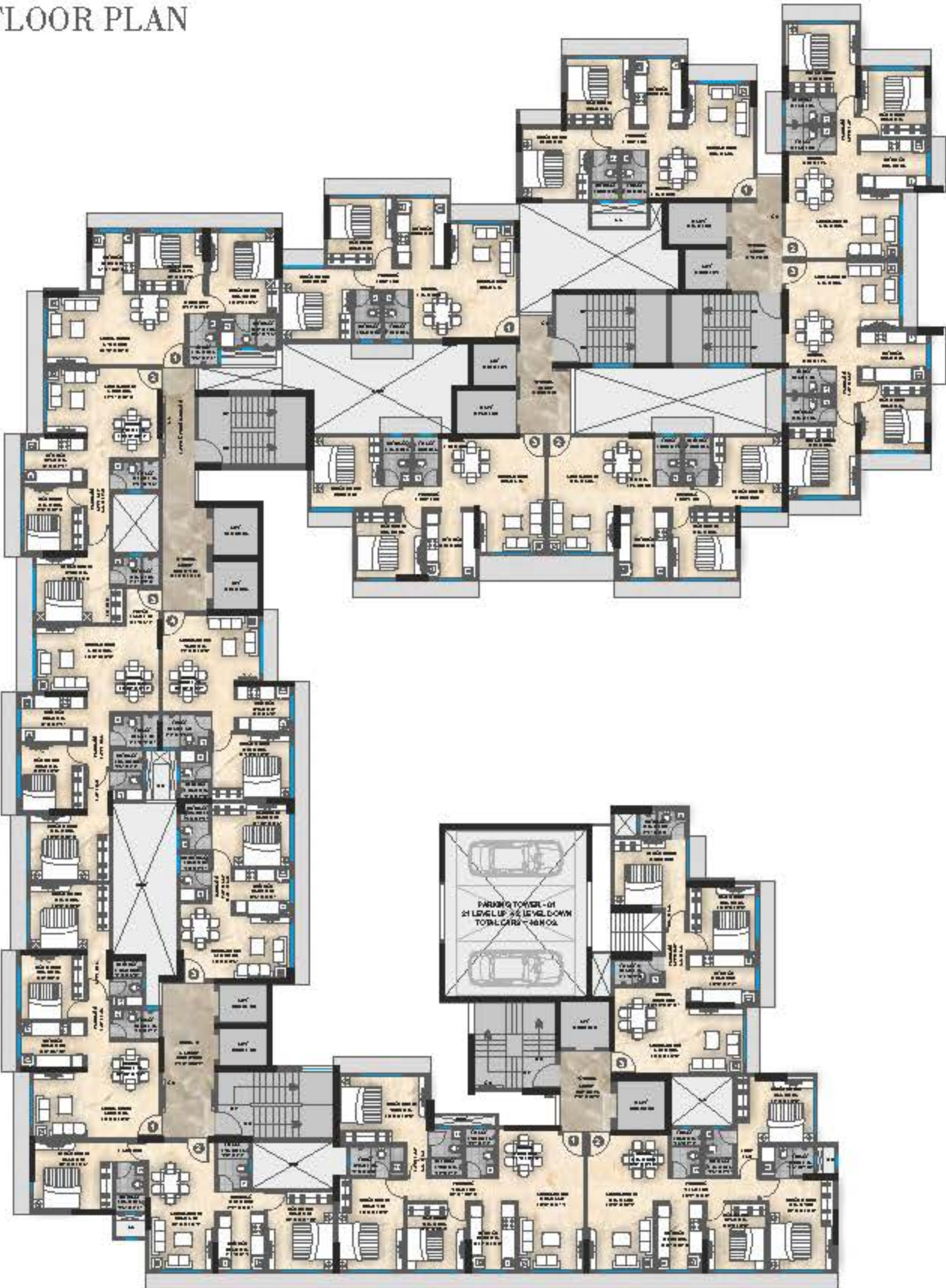
FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
1	3 BHK	83.01	894
2	3 BHK	79.35	854
3	2 BHK	59.35	639

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

*Note: "Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition wall of the apartment. Internal column or shear wall embedded as a part of internal partition walls are included in carpet area.



TYPICAL 2ND TO 6TH, 8TH TO 14TH FLOOR PLAN



WING - C AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
1	2 BHK	57.27	616
2	2 BHK	58.30	628
3	2 BHK	63.88	688
4	1 BHK	44.16	475

WING - D AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
1	2 BHK	61.97	667
2	2 BHK	58.59	631
3	1 BHK	41.49	447

WING - E AREA STATEMENT

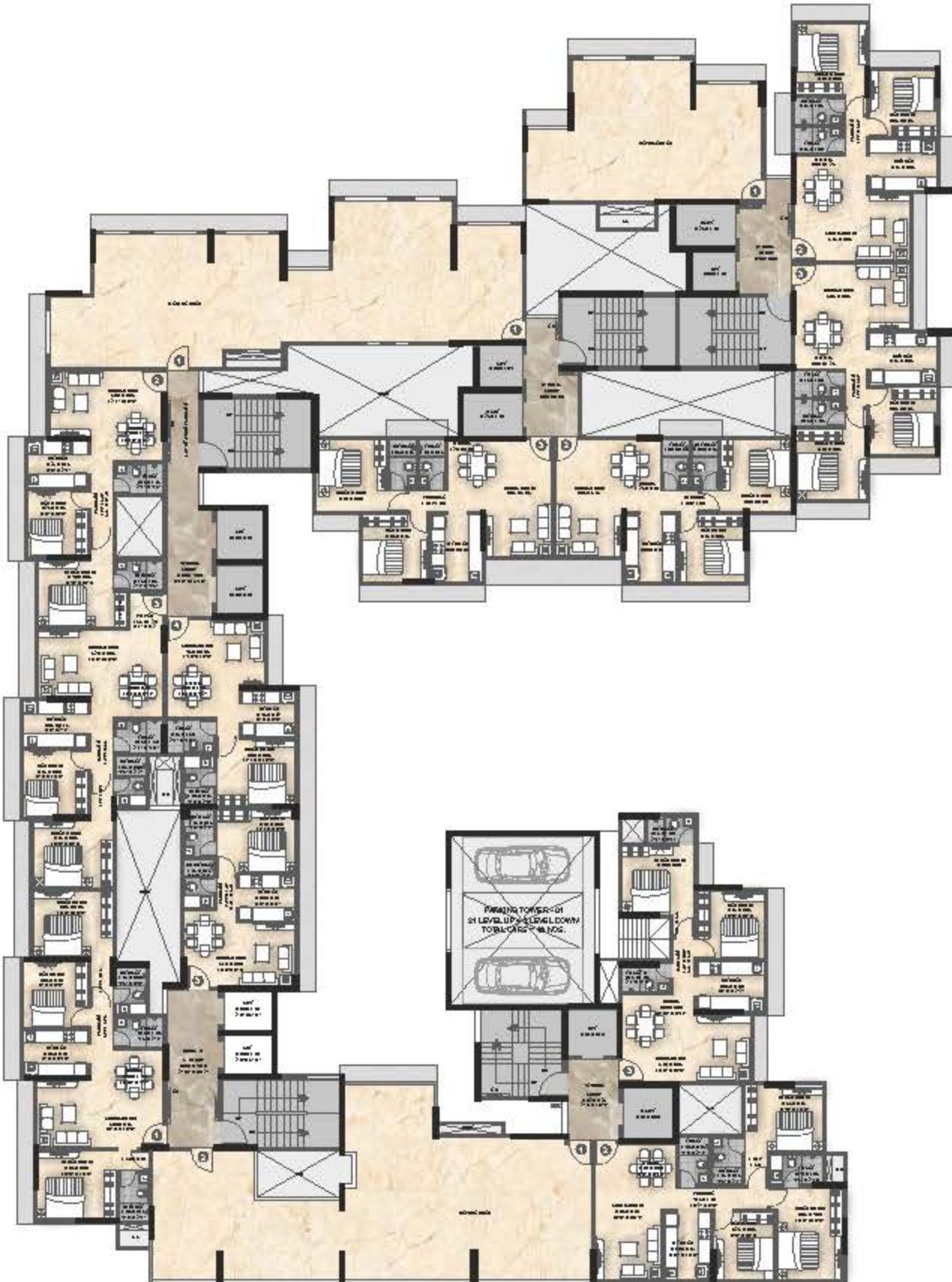
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FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

*Note: "Carpet area" means the measurable floor area of an apartment, excluding the area covered by the external walls, areas under air conditioning shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns, shaft walls embedded as part of internal partition walls are included in carpet area.



7TH REFUGE FLOOR PLAN



WING - C AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
1	REFUGE AREA		
2	2 BHK	58.30	628
3	2 BHK	63.88	688
4	1 BHK	44.16	475

WING - D AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
1	3 BHK	79.23	853
2	REFUGE AREA		
3	1 BHK	41.49	447

WING - E AREA STATEMENT

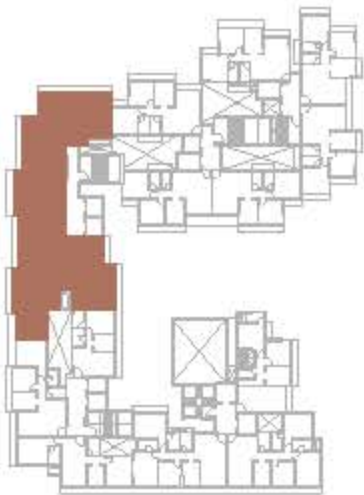
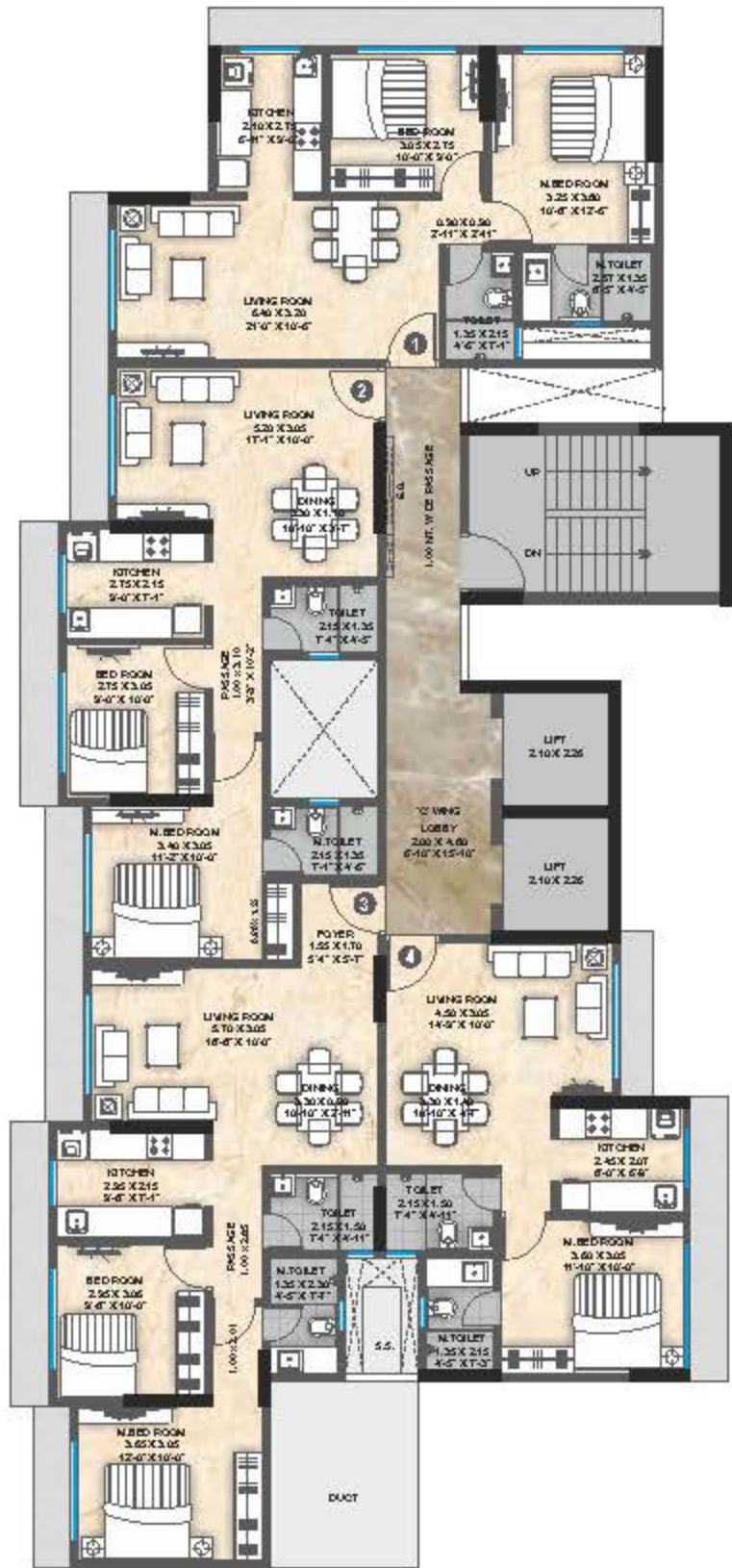
FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
1	REFUGE AREA		
2	3 BHK	79.35	854
3	2 BHK	59.35	639

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WING - C
TYPICAL FLOOR PLAN



KEY PLAN



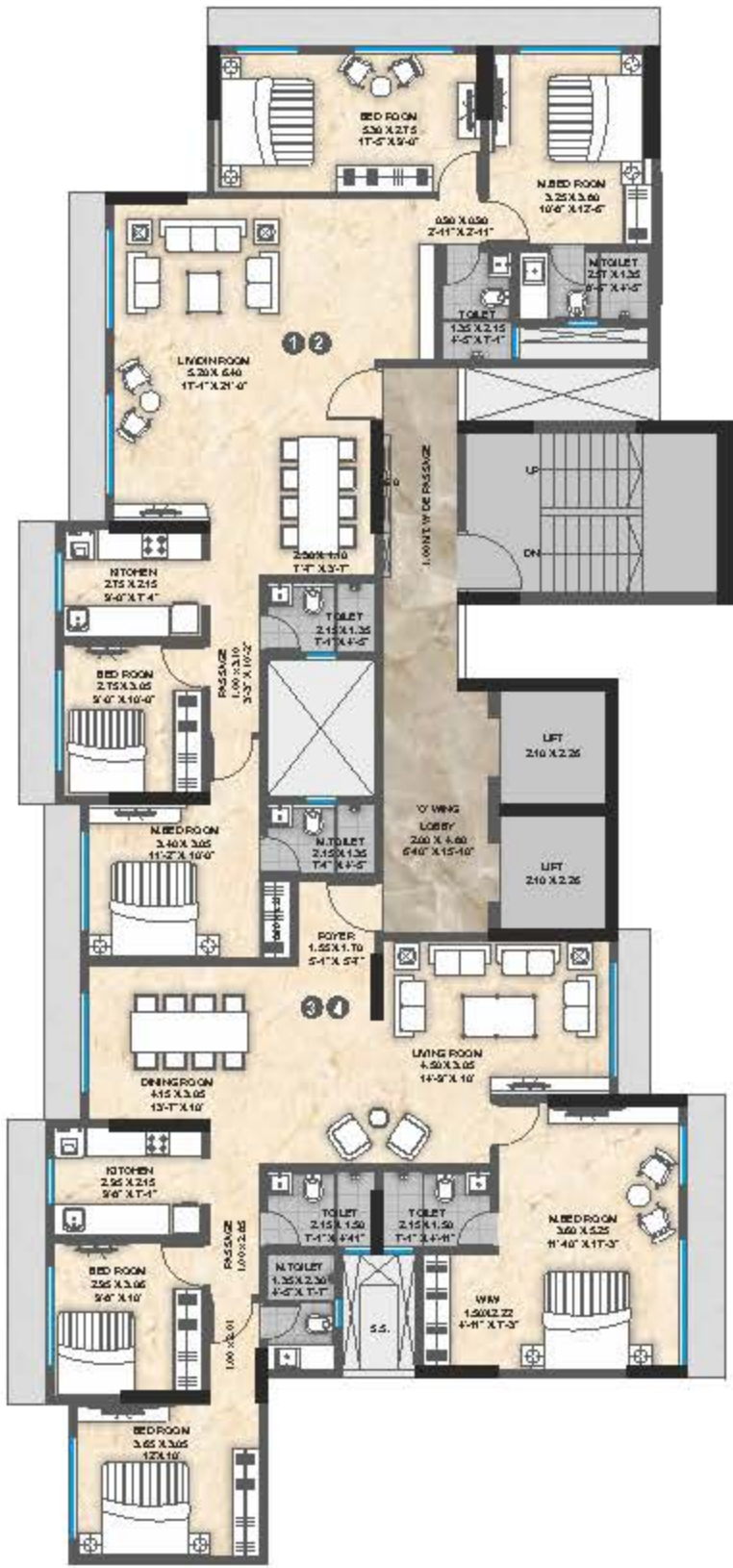
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WING - C
COMBINED FLOOR PLAN



KEY PLAN



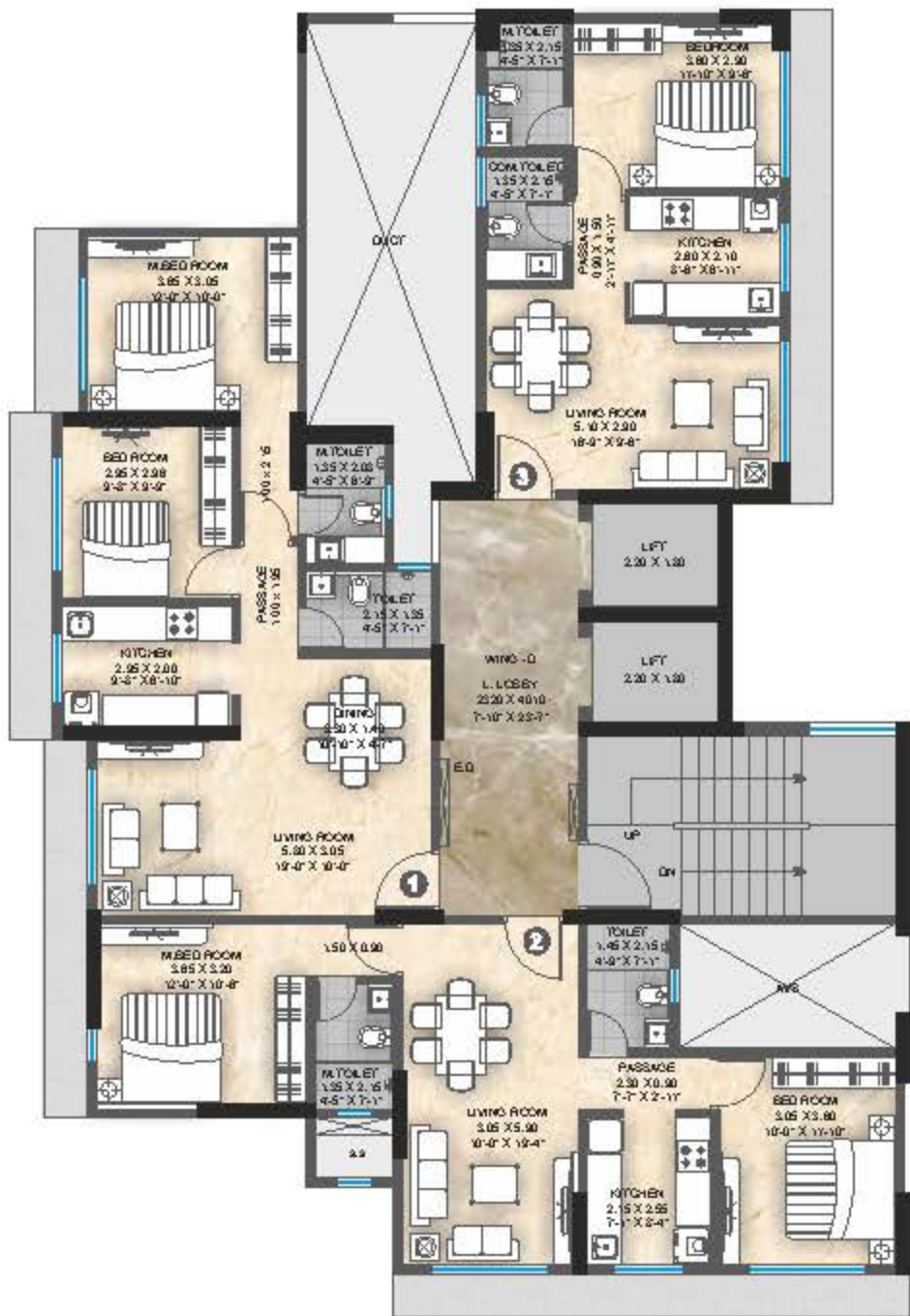
WING - C AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
1, 2	4 BHK	115.66	1245
3, 4	3 BHK	108.8	1171

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

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WING - D
TYPICAL 2ND TO 6TH, 8TH TO 14TH FLOOR PLAN



WING - D AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
1	2 BHK	61.97	667
2	2 BHK	58.59	631
3	1 BHK	41.49	447

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KEY PLAN



WING - D
7TH REFUGE FLOOR PLAN



WING - D AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
1	3 BHK	79.23	853
2	REFUGE AREA		
3	1 BHK	41.49	447

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KEY PLAN



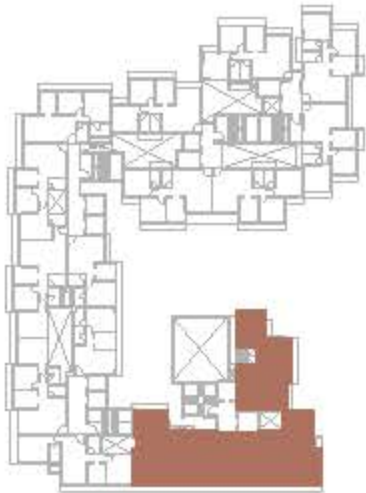
WING - E
TYPICAL 2ND TO 6TH, 8TH TO 14TH FLOOR PLAN



WING - E AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	
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1	3 BHK	83.01	894
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WING - E
7TH REFUGE FLOOR PLAN



WING - E AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
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When you are a part of any Paranjape project, you are welcomed into a lively & vibrant community of 75,000+ residents across 200+ projects that truly reflects the sense of oneness. The Happiness Network, as we call it, is synonymous with the spirit of New India where diverse people come together to form one harmonious community. The core idea of the network is to spread the feeling of belongingness to all our families. Neighbours becoming friends or even family is a reality at Paranjape. These are only a few examples to illustrate how all roads at Paranjape lead to a vibrant, happy life. Come experience the rest!



Actual images of competitions held amongst Paranjape societies