



KANAKIA

PRIVAASA

BORIVALI (W)

EXPERIENCE THE PRIVILEGE OF
ROYAL PRIVACY

THE BEGINNING

OF A LEGACY

In 1986, Kanakia Group set out to build differently and create better possibilities.

This vision grew beyond real estate, shaping how people live, work and experience life.

Throughout its evolution, the core remained unchanged, to challenge convention, to create with integrity and keep raising the benchmark.



A CREDIBLE PORTFOLIO

ACROSS SECTORS



Real Estate

Residential and commercial spaces for modern urban living.



Hospitality

Hotels across Mumbai, Ahmedabad and Goa, offering attentive service.



Education

Schools fostering progressive, future-focused learning.



Entertainment

A multiplex legacy that helped reimagine the cinema experience.

A PROVEN RECORD

OF KEY MILESTONES

40+ Years Of
Legacy

22+ Million Sq. Ft.
Delivered

85+ Projects
Delivered

Presence Across Real Estate, Hospitality, Education
& Entertainment

Multiple National & International Awards



TRUSTED EXCELLENCE

IN REAL ESTATE

For over four decades, Kanakia Group has shaped Mumbai's real estate landscape with thoughtfully designed residential and commercial developments built on a legacy defined by innovation, enduring value, and a commitment to delivering beyond expectations.

CREATORS OF MUMBAI'S ICONIC

ADDRESS

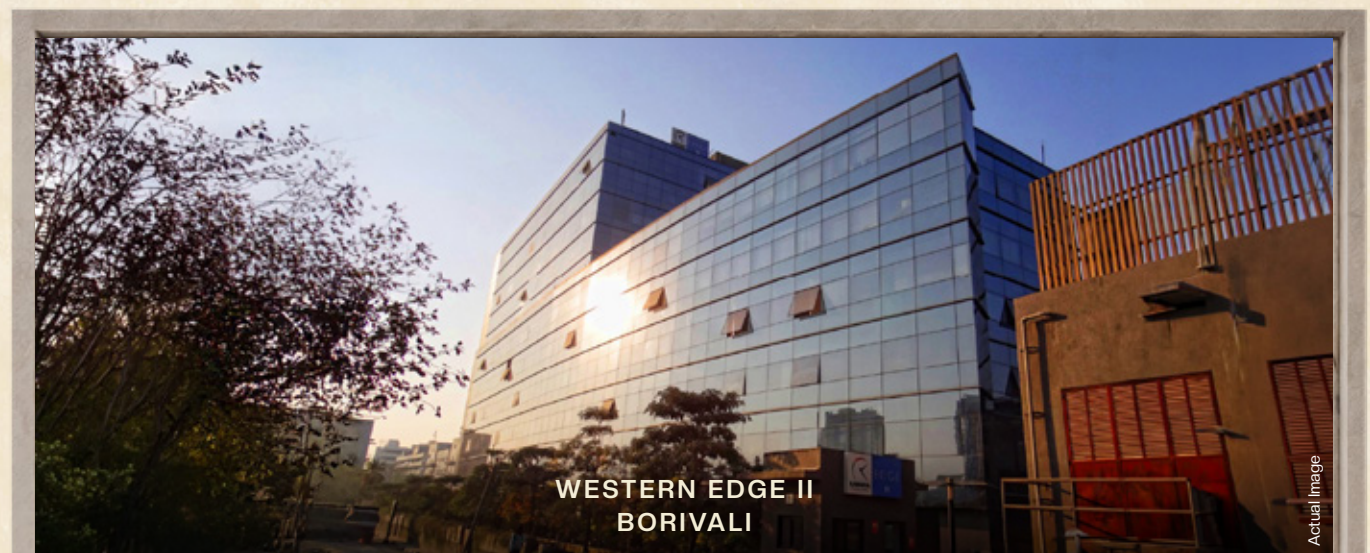
Kanakia Group has created a diverse reservoir of landmark residences, each designed as a world unto itself, with thoughtful architecture, unique themes and immersive experiences, the portfolio continues to redefine contemporary luxury living across Mumbai.



ARCHITECTS OF MODERN BUSINESS

LANDMARKS

Kanakia Group commercial portfolio across Mumbai combines iconic architecture with functional planning. Designed for modern enterprise, these workplaces meet the ambitions of businesses today while opening up possibilities for tomorrow.





ROYAL MASTERPIECE

CRAFTED EXCLUSIVELY FOR YOU



Representative Image



DISCOVER THE RARE LUXURY OF PRIVACY

Own the rarest privilege of having a world that belongs only to you, a life that is opulent and private. Giving you more of what truly matters, more time, more space, more togetherness, more freedom, and more greenery for a fulfilling life.

Discover Royal Privacy at Kanakia Privaasa.



ROYAL GUARD

OF YOUR PRIVATE WORLD

In a world where everything is within reach, true privacy remains a rare privilege. Kanakia Privaasa is thoughtfully designed to offer you what is truly rare, a private world, reserved, guarded and protected exclusively for you.

The Royal Guard stands as a symbol of this privilege, guarding the boundary between the world outside and the world that belongs only to you.





Representative Image

THE PRIVILEGES OF A WORLD APART

The privilege of Royal Privacy brings the luxury of having more of life to yourself.



More Time

Linger a little longer, when life moves gracefully & stay closer to what matters.



More Space

Experience spacious living, where every space reflects your aspirations, without compromise.



More Freedom

Set your own rhythm, follow your own path & live life your way.



More Greenery

Live closer to nature, breathe easier & embrace a sense of calm.



More Togetherness

Create lasting memories, laugh wholeheartedly & make every moment count.

THE PRECINCT

OF MANY POSSIBILITIES



THEN | THE ROOTS

Borivali began as a neighbourhood of open spaces, greenery and an peaceful way of life, where families found a strong sense of belonging.



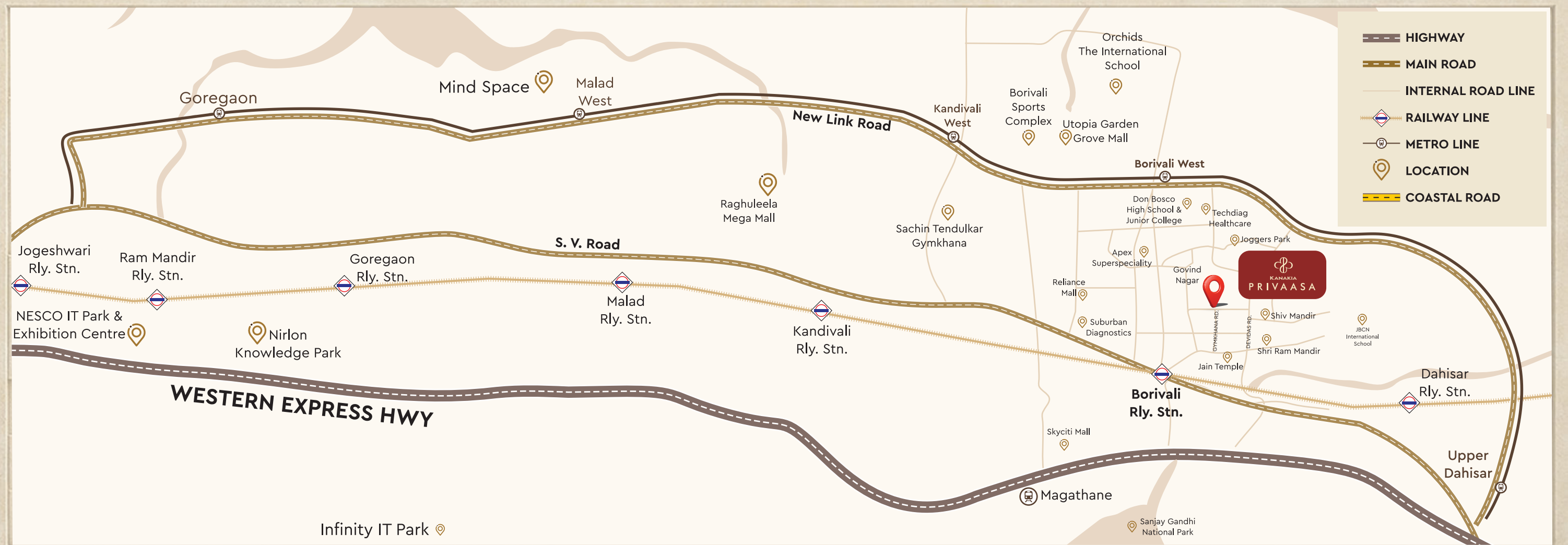
NOW | THE EVOLUTION

At present, it is an established address, with reputed healthcare, education, retail, entertainment and connectivity.



NEXT | THE POSSIBILITY

With upcoming infrastructure such as the Thane-Borivali Twin Tube Tunnel, Kora Kendra Bridge Extension, Mumbai Coastal Road-Kandivali Extension & among several other transformative developments, Borivali is set to become even better connected and future-ready.



Disclaimer: Map not to scale | Travel time as per Google Maps actual time might differ according to the local factors.

ROYAL ACCESSIBILITY ACROSS THE CITY

Connectivity

- SV Road : 3 Mins
- New Link Road : 5 Mins
- Borivali Metro Station : 6 Mins
- Borivali Railway Station : 8 Mins
- WEH : 10 Mins
- Magathane Metro Station : 10 Mins

Healthcare

- Seatherny Hospital : 3 Mins
- Techdiag Healthcare : 5 Mins
- Apex Hospitals : 6 Mins
- Apex Superspeciality : 8 Mins
- Suburban Diagnostics : 10 Mins

Education

- Orchids The International School : 2 Mins
- Don Bosco High School & Junior College : 4 Mins
- JBCN International School : 6 Mins
- Billabong High International School : 7 Mins

Leisure & Entertainment

- Reliance Mall : 6 Mins
- Skyciti Mall : 8 Mins
- Utopia Garden Grove Mall : 12 Mins
- Raghuleela Mega Mall : 13 Mins

Temples

- Hanuman Temple : 2 Mins
- Jain Temple : 2 Mins
- Shri Ram Mandir : 3 Mins
- Ganesh Mandir : 5 Mins
- Shiv Mandir : 5 Mins

Recreation & Fitness

- Joggers Park : 3 Mins
- Borivali Sports Complex : 8 Mins
- Sachin Tendulkar Gymkhana : 12 Mins
- Sanjay Gandhi National Park : 15 Mins

Business & Commercial

- Mindspace IT Park : 20 Mins
- Infinity IT Park : 25 Mins
- NESCO IT Park & Exhibition Centre : 30 Mins
- Nirlon Knowledge Park : 30 Mins

Upcoming Infrastructure

- Thane – Borivali Twin Tube Tunnel
- Kora Kendra Bridge Extension
- Mumbai Coastal Road – Kandivali Extension
- Goregaon–Mulund Link Road (GMLR)
- Kandivali–GMLR Connector Road



ROYAL HALLMARKS

OF TIMELESS LUXURY



GRAND 3-ACRE
GATED COMMUNITY



SPACIOUS 2 & 3 BED
RESIDENCES



G + 6 PODIUM
+ 33 HABITABLE FLOORS



PREMIUM
LIFESTYLE AMENITIES



NESTLED IN A PEACEFUL
NEIGHBOURHOOD



SUNLIT INTERIORS WITH
CROSS VENTILATION



VASTU
COMPLIANT



SEAMLESS CITY-WIDE
CONNECTIVITY



WELL-PLANNED LAYOUTS &
FUNCTIONAL DESIGN



SURROUNDED BY GREEN
OPEN SPACES



INDULGENCES DESIGNED AROUND YOU

At Kanakia Privaasa, every amenity is designed to let you experience more of what you love. Discover spaces to unwind, connect, celebrate, and rediscover yourself, all within your own private realm.



MIYAWAKI LANDSCAPE



GYMNASIUM



JOGGING TRACK



YOGA DECK



PARTY LAWN



KIDS PLAY AREA



SWIMMING POOL



SALON



LIBRARY



BILLIARDS ROOM



KANAKIA

PRIVAASA

BORIVALI (W)

Site Address : Sales Office, Kanakia Privaasa, off Devidas Road, Govind Nagar, Borivali West, Mumbai, Maharashtra 400092

Disclaimer : The RERA Project Kanakia Privaasa Tower 1 & 2, consisting of 2 towers and the same are registered with MahaRERA under the same name. Kanakia Privaasa Tower 1 & 2, is part of development of larger land (whole project) and development of whole project shall take place in phase wise manner. The photographs, images, features, drawings, sketches, renderings, elevation, pictorial, graphical representations, specifications, illustrations, other information etc. contained in these material are for pure imagination and does not represent what will come in the Project. None of the aforementioned are indicative of how the Whole Project or any part thereof looks at present and/or may eventually look in future and/or may be designed, constructed and/or completed. This printed material is for representation purpose only and indicative of the location of the other residential structures in the same vicinity where our Project is being developed and are not been constructed by our Company but are constructed by various other developers and builders who are not connected with our Company. These images of other residential structures and public places are included in the printed material so that prospective buyers get a fair idea of the landscape in and around the general macro-region of the Whole Project. These printed material does not constitute an offer and / or contract of any type between the developer and the recipient. Any purchaser of this development shall be governed by the terms and conditions of the agreement for sale entered into between the parties and no details mentioned in these printed material shall in any way govern such transaction. The project land mortgaged in favour of Viatra ITCL (India) Limited, debenture trustee for the secured NCDs issued/ proposed to be issued to HDFC Capital Affordable Real Estate Fund - 3, the first scheme of HDFC Capital AIF-3 and HDFC Capital AIF-3-Scheme 2.

— LENDING PARTNER —

