



THE RHYTHM OF LIFE

ATLANTIS

— LIVE BEYOND —

ATLANTIS



WATER LEAVES ITS MARK WITHOUT ANNOUNCING ITSELF.

It shapes coastlines.
Carves stone.
Transforms landscapes.

At Atlantis, that same thinking shapes architecture.



The greatest addresses in the world were never simply built.

They were conceived around a force, a principle that determined how every space would feel, how every surface would respond to light, how life inside them would move differently from life anywhere else.

Here that force is water.

Not as an amenity.
As the architecture itself.



ATLANTIS

A civilisation, in the oldest telling, shaped by water
into something the world has never seen.

EVERY GREAT CIVILISATION NEEDS
A CITY WORTHY OF IT

Reflecting page



ATLANTIS

A civilisation, in the oldest telling, shaped by water
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EVERY GREAT CIVILISATION NEEDS
A CITY WORTHY OF IT

NAVI MUMBAI IS NOT EMERGING. IT HAS ARRIVED.

India's first planned city, now home to its most ambitious infrastructure, a new international airport, a trans-harbour link, a skyline rewriting itself with intention.

Within Raheja District, at the heart of this transformation, Atlantis rises.

Where the architecture, the spaces, the sky above and the water throughout move to a single beat.

The Rhythm of Life.





THE CITY'S FINEST.
ALREADY WITHIN YOUR WORLD.

CHAPTER

STILLNESS

Reflecting page



THE CITY'S FINEST.
ALREADY WITHIN YOUR WORLD.

Reflecting page

CHAPTER

STILLNESS

WATER AT REST IS NOT EMPTY.
IT IS FULL OF EVERYTHING IT
HAS CARRIED.





S P A

Representative Image

Detailed floor plans can be found from page 35 onwards.

S P A

Some luxuries are measured in square feet.
Others are measured in silence.

Designed as a private sanctuary within Atlantis,
the spa invites a slower pace, a quieter mind, and
a deeper sense of restoration.

Spa - Podium Level 06

Sauna - E-deck

SALON

There is a particular kind of care that comes from a space designed with no detail left unconsidered.

The salon at Atlantis is that space.

Salon - Podium Level 06 - Clubhouse



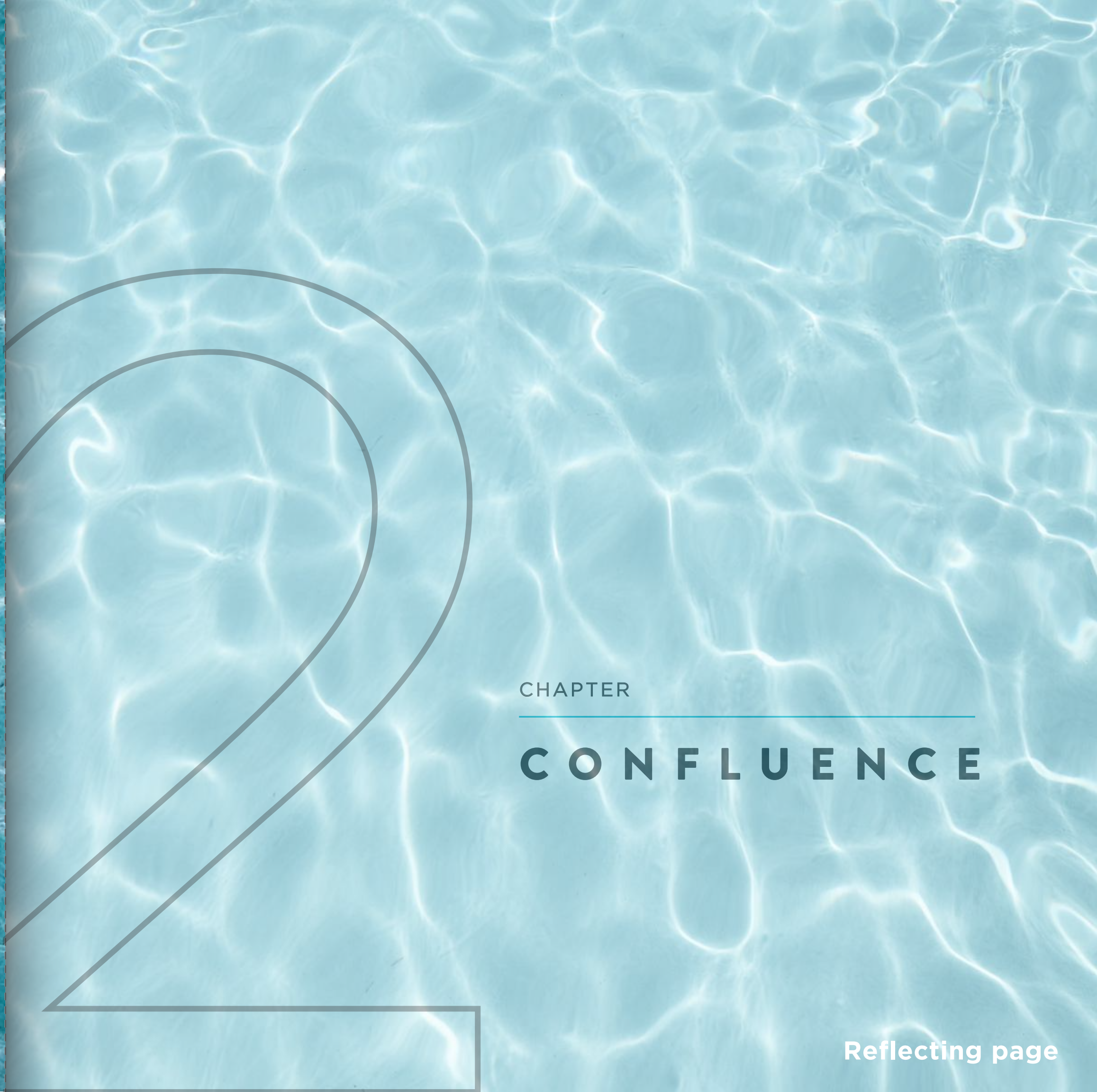
Representative Image.

Detailed floor plans can be found from page 35 onwards.

SALON



Representative Image.



CHAPTER

C O N F L U E N C E

Reflecting page



Reflecting page



CHAPTER

CONFLUENCE

WATER DOES NOT TRAVEL ALONE.
IT GATHERS. IT BRINGS THINGS TOGETHER.
IT CREATES SOMETHING LARGER THAN ANY
SINGLE CURRENT COULD.





A Z U R E

Some rooms hold events. Azure transforms them.

A hall of uncommon proportion on the first level, designed for occasions that deserve architecture equal to the moment, a celebration, a presentation, anything that asks for a room that rises to meet it.

***Azure Hall - Pre-Function Area · Kitchen -
First Level - Clubhouse***

A Z U R E

C A F É L A G U N A

Nothing rushed. Nothing that demands your attention. Just the quiet pleasure of being exactly where you want to be.

Café Laguna – E-deck



Representative Image.

C A F É L A G U N A

Detailed floor plans can be found from page 35 onwards.



GUEST SUITE

Representative Image.

Detailed floor plans can be found from page 35 onwards.

GUEST SUITE

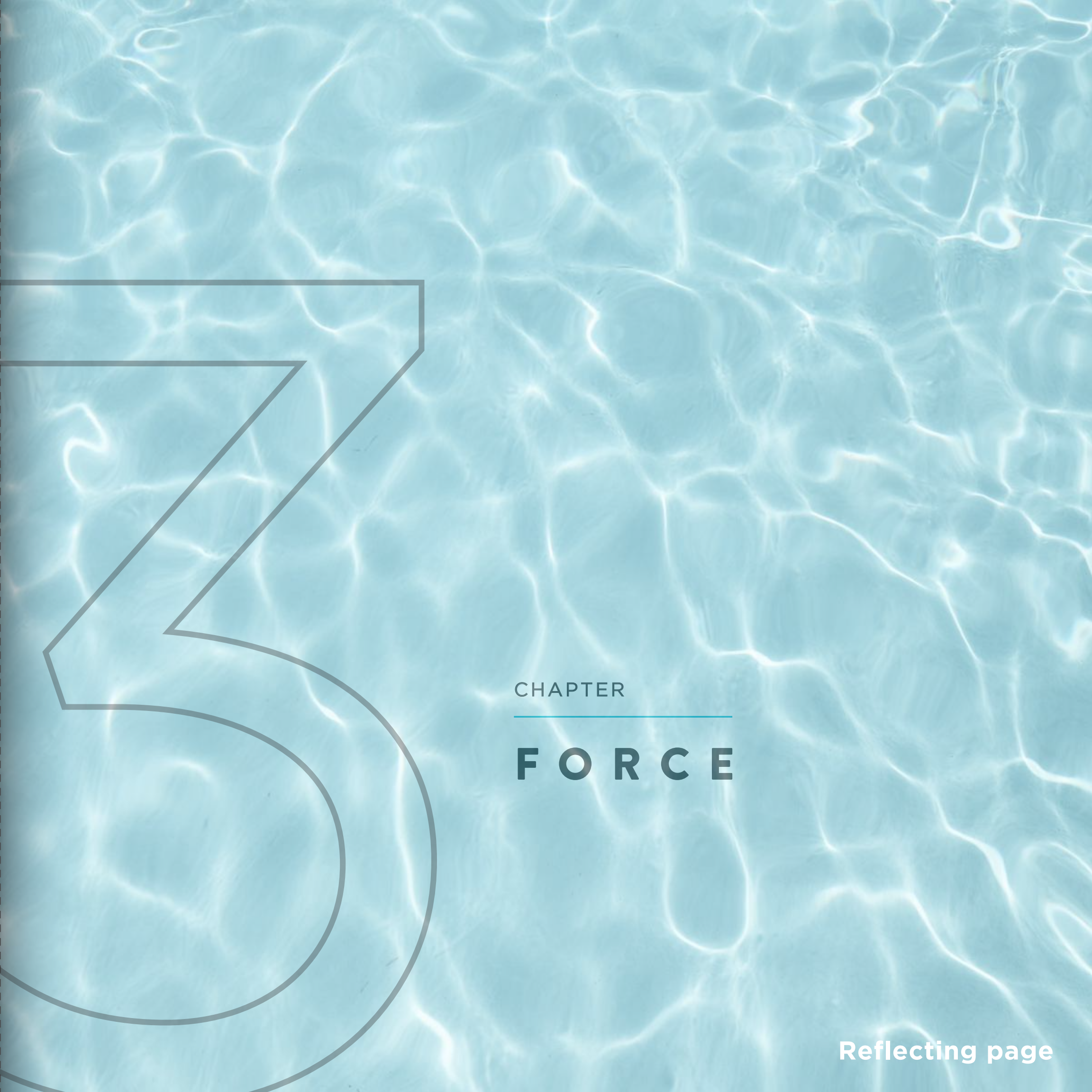
For the people worth keeping close.

A suite conceived with the same conviction as every residence in Atlantis, because the standard here does not change for guests.

Guest Suite - First Level



Representative Image.



CHAPTER

F O R C E

Reflecting page



CHAPTER

F O R C E

AT FULL STRENGTH, WATER DOES
NOT NEGOTIATE. IT MOVES.
AND EVERYTHING IN ITS PATH
IS CHANGED.





GYM

GYM

Glass, steel, and a skyline that makes every session feel consequential.

E-Deck - Clubhouse

SQUASH COURT

Fast. Precise. Demanding.

A court that does not soften the game, built for the people who wouldn't want it to.

Podium Level 05 - Clubhouse



Representative Image.

SQUASH COURT

Detailed floor plans can be found from page 35 onwards.



INDOOR GAMES ROOM

Representative Image.

Detailed floor plans can be found from page 35 onwards.

INDOOR GAMES ROOM

The best minds never really stop.
This is simply where they choose their game.

Podium Level 05 - Clubhouse

CRÈCHE

The youngest residents of Atlantis begin their world here.

A space held to the same standard as every other in this building, because from the very first chapter, the life here should feel extraordinary.

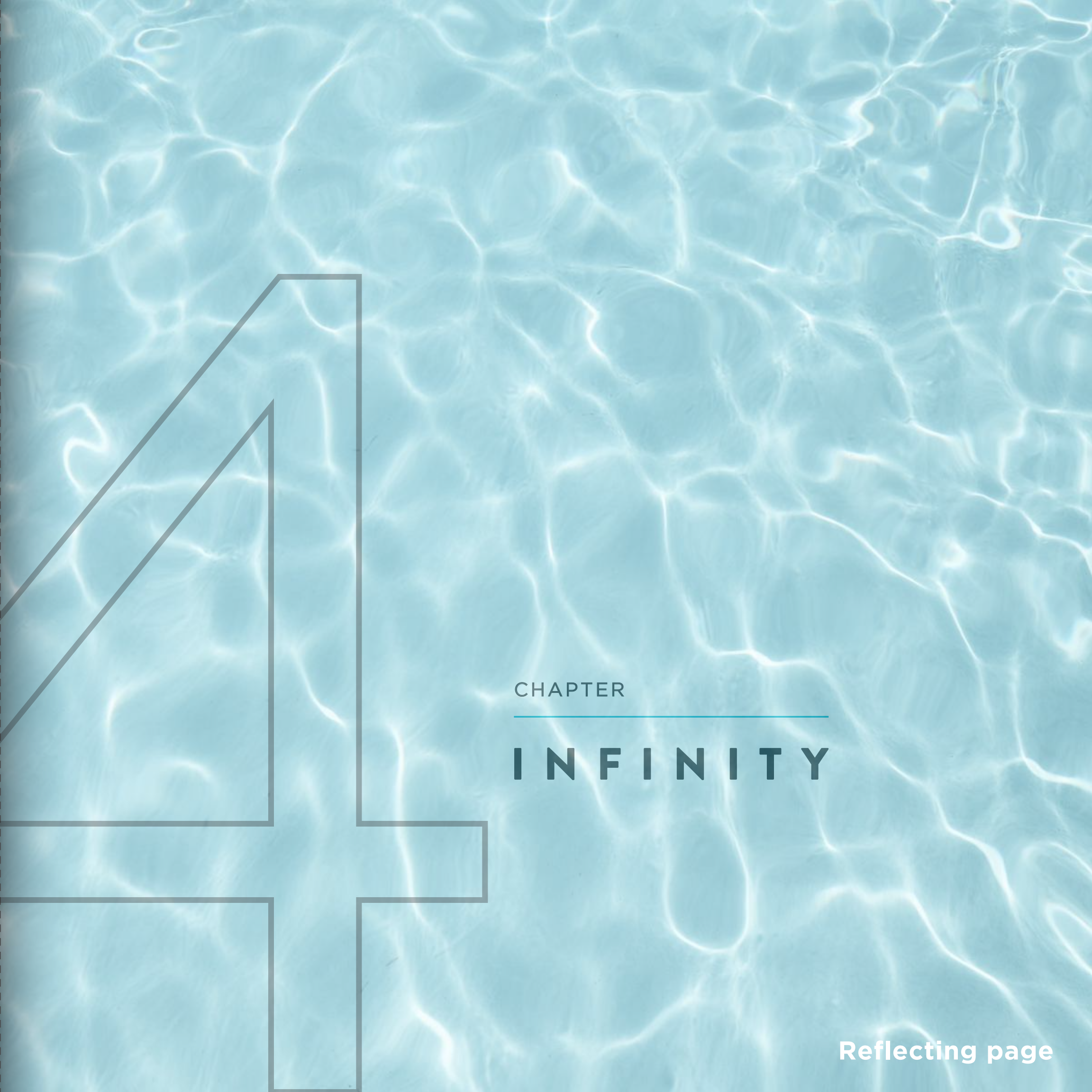
Podium Level 05 - Clubhouse



CRÈCHE



Representative Image.



CHAPTER

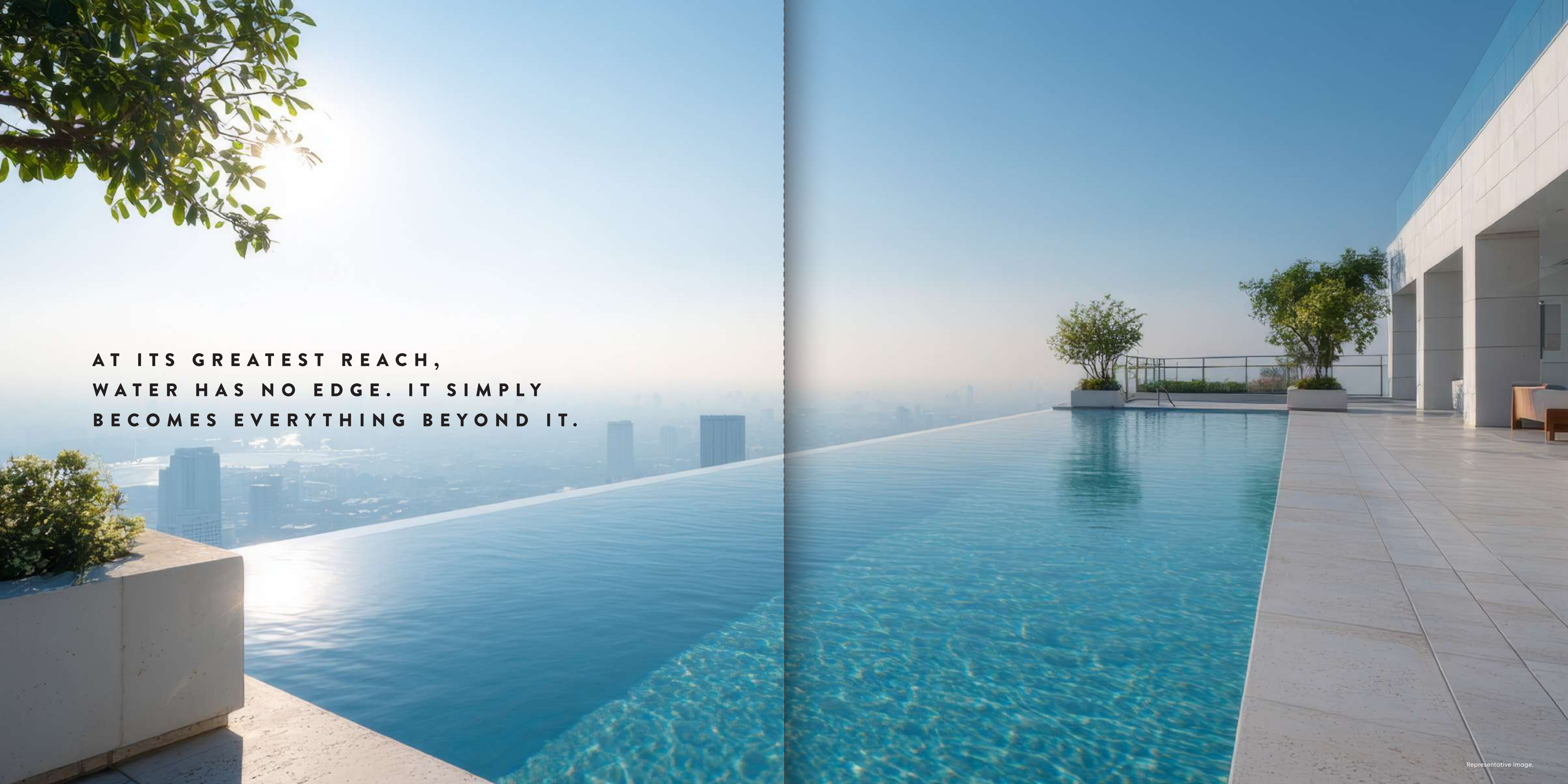
INFINITY

Reflecting page

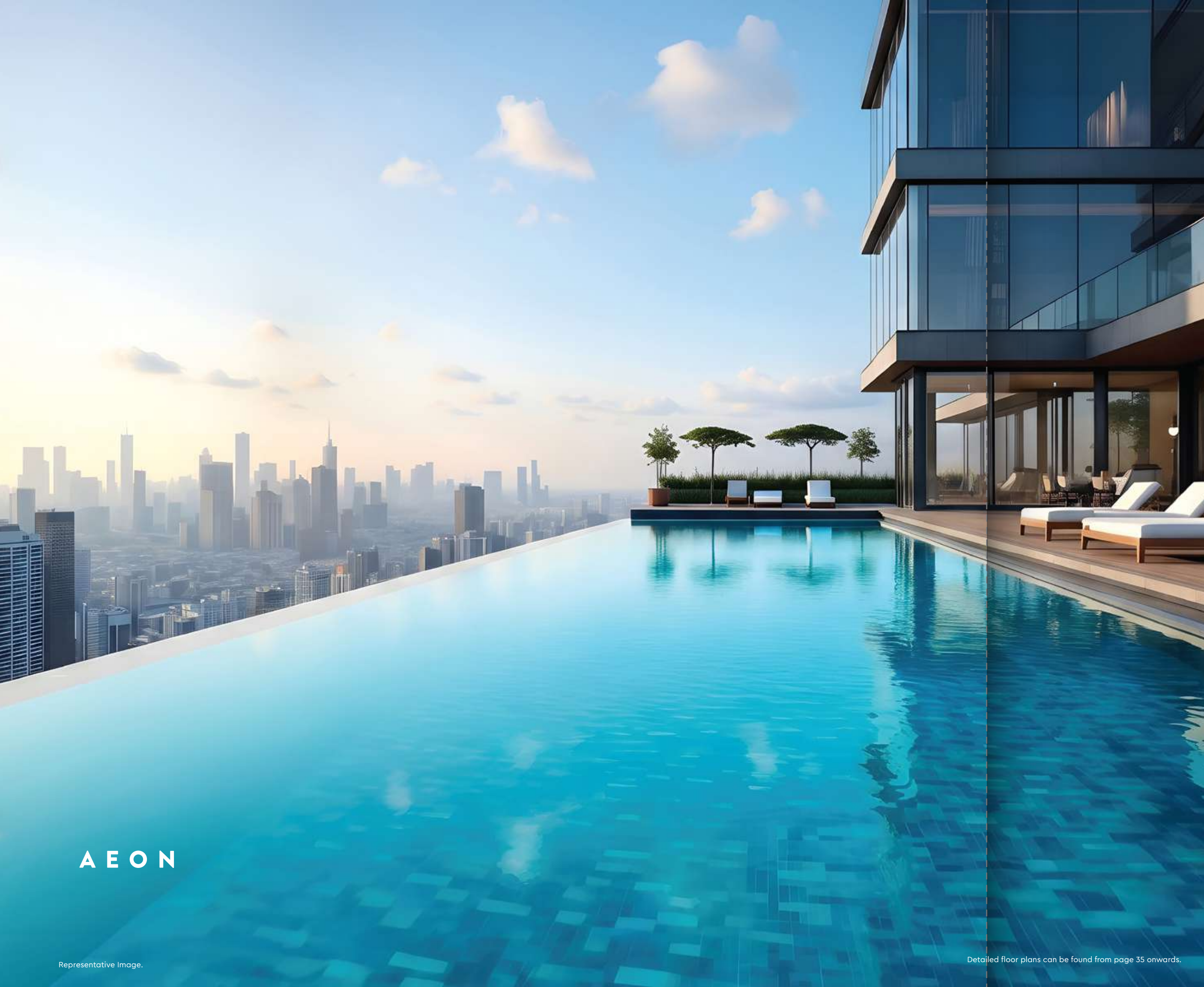


CHAPTER

I N F I N I T Y



AT ITS GREATEST REACH,
WATER HAS NO EDGE. IT SIMPLY
BECOMES EVERYTHING BEYOND IT.



A E O N

Representative Image.

Detailed floor plans can be found from page 35 onwards.

A E O N

An infinity pool at the summit of Navi Mumbai's most anticipated address.

The city. The sky. A single unbroken line of water holding them together, and you, at the centre of it.

Aeon - Infinity Pool - Sky Lounge - Terrace

BLAZE SKY GYM

The highest gym in the neighbourhood.

Where the city you are building toward is visible from every angle, and close enough to feel like a personal ambition.

Blaze - Sky Lounge - Terrace



Representative Image.

SKY
BLAZE GYM

Detailed floor plans can be found from page 35 onwards.



HORIZON LOUNGE & RESTOBAR

Representative Image.

Detailed floor plans can be found from page 35 onwards.

HORIZON LOUNGE & RESTOBAR

There is an hour, just after sundown,
when maximum city softens.

The Horizon was designed for that hour, the right elevation,
the right glass, a view that has fully earned its name.

Lounge & Restobar - Terrace

ATMOSPHERE
SKY DECK

Open air.
The city below.
Nothing between you and the full measure of it.

Atmosphere - Bar & Kitchen Clubhouse Terrace

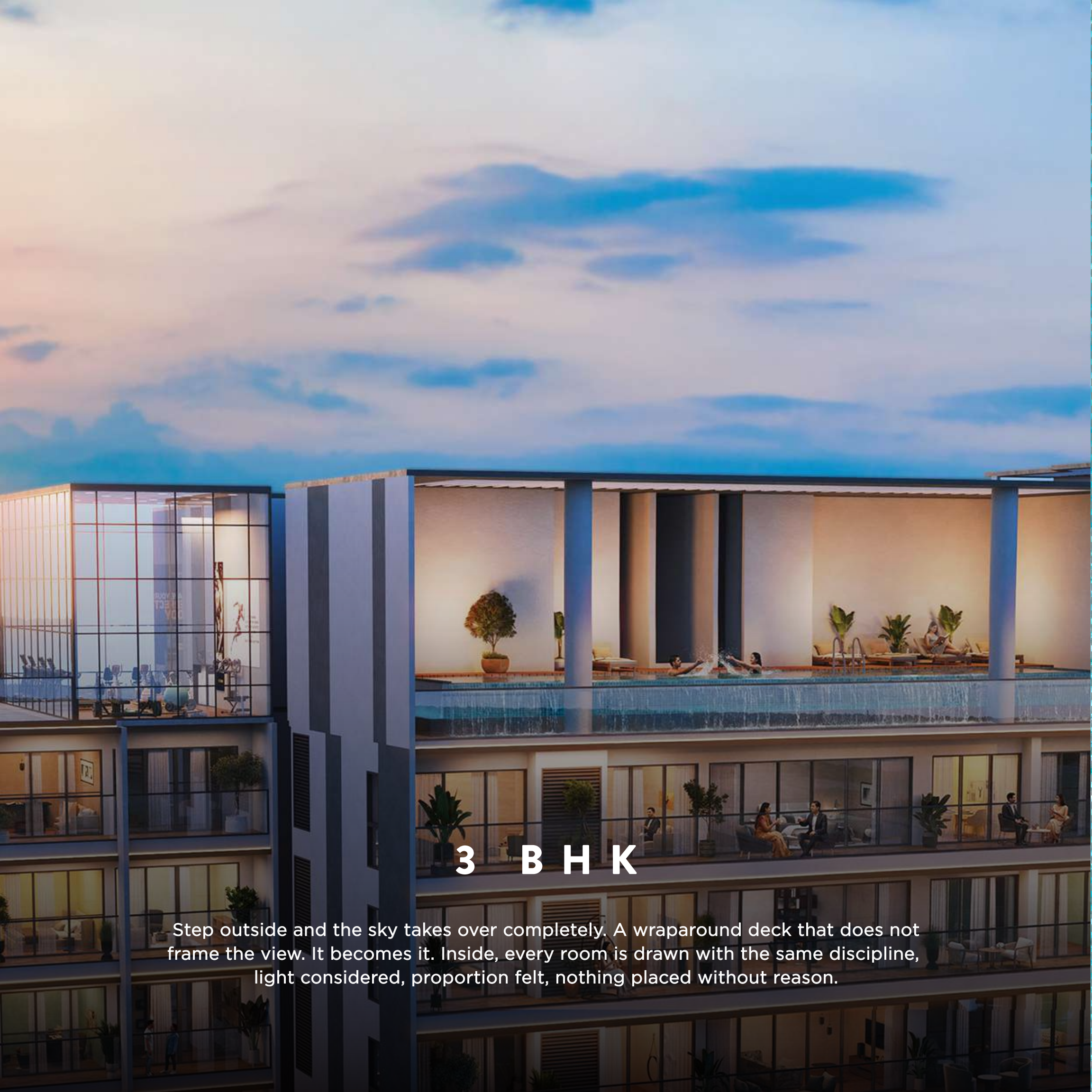


ATMOSPHERE
SKY DECK

RHYTHMS OF LIFE

Nothing loud. Nothing unnecessary. Nothing that does not belong exactly where it is.

The homes at Atlantis were designed with a single conviction, that the way a space is made determines the quality of every moment lived inside it.



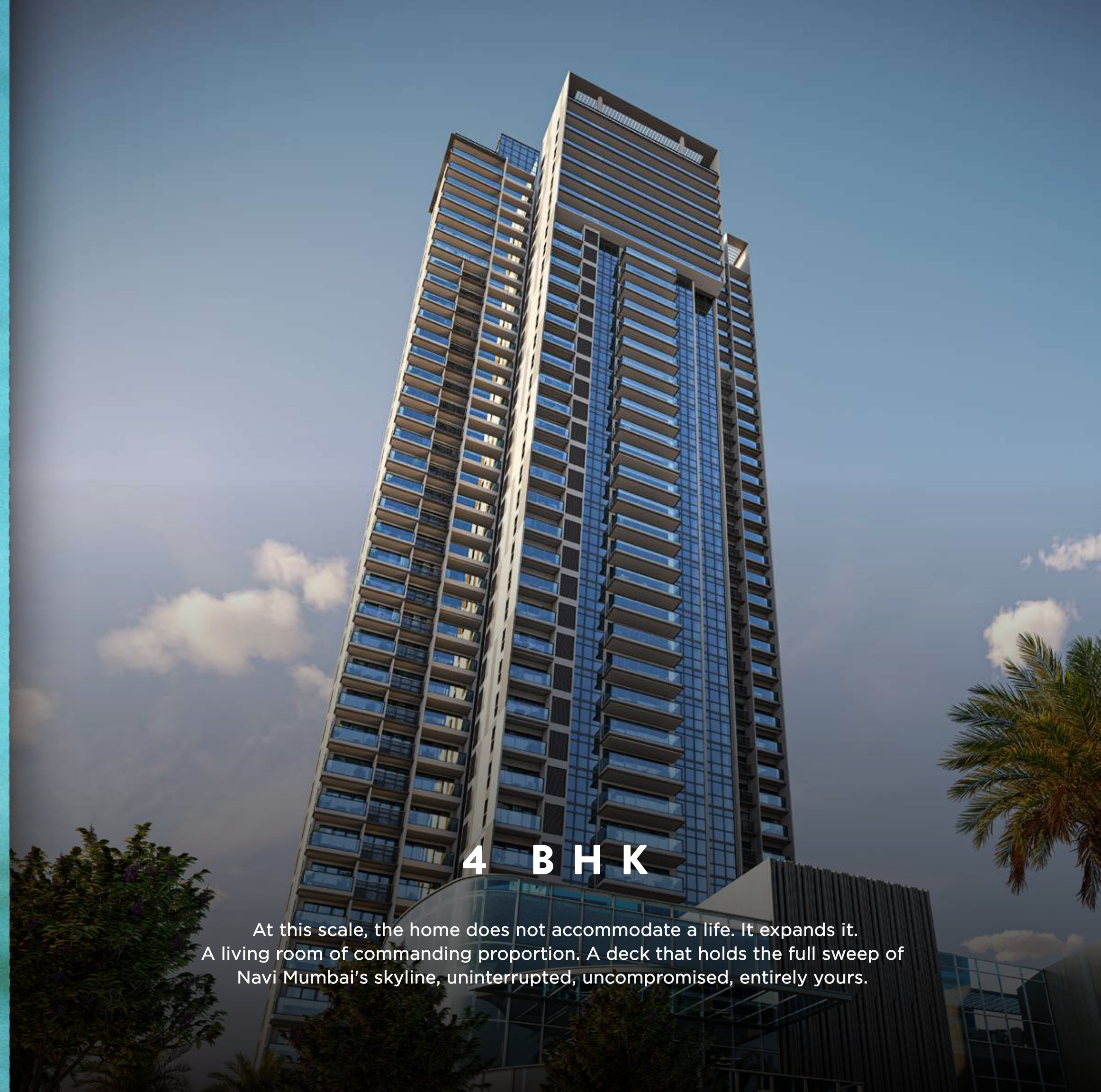
3 B H K

Step outside and the sky takes over completely. A wraparound deck that does not frame the view. It becomes it. Inside, every room is drawn with the same discipline, light considered, proportion felt, nothing placed without reason.





Representative Image.



4 B H K

At this scale, the home does not accommodate a life. It expands it.
A living room of commanding proportion. A deck that holds the full sweep of
Navi Mumbai's skyline, uninterrupted, uncompromised, entirely yours.

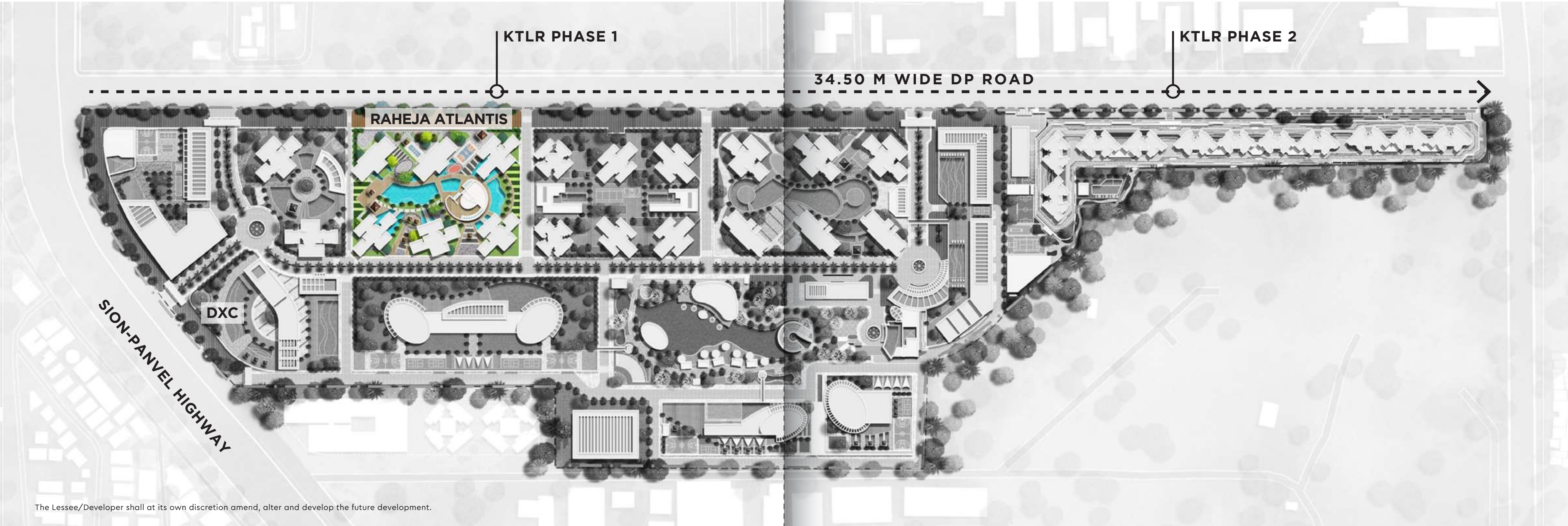
FLOOR PLANS



RAHEJA
DISTRICT PLAN

Raheja District brings a quieter clarity to Navi Mumbai. A place shaped by open spaces, steady growth and a sense of balance that the city often forgets.

Streets feel wider, the skyline feels calmer and everyday life moves with an ease that draws people in. It is a district that holds promise yet stays grounded, inviting Navi Mumbai to grow with intention and live with more space to breathe.



The Lessee/Developer shall at its own discretion amend, alter and develop the future development.

E-DECK PLAN

1. TOWER 1 (WELLNESS) - WHITE ROOM

2. TOWER 1 (WELLNESS) - MEDITATION ROOM

3. TOWER 1 (WELLNESS) - ZEN ROOM

4. TOWER 1 (WELLNESS) - CLINIC

5. TOWER 1 (WELLNESS) - SOCIETY OFFICE

6. TOWER 1 (WELLNESS) - EDEN LOUNGE

7. TOWER 1 (WELLNESS) - SENIOR CITIZEN ROOM

8. TOWER 1 (WELLNESS) - READING CORNER

9. SITOUT CORNER

10. LAWN

11. YOGA DECK

12. GAZEBO

13. MEDITATION LAWN

14. WATER BODY

15. PATHWAY

16. PLANTING BED

17. RAISED PLANTER

18. TOWER 2 - CREATIVE HUB

19. FLORAL GARDEN

20. BBQ PITS

21. TOWER 3 - CHILDREN'S LEARNING CENTRE

22. POOL UTILITY

23. AROMA GARDEN

24. AMPHITHEATRE

25. PALM PROMENADE

26. POOL DECK
27. OCEAN POOL

28. GLASS BRIDGE

29. KIDS POOL

30. AQUA GYM

31. FEATURE PAVED AREA

32. CLUBHOUSE OUTDOOR SEATING

33. CLUBHOUSE

34. RECREATIONAL POOL

35. JACUZZI

36. SUBMERGED LOUNGERS

37. PET LAWN

38. PLANTER FENCE

39. TOWER 4 - SPORTS AND LEISURE

40. OUTDOOR GYM

41. SITOUT

42. PADDLE TENNIS COURT

43. PLUMERIA COURT

44. PLANTER BENCH

45. TOWER 5 - CONVENIENCE

46. SEATING TIERS

47. PICKLE BALL COURT

48. MULTIPURPOSE PLAY COURT

49. SWING POD

50. SKATEBOARD ARENA

51. TOWER 6 - COMMUNITY

52. MULTIPURPOSE COURT





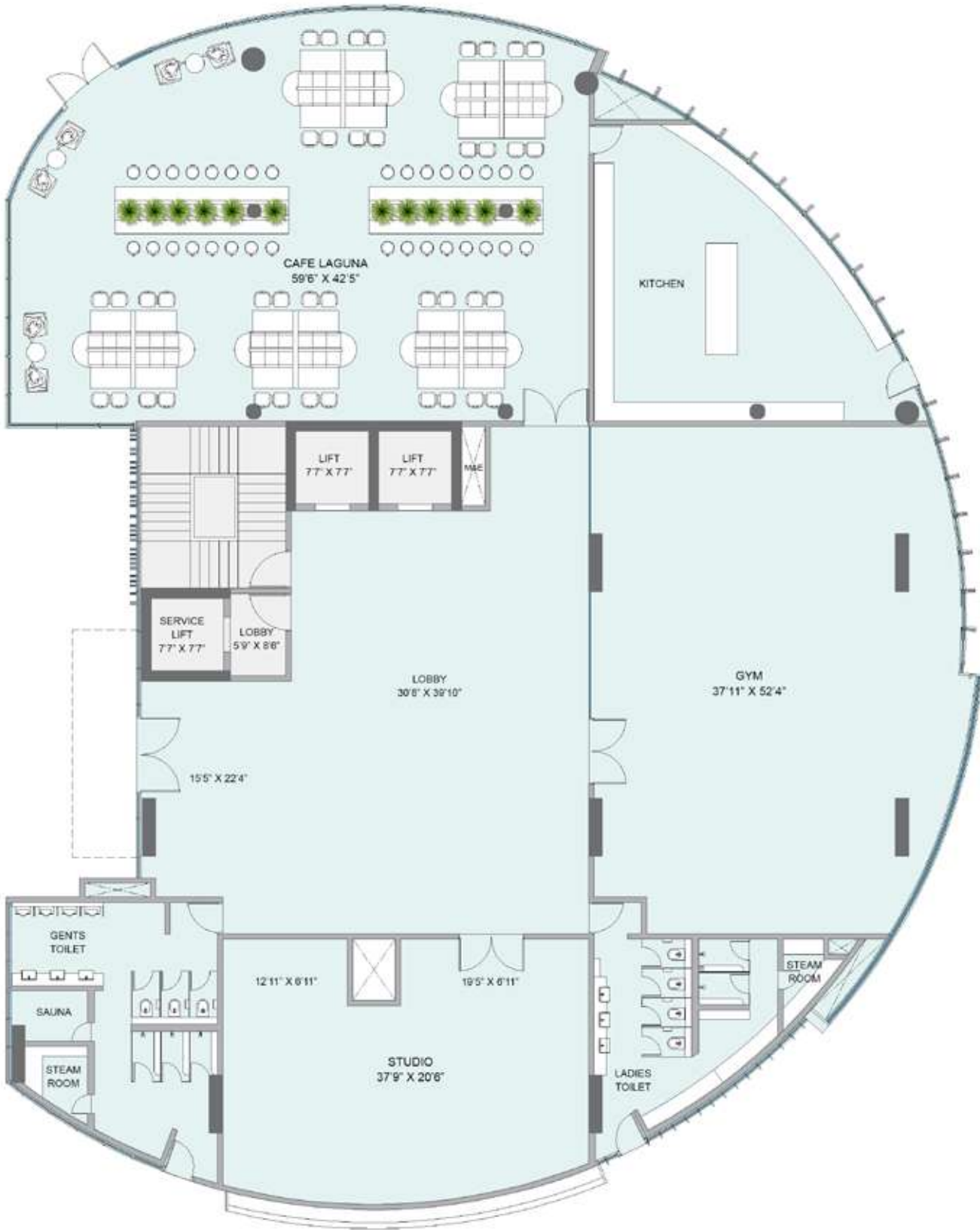
CLUBHOUSE
PODIUM P5 LEVEL



CLUBHOUSE
PODIUM P6 LEVEL

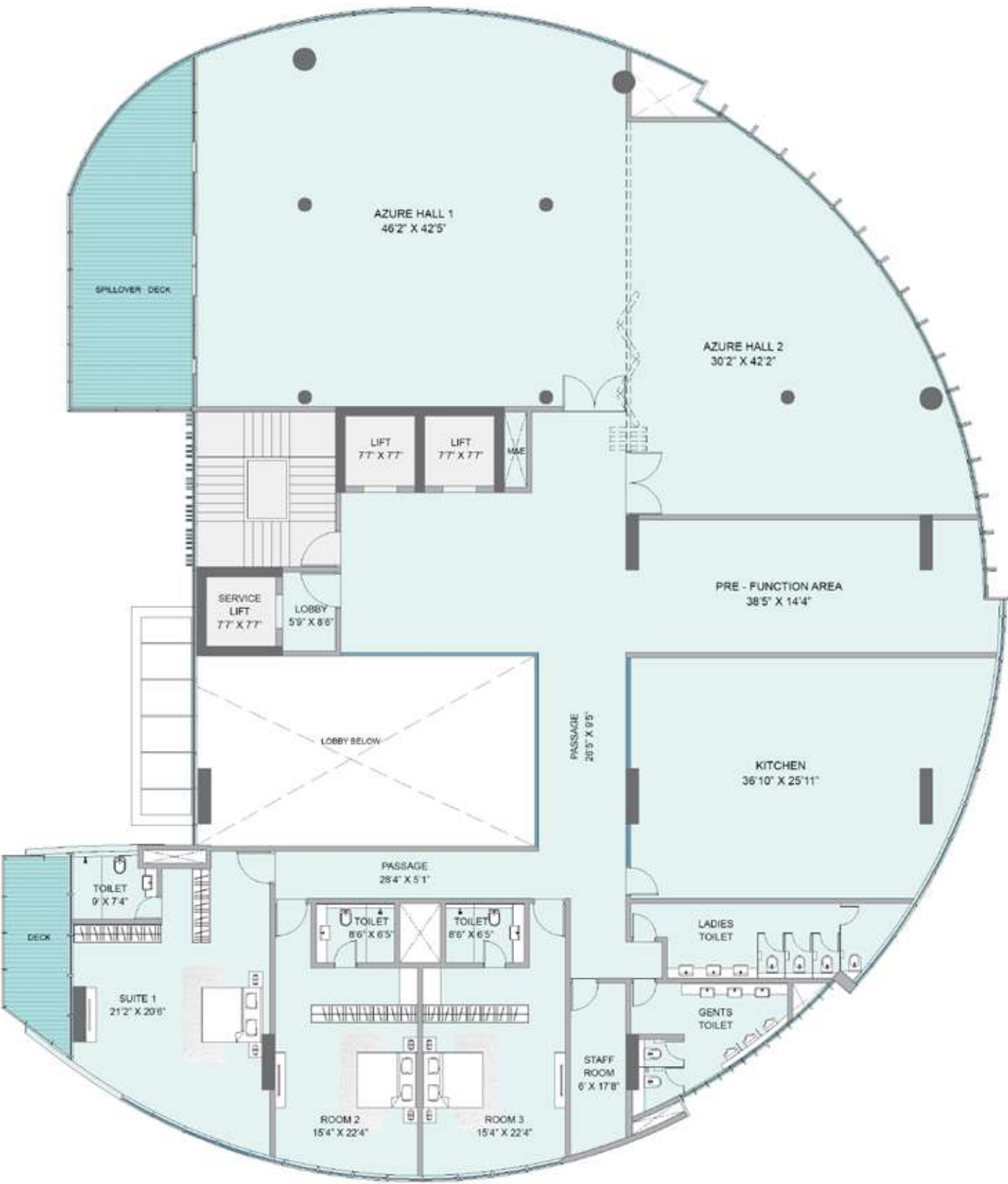
E DECK LEVEL

- CAFE LAGUNA
- GYMNASIUM
- STUDIO
- ENTRANCE LOBBY



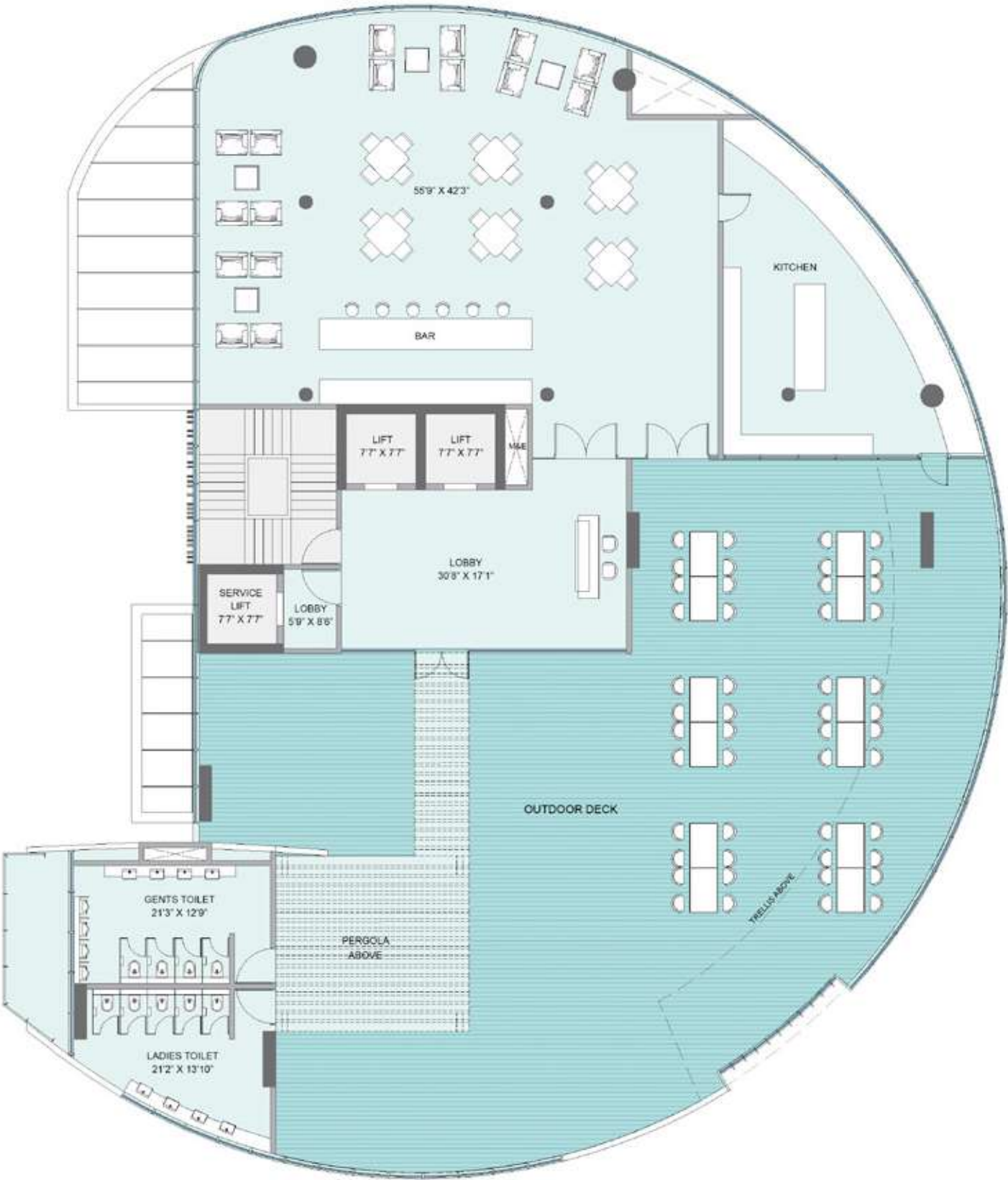
CLUBHOUSE
FIRST LEVEL

- AZURE
- PRE-FUNCTION AREA
- GUEST SUITE



CLUBHOUSE
TERRACE LEVEL

- OUTDOOR DECK



ATLANTIS - TOWER 1
SKY LOUNGE FLOOR PLAN

- ATMOSPHERE SKY DECK
- HORIZON LOUNGE & RESTOBAR
- AEON POOL
- POOL DECK
- BLAZE SKY GYM





CLASSIC FLOOR PLAN

10TH - 12TH, 14TH - 17TH, 19TH - 22ND, 24TH -
27TH, 29TH - 32ND, 34TH - 37TH & 39TH FLOOR



CLASSIC FLOOR PLAN

40TH - 42ND, & 44TH - 46TH FLOOR



43RD FLOOR PLAN



REFUGE
FLOOR PLAN

13TH, 23RD, 28TH & 33RD FLOOR

18TH & 38TH FLOOR





Every shore touched by water is shaped by it.
Atlantis is where that change becomes your life.

LIVE BEYOND.



ONE DISTRICT, MANY WORLDS.

WAY BEYOND THE ORDINARY.

Raheja District is envisioned as a complete urban ecosystem, where living, working, leisure, and culture come together with ease. Planned at a city scale with walk-to-work convenience woven into everyday life, it brings homes, workspaces and public realms into one cohesive whole.

From a lively retail boardwalk to open landscapes designed for pause and connection, everyday experiences are seamlessly integrated. This is a district shaped for continuity, where life unfolds effortlessly and every detail feels considered.



UPSCALE
RESIDENCES



BUSINESS
CENTERS



RETAIL
BOARDWALK



DISTRICT PARK
& CLUB



RAHEJA DISTRICT
ARENA





Creating quality urban lifestyles,
Building stronger communities.

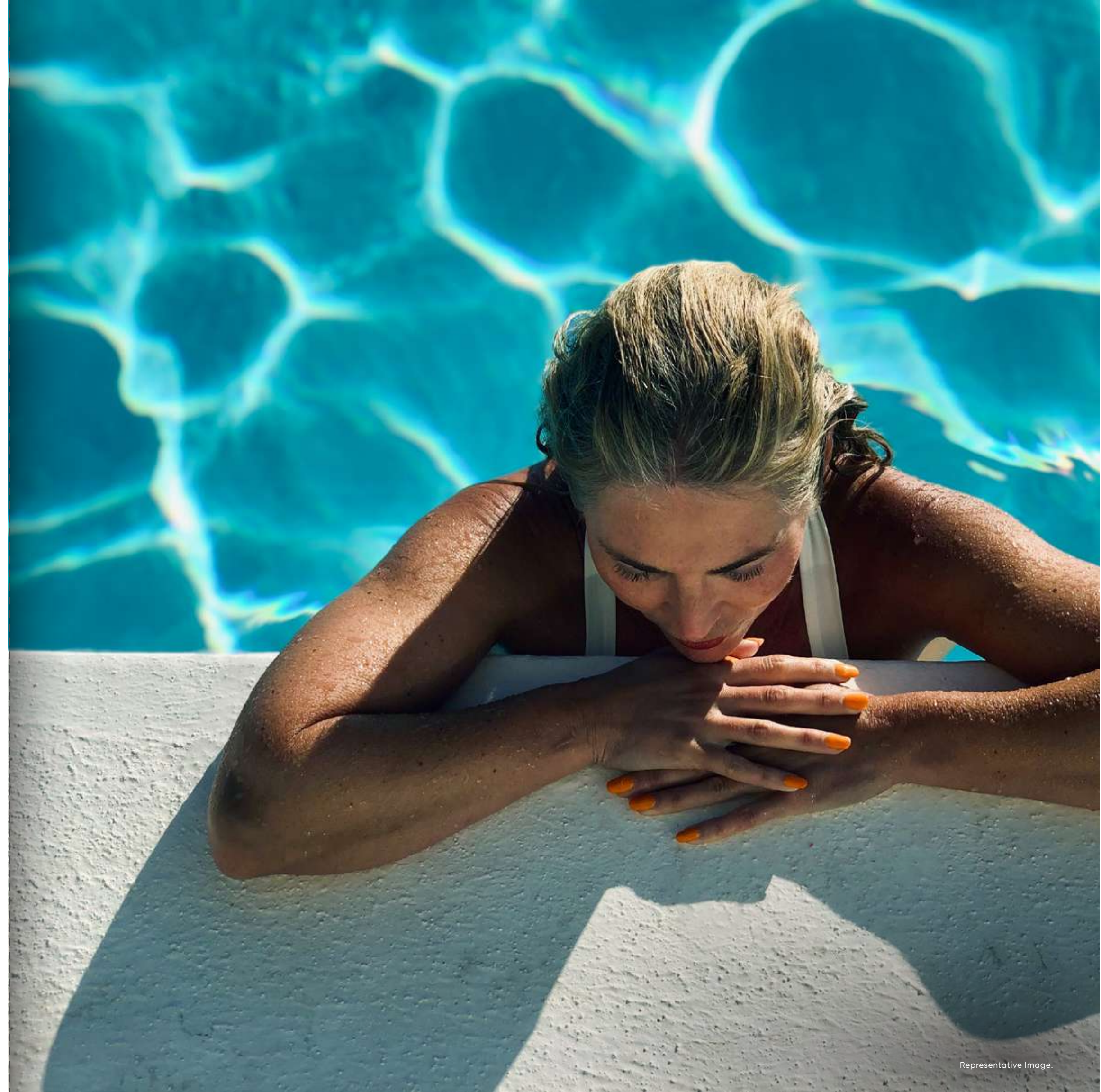
At Raheja Universal, we believe exceptional living begins with thoughtful design. Every address is chosen with intent. Every residence is shaped by enduring architecture, refined craftsmanship, and considered detail. From curated amenities to immersive experiences, every element is designed to enrich the way you live. Because true luxury is not simply experienced. It is lived.

4 DECADES OF
LEGACY SPAN

50+ LANDMARKS
DELIVERED

10 MN. SQ. FT
DEVELOPED

10K+ HAPPY
FAMILIES



Visit maharashtra.mahaonline.gov.in
for project details bearing MahaRERA
registration no. PM1330002501097.



Raheja Universal (Pvt) Ltd. ("Company") as developer/lessee is developing Raheja District ("Larger Property comprising of Said Property and Plot B1") into various Phases/Clusters/Buildings/Structures/Projects inter-alia comprising of building/s for IT/ITES, Industrial, Commercial, Residential, Hotels, Institutional, Other Support Services, etc. The Company proposes to develop one of the clusters to be known as "Atlantis Cluster". The specifications and other details relating to the Project RAHEJA ATLANTIS-1 bearing RERA registration number PM1330002501097 and being developed on a portion of Plot No. Gen-2/1/B ("Project") within Raheja District are only indicative and the Company reserves the right to change any or all of these at its / their sole discretion. All maps, images, and views are indicative of the architect's impressions and not to be scaled, and are for illustrative purposes only. The Company shall not be liable for any changes in the policy, rules, or notifications relating to the infrastructural development by the Government of Maharashtra or any concerned authority. This document is purely conceptual and does not constitute an offer and/or a contract of any type between the Company & the recipients/acquirers of the Flat/s/Unit/s in the Project which shall be strictly governed by the terms and conditions of the Agreement to be executed between the parties concerned.

Note: The Project RAHEJA ATLANTIS-1 is mortgaged to ICICI Bank Ltd. The Company shall obtain/provide a "No Objection Certificate" / "Release of Charge" for said flat from the concerned bank/financial institution/Security Trustee relating to the Project. *Terms & Conditions Applicable. ANAROCK: MAHARERA REGISTRATION NO. A51900000108.

