



[www.modirealtyolive.com](http://www.modirealtyolive.com)



# Blessed Beginnings at Olive

---

Some addresses carry more than brick and mortar, they carry blessings. At Modirealty Olive, every sunrise opens the door to peace, prosperity, and togetherness. Perfectly placed in Malad West, just five minutes walk from the Valhalla Metro Station and one minute walk from Orlem Church, Olive is where life's most cherished journeys begin.

Your  
**Blessed**  
Story Starts Here

Every good story deserves a good beginning.  
At Olive, every element has been carefully  
planned to nurture harmony and positivity:  
Vastu-friendly layouts, serene open spaces,  
thoughtful amenities, and a community  
rooted in values. Because a blessed  
beginning shapes a fulfilled tomorrow.



# A Blessed Landmark of *Grace*

Olive isn't just a residence, it's a new chapter of life. Designed with care and rooted in values, Olive blends modern comforts with timeless traditions. For families who believe in beginning well, Olive offers not just a home, but a blessing to grow with.

**Exclusive 1 & 2 BHK Residences**  
**Just 1 Min Walk from Orlem Church &**  
**5 Mins Walk from Valnai Metro Station, Malad.**





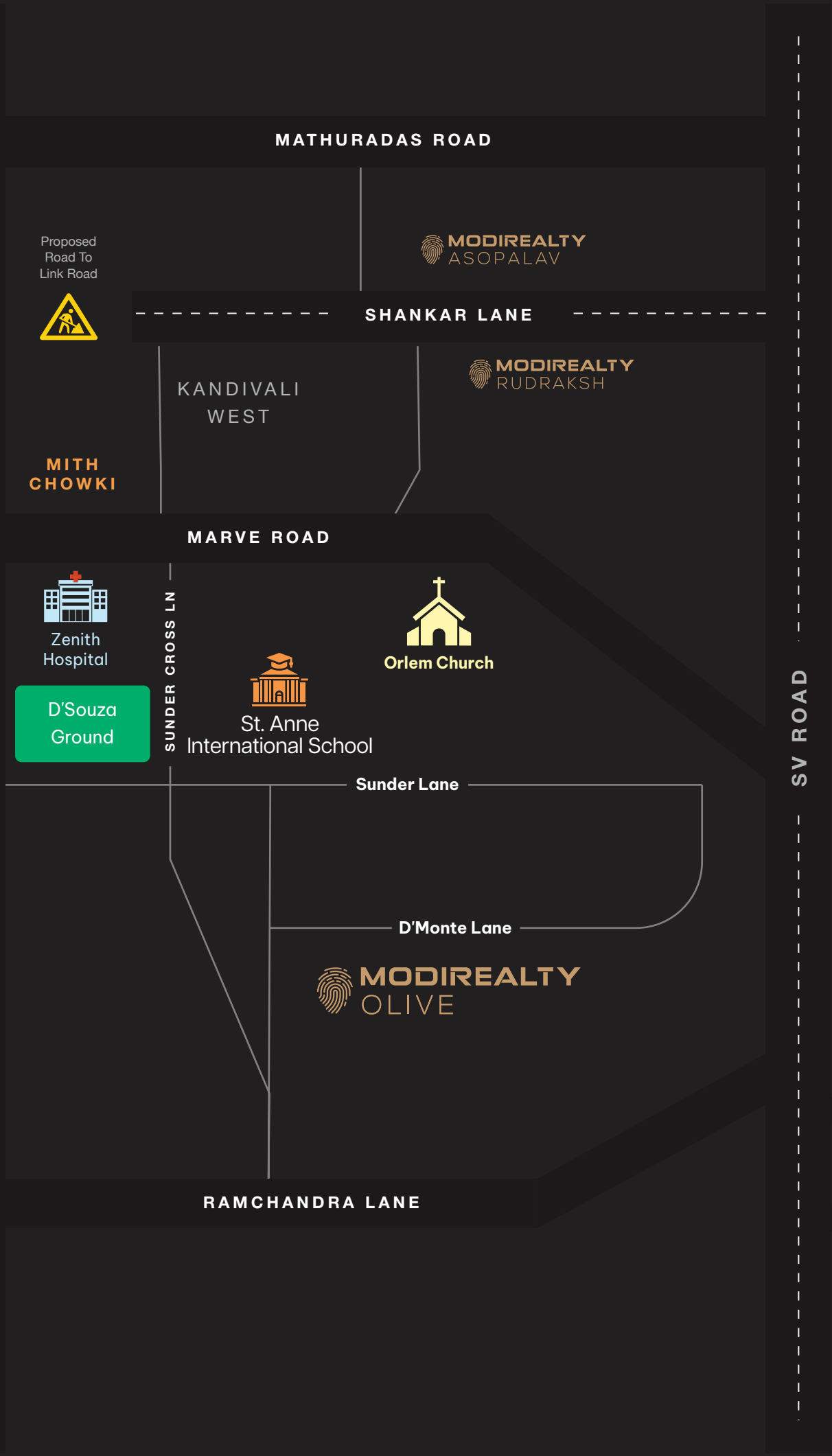
# A Blessed

## Neighbourhood of Connections

---

At Olive, location itself is a blessing. In the heart of Malad West, you're just few minutes' walk from the Valnai Metro Station and from Orlem Church. Surrounded by schools, hospitals, shopping, and entertainment, with easy access to Link Road, S.V. Road, and the Western Express Highway—life here is seamlessly connected, blessed by convenience and culture.





KANDIVALI  
Railway Station

MALAD  
Railway Station

# Blessed

## Neighbourhood of Connections

### By Walking

Our Lady of Lourdes Church, Orlem	:	1 mins
St. Anne International School	:	2 mins
Kanchpada, Malad W	:	2 mins
Valnai Metro Station	:	5 mins
Hotel Sai Palace Grand, Malad W	:	5 mins
Auris Serenity, Off, New Link Rd, Malad W	:	7 mins

### By Driving

Goregaon Sport Club	:	1.3 kms
Infinity Mall 2	:	1.4 kms
Malad Railway Station	:	1.7 kms
Ryan International	:	1.7 kms





Visualization of The Proposed Design For Modirealty Olive

EXTERIOR VIEW

# A Garden Blessing at Your Doorstep

At Olive, nature is not an afterthought, it is an extension of your everyday life. Step out of the building and find yourself directly connected to a serene open garden, thoughtfully designed for moments of calm, movement, and connection.





Visualization of The Proposed Design For Modirealty Olive

# An Auspicious *Welcome*

---

Step into Olive and feel the warmth of home from the very first moment. A landscaped driveway, secure entrance, and a serene arrival court welcome you with grace, setting the tone for the peace that awaits inside.





Visualization of The Proposed Design For Modirealty Olive

## A Lobby That Welcomes with *Grace*

---

Olive's first impression is one of warmth and elegance. Step into a grand, well-appointed lobby designed to create a sense of pride every time you arrive. With refined finishes, comfortable seating, and a secure, welcoming atmosphere, the lobby sets the tone for the blessings and harmony that flow through your home.

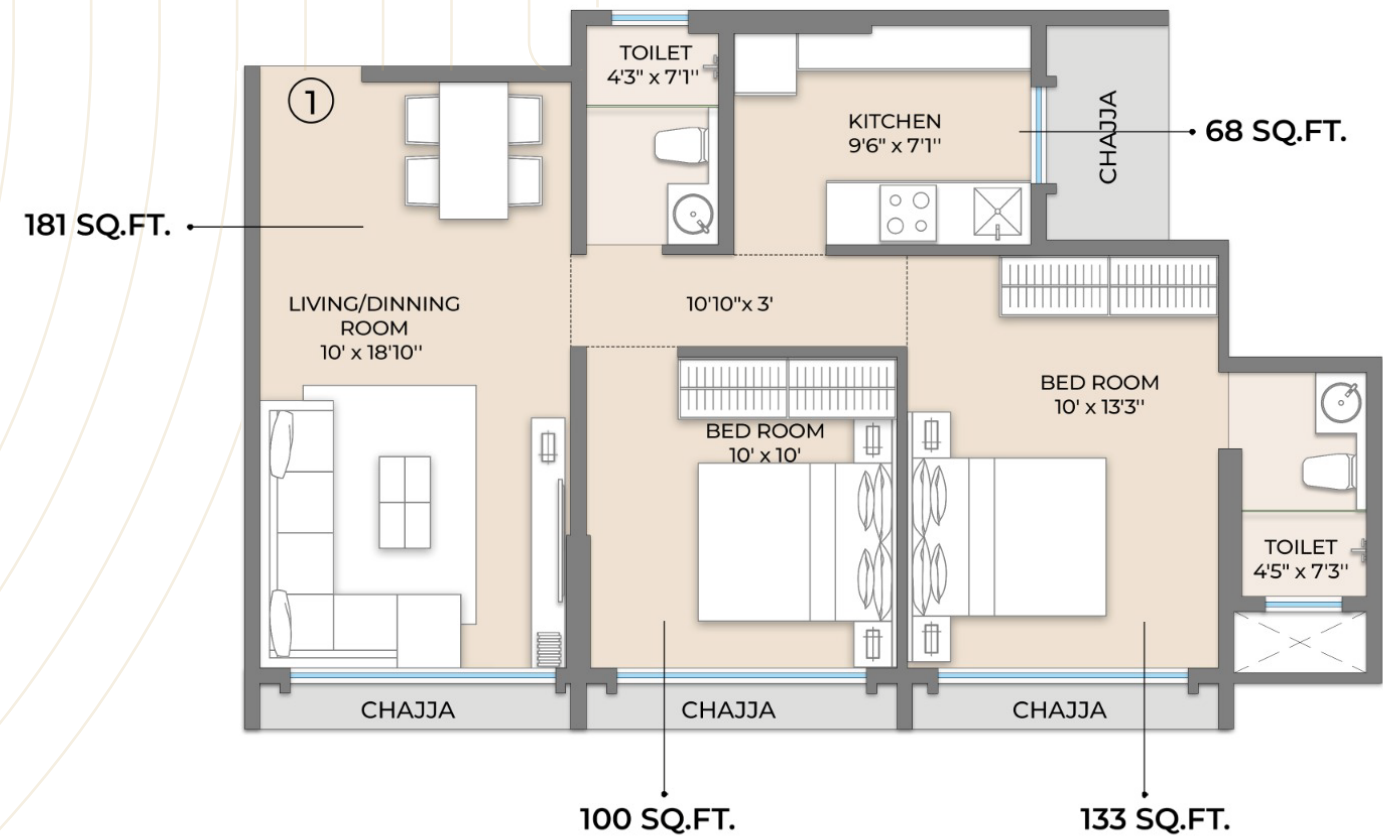
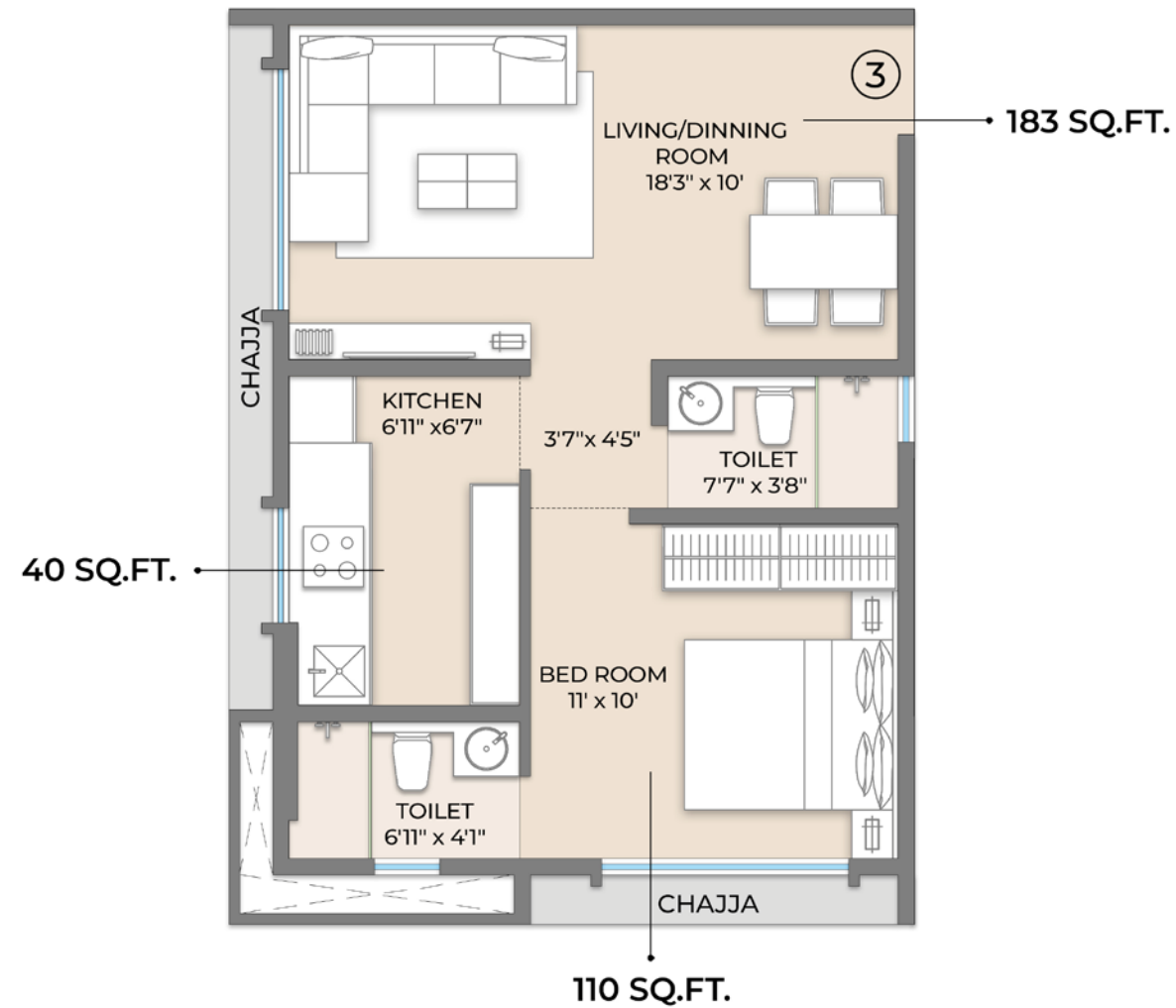
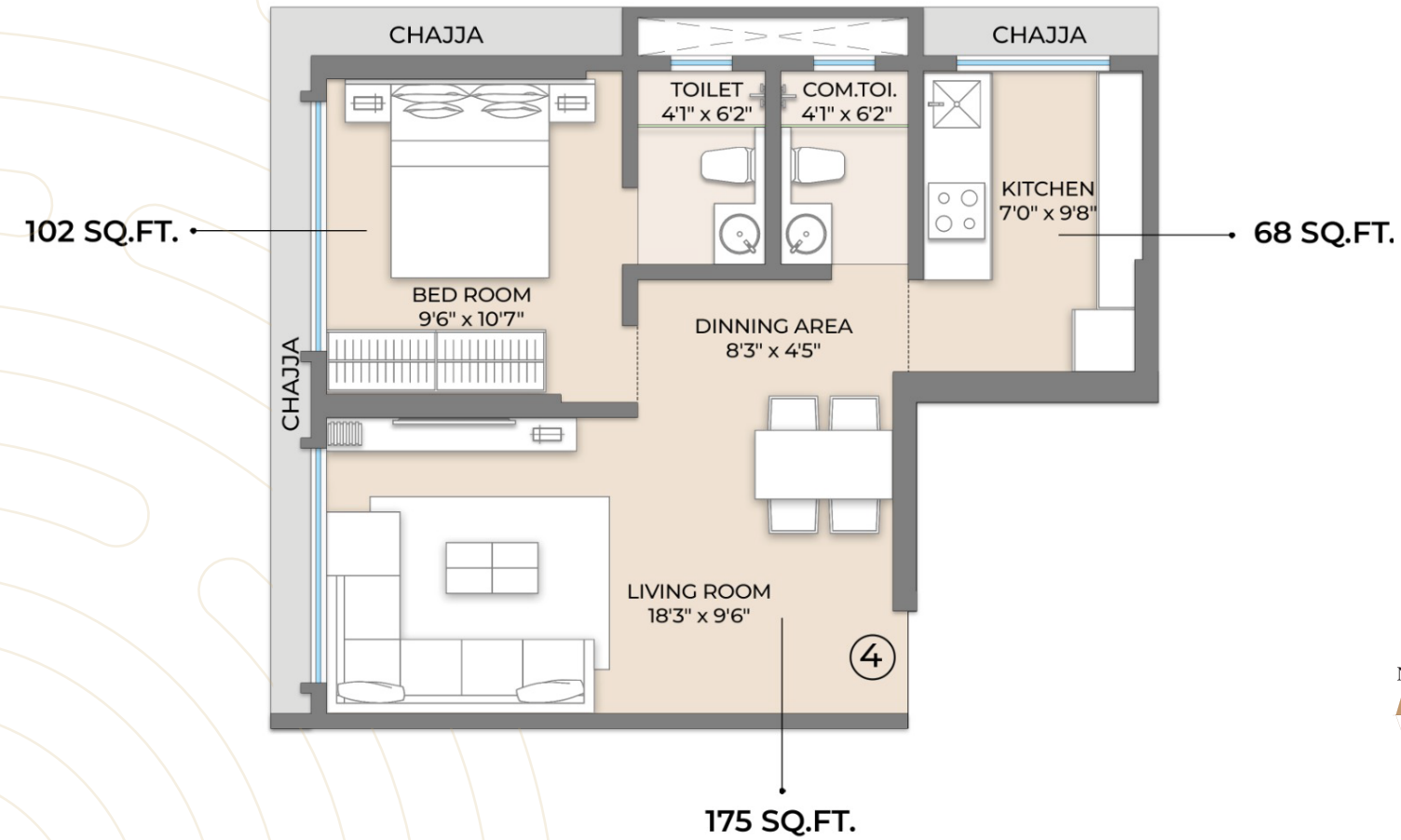
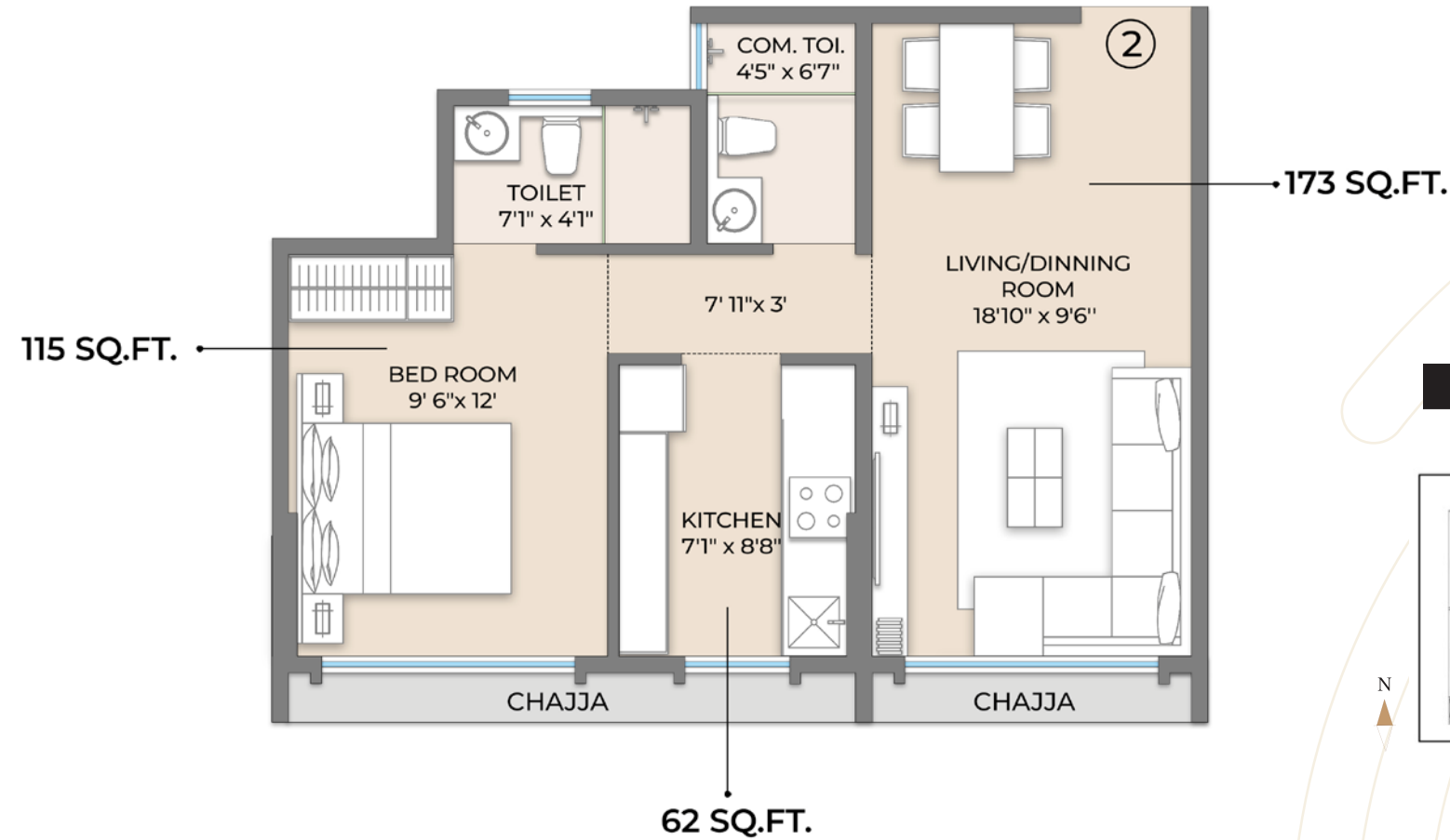


Your  
Blessed  
Space

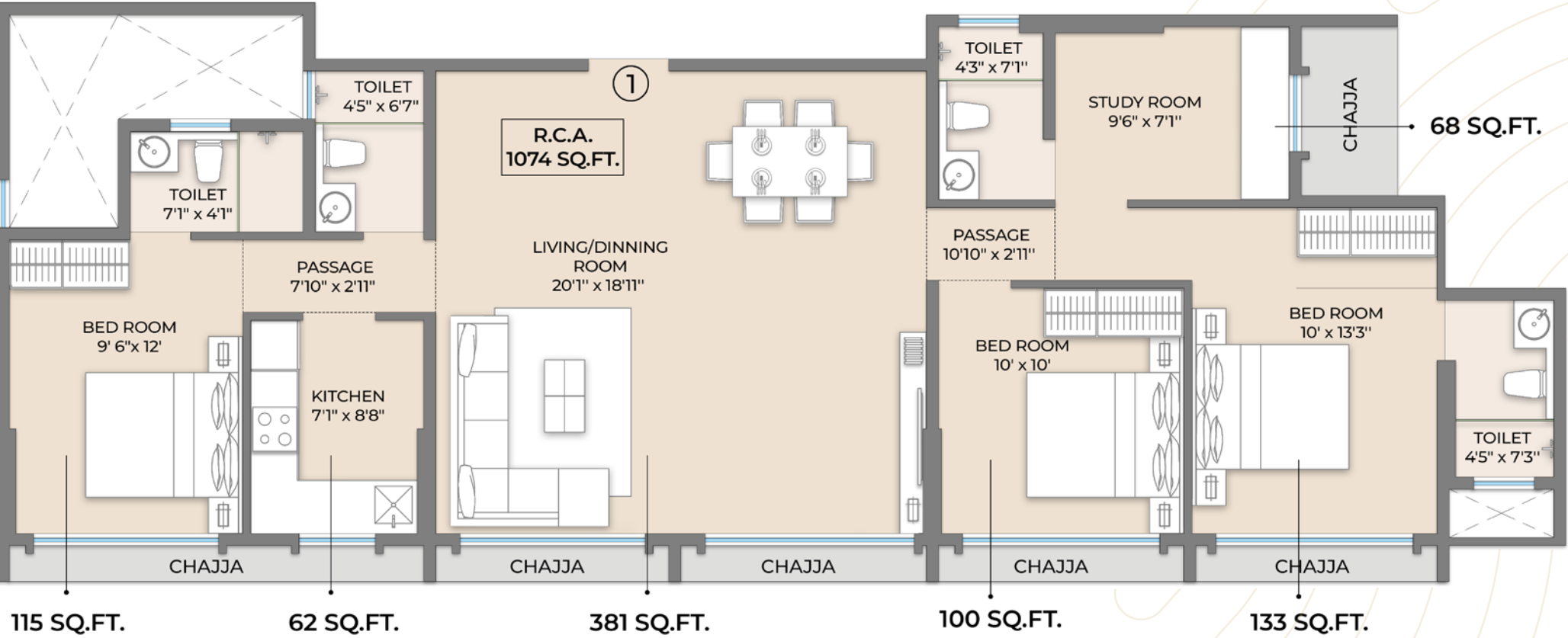
Choose from spaciouly crafted **1 & 2 BHK residences**, designed to maximize comfort and functionality. With **Zero-wastage planning**, Vastu alignment, abundant light and ventilation, your home feels positive and purposeful.



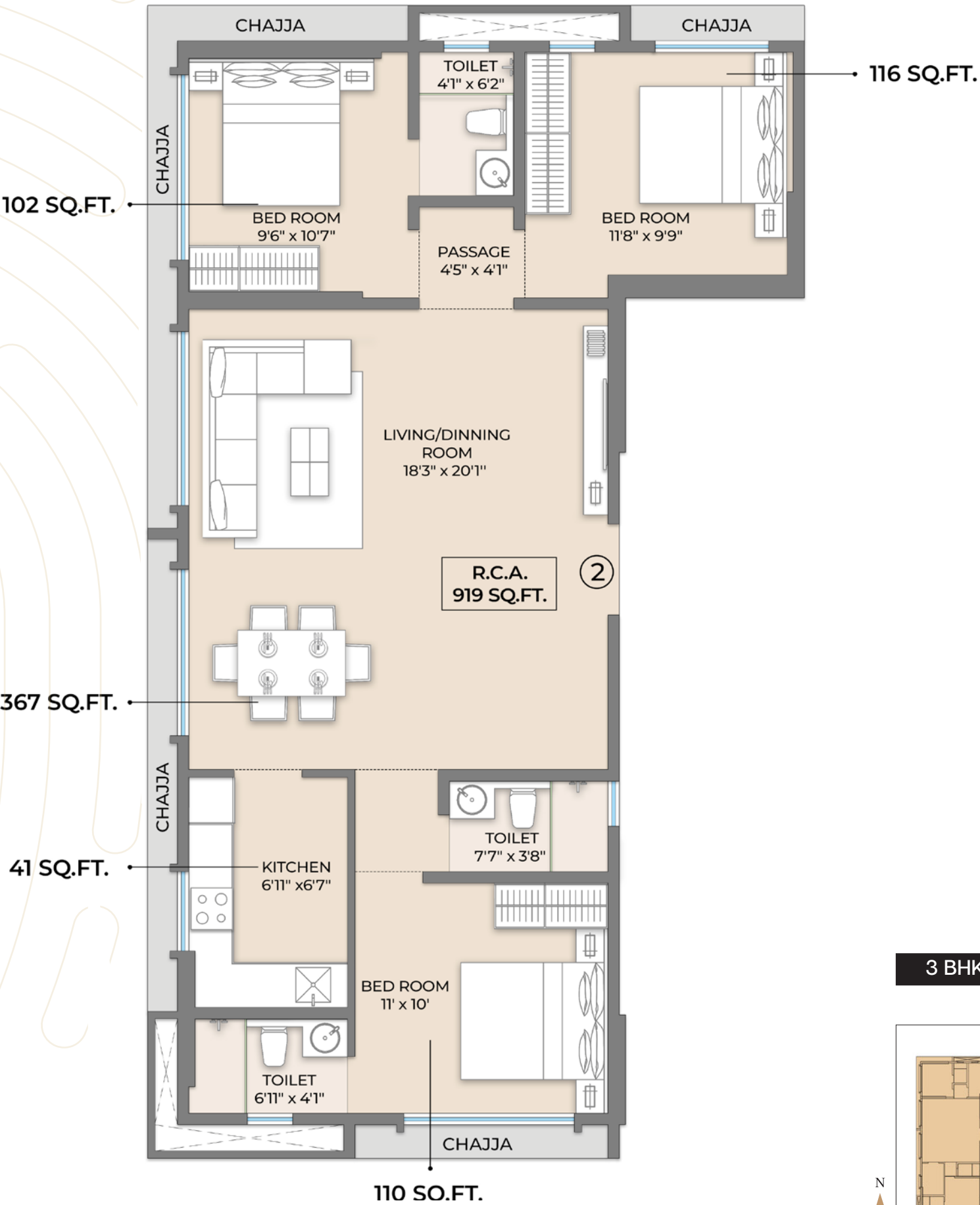
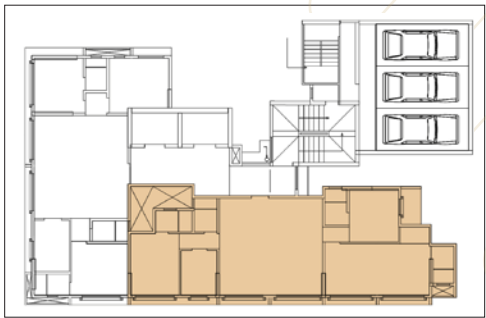




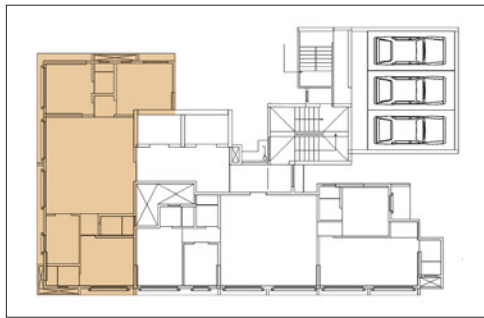
JODI FLATS



3.5 BHK 1074 SQ.FT.



3 BHK 919 SQ.FT.







Visualization of The Proposed Design For Modirealty Olive

INTERIOR VIEW

Step into interiors crafted with care-premium flooring, branded fittings, ergonomic layouts, and fine finishes. Every detail inside your Olive home blends elegance with practicality, creating a space that feels both modern and warm.

Elegance  
Inside Every  
*Home*



Visualization of The Proposed Design For Modirealty Olive

INTERIOR VIEW





Visualization of The Proposed Design For Modirealty Olive

# A Fresh

## Start every morning

Wide windows featuring balcony-style framing fill your home with natural light and refreshing views. Begin each morning with sunshine, fresh breeze, and a sense of peace that a blessed home brings.





Visualization of The Proposed Design For Modirealty Olive

## A Space Crafted for the Art of Fitness

Designed to complement a balanced lifestyle, the gym at Olive offers a dedicated space to recharge, strengthen, and unwind. Equipped with modern fitness essentials and set within a calm, well-lit environment, it allows you to prioritize your health without stepping out of your everyday world.



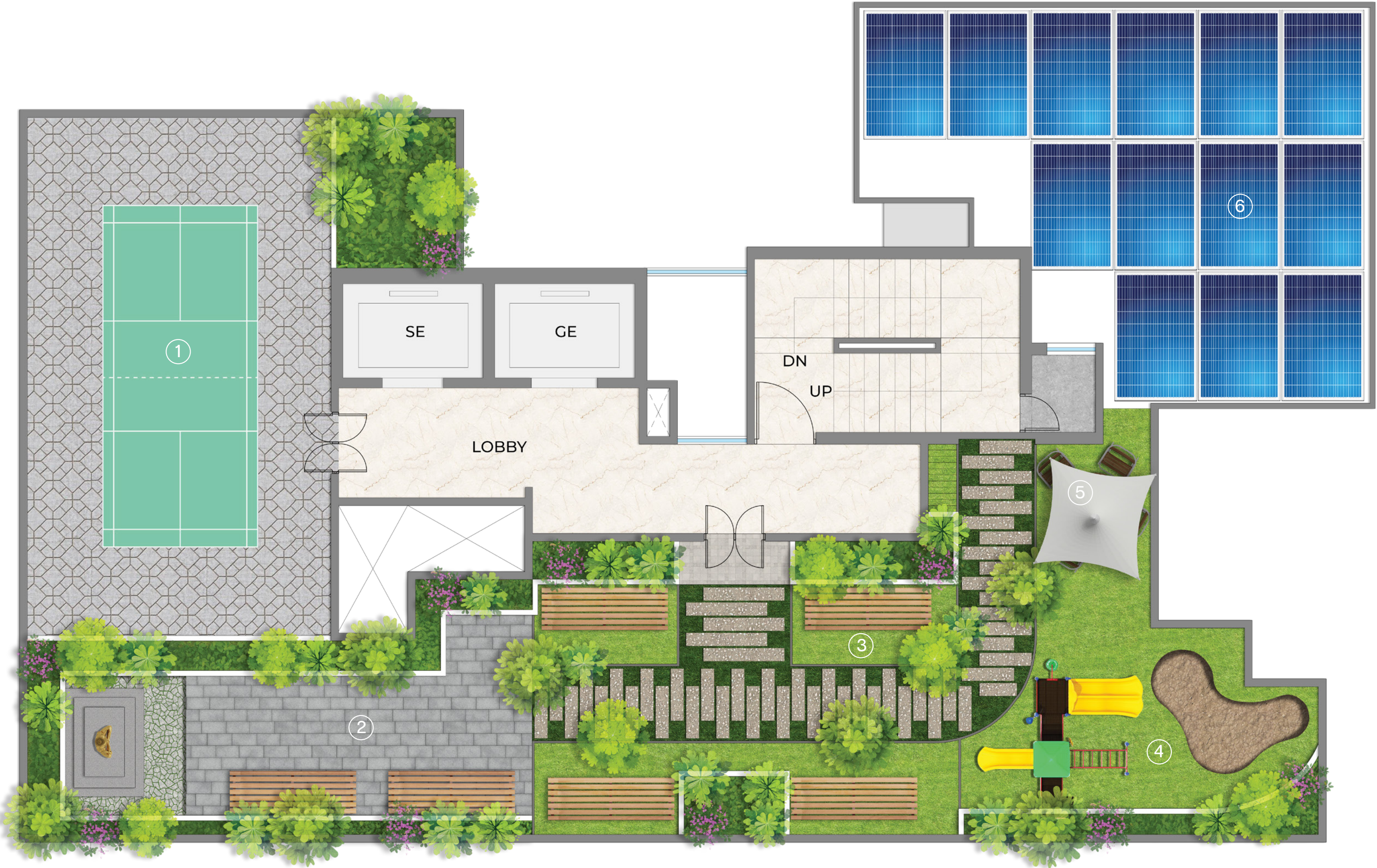
# A Skyline of New Beginnings

At Olive, the rooftop transforms the sky into part of your lifestyle. Meditate at sunrise, enjoy a jog with breathtaking views, host an evening gathering under the stars, every moment feels like a blessing in motion.



# Roof -Top Plan

- 1 . Leisure Turf
- 2 . Reading Area
- 3 . Leisure Lawn
- 4 . Children's Play Zone
- 5 . Comfort Corner
- 6 . Solar Panel







Where Little  
*D*reams  
Come Alive

Every detail at Olive is designed with families in mind, offering: safe play areas for kids, tranquil nooks for elders, and vibrant community spaces for togetherness. It's an environment where every generation finds happiness.






Visualization of The Proposed Design For Modirealty Olive






Visualization of The Proposed Design For Modirealty Olive


EXTERIOR VIEW




Children's Play Zone



Comfort Corner



Leisure Lawn



Fitness Center



Visualization of The Proposed Design For Modirealty Olive







# A Home Blessed for Generations

At Modirealty Olive, life is more than just a residence—it is a sanctuary of comfort, connection, and community. Here, every detail is thoughtfully designed to enrich your everyday; every location advantage keeps you seamlessly connected and every moment is touched with the grace of convenience and care. Modirealty Olive is not just where you live, it's where your story of happiness, togetherness and prosperity begins for generations.





 **MODIREALTY**  
KALPVRIKSH  
ANDHERI

 **MODIREALTY**  
ASHOKA  
MALAD

 **MODIREALTY**  
ASHVATTHA  
DAHISAR

 **MODIREALTY**  
ACACIA  
DAHISAR

 **MODIREALTY**  
WISTERIA  
KANDIVALI

 **MODIREALTY**  
VATVRIKSH  
GOREGAON

 **MODIREALTY**  
ASOPALAV  
KANDIVALI

 **MODIREALTY**  
OLIVE  
MALAD

 **MODIREALTY**  
RUDRAKSH  
KANDIVALI

ESTABLISHED IN \_\_\_\_\_

1971  
2025

Modirealty has evolved into a respected name in Mumbai's real estate industry, driven by a vision to create homes that inspire life. We see beyond bricks and mortar; every project is a commitment to nurture communities, enrich lives, and redefine urban living.

Our vision is clear : to be the benchmark for quality, innovation, and reliability. At Modirealty, we aspire to craft exceptional living spaces that seamlessly blend comfort, aesthetics, and sustainability, transforming the way our residents experience everyday life.

Together, let us build a future where dreams and reality beautifully converge.





TRANSFORMING BLUEPRINTS  
INTO BENCHMARKS

54+ YEARS OF  
EXPERIENCE

59+ LANDMARK PROJECTS  
DELIVERED WITH OC

1500+ HAPPY HOMES  
HAPPY FAMILIES

7+ ONGOING  
PROJECTS

8+ UPCOMING  
PROJECTS

WWW.MODIREALTY.COM



Blessed Beginnings

#### SITE ADDRESS

D'Monte Ln, Orlem, Malad West, Mumbai - 400064

#### CONTACT

Call : +91 750 600 2900

[Sales@modirealty.com](mailto:Sales@modirealty.com)

[www.modirealtyolive.com](http://www.modirealtyolive.com)



Maha RERA No : PM1180002502051

Disclaimer : This Brochure is conceptual, and does not constitute a legal offering. All Plans, Specification, Designs, Elevations, Features, Amenities, Facilities and Services mentioned in the brochure are indicative of the kind of Development Proposed for this project and is for representational purpose only, and its Finality is subject to the approval of the respective authorities or as required by Modirealty in the interest of continuing improvement, without prior notice or obligations. The Furniture/ images shown in the plan is only for the purpose of illustrating a possible layout and does not form a part of the final offering.