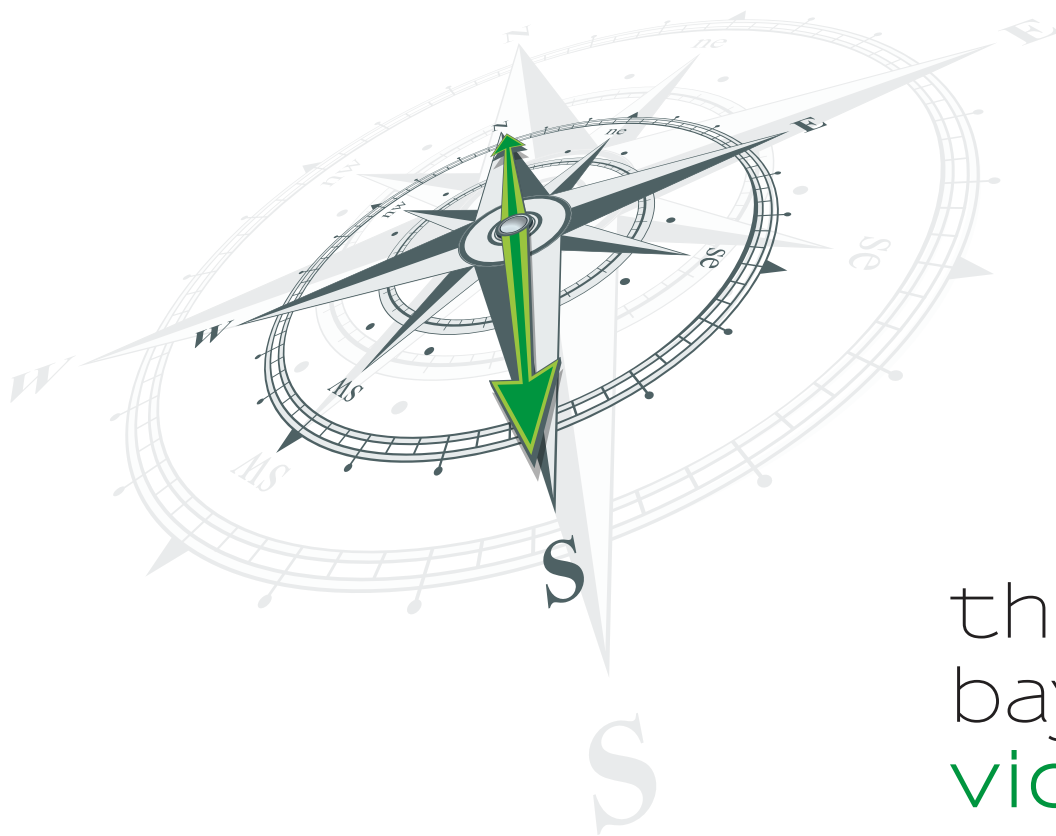


THE EXPANSIVE ARABIAN SEA OR THE LUSH GREEN RANI BAGH.

Choose your South Mumbai view.



the
baya 
victoria
Byculla (W)



LIVE AMIDST MUMBAI'S CULTURAL AND LIFESTYLE EPICENTRE - SOUTH MUMBAI.

It's time to come home to an address that continues to capture the dreams, aspirations and imagination of all Mumbaikars.

South Mumbai lifestyle at an un-South Mumbai price.

At The Baya Victoria, new-age living meets old-world charm. Open your windows and take in the sweeping views of the Mahalaxmi Racecourse, Rani Bagh and the Arabian Sea; with an assurance that it won't cost you the earth!

Located just one minute away from Byculla railway station and a few minutes from Mahalaxmi station, this stand-alone exclusive tower is an epitome of a breezy life in the heart of South Mumbai. Laced with thoughtful amenities and superlative connectivity, this is an address designed to add value to your life.



The Baya Victoria has been registered via MahaRERA registration number: P51900013240 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.



A DELIGHTFUL DILEMMA! WHICH VIEW WILL YOU CHOOSE TO WAKE UP TO?

Towards the east, your eyes can feast on the panoramic vistas of the Arabian Sea. Towards the west, you can wake up to gorgeous views of thoroughbred horses blazing their hooves across the Mahalaxmi Racecourse and of course, the emerald-green canopy of the Rani Bagh zoo.



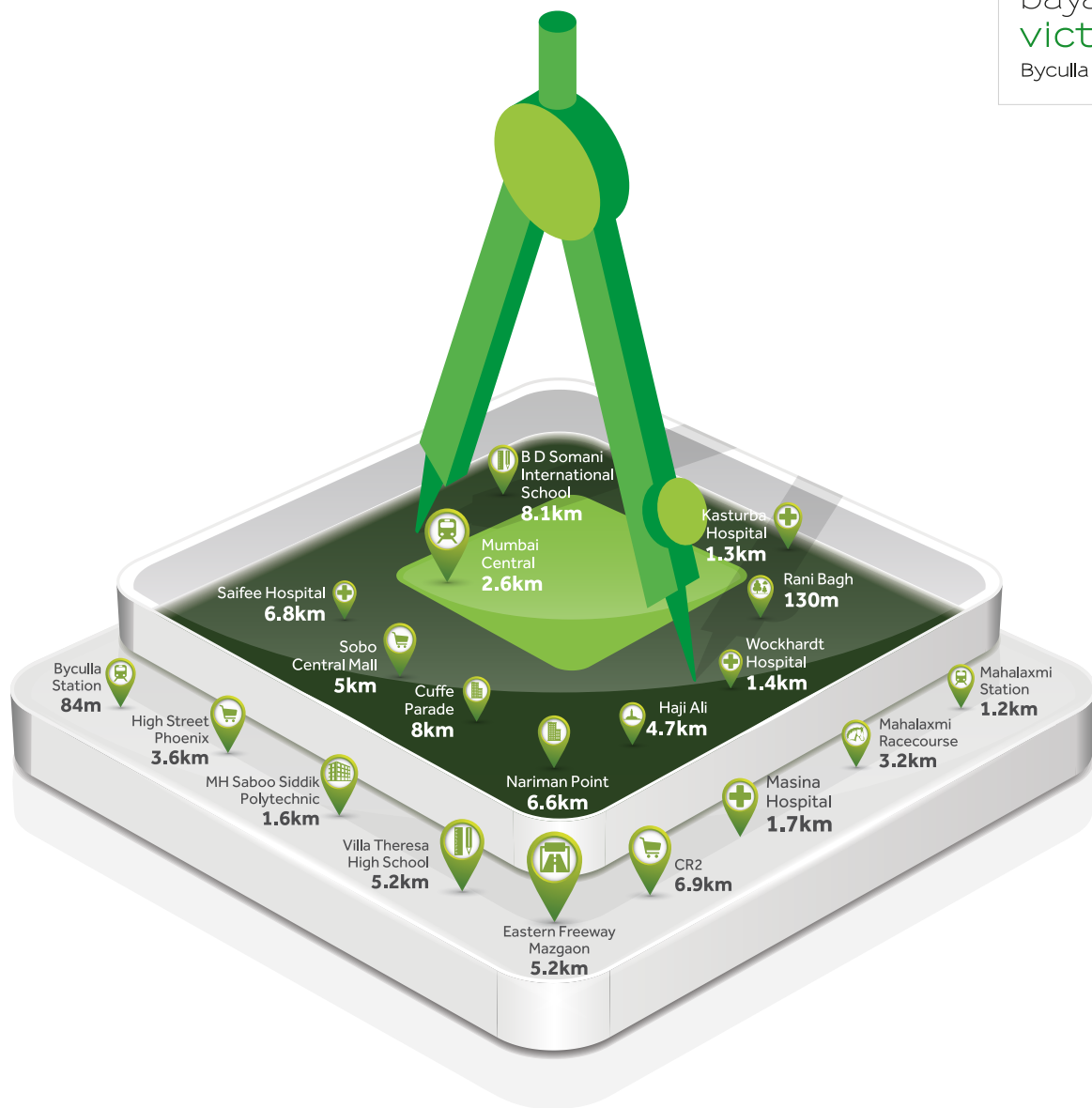
Arabian Sea's view from the East,
as seen from The Baya Victoria



Racecourse's view from the West,
as seen from The Baya Victoria



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LIVING IN SOUTH MUMBAI COMES WITH ITS PRIVILEGES... EVERY PRIVILEGE, TO BE EXACT.

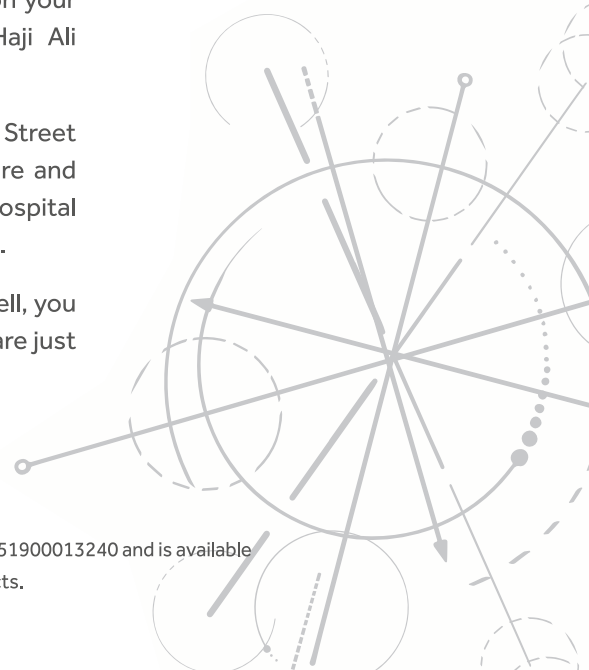
Fancy a quick nature trip with the kids? There is the Rani Bagh Zoo with its famed penguins in waiting. If a horse-riding lesson or a nice, long jog is on the list, we recommend the Mahalaxmi Racecourse. And if a sea-kissed romantic evening is on your mind, how about strolling through the delightful Haji Ali stretch?

Shopping is on your mind? The CR2 and Phoenix High Street malls are just a few minutes away. For your healthcare and educational needs, there is the world-class Saifee Hospital and a plethora of excellent schools and colleges nearby.

And if you are working in and around South Mumbai, well, you can always come home for an afternoon siesta as you are just a short ride away from Nariman Point and Cuffe Parade.



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A PLACE WHERE YOUR FUTURE
IS BOUND TO FLOURISH

Within close proximity to the best of schools and colleges like St Mary's High School, Christ Church School, St. Agnes' High School, St. Peter's School, Antonio De souza High School, M. H. Saboo Siddik Polytechnic, you have the major advantage of choosing from the best of education for your children.

Moreover, with the Byculla market, Fire Brigade, Masina Hospital, and JJ Hospital located nearby, your health and safety are now accessible and assured.

The Location markers shown are indicative and for reference purpose only. Not to be taken at scale.

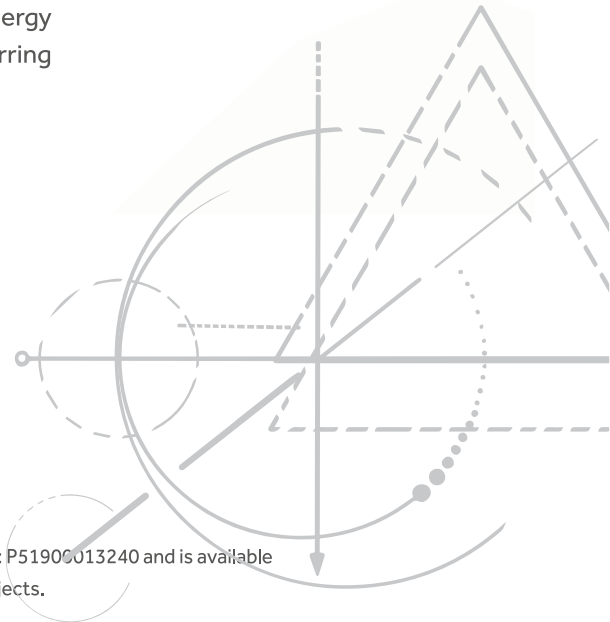
DETAILS MAKE A DIFFERENCE. FOR A LIFETIME.

The Baya Victoria is an embodiment of the central philosophy of The Baya Company - While creating living spaces, attention to detail is what makes the difference.

So, every aspect has been carefully thought out. For example, our well-planned homes utilise every square inch and maximise space, while also adopting smart energy concepts like solar water heaters to give you recurring savings and create a lifetime value.



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The Baya Victoria Entrance Lobby
An Architect's Perspective



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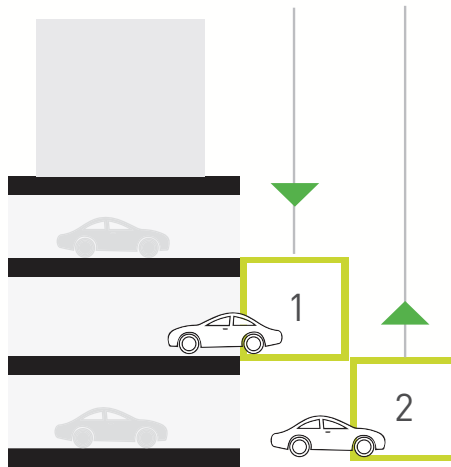


THE LIFESTYLE YOUR FAMILY DESERVES.

Experience a grand life at The Baya Victoria, even before you step into your home.

The first impression itself will be stunning!

You can't help but notice the tastefully decorated entrance lobby, swanky elevators and well-lit common areas.



- Residences from 4th to 23rd floor*
- Grand Entrance Lobby that complements the South Mumbai life
- Ample parking at the multi-level car park, along with two car lifts
- Impressive Society Office
- 4 elegant passenger elevators
- LED lights in Common Areas to reduce monthly society outgoings



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COMFORT AT EVERY STEP.

Stay in shape and live without a worry. Our new-age gymnasium and smart security features ensure that your privacy, safety and well-being are something you can take for granted.



- Well-equipped gymnasium for your daily workout
- Video door phone in every home
- CCTV surveillance on every floor and in Common Areas
- Intercom system connecting all the apartments
- Panic switch in every apartment to ensure help is just a button away



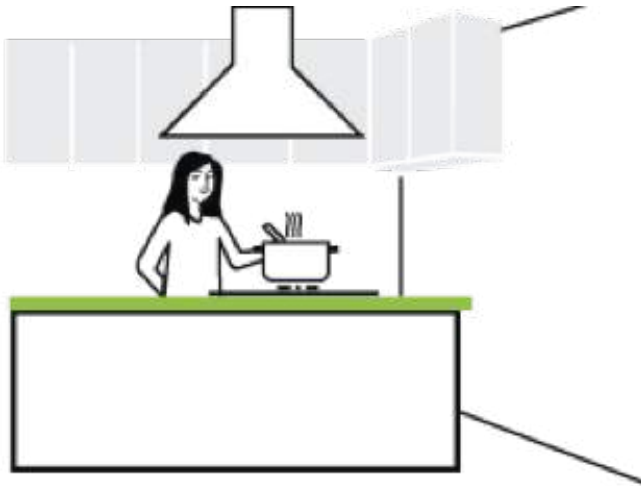
The Baya Victoria has been registered via MahaRERA registration number: P51900013240 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.



A MODERN LIFE BECKONS.

At the Baya Victoria, we have created spaces that will enrich your life. Take, for instance, our open kitchen. Instead of being tucked away in a corner, the open kitchen has a half-wall design that gives you more ventilation and an unobstructed view of the other rooms, while creating culinary delights.

- Open and airy kitchen
- Special service area for washing machine and other utilities
- Solar water heater to reduce your electricity bill



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TYPICAL FLOOR PLAN

1 BHK

RERA Carpet Area: 429 sq.ft., 430 sq.ft.

2 BHK

RERA Carpet Area: 551 sq.ft., 553 sq.ft.





LEGEND

- 2 BHK - 4 UNITS / FLOOR
- 1 BHK - 2 UNITS / FLOOR
- LOW HEIGHT WALL
- FULL HEIGHT WALL



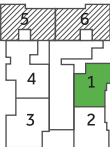
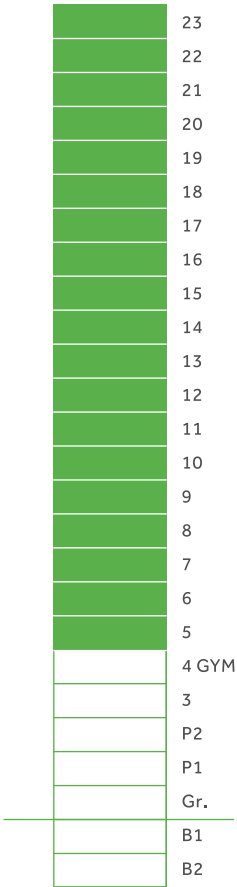
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TYPE A

1 BHK

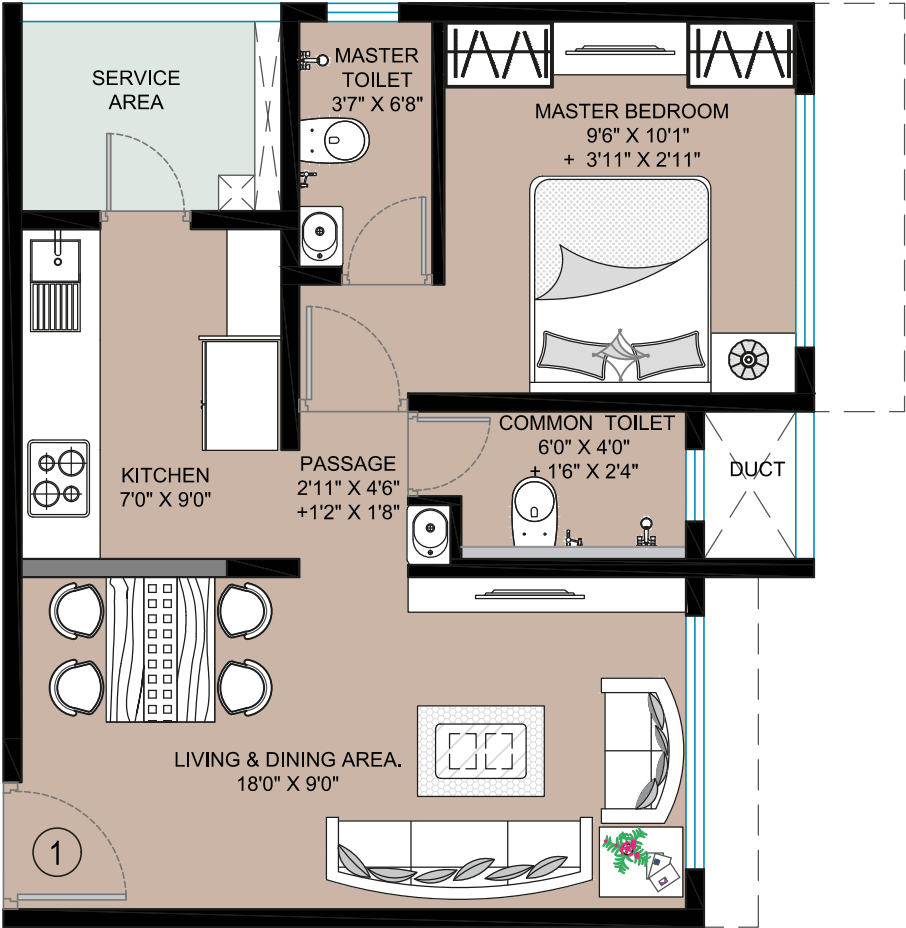
Municipal Carpet Area: 406 sq.ft.

RERA Carpet Area: 429 sq.ft.



WING B

FLAT NO. 501-2301

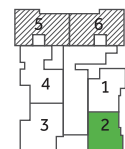
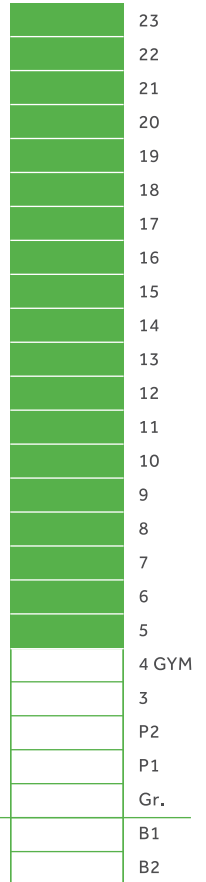
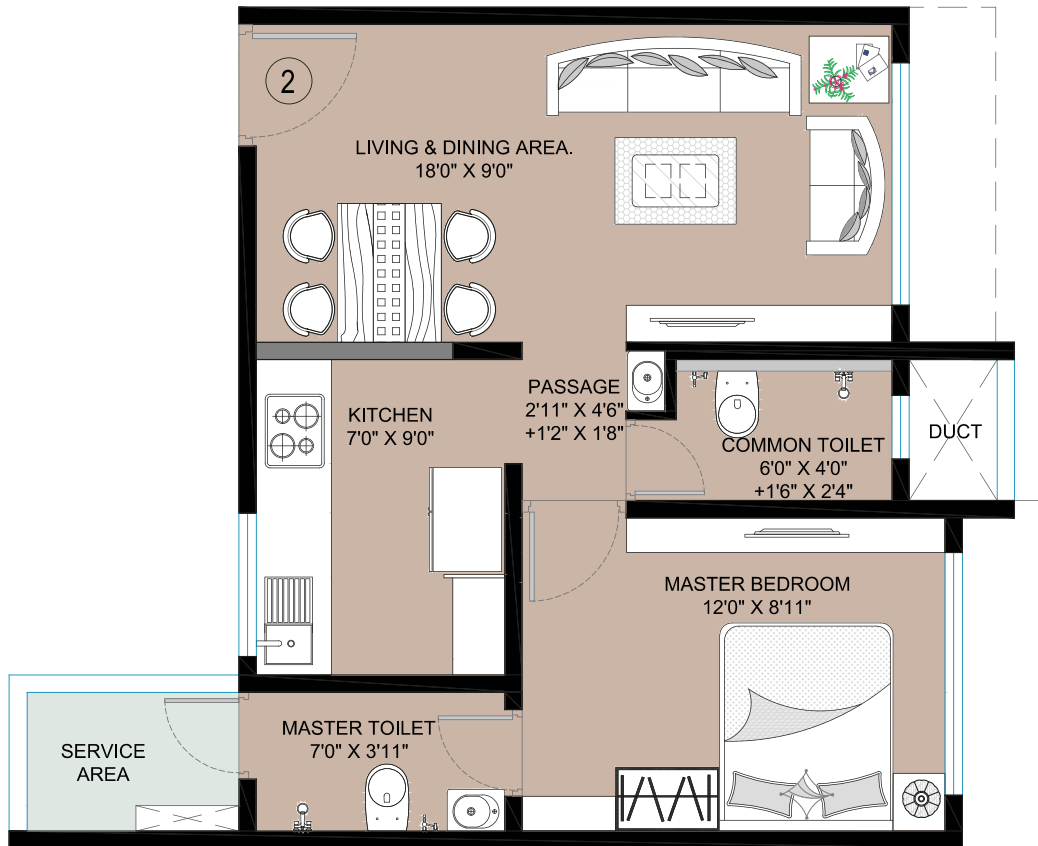


TYPE B

1 BHK

Municipal Carpet Area: 410 sq.ft.

RERA Carpet Area: 430 sq.ft.



The Baya Victoria has been registered via MahaRERA registration no: P51900013240 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

WING B

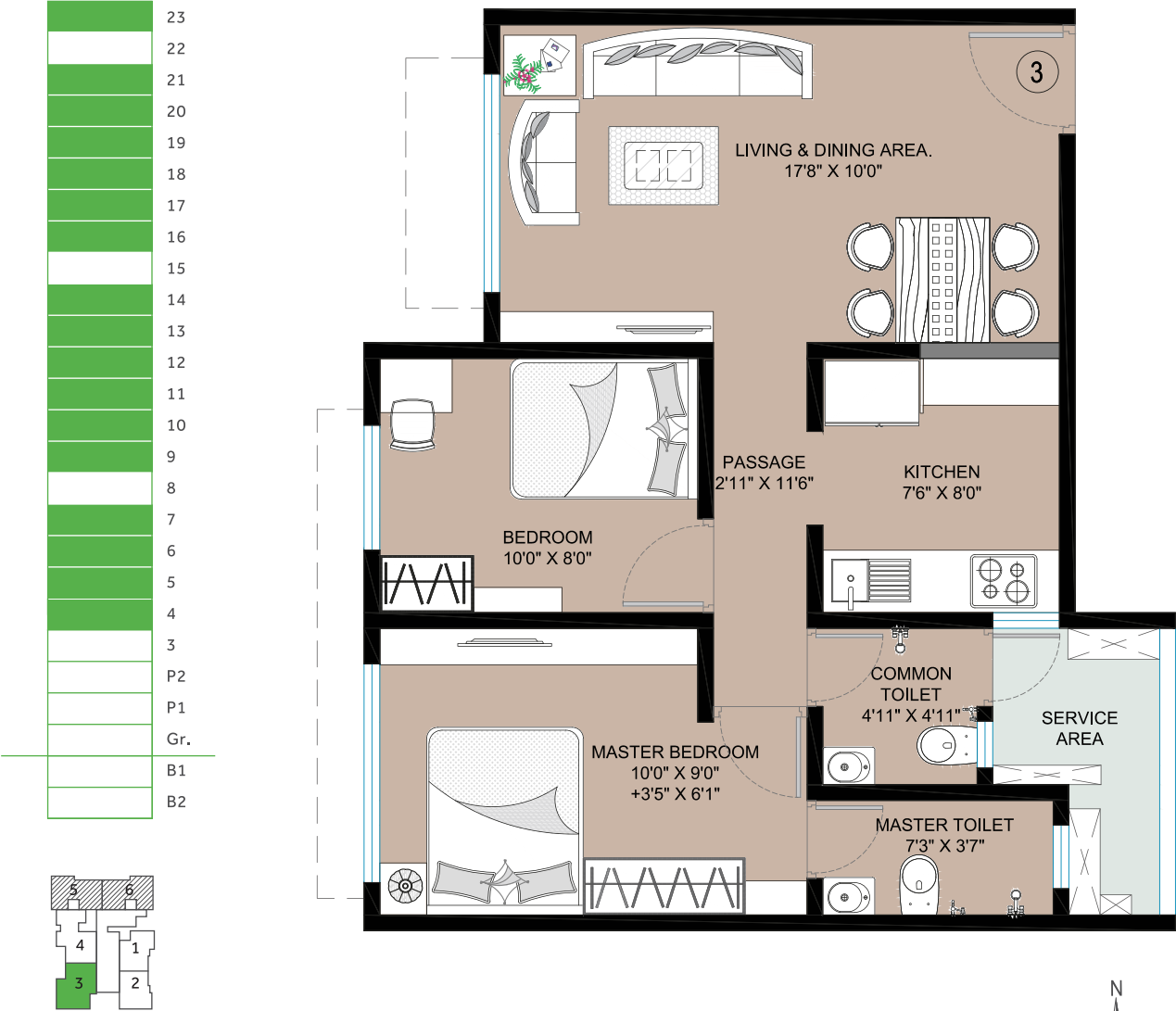
FLAT NO. 502-2302

TYPE C

2 BHK

Municipal Carpet Area: 521 sq.ft.

RERA Carpet Area: 553 sq.ft.



WING B

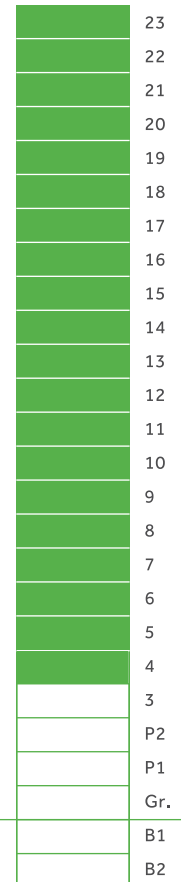
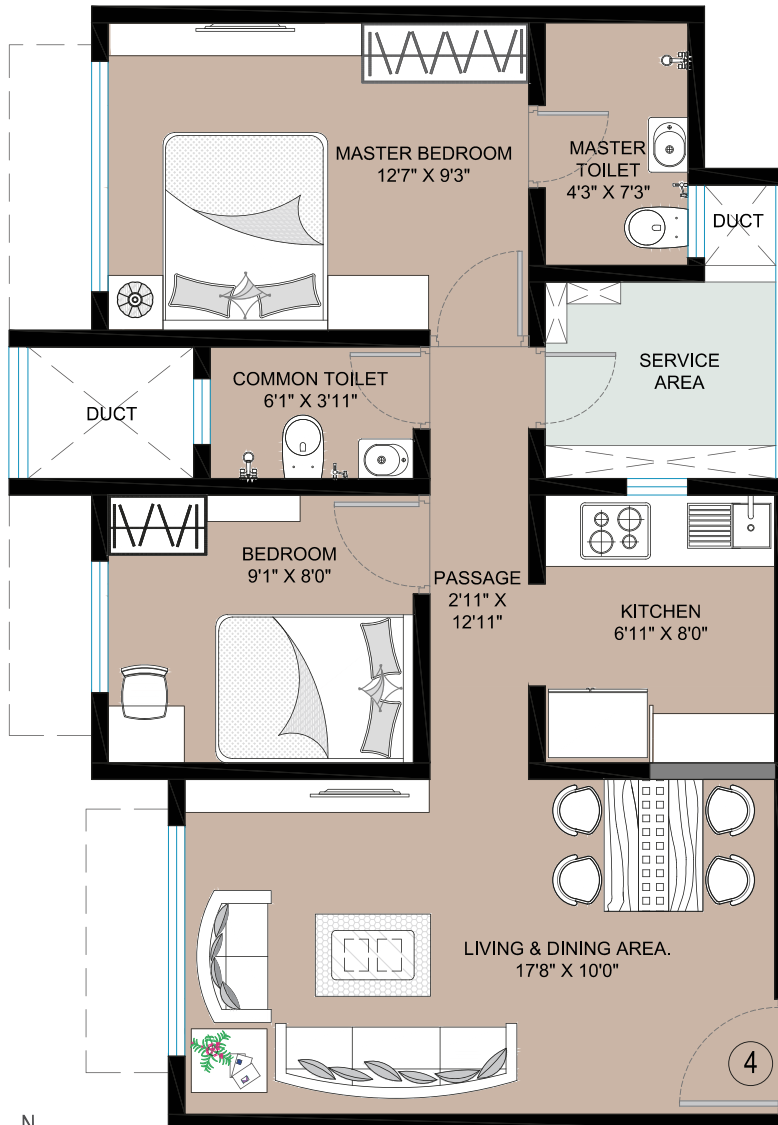
FLAT NO. 403-2303

TYPE D

2 BHK

Municipal Carpet Area: 523 sq.ft.

RERA Carpet Area: 553 sq.ft.



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WING B

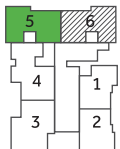
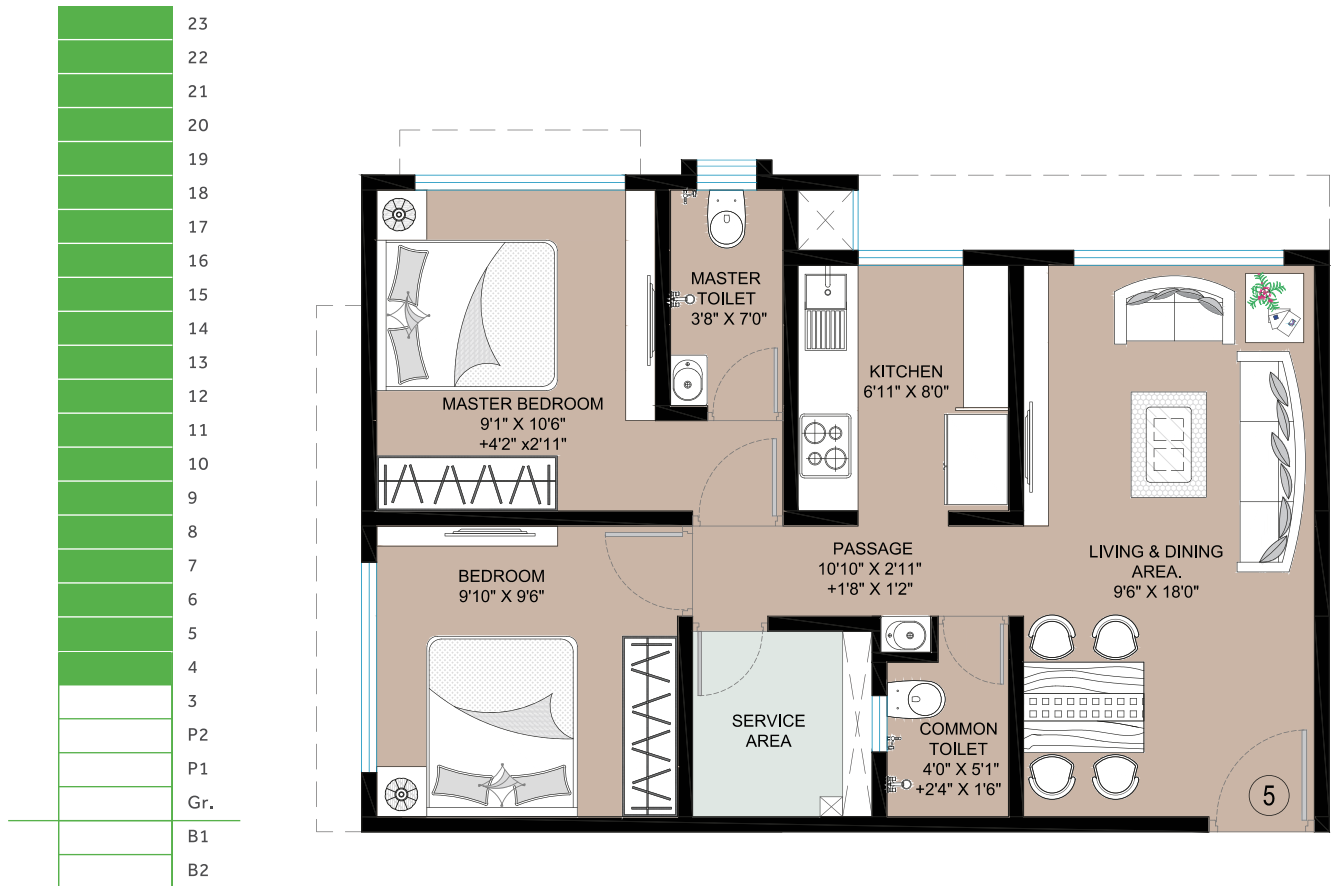
FLAT NO. 404-2304

TYPE E

2 BHK

Municipal Carpet Area: 519 sq.ft.

RERA Carpet Area: 551 sq.ft.



WING B

FLAT NO. 405-2305

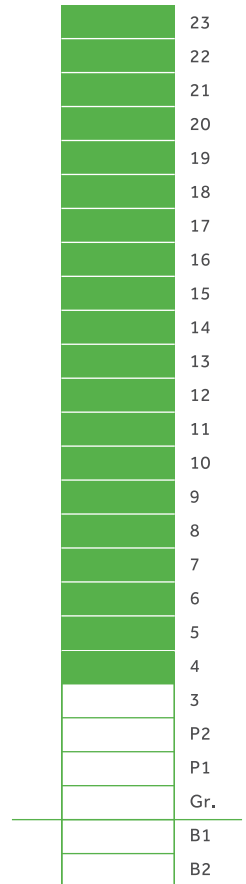
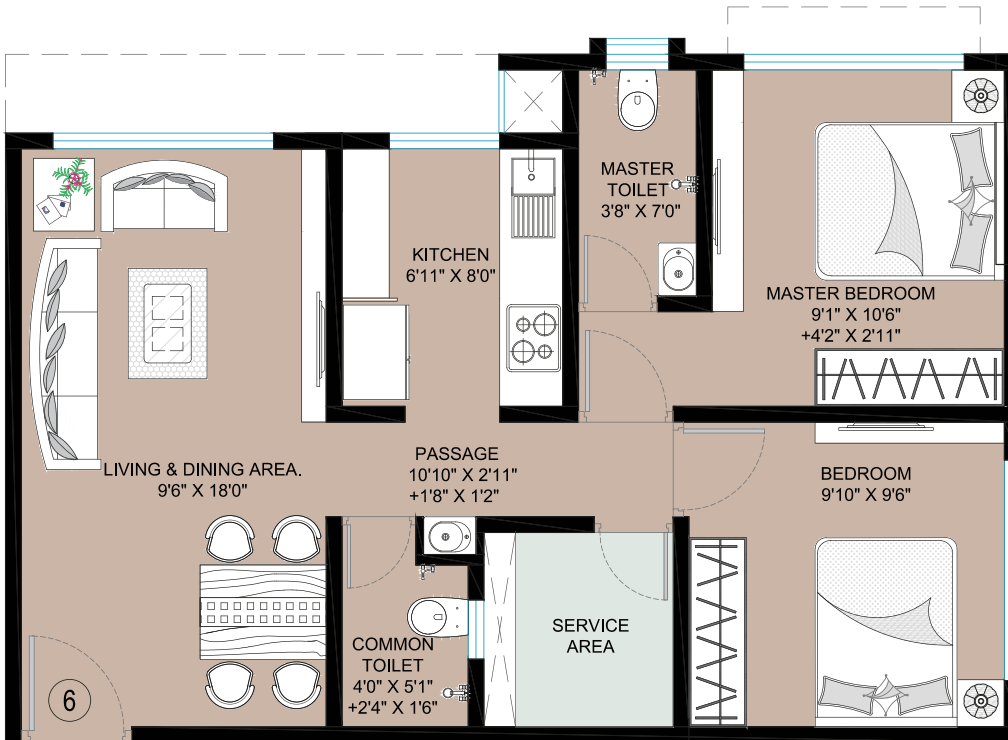


TYPE E

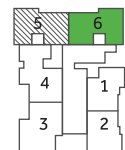
2 BHK

Municipal Carpet Area: 519 sq.ft.

RERA Carpet Area: 551 sq.ft.



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WING B

FLAT NO. 406-2306

**View
Project
Details**

**Schedule
Site
Visits**

**Manage
Maintenance
Requests**

**Get
Project
Updates**

**View
Document**

**Check
Payment
Schedule**

**Make
Payments**



THE BAYA APP

At the Baya Company, we truly go into details that make a difference. The new Baya App is a testimony to the same.

We understand that buying a home is one of the most priceless investments you can make. That's why we are empowering our customers to track it with ease. The Baya will allow users to get notifications on construction updates, check project-related documents, view payment schedules, and even make payments, directly through the App.

Furthermore, they can even schedule a site visit or know more about our other projects with just a few taps on their smartphone.

The Baya Experience continues even after the buyers have moved in, since they can use the app to raise maintenance requests and stay connected with us.

In other words, this seamless and hassle-free experience continues from booking to possession and beyond.



thebayacompany.com/ios



thebayacompany.com/playstore



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Actual image of The Baya Park entrance lobby at Dadar (W)



details make a difference

Corporate Address:

203-204, 2nd Floor, Orbit Plaza,
New Prabhadevi Road, Prabhadevi,
Mumbai - 400 025

Toll Free: 1800 313 7171

www.thebayacompany.com

Sales Enquiry: sales@thebayacompany.com

The Project has been registered via MahaRERA
registration number: P51900013240 and is available
on the website <https://maharera.mahaonline.gov.in> under
registered projects.

Site Address:

The Baya Victoria, Off NM Joshi Marg,
Opp. Byculla West Station, Byculla (W)
Mumbai - 400 011

THIS PROJECT IS FUNDED BY

**TATA CAPITAL
HOUSING FINANCE LIMITED**

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Terms and conditions apply.

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Version 3: 09.02.2021