

*Your wings
already exist.
all you have to
do is fly*



ALLIANCE RUIA

Bespoke Residences. Malad West
MAHA RERA NO: P51800028041

WWW.ALLIANCECITY.CO.IN/ALLIANCE-RUIA

Alliance Ruia, Liberty Garden
Road No 2, Malad West, Mumbai - 400064

Alliance City
DEVELOPERS REALTORS PVT. LTD.
building new beginnings!



Rise Above and Beyond

Why settle for tiny match box apartments? Why settle for uninspiring amenities? Why settle for anything less than a real home?

In the heart of Mumbai, Alliance Ruia is where luxury thrives. It is truly one of a kind because of its smart planning - at the suburban heart of Mumbai - Malad.

Alliance Ruia has given us an opportunity to create an oasis of calm, beauty and serenity that will make you forget that you're in the middle of one of the biggest cities in the world.





*Rendered Image



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THE PROJECT

From meticulously planned residences, luxurious amenities, to adherence to the highest quality of construction materials in a tower that is set to be an icon.

Alliance Ruia offers all the ingredients and the charm to become your next home



Uncompromised Planning

- Maximum two apartments per floor ensuring privacy for all
- No apartments overlooking each other
- Vastu compliance for each aspect of the apartment
- No obstructive beams within the apartment
- 9 feet 10 inches clear height from ceiling to floor
- Smart architecture that ensures minimum area wastage within the apartment

Learn To Fly

Alliance Ruia offers homes that are expansive in every sense - high ceilings, incredibly spacious rooms. Detailed with the finest finishing, Alliance Ruia brings to you uncompromised luxury at every turn.

It is finally time for you to fly!



2

APARTMENTS

Don't settle for "Match-Box" apartment sizes. After all, what is luxury without the feeling of grandeur?

Meticulously designed apartments that offer comfort and warmth. Large and airy planning is a signature of Alliance Residences and incomparable to most other projects.



*Rendered Image

The kitchen is a special place. Clear ventilation, lavish counter space and excess storage. A place to create some amazing meals and memories..

Typical living room at Alliance Ruia is immensely large, spacious and airy. French windows, ample natural lighting and comfortable floor to ceiling height.



There is no match to the luxurious super sized bedrooms at Alliance Ruia. These bedrooms will spoil you with unparalleled comfort and warmth.

The large windows invite the beauty of the outdoors to seamlessly fuse with the indoors. Large ventilated windows keep the homes cool even during the summer.



World Class Homes

- High quality premium sliding windows for maximum natural light, ventilation and fire safety offering panoramic views of Malad
- Video door phones in each apartment
- Switches of ISI standard and concealed conduits with high-quality copper wire
- Fire-rated main door for each apartment
- Premium quality CP and sanitary fittings
- Premium Grade , PVC, CPVC & UPVC plumbing fittings

3

AMENITIES

The most beautiful entrance lobby to welcome you in the premises

Serene paths to stroll around, cabanas to laze in. A garden under the stars.

An exclusive gym with an array of sporting and exercise facilities meeting all your fitness goals.



*Rendered Image

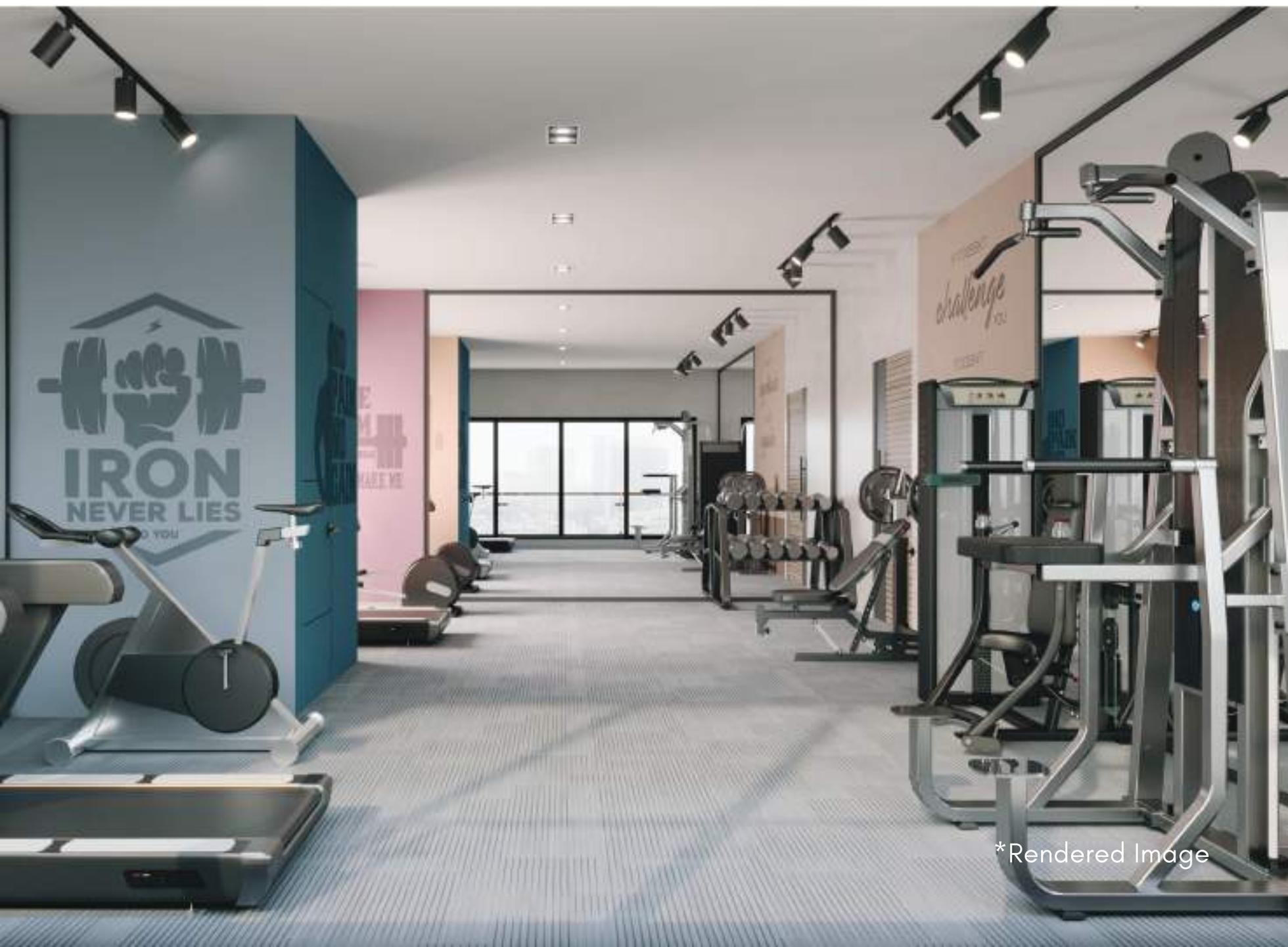
Perched above the 8th Floor is an oasis of peace and tranquility. An exclusive terrace garden that offers moments of solitude and joy when needed most!



*Rendered Image

Personal Health and Fitness are never to be taken lightly, this has become even more clear in recent times.

Enjoy exclusive access to your very own gymnasium that features world class amenities



*Rendered Image

Excess Amenities

- 2 fully automatic high-speed stretcher lifts for residents
- Servant toilet at ground floor
- Adequate Car Parking Space
- CCTV cameras for all common areas

4

FLOOR PLANS

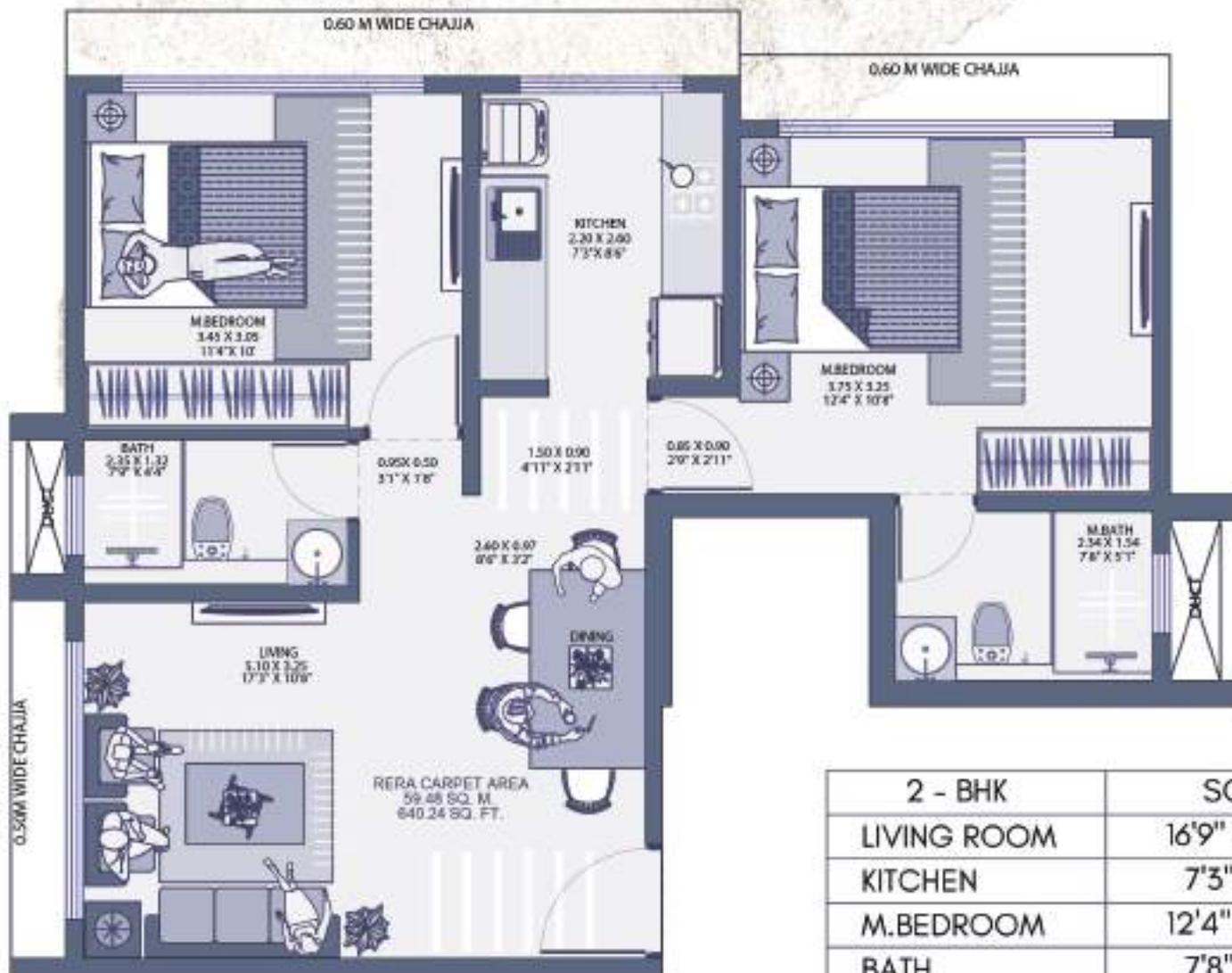
Optimal 2BHK Flats with smart space planning and vastu compliance.

Combination options available for combining two 2BHKs into a luxurious 4BHK



Bespoke Residence
2BHK - Alliance Ruia
Rera Area: 640 Sq Ft

KEY PLAN

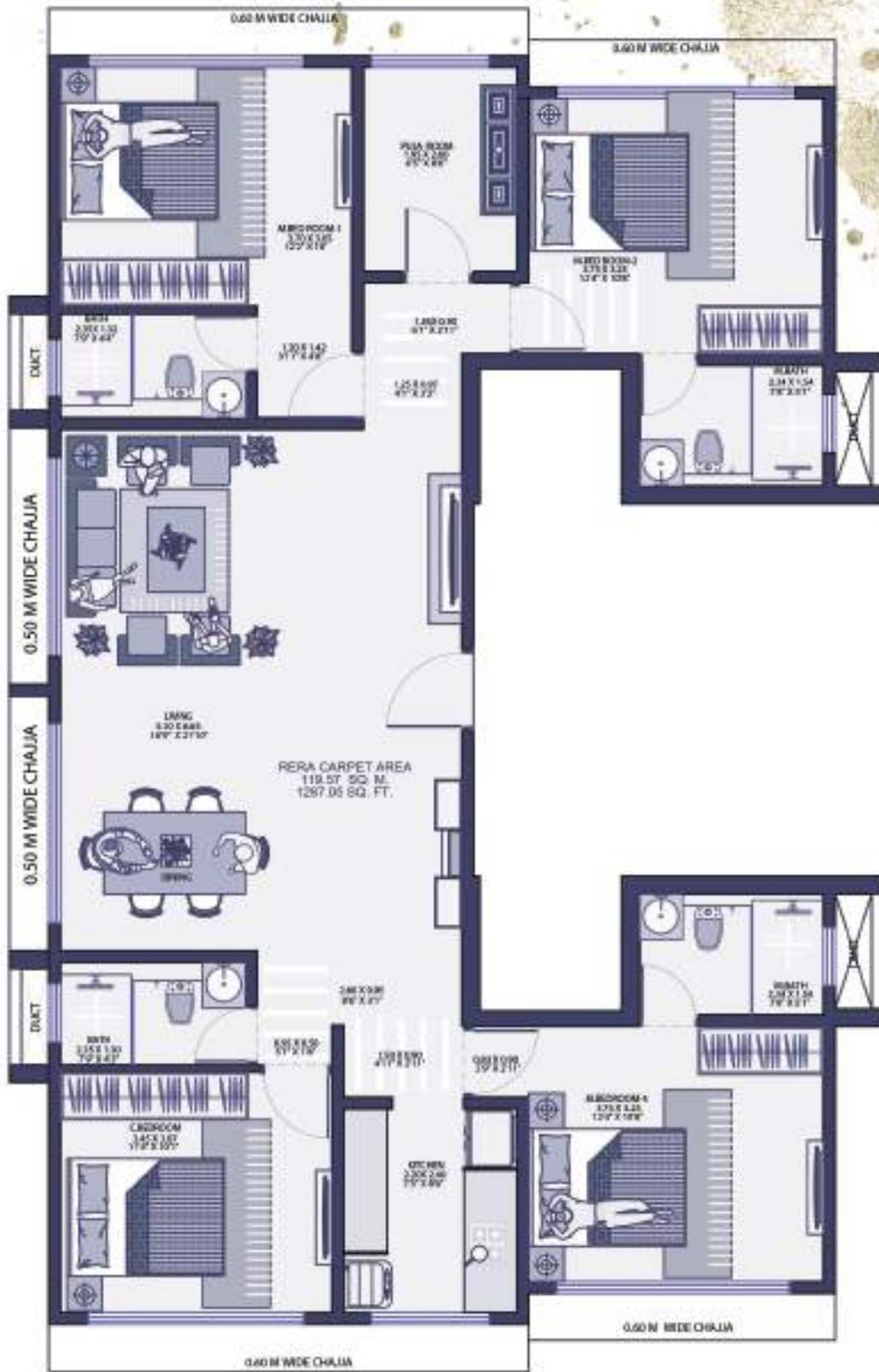


Bespoke Residence
2BHK - Alliance Ruia
Rera Area: 640 Sq Ft

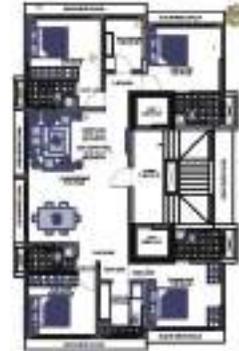
2 - BHK	SQ.FT
LIVING ROOM	16'9" X 10'8"
KITCHEN	7'3" X 8'6"
M.BEDROOM	12'4" X 10'8"
BATH	7'8" X 5'1"
BEDROOM	11'4" X 10'
BATH	7'9" X 4'4"
VESTIBULE	4'11" X 2'11"
	3'1" X 1'8"
	8'6" X 3'2"
TOTAL	640.24 SQ.FT



**Bespoke Residence
4BHK - Alliance Ruia
Rera Area: 1287 Sq Ft**



KEY PLAN



Bespoke Residence
4BHK - Alliance Ruia
Rera Area: 1287 Sq Ft

4 - BHK	SQ.FT
LIVING ROOM	16'9" X 21'10"
KITCHEN	7'3" X 8'6"
M.BEDROOM-1	12'2" X 10'
BATH	7'9" X 4'4"
M.BEDROOM-2	12'4" X 10'8"
BATH	7'8" X 5'1"
M.BEDROOM-3	12'4" X 10'8"
BATH	7'8" X 5'1"
C.BEDROOM-2	11'4" X 10'1"
BATH	7'9" X 4'3"
PUJA ROOM	6'5" X 8'6"
VESTIBULE	3'11" X 4'8"
	6'1" X 2'11"
	4'1" X 3'2"
	2'9" X 2'11"
	4'11" X 2'11"
	8'6" X 3'1"
TOTAL	1287.05 SQ.FT



Skilled Craftsmanship

- High-quality A-Grade cement, concrete used for construction
- Premium Fe500D Steel used for construction
- Highest quality waterproofing materials along with finest workmanship to ensure longevity of the building
- Jotun / Asian Texture and Paints on the outer façade
- Adherence to highest quality of workmanship



5

LOCATION

Alliance Ruia enjoys an exceptional location right in the heart of Suburban Mumbai. It is well connected to major highways, making your commute to anywhere in the city easy.

Malad is a prominent residential cum commercial locality situated in the western part of the Mumbai. It is a developing area driven by proximity to employment hubs, good schools, colleges, hospitals and recreational centers. Also, it is located in vicinity to the prominent locations of Western Mumbai such as Goregaon, Kandivali, and Andheri.

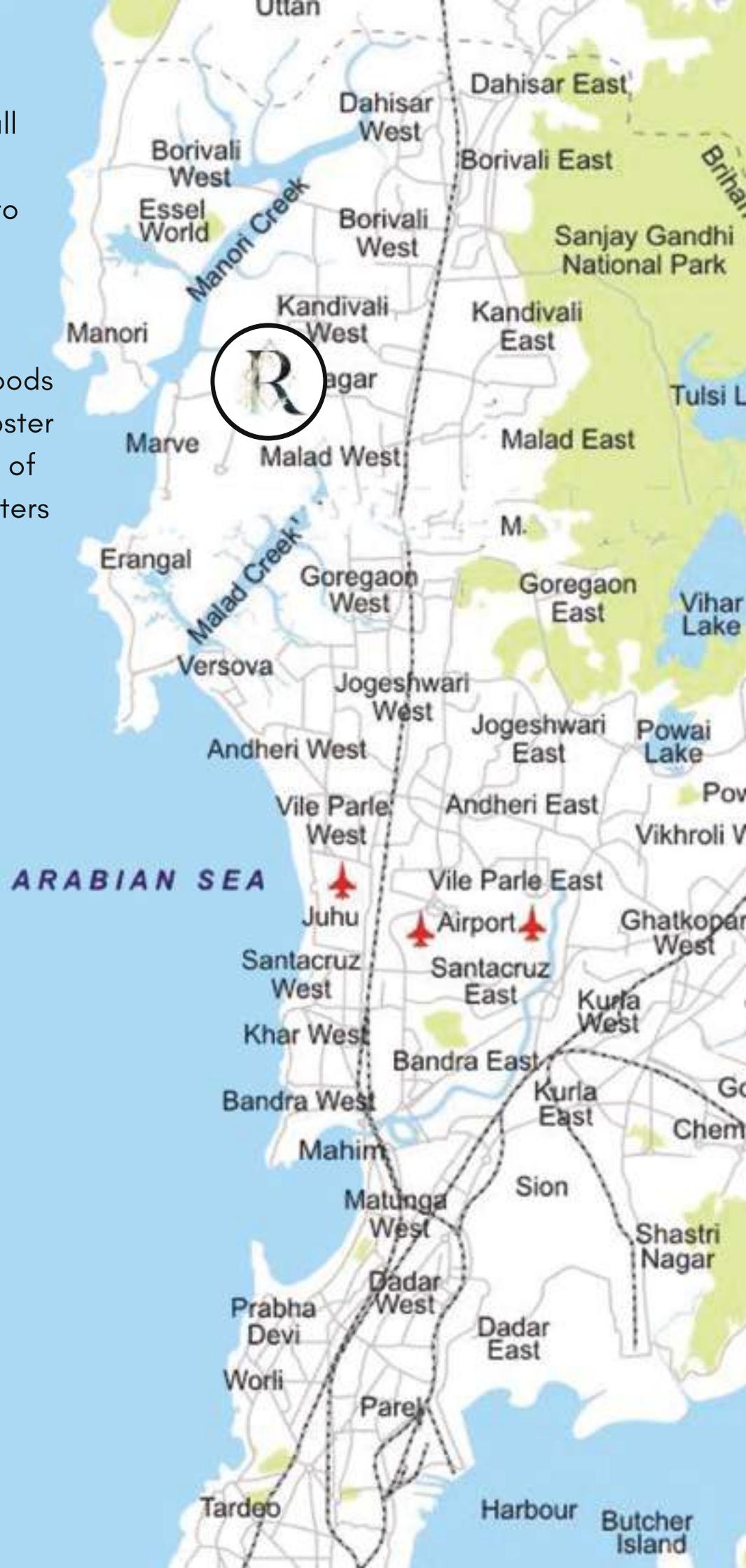
There is much more to its location than just convenience. You see, every once in a while there comes an opportunity for exponential growth. Alliance Ruia, being located at the heart of malad, presents exactly such an opportunity. With radical transformation underway, it is a location with immense potential for growth.



Malad is extremely well-connected to all parts of town. Alliance Ruia finds itself strategically located with easy access to Suburban Mumbai.

Your daily commute will be a breeze.

Malad is also surrounded by neighborhoods at the forefront of homely Malad, to hipster Bandra and hotspot Andheri, the charm of every neighborhood is just a few kilometers away.



An aerial photograph of a coastline. The top half shows a sandy beach with some vegetation and a few buildings. The bottom half shows dark water with some white foam or surf. The overall tone is natural and scenic.

6

DEVELOPER

Alliance Ruia is the next landmark project of the Alliance Family and the first in Malad. With a vision to help build the most valuable property in Mumbai City makes its presence in residential, redevelopment & retail spaces. Our offerings allow individuals to upgrade their lifestyle with best in class construction quality and amenities.



Building New Beginnings With Alliance City

Established in 2010, privately held Alliance City is Mumbai's most preferred real estate developer known for delivering projects timely.

With a majority of projects in western suburb & Central suburb, the group in very short period has expanded rapidly.

Our aim to redevelop properties at finest locations with timely delivery has proven record.

Alliance City is committed to contribute for building better surrounding in Mumbai City & give back to the community they thrive to live in.

Alliance Landmarks

Alliance Sudeep

Mulund East

Alliance Mandarpushpa

Mulund East

Alliance Ravi Kiran

Mulund East

Amardeep Alliance

Mulund West

Alliance Mathuresh

Mulund West

Swati Sadan Alliance

Mulund East

Alliance Ruia

Malad West

Alliance Bhaskar

Malad West

Nirmal Milan

Vile Parle East



ALLIANCE SUDEEP

Mulund East - Mumbai
Project Completed in 18 months
with OC



ALLIANCE RAVIKIRAN

Mulund East - Mumbai
Project On Going
MahaRERA: P51800018068



ALLIANCE MANDARPUSHPA

Mulund East - Mumbai
Project Completed in 13 months
with OC



ALLIANCE MATHURESH

Mulund West - Mumbai

Project On Going

MahaRERA: P51800025030



AMARDEEP ALLIANCE

Mulund West - Mumbai

Project On Going

MahaRERA: P51800024225



SWATI SADAN ALLIANCE

Mulund East - Mumbai

Project On Going

MahaRERA: P51800028825



ALLIANCE RUIA
Malad West - Mumbai
Project On Going
MahaRERA: P51800028041



NIRMAL MILAN
Vile Parle East - Mumbai
Project On Going
MahaRERA: P51800029310



ALLIANCE BHASKAR
Malad West - Mumbai
Project On Going
MahaRERA: P51800028213

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ALMAKE
RUIA SADAN

*Rendered Image

Disclaimer

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The project has been registered via MahaRERA registration number: P51800028041 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects. Alliance Ruia is developed by Alliance City Developers Realtors Pvt Ltd



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