“अब रोज लंच
घर पर”

the baya victoria

"MahaRERA Registration No. P51900013240 MahaRERA URL: https://maharera.mahaonline.gov.in"

Beauty all around

Treat your eyes to gorgeous views of the sea and the Mahalaxmi racecourse, and enjoy refreshing glimpses of the tree-lined Rani Baug Zoo. Enjoy fresh open spaces, and take pride in having some of the plushest multiplexes in the neighbourhood...

1 View to the East as seen from The Baya Victoria 2 View to the West as seen from The Baya Victoria

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Attention to the finer points

While you rest your eyes, you can also rest your heart in the knowledge that Baya has looked into the smallest details to make living a dream.

For instance, there's provision for an airy, modern, open kitchen concept, where a half-wall gives the homemaker a good view of and easy access to the neighbouring room, while rustling up a special meal for the family.

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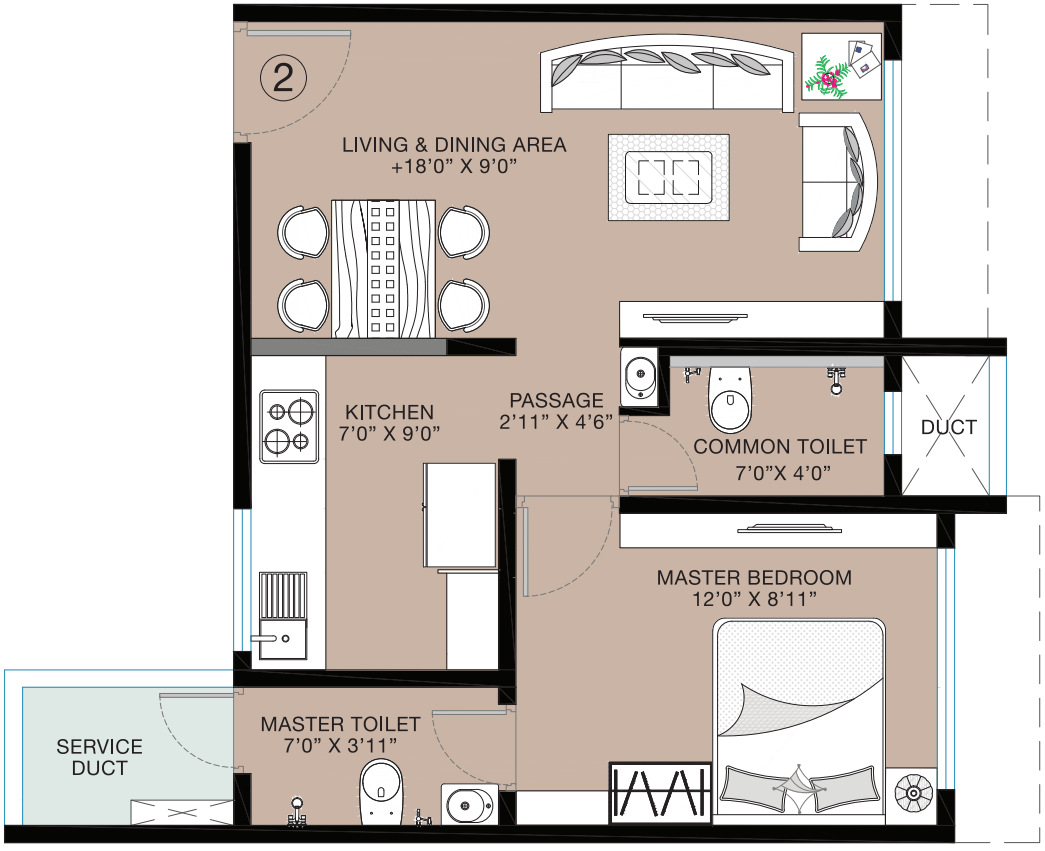
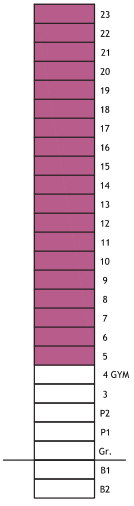
TYPE-B

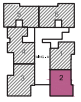
1 BHK

Municipal Carpet Area - 410 sq ft

RERA Carpet Area - 430 sq ft







WING-B

UNIT NO.-502-2302

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Convenience meets chic

For a living space as functionally practical as The Baya Victoria, we haven't compromised on the quality of daily life.
Take a look at the high-end features on our premises:

- 22 residential floors from the 4th floor up
  (2 level basement, ground floor/entrance lobby,
  2 level podium - residences from 4th to 25th floor)*
- Ample multi-level parking with 2 car lifts
- 4 passenger lifts
- An impressive society office
- Well-equipped gymnasium
- Grand entrance lobby

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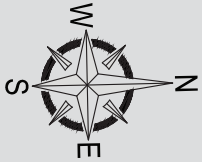
* Subject to change as per rules and regulations

MASTER BEDROOM
BEDROOM
LIVING & DINING AREA
PASSAGE
MASTER TOILET
COMMON TOILET
KITCHEN
SERVICE DUCT
LIVING & DINING AREA
BEDROOM
DUCT
COMMON TOILET
PASSAGE
KITCHEN
SERVICE DUCT
DUCT
3
4
LV
ED
COMMON PASSAGE
2.0 m WIDE
SERVICE DUCT
LIFT
LIFT
LIFT
DN
2
1
MASTER TOILET
KITCHEN
LIVING & DINING AREA
KITCHEN
SERVICE DUCT
PASSAGE
PASSAGE
MASTER TOILET
MASTER BEDROOM
COMMON TOILET
LIVING & DINING AREA
COMMON TOILET
MASTER BEDROOM
DUCT
DUCT

LEGEND

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



TYPICAL FLOOR LAYOUT

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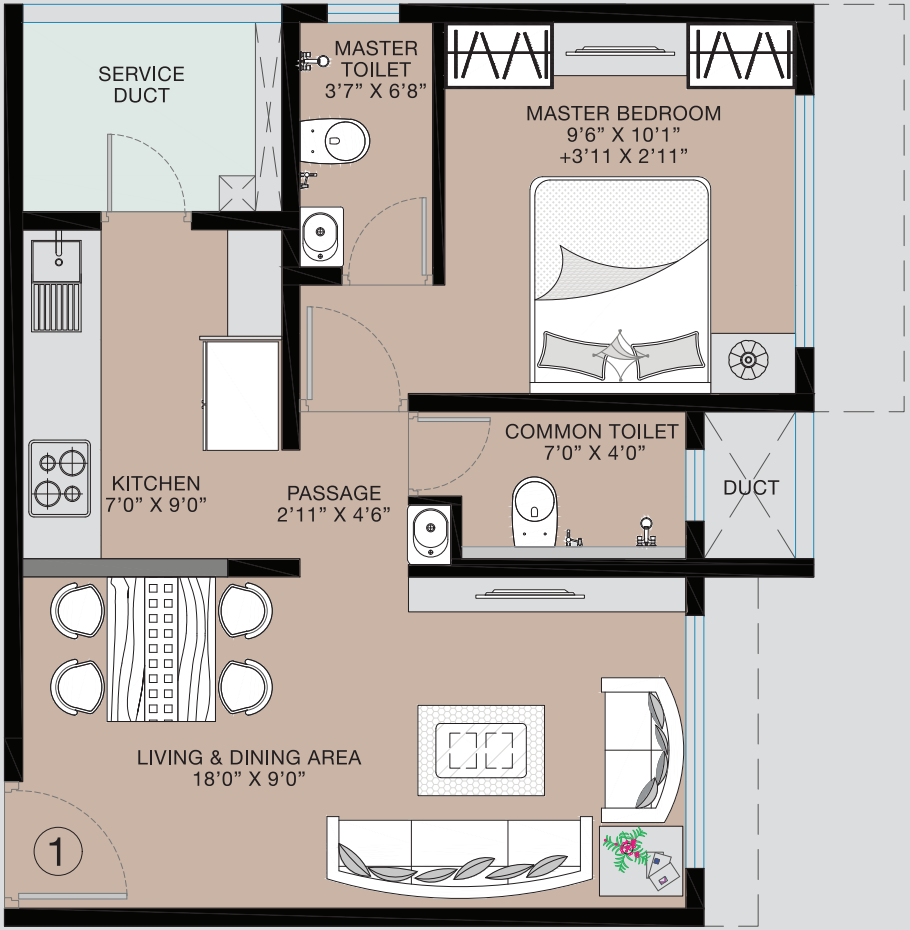
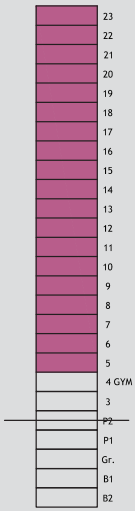


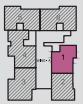
TYPE-A

1 BHK

Municipal Carpet Area - 406 sq ft

RERA Carpet Area - 429 sq ft





WING-B

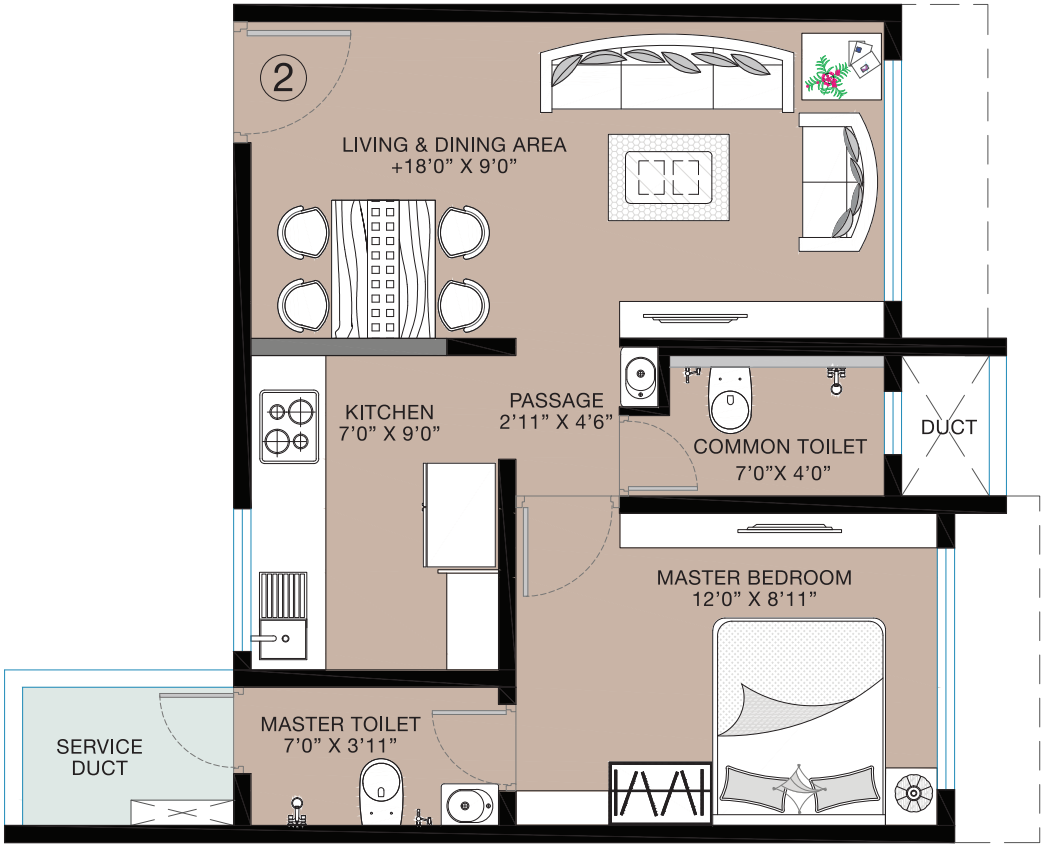
FLAT NO.-501-2301

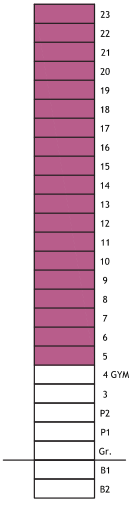
TYPE-B

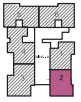
1 BHK

Municipal Carpet Area - 410 sq ft

RERA Carpet Area - 430 sq ft







WING-B

UNIT NO.-502-2302

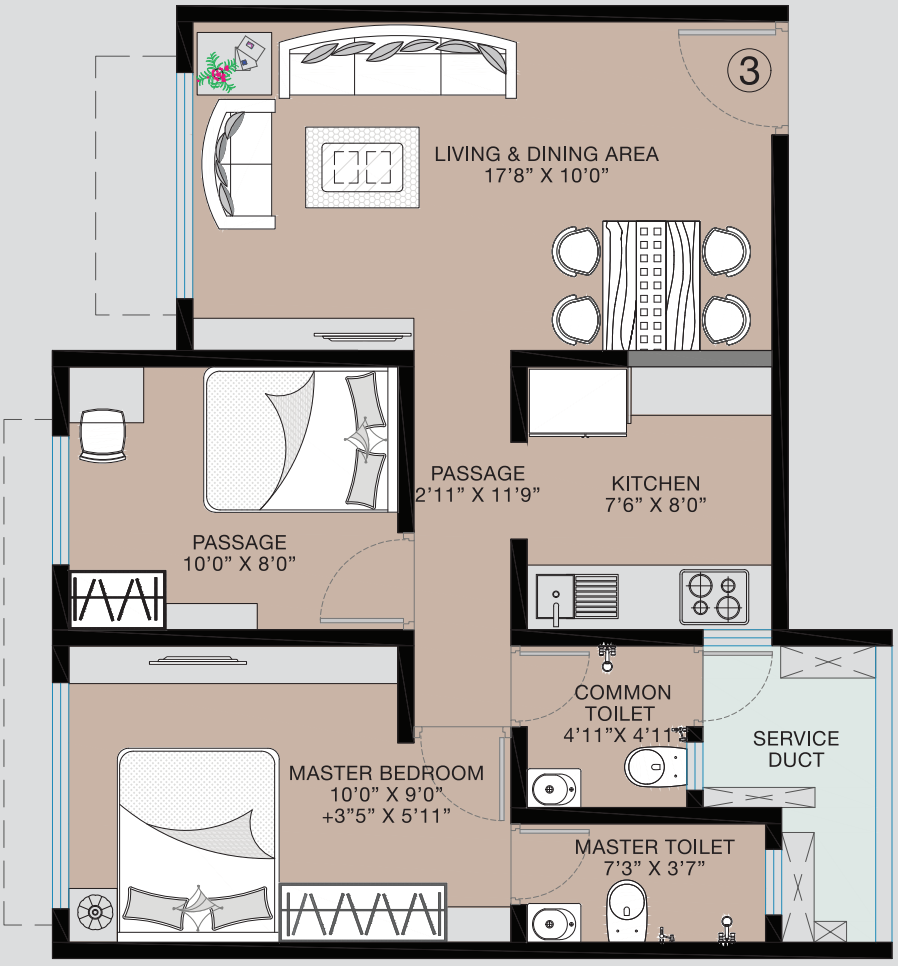
"MahaRERA Registration No. P51900013240 MahaRERA URL: https://maharera.mahaonline.gov.in"

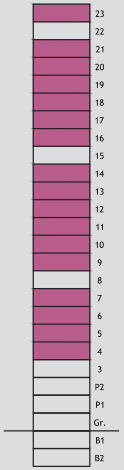
TYPE-C

2 BHK

Municipal Carpet Area - 521 sq ft

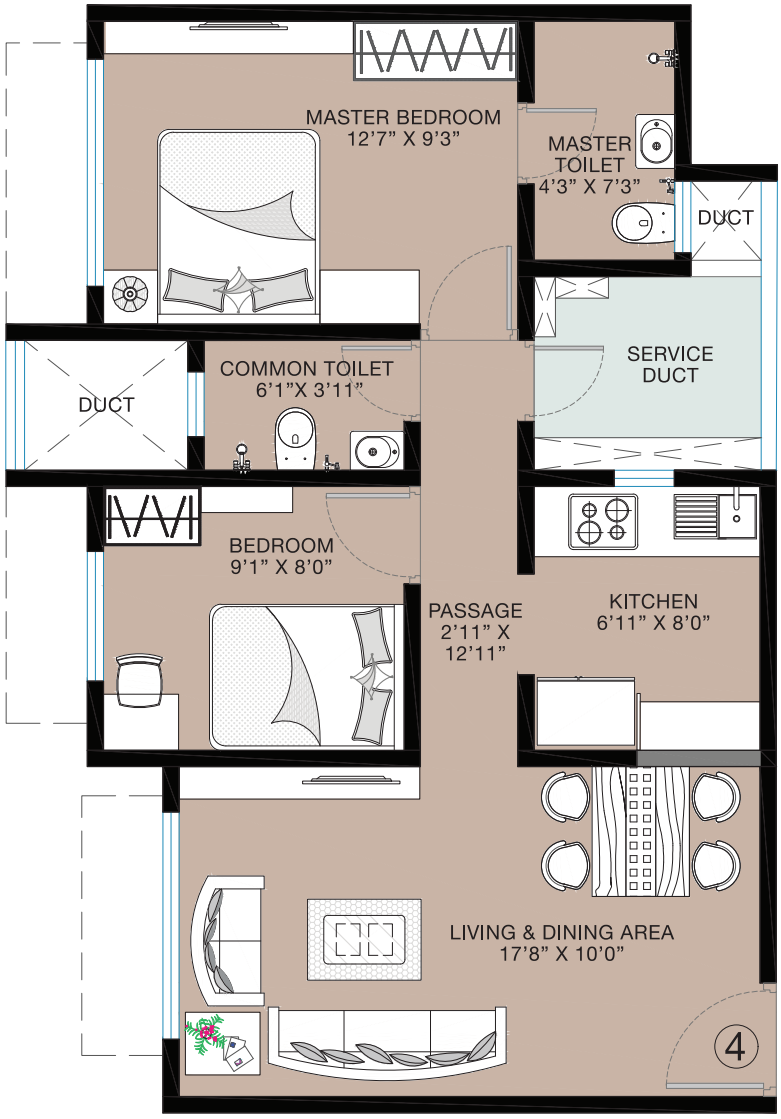
RERA Carpet Area - 553 sq ft





WING-B

FLAT NO. - 403 - 2303

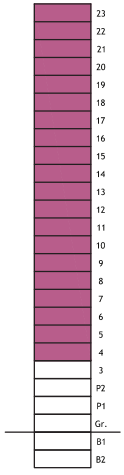


TYPE-D

2 BHK

Muncipal Carpet Area - 523 sq ft

RERA Carpet Area - 553 sq ft



WING-B

FLAT NO. - 404 - 2304

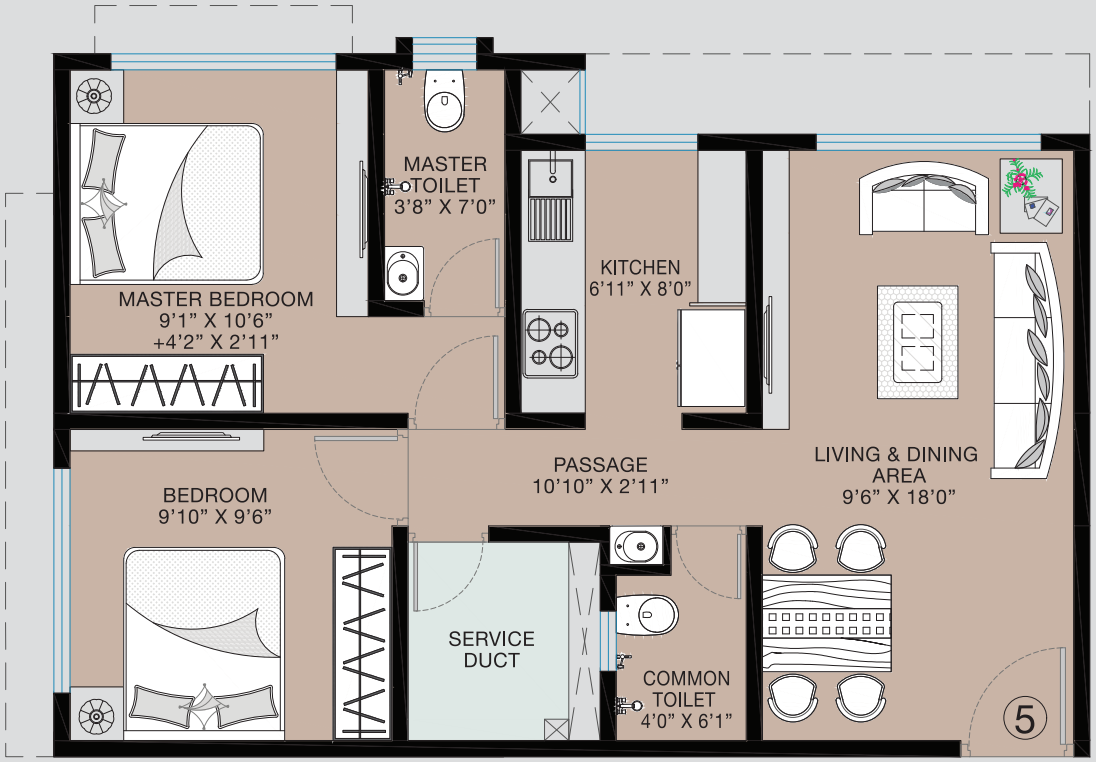
"MahaRERA Registration No. P51900013240 MahaRERA URL: https://maharera.mahaonline.gov.in"

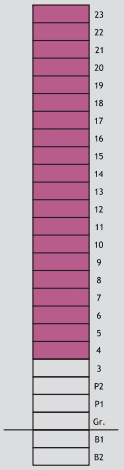
TYPE-E

2 BHK

Municipal Carpet Area - 519 sq ft

RERA Carpet Area - 551 sq ft





WING - B

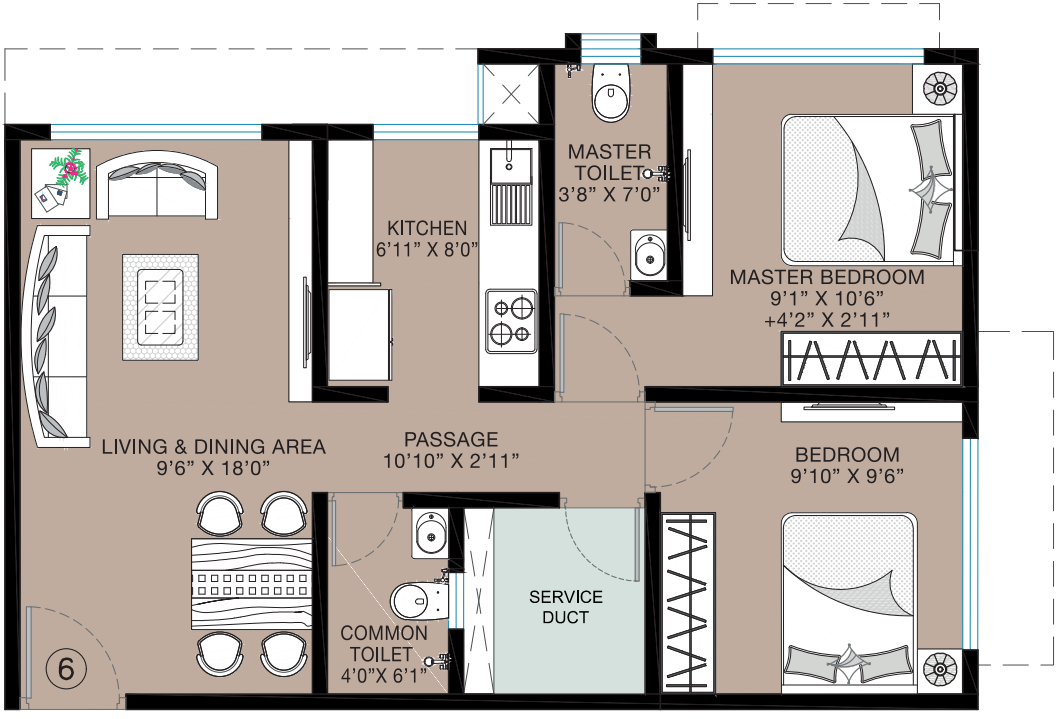
FLAT NO. - 405 - 2305

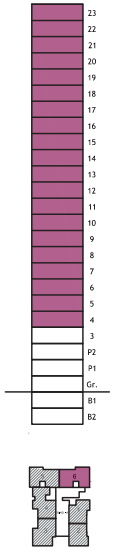
TYPE-E

2 BHK

Municipal Carpet Area - 519 sq ft

RERA Carpet Area - 551 sq ft





WING-B

FLAT NO.-406-2306

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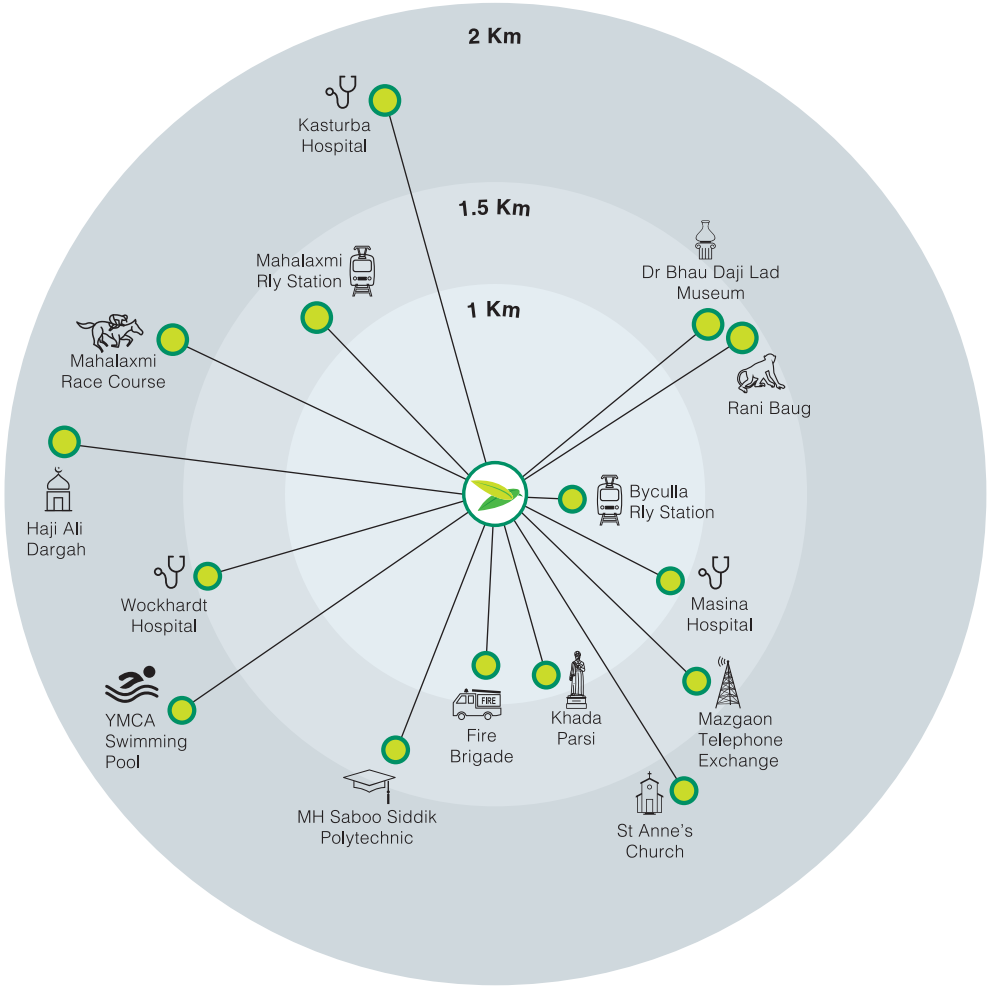
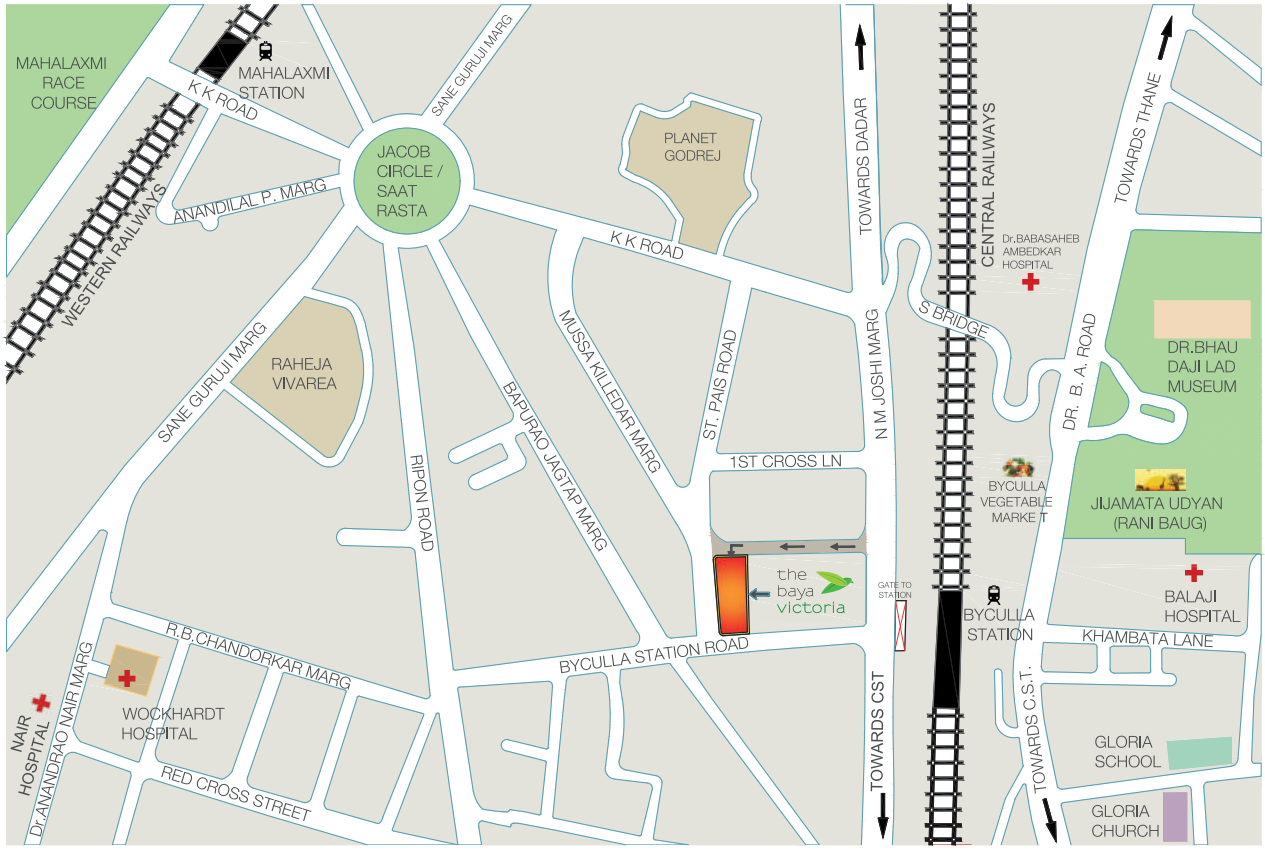
Radial map


2 Km
1.5 Km
1 Km
Kasturba Hospital
Mahalaxmi Rly Station
Mahalaxmi Race Course
Haji Ali Dargah
Wockhardt Hospital
YMCA Swimming Pool
MH Saboo Siddik Polytechnic
Fire Brigade
Khada Parsi
St Anne's Church
Mazgaon Telephone Exchange
Masina Hospital
Byculla Rly Station
Dr Bhau Daji Lad Museum
Rani Baug

Location map



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Some of our past projects

The Baya Park, Dadar (W): an architect's perspective

The Baya Grove, Wadala: an architect's perspective

The Baya Goldspot, Andheri (E): an architect's perspective

The Baya Company: Creators of the project

The Baya Company is a new generation real estate developer that believes life is in the details.

At The Baya Company, we understand that your home is probably the most important purchase you'll ever make. Therefore we build it with as much care as we'd build our own, to help you live a good life for years to come.

We believe in providing lifelong value through thoughtful planning, maximization of utility and minimization of maintenance costs.

All of this gets reflected in homes that help you enjoy a higher standard of living, without increasing the cost of living.

Our name is inspired by the Baya, a weaverbird that meticulously and skilfully builds weather-proof, predator-proof nests. Our identity is formed out of two fresh green leaves uniting to create a bird.

The people behind The Baya Company

The partners of The Baya Company are highly qualified and have a combined experience of over 50 years in the industry.

They have in-depth knowledge, experience of various aspects of development, and have been associated with some of the largest redevelopment projects in Mumbai.

Our completed projects

- The Baya Park, Dadar
- The Baya Grove, Wadala
- The Baya Goldspot, Andheri (E)
- Project Affected Persons (PAP) project, Kanjurmarg (E): three phases completed, fourth phase work in progress.

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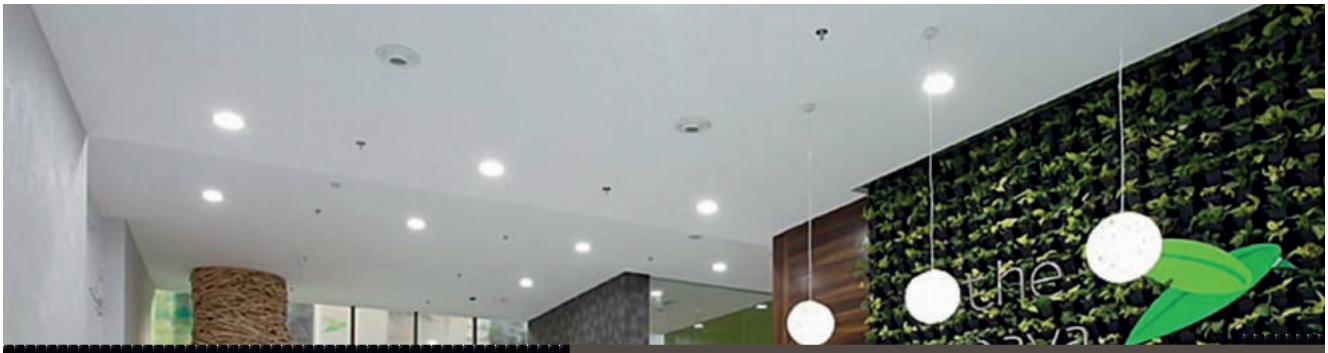

Actual image of the Baya Park entrance lobby, Dadar (W).

the baya company

details make a difference

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