



**IVY DREAMLAND**  
PHASE-1

# HOME BEGINS HERE

Ivy DreamLand is like the magical spot where our special feelings grow. It's where we feel safe, happy, and loved. It's not just the building with walls, windows, and a roof, but also where our family and cherished things are. It's the place where we share meals, laughter, and stories. Whenever we step inside, we know we belong. Home is where our adventures start and where we find comfort at the end of the day. It's the warmest and coziest feeling, like a big hug that lasts forever.



# IVY DreamLand Phase - 1 Project Map

This exclusive phase 1 comprises 14 bungalows, fostering an intimate neighborhood feel while ensuring privacy for each residence.

Unwind in the epitome of luxury living. Each bungalow in Ivy Dreamland seamlessly blends elegance with functionality.



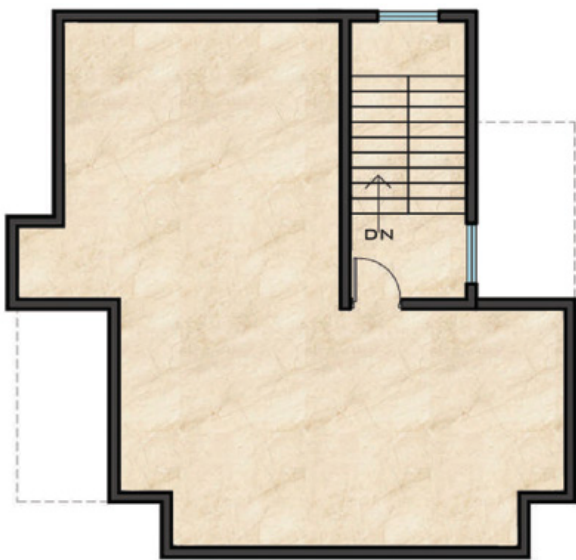
# TYPE-01



**GROUND FLOOR**



**FIRST FLOOR**



**TERRACE**

TYPE-01	
DESCRIPTION	USEABLE CARPET AREA (SQ.FT)
GROUND FLOOR AREA	523
STILT AREA	116
FIRST FLOOR AREA	547
FIRST FLOOR TERRACE AREA	89
FIRST FLOOR BALCONY AREA	48
OPEN TERRACE AREA	525
<b>TOTAL USEABLE AREA OF TYPE-01</b>	<b>1848</b>

TYPE-01	
DESCRIPTION	USEABLE PLOT AREA (SQ.FT)
PLOT AREA OF TYPE-01	1703

# TYPE-02



**GROUND FLOOR**



**FIRST FLOOR**



**TERRACE**

TYPE-02	
DESCRIPTION	USEABLE CARPET AREA (SQ.FT)
GROUND FLOOR AREA	493
STILT AREA	286
FIRST FLOOR AREA	498
FIRST FLOOR TERRACE AREA	167
FIRST FLOOR BALCONY AREA	44
OPEN TERRACE AREA	476
TOTAL USEABLE AREA OF TYPE-01	1964

TYPE-02	
DESCRIPTION	USEABLE PLOT AREA (SQ.FT)
PLOT AREA OF TYPE-01	1702

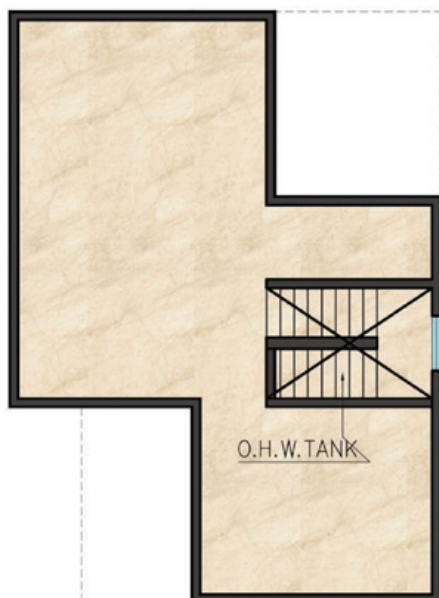
# TYPE-03



**GROUND FLOOR**



**FIRST FLOOR**



**TERRACE**

TYPE-03	
DESCRIPTION	USEABLE CARPET AREA (SQ.FT)
GROUND FLOOR AREA	371
STILT AREA	435
FIRST FLOOR AREA	579
FIRST FLOOR TERRACE AREA	174
FIRST FLOOR BALCONY AREA	0
OPEN TERRACE AREA	531
TOTAL USEABLE AREA OF TYPE-01	2090

TYPE-03	
DESCRIPTION	USEABLE PLOT AREA (SQ.FT)
PLOT AREA OF TYPE-01	2185

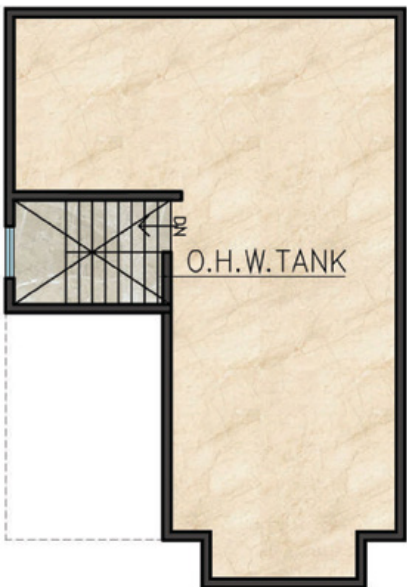
# TYPE-04



**GROUND FLOOR**



**FIRST FLOOR**



**TERRACE**

TYPE-04	
DESCRIPTION	USEABLE CARPET AREA (SQ.FT)
GROUND FLOOR AREA	528.5
STILT AREA	286.32
FIRST FLOOR AREA	572
FIRST FLOOR TERRACE AREA	133
FIRST FLOOR BALCONY AREA	63
OPEN TERRACE AREA	591
TOTAL USEABLE AREA OF TYPE-01	2173.82

TYPE-04	
DESCRIPTION	USEABLE PLOT AREA (SQ.FT)
PLOT AREA OF TYPE-01	2181

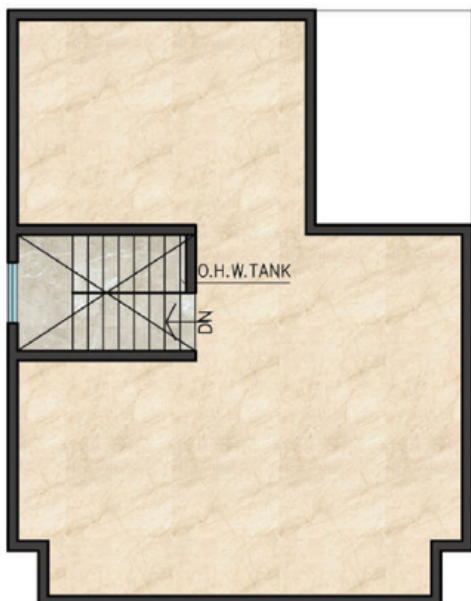
# TYPE-05



**GROUND FLOOR**



**FIRST FLOOR**



**TERRACE**

TYPE-05	
DESCRIPTION	USEABLE CARPET AREA (SQ.FT)
GROUND FLOOR AREA	403
STILT AREA	330
FIRST FLOOR AREA	541
FIRST FLOOR TERRACE AREA	91
FIRST FLOOR BALCONY AREA	56
OPEN TERRACE AREA	559
TOTAL USEABLE AREA OF TYPE-01	1980

TYPE-05	
DESCRIPTION	USEABLE PLOT AREA (SQ.FT)
PLOT AREA OF TYPE-01	2230



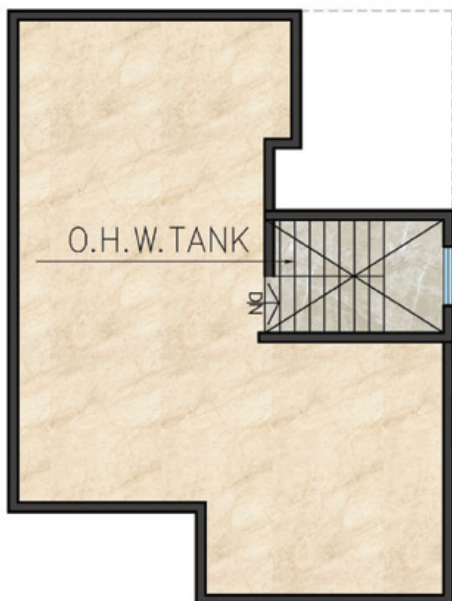
# TYPE-06



**GROUND FLOOR**



**FIRST FLOOR**

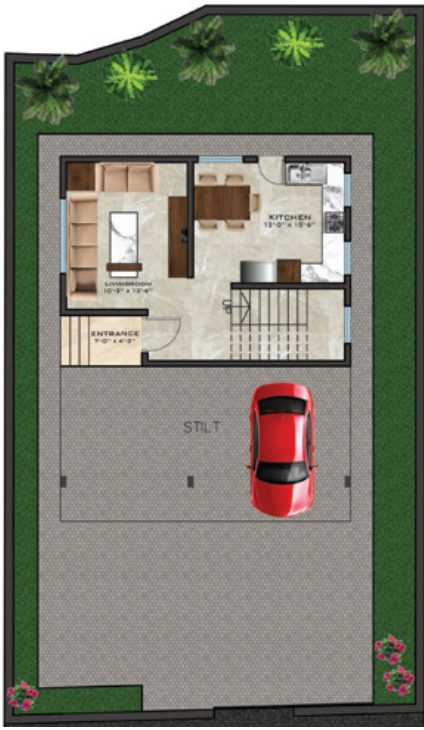


**TERRACE**

TYPE-06	
DESCRIPTION	USEABLE CARPET AREA (SQ.FT)
GROUND FLOOR AREA	470
STILT AREA	188
FIRST FLOOR AREA	518
FIRST FLOOR TERRACE AREA	92
FIRST FLOOR BALCONY AREA	50
OPEN TERRACE AREA	451
TOTAL USEABLE AREA OF TYPE-01	1769

TYPE-06	
DESCRIPTION	USEABLE PLOT AREA (SQ.FT)
PLOT AREA OF TYPE-01	2168

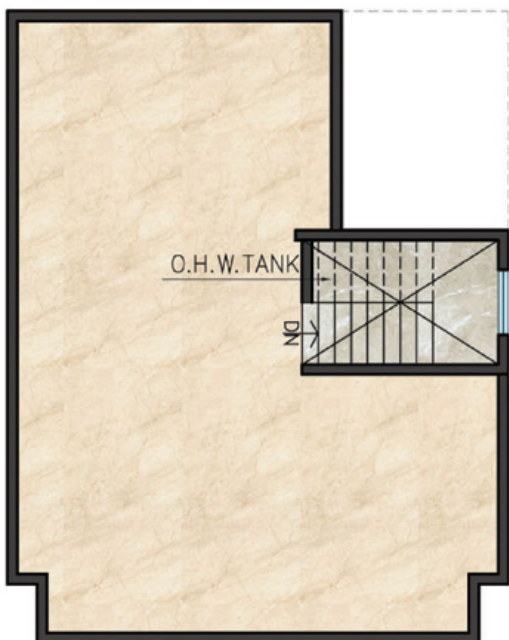
# TYPE-07



**GROUND FLOOR**



**FIRST FLOOR**



**TERRACE**

TYPE-07	
DESCRIPTION	USEABLE CARPET AREA (SQ.FT)
GROUND FLOOR AREA	408
STILT AREA	338
FIRST FLOOR AREA	550
FIRST FLOOR TERRACE AREA	87
FIRST FLOOR BALCONY AREA	57
OPEN TERRACE AREA	572
TOTAL USEABLE AREA OF TYPE-01	2012

TYPE-07	
DESCRIPTION	USEABLE PLOT AREA (SQ.FT)
PLOT AREA OF TYPE-01	2188

# TYPE-08



**GROUND FLOOR**



**FIRST FLOOR**



**TERRACE**

TYPE-08	
DESCRIPTION	USEABLE CARPET AREA (SQ.FT)
GROUND FLOOR AREA	434
STILT AREA	156
FIRST FLOOR AREA	534
FIRST FLOOR TERRACE AREA	92
FIRST FLOOR BALCONY AREA	51
OPEN TERRACE AREA	558
TOTAL USEABLE AREA	1825

TYPE-08	
DESCRIPTION	USEABLE PLOT AREA (SQ.FT)
PLOT AREA	2181

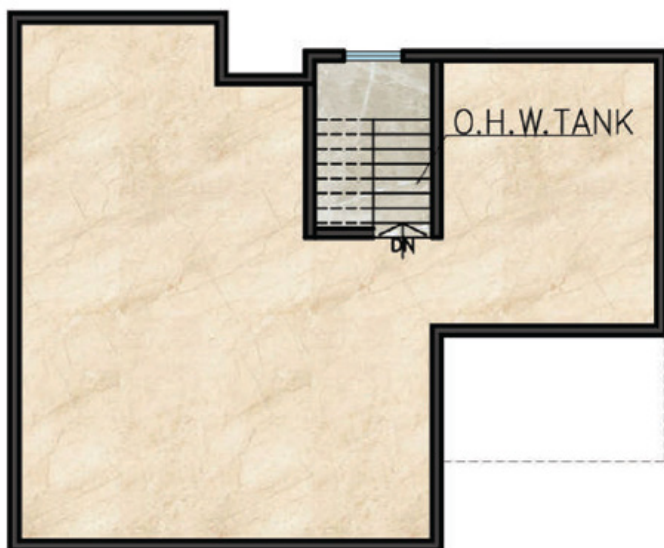
# TYPE-9



**GROUND FLOOR**



**FIRST FLOOR**



**TERRACE**

TYPE-09	
DESCRIPTION	USEABLE CARPET AREA (SQ.FT)
GROUND FLOOR AREA	760
STILT AREA	203
FIRST FLOOR AREA	728
FIRST FLOOR TERRACE AREA	83
FIRST FLOOR BALCONY AREA	56
OPEN TERRACE AREA	741
TOTAL USEABLE AREA	2571

TYPE-09	
DESCRIPTION	USEABLE PLOT AREA (SQ.FT)
PLOT AREA	3842

# TYPE-10



**GROUND FLOOR**



**FIRST FLOOR**



**TERRACE**

TYPE-10	
DESCRIPTION	USEABLE CARPET AREA (SQ.FT)
GROUND FLOOR AREA	694
STILT AREA	280
FIRST FLOOR AREA	750
FIRST FLOOR TERRACE AREA	86
FIRST FLOOR BALCONY AREA	74
OPEN TERRACE AREA	795
TOTAL USEABLE AREA	2679

TYPE-10	
DESCRIPTION	USEABLE PLOT AREA (SQ.FT)
PLOT AREA	3616

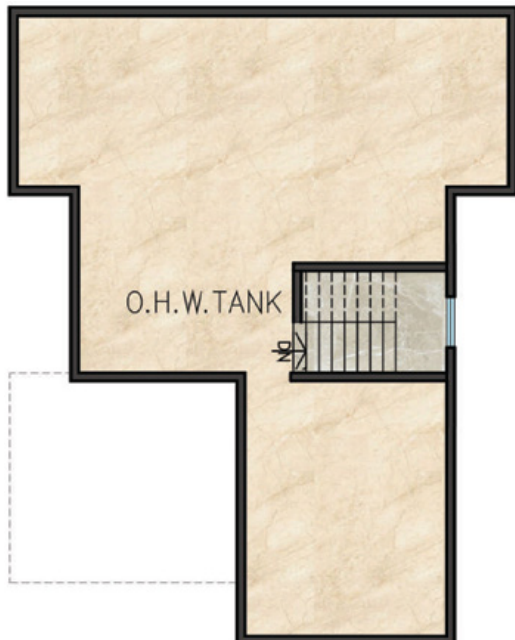
# TYPE-11



**GROUND FLOOR**



**FIRST FLOOR**

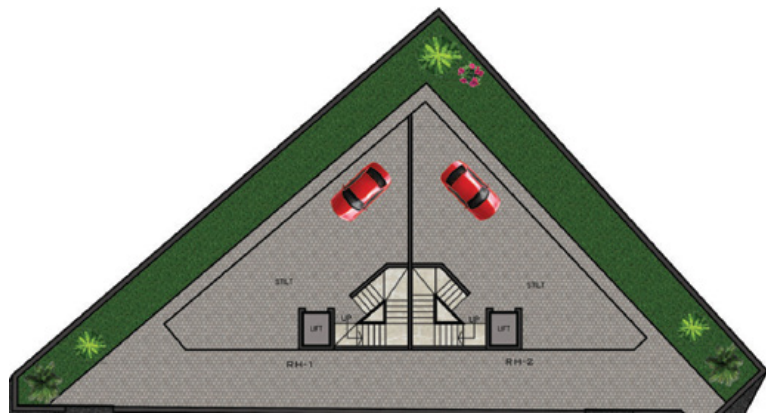


**TERRACE**

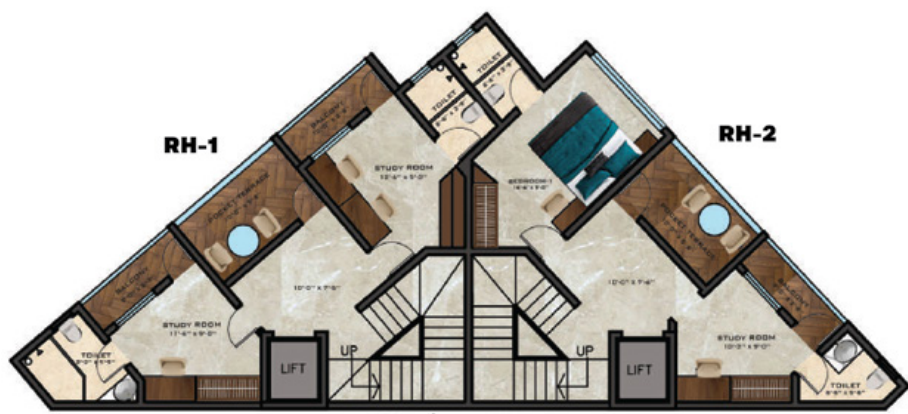
TYPE-11	
DESCRIPTION	USEABLE CARPET AREA (SQ.FT)
GROUND FLOOR AREA	738
STILT AREA	236
FIRST FLOOR AREA	724
FIRST FLOOR TERRACE AREA	180
FIRST FLOOR BALCONY AREA	95
OPEN TERRACE AREA	774
TOTAL USEABLE AREA	2747

TYPE-11	
DESCRIPTION	USEABLE PLOT AREA (SQ.FT)
PLOT AREA	3139

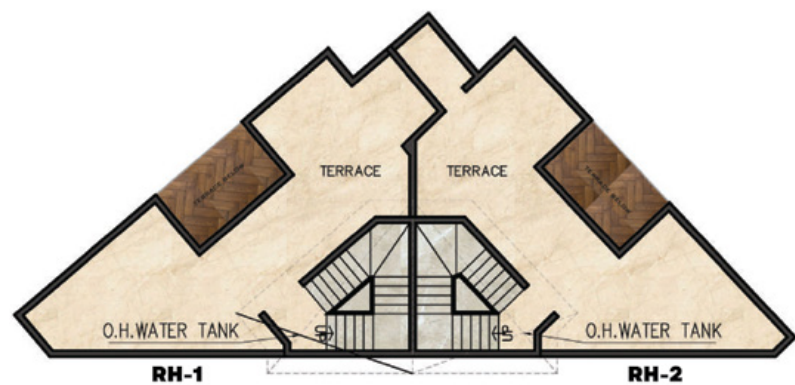
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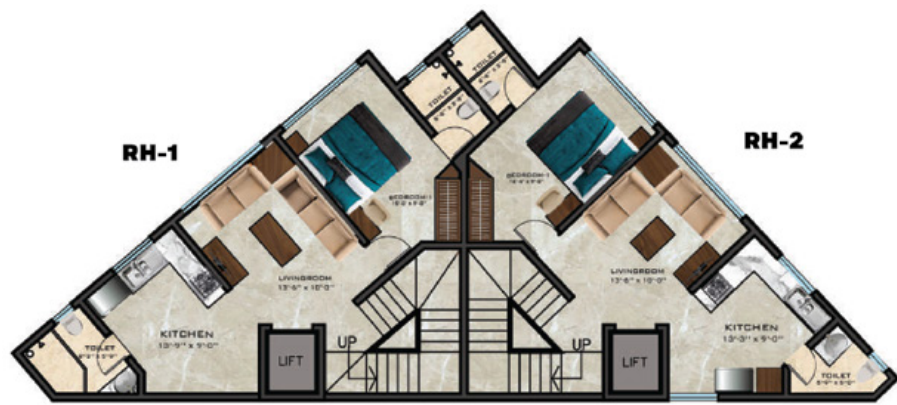
**GROUND FLOOR**



**FIRST FLOOR**



**TERRACE**



**SECOND FLOOR**

TYPE-14 (RH-1)	
DESCRIPTION	USEABLE CARPET AREA (SQ.FT)
STILT AREA	510
FIRST FLOOR AREA	535
SECOND FLOOR AREA	421
SECOND FLOOR TERRACE AREA	57
SECOND FLOOR BALCONY AREA	50
OPEN TERRACE AREA	506
TOTAL USEABLE AREA	2076

TYPE-14 (RH-2)	
DESCRIPTION	USEABLE CARPET AREA (SQ.FT)
STILT AREA	518
FIRST FLOOR AREA	527
SECOND FLOOR AREA	439
SECOND FLOOR TERRACE AREA	57
SECOND FLOOR BALCONY AREA	25
OPEN TERRACE AREA	494
TOTAL USEABLE AREA	2060

TYPE-14	
DESCRIPTION	USEABLE PLOT AREA (SQ.FT)
PLOT AREA	3456

# YOUR NEIGHBORHOOD MAP

Ivy Dreamland boasts unbeatable connectivity, with everything from schools and shopping centers to places of worship just a stone's throw away.

## SOME OF THE CONVENIENCES

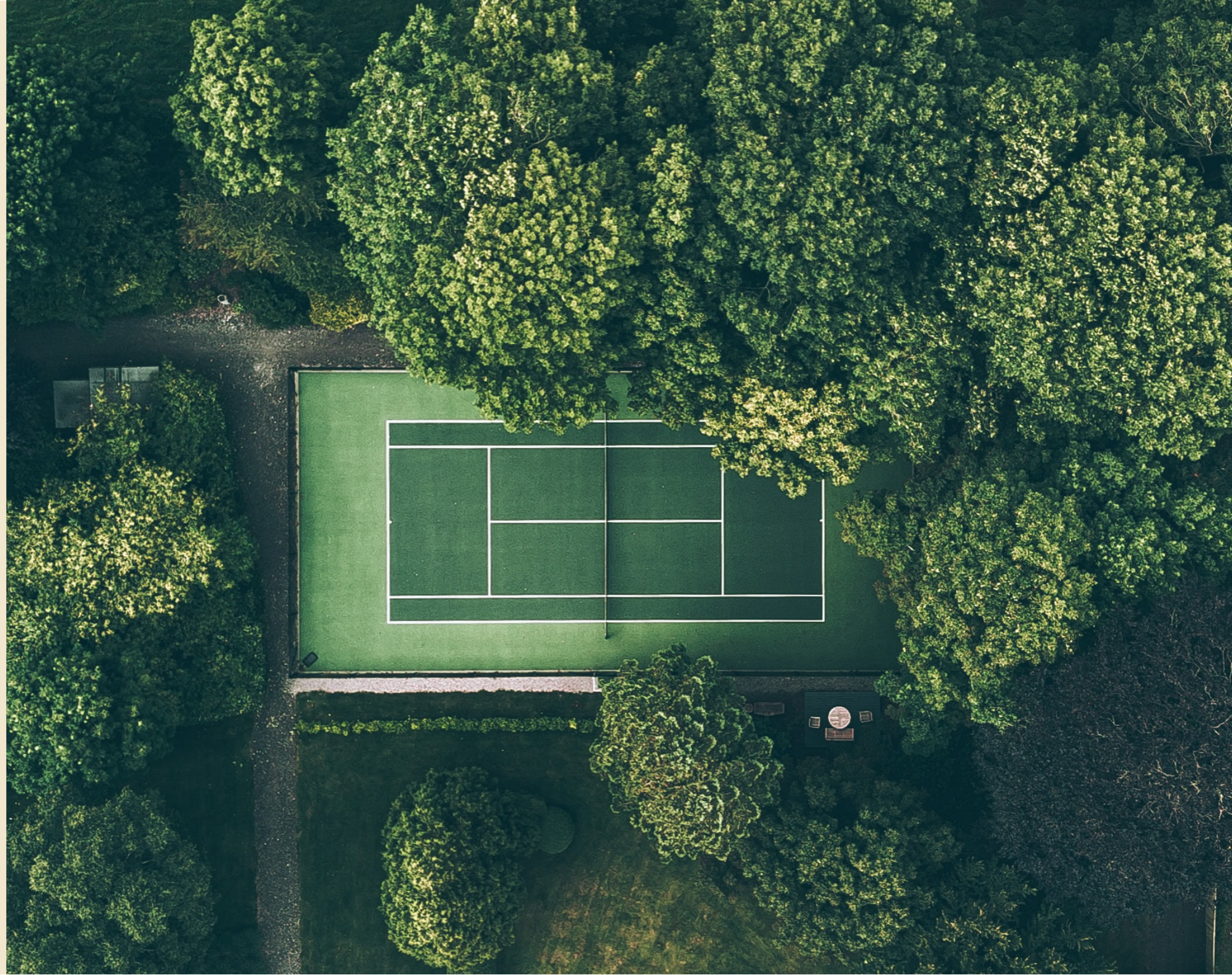
- Chandkai Devi Mandir, Opp. Ivy Dreamland
- Velankani Mata Center, 500m
- Mother of God Church (Palle) within 1 km
- Naigaon Railway Station within 3 km
- Vasai Railway Station within 5 km
- Naigaon East-West Flyover within 3 km
- D-mart within 3 km
- Cardinal Gracious Hospital 3.4 km
- Safalya Hospital 3.3 km
- Thomas Baptista Junior College within 2 km
- St. Gonsalo Garcia College within 3 km
- Vidyavardhini's College of Engineering within 6 km
- Pushpanjali College of Education 2 km
- Dattani Square Mall within 3 km
- Our Lady of Grace (Papdy) Cathedral within 2 km
- Smart Bazar within 3 km
- Vasai Fort within 4 km





# MULTI PURPOSE COURT

A multi-purpose court is a versatile and dynamic space designed to accommodate a variety of sports and recreational activities. This all-encompassing facility caters to the diverse interests and needs of individuals, fostering a sense of community and promoting physical well-being. Its adaptable layout allows for games like basketball, tennis, volleyball, and more, providing a platform for both organized competitions and casual play. Beyond sports, the multi-purpose court can also serve as a venue for events, gatherings, and social interactions, making it a hub of shared experiences and memorable moments.



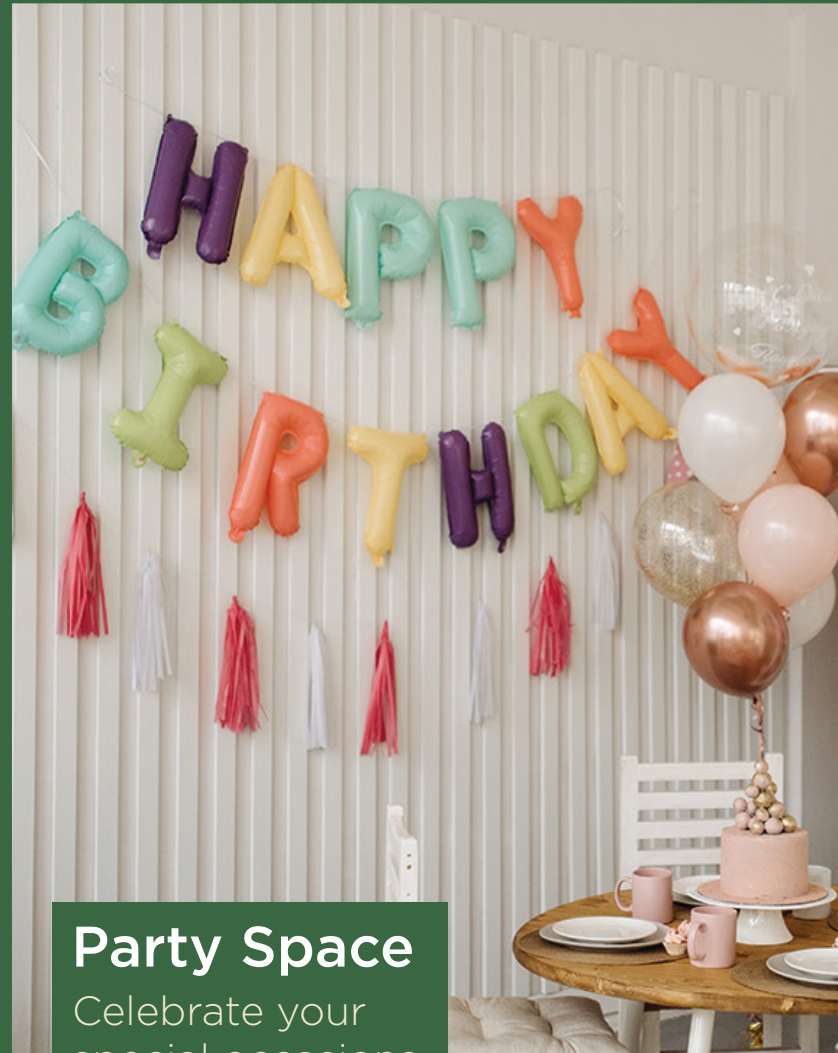
# CLUB HOUSE

Nestled amidst the picturesque row houses, our exquisite clubhouse stands as the heart of community living. With its charming architecture harmonizing with the surrounding elegance, the clubhouse is a haven of camaraderie and leisure for residents of all ages. Its inviting entrance opens into a world of amenities designed to enrich every facet of life.



## GYM

Don't let your fitness journey stop



## Party Space

Celebrate your special occasions with everyone



## Cafe

A place to chill with your friends and family

# GARDENS

SENIOR CITIZEN  
PARK



JOGGING  
TRACKS



PLAYGROUNDS





# PARKING & SECURITY

we understand the importance of convenience and accessibility for residents and their guests. That's why we have thoughtfully allocated dedicated parking spaces for each house. These designated spots ensure that you always have a hassle-free place to park right at your doorstep.

Ensuring the security of our houses is of paramount importance. We have implemented a comprehensive security system that combines modern technology with vigilant personnel to create a safe and protected environment for all residents.



- A PROJECT BY -  
**LEAL DEVELOPERS**

**OUR TEAM**

**DESIGNED BY**

Ar. Denzil I. Gonsalves  
Virtue - Ar. Cleon Colaco

**LICENSING ARCHITECTS**

En con - Sanjay Narang  
Late Ar. Shashank Vartak

**RCC CONSULTANT**

Reynold Faroz

**Important Note:**

Please verify all details and documents pertaining to this project at  
MahaRERA's official website.

This brochure does not constitute an offer and/or contract of any nature.

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

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Darbhat Wadi, Kiravali, Vasai (W), 401207



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