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**Omā**  
BY RAHEJA DEVELOPERS

INDIA'S FIRST DESTINATION SPA HOMES

Sometimes when the world feels distraught, you need  
to head out to your **HIDDEN PARADISE.**



Calm, serene and peaceful  
It engulfs you in luxury  
Like the warm embrace of your mother's arms  
Like the echoing chants of God's own name

A space to meditate, entertain or retire  
Building everlasting memories  
in a sanctuary of sparkling lagoons and  
spiritual spas  
where you can be one with the universe



Once in a lifetime  
Award winning Project

Best High-rise Development in India by  
Bloomberg-Google Asia Pacific Property Awards



FROM THE BEST DEVELOPER \*  
IN INDIA & BEST DEVELOPER WORDWIDE\*




WITH ONE OF UAE'S OLDEST AND HIGHEST  
AWARDED CONSTRUCTION COMPANY  
BUILDERS OF SWISS TOWER AND ZAYED UNIVERSITY

WITH A REPUTED SPA COMPANY  
IN INDIA



DESIGNED BY INTERNATIONALLY  
ACCLAIMED LESSARD DESIGN USA  
ARCHITECTS OF TRUMP PARC & TRUMP PLAZA





INDIA'S FIRST  
GLOBAL SPA VILLAGE

**omā**  
BY RAHILJA DEVELOPERS

A RESORT HOME  
A RETIREMENT SPA  
A GATEWAY OF VALUE FOR ETERNITY

INDIA'S FIRST  
GLOBAL SPA VILLAGE

**Omā**  
BY RAJESH DEVELOPERS

A RESORT HOME

A RETIREMENT SPA

A GATEWAY OF VALUE FOR ETERNITY





## INSTEAD OF BOOKING SPA RESORTS NEAR DELHI, OWN A DESTINATION SPA HOME

Escape to your secret nest of joy. Your very own private Spa Home. Nestled away from the madness of the City, a relaxed morning drive away. Live life the iconic way, savouring every minute of this lifestyle whilst indulging and pampering yourself to the luxury you deserve. Detoxify, Rejuvenate, Socialize, Entertain, Connect with God, Discover Happiness once again.



Or share it as a getaway with your friends & dear ones. Drive down to **the most spectacular destination spa homes near Delhi, Raheja Oma**, an international entertainment and wellness destination, that you can own.

## GIVE YOUR PARENTS THE GIFT THEY DESERVE

Our parents have always been our inspiration, our idols, our mentors. Remember the first step you took, the first word you spoke, the first time you went to school, the first time you learnt to ride a cycle. Our parents have always been our guiding lights. In the twilight years of their lives, Raheja Oma is your way of reciprocating all the love & affection they bestowed on you, by gifting them an oasis of peace & serenity, in an exclusive gated environment. A self-sustainable and secure community surrounded by all the necessary conveniences like a medical center, health programs, shopping etc.

A way to tell them,  
that YOU CARE.



# PROVIDING TRUE VALUE WORLD CLASS HOUSING IN THE HEART OF JAPANESE & MULTI-NATIONAL INDUSTRIAL TOWNSHIPS

Manesar-Dharuhera -Bhiwadi-Bawal – Neemrana is a huge industrial belt largely comprising of state-of-the-art, multinational & Japanese Industrial Townships and thousands of domestic industries. Further, the advent of the Kundli-Manesar-Palwal expressway as well as the scheme of the Golden Quadrilateral connecting Delhi with Mumbai through a Super Expressway, has made NH8 the growth spine of the country. Oma provides the ideal residing destination for the senior executives of these industries and many others in the vicinity.

From one Bedroom studio condos to the stunning 4 BHK Penthouses on the iconic 40 storey Tower, a world of choices and opportunities awaits you at OMA. Get ready to be spoilt.

## LOCATION

DIRECT ENTRY FROM NH - 8

Conveniently located at the intersection of the NH-8 as well as NH-71B at Dharuhera, Raheja OMA is an enjoyable drive away from Delhi & Gurgaon.



MAP NOT TO SCALE

## THE BEST OF BOTH WORLDS

	DISTANCE	TIME
Dharuhera Industrial Township	200 metres across**	2 - 5 mins*
Bhiwadi	3 km**	5-10 mins*
KMP Corridor	11 km**	10-12 mins*
Westin Sohna	40 km**	40-50 mins*
IMT Manesar	23 km**	20-25 mins*
Gurgaon Rajiv Chowk	35 km**	40-50 mins*
IGI Airport	48 km**	50-60 mins*
New Delhi – Connaught Place	62 km**	75-80 mins*
Neemrana	47 km**	30-35 mins*

\*As per traffic & road conditions.  
\*\* Approximate Distances

ESCAPE TO YOUR SECRET NEST  
OF CALM AT A PREMIUM SPA



The focus of Oma is to reconnect yourself with your soul by recreating the oriental Spa & Hamam traditions from all over the world. For the first time in India, we bring you destination Spa homes where Ancient Wisdom like Astroscience and Ayurveda meet the latest in Wellness Technologies to create an unmatched experience which in ancient times, was exclusive to royalty.



# ACTIVITIES AT OMA

Managed by a Premium Spa Chain



## SKYPAD @ OMA THE HEIGHT OF RECREATION

The Spa at Oma takes unwinding to a new level. Imagine aerobics, power yoga and group yoga on a skypad with a view. Imagine a lap pool with a champagne bar. IMAGINE ALL THAT, AND IMAGINE MORE...





## EXQUISITE LANDSCAPING

An exquisitely crafted landscape awaits you. With a full array of water features and lagoons. To make you feel pampered in a resort-like atmosphere. You may set out on the journey of self discovery



## RETAIL & BUSINESS CENTER



Why would you ever want to step out of this haven. When every convenience is available only a stone's throw away. A dedicated retail center for all your grocery needs. With an in-house business center, you may be away from your office, but always in touch with your work.

FOR THE FIRST TIME IN INDIA  
WE BRING TO YOU FACILITIES  
NEVER HEARD OF BEFORE



A laundromat for a quick wash of clothes  
A mini theater to watch your favorite movies  
on the big screen. A resident doctor and  
medical facility just a call away.

## SANSARA RESIDENCES

The sansara townhouses are elegant and understated



"Sansara" in Sanskrit means "The Universe". These independent floors are for the discerning few who prefer the view of Emerald Greens and Sparkling Waterbodies through their windows.

**Most units come with their own front parking, private terraces/greens and lap pools.**





Available in 2, 3 BHK options



# AKASHA RESIDENCES

The sansara townhouses are elegant and understated



-  A LUXURIOUS DOUBLE HEIGHT ENTRANCE LOBBY
-  EARTHQUAKE PROOF STRUCTURE
-  VALET PARKING
-  DOUBLE BASEMENT CAR PARKING

"Akasha" in Sanskrit means "The Sky". A marvel of sophisticated technology, an achievement of modern day engineering, The Condos at Akasha are for the discerning who prefer to stay amongst the clouds with commanding views of the pristine landscape at the estate.

WITH UNIQUE ARCHITECTURE  
WITH A LUXURIOUS DOUBLE HEIGHT  
ENTRANCE LOBBY  
WITH HIGH SPEED ELEVATORS  
WITH A LUXURIOUS SPA AND CLUBHOUSE ON  
THE GROUND  
WITH A SKYPAD ON THE TOP FLOOR  
Available in 1,2,3,4 BHK options and  
Luxurious Penthouses

AKASHA TOWER IS ICONIC,  
SUAVE AND INSPIRING





## LUXURY RESIDENCES

WHERE YOU CAN ENJOY AND EXPLORE THE NEVER ENDING MOMENTS OF JOY & BLISS

Unique styles and decorative details distinguish the Luxury residences at OMA. From luxurious tiled floors to engineered wooden floors, from branded sanitary ware and fittings to split air conditioning, we have incorporated a variety of fixture and finishes in various plans for every one to find their dream luxury home here.



- Premium Flooring
- Premium Tiles
- Engineered Wooden Flooring
- Branded Sanitary ware
- Branded Fittings and Fxtures
- Premium Plastic Emulsion
- Glass Railing
- Premium Flush Doors
- Aluminium/uPVC Windows

Each home is blended with function and beauty and attention to detail, offering ease and comfort to its residents.



## MANAGED RESIDENCES



WHERE  
WELLNESS MEETS  
BEAUTY

Wellness is the underlying theme in every facet of Managed Residences. From pure aesthetics to functionality, here you will experience a lifestyle that is surrounded by beauty in every little detail offering a new standard of style found no where else.



Premium Tiles  
Imported Marble Flooring  
Engineered Wooden Flooring  
Concealed Ducted Air-conditioning  
Imported Modular Kitchen

Advanced Security | Restricted Access  
Private Masseur  
Split AC | Branded Kitchen | Woodwork | Wardrobes  
Branded Sanitaryware, Fittings and Fixtures

**SITTING FLOORS ARE PLAIN.**



# GREEN BUILDING

The oma is being built under the guidance of the indian green building council (membership no. igbc - cs - 1641, project pre-certification no. Gh111175). Every apartment at the oma is a 'green home'. A concept that helps use energy and resources efficiently, thereby creating a healthier environment that is sensitive to air quality, lighting, acoustics and aesthetics.



LEED PRE CERTIFICATION



WATER HARVESTING



WATER RECYCLING



DUAL FLUSHING ETC.



We are committed to follow highest environmental practices on water & energy conservation as well as labor safety and welfare practices, because a clean, green & sustainable environment created by a passionate team builds a better tomorrow for our future generations.

## PARTNERS



Engineering Contracting Company is a construction Giant from Dubai, that has gained a formidable reputation in the construction and real estate market in the U.A.A.E since its inception over 37 years ago.

Our portfolio of projects include many skyscrapers, commercial buildings ( such as the huge Emirates Flight Catering Facility in Dubai International Airport), Logistics Facilities (that include the large CEVA Logistics facility in Jebel Ali - which achieved the first LEED Gold Award in its category ), Parks, Educational Buildings (including Zayed University in Dubai - a winner of the Agha Khan Award), residential developments with vast gated communities of villas ( for Emaar Properties and Union Properties and others), and fit-out works (which include the World's highest Restaurant - Atmosphere in Burj Khalifa).

Throughout the history of ECC, there has been a wealth of experience and knowledge amassed in executing and finishing our projects to such a high standard quality, that ECC has been given many awards of appreciation and repeated businesses from our clients that include blue chip companies like Emirates Airlines, and the Government of Dubai.



## INDIA'S PREMIUM BRAND

RAHEJA DEVELOPERS is today large enough to be counted amongst the foremost real estate companies in India, but in essence, it is small enough to address each customer's personalized needs and expectations. Built on a legacy of over 20 years of honored commitments, Integrity, innovation and timely delivery of Quality Projects, RAHEJA is a name that today evokes TRUST. We don't just build Homes / Offices / Malls / SEZs with brick and mortar, but also with feelings and emotions, because we know that the space we create is not merely a House for you, but a HOME purchased with your hard earned money!

That is the reason why all our projects are always constructed on time with specifications and construction quality as per commitment. The projects under the new Gurgaon Masterplan are no different and have successfully carried forward this legacy of trust & transparency. RAHEJA invites you to be a part of their huge FAMILY of Happy Clientele!!



## SOCIAL WELFARE

We realise that our buildings are built with the sweat and toil of laborers who work day and night to ensure the timely delivery of the project. As a mark of appreciation for their contribution, we are providing the children of the laborers with Day Care Centres at all our sites where they are provided with nutritious food, basic education and medical facilities free of cost.



SCHOOL AT SITE



FREE NUTRITION, MEDICATION



FREE EDUCATION FOR LABORER'S CHILDREN

## TRANSPARENCY

At Raheja, we pride ourselves in always implementing new and innovative processes to keep you updated about your property. Join us on Facebook, Youtube or our continuously updated Website to watch the latest construction update videos, virtual tours, new product offerings and newsfeeds from anywhere in the world or while on the move. We also take pride in being one of the few real estate companies to run on specially developed ERP softwares which provides accountability and transparency in processes. What it means for you is that you can be always aware of the present construction status of your property, your account statements and the latest updates at the touch of a button while you relax at home.





## WHERE EXCELLENCE IS A HABIT NATIONALLY & GLOBALLY

RAHEJA DEVELOPERS has been recognized on several International and National platforms and conferred with prestigious awards such as CNBC AWAAZ-CRISIL Real Estate Awards, Cityscape Asia Awards, Asia Pacific Bloomberg Property Awards, OPP (London) Excellence Awards, Glory of India Award, Udyog Rattan Award, IMM Award for Top Managing Director, Rajiv Gandhi Excellence Award, Industry Doyen Award and many more. Raheja was also recently awarded the internationally acclaimed Euromoney award for the Best Developer in India, for the first time replacing the legacy of DLF, Unitech and KRaheja.

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