

THE NEW GATEWAY OF MUMBAI.

WHERE LUXURY MEETS CONNECTIVITY.





IN A WORLD WHERE MOST PEOPLE FIT IN,  
THERE ARE THOSE WHO STAND OUT.  
WE CALL THEM ACHIEVERS.

AND AN ACHIEVER LIKE NO OTHER,  
DESERVES A HOME UNLIKE ANY OTHER.

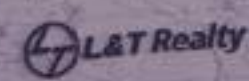




WELCOME TO

# THE GATEWAY

WHERE THE ENDLESS OCEAN MEETS  
AN ARCHITECTURAL MASTERPIECE.



THE  
GATEWAY





YOUR HOME: A SHINING STAR  
THAT REDEFINES MUMBAI'S EAST COAST.







A JEWEL THAT ADORNS  
THE MUMBAI SKYLINE.





STEP INTO A WORLD OF OPULENCE.





A CHIC LOBBY THAT EMBODIES  
YOUR UNIQUE SENSE OF LUXURY.





TAKE THE ELEVATOR TO EXCLUSIVE LUXURY  
AND RISE ABOVE THE ORDINARY.







AN EXCLUSIVE HOME  
DESERVES AN EXCLUSIVE ENTRY.



THE SPACE INSIDE.  
AS EXPANSIVE AS THE SPACES OUTSIDE.

GRAND LIVING ROOM WITH SPACIOUS BALCONY | NATURAL IMPORTED MARBLE FLOORING IN LIVING,  
DINING AND ALL BEDROOMS | DGVF FLOORING IN KITCHEN AND WASHROOMS |  
DOUBLE GLAZED ALUMINIUM WINDOWS | DIGITAL LOCK FOR THE MAIN DOOR





THE SEA. THE HORIZON.  
AND NOTHING IN BETWEEN.





SPACIOUS AND ELEGANT BEDROOMS  
FOR LIFE'S FINEST LUXURY: PRIVACY.



Artist's impression for representational purpose only.



A MASTER KITCHEN.  
FOR THE MASTER-CHEF IN YOU.

BRANDED MODULAR KITCHEN



Artist's impression for representational purpose only.



WITH SO MUCH TO DO,  
YOU WILL BE SPOILT FOR CHOICE.

LANDSCAPED GARDEN | CRECHE | TENNIS COURT | CRICKET PITCH

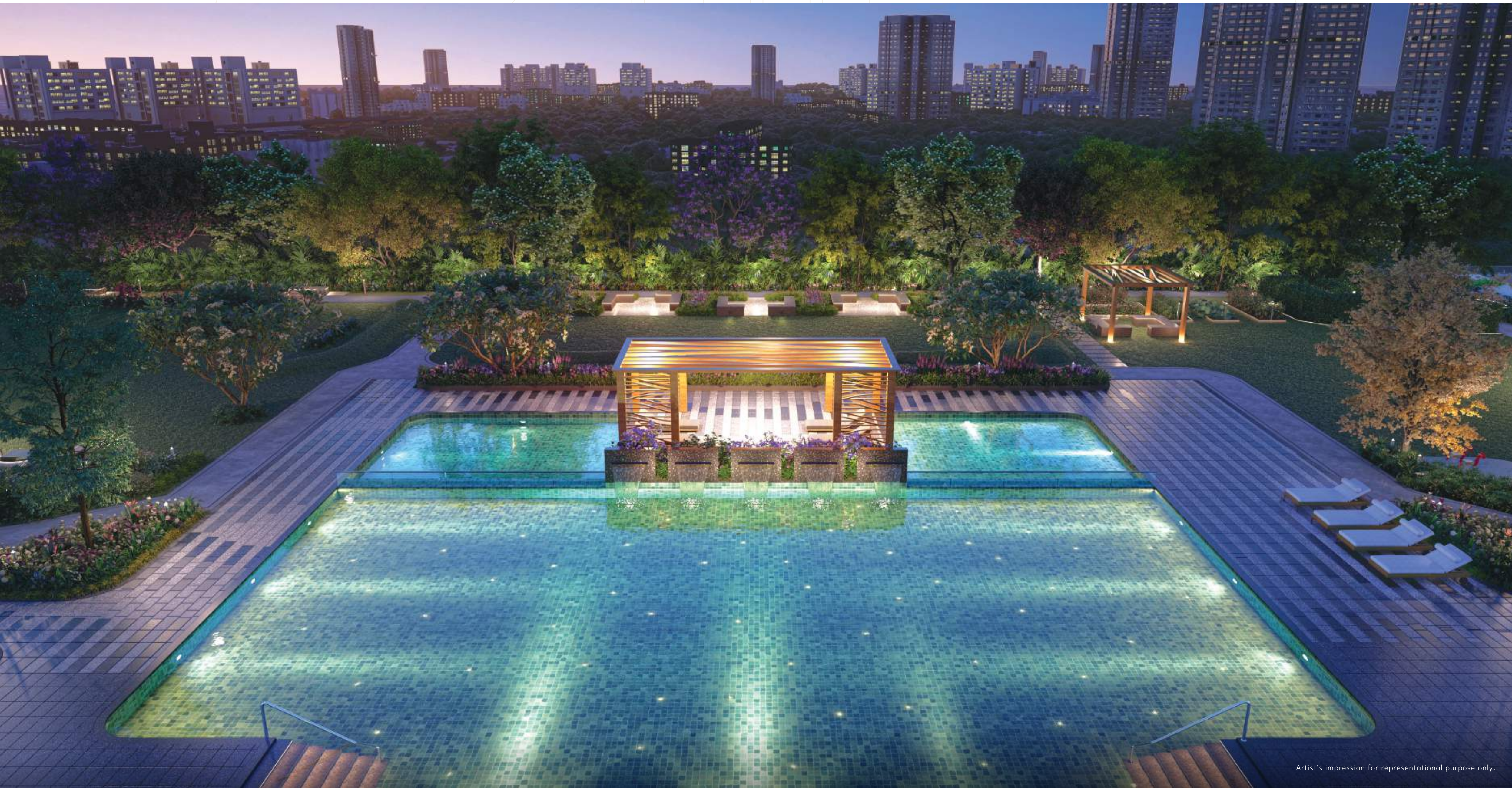


All amenities will be provided after the completion of the entire project. Amenities shown are common for the entire project. For more details, please refer AFS uploaded on MahaRERA website.



A POOL THAT SPARKLES LIKE A JEWEL.  
FOR PRICELESS EXPERIENCES.

SWIMMING POOL | KIDS' POOL | AQUA GYM



Artist's impression for representational purpose only.



WHERE HAPPINESS IS YOUR CHILDREN'S  
CONSTANT COMPANION.

KIDS' PLAY AREA

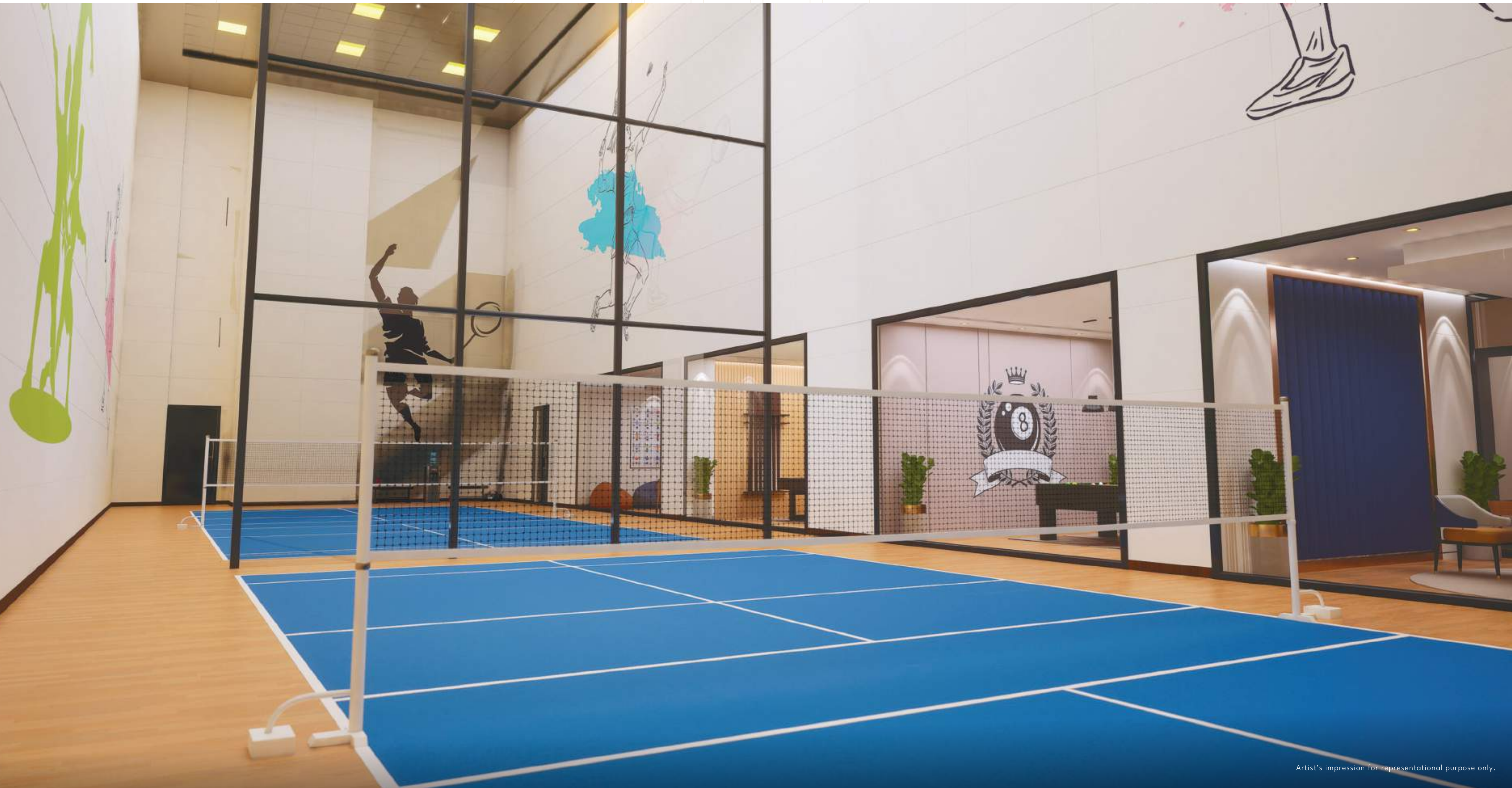


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PERFECT FOR THOSE WHO ARE  
AT THE TOP OF THEIR GAME.

AIR-CONDITIONED TRIPLE-HEIGHT BADMINTON COURTS (2 NOS) |  
SQUASH COURT (1 NOS) | INDOOR GAMES ROOM







THE FINEST LUXURIES.  
AMIDST THE CLOUDS.

— PRESENTING —

  
SKY CLUB

A glittering clubhouse 220 mts. above sea level.

Artist's impression for representational purpose only.



OPULENCE INSIDE.  
INFINITE VIEWS OUTSIDE.

PRIVATE HOSTING LOUNGE | BOARD ROOM | CARD ROOM AND BAR | RESTAURANT | GUEST SUITES



Artist's impression for representational purpose only.



220 MTS. IN THE SKY.  
THE CROWNING GLORY OF A PRIVILEGED LIFE.

BANQUET HALL



Artist's impression for representational purpose only.



A GYM THAT IS FULLY EQUIPPED.  
EVEN WITH BREATHTAKING VIEWS.

GYM



Artist's impression for representational purpose only.



CRAFTED WITH PRECISION,  
A MASTERPLAN DESIGNED TO THE SMALLEST DETAIL.

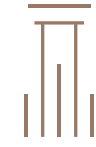


- |                      |                    |
|----------------------|--------------------|
| ① JOGGING LOOP       | ⑥ AQUA GYM         |
| ② AMPHITHEATER       | ⑦ POOL LOUNGE DECK |
| ③ GRAND EVENTS' LAWN | ⑧ CRECHE           |
| ④ GARDEN LOUNGE      | ⑨ TENNIS COURT     |
| ⑤ SWIMMING POOL      | ⑩ CRICKET PITCH    |

--- SKY CLUB FOOTPRINT

This document is representative of the proposed layout pertaining to overall development of the project. It is merely a creative imagination and is only indicative. It may be modified/altered/changed as per applicable law.



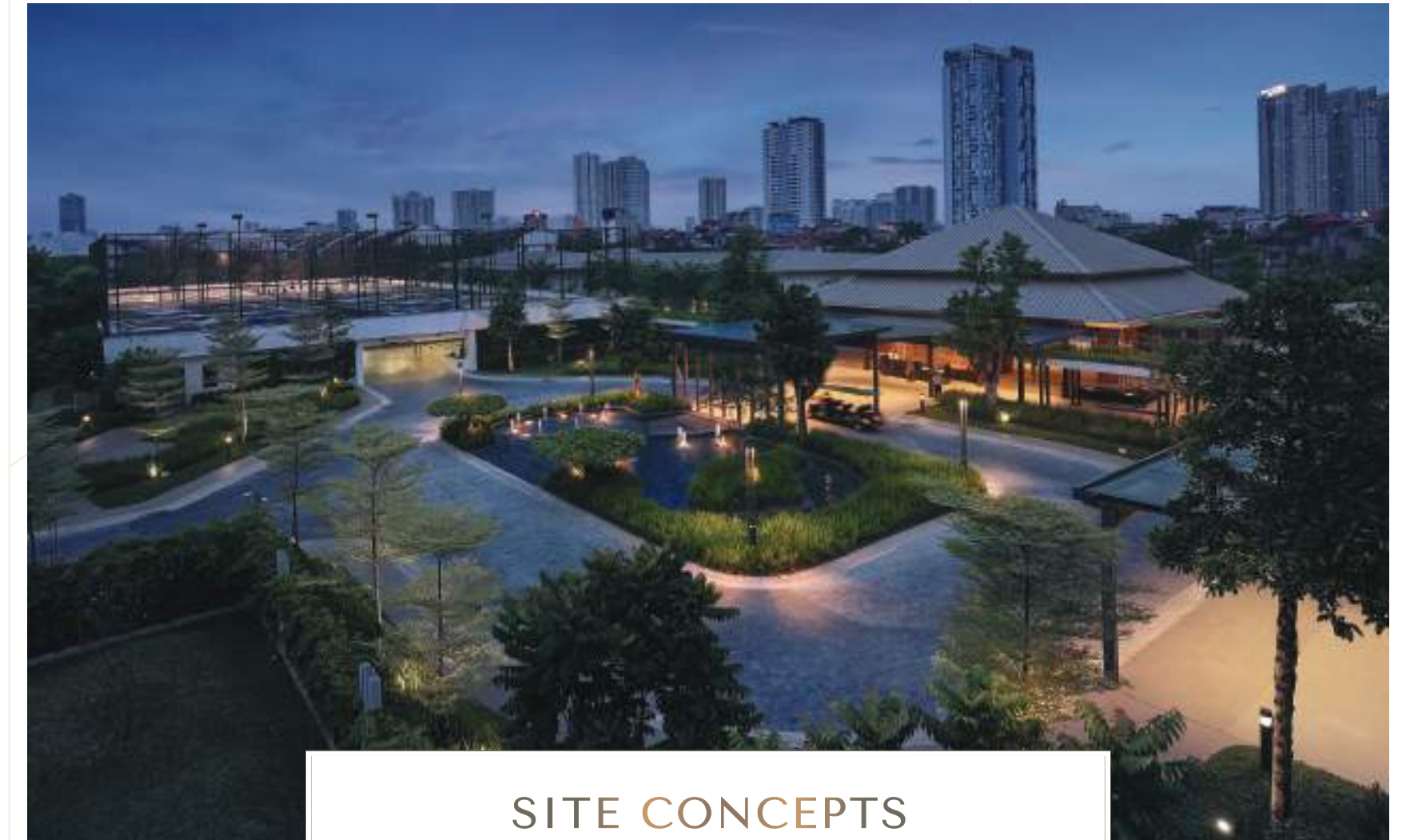


WHO CAN CREATE A WORLD-CLASS LANDMARK?  
OUTSTANDING VISIONARIES.



## HAFEEZ CONTRACTOR

MASTER ARCHITECT  
23 Marina, Dubai  
The Imperial Towers, Mumbai



## SITE CONCEPTS

LANDSCAPE DESIGNER  
Mapletree Business City - Singapore  
Park Kiara, Park City - Hanoi, Vietnam



## HBA, SINGAPORE

INTERIOR DESIGNER  
Address Sky View, Dubai  
InterContinental Hotel, China



MUMBAI'S EASTERN SEAFRONT WILL SOON BE A VISION.  
AND YOUR HOME WILL BE ITS LANDMARK.



Eastern Waterfront  
Development



Orange Gate  
Tunnel



JNPT



Navi Mumbai  
International  
Airport



NAINA



Metro Line 11  
(Wadala to CSMT)



MTHL

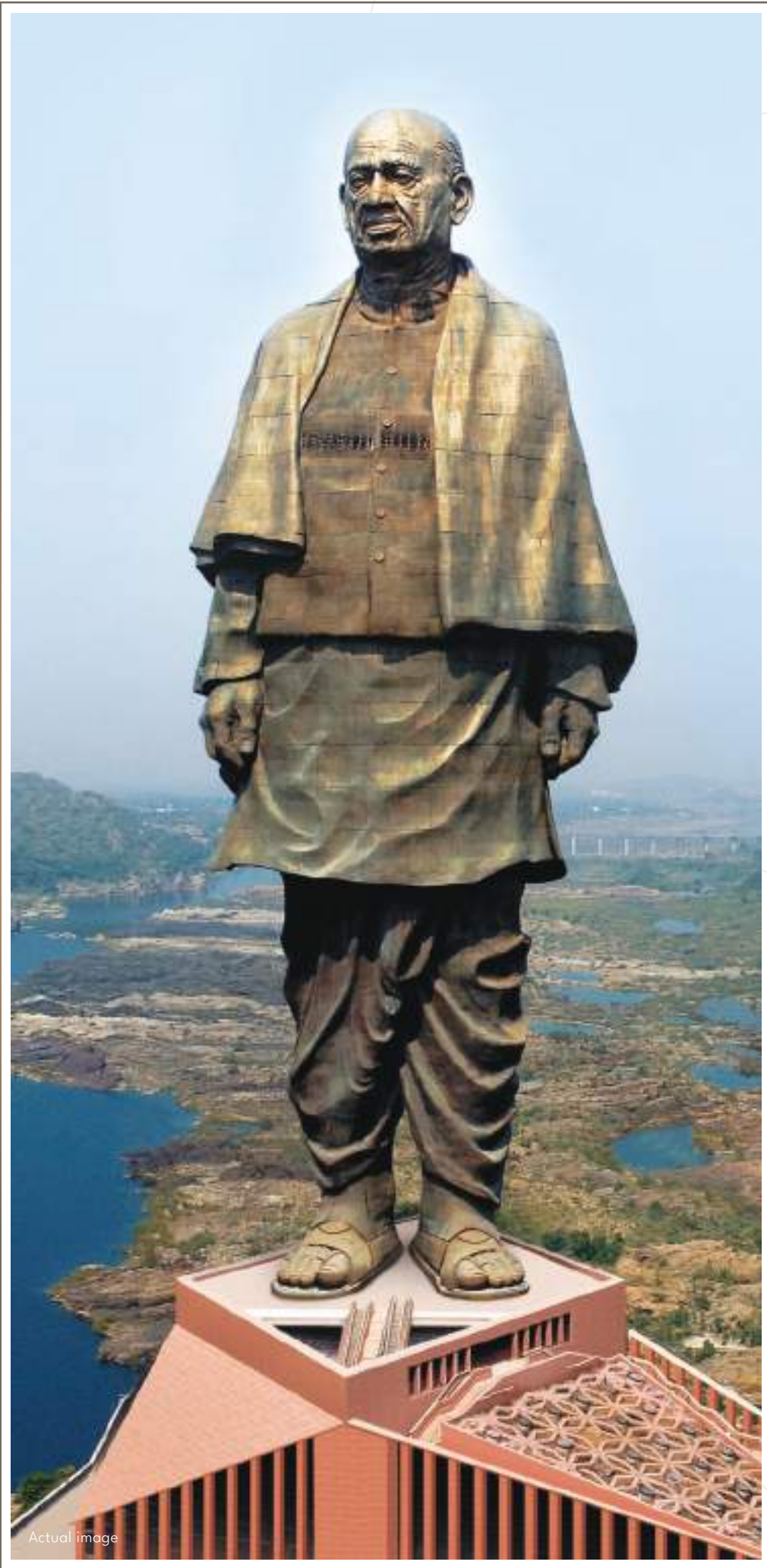


Sewri-Worli  
Connector





L&T - WE MAKE THE THINGS THAT MAKE INDIA PROUD.



Actual image

Statue of Unity, Gujarat



Actual image

Chhatrapati Shivaji International Airport Terminal 2, Mumbai

Larsen & Toubro is a USD 23 bn. conglomerate that has been a part of India's growth story for decades. From megastructures to giant infrastructure projects - our name is attached to iconic buildings, airports, IT parks, monuments and malls, both in India and abroad.



Actual image

Wankhede Stadium, Mumbai

MUMBAI COASTAL ROAD

This coastal road is an 8-lane, 29.2 km. long freeway along the city's western coastline, connecting Marine Lines to Kandivali. It will reduce the 2 hr. travel time to a mere 40 mins.



Actual image

MUMBAI-AHMEDABAD HIGH SPEED RAIL

The Mumbai-Ahmedabad High Speed Rail Corridor (MAHSR), is to be India's first high-speed rail line. It will connect Mumbai and Ahmedabad, through high-speed trains travelling at 320 kmph., covering the distance in 2 hrs.



Actual image

TRANS HARBOUR LINK

The Mumbai Trans Harbour Link will be the longest sea bridge in India. Beginning at Sewri, crossing Thane Creek near Elephanta Island and ending at Chirle, near Nhava Sheva, it will connect Mumbai to Navi Mumbai through a 6-lane, 21.8 km. freeway.



Stock image



Stock image

MUMBAI - NAGPUR EXPRESSWAY

Mumbai & Nagpur will soon be connected by one of India's longest expressways - a 6-lane road designed for speeds of up to 150 kmph.



L&T REALTY — BUILDING LANDMARKS OF EXCELLENCE.



**CRESCENT BAY, PAREL.**  
Inspired by the crescent moon, these six awe-inspiring towers come with a sky-deck and jogging track amidst the clouds on the 21<sup>st</sup> floor.

**ELIXIR RESERVE, POWAI.**  
A premium project by L&T Realty, it offers an ideal balance between urban and nature-centric living with modern features amidst a lake, a hill and a forest.



**EMERALD ISLE, POWAI.**  
A flagship project of L&T Realty in Mumbai, it offers homeowners world-class luxury and the serenity of life amidst greenery. Phase 1 has been a grand success while Phase 2 has been well-received as well.



**SEAWOODS RESIDENCES, NAVI MUMBAI.**  
India's first transit-oriented development project, it comprises world-class residential towers in a 10-acre cluster.

**ISLAND COVE, MAHIM.**  
Mahim's first-ever modern gated development, offering unique high-street retail and next-gen amenities. Strategically located for convenient access to all parts of Mumbai.



**77 CROSSROADS, GHATKOPAR.**  
Located minutes away from top-end retail, business hubs and star hotels, these homes come with curated amenities to provide the residents the exclusive lifestyle they truly deserve.





L&T Realty Sales Office, Rafi Ahmed Kidwai Road, Opp Fatima High School, Gandhi Nagar, Sewri, Mumbai 400015.  
Contact No.: 99025 99025 | E-mail: homes@larsentoubro.com | Website: www.Lntrealty.com



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