

— Introducing —
GRAND 3 & 4 BHK RESIDENCES
AT
ELXIR
RESERVE

Presenting
THE BEST VIEWS OF POWAI



ACTUAL VIEW

POWAI LAKE SIDE VIEW FROM MID FLOORS



ACTUAL VIEW

STEP INTO A WORLD THAT
WILL LEAVE YOU SPELLBOUND

Tower Lobby



ELEVATE YOUR
ENTRANCE EXPERIENCE

Typical Lift Lobby

WELCOME HOME
TO SEAMLESS LUXURY

Keyless Entry and Smart Living

Stock image for representational purpose only.



DIGITAL LOCK



**HOME AUTOMATION
FEATURES**



**CROSS VENTILATED
RESIDENCES***



**AIR-CONDITIONED
SPACES**



**veneer finished
DOORS**

*For Selected Units Only.

SUBLIME LUXURY CRAFTED
FOR YOUR UTMOST COMFORT

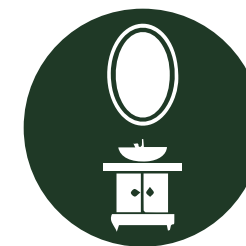
Living & Dining Room



**OVER 450 SQ. FT.
OF LIVING & DINING SPACE***



**ADJOINING
LARGE DECK**



**POWDER ROOM
FOR GUESTS**

*For Selected Units Only.

SPRAWLING DECKS WITH STUNNING PANORAMIC VIEWS



Expansive Decks

Stock image for representational purpose only.



**OVER 200 SQ. FT.
OF DECK SPACE***



**CROSS VENTILATED
RESIDENCES#**

*This refers to the combined balcony area for selected units only. #For Selected Units Only.

UNWIND IN YOUR OWN PERSONAL RETREAT

Bedroom



**MASTER BEDROOM
WITH BALCONY**



**3/4 BEDROOMS WITH
ATTACHED WASHROOMS**



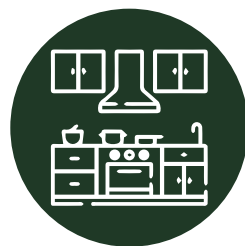
**WALK-IN WARDROBE OR
EXCLUSIVE WARDROBE NICHES***

*For Selected Rooms Only.

Artist's Impression for representational purpose only.



Kitchen



**HIGH-END
MODULAR KITCHEN**



**BRANDED
KITCHEN FITTINGS**



**SEPARATE ENTRANCE
FROM SERVANT ROOM***

*For Selected Units Only.

YOUR EVERYDAY SPA

Bathroom



**HIGH-END
SANITARYWARE**



**MARBLE VANITY
COUNTER**



**TOUCH
MIRROR**



**GLASS PARTITION
FOR SHOWER AREA**

PREMIUM FINISHES



*For Specific areas Only.

WELCOME TO THE GRAND
ENTRANCE OF ELIXIR RESERVE



Artistic impression for representational purpose only.

Entrance Portal

A PLACE DESIGNED BY L&T
FOR YOUR LIFESTYLE NEEDS

Artistic Impression for representational purpose only

Reference image for Elevation



A TREE LINE BOULEVARD GRACING THE HIGH-STREET SHOPS

Artist's Impression for representational purpose only.

High end retail

PODIUM AMENITIES

2 Swimming Pools with Kids' Pool & Deck

Jogging Track

Cycling Track

Tennis Court

Futsal Court

Half-Basket Ball Court

Children's Play Area

Landscaped Greens

Reflexology Path

Senior Citizens' Corner

Jacuzzi

Juice Bar

INDOOR AMENITIES

2 Squash Courts

3 Badminton Courts

Lounge Area

3 Guest Rooms

Library / Reading Room

Multi-purpose Hall

Gymnasium & Yoga Room

Indoor Games Room

Business Lounge

Mini Theatre

Kids' Play Area / Creche*

Dry-cleaning Service*

Spa with Steam Room*

Café*

Unisex Salon*



THE CLUB ELIXIR CATERS TO
ALL YOUR LIFESTYLE NEEDS

Reference image for podium



Futsal Court



2 Swimming Pools

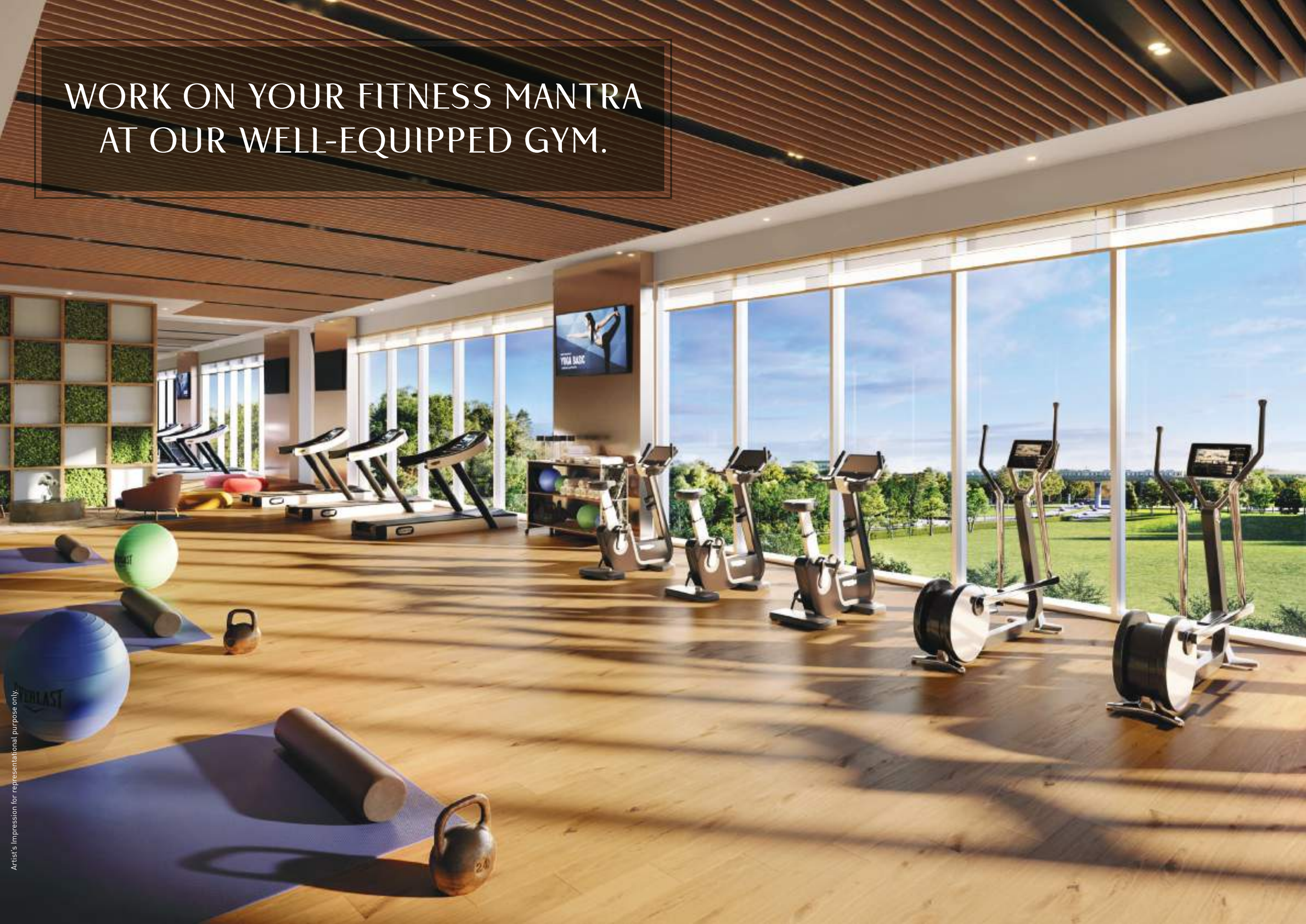


Tennis Court



Jogging Track

WORK ON YOUR FITNESS MANTRA
AT OUR WELL-EQUIPPED GYM.



SMASH YOUR WAY
TO FUN

3 Badminton Courts



Indoor Games Room



2 Squash Courts



3 Badminton Courts



Business Lounge

An aerial photograph of a lush, green landscape. A winding path leads through dense foliage. A wooden bridge crosses a small stream or pond. The scene is bathed in warm, golden light, suggesting a sunset or sunrise. The overall atmosphere is serene and natural.

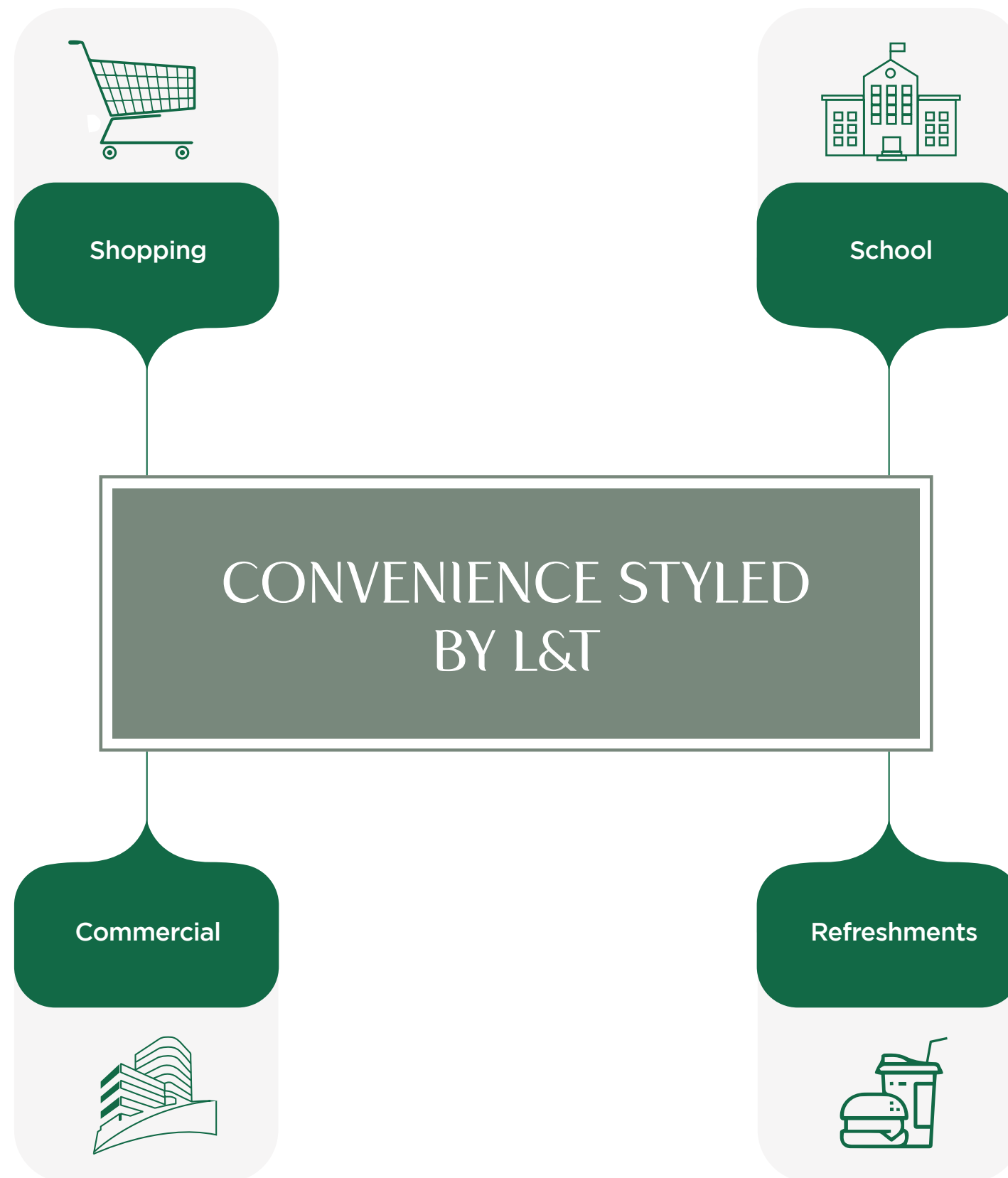
A HILLOCK FOR YOUR TRYSTS WITH NATURE

FIND TRANQUILITY ATOP OUR HILLOCK DECK



Reference image for Hillock Decks

Artist's Impression for representational purpose only. The hillock is an independent feature adjacent to the Project. For more details refer to the AFS uploaded on the RERA website.



HIGH-END RETAIL
TO INDULGE IN.



High end retail

BEST EDUCATION FOR YOUR CHILD
IS JUST AROUND THE CORNER.



HOMES WITH A VIEW OF
THE SPORTS GROUND.



THE NEW-AGE OFFICE SPACES FOR
THE NEW-AGE WORKFORCE.



Commercial Towers

REJOICE IN THE EXCLUSIVE ADDRESS SITUATED AT THE HEART OF MUMBAI.







L&T Realty

ELXIR

RESERVE



The project has been registered via MahaRERA registration number P51800034053 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Disclaimer: The specifications mentioned here are applicable for certain premium towers only. This brochure does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof, of any nature whatsoever. All layout plans, the number/orientation of buildings/towers/floors/wings/structures, the common areas, facilities and amenities, the fixtures, fittings, soft furnishing/furniture, gadgets, technology, information, pictures, images and visuals, drawings, specifications, sketches and other details herein are merely a creative imagination and are only indicative. Stock images have been taken at a location other than the Project site. Amenities shown in the brochure shall be shared by all residents of all the projects on the Larger Land, unless specifically mentioned in the proforma Agreement for Sale. The Promoter reserves the right to change any or all of these in the interest of the development as permissible under law. These should not be construed in any manner as disclosures under the provisions of RERA, 2016 and the Rules thereunder by Government of Maharashtra and/or applicable law, and the relevant applicable disclosures shall be made at an appropriate time. All persons are requested to independently verify all details/documents pertaining to this Project. The official website of the Company is www.Lntrealty.com. Please do not rely on the information provided in any other website.