

**ELXIR**  
RESERVE



A land is distinguished by its curves, contours, peaks and textures. The pattern on the cover page is a symbolic representation of the topographical map, denoting the expansive land that cocoons Elixir Reserve. The undulations signify its terrain, its uniqueness. It is more than just a piece of land. It's a reserve that is truly blessed by nature.





We want to let you in on a little secret. There's a green wonderland in the middle of the busiest city in the world; Mumbai. It's a place like no other, blessed by nature — blissful and sublime. Surrounded by a forest, hillock and lake, it truly is a sight to behold. Where in every season, nature surprises us with its unique hues and colours. It's a reserve that nurtures life like a precious elixir. A landmark address that is desired by all but will be home to only a select few. **Welcome to Elixir Reserve.**



A woman with long dark hair, wearing a white sleeveless dress and a wide-brimmed white straw hat, stands in a lush green forest. She is looking upwards with a smile, her hands near her face. The sun is shining brightly through the trees, creating a warm, golden light. Several birds are visible: a small yellow and black bird in flight, a larger colorful bird (possibly a kingfisher) in flight, and a small white bird perched on a branch. The forest floor is covered in green grass and foliage, with dappled sunlight. In the background, more trees and a glimpse of a body of water are visible.

An unseen wonderland  
that is enriched  
with nature's bounty.



A hidden paradise  
that is so green,  
it will leave  
you marvelling.





An unexplored  
landscape that  
lets you enjoy  
the beauty of  
all the seasons.







This blessing of nature is now  
**STYLED BY L&T**

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Come, discover what we have done with the canvas of nature and the texture of luxury. The result is a lifestyle intertwined with the glory of nature: a hillock in the vicinity, a diverse landscape as the backyard, and modern amenities at your doorstep. Like, a world-class school, plush workspaces, shopping avenues and multi-cuisine bistros. Elixir Reserve presents luxurious homes at Powai, right in the heart of Mumbai.



An aerial photograph of a lush green park. A winding path leads through dense foliage. A wooden canopy walkway, elevated above the trees, winds through the upper part of the image. A small, circular pond is visible near the top center. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. The overall atmosphere is peaceful and inviting.

Canopy Walkways  
for blissful strolls.

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.



# A landmark address. An exquisite lifestyle.

In the land blessed by nature, Elixir Reserve by L&T Realty is a fusion of man's quest for luxury and nature's bounty. Designed to complement the natural flow of the landscape, our finely-crafted residences offer an elevated living experience. Enveloped in picturesque setting and surrounded by state-of-the-art amenities, Elixir Reserve offers a world of unimaginable luxury.



Artist's impression for representational purpose only.



Get a grand  
welcome every  
time you enter.

 **L&T Realty**

Car Giants

Car Giants

Grocerss

Artist's impression for representational purpose only.





A tree-lined  
boulevard graces  
the high-street shops.



Modern amenities  
perched gracefully  
at your doorstep.



Artist's Impression for representational purpose only. Certain amenities shall be available upon completion of the entire development on the Larger Land.  
For more details refer to the AFS uploaded on the MahaRERA website.





We've made sure you are greeted lavishly from the moment you step inside. The magnificent lobby leads you to exquisitely designed, spacious homes that come with high ceilings, large windows and the finest finishing. At Elixir Reserve, you can unwind in comfort as every room is adorned with sophisticated interiors that are an embodiment of the international standards in luxury.





Artist's impression for representational purpose only.

Stylish elegance awaits you.





Sublime luxury crafted for your utmost comfort.









~ Recreation ~  
STYLED BY L&T

Stock Image for representational purpose only.

What could be better than starting your fitness routine amidst the lush green landscape? Enjoy a game of tennis or squash. Go for an invigorating swim or find a spot to practice restorative yoga or even a quiet nook to read a book. No matter what you're in the mood for, our recreational facilities have it all. From indulging in a soothing massage to working out at the world-class gym, or even savouring a delectable meal.





Artist's impression for representational purpose only.

- Swimming Pool with Kids' Pool & Deck • Jogging Track
- Cycling Track • Tennis Court • Children's Play Area • Reflexology Path • Landscaped Greens • Jacuzzi • Juice Bar • Senior Citizens' Corner • Futsal Court • Half-Basket Ball Court

All amenities will be provided after the completion of the entire project.

Live the weekend life on weekdays.





Artist's impression for representational purpose only.

• Squash Court • Badminton Court • Lounge Area • Library/Reading Room • Multi-purpose Hall • Gymnasium & Yoga Room • Dry-cleaning Service\* • Indoor Games Room • Spa with Steam Room\* • Café\* • Business Lounge • Unisex Salon\* • Mini Theatre • Indoor Kids' Play Area/Creche\*

All amenities will be provided after the completion of the entire project. \*Provision for space only.

Work on your fitness mantra  
at our well-equipped gym.





Stock Image for representational purpose only.

Elixir Reserve has been designed to make life more accessible for you and your family. That's why we've made sure everything you could possibly want is right at your doorstep. Feel like pampering yourself with a shopping spree? Take a stroll down the tree-lined boulevard to visit the chic boutiques. Or languidly sip on a hot cup of coffee at one of many cafes. Keeping your convenience in mind, a school with best-in-class facilities and elegant workspaces are also within walking distance.





Artist's impression for representational purpose only.

Shop for high-end brands  
without leaving your neighbourhood.





The best education for your child  
is just around the corner.

The new-age office spaces  
for the new-age workforce.



## An all-inclusive address.

Located at Powai, Elixir Reserve is surrounded with conveniences. With the international airport just a few minutes away, city highways just some kilometres away and modern social infrastructure in the vicinity, Elixir Reserve is situated at the most sought-after location in Mumbai.



### Connectivity:

JVLR – 300 m  
Upcoming Saki Vihar Metro Station – 500 m  
Saki Naka Metro Station – 3 km  
Central Railway Station Kanjurmarg – 5.5 km  
Eastern & Western Expressway – 6.5 km  
BKC – 9 km



### Hospitals:

Nirali, A. M. Naik Charitable Hospital – 900 m  
Hiranandani Hospital – 4 km  
Seven Hills Hospital – 4.7 km



### Education:

Upcoming A. M. Naik School – 0 km  
Bombay Scottish School – 2.5 km  
Hiranandani Foundation School – 2.5 km  
Nahar International School – 3 km  
IIT Bombay – 4 km  
NITIE – 4 km  
Oberoi International School – 4.4 km



### Airports:

International Airport T2 Terminal – 6.2 km  
Domestic Airport – 9 km





A sprawling development that offers work-life-nature balance.

Elixir Reserve is not just a well-styled address, it is also thoughtfully-designed. This residential complex is a part of a sprawling development that comprises commercial towers, retail avenues and recreational options, along with nature's delights. Thus, making it a complete address for complete happiness.



C: TOWER CAFER I: TOWER IORA A: TOWER ATTHIS

--- Area enclosed within dashed and dotted line is current I to R extent

Certain amenities shall be available upon completion of the entire development on the Larger Land. For more details refer to AFS uploaded on MahaRERA website. This document is representative of the approved layout with phasing / user superimposed, pertaining to the overall development of the Larger Land and is a mere creative imagination and is only indicative. It may be modified and amended as mentioned in the Proforma Agreement for Sale (AFS) uploaded on the MahaRERA website and permissible under applicable law. Amenity Open Space (AOS) to be handed over to MCGM.





Statue of Unity, Gujarat

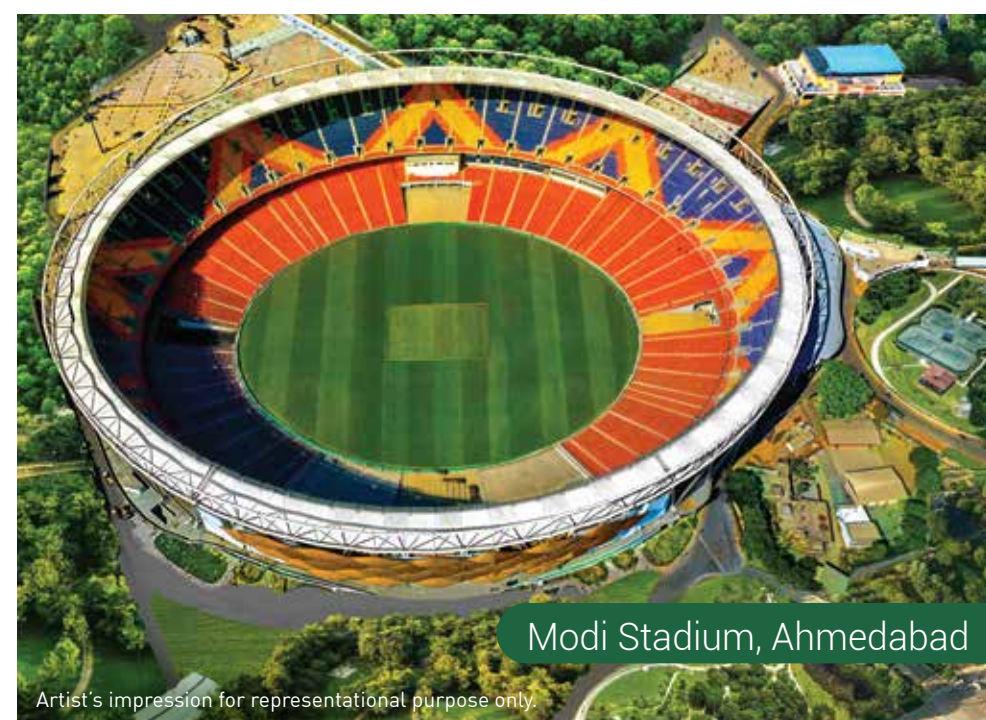
Artist's impression for representational purpose only.



Chhatrapati Shivaji Maharaj International Airport Terminal 2, Mumbai

Artist's impression for representational purpose only.

Larsen & Toubro is an over USD 21 Billion conglomerate. You've seen this name on megastructures, gigantic construction sites and in the headlines - reporting benchmark setting projects in India and abroad. From our earliest days of manufacturing to our most recent projects, L&T has been a critical part of India's growth. Today, many of India's iconic buildings, airports to IT parks, malls to monuments, carry our signature of excellence.



Modi Stadium, Ahmedabad

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Artist's impression for representational purpose only.

### EMERALD ISLE, POWAI

Emerald Isle is the flagship project of L&T Realty at Mumbai, which offers the home-owner an opportunity to experience world-class luxury and a peaceful life, amidst verdant greens. The Phase-I was a grand success and the launch of Phase II was equally well-received.

### RAINTREE BOULEVARD, BENGALURU

A part of a mixed-use development spread across 65 acres, the project is located in the serene locales of Hebbal, Bengaluru. It has world-class amenities and ample greenery is the hallmark of this project.



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### SEAWOODS RESIDENCES, NAVI MUMBAI

This landmark project by L&T comprises magnificent residential towers in a 10-acre cluster. The development is a part of India's first Transit-Oriented Development project.

### CRESCENT BAY, PAREL

Inspired by the shape of the crescent moon, the 6 magnificent towers at Crescent Bay, Parel, come with a Sky Deck and a jogging track perched on the 21st floor.



Artist's impression for representational purpose only.





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Iora at L&T Realty Elixir Reserve: P51800033984

Atthis at L&T Realty Elixir Reserve: P51800033618

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