

YOUR LIFE IN HARMONY WITH EMERALD ISLE PHASE - II, POWAI



L&T Realty Limited, L&T Business Park, Gate No. 5, JVLR-Saki Vihar Road Junction, Powai, Mumbai – 400 072.

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Site address: Emerald Isle, Gate No. 6A, Adjacent to Gate No. 7, Saki Vihar Road, Powai, Mumbai - 400 072.

e-mail: homes@larsentoubro.com

Maha RERA Registration No.

Tower 9	P51800007280
Tower 10	P51800013052
Tower 15	P51800013214
Tower 16	P51800013504

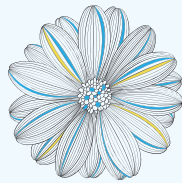
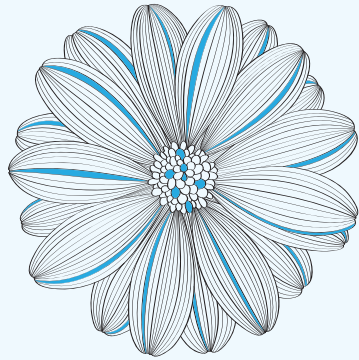
Available at: <https://maharera.mahaonline.gov.in/>



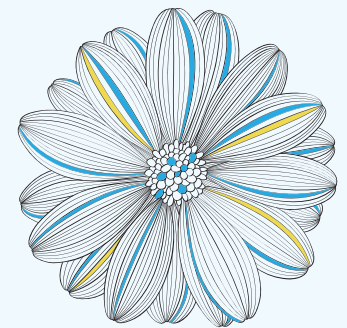
True harmony transpires when you derive happiness from all that surrounds you. And at L&T Realty, our endeavour is to surround you with the life that offers complete harmony. Every feature, every experience, every green space, every area of your home is thoughtfully designed so you can live a life full of comfort.

Moreover, with L&T Realty you have the assurance of quality and timely delivery. A peace of mind that you inherit when you reserve your home at Emerald Isle Phase - II and something that stays with you for life. That's what we mean when we say,

Building lifestyles, the L&T way



YOUR NEED FOR
HASSLE-FREE LIVING
IN **HARMONY** AT





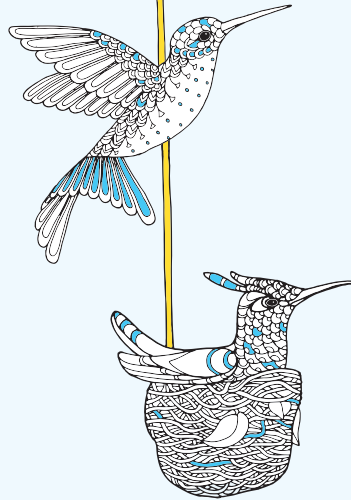
Disclaimer: The artist impression of the elevation shown on the rear side is of future development and is subject to change.

Cocooned inside 19 acres of luxury, resides L&T Realty's Emerald Isle. An integrated gated community with elegantly designed 2, 3 and 4 BHK apartments that offer you a carefree lifestyle. A calm, unperturbed life with no nagging worries of strangers or security. Within the gates, it's a sanctuary that let's you be you. Wander-free.

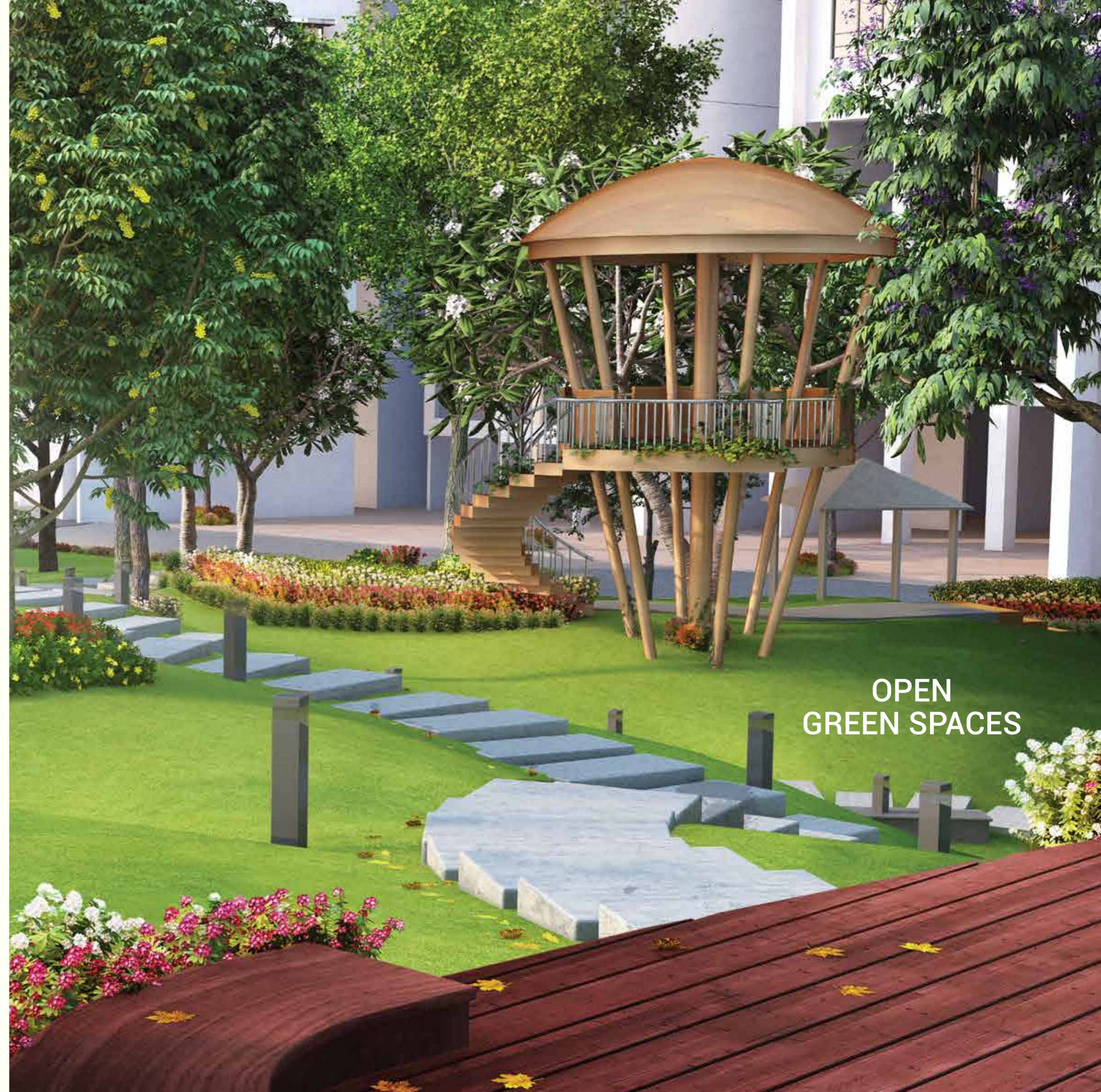
SITE MAP



Disclaimer: Size and location of the development is subject to change.



CONTEMPORARY
DESIGN IN
BALANCE WITH



OPEN
GREEN SPACES

Discover carefully crafted green spaces that nurture tranquility. Lose yourself in a landscaped garden where you can meander through flower gardens, adventure trails and a line-up of trees that punctuate the property. Emerald Isle Phase - II maximizes green spaces to elevate the quality of living. It's truly a green world nestled amidst Mumbai's most revered address.

YOUR LIFE AMIDST NATURE

- › Sprawling green central garden with jogging and cycling track
- › Flower garden, spice and herb garden
- › Yoga space
- › Meditation deck
- › Seating pavilion
- › Reflexology area
- › Kids' play area
- › Outdoor fitness
- › Pets' zone
- › Squash & badminton courts
- › Basketball ring
- › Adventure trail / campaign zone

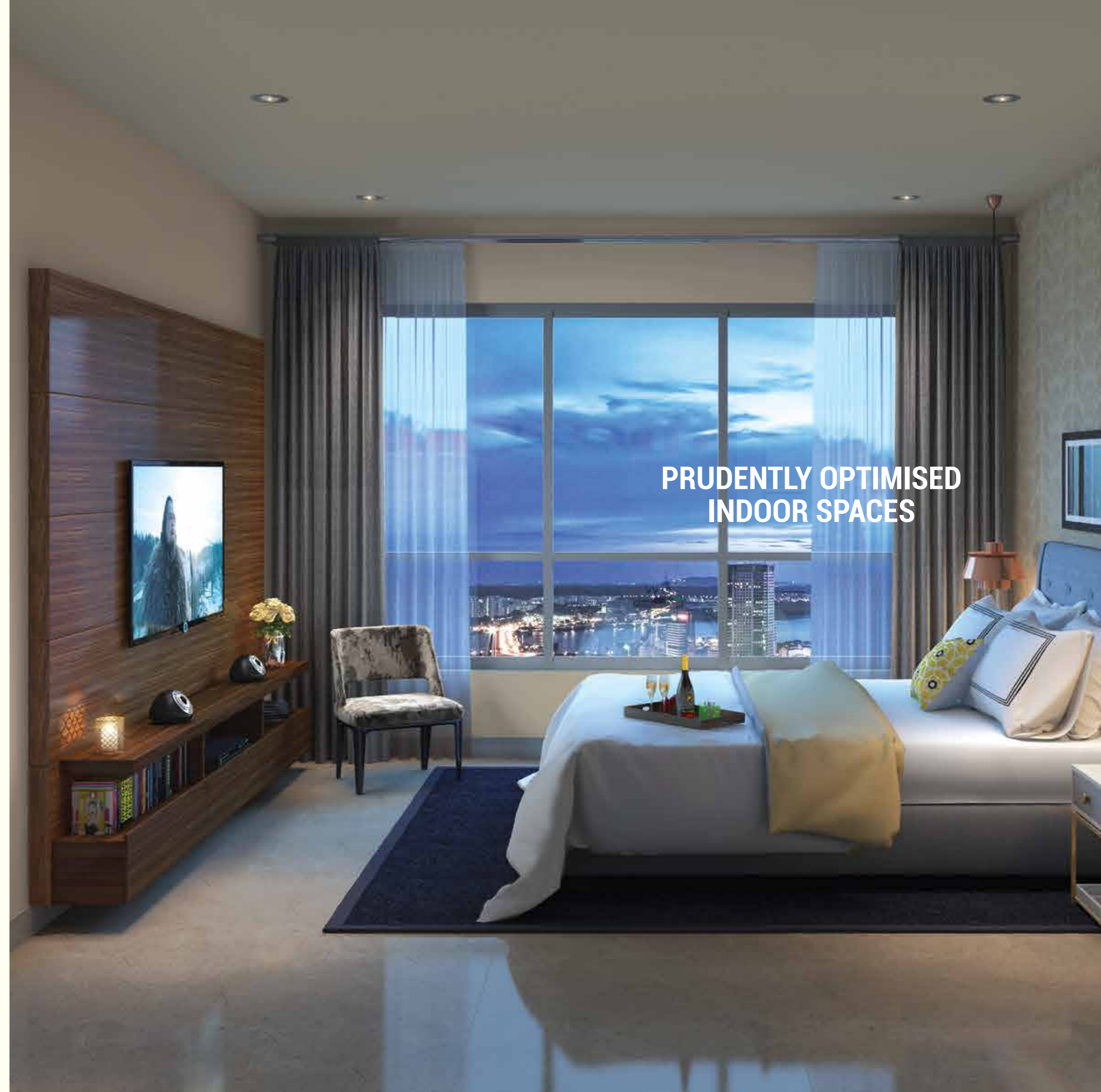


THOUGHTFULLY
CRAFTED
OUTDOOR SPACES
COMPLIMENT





Disclaimer: The above artist impression represents tower 9 & 10 which is a part of the layout. The project is MahaRERA registered, details available at <https://maharera.mahaonline.gov.in/>



**PRUDENTLY OPTIMISED
INDOOR SPACES**

Homes at Emerald Isle Phase - II have been carefully crafted to bring symmetry in your everyday living. Every room in every apartment is designed to make optimum use of light, air and space, with sophisticated detailing and high quality fixtures across the apartments.



EXTERIOR FACILITIES

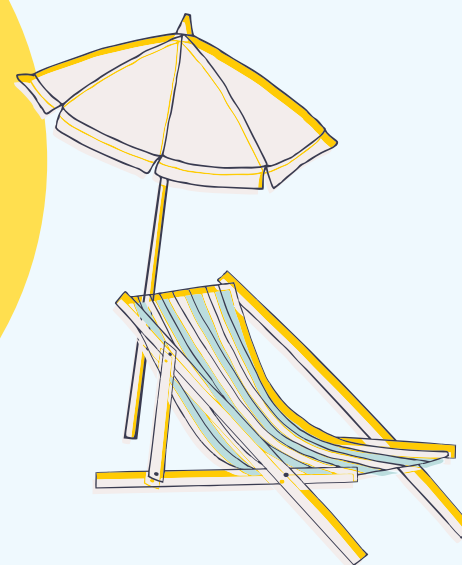
- › Elevated traffic-free podium
- › Multiple entry and exit gates
- › Defined pathways for pedestrians and vehicles
- › Convenient multi-level parking
- › A grand entrance lobby
- › High-speed branded elevators
- › 100% power back-up for essential services
- › State-of-the-art fire fighting system

INTERIOR FACILITIES

- › Air-conditioned homes
- › Video door phone
- › Marble / vitrified flooring in living, dining and bedroom
- › Powder-coated sliding windows
- › Vitrified tiles in kitchen flooring
- › Granite platform, stainless steel sink and premium fittings
- › Vitrified matt-finished tile in toilets with vitrified / ceramic tile dado
- › High-end sanitary and CP fittings



YOUR QUEST FOR
PREMIUM LIVING
IN **SYNC** WITH





Your options for luxurious living seem boundless – there's something for everyone. When a rush of adrenalin beckons, try tennis or shoot a few hoops at the basketball ring. Perhaps even engage your neighbours in snooker or golf. Or just relax by the pool after a brisk session at the gym. At Emerald Isle Phase - II, the options are many; choose how you wish to make the most of life.

THERE IS SO MUCH TO DO HERE

- › Swimming pool with lap pool and kids' pool
- › Modern clubhouse with gymnasium, multi-purpose lounge and indoor games
- › Putting green area
- › Sr. citizens' zone
- › Space for barbecue
- › Interactive water feature
- › Amphitheatre
- › Tennis court
- › Cricket pitch with net
- › Skating rink
- › Yoga & meditation space
- › Reading lounge
- › Seating pavilion
- › Reflexology area
- › Kids' play area
- › Outdoor fitness zone
- › Pets' zone
- › Squash & badminton courts
- › Basketball ring
- › Adventure trail / campaign zone



Gymnasium

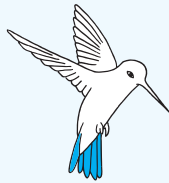
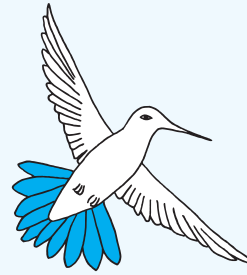


Tennis court



Pets' zone

SET AMIDST
GREENERY IN
THE HEART OF
POWAI **YET**





Connectivity:
 J.V.L.R – 300 m
 Sakinaka Metro Rail – 2 kms
 Central Railway Station Kanjurmarg – 5 kms
 Eastern & Western Expressway – 6 kms
 BKC – 8.5 kms

Hospitals:
 Nirali, A M Naik Charitable Hospital – 0 kms
 Hiranandani Hospital – 4 kms
 Seven Hills Hospital – 4 kms

Education:
 Bombay Scottish School – 2 kms
 Hiranandani Foundation School – 2.5 kms
 SM Shetty – 2.5 kms
 Pawar Public School – 3.2 kms
 Nahar International School – 3 kms
 Oberoi International School – 4 kms
 IIT Powai – 4 kms
 NITIE – 4 kms

Airports:
 International Airport T2 – 6 kms
 Domestic Airport – 7 kms

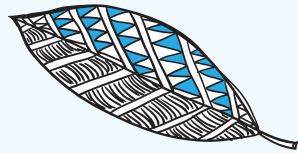
Map not to scale. Just for indication.
 Disclaimer: Distance Source: Google Maps



WELL CONNECTED TO THE CITY



YOUR WORLD
TODAY
IN **PEACE** WITH





Emerald Isle Phase - II is about living in peace with the world around you. An eco-principle on which the entire property resides, fulfilling the needs of a green tomorrow. Using resources efficiently is now a part of everyday living.

PRESERVING YOUR TOMORROW

- › Sewage treatment plant (STP) for flushing and landscaping
- › Solar lighting in common area
- › Energy-efficient water pumps and fixtures
- › Traffic-free podium
- › Rainwater harvesting for essential water utility areas in the complex
- › Organic waste converter

**A GREENER
TOMORROW**



L&T REALTY PROJECTS

Emerald Isle Phase - I, Powai



Emerald Isle Phase - I is the flagship project of L&T Realty, which offers the buyer the opportunity to experience a world of luxury and peaceful life, amidst verdant greens. The Phase - I was a grand success and owing to our speedy construction we lived up to our promise of timely delivery and, in fact, exceeded it by delivering 300 apartments before time.

L&T REALTY PROJECTS

Seawoods Grand Central, Navi Mumbai

Seawoods Grand Central, Navi Mumbai – India's largest Transit- Oriented Development and the only project in the country to offer a combination of an imbedded transit zone (train), commercial office space and retail mall under one roof at Seawood-Darave. Spread over 40 acres of land, this integrated development is planned with Grade A commercial spaces, a retail haven, entertainment zones, F&B options and signature hospitality services. It is expected to become a destination for corporates, small & medium enterprises and shoppers. Strategically located on the Delhi-Mumbai Industrial corridor and the Bangaluru-Mumbai Industrial corridor, Seawoods Grand Central is in proximity to India's largest port JNPT, the proposed international airport and the Trans-Harbour link.



Raintree Boulevard, Bengaluru

A part-of-mixed-use township spread across 65 acres, the project is located in the serene locales of Hebbal, Bengaluru. Raintree Boulevard is in close proximity to business parks, lifestyle outlets and leisure activities. Well-designed 3 & 4 BHK apartments decked with world-class amenities and ample greenery are the hallmark of the development.



Crescent Bay, Parel

Inspired by the shape of the crescent moon, Crescent Bay, Parel, is being built in association with Omkar Developers. Spacious 2, 3 & 4 BHK apartments are housed in 6 magnificent towers in the most sought-after location at Parel. The special attraction of the project is the Sky Deck along with a jogging track on the 21st floor, which runs through all the buildings forming a unique architectural marvel.

L&T SHAPING THE CITY'S FUTURE

Monorail



ICICI-BKC



Larsen & Toubro is a large conglomerate headquartered in India with operations all over the world. An indisputable name when it comes to engineering, construction, manufacturing, technology and financial services. Its constant endeavour to innovate propels L&T to deliver cutting edge solutions across very complex problems. Today, L&T is associated with all major industries of National importance including highly advanced sectors like defense, nuclear energy and aerospace. Powered by its expertise in construction, electrical & automation, IT and technology services, it is helping to create smarter cities for every Indian.

Every business of L&T is characterized by professionalism and high standards of corporate governance. And with seven collective decades of enduring customer focus, endless quest for world-class quality and unmatched expertise, L&T maintains leadership across all its major businesses.

International Airport -T2



Wankhede Stadium



WHY INVESTING IN EMERALD ISLE PHASE - II MAKES SENSE



SAFE INVESTMENT

An assurance that keeps your money safe with us



QUALITY CONSTRUCTION

Constructed by L&T with a strong customer-focused approach, coupled with a quest for delivering quality as promised



TRANSPARENCY

100% legal dealings and transactions



ASSURANCE

A legacy that's the epitome of trust and reliability with over 7 decades of experience, expertise and in-house capabilities

ABOVE ALL, BACKED BY THE NAME THAT ASSURES PEACE OF MIND



Building lifestyles, the L&T way

L&T Realty is the real estate arm of Larsen and Toubro, the USD 21 billion conglomerate. Today, L&T Realty is a trendsetter amidst real estate developments with its presence across Mumbai, Bengaluru and Hyderabad. Each development is planned with an aim to enrich experiences, integrate communities and elevate life. Leveraging the values of the parent company, Larsen and Toubro, L&T Realty is now synonymous with expertise, trust, quality and commitment. It values the same professionalism and distinction that defines new paradigms for all stakeholders by integrating value creations and best environmental practice.