



*The Signature Tower*





T6, THE SIGNATURE TOWER AT CRESCENT BAY BOASTS THE FINEST READY-TO-MOVE-IN 3 AND 4 BHK LUXURIOUS RESIDENCES IN SOUTH MUMBAI. WITH STUNNING VISTAS OF THE ARABIAN SEA AND THE ISLAND CITY, T6 OFFERS PICTURESQUE DELIGHTS TO ITS RESIDENTS. COME, BE A PART OF THE LIFESTYLE DESIGNED FOR THE DISCERNING.





*The Signature Tower*

## A COVETED ADDRESS

Replete with natural beauty and stunning high-rises, the locale of Parel is doubtless the neighbourhood of the who's who. Situated at the heart of the maximum city, it offers smooth access to all parts of the city. With Parel as your address, you will have everything within your arm's reach. No wonder we call it an oasis amidst the bustle.





## IT STANDS TALL. IN THE MIDST OF IT ALL.

Located in the central, yet largely residential district of Parel, the Signature Tower at Crescent Bay offers you a tranquil setting with the Arabian Sea as its backdrop. Besides its proximity to some of the largest retail and commercial hubs in the city, Crescent Bay also offers easy access to both the central and western suburbs. Even business districts like Nariman Point and BKC are situated just a few minutes away by road. Clearly, it's one of the most coveted destinations in the city.

Approximate distances:

- Eastern Freeway: 4 Kms • Monorail: 1 Km • Proposed Nhava Sheva Sea-Link: 2 Kms
- Lower Parel: 3 Kms • Worli: 4 Kms • Prabhadevi: 5 Kms • Fort: 9 Kms • BKC: 10 Kms • Cuffe Parade: 12 Kms





Artist's impression for representational purpose only.

PANORAMIC VIEW – EAST

## THE DAWN OF DELIGHT

Sipping your favourite beverage, you stand on the balcony of your home, gazing out at the tranquil expanse of the Arabian Sea. The rising sun seems to have scattered gold dust and you are immersed in the beauty of this enchanting view. The signature life at T6 greets you with such delightful experiences every morning.





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PANORAMIC VIEW – WEST

## AN ENCHANTING EVENING

After a tiresome day at work, you decide to unwind. You go to the balcony of your home and settle in your recliner. The western view mesmerises you with its beauty. A scintillating cityscape that looks splendid beneath the night sky. It is adorned by the wide backdrop of Bandra-Worli Sea Link that sparkles across the view. The signature life at T6 welcomes you with such visual treats.





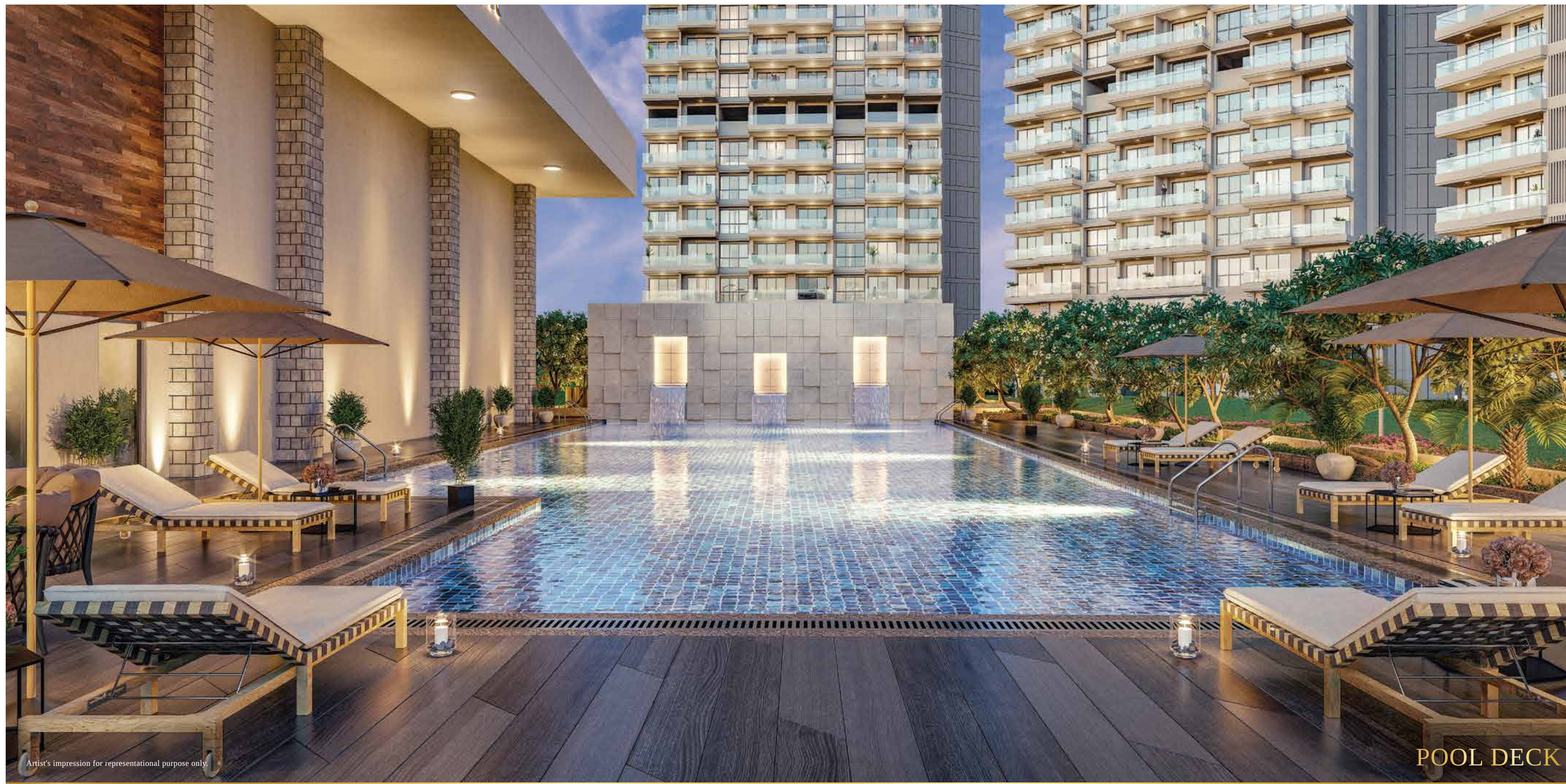
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21<sup>ST</sup> FLOOR JOGGING TRACK & SKYSTREET

## AN ELEVATED LIFESTYLE

Those who have made it to the top lead an elevated lifestyle. Which is why, we bring you the 21<sup>st</sup> Floor Skystreet, an architectural marvel, perched 300 feet above ground level, where you have the world truly at your feet.





## THE CRESCENT CLUB

Everything at the Signature Tower T6 is designed keeping in mind the refined taste of a connoisseur of luxury like you. Whether you wish to go for a walk at dawn or love to indulge in leisure pursuits at night, T6 hosts every luxury that the upper echelons of society could hope to seek. Come, embrace a lifestyle of unprecedented indulgences.





## A DIFFERENT BALL GAME

Like a game of snooker, there are many opportunities to spend quality time at T6.  
So, set the ball rolling whenever you wish to get some great 'we' time.





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EXCLUSIVE GYMNASIUM

FOR TRUE WEALTH

At T6, you make fitness resolutions and we help you keep it.  
The exclusive gym at T6 is well-equipped to make sure that you're always in shape.





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CAFETERIA

## THE SOCIAL SPOT

When you live at T6, going out to socialise will never be a necessity. So, invite your friends over or hobnob with your neighbours at our cosy cafe and relish both the moments as well as the beverages.





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BUSINESS CENTRE

LET'S TALK BUSINESS

Life at T6 is not just about living, but beyond it. Now, don't just invite your friends but even your clients and business partners, and make business deals at our lavish business centre.





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MINI THEATRE

## ENTERTAINMENT AT DOORSTEP

We know movie plans are often made at the last minute; which is why, Crescent Bay comes with a mini theatre. So, whenever boredom strikes, you know that entertainment is always at hand.





## MATCHES YOUR STATURE

To offer you delightful panoramic views, the plush residences at T6 come with impressive floor-to-ceiling height and a sun deck with every apartment. These residences are designed by the perfectionists in the realm of architecture and are a paradigm of exquisite craftsmanship.

- Air conditioning in all apartments • Italian marble flooring
- Home automation in the living room • Floor-to-ceiling height more than 11 feet
- Separate dry balcony • Video-door phone
- FTTH - fibre-to-the-home connectivity • Intercom facility





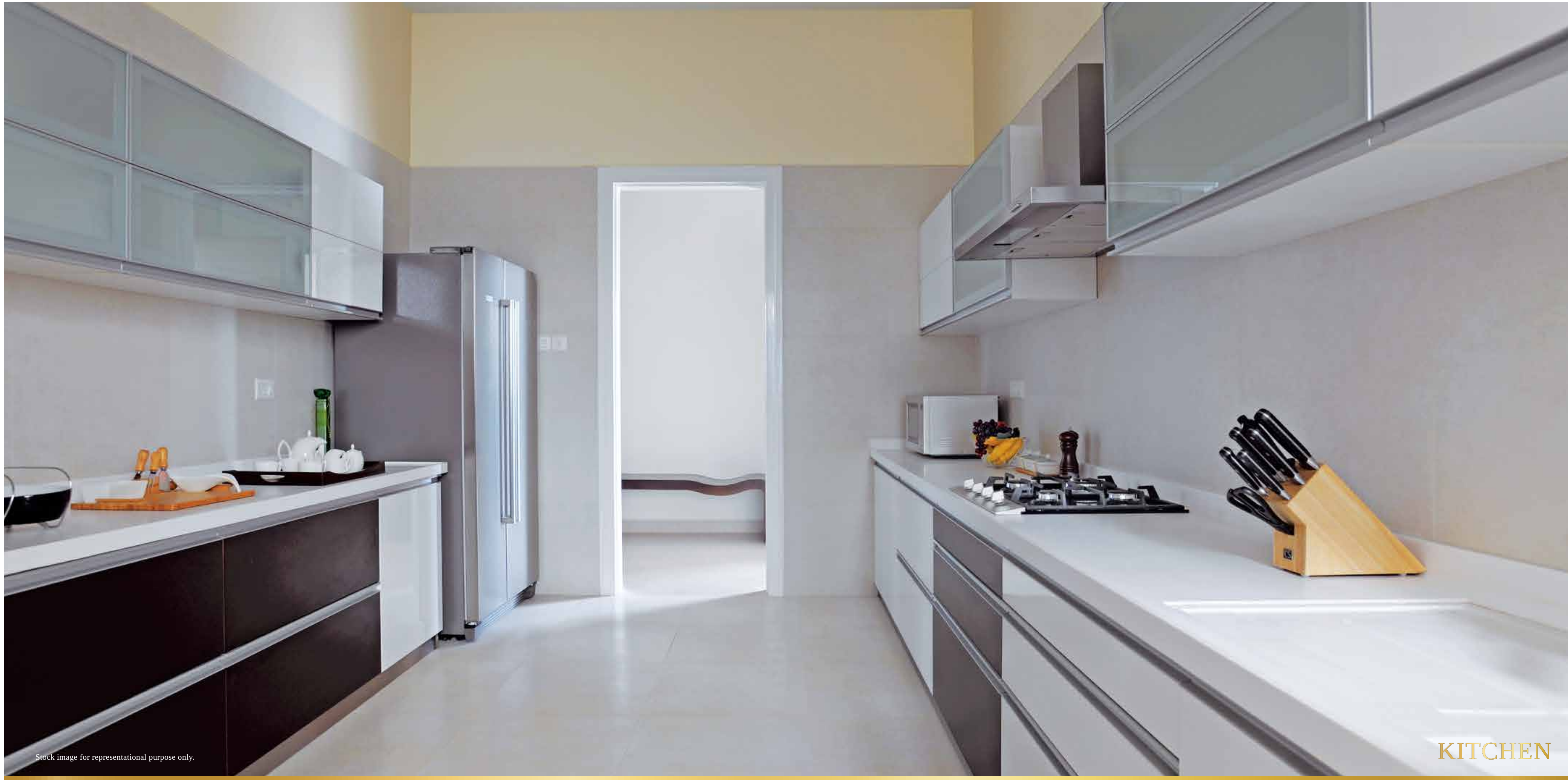
## MASTER OF LUXURY

Replete with luxury, the master bedroom of your home at T6 is meticulously crafted to meet the demands of elites like you.

It is your personal oasis disconnecting you from the humdrum. With a spacious sun deck, a walk-in wardrobe and thoughtful interiors, this master bedroom has everything you need to unwind.

- Laminated wooden flooring in master bedroom
- Flower beds attached to the bedrooms and living room (below 44th floor)





Stock image for representational purpose only.

KITCHEN

## A QUEEN'S FIRST LOVE

The diligently designed kitchen of your home at T6 enhances its ambience. Encompassing intricacy and fine detailing, the aesthetic kitchen is an elegant stroke on the canvas of your home. More than catering to your needs, this masterpiece befits your refined taste.

- Modular kitchen by Häfele\*
- Gas and smoke detector
- Automated lighting in bathrooms and passageways
- Sanitary fittings by Grohe and Duravit\*

\*or an equivalent premium brand



# PARTNERING TO DELIVER A BEST-IN-CLASS PRODUCT

**Project Partner: Omkar Realtors & Developers**

Crescent Bay is a joint venture project between L&T Realty and Omkar Realtors & Developers. Managed by second generation entrepreneurs who have carved a position for themselves in the world of real estate, Omkar is developing more than 20 million square feet in the Mumbai Metropolitan Region (MMR). The company’s board comprises a seasoned team of professionals with expertise in real estate and other businesses.

**Design Consultant: Callison LLC, USA**

Founded in 1975, Callison is a global architecture firm specialising in retail, corporate, mixed-use, residential, hospitality and healthcare developments, as well as urban planning. Not only is Callison amongst the largest design firms in the US, it has a strong international presence with offices in Beijing, Dubai, London, Mexico City, Scottsdale and Shanghai. Furthermore, the firm’s global strategies are constantly advancing as it continues to garner praise and profit for its expert design in India.

**Design Architect: SSA (Sandeep Shikre Associates), India**

SSA is a multi-disciplinary architectural firm that combines its expertise in architecture, interior design, engineering, construction management and LEED certification. With more than 25 years of experience, and a diverse portfolio of architectural projects, some of which have earned LEED Platinum, LEED Gold, GRIHA 4 and 5 Star certifications, the company is swiftly realising its vision to spread awareness of sustainable design.

**Landscape Consultant: Belt Collins, Hong Kong**

Belt Collins is an international planning, design and consulting firm focused on providing value to its clients’ land-based assets. The firm’s expert team comprises engineers, planners, landscape architects and environmental scientists, who collaborate with clients to create open spaces that are innovative, distinct and inspiring.

**Structural Consultant: LERA, USA**

Celebrated for groundbreaking structural designs and complex high-profile projects, LERA enjoys the reputation of being the first amongst equals when it comes to building high-rise structures. LERA is, in fact, responsible for the structural design and construction of some of the world’s tallest, most complex high-rise projects, including three of the six tallest buildings in the world.

**Engineering Services: MEP Consulting Engineers, India**

MEP Consulting Engineers is a multi-disciplinary engineering consulting firm, based in Mumbai, with vast experience in sustainable building-services, design of residential, commercial, hospitality buildings, and airports. With significant projects in India as well as UAE, SA and Mauritius, MEP Consulting Engineers’ work transcends geographical boundaries.


**Construction Partners: L&T Construction, India**


L&T Construction is a brand of Larsen & Toubro-widely regarded as the builder of 21<sup>st</sup> century India. Some of the country’s iconic structures carry the L&T signature. L&T Construction is also adjudged India’s best managed and most trusted company by India’s foremost business publications. L&T Construction undertakes turnkey construction for a wide range of residential buildings. And each project it takes on is executed using cutting-edge technology and the most stringent quality and safety practices.





## THE FINEST LUXURIES ADORN YOUR LIFE


SKY STREET LEVEL


Gymnasium


Yoga


Dance room


Meditation room


Library


Business lounge


Cafeteria


Snooker


Table tennis

Indoor games and board games


Jogging track


Open gym


Sit-out zone


Open games


AMENITY LEVEL

Kids play area


Spa (massage rooms, jacuzzi, steam room, shower room)


Multi-purpose hall attached to open-air party deck


Mini theatre


Convenience shop\*


AMENITY LANDSCAPE AREA

Skating rink


Shooting basketball ring


Kids play area


Amphitheatre


Jogging area


CLUBHOUSE

2 Badminton courts


2 Squash courts

Swimming pool

Kids pool

Tennis court

PODIUM 5

Gymnasium

\*Under Construction Tower





SITE PLAN

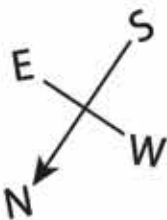


# T6 - TYPICAL FLOOR PLAN 45<sup>TH</sup> FLOOR AND ABOVE



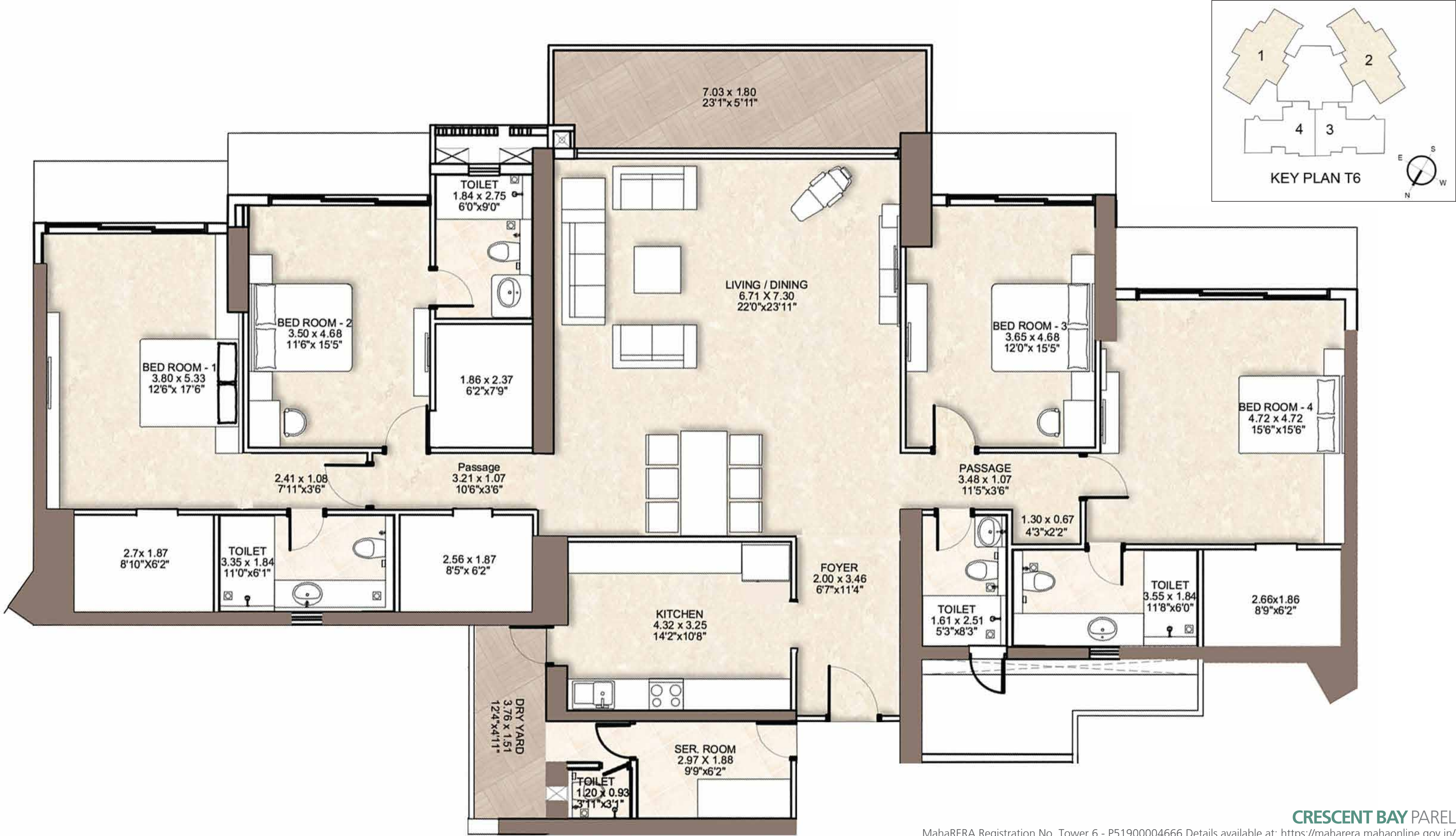


T6 - TYPICAL FLOOR PLAN 43<sup>RD</sup> FLOOR AND BELOW



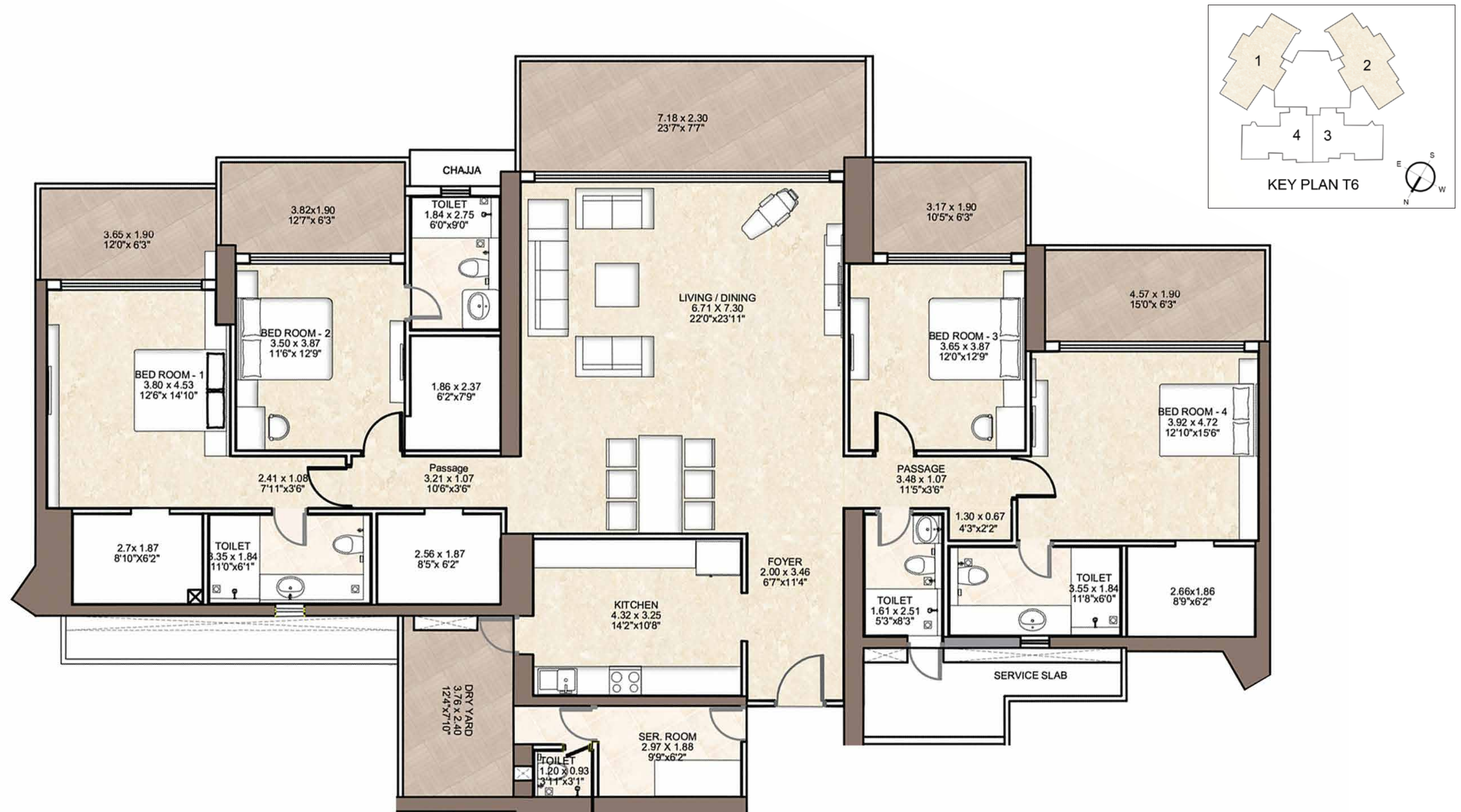


T6 UNIT PLAN - 4 BHK 44<sup>TH</sup> TO 54<sup>TH</sup> FLOOR (SIGNATURE)



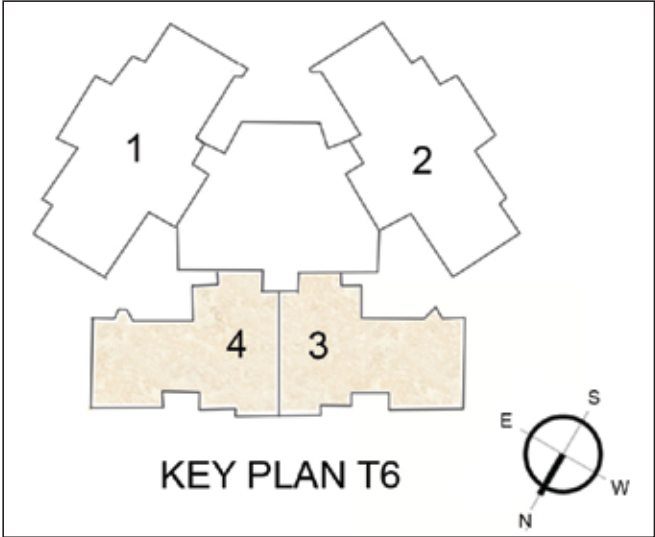
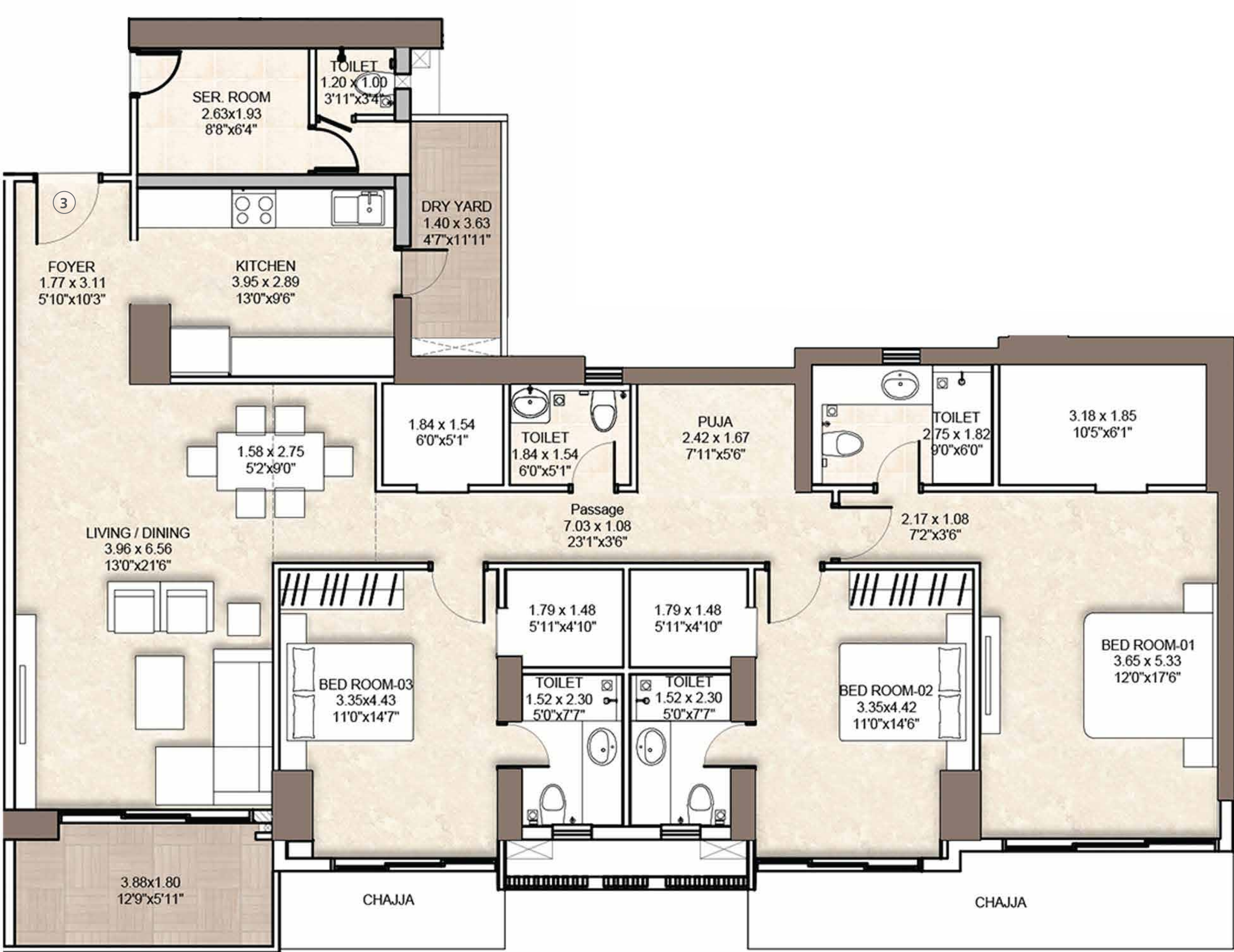


T6 UNIT PLAN - 43<sup>RD</sup> FLOOR AND BELOW (SIGNATURE)





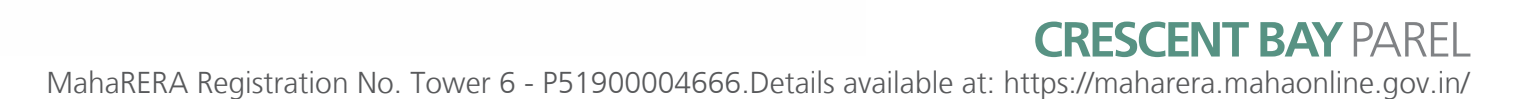
T6 UNIT PLAN - 3 BHK 45<sup>TH</sup> TO 54<sup>TH</sup> FLOOR





This floor plan illustrates a 3-bedroom residential unit. The layout includes a central living and dining area, a kitchen with a dry yard access, and three bedrooms. The plan also features multiple bathrooms, a passage, a puja room, and a chajja. Dimensions are provided for each room in both metric and imperial units.

Room	Dimensions (Metric)	Dimensions (Imperial)
Foyer	1.77 x 3.11	5'10" x 10'3"
Kitchen	3.95 x 2.89	13'0" x 9'6"
Living / Dining	3.96 x 6.55	13'0" x 21'6"
Bed Room-01	3.65 x 4.52	12'0" x 14'10"
Bed Room-02	3.35 x 3.62	11'0" x 11'11"
Bed Room-03	3.35 x 3.62	11'0" x 11'11"
Dry Yard	2.40 x 3.73	7'10" x 12'3"
Puja	2.42 x 1.67	7'11" x 5'6"
Chajja	-	-
Passage	7.03 x 1.08	23'1" x 3'6"
Toilet (Top Left)	1.20 x 1.00	3'11" x 3'4"
Toilet (Middle Left)	1.84 x 1.55	6'0" x 5'1"
Toilet (Middle Right)	2.75 x 1.82	9'0" x 6'0"
Toilet (Bottom Left)	1.52 x 2.30	5'0" x 7'7"
Toilet (Bottom Middle)	1.52 x 2.30	5'0" x 7'7"
Toilet (Bottom Right)	-	-
Ser. Room	2.63 x 1.93	8'8" x 6'4"
Bed Room-01	3.18 x 1.85	10'5" x 6'1"
Bed Room-02	2.17 x 1.08	7'2" x 3'6"
Bed Room-03	1.58 x 2.75	5'2" x 9'0"
Bed Room-04	1.80 x 1.48	6'0" x 4'10"
Bed Room-05	1.80 x 1.48	6'0" x 4'10"
Bed Room-06	3.98 x 2.30	13'1" x 7'7"
Bed Room-07	3.37 x 1.90	11'1" x 6'3"
Bed Room-08	3.07 x 1.90	10'1" x 6'3"
Bed Room-09	4.10 x 1.90	13'6" x 6'3"





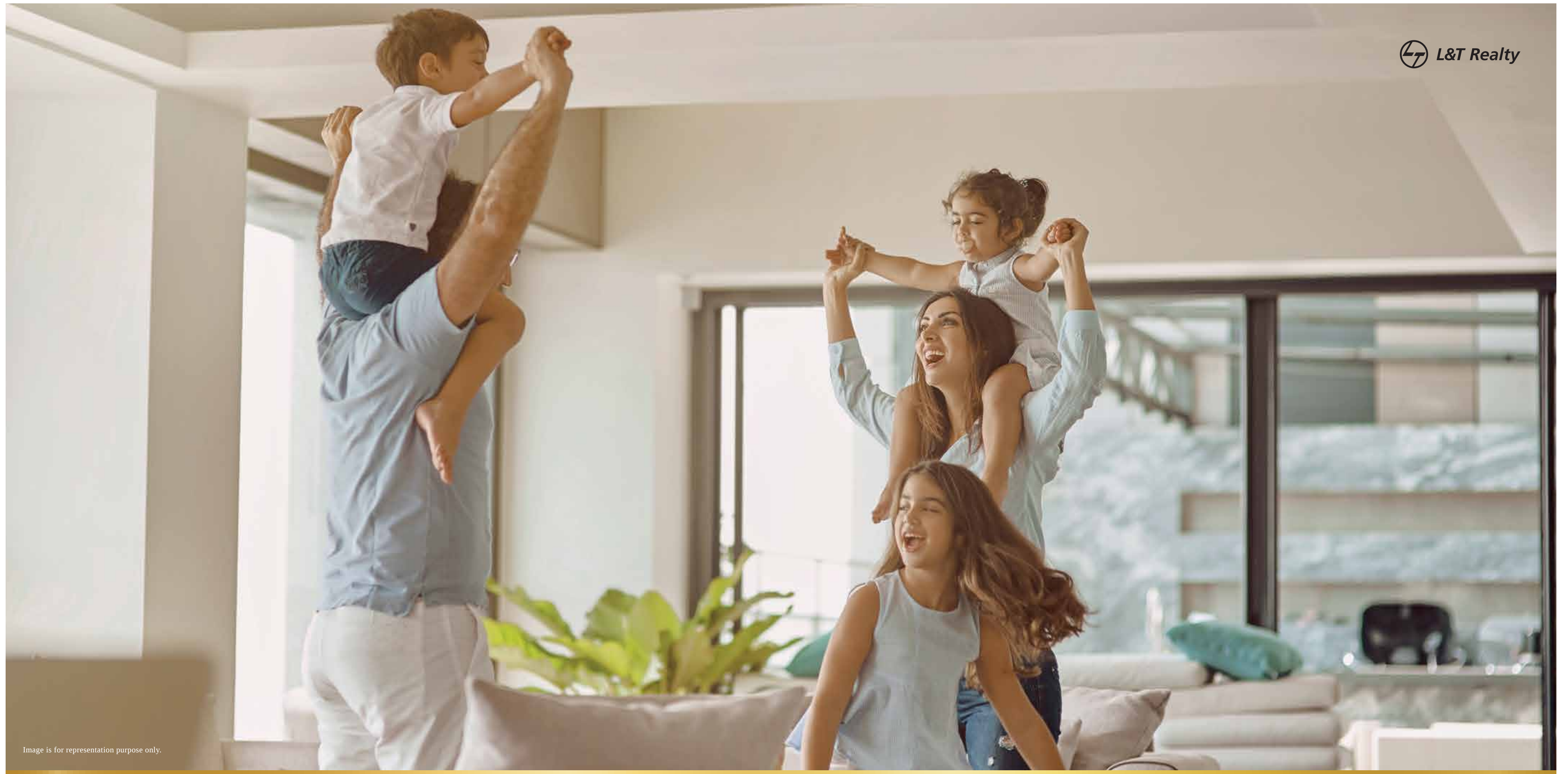


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## SUSTAINABLE LIVING

Crescent Bay embodies sustainable design principles and encourages conservation and optimal utilisation of natural resources. Whether it's rainwater harvesting or solar energy harnessing, we've paid attention to every little detail that makes for a brighter, greener future. Green building certification received under IGBC Green home rating (Pre-certified silver).

## LOVE, TRUST, RELIABILITY

L&T Realty is the real estate arm of Larsen and Toubro, a USD 21 billion conglomerate. Today, L&T Realty is a trendsetter in the field of real estate with its presence across all metro cities. Leveraging the values of the parent company, LTR is now synonymous with love, trust and reliability.





## EMERALD ISLE, POWAI

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

## RAINTREE BOULEVARD, BENGALURU

Raintree Boulevard is the residential part of a mixed-use township spread across 65 acres, in the serene locale of Hebbal, Bengaluru. It 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.



## REJUVE 360, MULUND

A residential complex designed to help you feel 'rejuvenated' all day, every day. With its diligently designed homes and nature-inspired amenities, Rejuve 360 is a true home for you and your family's wellness.

## SEAWOODS RESIDENCES, NAVI MUMBAI

Seawoods Residences is a landmark project designed by L&T comprising magnificent towers that are sure to captivate and enchant even the most selective home-buyers. The proposed 10-acre residential cluster will see phase by phase development, starting with 5 towers in Phase 1. Built on the first Transit-Oriented Development site in India, the project offers great lifestyle options surrounded by breathtaking views.



# WHY INVEST IN L&T REALTY



## 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 8 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.

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[www.Lntrealty.com](http://www.Lntrealty.com)

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**CRESCENT BAY** PAREL

Site Address: Crescent Bay, 1 Jerbai Wadia Road, Near Mahatma Phule Education Society, Bhoiwada, Parel, Mumbai – 400 012.

The project has been registered via MahaRERA registration number: Tower 6 - P51900004666, and is available on the website: <https://maharera.mahaonline.gov.in> under registered projects.