

THE

T3

*Experience Power Living*



L&T Realty

CRESCENT BAY PAREL

TOWER THREE





## WELCOME TO A WORLD WHERE POWER RESIDES

Power Living isn't a lifestyle crafted for all but designed only for the chosen few. For its pleasures cater to the demands of the who's who and match their stature. Crescent Bay introduces Power Living, a new concept in modern living, which offers you luxury in every pursuit and makes convenience your way of life. Be it waking up to the sprawling view of the sea or holding a meeting at a private business centre within the premises or going for a jog on the 21st floor, L&T Realty Crescent Bay brings you a new level of living like no other.









Stock Image - Balcony

# EXPERIENCE THE POWER OF TRULY STANDING TALL

T3, the last tower at Crescent Bay, stands tall in its complete glory exhibiting the power of people residing there.

Here, you would not just live with the crème de la crème of society but also come across connoisseurs who share your elite tastes and preferences. But that’s not all. To pamper your senses with luxury, residences at T3 come with sky decks that offer some splendid views for you to behold. The extensive backdrop of the Arabian Sea in the morning and the exquisite cityscape at night will surely be a treat to your eyes.



# EASTERN SEA VIEW





# WESTERN SEA VIEW







Artistic Impression - Skystreet & elevated jogging track on 21st floor

# EXPERIENCE THE POWER OF LUXURY

Crescent Bay encompasses amenities that are crafted keeping in mind your penchant for luxuries and convenience. They make your leisure delightful and let you use your precious time to rejuvenate yourself with gratification. Move into T3 at Crescent Bay and allow yourself to indulge in the power of luxury.



# RECREATION

Spending your leisure in a fun-filled way and reliving the days of childhood, time and again, is a luxury not everyone can possess. Crescent Bay boasts of numerous recreational amenities that make your leisure last longer.

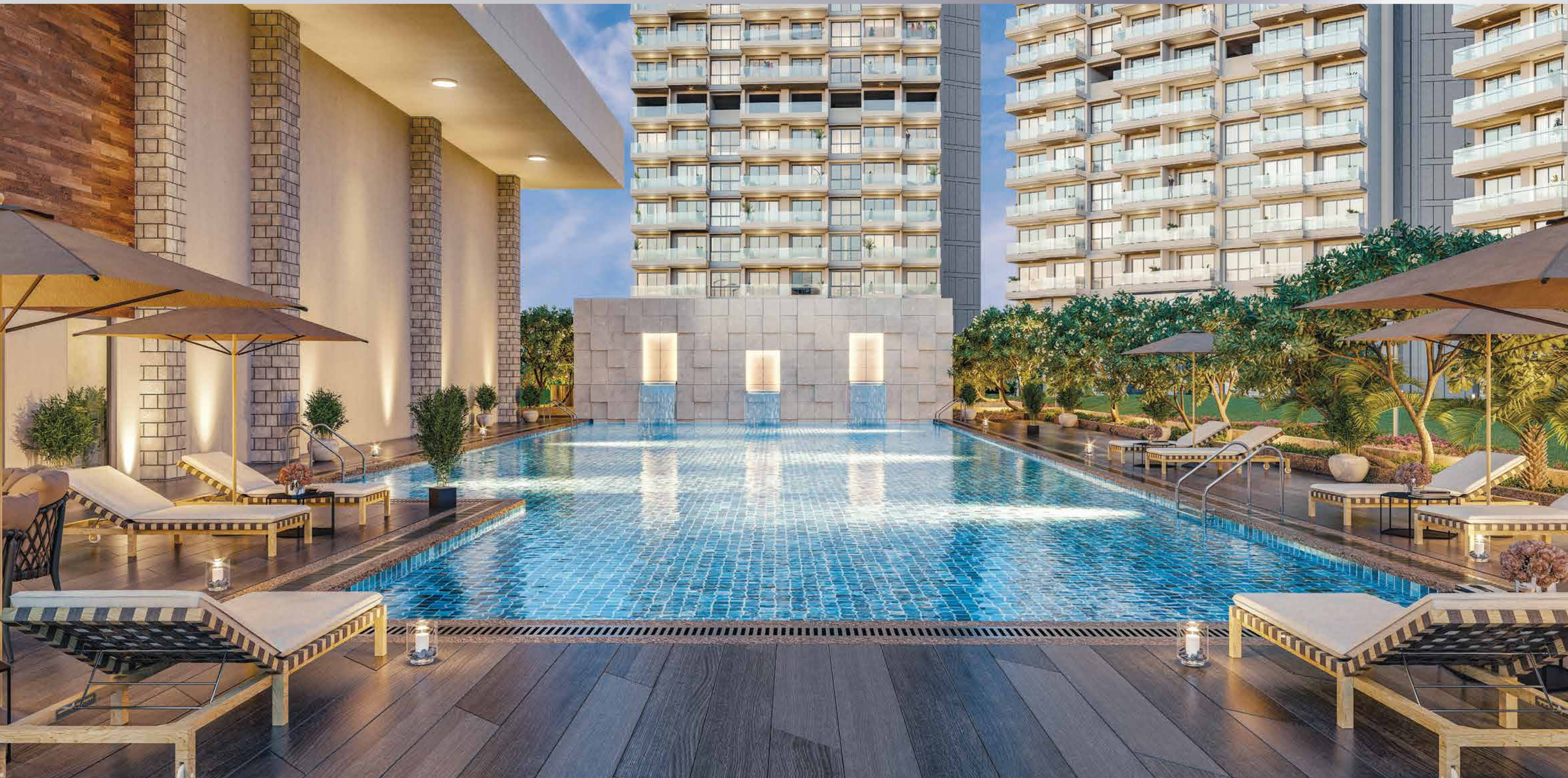
- Squash courts
- Badminton courts
- Indoor games room (Chess, carrom, table tennis)
- Basketball ring
- Lounge area
- Children's play area
- Skating rink
- Amphitheater
- Multi-purpose hall/party hall
- Tennis court



Artist Impression - Amphitheater



Actual Image - Billiards



Artistic Impression - Swimming Pool



# REJUVENATION

Whether you wish to rejuvenate after a long day or make your weekends more relaxing, our state-of-the-art spa, jacuzzi, swimming pool and meditation zone offer you just what your heart and mind need.

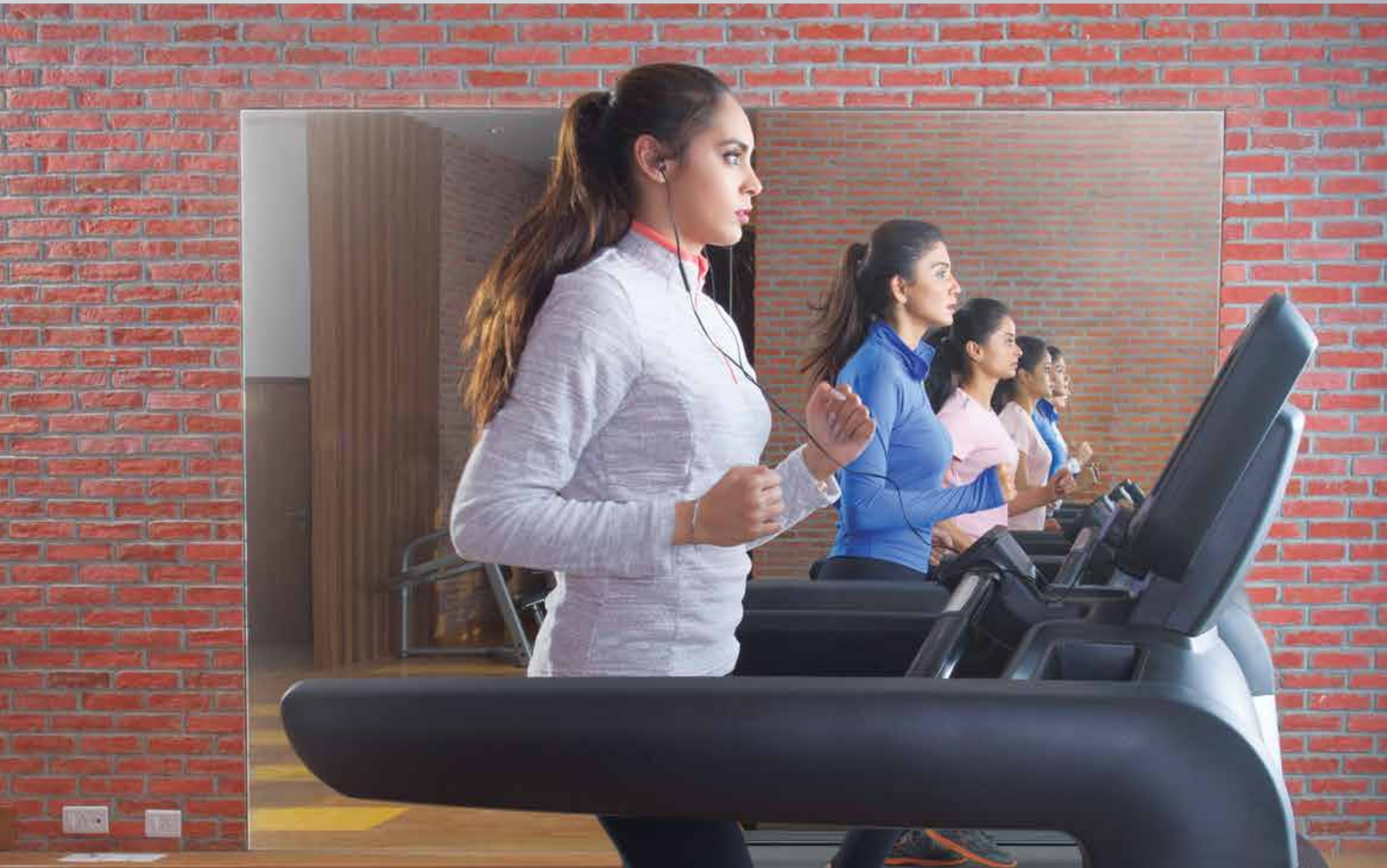
- Lap pool & kids' pool
- Spa and jacuzzi
- Multi-purpose hall for yoga, meditation, aerobics and dance



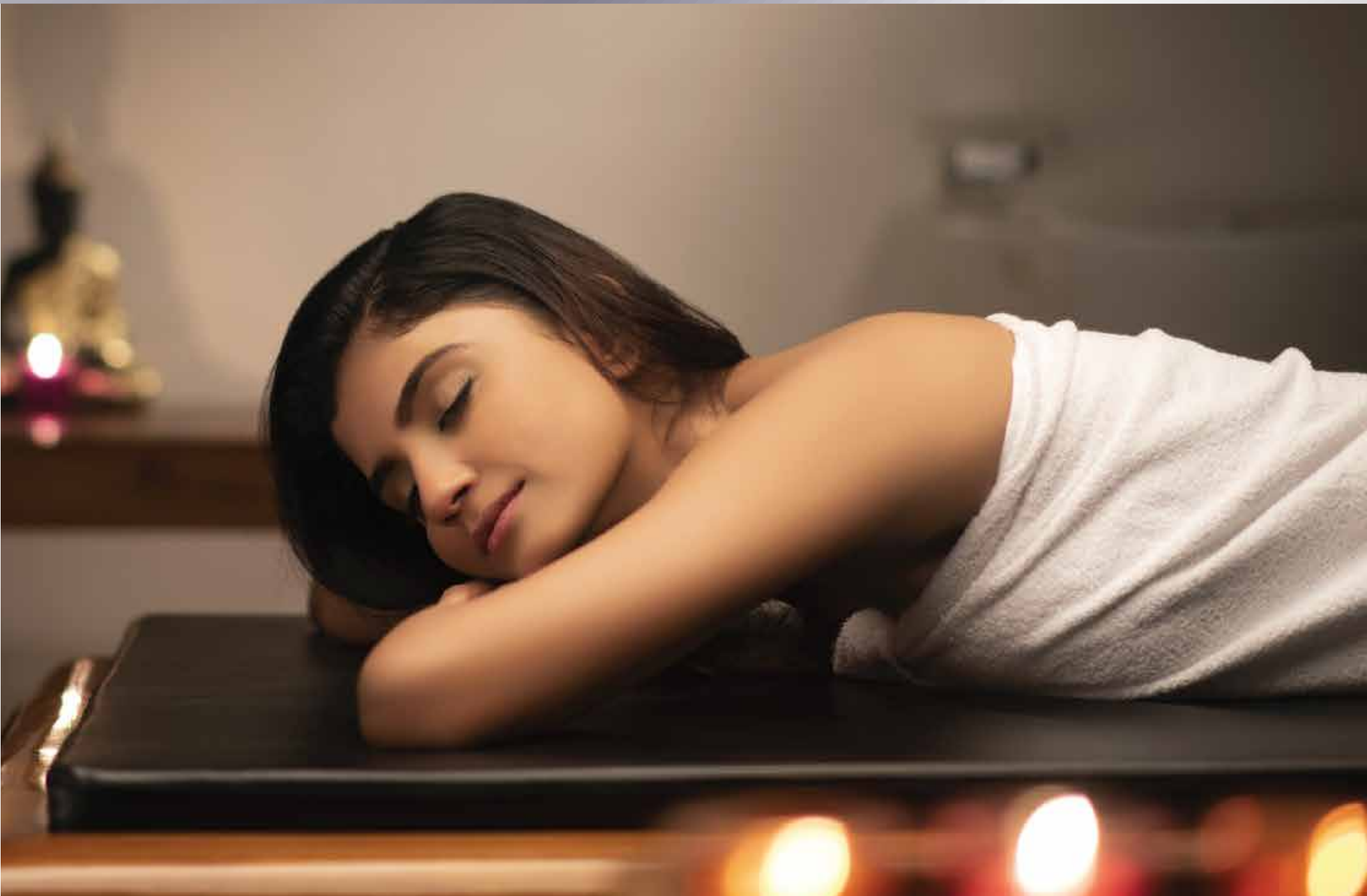
Actual Image - Multi-purpose hall



Actual Image - Jacuzzi



Actual Image - Gym



Actual Image - Spa



# CONVENIENCE

Right from your daily grocery needs to business dealings and entertainment, Crescent Bay looks after every aspect of your life. With a range of amenities like a convenience store, mini-theatre, reading lounge, business centre and a professional concierge service, Crescent Bay makes your everyday life a convenient affair.



Stock Image - Mini Theatre



Stock Image - Convenience Store



Stock Image - Business Centre



Actual Image - Reading Lounge



# EXPERIENCE THE POWER OF FINESSE

The meticulously designed interiors and exteriors at T3 offer you a lifestyle that is crafted just to suit your premium needs. Every inch of these luxurious interiors and exteriors has an appeal that adds elegance to your life.

- Air conditioners in the living room and bedrooms
- Laminated wooden flooring in the master bedroom
- Imported marble flooring in the living area and passage
- Anti-skid flooring in the bathrooms
- Premium sanitaryware and CP fittings in bathrooms
- Separate utility area
- Video door phone
- Provision for FTTH – Fiber to the home connectivity
- Intercom facility



Stock Image - Living Room



Actual Image - Lobby





# EXPERIENCE THE POWER OF SUSTAINABLE LIVING

# A NAME WITH THE POWER OF TRUST



Stock Image

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 way for a brighter, greener future. Green building certification received under IGBC Green home rating (Pre-certified silver).

- Rainwater harvesting for sustainable water supply
- STP treated water for landscaping & flushing
- Large open spaces with greenery
- Low VOC (Volatile Organic Compounds) paints in the apartment
- Earth leakage circuit breakers in wet areas within the apartment

## SAFE INVESTMENT



An assurance that keeps your money safe with us

## TRANSPARENCY



100% legal dealings and transactions

## QUALITY CONSTRUCTION



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

## 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 20 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.

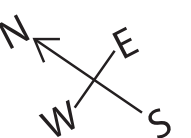


# SITE MAP



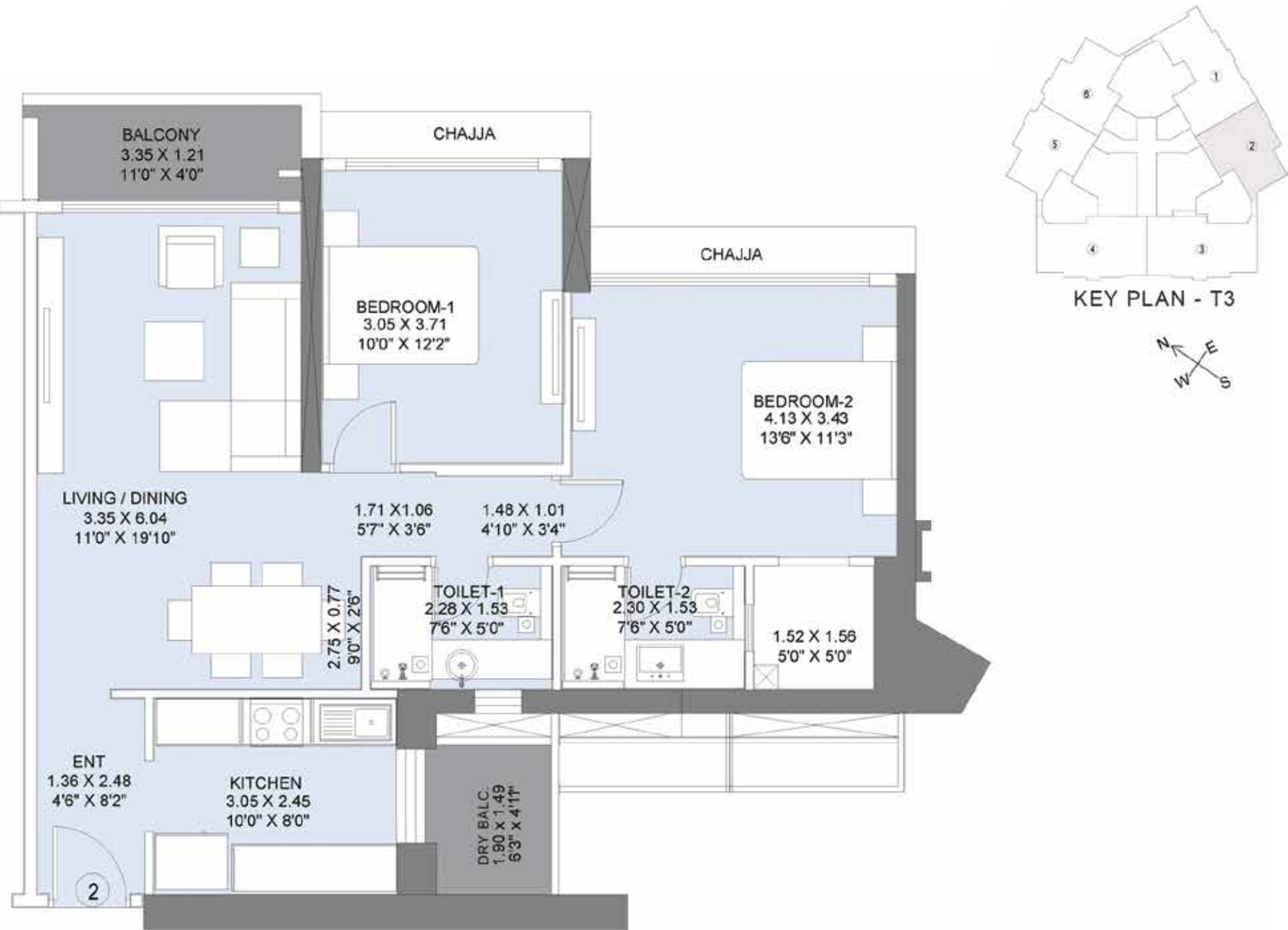


# T3 - TYPICAL FLOOR PLAN

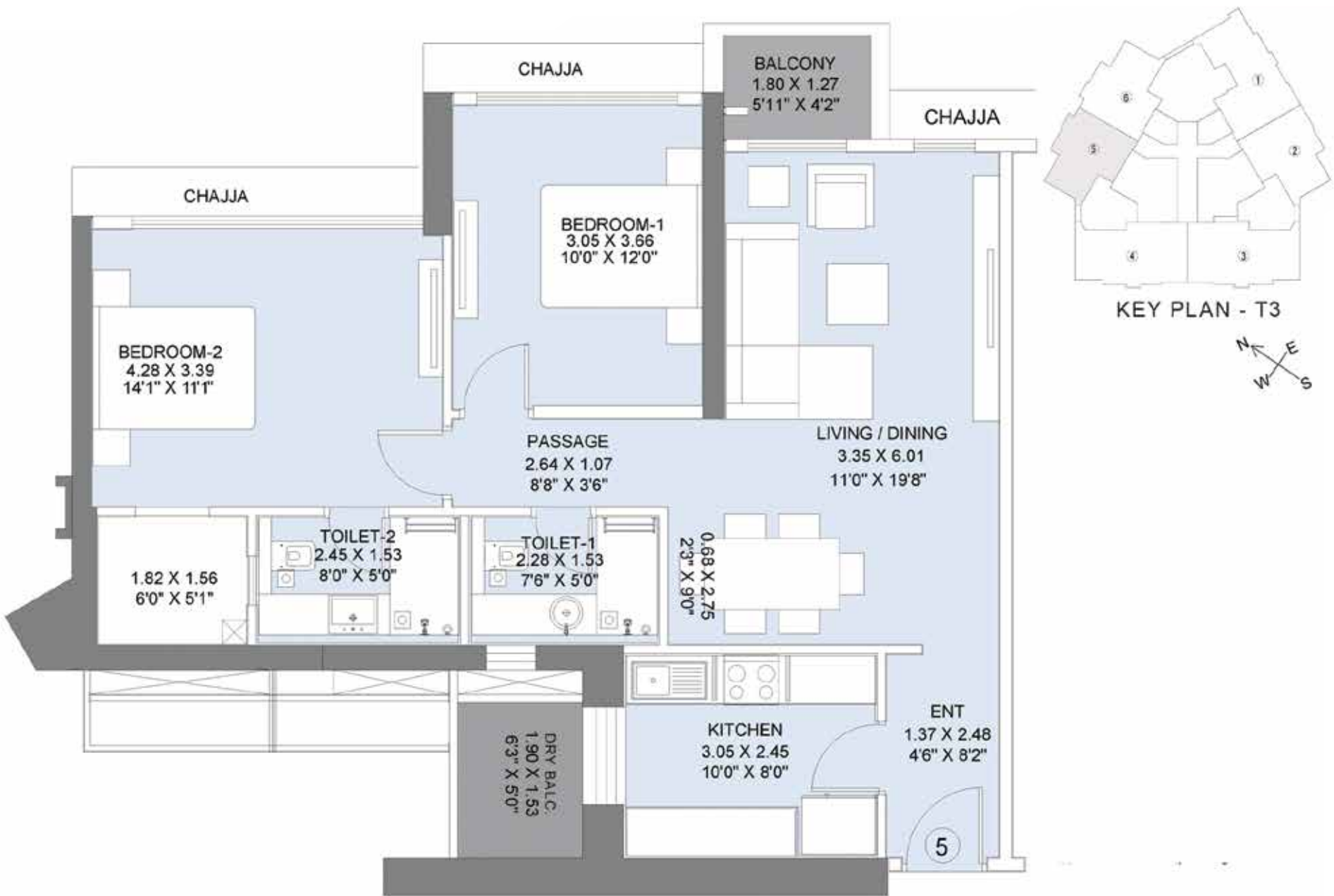




T3 UNIT PLAN - (2BHK) PREMIER 1



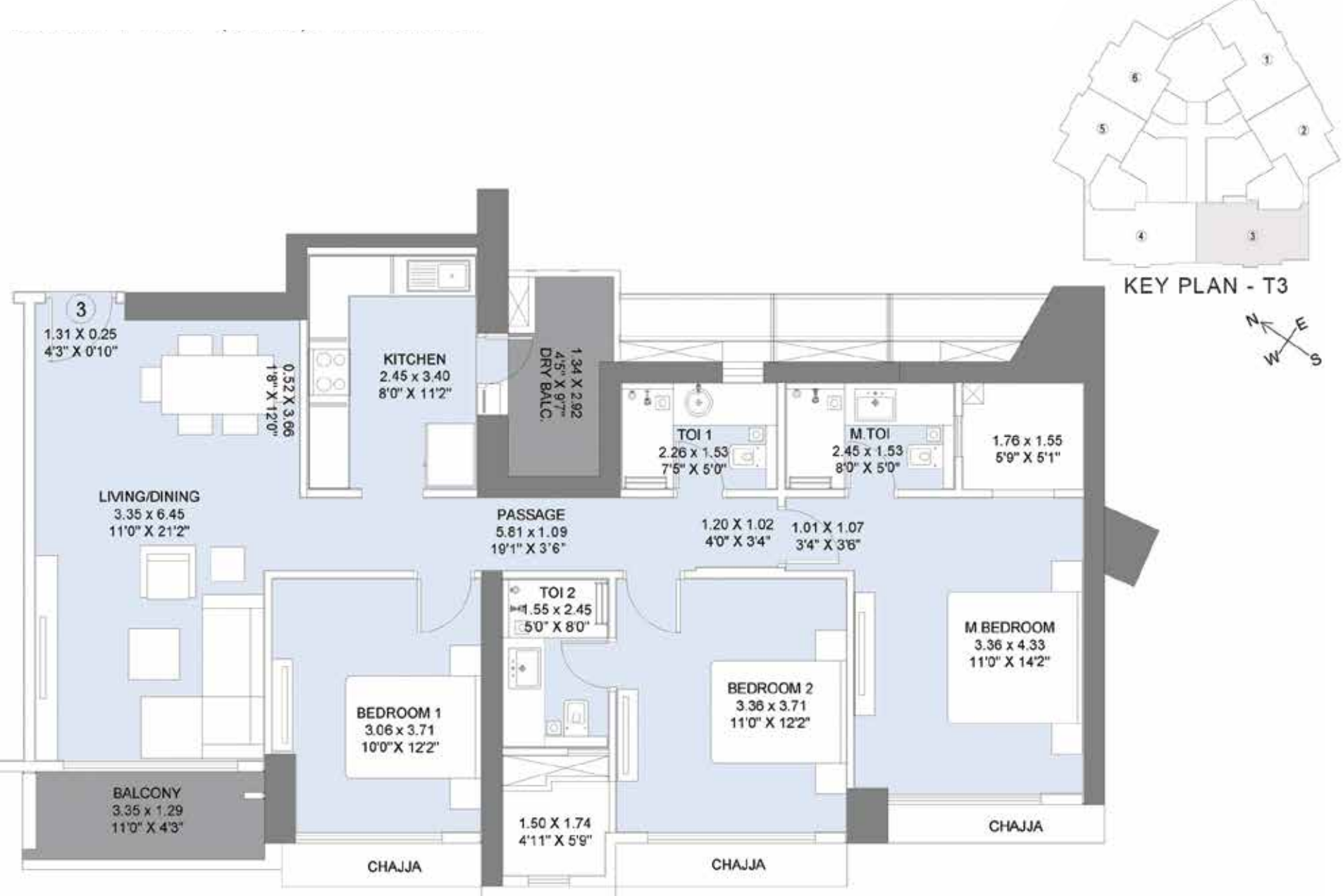
T3 UNIT PLAN - (2BHK) PREMIER 2



T3 UNIT PLAN - (3BHK) ELEGANTE 1



T3 UNIT PLAN - (3BHK) ELEGANTE 2





# L&T REALTY'S PROJECTS



**EMERALD ISLE PHASE - I** - A paradigm of luxurious living nestled amidst the lush greens. Being located at an upscale yet serene neighbourhood of Powai, Emerald Isle Phase - I offers its residents the opulent urban living, but keeps them away from its hustle and bustle. No wonder, more than 1000 families take pride in calling it their home.

**EMERALD ISLE PHASE - II** - Cocooned inside 19 acres of luxury, resides L&T Realty's Emerald Isle Phase - II. 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.

**RAINTREE BOULEVARD, BENGALURU** - A part of a 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 activity centres. Well-designed 3 & 4 BHK apartments, decked with world-class amenities and ample greenery, are the hallmark of the development.



**L&T BUSINESS TOWERS** - L&T Business Towers, one of the premium commercial developments in the neighbourhood of Powai are poised to offer you a competitive advantage. They are a 21- storeyed landmark custom- made for the visionary needs of giants. Designed by renowned international architects, these towers are equipped with state-of-the-art amenities like multipurpose hall, fun-filled crèche, professionally managed canteen facility, high-speed elevators and cosy cafeteria. L & T Business Towers are a perfect blend of aesthetics and architecture that creates an environment conducive to growth.



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

Contract: 99025 99025 | Website: [www.Lntrealty.com](http://www.Lntrealty.com)

The project has been registered via MahaRERA registration number: Tower 3 - P51900005188, and is available on the website: <https://maharera.mahaonline.gov.in> under registered projects.



**CRESCENT BAY PAREL**