MAHA RERA # South Tower: P51900015854 & Central Tower: P51900016482 Website: https://maharera.mahaonline.gov.in/

PIRAMAL MAHALAXMI

CENTRAL TOWER

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Project funded by YES Bank Limited

Would you like to see what forever looks like?

PIRAMAL MAHALAXMI – CENTRAL TOWER

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1.

Piramal Mahalaxmi sets the stage.

The Central Tower plays a leading role.

Located in a scenic setting that overlooks the Mahalaxmi Racecourse and the Arabian Sea, Piramal Mahalaxmi is a luxurious residential development like no other. It comprises exquisite high-rise towers offering breathtaking views and idyllic living in South Mumbai's most coveted address.

Standing magnificently adjacent to the South Tower, the Central Tower is Piramal Realty and Omkar's second architectural wonder and the next chapter in this urban love story of Piramal Mahalaxmi.

PIRAMAL MAHALAXMI – CENTRAL TOWER

Artistic Impression

Soaring above the South Mumbai skyline, the Central Tower houses luxurious 3 & 4-Bed private residences with stunning panoramic views from every angle, personifying excellence and sophistication. Together, the towers represent a new era of contemporary living for the chosen few.

Own *the* Address

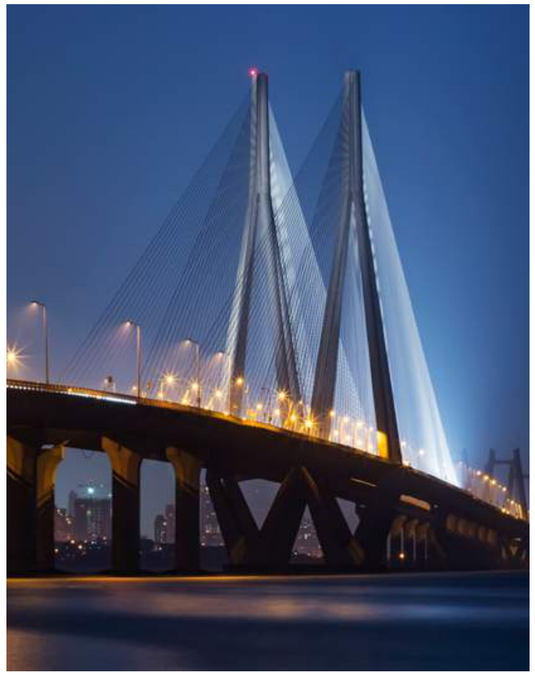
Artistic Impression

2.

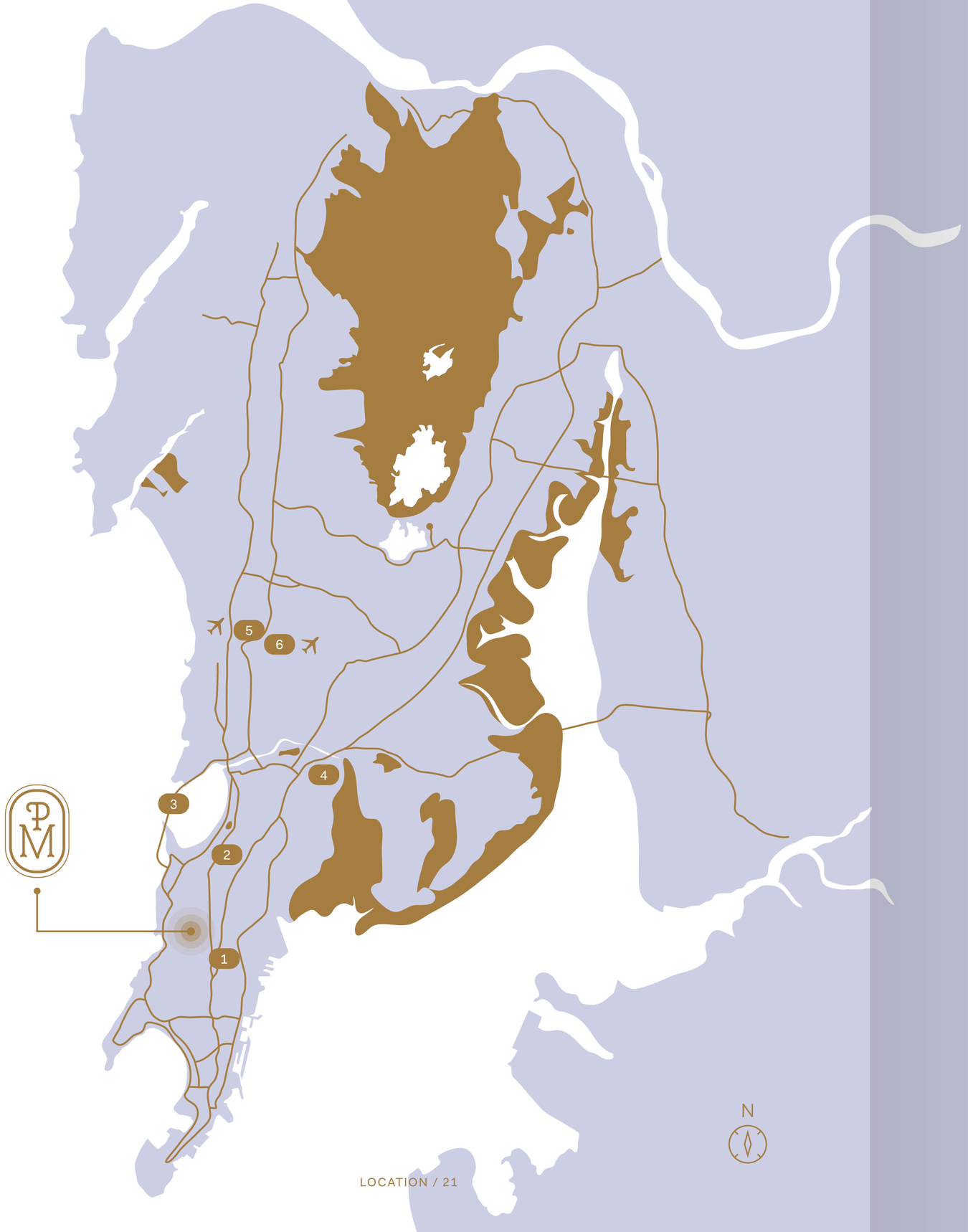
LOCATION

This is South Mumbai.

A sanctuary that redefines urban living.



South Mumbai needs no introduction. This thriving and progressive precinct, with its vibrant bustling streets, rich traditional heritage and contemporary monumental architecture, exemplifies a dynamic fusion of the past and the present. Home to the city's growing eclectic culture, South Mumbai is the epitome of style and grace.



With the Arabian Sea as its backdrop, the Mahalaxmi Racecourse sits triumphantly in South Mumbai. Only the privileged few are bestowed the opportunity to reside in close proximity to such iconic landmarks.

Exuding quintessential grace, Piramal Mahalaxmi is a landmark with unique charisma in this thriving neighbourhood and the Central Tower is its latest, pivotal personality.

BY ROAD

1.	Lalbaug Flyover	1.6 KM
2.	Elphinstone Flyover	2.9 KM
3.	Bandra Worli Sea Link	5.4 KM
4.	Eastern Freeway	3.4 KM

BY AIR

5.	Chhatrapati Shivaji Domestic Airport	16.9 KM
6.	Chhatrapati Shivaji International Airport	17.9 KM

3.

Views today.
Views tomorrow.

Every room with captivating vistas.

The Central Tower is a reflection of its surroundings, a visionary concept with infinite possibilities that aspires to be the latest icon in South Mumbai's expansive skyline.

The tower is sleek in nature and has been designed to maximise views with its central location. Enchanting scenery, unobstructed views of the tranquil Arabian Sea and the majestic Mahalaxmi Racecourse will surround those who will call the Central Tower home.

Balcony

Artistic Impression

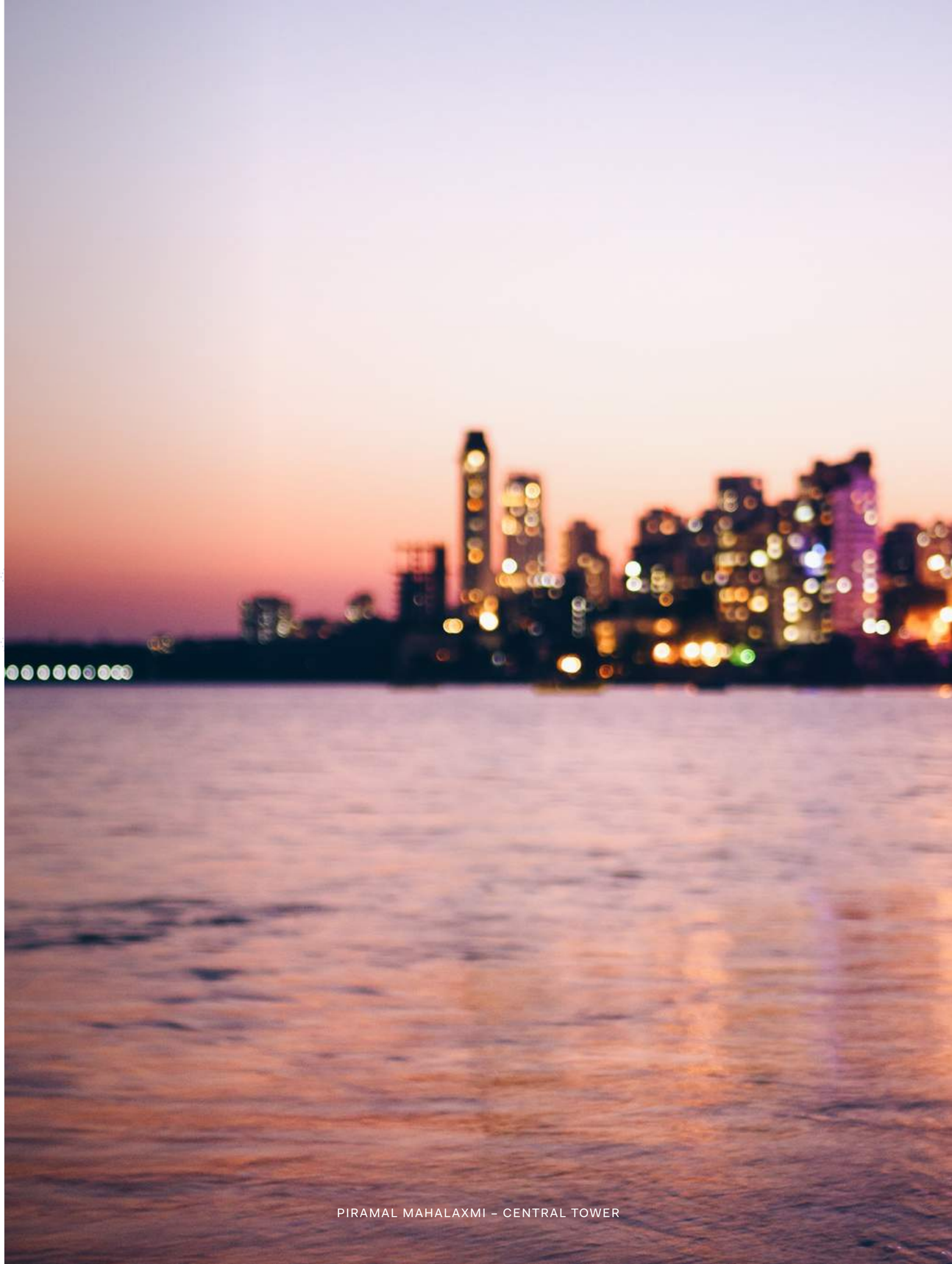
4.

Exclusive yet inviting.

A neighbourhood built on dreams.

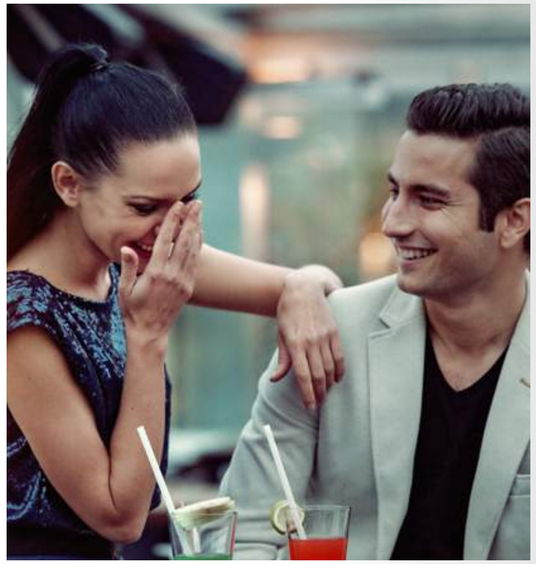
South Mumbai's glamour and history is no secret, and the Central Tower residents will be privy to the exclusive and diverse offerings of the neighbourhood.

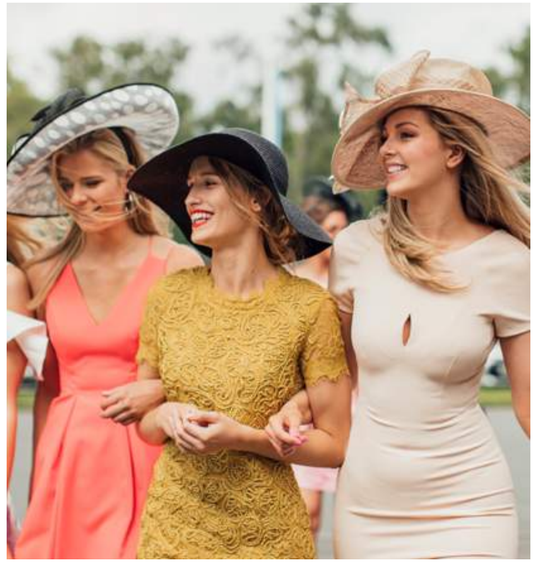
The Central Tower is a pulsating, contemporary design marvel, living in harmony with its distinguished surroundings.



PIRAMAL MAHALAXMI – CENTRAL TOWER

The vibrant neighbourhood boasts an extravagant lifestyle with a plethora of choices from dining and entertainment to relaxation and creativity.





Polo has its own regal charm and continues to be the sport of choice for the elite today. The Mahalaxmi Racecourse Polo Tournaments mirror the sport's style and sophistication. A privileged few will have the pleasure of calling it a part of their lifestyle.

Neighbourhood

BUSINESS DISTRICTS

1.	Lower Parel Business District	2.6 KM
2.	Nariman Point	7.9 KM
3.	Bandra Kurla Complex (BKC)	12.5 KM
4.	Ballard Estate	5.9 KM

SCHOOLS

5.	Dhirubhai Ambani Intl. School, BKC	12.4 KM
6.	The Cathedral & John Connon School	5.9 KM
7.	The J. B. Petit High School for Girls	5.9 KM
8.	Bombay Scottish School	6.5 KM

COLLEGES

9.	St. Xavier's College	6.0 KM
10.	H.R. College of Commerce & Economics	7.1 KM
11.	Jai Hind College	6.5 KM
12.	Sophia College for Women	3.9 KM

HOTELS

13.	The St. Regis	2.0 KM
14.	Four Seasons Hotel	3.0 KM
15.	ITC Grand Central	2.2 KM
16.	The Taj Mahal Palace & Tower	7.4 KM

SPORTS CLUBS

17.	The Willingdon Sports Club	1.9 KM
18.	Royal Western India Turf Club	1.4 KM
19.	National Sports Club of India	4.2 KM
20.	Bombay Gymkhana	6.7 KM

ENTERTAINMENT

21.	Wankhede Stadium	6.9 KM
22.	Mahalaxmi Racecourse	1.5 KM
23.	High Street Phoenix Mall	2.0 KM
24.	Palladium Mall	2.0 KM

HOSPITALS

25.	Wockhardt Hospital	1.0 KM
26.	Jaslok Hospital	5.0 KM
27.	Breach Candy Hospital Trust	3.7 KM
28.	Sir H.N. Reliance Foundation Hospital	3.0 KM

5.

Elevated living.

An exclusive lifestyle for the elite.

The amenities within the Central Tower set a new standard of urban living for families. Residents will be able to enjoy a variety of conveniences, with extensive spaces for socialising and unwinding.

Infinity-edged Pool

Artistic Impression

CENTRAL TOWER AMENITIES:

- Exclusive Fitness Centre
- Dedicated Swimming Pool
- Library & Residents' Lounge
- Rooftop Deck

INDOOR COMMON AMENITIES:

- Spa for Men & Women
- Squash Court
- Indoor Games Room
- Café
- Activity Room
- Multipurpose Hall

OUTDOOR COMMON AMENITIES:

- Infinity-edged Swimming Pool
- Half Basketball Court
- Kids' Pool
- Swimming Pool
- Jogging Track
- Open Party & Kids Play Areas

Fitness Centre

Artistic Impression

Lobby

Artistic Impression. Furniture & Interiors are for illustrative purposes only.

Residents' Lounge

Artistic Impression. Furniture & Interiors are for illustrative purposes only.

6.

ARCHITECTURE AND DESIGN

Distinctive architectural design.

Modern aesthetics and thoughtful layouts.

Inspired by the philosophy of a vertical city, the exquisitely symmetrical architecture of the Central Tower evokes contemporary aesthetics and a sense of time and place.

Artistic Impression

Amid the magnanimous backdrop of South Mumbai, the streamlined structure of the Central Tower captures the rhythm of its surroundings with its impressive stature, exquisite glass façade and framed crown at the top. It truly is a harmonious blend of modernity, form and function. The finest exterior materials complement the elegant interior spaces, making the Central Tower an indisputable masterpiece.

Artistic Impression

The Central Tower's "T" shape with curved wings has been designed to maximize seamless panoramic views. As it soars higher, the upper decks increase incrementally from the facade's edge opening up 3-sided views giving a crescendo look that exudes a sense of expansive living.

To provide residents with utmost privacy for their families and loved ones, each floor is composed of 4 private residences with expansive decks and ensuite bathrooms.

3-BED PRIVATE RESIDENCES INCLUDE:

– Dual aspect offering with east-west cross ventilation and an opportunity to experience sunrise and sunset within the same residence
– Master bedroom suites with L-shaped windows
– Servant's room that connects directly to the kitchen

4-BED PRIVATE RESIDENCES INCLUDE:

– Prime front-facing vistas
– Master bedroom suites with 3-sided curtainwall glazing
– Ease of combining residences with expansive living and dining
– Independent access to servant's room from the lift lobby area

Club House

The Club House – a destination for residents to feel like they are in a real community and to enjoy the amenities. The Club House is the perfect spot for hosting intimate outdoor parties and events.

Walking to the spa through the manicured lawns or swimming in the infinity edge pool, the Club House is the perfect place to de-stress and unwind, while revelling in the views of the grand Mahalaxmi Racecourse and the serene Arabian Sea.

Artistic Impression

7.

Every detail, exquisitely crafted.

Living Room

Artistic Impression. Furniture & Interiors are for illustrative purposes only.

Designed to make you feel at home.

Well-planned spaces with floor-to-ceiling glass windows in the Master Bedroom, welcome ventilation and bathe the apartment with natural light. Designed around the principles of Biophilia, residences in the Central Tower harmoniously connect nature with the built environment, creating a balanced and healthy lifestyle for its residents.

Master Bedroom

The rooms in the residences provide a space of relaxation and contemplation. Every element within the communal spaces has been meticulously crafted with utmost attention to detail.

Furniture & Interiors are for illustrative purposes only.

Artistic Impression

The Central Tower's communal interiors mirror the nature surrounding it. Natural light, bouncing off the sea's surface, is omnipresent during the day, while the night lights of South Mumbai exude the neighbourhood's energy. With interior spaces that reflect the tower's exterior, residents will enjoy a harmonious lifestyle.

Kids Bedroom

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Artistic Impression

8.

THE TEAM

The Story-Tellers

Piramal Realty

Founded in 2012, Piramal Realty is the real estate development arm of the Piramal Group, and has currently over 15 million sq. ft. of land under development. Piramal Realty aspires to be one of India's most admired real estate companies, by setting gold standards in architectural design, customer centricity, quality and safety. Piramal Realty secured approximately US$ 434 million in funding from global private equity firms - Goldman Sachs and Warburg Pincus, making it one of the largest private equity investments in Indian real estate.

omkar

Omkar Realtors & Developers Private Limited (ORDPL), is one of Mumbai's leading realty firms that has made its mark by creating opulent spaces that epitomise the pinnacle of luxury in Mumbai's redevelopment and premium housing segment. Backed by a strong legacy spanning over a decade, their diverse body of work reflects a fusion of indulgence and affordability, adding a unique definition to all their projects. Omkar Realtors & Developers have successfully delivered 13 projects across Mumbai with over 20 million sq. ft. projects under development and an additional 40 million sq. ft. marked with upcoming projects.

DESIGN CONSULTANT

CallisonRTKL
Seattle, USA

ASSOCIATE ARCHITECT

Architect Hafeez Contractor
Mumbai, India

LEAD STRUCTURAL & MEP ENGINEERS

WME Consultants
Dubai, UAE

VERTICAL TRANSPORT STRATEGY

TAK Consulting
Mumbai, India

INTERIOR DESIGN CONSULTANTS

Qeblawi Brooks (One of a Kind)
Dubai, UAE

FAÇADE CONSULTANT

Inhabit
Singapore

CONSTRUCTION PARTNER

Capacit'e Infraprojects Limited
Mumbai, India

LANDSCAPE ARCHITECT

Site Concepts International
Cebu, Philippines

LIGHTING CONSULTANT

AWA Lighting Designers
New York, USA

Connect

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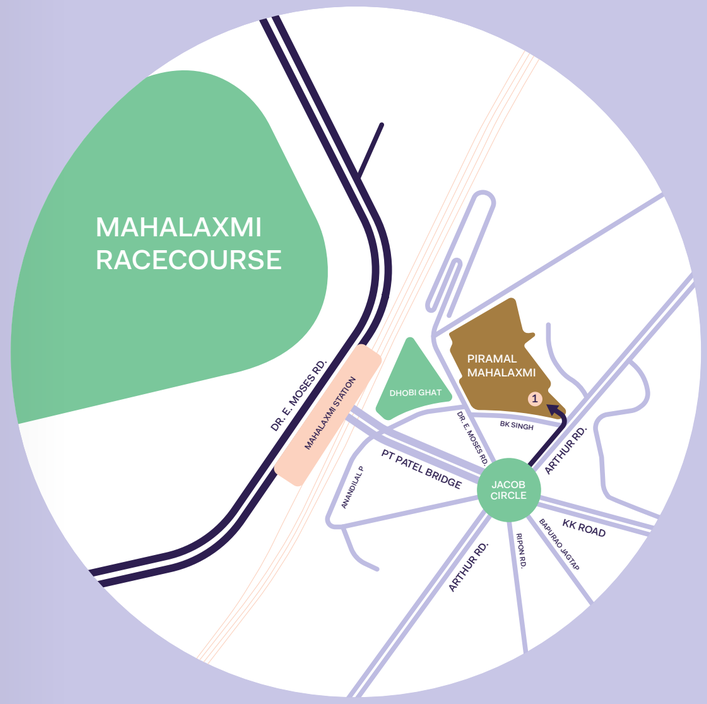

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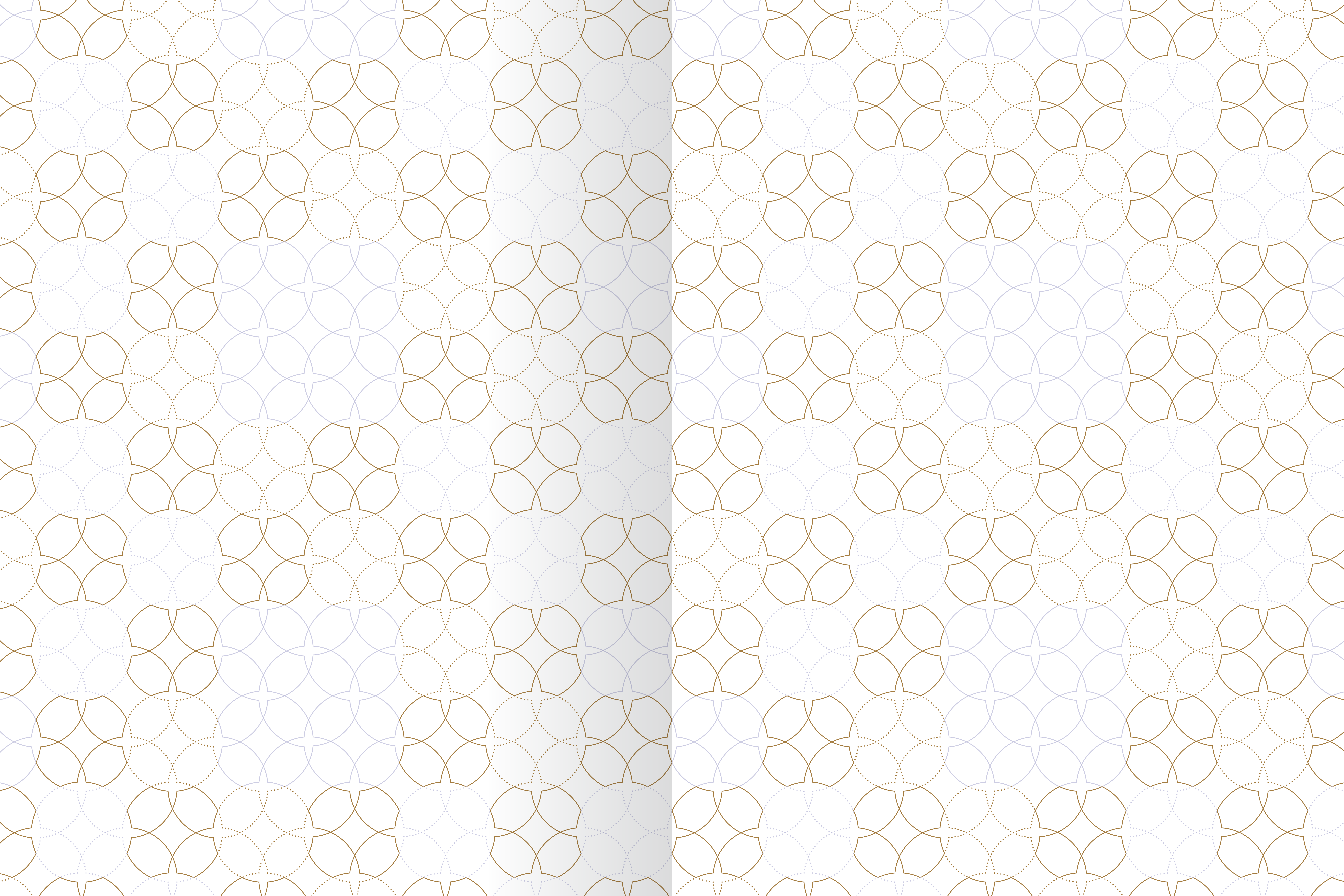

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