



L&T Realty

EMERALD ISLE POWAI

It's as lush as a garden fringed by a lake and as precious as a jewel. It is Emerald Isle.

Let L&T Realty transport you to this enchanting, elevated, 16 acre island within the bright and busy metropolis of Mumbai. It is a world where beauty of thought woos brilliance in design, and the hand of nature warmly clasps the skill of man. Come home to Emerald Isle.

A MANIFESTATION OF THOUGHTFUL DESIGN.

Emerald Isle is a 16-acre gated community complex, designed to create an environment that elevates life to a joyful experience.

Within these towers are 2, 2.5, 3 and 4 BHK homes with fine aesthetics and designer finishes. Its strategic location puts key business and entertainment destinations within your reach, while its amenities in recreation, rejuvenation and fitness make it a place that is comfortable and convenient for you.



EMERALD ISLE POWAI



Proposed development

EXCLUSIVE AND TRANQUIL. YET CONNECTED AND CONVENIENT.

With Emerald Isle you will not have to trade ease of access for comfort and seclusion. It is well connected to a host of destinations.

Approximate distances:

- Powai Lake across the road
- L&T Business Park within the vicinity
- LBS Marg - 4.5 km
- International Airport - 6 km
- Eastern and Western Express Highway - 6 km
- Bandra-Kurla Complex via Kurla - 11 km
- Domestic Airport - 11 km
- Airoli - 15 km



Actual view of Powai lake from 4 BHK apartments





TOWERS THAT ARE AS BEAUTIFUL AS THE VIEW THEY OFFER.

Emerald Isle is a 16-acre gated community complex, thoughtfully designed to create an environment. These towers are 2, 2.5, 3 and 4 BHK homes with fine aesthetics and designer finishes that offer you a world of privacy and comfort.

- Residential towers that rest on an elevated podium
- 2, 2.5, 3 and 4 BHK apartments
- High-speed elevators
- Entrance lobby with visitor lounge area
- Multiple entry and exit gate
- Multi-level parking
- Defined pathways for vehicles and pedestrians
- Jogging track with landscape on podium
- 100% power back-up for common areas
- State-of-the-art fire fighting system
- CCTV cameras in common areas and entrance lobby



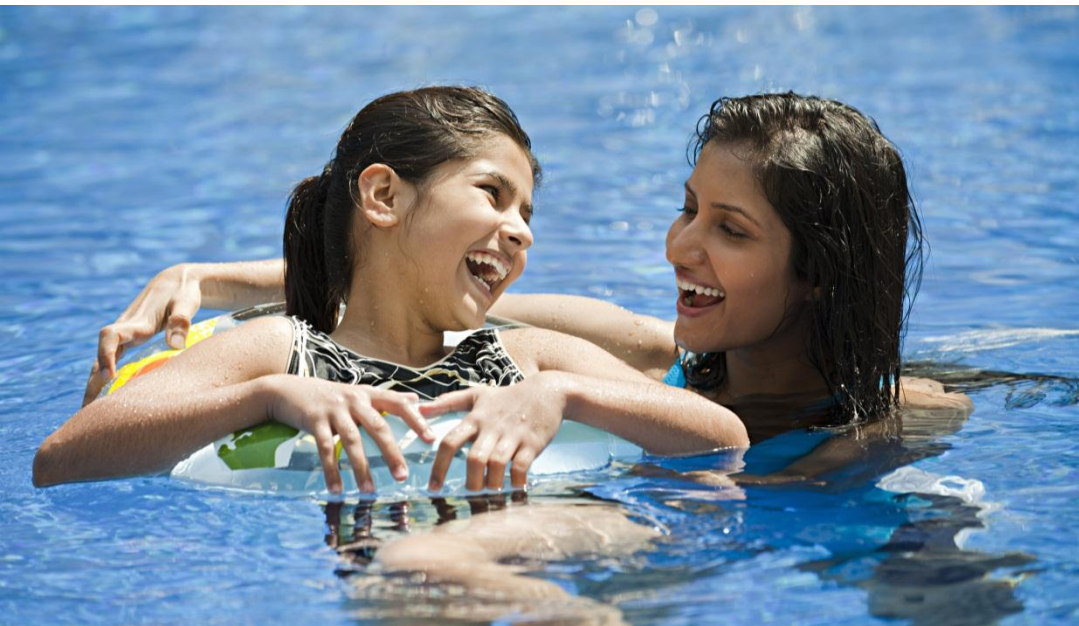
NATURAL LIGHT, VENTILATION AND GUESTS. YOU'LL BE GETTING PLENTY OF ALL OF THEM.

Homes at Emerald Isle have been carefully crafted to meet the changing needs of a contemporary lifestyle. High level of quality and sophisticated detailing also extends from the balconies to the kitchens and bathrooms which offer sharp clean designs, high quality fixtures and fittings and subtle lighting. Features like French windows in living area, a video door phone and high-end marble flooring, all help add thoughtful touches to a beautiful home.



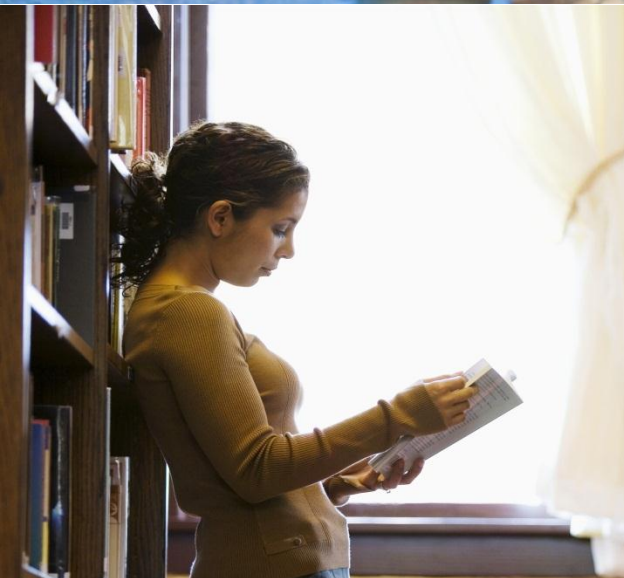
- Split air conditioners in living area & bedrooms
- Natural imported Marble flooring and bedrooms in living, dining & bedrooms
- French windows in living area
- Video door phone
- FTTH (fibre to the home)
- Wooden flooring in guest bedroom
- Earth leak circuit breakers in wet areas within the apartment
- Smoke/Gas detector in the kitchen*
- Intercom facility through chosen service provider
- Double glazed windows*
- Motion sensors for automated lighting in passages and bathrooms*
- Modular kitchen with granite platform, stainless steel sink and premium tiling*

*Only in 4 BHK



A MORNING SWIM. SQUASH IN THE EVENING
FOLLOWED BY SNOOKER WITH FRIENDS. AND
THAT'S JUST YOUR WEEKDAY ROUTINE.

Take a leisurely stroll in the serene environs of a landscaped garden. Or let the stress of the day simply wash away in a large Jacuzzi. If you're feeling a little more energetic, you could try your hand at a round of table tennis or shoot a few hoops on the basketball court. At Emerald Isle the options are many. Here, you'll also find a skating rink, tennis court, reading lounge and meditation area to help you relax and rejuvenate after a hard day at work or a long day of play.



Recreation Area:

- Tennis court
- Cricket bowling machine with net
- Yoga and meditation center
- Multi-purpose hall
- Reading lounge
- Golf simulator
- Children's play area for different age groups

Clubhouse:

- Swimming pool
- Gym | Sauna, spa & Jacuzzi
- Squash court | Badminton court
- Indoor games room



GREEN THINKING, GRACIOUS LIVING.

Sustainability is a complex word – Emerald Isle simplifies it and makes it part of your everyday living. Green living does not mean depriving yourself of the things you are used to. It simply means living in harmony with the world around you. This is the green principle on which Emerald Isle has been designed.

By choosing to stay here, you should know that you too are helping to reduce our collective carbon footprint. Homes here, are modern as they are environmentally sensitive. So while these residential towers rest on an elevated podium and select apartments overlook a lake, you'll also find solar powered street lights and energy efficient water pumps within the complex. By making Emerald Isle your home, you not only embrace the comfort and tranquility that surrounds it, but also sow the seeds for a greener tomorrow.

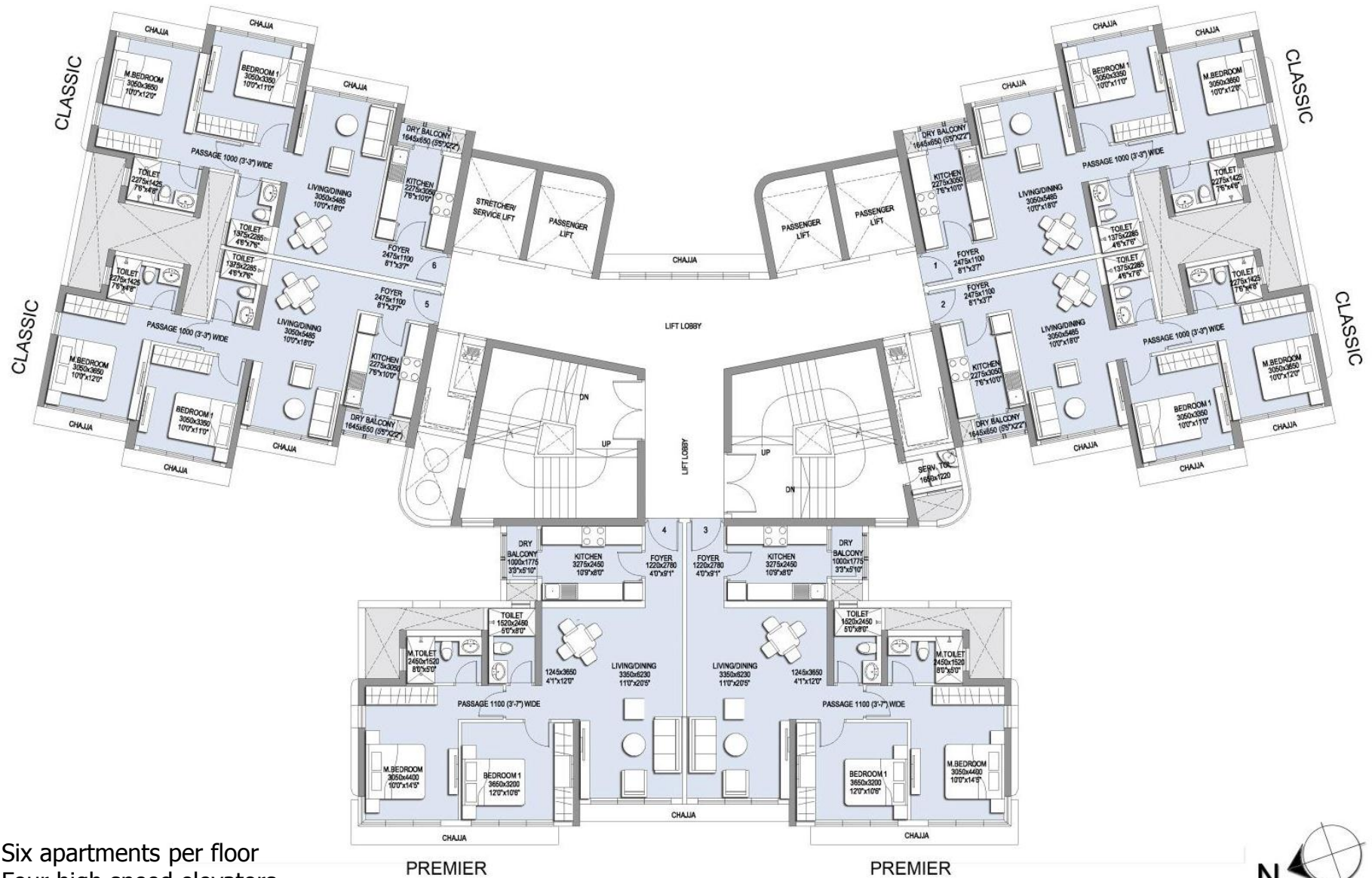
- Traffic-free podium
- Alternate source of energy used for common area lighting
- Energy efficient water pumps and fixtures
- Rainwater harvesting system
- Nature-friendly, contemporary design
- STP treated water for landscaping and structure

Site Plan



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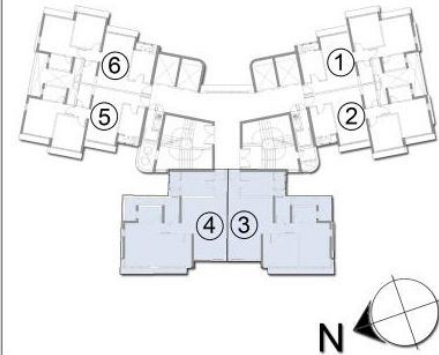
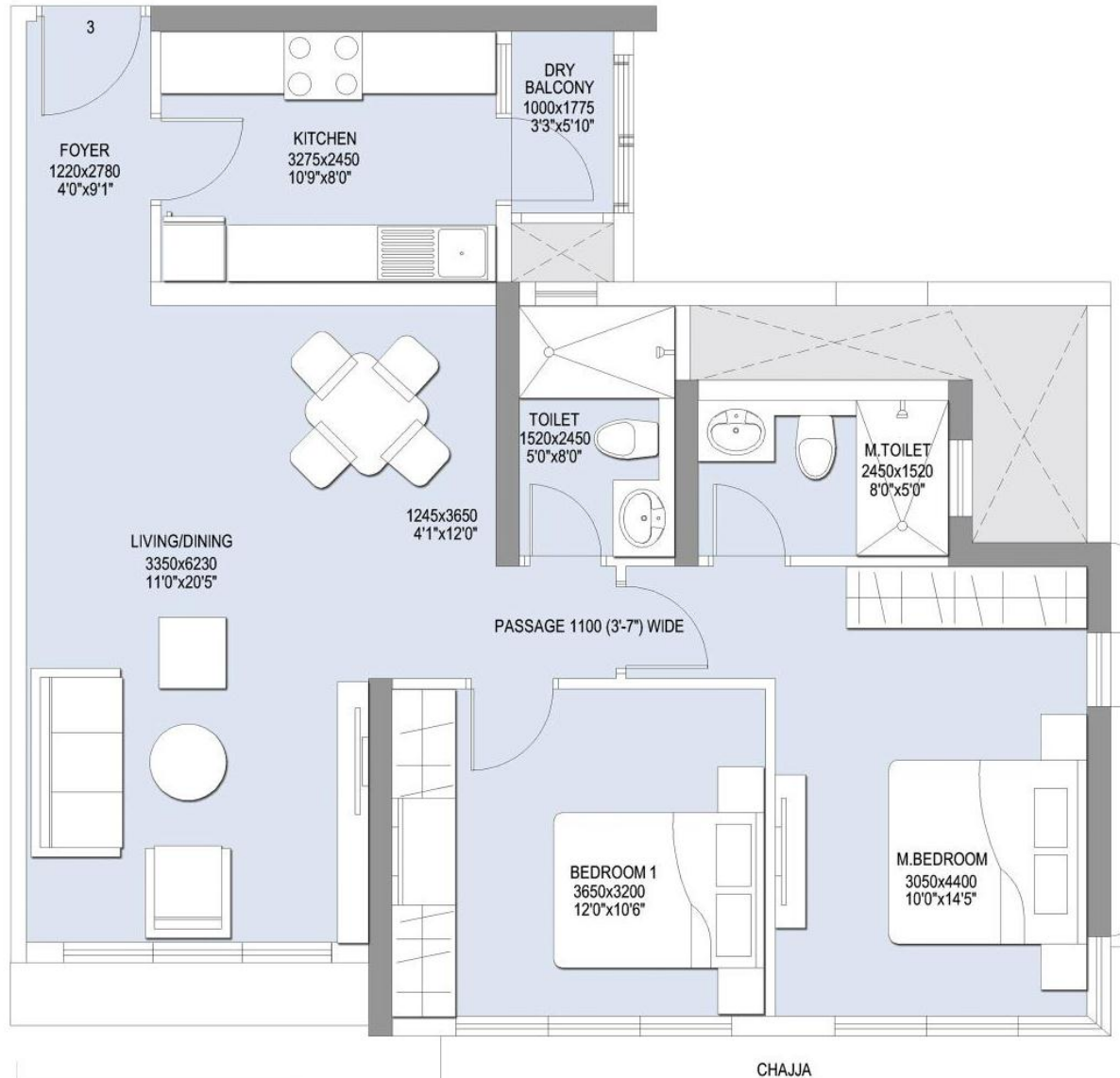
T4 TYPICAL FLOOR PLAN - Combination of 2 BHK apartments



Six apartments per floor
Four high speed elevators

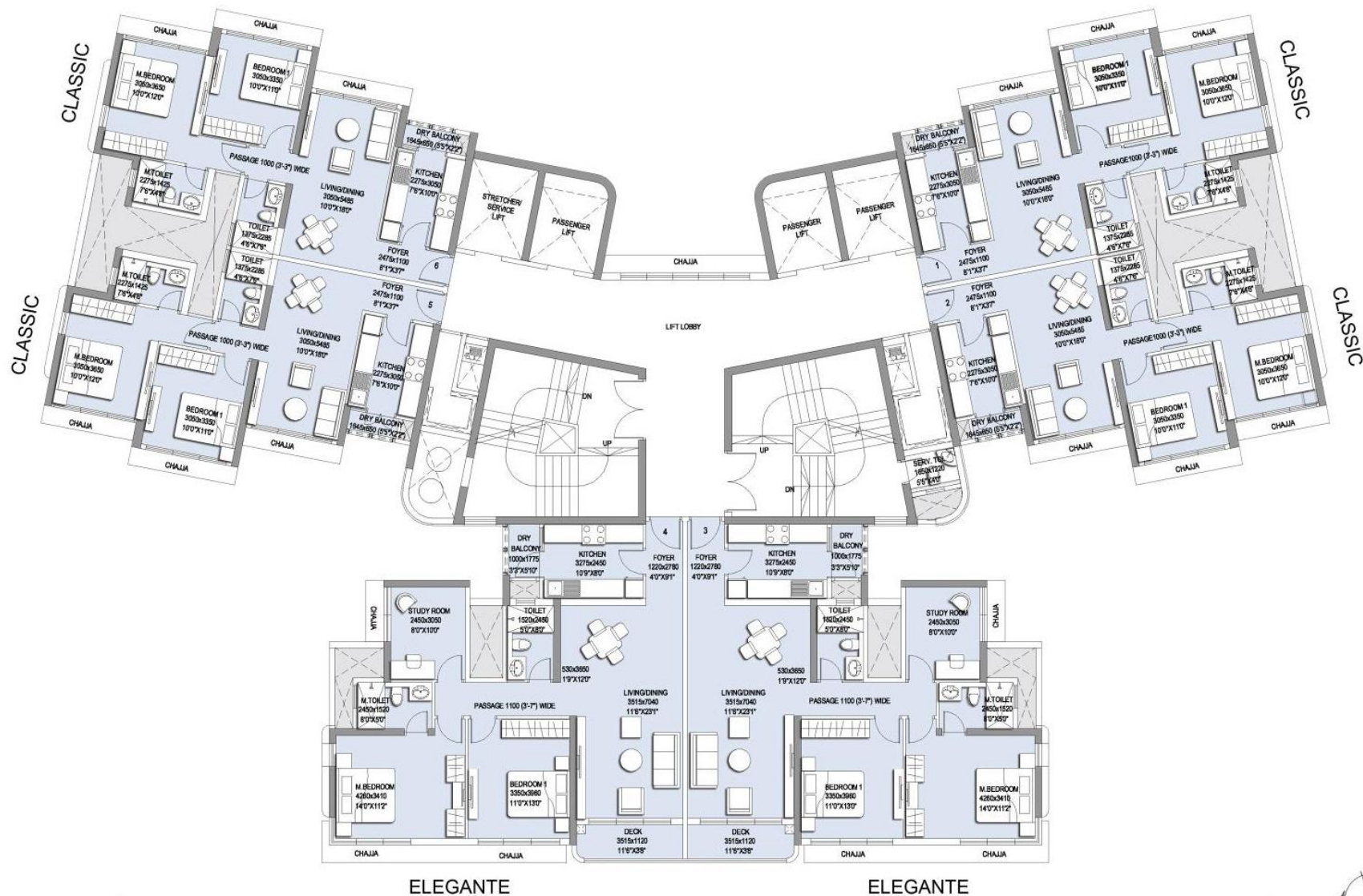


T4 UNIT PLAN - 2 BHK (PREMIER)



Garden facing residences | L shaped window for better view | Imported marble flooring | Split air conditioners in all the rooms

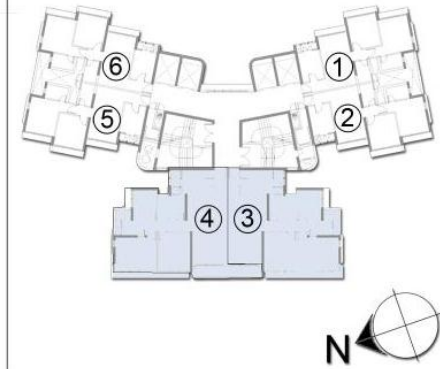
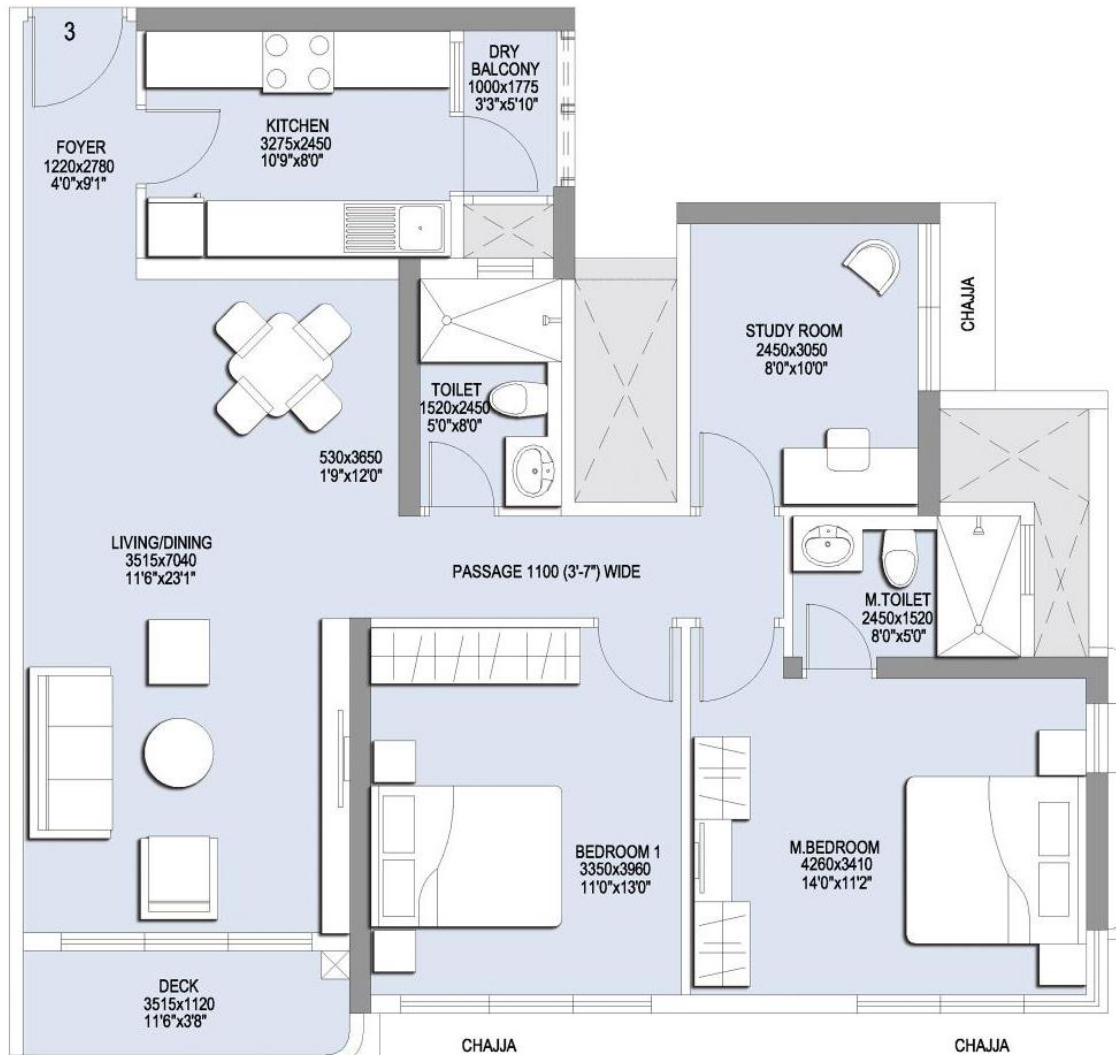
T3 TYPICAL FLOOR PLAN - Combination of 2 & 2.5 BHK apartments



Six apartments per floor | Designed to increase maximum space utilization



T3 UNIT PLAN - 2.5 BHK (ELEGANTE)

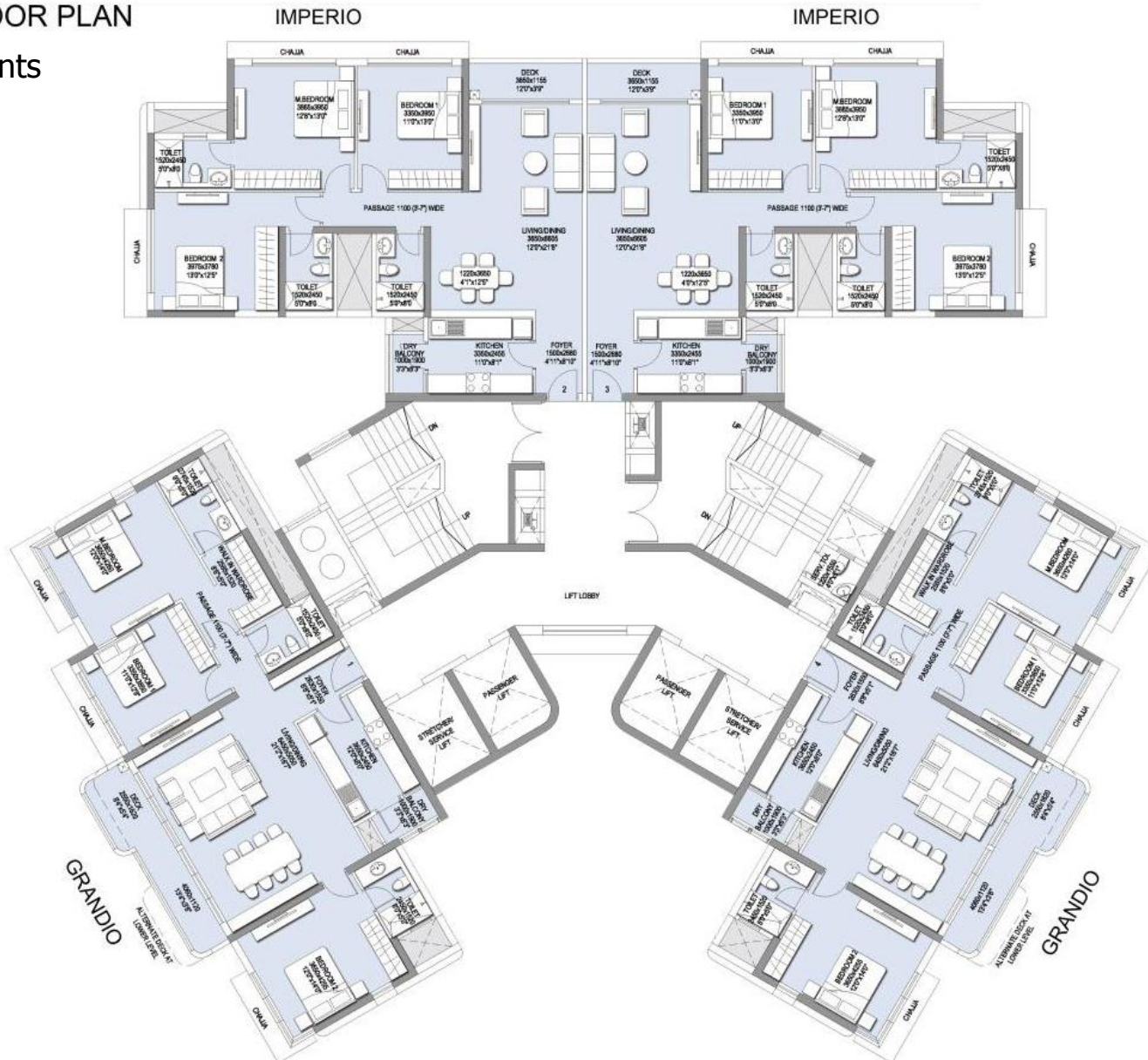


KEY PLAN - T3

Efficiently designed 2 BHK with an extra room | Imported marble flooring | L shaped window for better view
Split air conditioners in all the rooms | Separate utility areas

T2 TYPICAL FLOOR PLAN

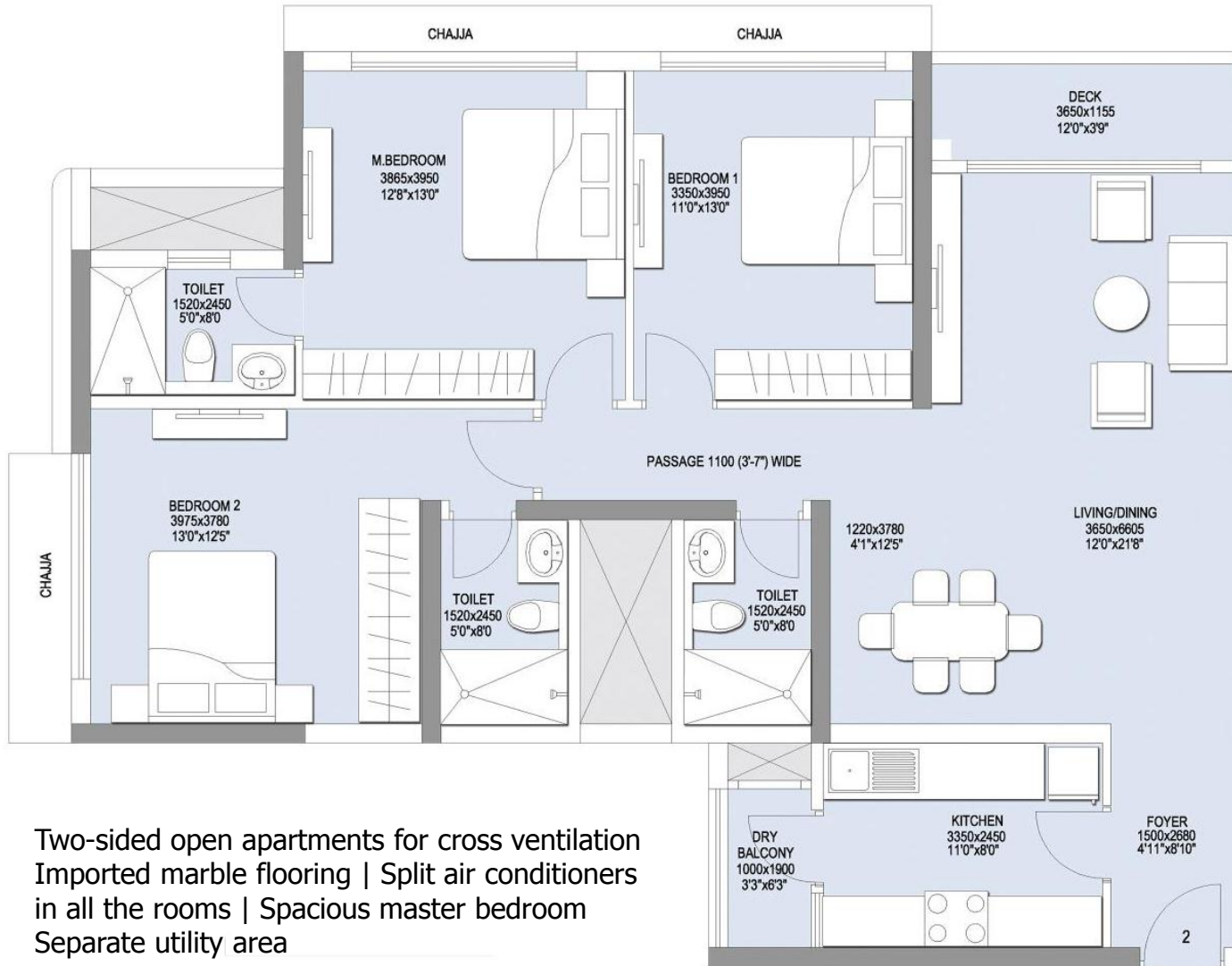
3 BHK apartments



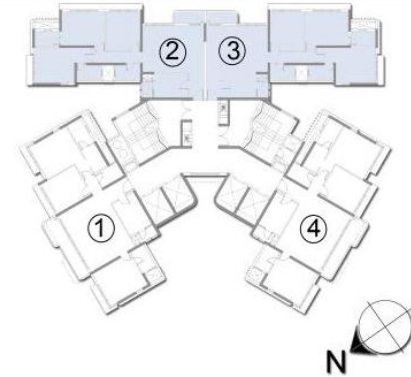
Four apartments of 3 BHK per floor | Apartments overlooking lake or garden



T2 UNIT PLAN - 3 BHK (IMPERIO)



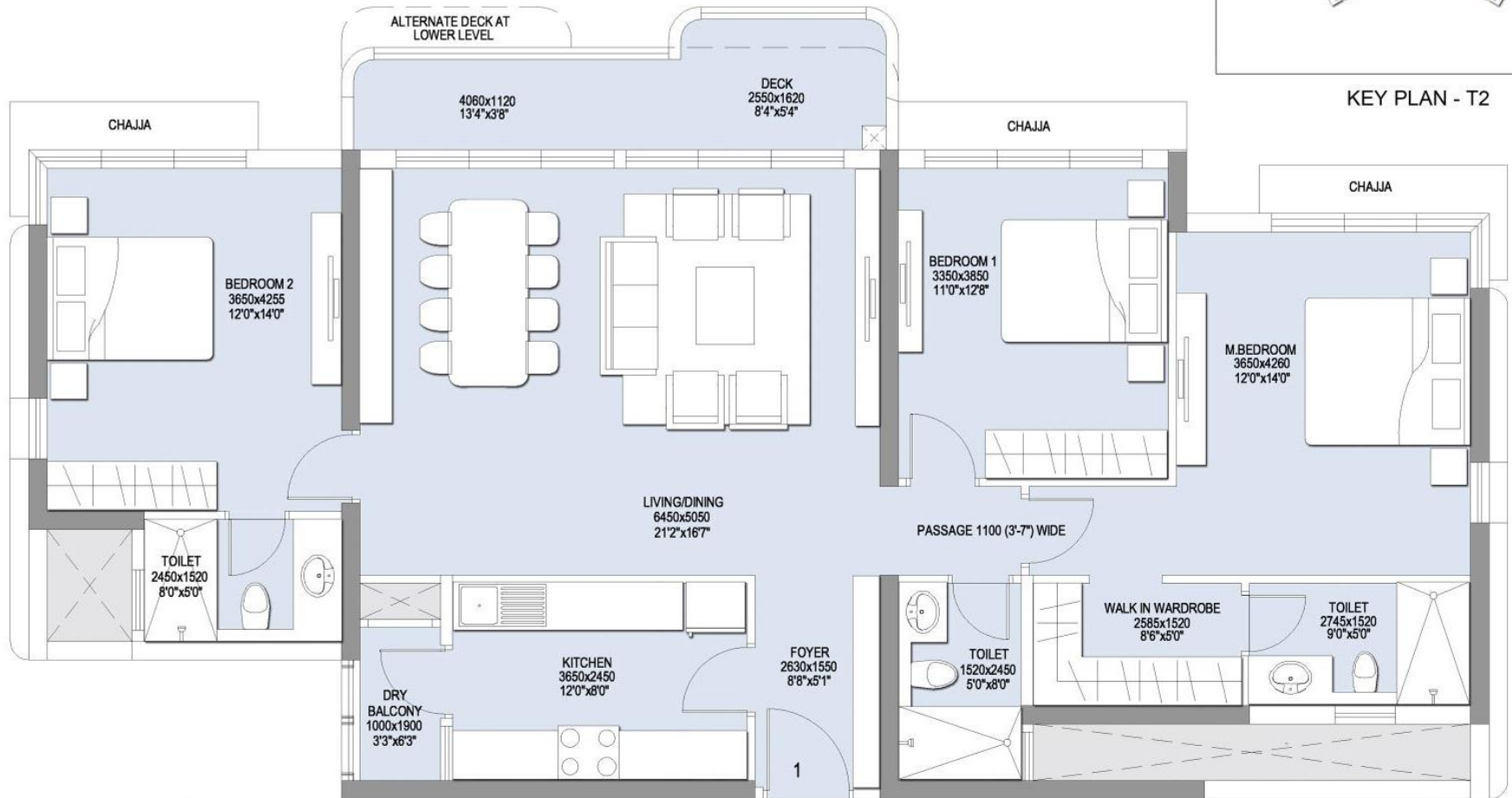
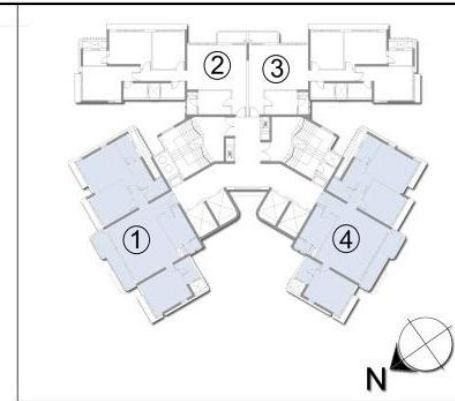
Two-sided open apartments for cross ventilation
 Imported marble flooring | Split air conditioners
 in all the rooms | Spacious master bedroom
 Separate utility area



KEY PLAN - T2

T2 UNIT PLAN - 3 BHK (GRANDIO)

Apartments over looking lake or garden | Imported marble flooring | Split air conditioners in all the rooms | Spacious master bedroom with walk-in wardrobes
Bedrooms with L shape windows for natural light | Separate utility area



T1 TYPICAL FLOOR PLAN - 4 BHK apartments

SIGNATURE

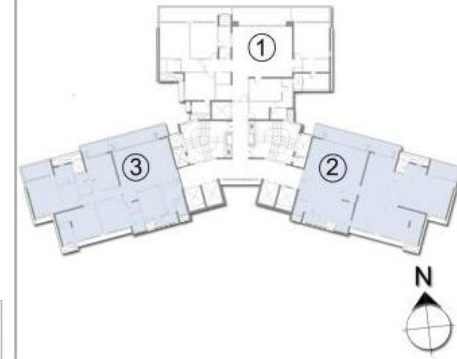
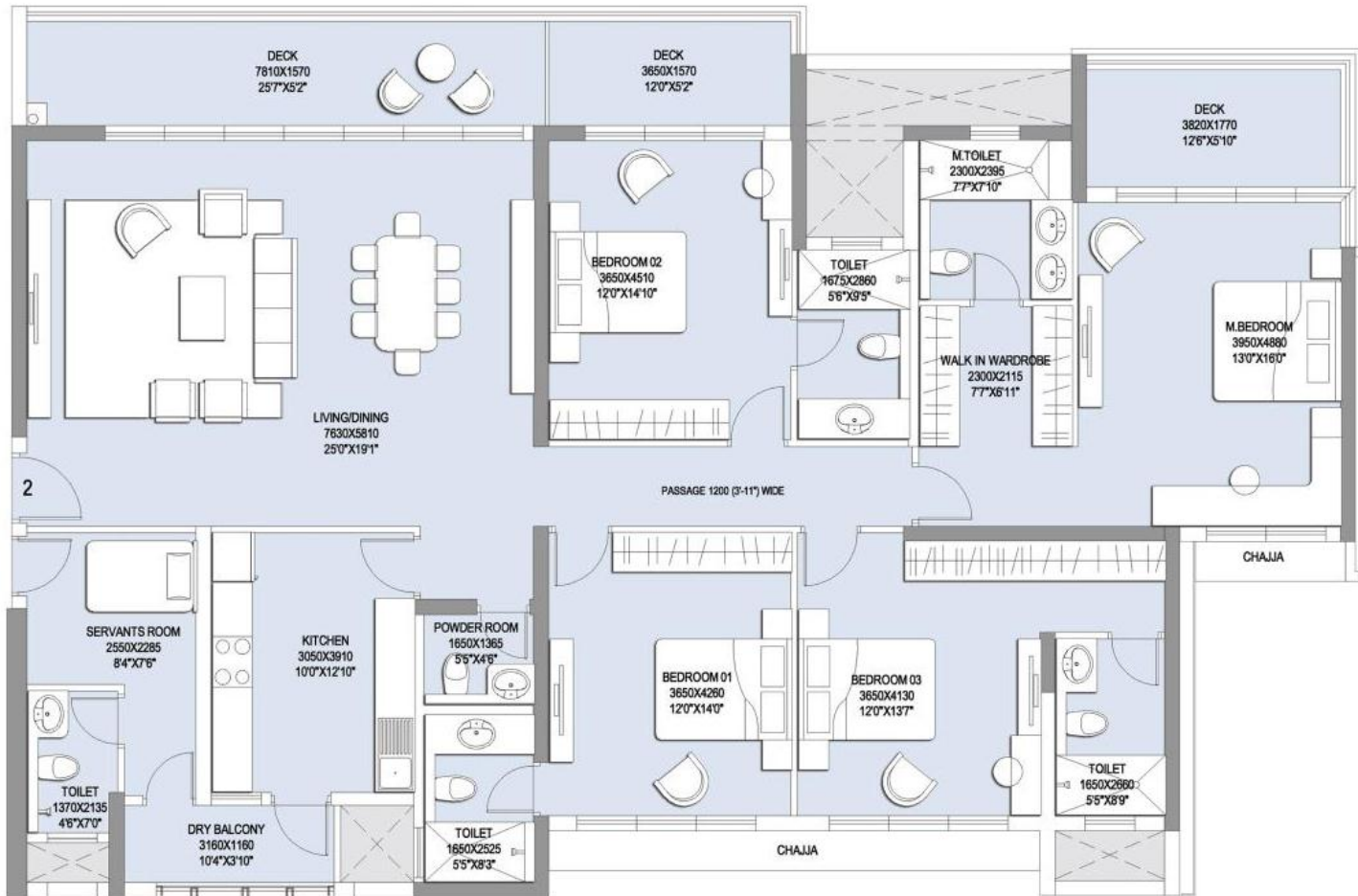


Exclusive three apartments of 4 BHK per floor | Breathtaking views of Powai lake | Apartments open from 3 sides



T1 UNIT PLAN - 4 BHK (SIGNATURE 1)

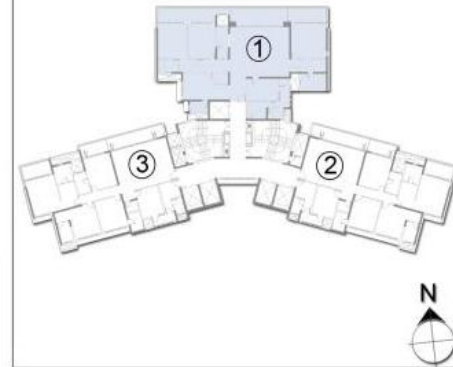
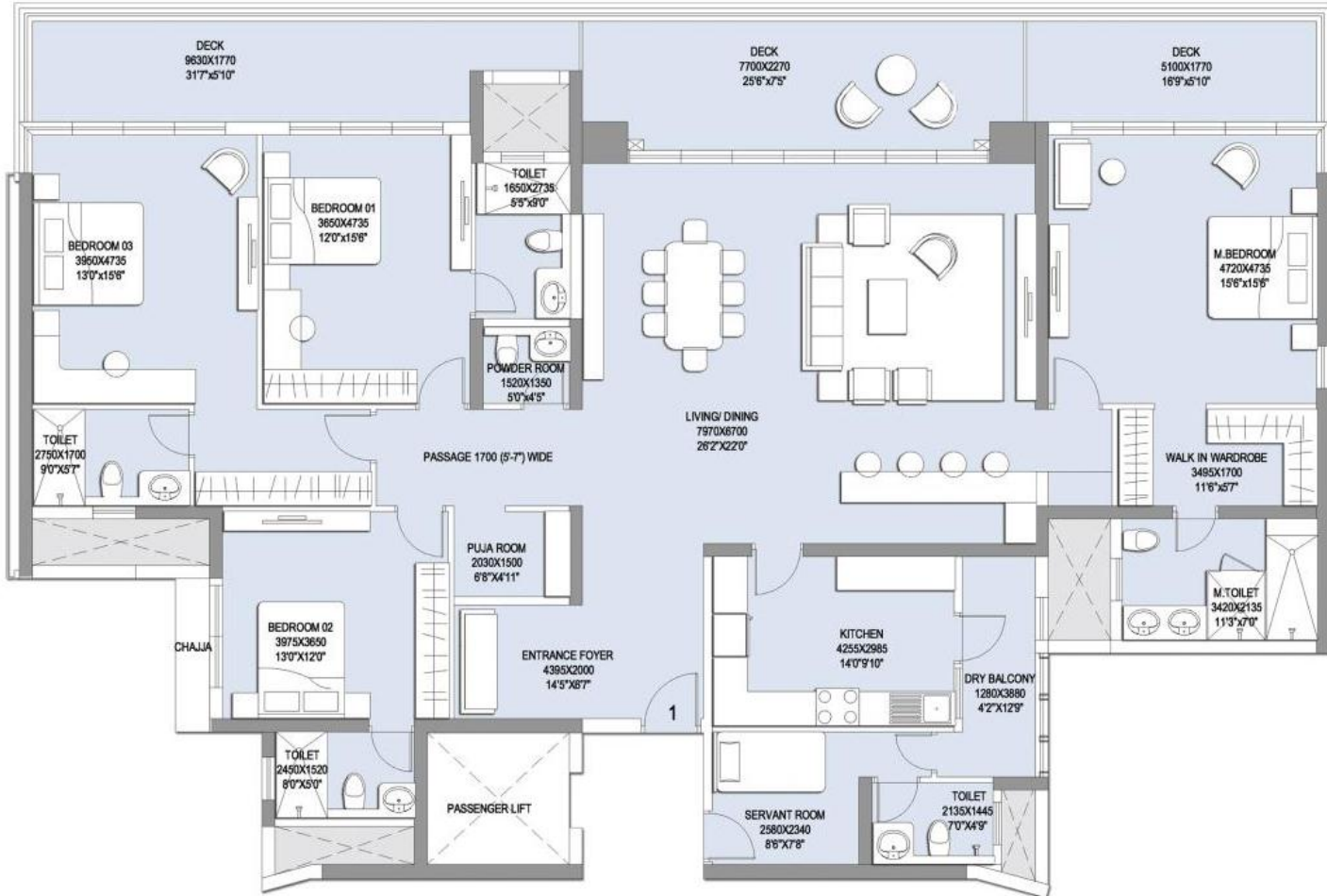
Lake facing apartments | Imported marble flooring | Split air conditioners in all the rooms | Luxurious master bedroom with walk-in wardrobes | Separate utility area | Separate entry for servant room | Powder room for guests



KEY PLAN - T1

T1 UNIT PLAN - 4 BHK (SIGNATURE 2)

Lake facing apartments | Puja room | Large decks for enhanced viewing experience
Apartments open from three sides | Imported marble flooring | Split air conditioners in all the rooms | Luxurious master bedroom with walk-in wardrobes | Separate entry for servant room | Powder room for guests | Separate utility area



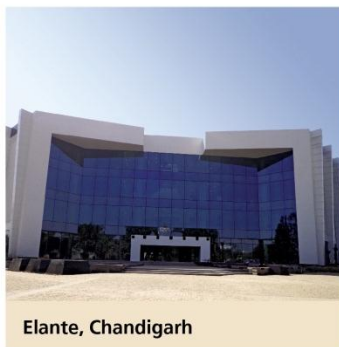
KEY PLAN - T1



Crescent Bay, Parel



Seawoods Grand Central, Navi Mumbai



Elante, Chandigarh



Eden Park, Chennai



Seawoods Grand Central, Navi Mumbai

L&T REALTY'S PROJECTS

Crescent Bay, Parel - A residential complex comprising six towers with 2,3 and 4 BHK apartments, along with themed gardens, a modern clubhouse and an array of sports arenas.

Seawoods Grand Central - Located at Navi Mumbai, within 10 kms of the proposed international airport and the Mumbai Trans-Harbour link, this unique project is slated to be India's largest transit-oriented development. Spread over approximately 40 acres of land, the integrated development is planned with commercial, retail, leisure and entertainment spaces built around a world-class railway station.

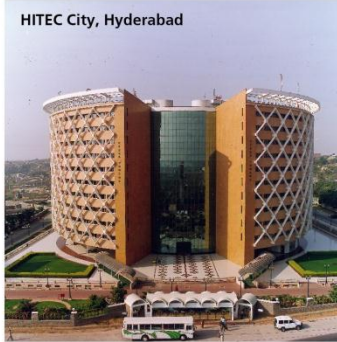
Eden Park, Chennai - A gated, integrated township that spreads across 90 acres and comprises apartments, a PSBB school, health care and shopping facilities. With Phase 1 complete of 45 acres.

Elante, Chandigarh - The largest mall in Chandigarh that occupies 1.2 million sq.ft. in a 20-acre campus. An integrated development in a premium vicinity, the campus is planned to have a large commercial and hospitality development.

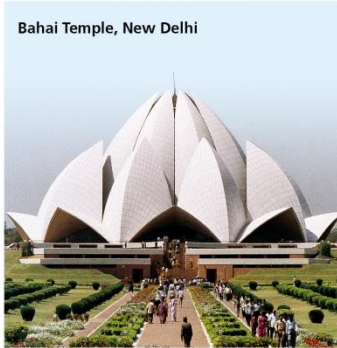
Marina Escape, Dubai



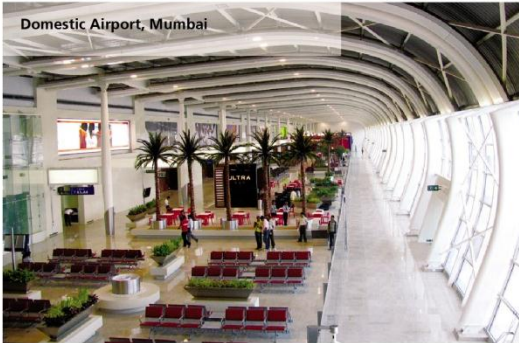
HITEC City, Hyderabad



Bahai Temple, New Delhi



Domestic Airport, Mumbai



UB City, Bengaluru



LARSEN & TOUBRO

Larsen & Toubro (L&T) is a technology-driven, USD 13.5 billion company that infuses engineering with imagination. It is one of the largest engineering, construction and manufacturing companies in India's private sector.

More than seven decades of a strong, customer-focused approach and the continuous quest for perfection have enabled it to attain and sustain leadership in all its major lines of business. Whether it's with high-rises, green buildings or prestigious projects in the residential, commercial and hospitality segments, L&T has proven its technological and technical capability to set new trends in civil engineering and construction technology.

Today, L&T has a wide global presence, and is recognised for a host of international infrastructure projects, residential and commercial developments, world-class hotels and airports.

L&T is committed to a greener future. The Company not only adopts eco-friendly processes, but it also enables other companies and the community to advance more rapidly towards a greener tomorrow.