



PIRAMAL MAHALAXMI

SOUTH MUMBAI

The background features a repeating geometric pattern of interlocking arches in a light gray color. A large, stylized, light gray letter 'I' is positioned vertically in the center. At the top of the 'I', there is a spray of golden particles or confetti that disperses upwards and outwards.

Three Towers. Endless Possibilities.

PIRAMAL MAHALAXMI

Unsurpassable and exquisite in every facet,
Piramal Mahalaxmi is a landmark development of
greatest glory. It embodies the spirit of Mahalaxmi
and mirrors South Mumbai's essence with its
three phenomenal towers.



3 high-rise Towers: Tower I,
Tower II & Tower III



Luxurious 2-, 3- &
4-BHK Residences



Built on the concept
of Biophilia



4-Acre Development
in South Mumbai.

OVERVIEW



*Artistic Impression •



An Address for Life.

*Artistic Impression

The architecture is a conversation with the scenic surroundings of the Mahalaxmi Race Course and the Arabian Sea, with architectural vertical lines accentuated to demonstrate visual richness.

We gaze upon the seas, stars and streets without losing sight of our limitations. Every residence at Piramal Mahalaxmi offers endless views of South Mumbai and beyond. Each day a different view on the world.

Tower

I

2 & 3 BHK Residences

Tower

II

3 & 4 BHK Residences

Tower

III

2 & 3 BHK Residences

ARCHITECTURE

Own the Address.



*Artistic Impression



For the Connoisseurs of Life.

*Artistic Impression



The Most Prestigious Address - Mahalaxmi, South Mumbai.

LOCATION & VIEWS

South Mumbai is a meeting place, not just for people, but also for history, culture and lifestyle. What defines South Mumbai is what defines Piramal Mahalaxmi: its purpose, influence and aspiration.



Lifetime views of the Mahalaxmi Racecourse & the Arabian Sea.



Seamless connectivity to major Central Business Districts like BKC, Nariman Point & Lower Parel.



2 km from Lalbaug Flyover & 1.2 km from Mahalaxmi Station

LOCATION & VIEWS



Lifetime Views.

*Artistic Impression



A Place with
no Parallels.

*Artistic Impression



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 |

LOCATION & VIEWS

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 |





Unparalleled Amenities.

AMENITIES & LIFESTYLE

AMENITIES & LIFESTYLE

The unparalleled amenities and choices at Piramal Mahalaxmi have been carefully selected to fulfil the needs of the most discerning dwellers.

Just like the gymkhanas of the past, the three towers' lifestyle options offer an exclusive experience for individuals and groups. Every community needs a focal point – a place of reference and comfort for people of a similar ilk.



The Clubhouse

Hovering above the podium itself, the Club House is the main destination of the residents to enjoy the amenities. This is a club that intends to provide the community with the very best. We celebrate an icon of the past, a tradition of distinction and a social phenomenon reserved for the few.



The Podium

Set amidst the most exclusive address of South Mumbai, Piramal Mahalaxmi is juxtaposed against an imaginatively landscaped elevated park on top of the podium. From the lobby to the delectable cafe, and from the exclusive Piramal Mahalaxmi touches to the private lawn and terrace, no stone has been left unturned to provide residents with a service of regal proportions.

AMENITIES & LIFESTYLE



Exclusive Amenities

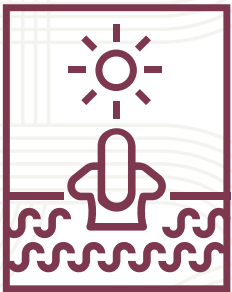
The residents of Piramal Mahalaxmi can enjoy exclusive amenities dedicated solely to each tower.

Some of these amenities include:

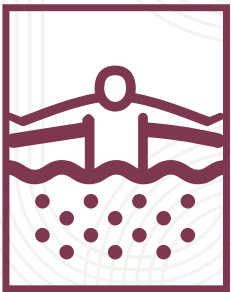
- Observatory Deck
- Residential Lobby
- Library/Reading lounge

AMENITIES & LIFESTYLE

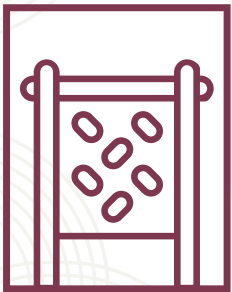
Common Amenities



Infinity-edged Swimming Pool



Jacuzzi



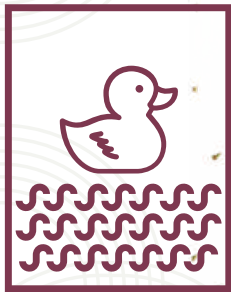
Climbing Wall



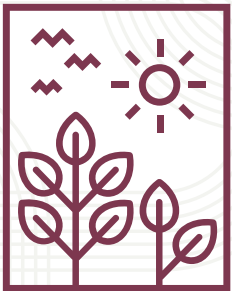
Half Basketball Court



Party Lawn



Children's Pool



Grand Lawn



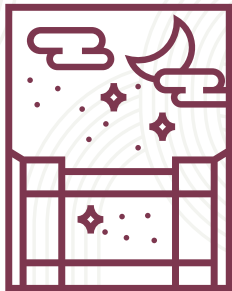
Squash Court



Jogging/
Bicycle Track



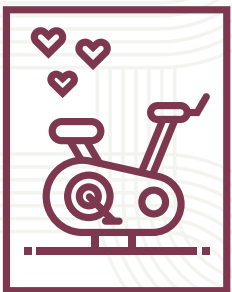
Spa



Rooftop Deck



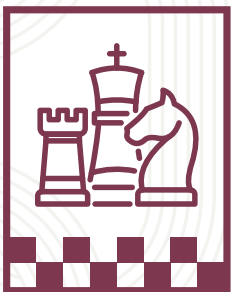
Clubhouse Lounge



Fitness Centre



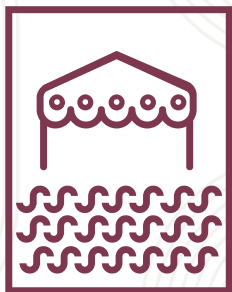
Yoga Room



Indoor Games Room



Salon



Pool Pavillion



Amphitheatre



Fitness Centre

*Artistic Impression

Infinity-edged Swimming Pool



*Artistic Impression



The Majestic Club House

*Artistic Impression



Rooftop Observatory Deck

*Artistic Impression

Club House Lounge



*Artistic Impression



Grand Lawn

*Artistic Impression



Yoga Room

*Artistic Impression



Spa

*Artistic Impression



Games Room

*Artistic Impression



*Artistic Impression

A large, light gray watermark of the Roman numeral 'IV' is centered in the background. At the top of the image, a dense shower of fine gold particles falls downwards, creating a shimmering effect. The background is a light gray with a repeating pattern of stylized, overlapping arches.

Interiors Par Excellence.

INTERIORS

Where old bonds are strengthened
and new ones are made.

The lavish lobby with its welcoming
and common spaces are designed
to enhance your lifestyle, with every
handpicked tile and window.

INTERIORS





Redefining Craftsmanship.

Bold yet refined, the interiors span a magnitude of imagination.

Piramal Mahalaxmi Residences are crafted with vibrant materials and patterns, inspired by the rich palette of the city skyline, the effervescent sunset over the Haji Ali Bay and the vibrant green from the adjacent Mahalaxmi Racecourse.



INTERIORS



Views to Remember.



Come Home to Luxury.

*Artistic Impression



A Lifestyle beyond
the Extraordinary.

*Artistic Impression



Spectacular Spaces.

*Artistic Impression



Kids Bedroom

*Artistic Impression

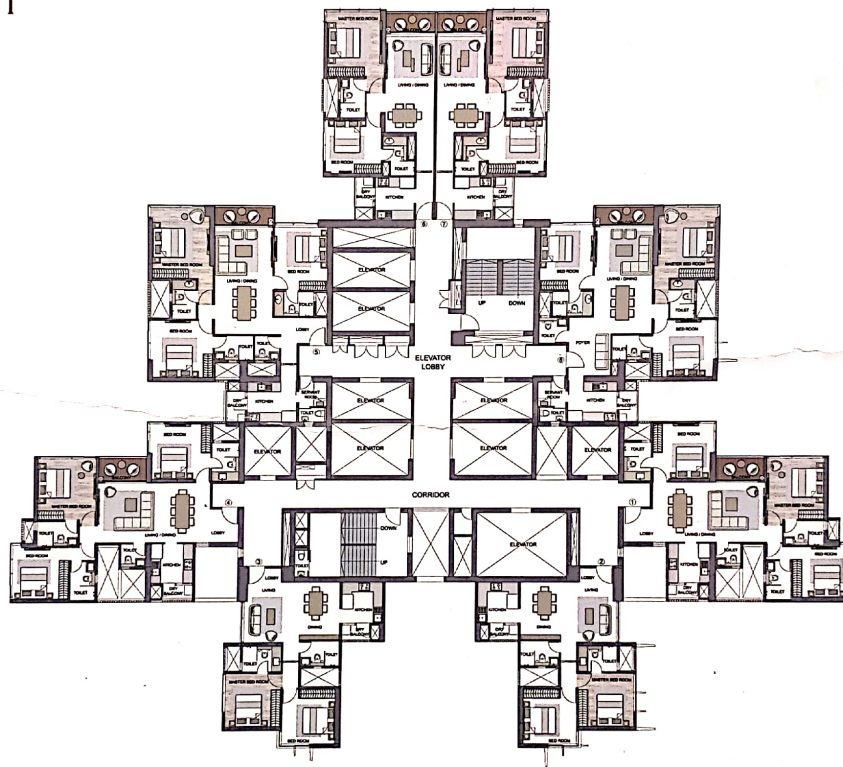


PIRAMAL
MAHALAXMI
TOWER III

^
Racecourse & Arabian Sea Views

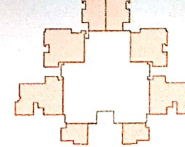
Proposed Tier 3 Plan*

(Levels 33rd-35th, 37th-42nd,
44th-47th)

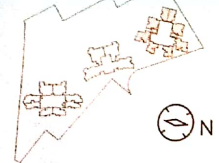


	Rera Carpet Area	Balcony	Dry Balcony
Unit 1	1071 Sq.Ft. / 99.50 Sq.Mts.	49 Sq.Ft. / 4.55 Sq.Mts.	27 Sq.Ft. / 2.51 Sq.Mts.
Unit 2	744 Sq.Ft. / 49.12 Sq.Mts.	00 Sq.Ft. / 00 Sq.Mts.	26 Sq.Ft. / 2.42 Sq.Mts.
Unit 3	744 Sq.Ft. / 49.12 Sq.Mts.	00 Sq.Ft. / 00 Sq.Mts.	26 Sq.Ft. / 2.42 Sq.Mts.
Unit 4	1071 Sq.Ft. / 99.50 Sq.Mts.	49 Sq.Ft. / 4.55 Sq.Mts.	27 Sq.Ft. / 2.51 Sq.Mts.
Unit 5	1212 Sq.Ft. / 112.60 Sq.Mts.	46 Sq.Ft. / 4.27 Sq.Mts.	32 Sq.Ft. / 2.97 Sq.Mts.
Unit 6	785 Sq.Ft. / 72.93 Sq.Mts.	41 Sq.Ft. / 3.81 Sq.Mts.	33 Sq.Ft. / 3.07 Sq.Mts.
Unit 7	785 Sq.Ft. / 72.93 Sq.Mts.	41 Sq.Ft. / 3.81 Sq.Mts.	33 Sq.Ft. / 3.07 Sq.Mts.
Unit 8	1237 Sq.Ft. / 114.92 Sq.Mts.	46 Sq.Ft. / 4.27 Sq.Mts.	32 Sq.Ft. / 2.97 Sq.Mts.

Unit Location



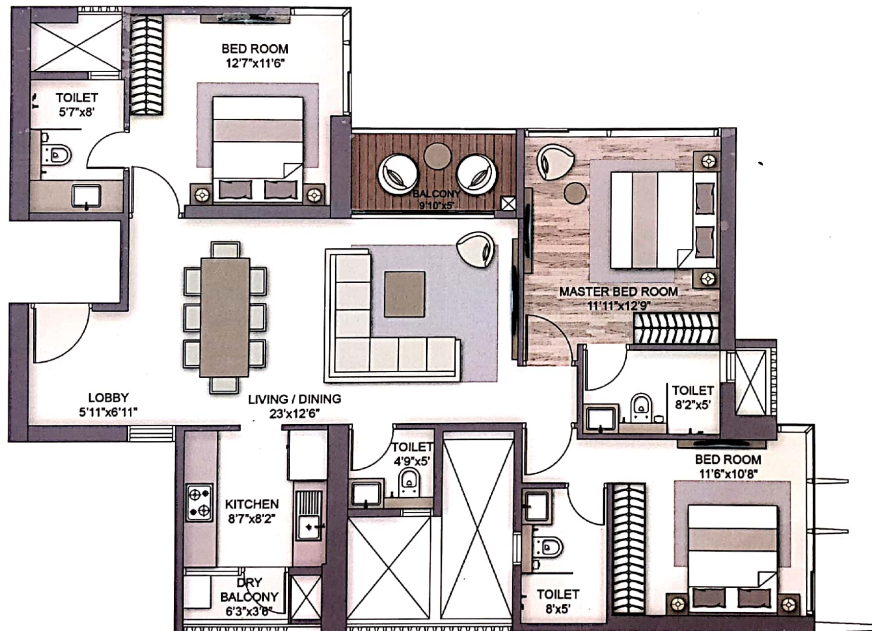
Tower Location



MHRA REG.NO NORTH TOWER: TOWER 3 P51900021057 | Website: <http://maharera.mahareraonline.gov.in/> | *Plan is subject to approval from concerned authorities. All dimensions mentioned in the plan are unfurnished dimensions. For more floors please contact our Sales Team on +91 22 62166219 or email us on sales.prl@piramal.com The project is funded by Yes Bank Limited.



PIRAMAL
MAHALAXMI
TOWER III



MAHA RERA REG.NO:-NORTH TOWER- TOWER 3 P51900021057 | Website:<http://maharera.mahaonline.gov.in/> | *Plan is subject to approval from concerned authorities. All dimensions mentioned in the plan are unfinished dimensions. For more floors please contact our Sales Team on +91 22 62166216 or email us on:sales.prl@piramal.com The project is funded by Yes Bank Limited.

PROPOSED

TIER 3- 3 BEDROOM PLAN*

Unit 01 - Levels 33rd - 47th

Rera Carpet Area

1071 Sq.Ft. / 99.50 Sq.Mts.

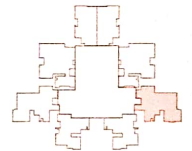
Balcony

49 Sq.Ft. / 4.55 Sq.Mts.

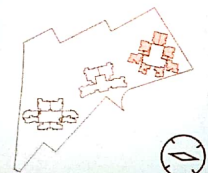
Dry Balcony

27 Sq.Ft. / 2.51 Sq.Mts.

Unit Location

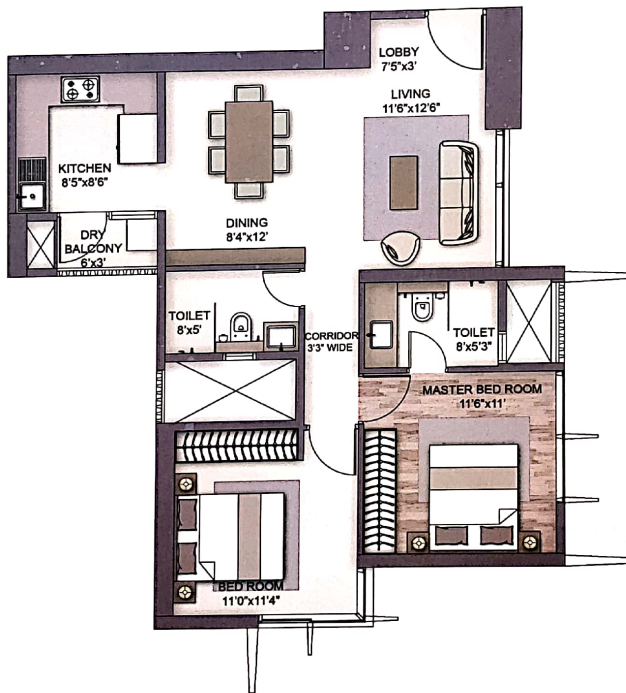


Tower Location





PIRAMAL
MAHALAXMI
TOWER III



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PROPOSED

TIER 3 - 2 BEDROOM PLAN*

Unit 02 - Levels 33rd - 47th

Rera Carpet Area

744 Sq.Ft. / 69.12 Sq.Mts.

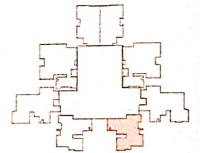
Balcony

00 Sq.Ft. / 00 Sq.Mts.

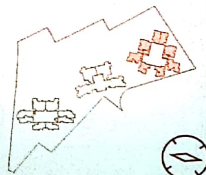
Dry Balcony

26 Sq.Ft. / 2.42 Sq.Mts.

Unit Location

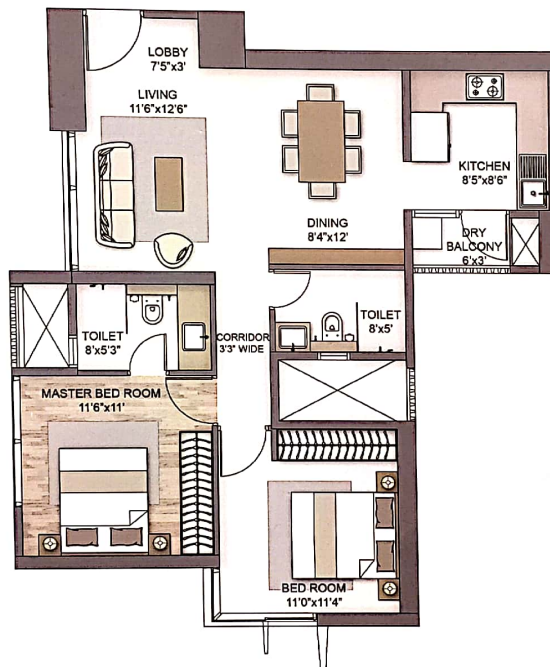


Tower Location





PIRAMAL
MAHALAXMI
TOWER III



PROPOSED

TIER 3 - 2 BEDROOM PLAN*

Unit 03 - Levels 33rd - 35th,
37th - 42nd, 44th - 47th

Rera Carpet Area

744 Sq.Ft. / 69.12 Sq.Mts.

Balcony

00 Sq.Ft. / 00 Sq.Mts.

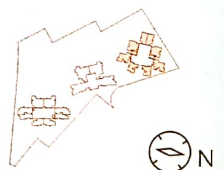
Dry Balcony

26 Sq.Ft. / 2.42 Sq.Mts.

Unit Location



Tower Location



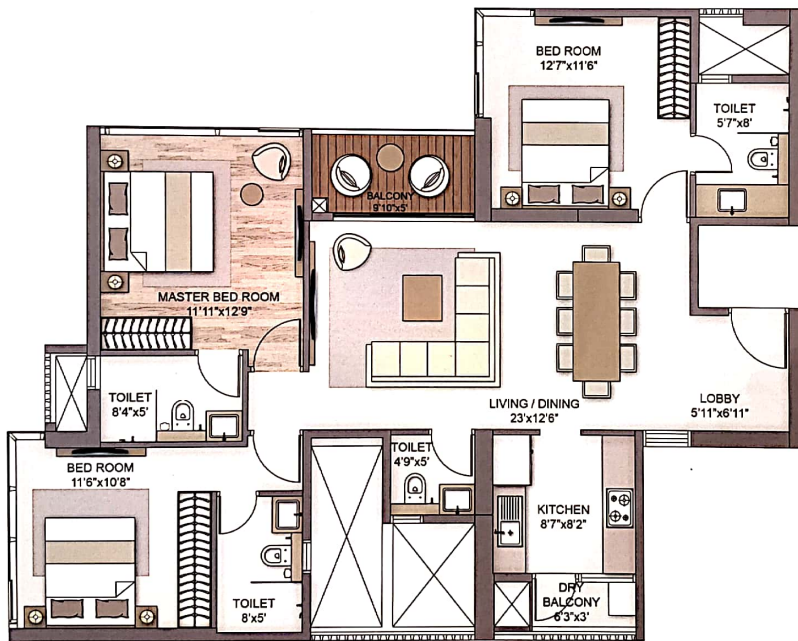
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PIRAMAL
MAHALAXMI
TOWER III



Racecourse & Arabian Sea Views



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PROPOSED

TIER 3-3 BEDROOM PLAN*

Unit 04 - Levels 33rd - 35th,
37th - 42nd, 44th - 47th

Rera Carpet Area

1071 Sq.Ft. / 99.50 Sq.Mts.

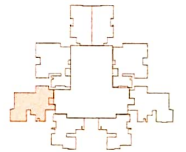
Balcony

49 Sq.Ft. / 4.55 Sq.Mts.

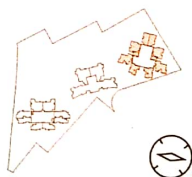
Dry Balcony

27 Sq.Ft. / 2.51 Sq.Mts.

Unit Location



Tower Location

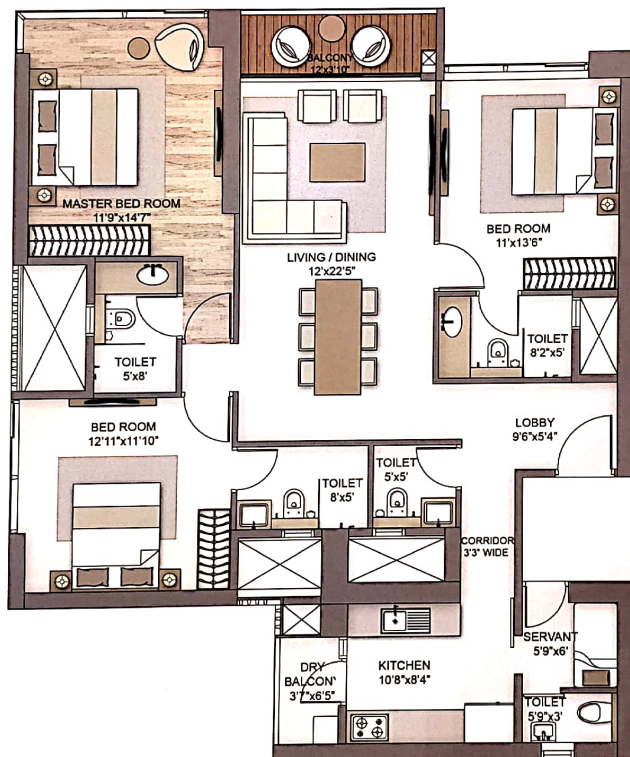




PIRAMAL
MAHALAXMI
TOWER III



Racecourse & Arabian Sea Views



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PROPOSED

TIER 3 - 3 BEDROOM PLAN*

Unit 05 - Levels 33rd - 47th

Rera Carpet Area

1212 Sq.Ft. / 112.60 Sq.Mts.

Balcony

46 Sq.Ft. / 4.27 Sq.Mts.

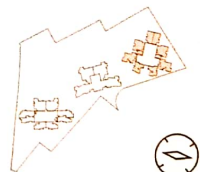
Dry Balcony

32 Sq.Ft. / 2.97 Sq.Mts.

Unit Location



Tower Location

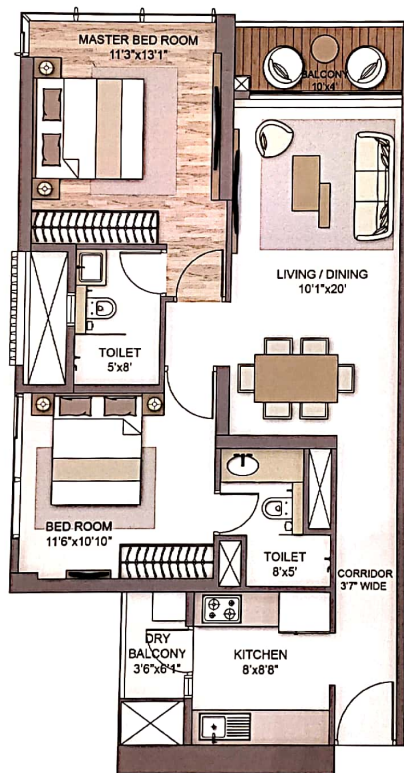




PIRAMAL
MAHALAXMI
TOWER III



Racecourse & Arabian Sea Views



PROPOSED TIER 3 - 2 BEDROOM PLAN*

Unit 06 - Levels 33rd - 47th

Rera Carpet Area

785 Sq.Ft. / 72.93 Sq.Mts.

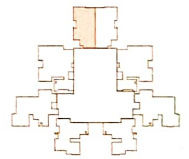
Balcony

41 Sq.Ft. / 3.81 Sq.Mts.

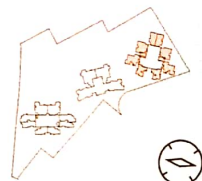
Dry Balcony

33 Sq.Ft. / 3.07 Sq.Mts.

Unit Location



Tower Location



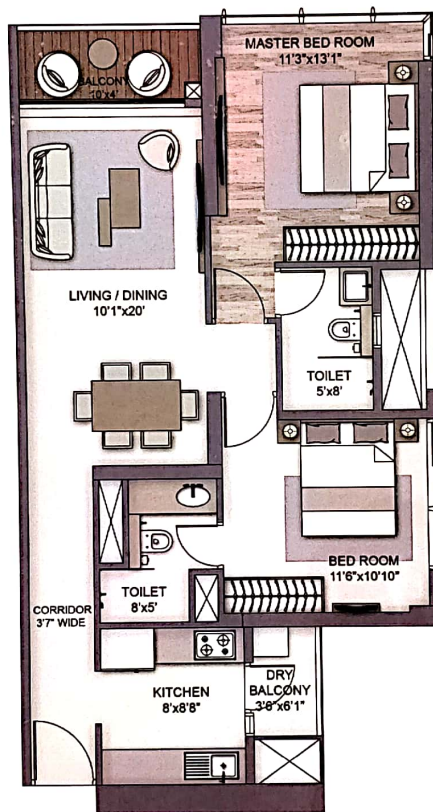
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PIRAMAL
MAHALAXMI
TOWER III



Racecourse & Arabian Sea Views



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PROPOSED

TIER 3 - 2 BEDROOM PLAN

Unit 07 - Levels 33rd - 47th

Rera Carpet Area

785 Sq.Ft. / 72.93 Sq.Mts.

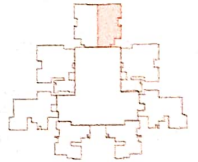
Balcony

41 Sq.Ft. / 3.81 Sq.Mts.

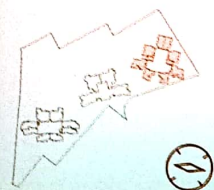
Dry Balcony

33 Sq.Ft. / 3.07 Sq.Mts.

Unit Location



Tower Location





Founded in 2012, Piramal Realty is the real estate development arm of the Piramal Group. 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 Realtors & Developers Private Limited (ORDPL), is one of Mumbai's leading realty firms, having made its mark in Mumbai's redevelopment and premium housing segment. Backed by a strong legacy that spans over a decade, their diverse body of work reflects a fusion of luxury & affordability, adding a unique definition to their projects.

Omkar Realtors, our partners in this project, are responsible for rehabilitating the slum dwellers and obtaining various clearances required for the development of the project, among other things.

Design Consultant
CallisonRTKL
Seattle, USA

Project Architect
Architect Hafeez Contractor
Mumbai, India

Interior Designer
Qeblawi Brooks (One of a Kind)
Dubai, UAE

Construction Partners
Capacit'e Infraprojects Limited
Mumbai, India

Lead Structural & MEP Engineers
WME Consultants
Dubai, UAE

Vertical Transport Strategy
TAK Consulting
Mumbai, India

Facade Consultants
Inhabit
Singapore

Landscape Architect
Site Concepts International
Cebu, Philippines

Lighting Consultants
AWA Lighting Designers
New York, USA