



EMERALD ISLE BY L&T REALTY.

L&T Realty unfolds before you their latest residential offering in Powai. This gated complex is nestled amidst a natural setting and is designed to leave an indelible mark on Powai's skyline. Its green surroundings and planned development is well reflected in its name - Emerald Isle.

MARVEL OF DESIGN.

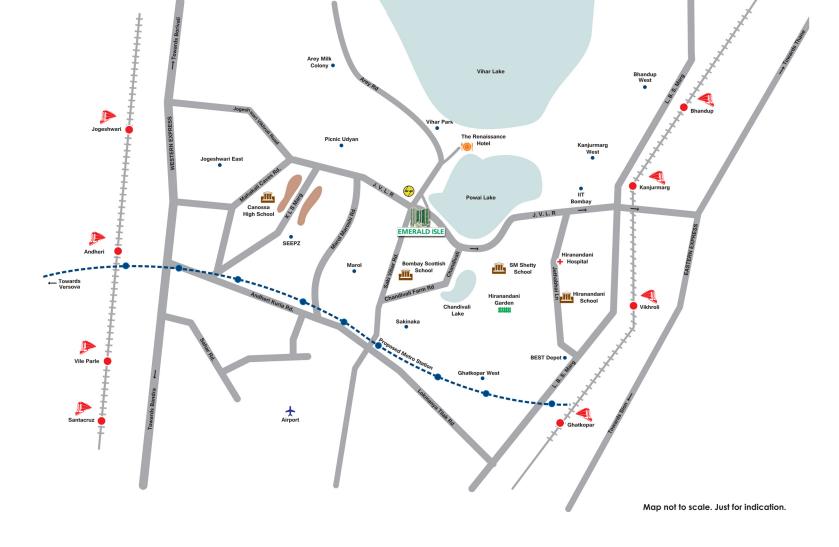
Emerald Isle is a 16-acre gated community complex, designed to create an environment that elevates life to a joyful experience.

Its magnificent towers that rest on an elevated podium are a meticulous orchestration of design and architecture.

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.





EXCLUSIVE AND TRANQUIL. YET CONNECTED AND CONVENIENT.

At Emerald Isle you won't have to trade ease of access for comfort and seclusion. It is well connected to a host of destinations.

Approximate distances:

- Powai Lake & Garden across the road
- Adjacent to L&T Business Park
- Mumbai Metro Station 2 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







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 that elevates life to a joyful living experience. Here, tall magnificent towers rise gloriously making an indelible mark on Powai's skyline. Within 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
- Entrance lobby with visitor lounge area
- Defined pathways for vehicles and pedestrians
- State-of-the-art fire fighting system
- Multiple entry and exit gate
- 100% power back-up for common areas
- 2, 2.5, 3 and 4 BHK apartments

- Multi-level parking
- Jogging track with landscape on podium
- High-speed elevators
- Well-spaced buildings ensuring natural light and ventilation
- CCTV cameras in common areas and entrance lobby







BEAUTIFULLY CRAFTED HOMES WITH AMPLE NATURAL LIGHT & HIGH-END FINISHES.

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

- Split air-conditioners in living area and bedrooms
- French windows in living area
- FTTH (fibre to the home)
- Smoke/Gas detector in the kitchen*
- Double glazed windows*
- Motion sensors for automated lighting in passages and bathrooms*
- Modular kitchen with granite platform, stainless steel sink and premium tiling*

- Natural imported marble flooring in living, dining & bedrooms
- Video door phone
- Wooden flooring in guest bedroom
- Intercom facility through chosen service provider
- Provision for piped gas connection
- Earth leak circuit breakers in wet areas within the apartment







A MORNING SWIM. SQUASH IN THE EVENING FOLLOWED BY SNOOKER WITH FRIENDS. AND THAT'S JUST A 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. Perhaps even engage your neighbours in a lively game of snooker or cool yourself in the pool after a workout. 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
- Skating rink
- Yoga and meditation centre
- Multi-purpose hall
- Reading lounge
- Golf simulator
- Natural acupressure therapy area
- Children's play area for different age groups with sandpit
- Basketball court

Clubhouse:

- Swimming pool
- Gym
- Sauna, Spa & Jacuzzi
- Squash court
- Badminton court
- Indoor games room for table tennis, snooker and carrom



GREEN THINKING, GRACIOUS LIVING.

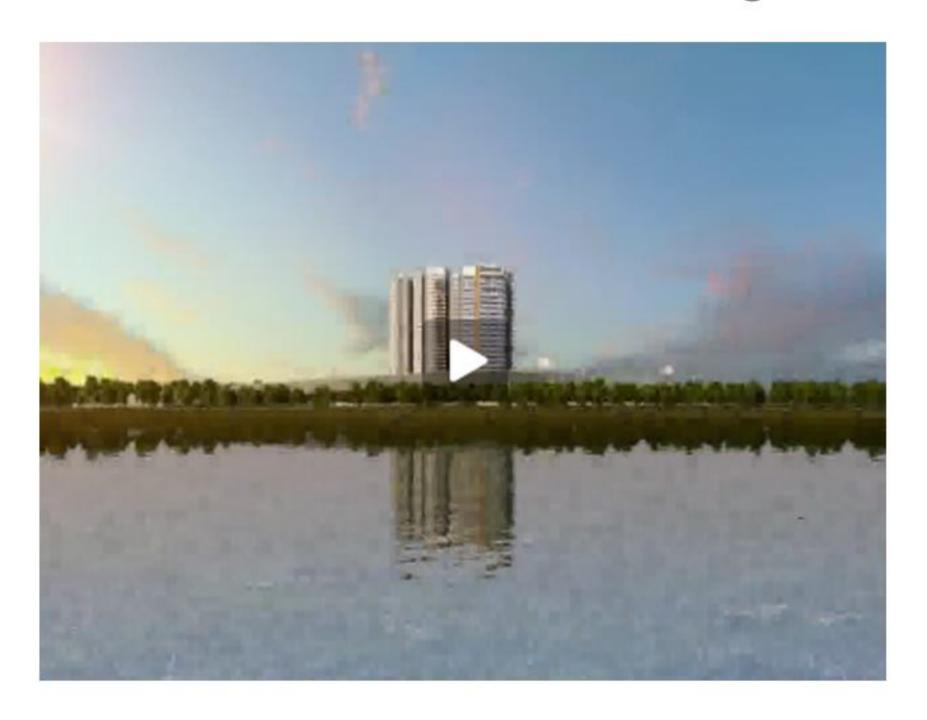
Sustainability is a complex word – Emerald Isle simplifies it and makes it a part of your everyday living. Green living does not mean depriving yourself of the things you are used to. It simply means living in harmony with the world around you. This is the green principle on which Emerald Isle has been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

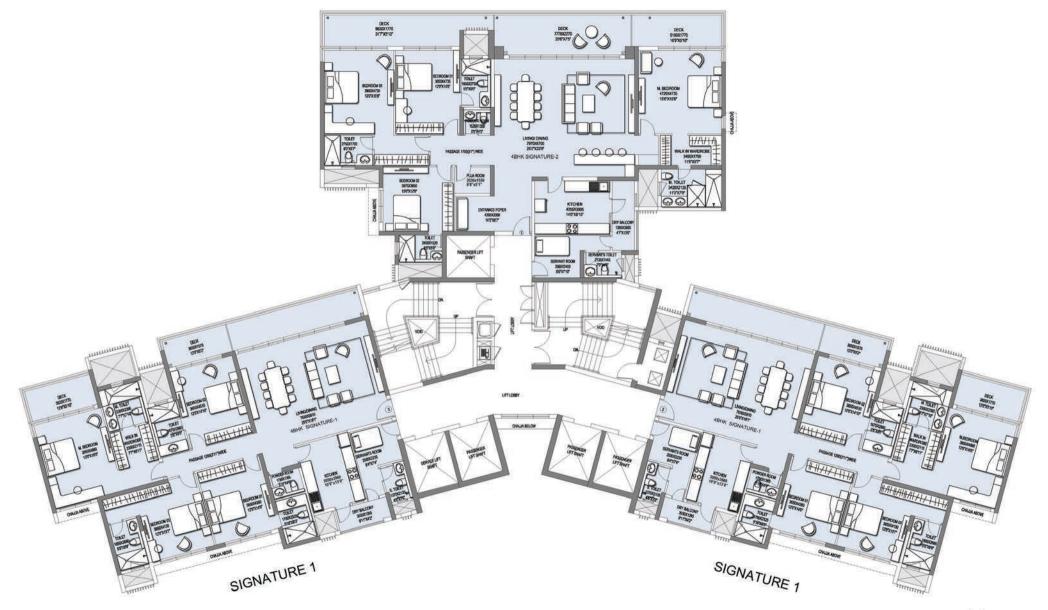
Click to view the walkthrough





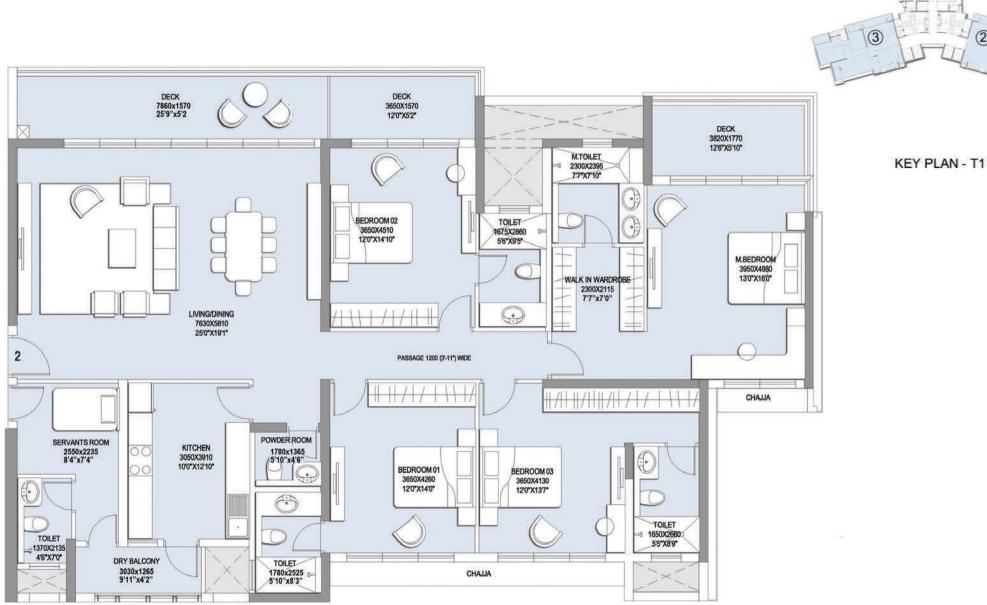
T1 TYPICAL FLOOR PLAN

SIGNATURE 2



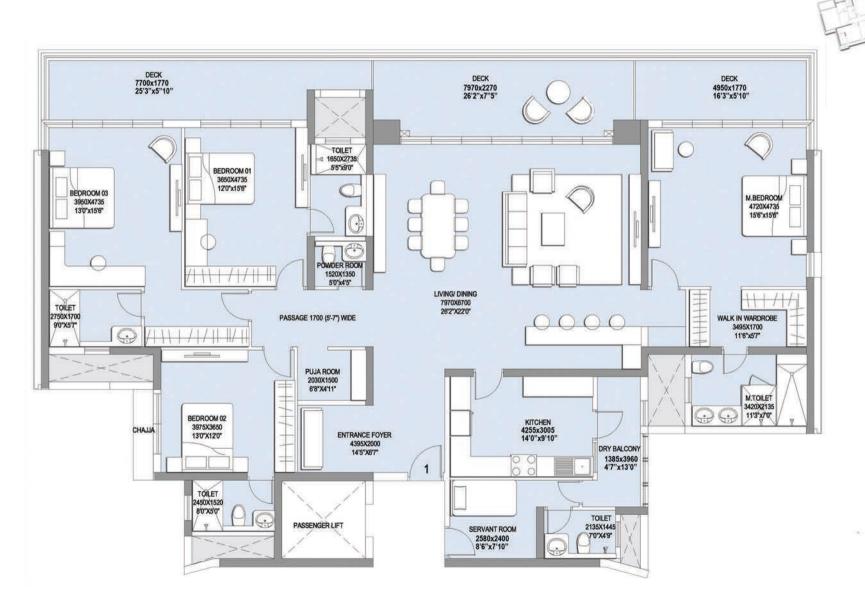


T1 UNIT PLAN 4 BHK (SIGNATURE 1)





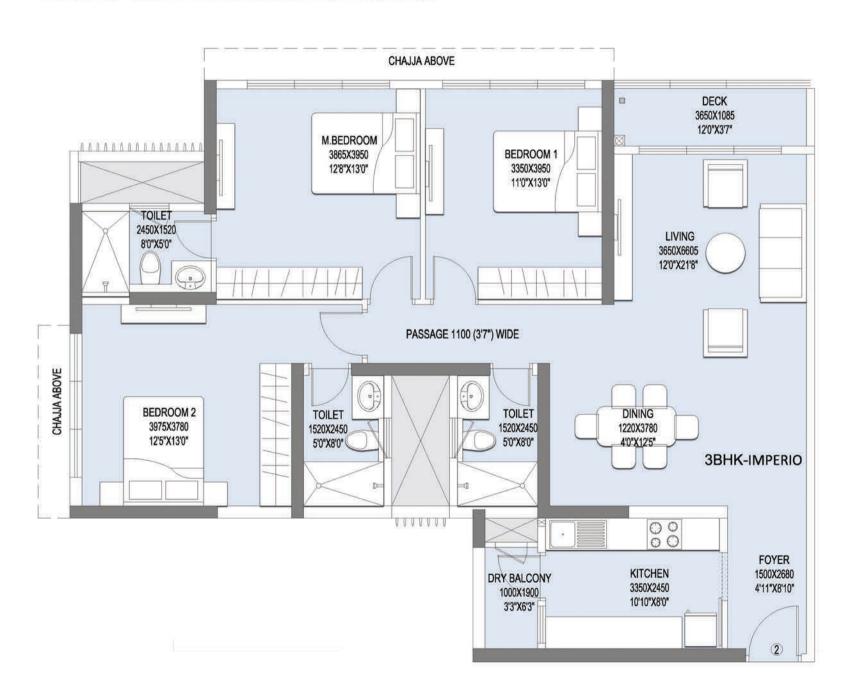
T1 UNIT PLAN 4 BHK (SIGNATURE 2)

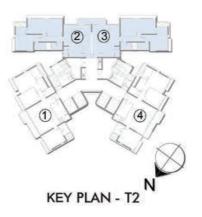


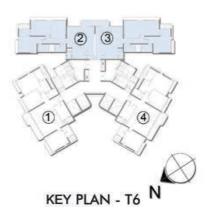


KEY PLAN - T1

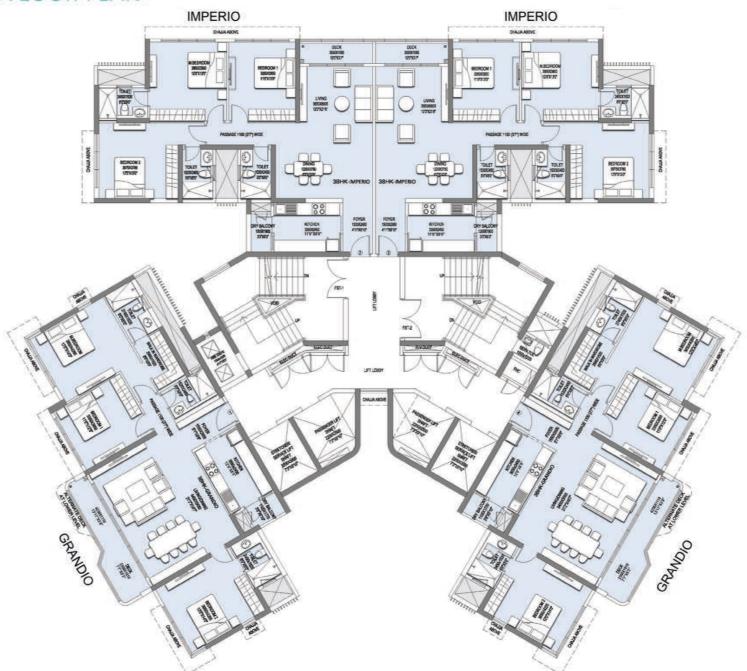
T2 & T6 UNIT PLAN 3 BHK (IMPERIO)





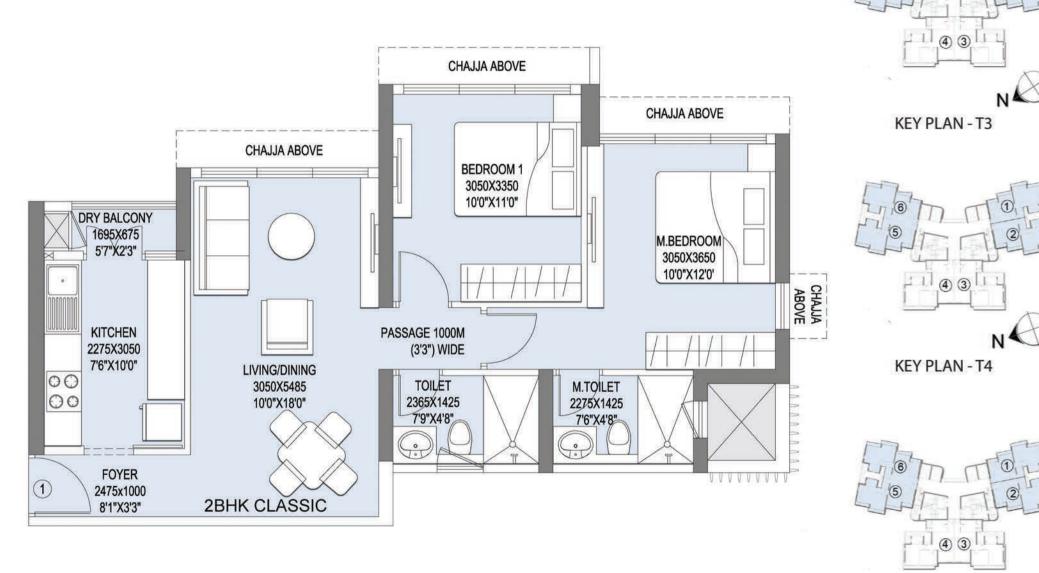


T2 TYPICAL FLOOR PLAN



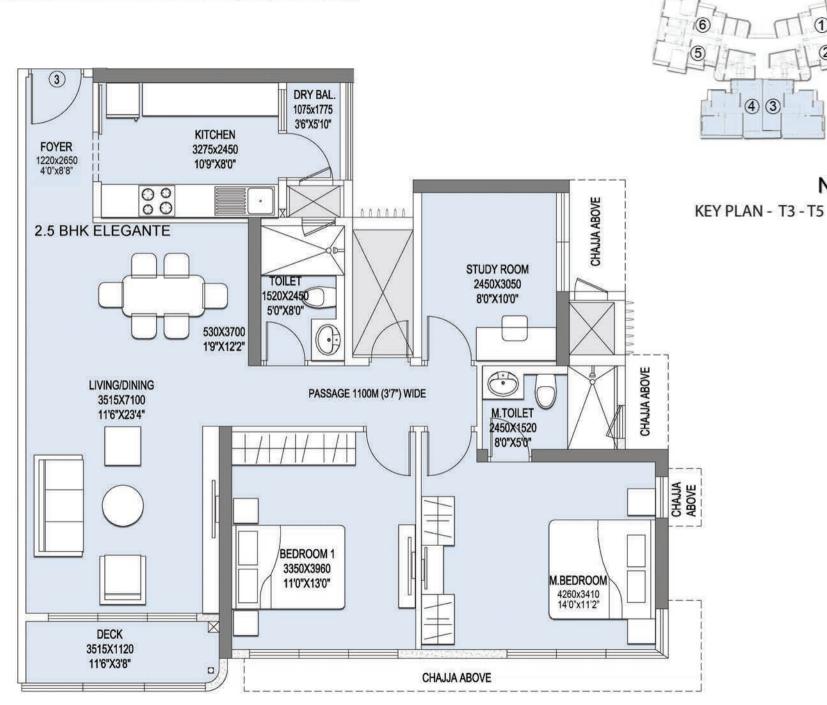


T3, T4 & T5 UNIT PLAN 2 BHK (CLASSIC)

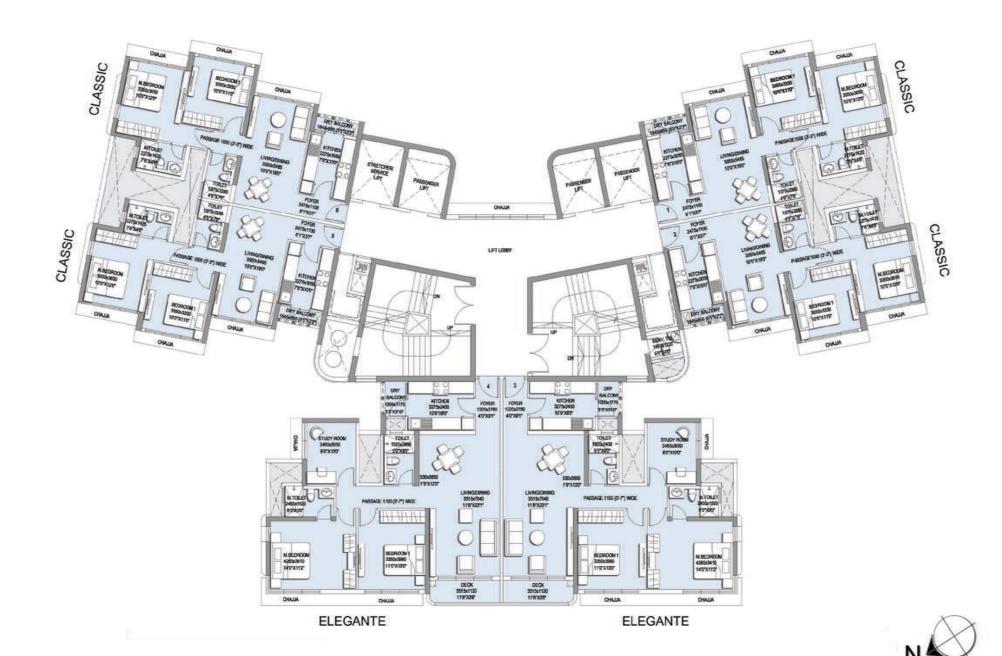


KEY PLAN-T5

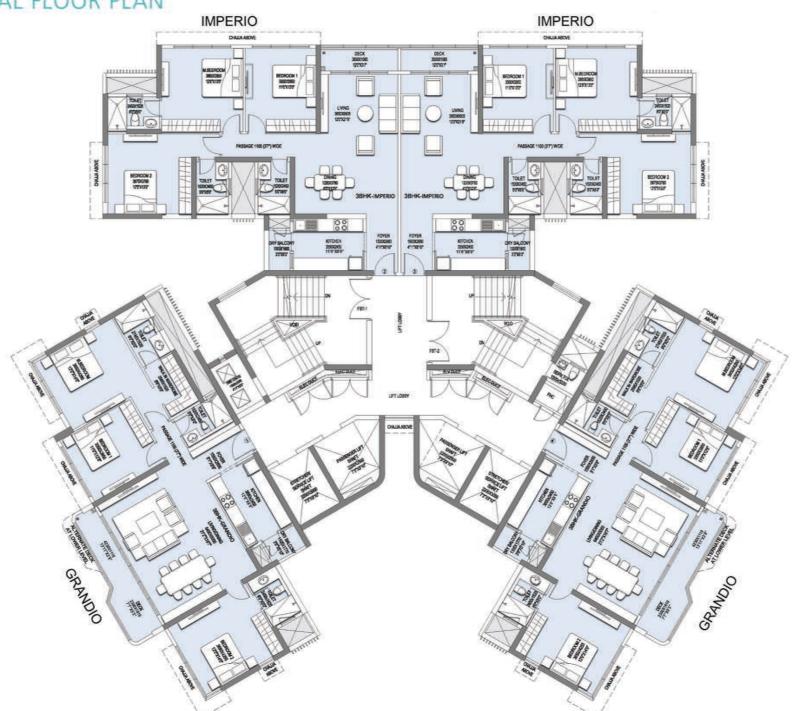
T3 - T5 UNIT PLAN 2.5 BHK (ELEGANTE)



T3 -T5 TYPICAL FLOOR PLAN



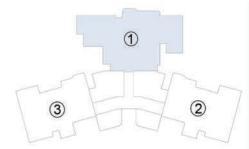
T6 TYPICAL FLOOR PLAN

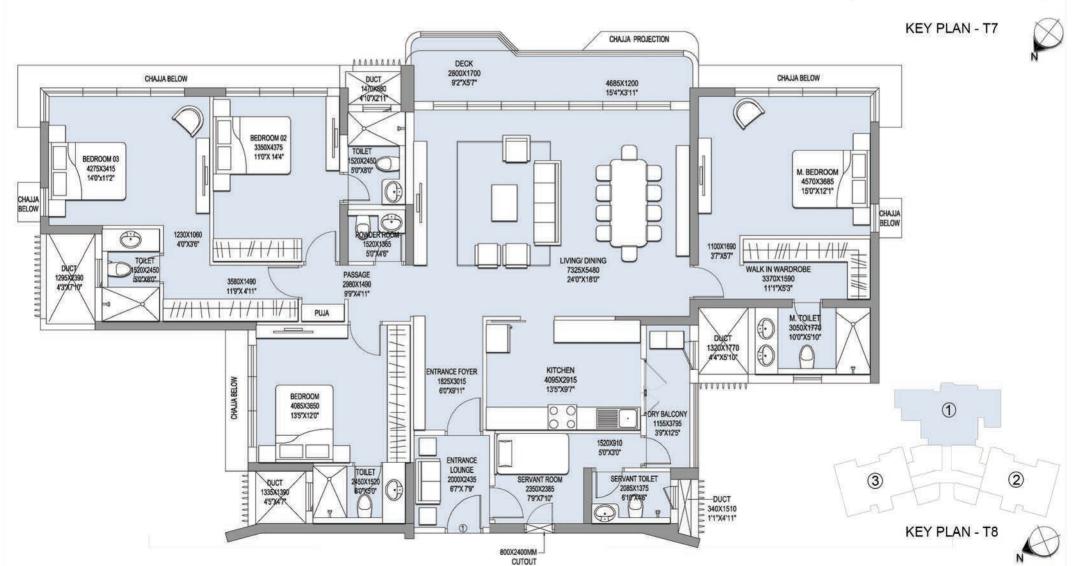




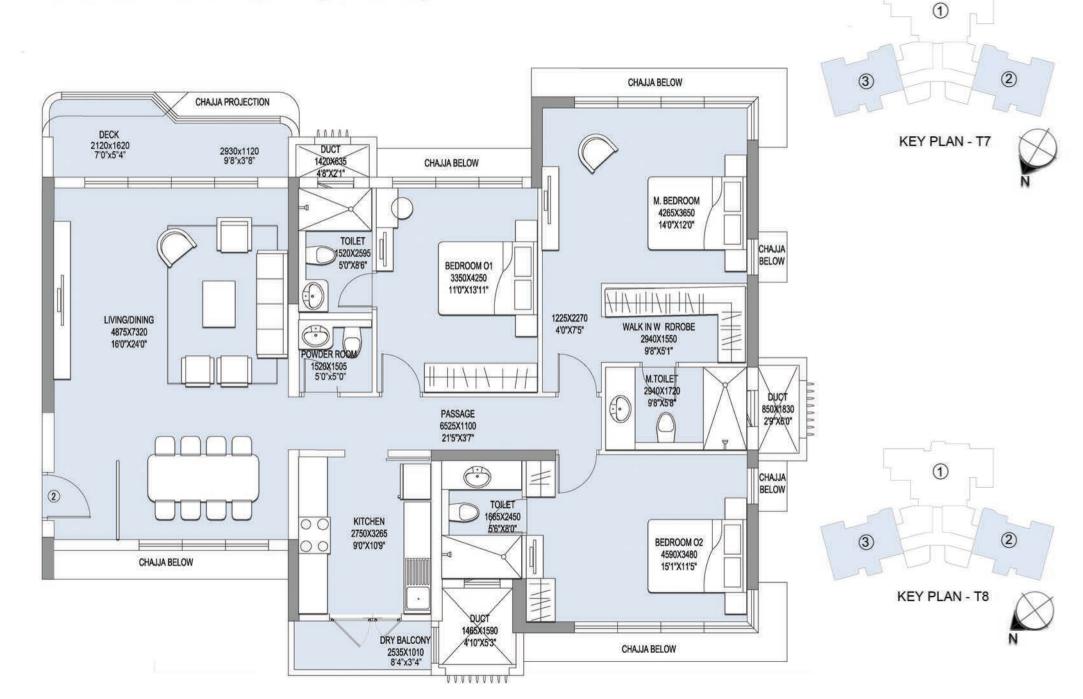
T6 UNIT PLAN 3 BHK (GRANDIO) 4 **KEY PLAN-T6** DRY BALCONY KITCHEN 1105X1770 3650x2450 12'0"x8'0" (-S) 3'8"X5'10" TOILET 1520X2450 TOILET FOYER WALK IN WARDROBE 5'0"X8'0" 00 2745X1520 1550X2650 2585X1520 9'0"X5'0" 8'6"X5'0" 5'1"X8'8" TOILET 2450x1520 3BHK-GRANDIO PASSAGE 1100 (3'7") WIDE 8'0"X5'0" CHAJJA LIVING/DINING 6450X5050 CHAJJA ABOVE 21'2"X16'7" M.BEDROOM 3650X4260 12'0"X14'0" BEDROOM 2 BEDROOM 1 3650X4255 3350X3850 12'0"X14'0" 11'0"X12'8" CHAJJA ABOVE CHAJJA ABOVE CHAJJA ABOVE DECK 4230x1110 13'11"x3'8" 2300x1610 7'7"x5'3" ALTERNATE DECK AT LOWER LEVEL

T7/ T8 - UNIT PLAN - 4 BHK (ROYALE)



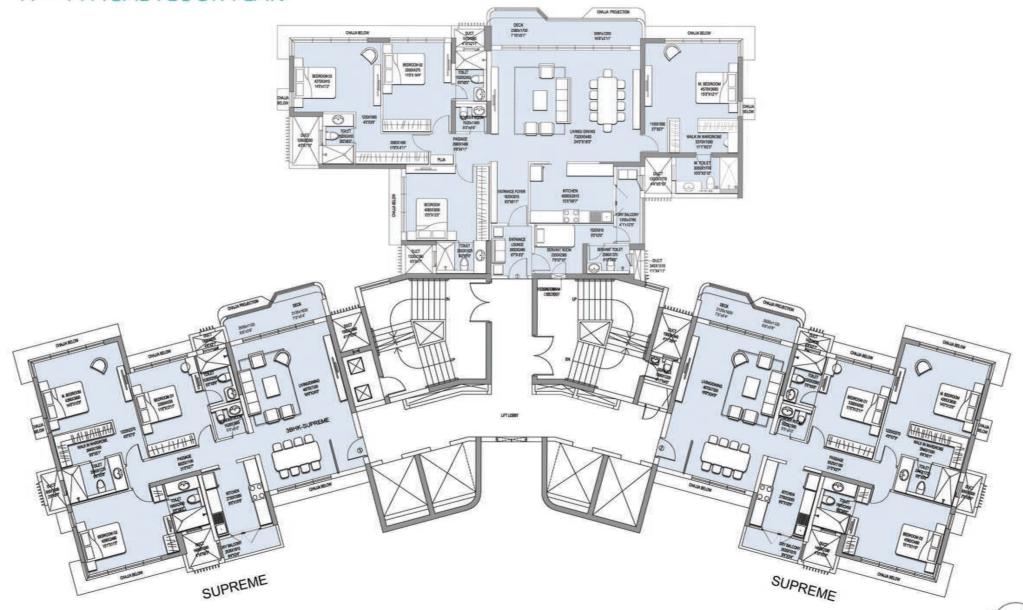


T7/ T8 - UNIT PLAN - 3 BHK (SUPREME)



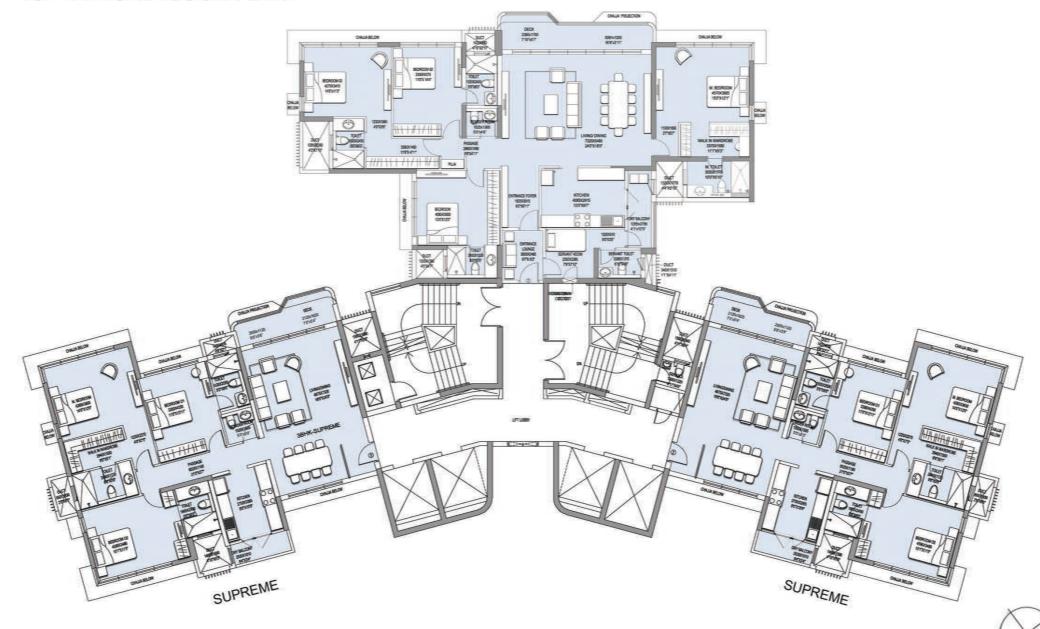
T7 - TYPICAL FLOOR PLAN

ROYALE



T8 - TYPICAL FLOOR PLAN

ROYALE













L&T REALTY'S PROJECTS:

Seawoods Grand Central - Located at Navi Mumbai, within 10 km 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 Grade A commercial, retail, leisure and entertainment spaces built around a world-class railway station.

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 neighbourhood, the campus is planned to have a large commercial and hospitality development.

Eden Park, Chennai - A gated, integrated township that spreads across 90 acres and comprises apartments, reputed school, health care and shopping facilities. With Phase I complete, the project is gearing up to launch Phase II, which spreads across 45 acres.

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.

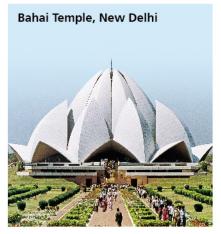
For more information, visit us at www.Lntrealty.com











LARSEN & TOUBRO:

Larsen & Toubro is a USD 14 billion technology, engineering, construction, manufacturing and financial services conglomerate, with global operations. It is ranked 4th in the global list of Green Companies in the industrial sector by the reputed international magazine Newsweek, and ranked the world's 9th Most Innovative Company by Forbes International. L&T is one of the largest and most respected companies in India's private sector.

Through its constant focus on innovation, L&T has managed to offer solutions of increasing complexity that help it to acquire and retain a competitive edge. The company leverages its people, processes and philosophy to innovate, ideate and create more effective solutions for its large customer base across key sectors, such as infrastructure, oil & gas, petrochemical, minerals, metallurgical, chemical, fertilizer, power, mining and construction. A strong, customer-focused approach and the constant quest for top-class quality have enabled L&T to attain and sustain leadership in its major lines of business for over seven decades.

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