

25 SOUTH
BESPOKE HOMES BY THE BAY
P R A B H A D E V I

HUBTOWN

 The Wadhwa Group

Site Address: 25 South, Yadav Patel Lane, Off Veer Savarkar Road, Opp. Siddhivinayak Temple, Behind Vijay Sales, Prabhadevi, Mumbai-400025.

Disclaimer: The information provided in this brochure, including all pictures, images, plans, drawings, amenities, dimensions, elevations, illustrations, facilities, features, specifications, other information, etc. mentioned are indicative of the kind of development that is proposed and are subject to the approval from the competent authorities. **Fixtures and furnishings shown are only for representation and shall not be provided in the apartment. The apartments shall be provided in a bare shell condition.** The views depicted in the brochure real or in renders are current dated and not from individual apartments and might change later. The property is mortgaged with Indiabulls Housing Finance LTD. No Objection Certificate (NOC)/permission of the mortgagee bank/financial institute would be provided for sale of flats/units/property, if required. Version 1.5/Sep 2018. *T&C Apply.

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THE CROWNING GLORY OF MUMBAI-PRABHADEVI

For years, Prabhadevi has retained its glory as an upscale neighbourhood in South Mumbai. Being closest to the sea, this sought after locality comes with breathtaking views and the tranquillity of the bay that is only enjoyed by a privileged few. An envied neighbourhood in the real estate market, Prabhadevi takes pride in displaying some of the most extravagant high-rise buildings in Mumbai's skyline.



Actual edited view of the Bandra-Worli Sea Link
as seen from the Prabhadevi beach

WHERE LOCATION MEETS LUXURY

Whether jet-setters are ready to take off or it's downtime with the family. Whether you're in the mood for a gastronomic experience or designer shopping is on the menu. From invoking Lord Ganesha's divine blessings at the iconic Siddhivinayak Temple, to prestigious educational institutions and reputable hospitals, your coveted address couldn't be at a better location. It's an effortless commute to culture, cuisine and commercial destinations across the city, away from the infuriating traffic.



LOCATION MAP

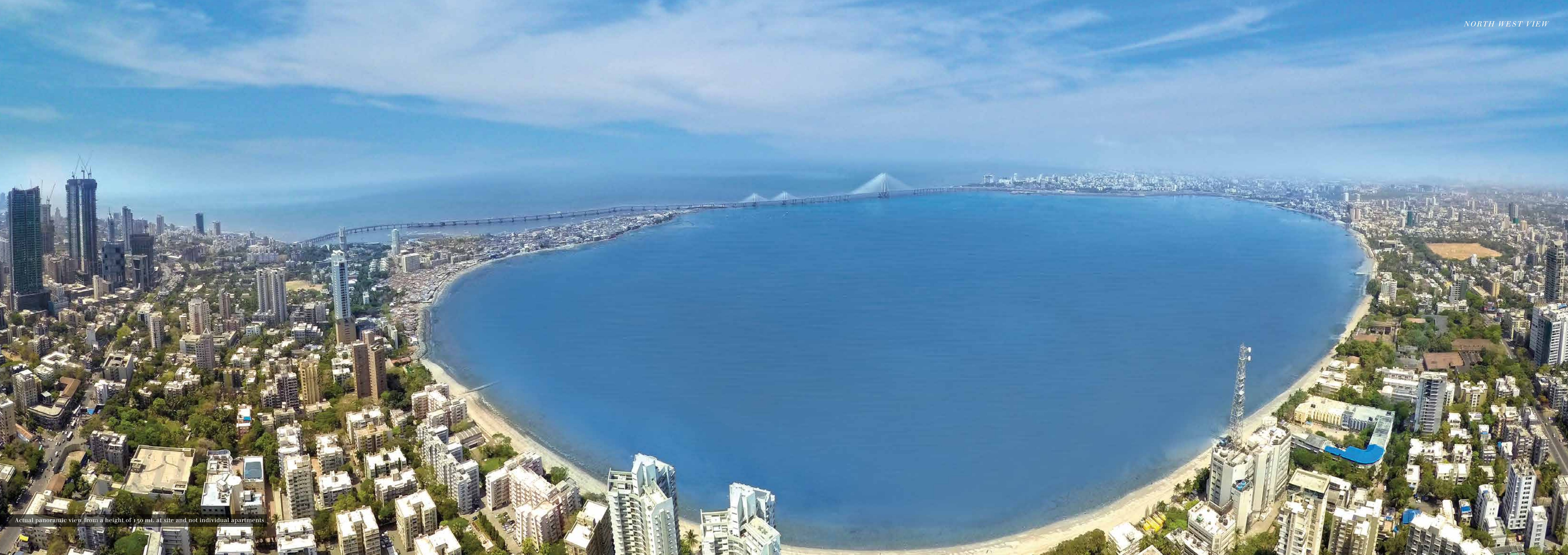


Located in one of Mumbai's finest residential neighbourhoods- Prabhadevi

- CONNECTIVITY:**
- Lower Parel - 3.3 km
 - Bandra West - 6.2 km
 - Eastern Freeway - 7.0 km
 - BKC - 7.4 km
 - International and Domestic Airports - 10.8 km
 - Nariman Point - 13.3 km
 - Proposed metro station near Shree Siddhivinayak Temple and Worli 1.1 km & 1.5 km respectively
- HOTELS:**
- ITC Grand Central - 3.6 km
 - Four Seasons - 3.7 km
 - St. Regis - 3.7 km
 - Taj Lands End - 7.0 km
- SCHOOLS & COLLEGES:**
- D. Y. Patil International School - 1.6 km
 - Raheja College of Commerce and Economics - 2.0 km
 - Sasmira's Institute of Management - 2.0 km
 - Bombay Scottish School - 2.1 km
 - Welingkar Institute of Management - 3.2 km
 - Don Bosco International School - 4.6 km
 - Ascend International School - 9.3 km
 - American School of Bombay - 10.3 km
 - Dhirubhai Ambani International School - 10.5 km
- HOSPITALS:**
- P.D. Hinduja Hospital - 2.2 km
 - Podar Hospital - 3.0 km
 - Tata Memorial Hospital - 3.0 km
 - KEM Hospital - 3.2 km
 - Jaslok Hospital - 6.4 km
 - Lilavati Hospital - 7.0 km
- SHOPPING:**
- High Street Phoenix - 5.2 km
- TEMPLE:**
- Shree Siddhivinayak Temple - 0.28 km

Approximate distances from Google maps.

MAKING IT TO THE TOP COMES WITH SPECTACULAR VIEWS



Actual panoramic view from a height of 150 mt. at site and not individual apartments

THERE'S LIFE AND THEN THERE'S BESPOKE LIVING

*Some destinations are a reflection of your journey in life, and entering the premises of 25 South, at Prabhadevi, is that glorious feeling when you know you've arrived. Soaring beyond the city skyline, on one of the **largest acreage** next to the **Arabian Sea**, are **bespoke sea front apartments**. Where luxury isn't just made to measure, it's made with a personal touch that's from the heart. Where, every comfort has been perfectly crafted, for the connoisseurs of finer things.*

Welcome to the Bespoke Life.

Because a home is more than square feet and carpet area. 25 South is a slum-free scheme, your own sanctuary of joy, your personalised oasis of comfort and your isle of calm.

25 South is where your legacy resides.

Presenting

25 SOUTH
BESPOKE HOMES BY THE BAY



Proposed Elevation

*ENTER A WORLD
OF GRANDEUR*



Proposed Elevation

25 SOUTH
BESPOKE HOMES BY THE BAY
PRABHADEVI

*FOR ALL THOSE WHO DESERVE A
GRAND ENTRANCE*

BEAUTIFUL WATER CASCADE AT THE BUILDING'S ENTRANCE



ARRIVE IN STYLE

GRAND DOUBLE HEIGHT LOBBY



DESIGNS THAT CELEBRATE SPACE, COMFORT, SAFETY AND YOU

*At 25 South, you're enveloped by stunning and sophisticated designs. A modern façade on the outside and interiors that seamlessly integrate old world charm with chic, contemporary aesthetics. Built on the foundations of a design philosophy that celebrates **height, light and air**, your abode is crafted to perfection- bringing in plenty of **natural light** and **cross ventilation**. With **higher floor to floor height**, there's ample space to house all your achievements. Everyday the wandering winds come visiting and the mood lighting is courtesy the rising and setting sun. Enjoy breathtaking views of the sea. A bespoke experience that begins even before you have entered the building premises.*



WHERE THE MOOD LIGHTING IS COURTESY THE SUN

Welcome to a home designed with ample natural lighting that sets the perfect mood for you to seize every moment and brighten up every day.



Proposed View. The actual apartments are bare shell.
The views are from particular apartments, not from all and the view might change later.
Fixtures and furnishings shown are only for representation and shall not be provided in the apartment.



WHERE HOMES ARE DESIGNED FOR THE HIGH LIFE

Higher floor to floor heights have been thoughtfully provided to add to the grandeur and space of every home. This perfectly complements your finest masterpieces, antique collectables and most importantly, all your achievements.

Proposed View. The actual apartments are bare shell. The views are from particular apartments, not from all and the view might change later. Fixtures and furnishings shown are only for representation and shall not be provided in the apartment.



WHERE EVERYDAY THE WANDERING WINDS COME VISITING

When you live by the bay side, breeze is a regular visitor. That's why every home is designed to allow free flowing cross ventilation.

Proposed View. The actual apartments are bare shell.
The views are from particular apartments, not from all and the view might change later.
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WHERE SOME VIEWS ARE THE PRIVILEGE OF A FEW

Here, cutting edge cosmopolitan living meets the tranquillity of bay front living. Where your home is enveloped by the most spectacular views of the sea and city. Bask in the calmness of the sea with your morning cup of coffee and get ready to seize the day. Or spread your joie de vivre with a glass of champagne by your private sundeck in the evenings.

Proposed View. The actual apartments are bare shell.
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*A SENSE OF HISTORY AND A PIECE
OF THE FUTURE BUILDS TIMELESS
HOMES*

*Indulge in the comforts of modern, contemporary living that are based on the
orthodox principles of design.*



AMENITIES

- *Open Meditation Corner*
- *Swimming Pool and Kids' Pool*
- *Multipurpose Court*
- *Children's Play Area*
- *Open Air Amphitheatre*
- *Outdoor Barbeque Spaces*
- *Themed Garden Area with Landscaped Water Bodies*
- *Senior Citizen Relaxation Areas*

Clubhouse with:

- *Gymnasium*
- *Wellness Spa*
- *Party Hall with an Outdoor Lawn*
- *Squash Court*
- *Mini Theatre*
- *Multipurpose Room For Indoor Games*



HUBTOWN

Listed on both the National Stock Exchange and the Bombay Stock Exchange in India, Hubtown Limited (formerly known as Akruti City Limited) is one of India's leading real estate development companies.

Hubtown has more than 30 years of experience in the construction industry and has completed over 13 million square feet of projects in Mumbai, Pune and Gujarat. Hubtown has projects in 7 Indian cities and is diversified into residential spaces, office spaces, IT parks, Special Economic Zones (SEZs).

Hubtown is led by Mr. Hemant Shah and Mr. Vyomesh Shah, both veterans in the real estate industry. The company has over 45 projects under development comprising over 50 million sq. ft.+ area, largely in Mumbai city. Hubtown has pioneered in various Social Infrastructure Development projects and projects with local governments. It is the first private developer to successfully build an IT park and install the first robotic public car park in Maharashtra. In addition, Hubtown has also completed the first successful private slum rehabilitation scheme in Maharashtra under which more than 10,000 homes have been delivered free of cost to slum dwellers. Hubtown's uniqueness in the Indian realty industry arises from the fact that each Hubtown project is clearly distinct from its other developments. Every building, residential and commercial, is designed according to specific customer needs and in accordance with its location. From making large-scale, affordable and luxury homes, to acres of meticulously planned IT parks, to lavish commercial spaces, Hubtown continues to raise the bar with world-class construction, planning and unmatched quality of living. Its penchant for innovation, its distinguished product offerings and superior construction quality and processes, have earned it unshakable customer confidence.


HUBTOWN

THE WADHWA GROUP

A LEGACY BUILT ON BUILDING THE BEST

The Wadhwa Group carries a rich legacy of over half a century built on the trust and belief of our customers and stakeholders. The group is one of Mumbai's leading real estate companies and is currently developing residential, commercial and township projects spread across approximately 1.4 million square meters (15 million square feet). Timely completion of projects coupled with strong planning and design innovation gives the group an edge over its competitors. Every space is thoughtfully designed to connect with nature, laying a strong emphasis on the elements of light, height, and air. Today, the group's clientele comprises of over 20,000 satisfied customers and over 100 MNC corporate tenants.

Over the years, the Group has received many awards for both its commercial and residential projects. Among them are accolades at the Asia Pacific Property Awards 2013-2014, CNBC-AWAZ Real Estate Award by RR Kabel for W54 and the International Property Awards Asia Pacific. The Capital and Platina at BKC are among their noted commercial projects and The Address, Ghatkopar; Anmol Fortune, Goregaon; W54, Matunga West; Solitaire, Powai and Aquaria Grande, Borivali are some of their well-known residential projects.

 The Wadhwa Group

THE FINE ART OF BUILDING HOMES

Only minds that have a deep understanding of an unsurpassed level of quality, have the hands and passion to build the finest residences. 25 South is built by specialists that have designed these homes intelligently, efficiently and with an emphasis on personalisation. Ensuring every home is detailed to match the high standards of its owners.

OUR PARTNERS

DESIGN ARCHITECT



STRUCTURAL CONSULTANT



MEP CONSULTANTS



INTERIOR CONSULTANT



LANDSCAPE CONSULTANT



FINANCE PARTNER



CONSTRUCTION BY



1. The wing B and wing C shown in the brochure and other sale material etc are not registered under RERA and apartments located in these wings are not offered for sale. All the wings proposed to be developed are being shown in the brochure and other sales materials, so that prospective customer is aware of the development which is proposed in the entire layout along with wing A, which is registered under RERA and apartments located in the wing A are being offered for sale.
2. South Tower (Wing A) is proposed with height of 215 mt., and height of North Tower (Wing B) and Center Tower (Wing C) proposed can be 265 mt. The represented render image shows all the three towers of equal height, which is not as per proposed development, and is meant for representing the elevation treatment of all three towers as an illustration only. The actual project will have each of the towers having differing heights.

MahaRERA Registration: Project 1 & Project 2

This project is registered with MahaRERA in two phases - Project 1 and Project 2. This brochure is a combined marketing information document for Projects 1 & 2. However, this is a multiphase project. The later phases are not yet registered under MahaRERA as the same is not being offered for sale. The mentioned amenities will be common for all the phases.



MahaRERA Registration No. of South Tower (Wing A): P51900006860 (Project 1 upto 10th floor) | P51900011418 (Project 2 - 11th to 47th floor)
Website: <https://maharera.mahaonline.gov.in>