





A gateway grand, a palatial grace.  
Invites you in, to a verdant space.

Paradise found, where dreams reside.  
In posh green lawns, where secrets  
hide.

Tall edifices, in Spanish style.  
A classic aura, oh-so divine!

Sprawling nature, gently sways.  
Welcome to Crestoria Estate  
and its blessed ways.

**ESTATE-LIVING, NOW IN PANVEL.**



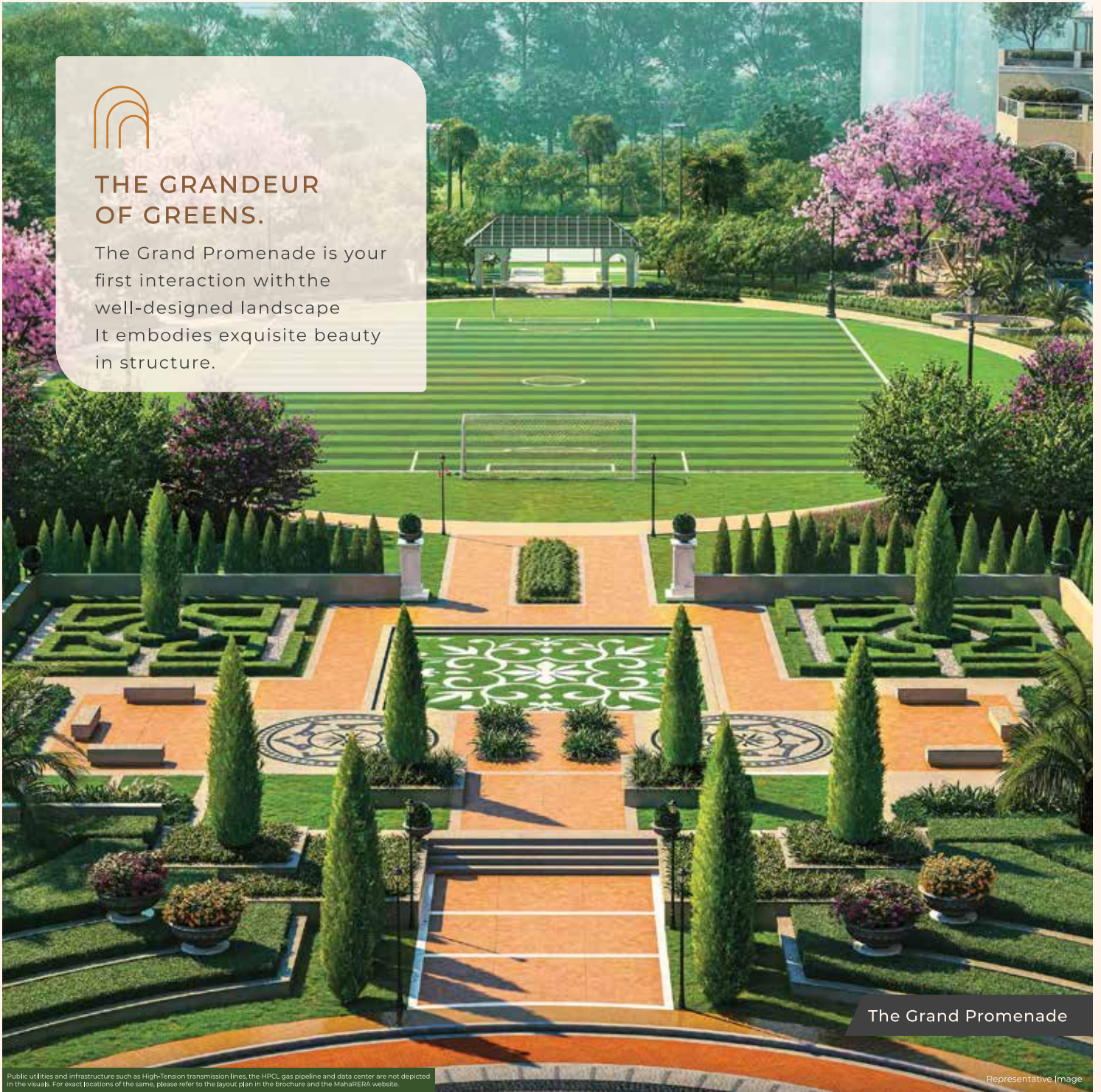
## SPANISH SPLENDOR IN THE CITY'S SOUL.

Relish an oasis of serenity as you admire the intricate geometric designs, soothing fountains, azure pools, and courtyards that define Crestoria Estate. Here, home becomes an extension of timelessness, paying homage to the Spanish style of art. Majestic arches delight the eye, while vibrant azulejo tiles break the monotony. A truly grand architectural heritage now unfolds for you.



## THE GRANDEUR OF GREENS.

The Grand Promenade is your first interaction with the well-designed landscape. It embodies exquisite beauty in structure.



The Grand Promenade

Public utilities and infrastructure such as High-Tension transmission lines, the HPCL gas pipeline and data center are not depicted in the visuals. For exact locations of the same, please refer to the layout plan in the brochure and the MahaRERA website.

Representative Image



**DISCOVER SERENITY  
BY THE FLOWING WATERS**

Feature Fountain

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Representative Image



## LIFE AT CRESTORIA ESTATE.

At Crestoria Estate, the indulgent arches invite you in as you prepare to soak in elegance.

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## FLAUNT YOUR SPORTY SIDE.

Let your day revolve around spirited play in vast, open spaces. Choose your game, move with energy, simply unwind with a spot to people-watch.



The Central Pavillion

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Representative Image



## FOR LEISURELY AGENDAS.

Nurture your soul with a green  
whisper as you enter the wild  
and carefree embrace of nature.



The Wildwood Sanctuary

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Representative Image



## THE MAGIC OF LARGER-THAN-LIFE LIVING.

Beneath open skies, a new landmark rises, where architectural brilliance meets refined luxury. Witness elevated living, reimagined. Presenting Crestoria Estate.



Day View of Crestoria Estate

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Representative Image



# MAJESTIC ARRIVAL THAT WELCOMES YOU EVERY DAY.

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Begin your tryst with opulence from the very first moment. The ornamented façades set the tone for an exquisite arrival experience.



AN ENTRANCE,  
FIT FOR ROYALTY.



The Grand Entrance

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Representative Image



## SLOW DOWN YOUR SENSES IN A CALM RETREAT.

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Indulgence and self-care find a new address at Club Crestoria. Whether you're feeling energetic or at ease, socially inclined or seeking quiet me-time, the clubhouse offers it all.



DIVE INTO  
PURE REFRESHMENT.



Majestic Pool

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Representative Image



Reception Lobby

Representative Image



## EXPLORE THE MANY DELIGHTS OF CLUB CRESTORIA.

Club Crestoria has multiple amenities to suit every need of yours. Perfect for socialising and even some much-needed me-time.



CLUB CRESTORIA.

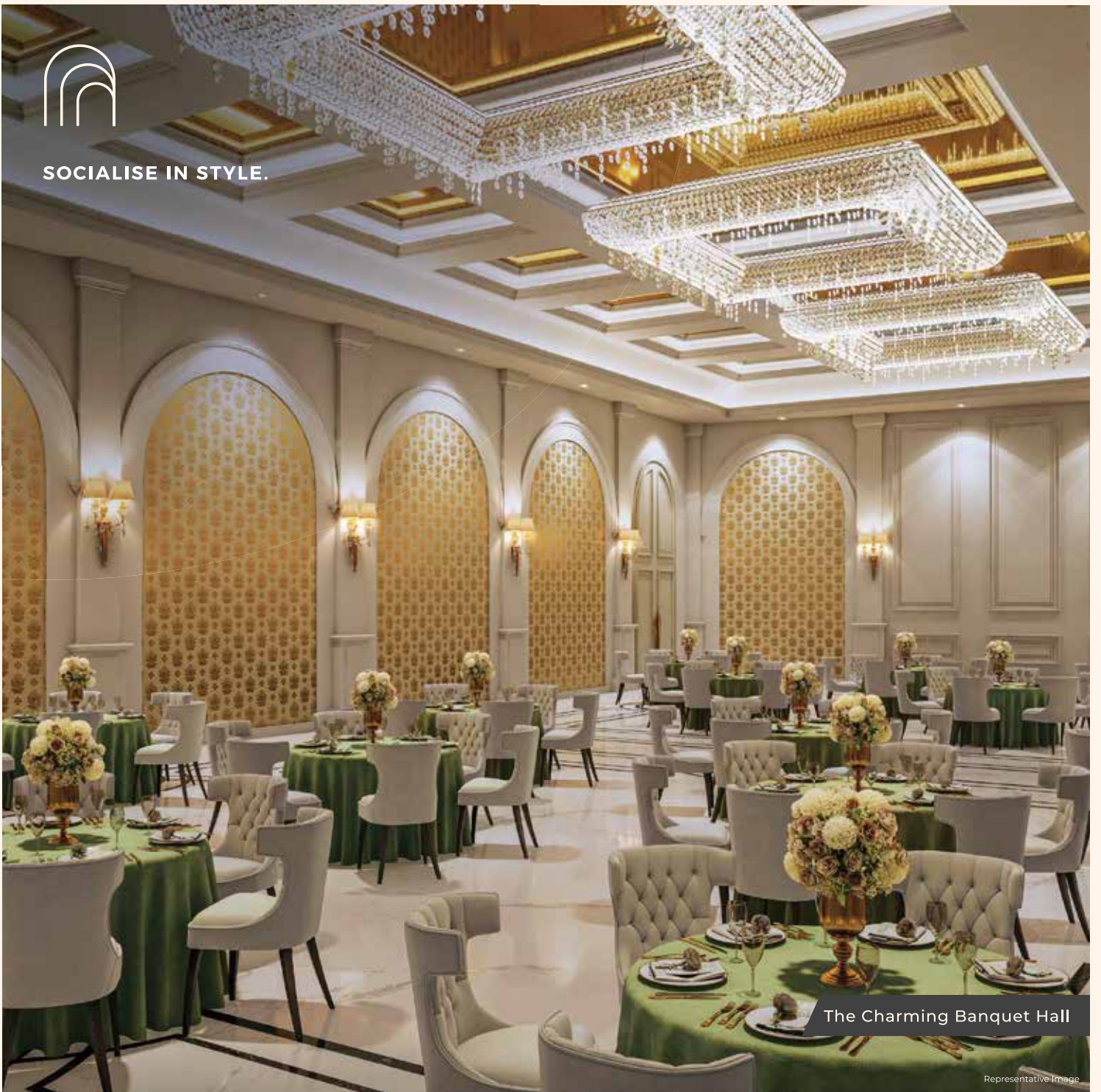


The Chic Café

Representative Image



SOCIALISE IN STYLE.



The Charming Banquet Hall

Representative Image

# SITE PLAN

## AN ALL-INCLUSIVE ADDRESS

- 01 GRAND ARRIVAL PLAZA
- 02 BANQUET LAWN
- 03 MULTIPURPOSE PLAYGROUND
- 04 PAVILION
- 05 TENNIS COURT
- 06 MINI GOLF COURSE
- 07 FITNESS COURT
- 08 FRUIT ORCHARD
- 09 ADVENTURE PARK
- 10 SWIMMING POOL
- 11 OUTDOOR FITNESS
- 12 SKATING RING
- 13 PAVILION SEATING
- 14 CHILDREN'S PLAY AREA
- 15 LABYRINTH
- 16 AMPHITHEATRE
- 17 TOT LOT
- 18 THEMATIC GARDEN
- 19 PICKLE BALL COURTS
- 20 HIGH STREET RETAIL



This is an illustration for representational purposes only and not to scale. Amenities shown in the document are common and non-exclusive use of all occupants forming out of the Larger Land and/or as mentioned in the proforma Agreement for Sale. Certain amenities shall be available upon completion of the entire development on the Larger Land. Availability and timelines of DP-road may vary based on regulatory consent and project progression. This document is representative of the approved layout with phasing/user superimposed, pertaining to the overall development of the Larger Land and is a mere creative imagination and is only indicative. It may be modified and amended as mentioned in the Proforma Agreement for Sale (AFS) uploaded on the MahaREERA website and permissible under applicable law. Tower names specified herein is strictly for the identification purpose and subject to change. The visuals, layouts, and information presented in this document are indicative and for illustrative purposes only. They are subject to statutory approvals, applicable regulations, and prevailing site conditions. Nothing contained herein shall constitute an offer, promise, assurance, or complete disclosure of the Project. The Larger Layout includes existing utilities and infrastructure such as High Tension (HT) transmission lines, the HFC, gas pipeline, and data centre. The project design, planning, amenities, access, and phasing have been undertaken in accordance with applicable laws and remain subject to modification at the sole discretion of Developer based on final approvals, technical considerations, and directions issued by the competent authorities. All access to the mixed use development forming part of the Larger Layout shall be through the Larger Land, which abuts the portion of the Existing Industrial Land. Refer to the MahaREERA website and the Agreement for Sale uploaded thereon for complete, accurate, and updated Project information.



# OPEN UP YOUR WORLD TO GREEN VISTAS.

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Thoughtfully designed to welcome abundant sunshine and fresh air, these expansive residences feel nothing short of heavenly. Sit back, unwind, and savor the breathtaking views as your home gently captivates the senses.



The Lavish Balcony



INDULGENT BREAKS  
WITH AN ENTICING VIEW.

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Representative Image



The Living And Dining Space



DIVINELY INDULGENT  
SPACES, CRAFTED FOR YOU.



The Master Bedroom



DREAM AWAY WHILE  
LIVING YOUR DREAMS.



# LIVE IN THE HEART OF IT ALL, YET NESTLED AWAY IN NATURE.

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Panvel offers the ideal canvas for an elevated, luxurious urban lifestyle. It's where seamless convenience and unparalleled calm converge beautifully, giving you the rare opportunity to live connected to everything that matters, while always being able to reconnect with yourself amidst nature's embrace.





# WORLD-CLASS SHOPPING, RIGHT NEXT DOOR

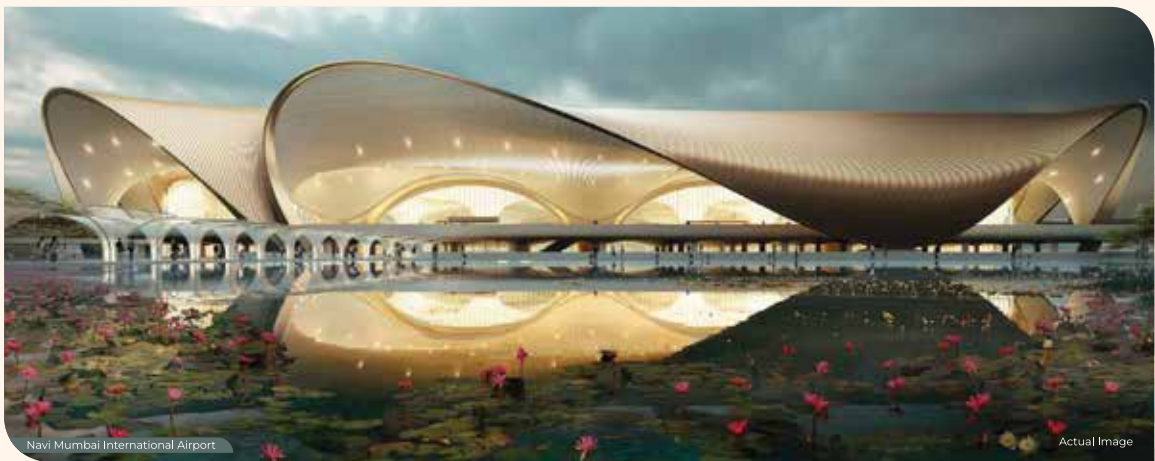
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Discover unparalleled convenience with an exquisite collection of premium lifestyle labels, fine-dining options and inviting chic cafés.



The Retail Experience

Representative Image



Larsen & Toubro is a USD 28 Billion conglomerate. You've seen this name on megastructures, gigantic construction sites and in the headlines - reporting benchmark-setting projects in India and abroad. From our earliest days of manufacturing to our most recent projects, we have built structures that make India proud.



L&T has been a critical part of India's growth story and has contributed to the infrastructure development of almost all cities of the country. In Mumbai too, many of the existing and upcoming iconic structures and buildings carry our signature of excellence.



### **CRESCENT BAY, PAREL**

Inspired by the shape of the crescent moon, the 6 magnificent towers at Crescent Bay, Parel come with a Sky Deck and a jogging track perched on the 21st floor. Offering mesmerizing views of the city and the sea, these awe-inspiring towers are as beautiful to look at, as they are to live in.



### **ISLAND COVE, MAHIM**

Island Cove, Mahim's first gated community, offers luxury, comfort, and easy access to Mumbai's major landmarks. Incorporating the finest lifestyle amenities, it is a haven where chaos fades away, and everything you need for a better life and convenient commute is within reach.



### **ELIXIR RESERVE, POWAI**

In the land blessed by nature, Elixir Reserve by L&T Realty is a fusion of man's quest for luxury and nature's bounty. Enveloped in a picturesque setting and surrounded by state-of-the-art amenities, Elixir Reserve offers a world of unimaginable luxury.



### **THE GATEWAY, SEWRI**

The Gateway, strategically located close to India's longest sea bridge – MTHL in Sewri, is an iconic seafront development that soars over 220 meters above sea level. An architectural masterpiece standing as a testament to Mumbai's skyline, 'The Gateway' offers a lifestyle of luxury and exclusivity to a select few.



The project has been registered via MahaRERA registration number PR1270002502927, PR1270002502892, PR1270002502891, PR1270002502890, PR1270002502889 and is available on the website <https://maharera.mahaonline.gov.in/> under registered projects.

This brochure does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof, of any nature whatsoever. All layout plans, the number/orientation of buildings/towers/floors/wings/structures, the common areas, facilities and amenities, the fixtures, fittings, soft furnishing/furniture, gadgets, technology, information, pictures, images and visuals, drawings, specifications, sketches and other details herein are merely a creative imagination and are only indicative and for illustrative purposes only. Stock images have been taken at a location other than the Project site. Amenities shown in the brochure shall be shared by residents of the Project and all the projects on the Larger Land and/or as mentioned in the proforma Agreement for Sale.

The Larger Layout includes existing utilities and infrastructure such as High Tension (HT) transmission lines, the HPCL gas pipeline, and data center. The Project design, planning, amenities, access, and phasing have been undertaken in accordance with applicable laws, and the Promoter reserves the right to change any or all of these in the interest of overall development, technical considerations and prevailing site conditions and are subject to statutory approvals, applicable law, rules and regulations, and directions issued by the competent authorities. All access to the mixed use development forming part of the Larger Layout shall be through the Larger Land, which abuts the portion of the Existing Industrial Land. These should not be construed in any manner as disclosures under the provisions of RERA, 2016 and the Rules framed thereunder by Government of Maharashtra and/or applicable law, and the relevant applicable disclosures shall be made at an appropriate time. All persons are requested to independently verify all details/documents pertaining to this Project. The official website of the Company is [www.lntrealty.com](http://www.lntrealty.com). Please do not rely on the information provided in any other website. Refer to the MahaRERA website and the Agreement for Sale uploaded thereon for complete, accurate, and updated Project information. \*T&C Apply.

2BHK-GRANDE



2BHK-ELITE



2BHK-ELITE



2BHK-GRANDE



1.5M WIDE CORRIDOR

1.5M WIDE CORRIDOR

2.1M WIDE LIFT LOBBY

1.5M WIDE CORRIDOR

1.5M WIDE CORRIDOR

2BHK-GRANDE



2BHK-ELITE



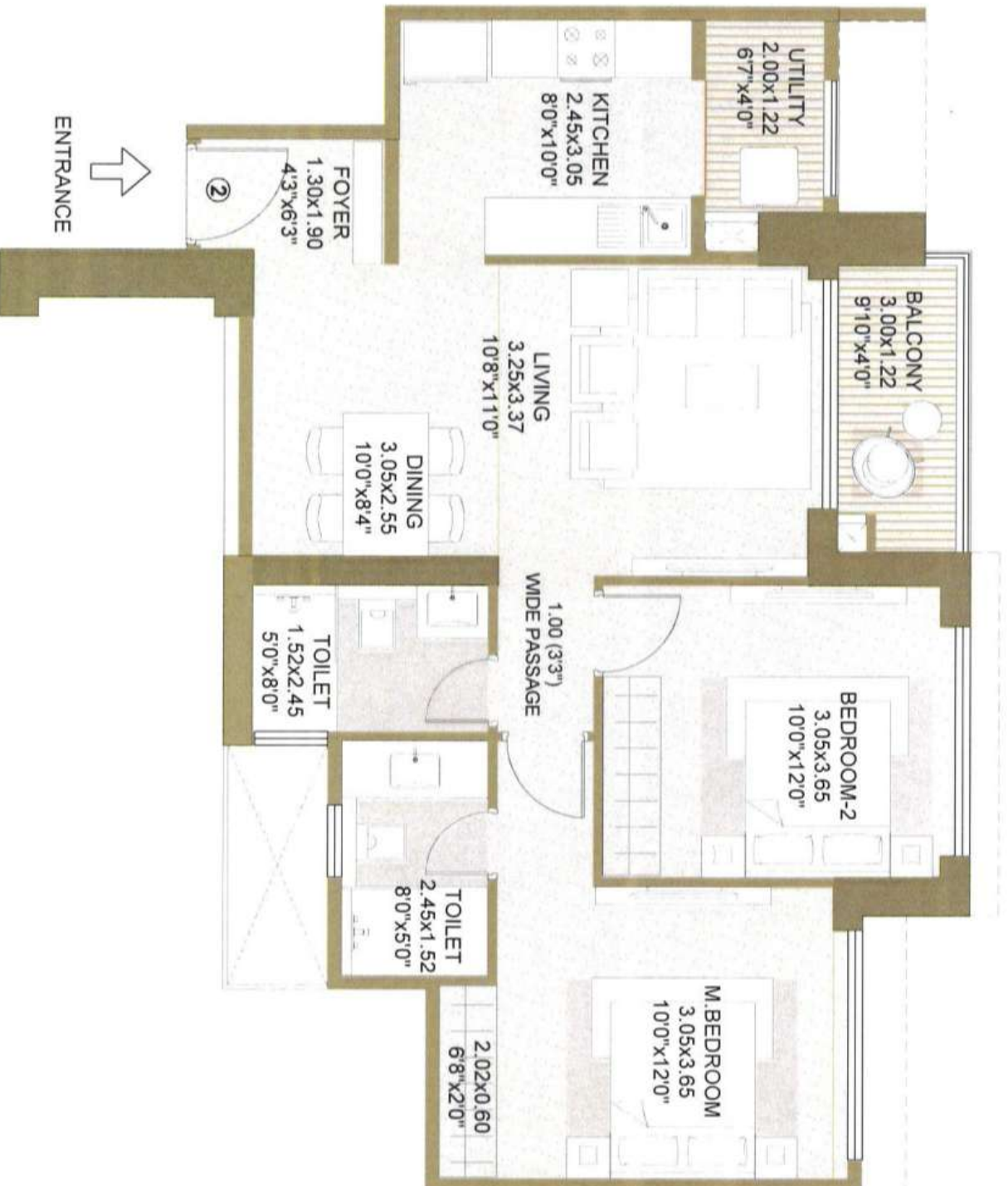
2BHK-ELITE



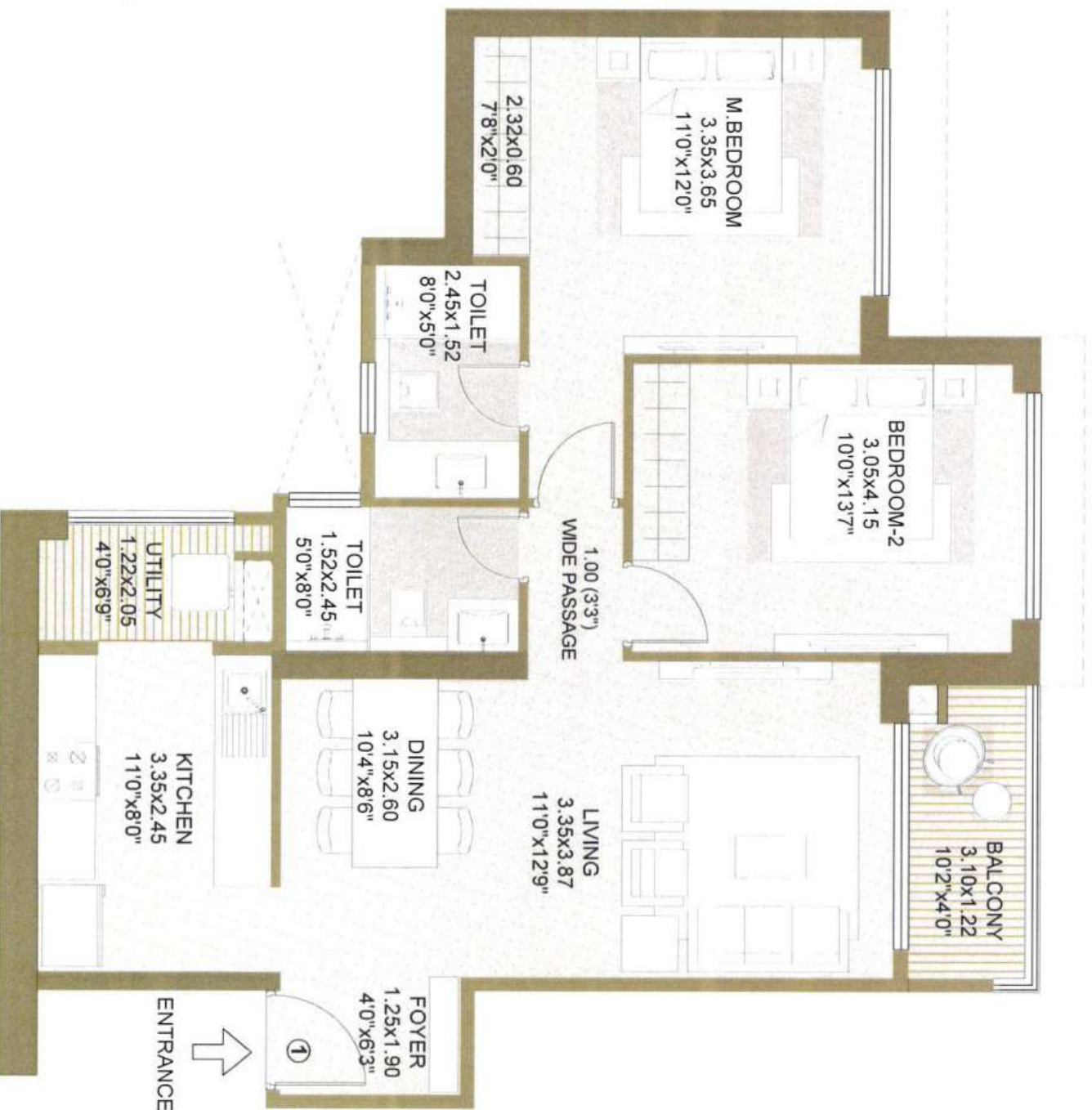
2BHK-GRANDE



# 2BHK-ELITE



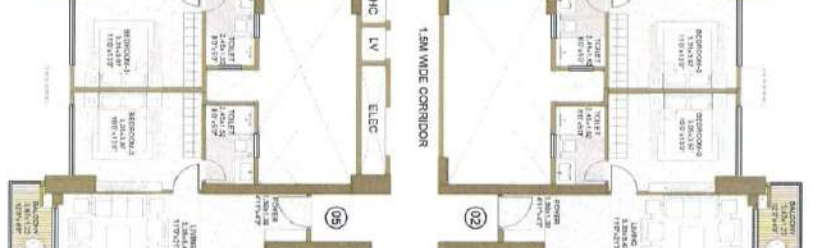
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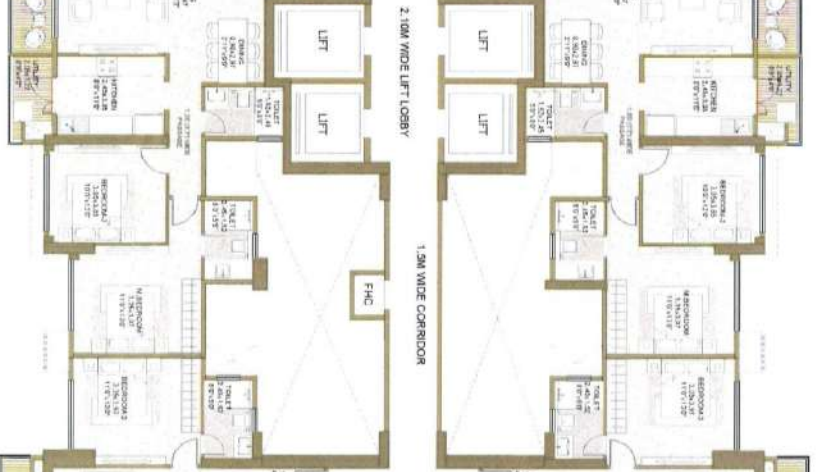
3-BHK-LUXURIA



3-BHK-SUPREME



3-BHK-LUXURIA



3-BHK-LUXURIA



3-BHK-SUPREME



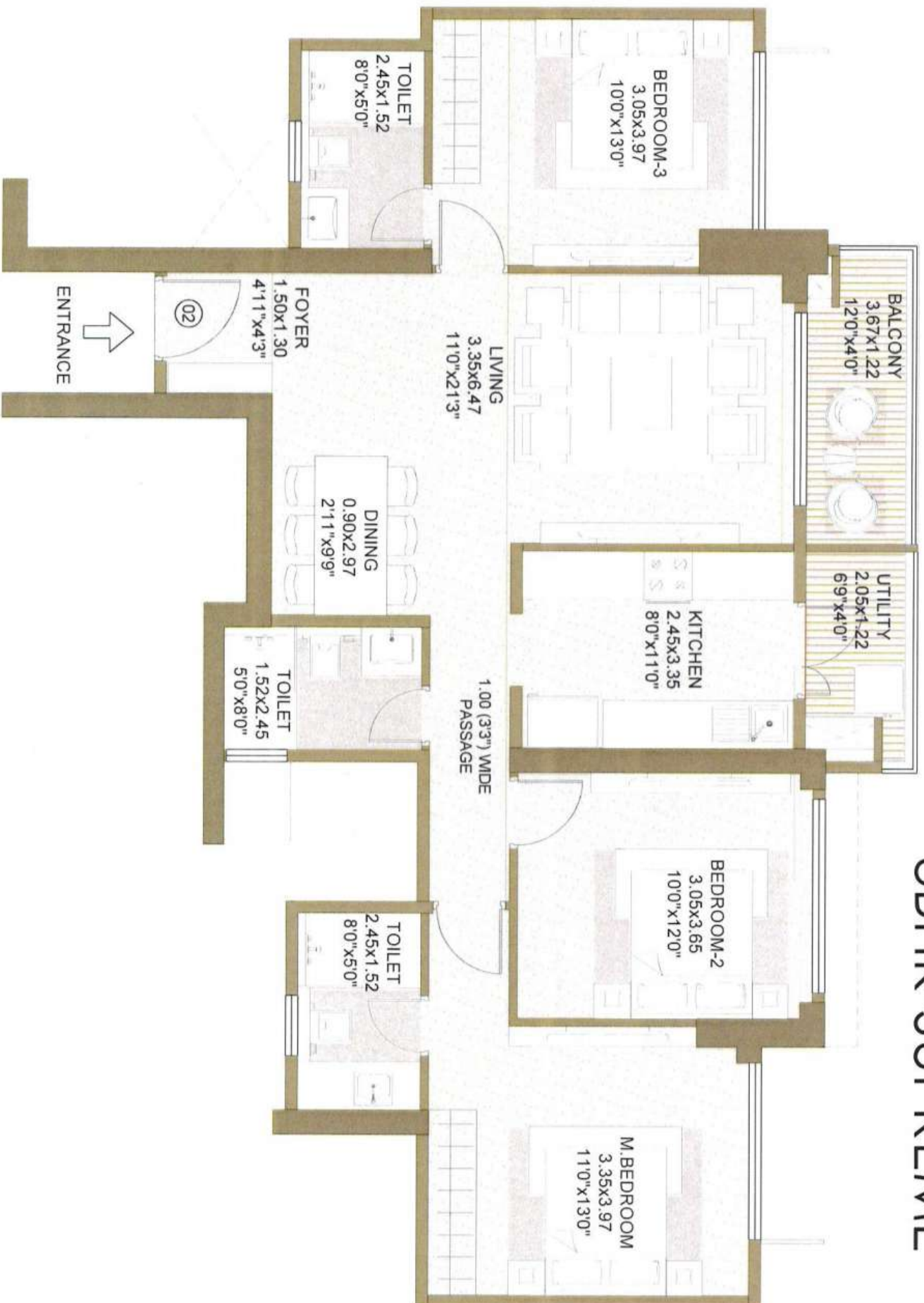
3-BHK-LUXURIA



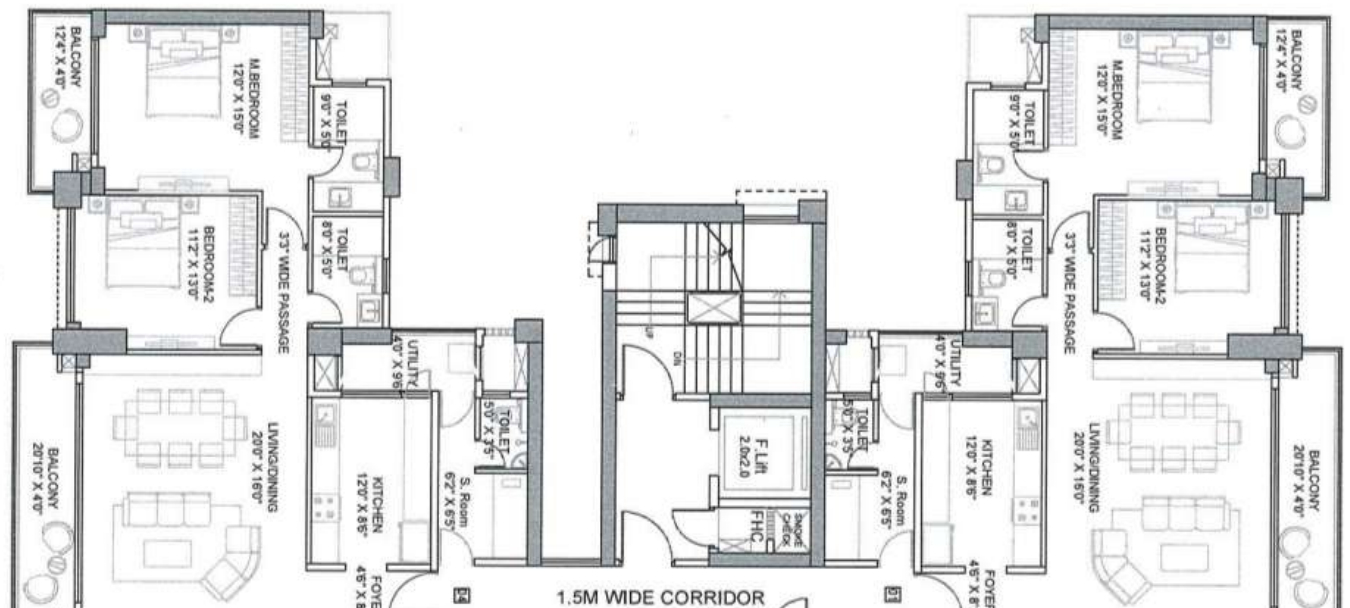
# 3BHK-LUXURIA



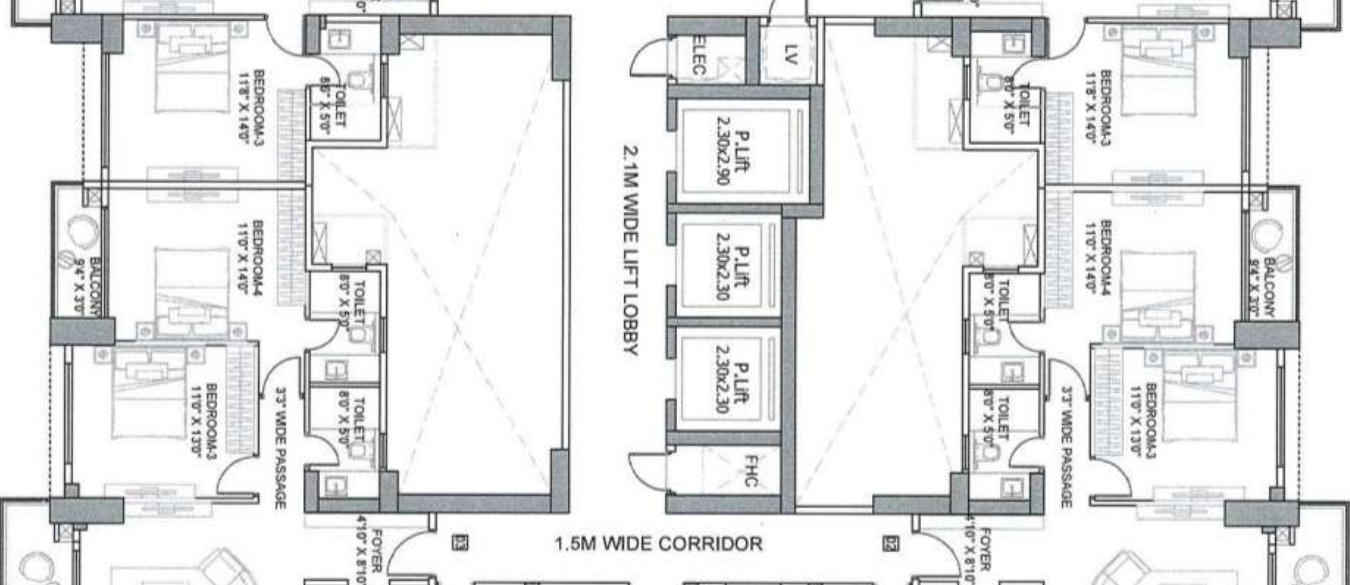
# 3BHK-SUPREME



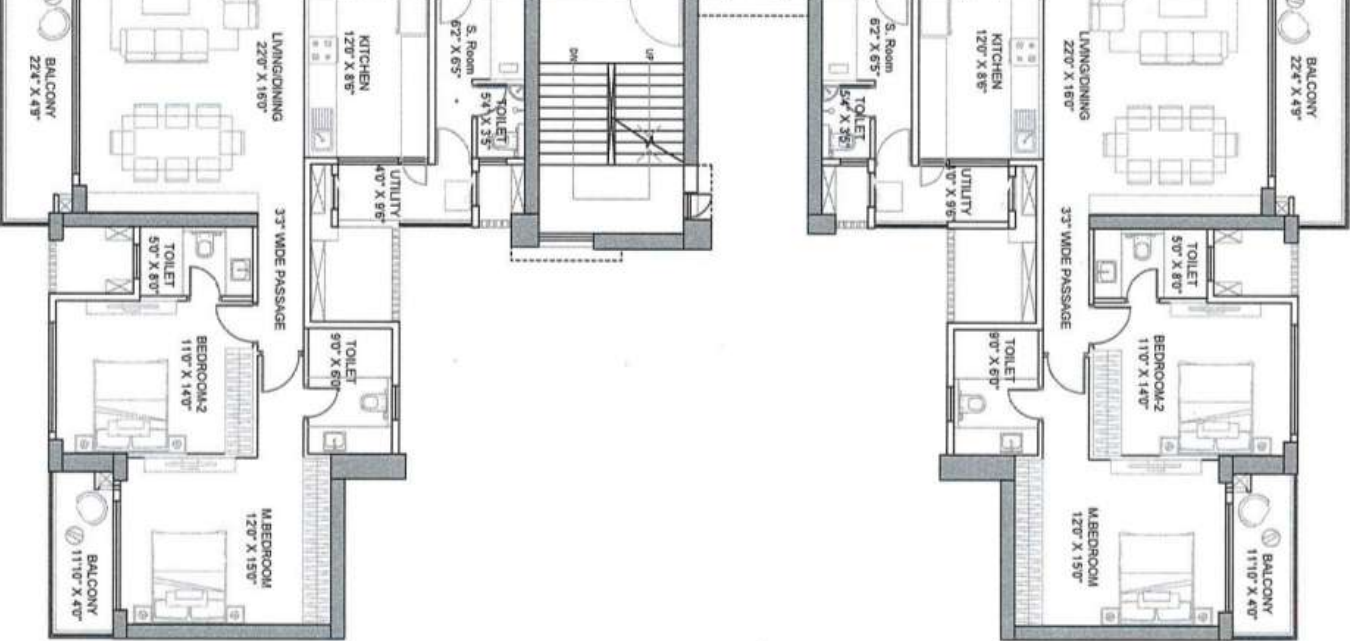
**3-BHK REGALIA**  
1441 SQ.FT.



**4-BHK ROYALE**  
1796 SQ.FT.



**3-BHK REGALIA**  
1441 SQ.FT.



**4-BHK ROYALE**  
1796 SQ.FT.

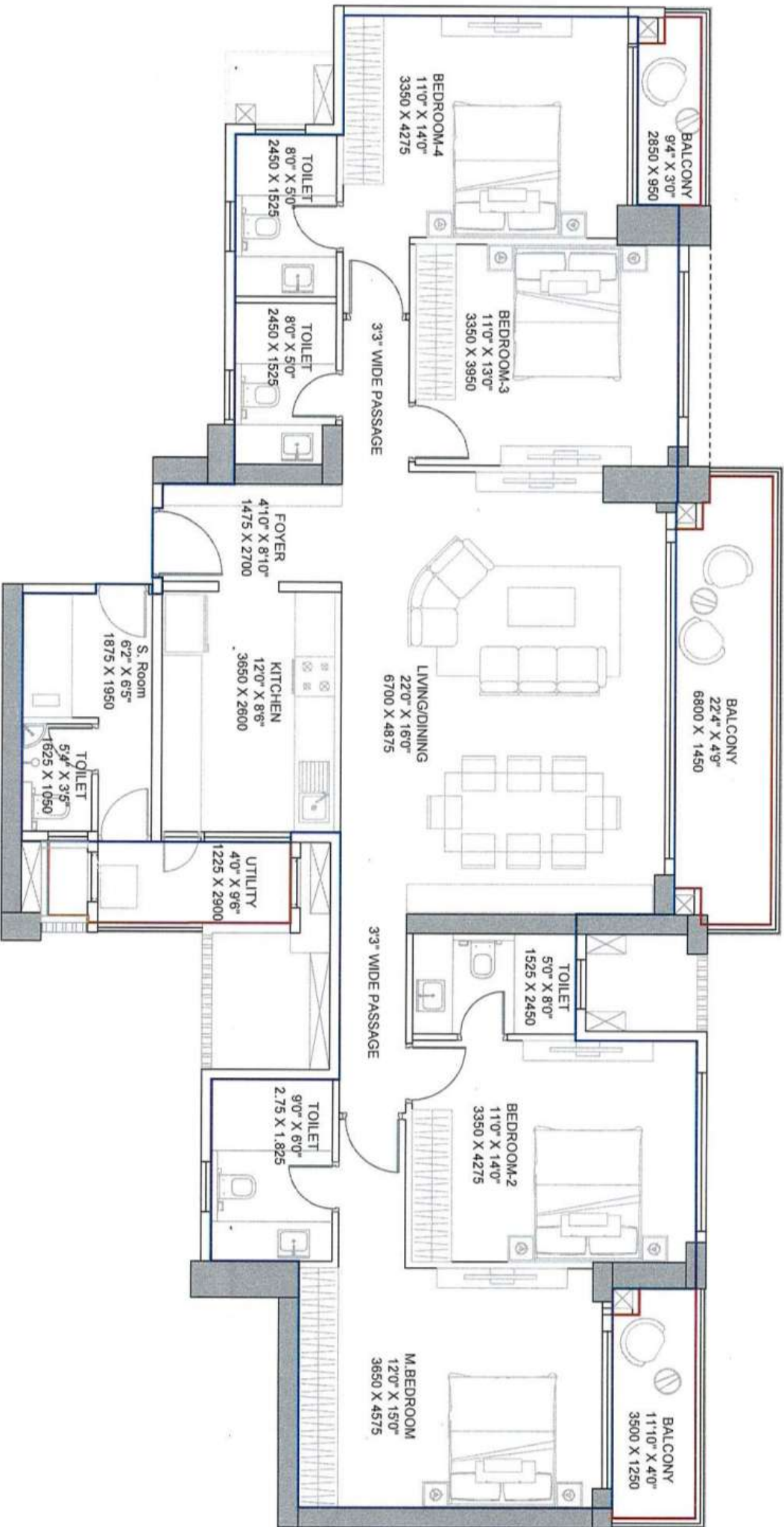


**3-BHK REGALIA**  
1441 SQ.FT.

**4-BHK ROYALE**  
1796 SQ.FT.



# TOWER 4&5 - FLAT 02 & 03 - 4 BHK ROYALE TYPE



# TOWER 4&5 - FLAT 01 & 04 - 3 BHK REGALIA TYPE

