



# LINKBAY RESIDENCES

[www.adanirealty.com](http://www.adanirealty.com)

Sales Lounge: Gr. Floor, Glory House, Opp Lotus Business Park, Veera Desai Industrial Estate, Andheri West.

The project has been registered under MahaRERA registration number P51800047539 and is available for details on the website <https://maharera.mahaonline.gov.in>

Disclaimer: The information and material contained in this marketing collateral pertains to the Whole Project as disclosed on the website of the MahaRERA at <https://maharera.mahaonline.gov.in>. The information and material contained in this marketing collateral are intended to supplement the information available on the website of MahaRERA and is not intended to be a substitute thereto. Any person who is considering/evaluating any apartment in the registered real estate project in the Whole Project, are required to independently analyse, acquaint, and familiarise themselves with the information and disclosures pertaining to the Whole Project as uploaded on the website of MahaRERA. In the event of any conflict (whether actual or perceived) between the information and material contained in this marketing collateral and the details of the Whole Project available on the website of MahaRERA, the details as available on the website of MahaRERA shall prevail.

The Whole Project presently contains 1 registered real estate project viz. LINKBAY RESIDENCES PHASE 1- P51800047539 ("Project") inter-alia comprising of residential component of 6 (Six) Wings viz., Wing C, Wing D, Wing E, Wing F, Wing G and Wing H along with common area amenities which shall be commonly used by all Allottees of the Project / Whole Project and the Commercial component of all the 8(Eight) Wings i.e. Wing A to H. The Residential portion of Wing A and Wing B shall be registered separately with MahaRera as Phase 2 of the said Whole Project.

The photographs, images, videos, plans, drawings, sketches, renderings, pictorial and graphical representations, specifications, illustrations, other information etc. contained in the marketing collateral are typical stock/standard photography used by the industry at large and/or pure imagination and are intended to indicate a conceptual and aspirational lifestyle. The buildings and projects appearing in the images of Andheri West and constructed in the vicinity of the locality of the Whole Project are constructed by various other persons who are not connected with the Developer. The Whole Project is part of a Slum Rehabilitation Scheme.

The Developer expressly reserves the right to make modifications, revisions, amendments, relocations substitutions and/or withdrawals with respect to any facet or component of the Project/Whole Project, including as depicted in any information or material contained in this marketing, in the manner it may deem fit. This marketing collateral does not constitute an offer and / or contract of any type between the Developer and the recipient. All transactions in respect of this Project shall be subject to the terms and conditions of the agreement for sale entered between the Developer and the Purchaser. Date of Printing: March 2023.



Everything is  
Within

WHAT IS YOUR DEFINITION  
OF HAVING IT ALL?

Luxurious Possessions  
Loved Ones' Blessings  
Everlasting Success  
A Healthy Routine  
Seamless Life Balance

Wishes can be numerous, minimal, and even extraordinary. Seeking them at the most desired moment is simply overwhelming. Frequently, one tends to spend an entire life striving for happiness. While most are on a quest to realise their ardent wishes, there is a rare address that lets you have it all.



*Everything is  
Within*



A  
REMARKABLE  
NAME IN EVERY  
SPHERE

INDIA'S FASTEST GROWING CONGLOMERATE

INDIA'S LARGEST

# GOODNESS CREATORS

**adani**

As a leading business conglomerate, we aim to carve out a niche for ourselves. We believe that the Adani Group is not in the business of Resource, Logistics, Energy or Agri, rather strives to transform lives by means of creating opportunities for employment and sustainable livelihoods, using our business as the medium to attain these goals of goodness.

ESTABLISHING INDIAN REAL ESTATE

# AT PAR WITH THE WORLD

**adani**  
Realty

Every creation is a testament to our vision of "nation building" and "growth with goodness," with world-class craftsmanship. Our eminent landmarks are perched in India's most promising destinations.

GURUGRAM | AHMEDABAD | MUMBAI | PUNE



# A WINNING STORY EVOLVING THROUGH MILESTONES

## AWARDS & RECOGNITION



PROJECT  
OF THE YEAR  
(PREMIUM  
SEGMENT)

Western Heights, Andheri  
Accommodation Times  
International Real Estate  
Awards, 2016



DEVELOPER  
OF THE YEAR  
(LUXURY)

Western Heights, Mumbai  
Times Network, 2017



PROPTech  
INNOVATIVE  
SOLUTION  
OF THE YEAR

Adani Realty  
Codename Westbay,  
Andheri West ( 2023 )



REALTY+  
PROJECT  
LAUNCH OF  
THE YEAR

The Views, Ghatkopar  
(2022)



REALTY+  
PROPTech  
INNOVATIVE  
SOLUTIONS

The Views, Ghatkopar  
(2022)

# ADANI REALTY'S

FOOTPRINT IN MAHARASHTRA



WESTERN  HEIGHTS  
up and away  
ANDHERI WEST, MUMBAI.



INSPIRE<sup>®</sup>  
BKC  
MUMBAI



 ATELIER  
GREENS  
KOREGAON PARK  
ANNEXE, PUNE.

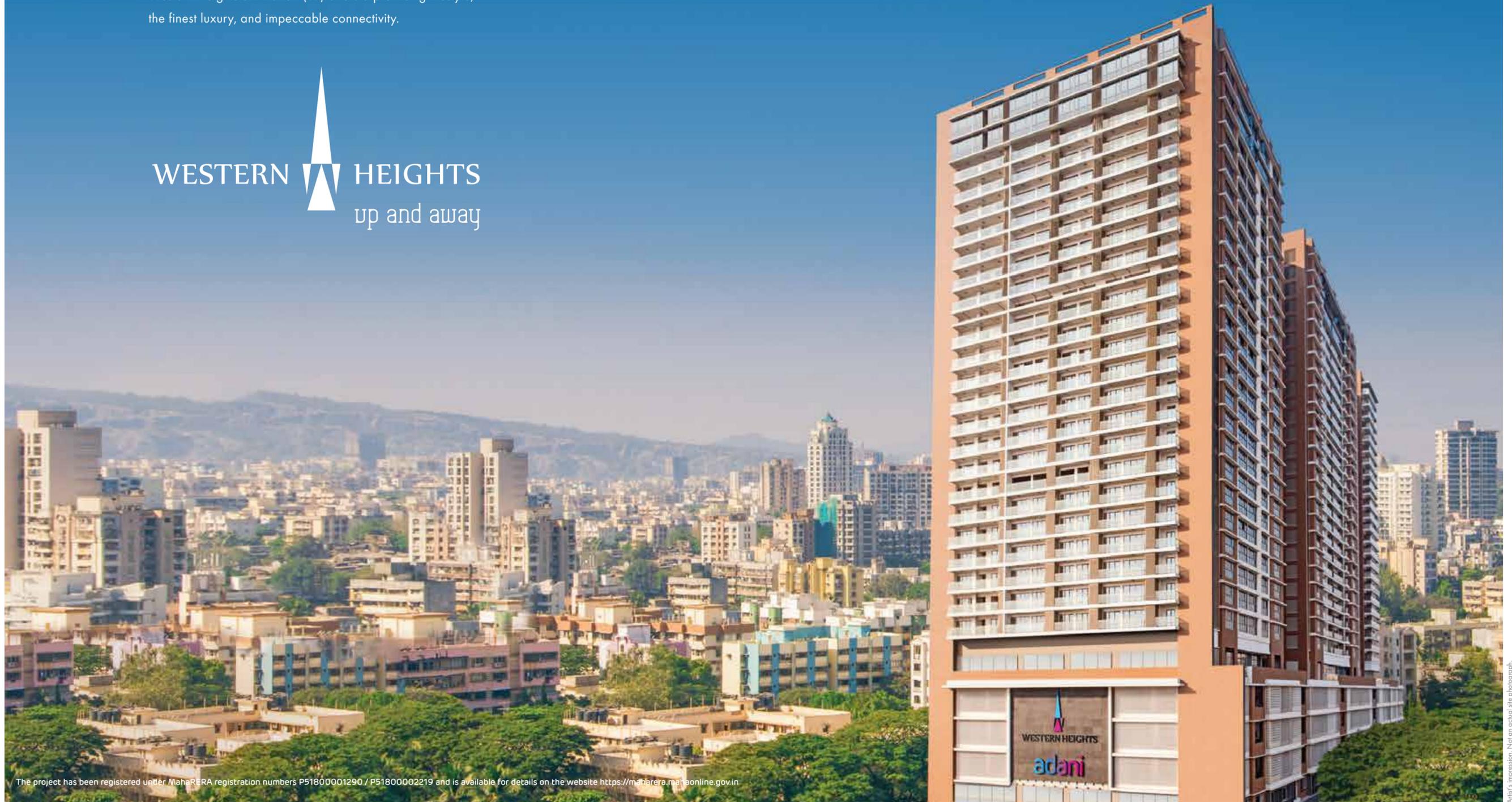


THE VIEWS  
GHATKOPAR (E)

WE CREATED  
**AN ICON IN ANDHERI**

A ready-to-move-in development with OC clearance,  
Western Heights at Andheri (W) offers a promising lifestyle,  
the finest luxury, and impeccable connectivity.

WESTERN  HEIGHTS  
up and away



The project has been registered under MahaRERA registration numbers P51800001290 / P51800002219 and is available for details on the website <https://maharera.mahaonline.gov.in>

Artist's impression. Not an actual site photograph.



AN INCREDIBLE  
COLLABORATION

Image for representation purpose only.



Rajaram Chavan Group is a leading real estate developer, formed in 2004.

The Group has an impeccable reputation for its performance-driven commitment, strict time-schedule adherence, high customer satisfaction, and successful line of projects.

The company's developments cater to a posh lifestyle while embodying excellent design that integrates art, aesthetics, and architecture.

LAUNCHING

ANDHERI'S  
MOST LUXURIOUS  
LANDMARK



# LINKBAY

RESIDENCES  
OFF FUN REPUBLIC, ANDHERI (W)

## PROJECT HALLMARKS

Spread across

2.5 acres

50+

Amenities

## Integrated Development

Residential & Retail

Strategically located in the

Booming  
Suburb of Mumbai

## ARTISTICALLY CRAFTED 2, 3 & 4 BED RESIDENCES



GRAND CONNECTED LOBBY



HIGH STREET RETAIL ARCADE



CLUB ON TERRACE LEVEL



SPORTS ARENA ON PODIUM



LIFESTYLE AMENITIES



DESIGN BY  
AR. HAFEEZ CONTRACTOR

# PERKS OF LIVING AT MUMBAI'S LANDMARK

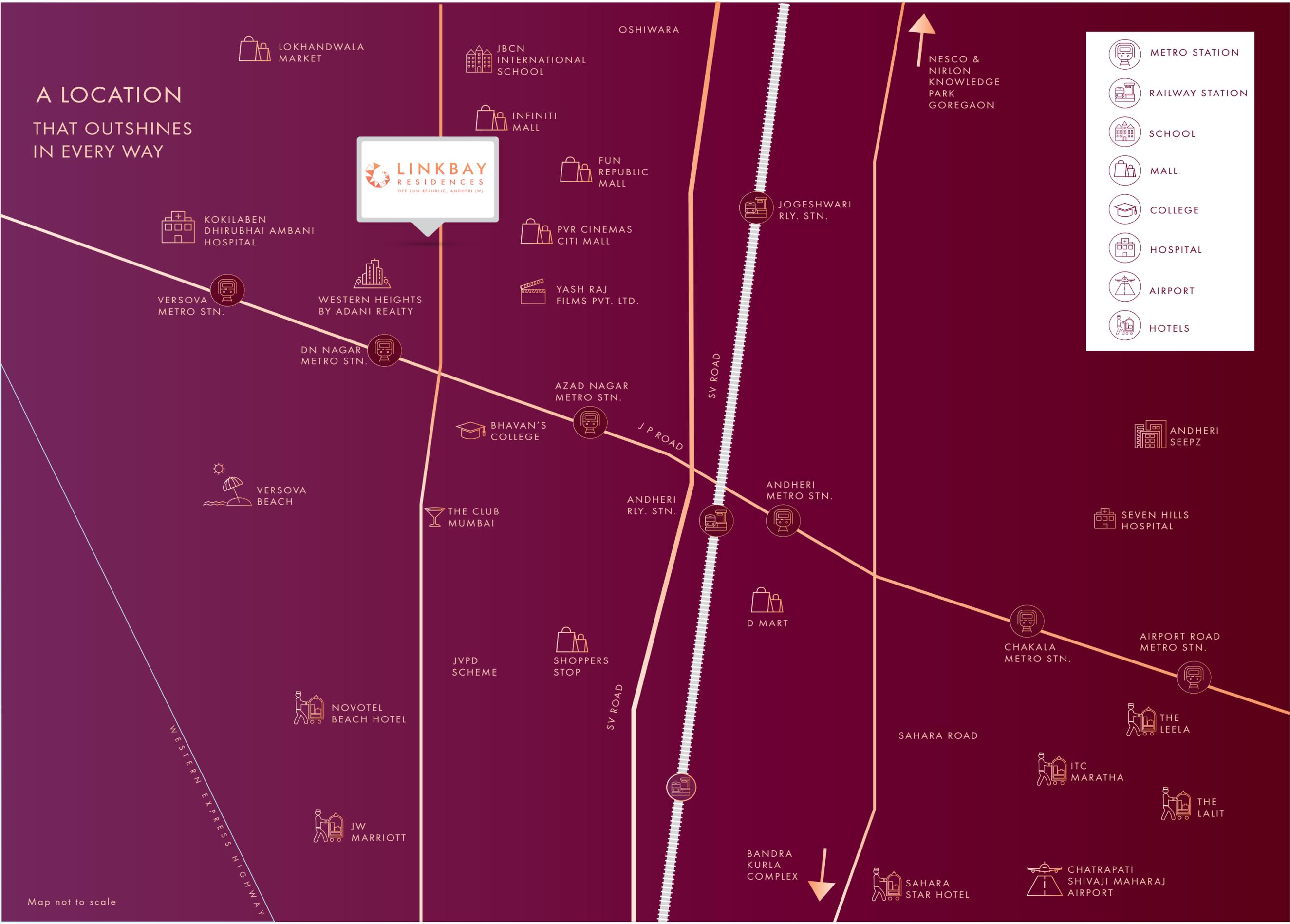
SURROUNDED BY EVERY CONVENIENCE AROUND



A LOCATION  
THAT OUTSHINES  
IN EVERY WAY

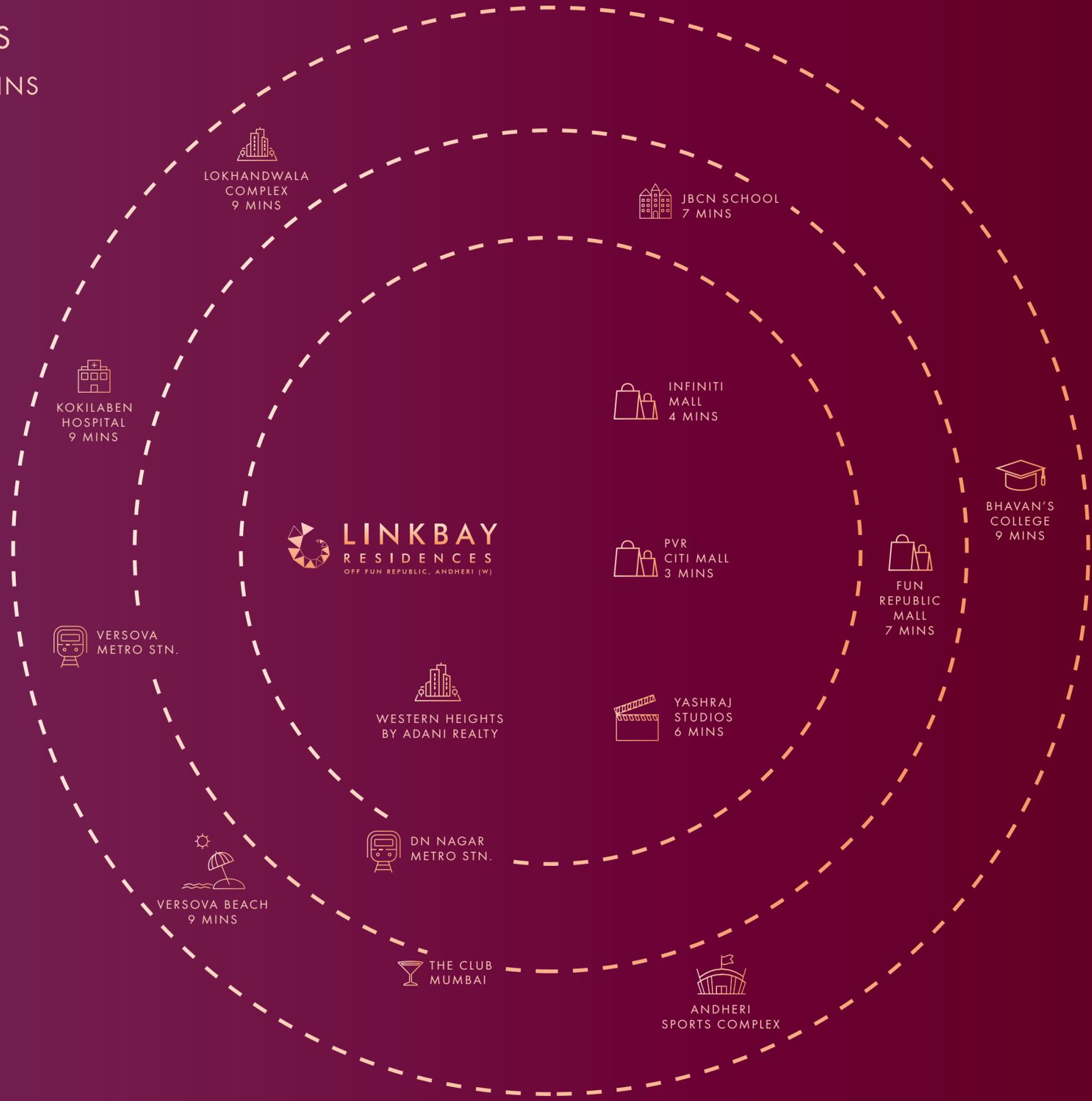
**LINKBAY**  
RESIDENCES  
OFF FUN REPUBLIC, ANDHERI (W)

-  METRO STATION
-  RAILWAY STATION
-  SCHOOL
-  MALL
-  COLLEGE
-  HOSPITAL
-  AIRPORT
-  HOTELS



Map not to scale

# PRIME AVENUES JUST WITHIN 10 MINS



Map not to scale  
Travel time subject to traffic conditions & congestion

# EXPERIENCE GRANDEUR AT EVERY STEP

AN IDEAL ARRIVAL EXPERIENCE





# GRAND CONNECTED LOBBY



IMPRESSIVE  
HIGH-STREET  
RETAIL ARCADE

# INDULGENCE AT EVERY LEVEL

CHOICEST AMENITIES IN THE  
ROOFTOP & CENTRAL COURTYARD

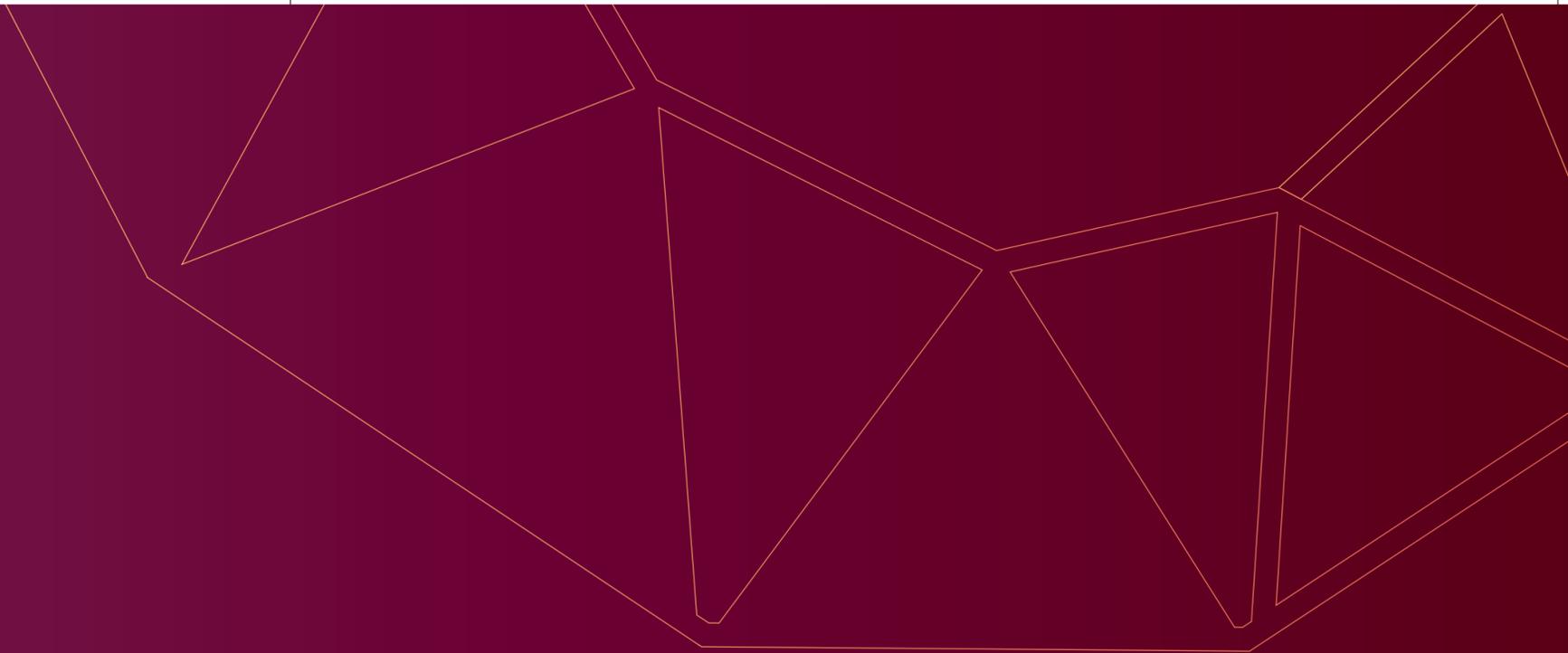


# A BOUNDLESS OASIS IN THE SKY



# INFINITY POOL AT ROOFTOP LEVEL





# CURATED ROOFTOP EXCLUSIVITIES

SKY CLUB

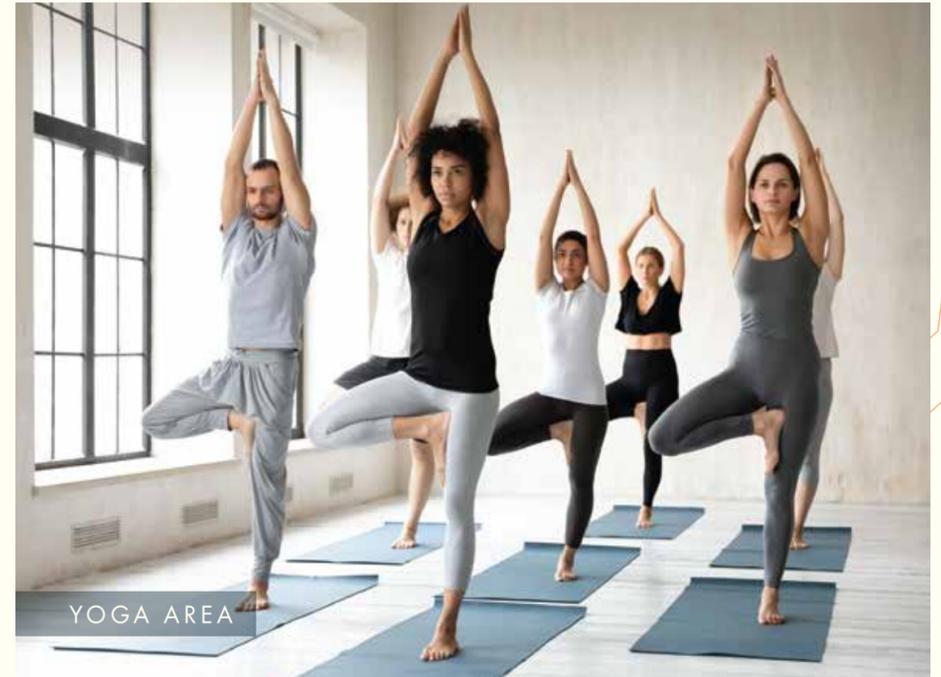
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FITNESS CENTER & GYM



STEAM ROOM



YOGA AREA



MULTIPURPOSE HALL



TABLE TENNIS



SQUASH COURT

Images for representation purpose only.



POOL TABLE



AIR HOCKEY



FOOSBALL



TODDLERS PLAY AREA



CARDS PLAY ROOM

Images for representation purpose only.

# AWAKEN THE AVID ATHLETE IN YOU

SPORTS ARENA ON PODIUM



WHILE ON  
THE MULTIPURPOSE COURT,  
CHOOSE YOUR SPORT



# JOG YOUR WAY AMIDST LUSH GREENERY





# A VIBRANT CANVAS SPREAD ACROSS THE PODIUM

HANDPICKED LIFESTYLE AMENITIES

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# LAVISH SWIMMING POOL WITH KIDS' POOL





OPEN TO SKY SPORTS ARENA



KIDS' PLAY AREA OPEN TO SKY



JAIN COMMUNITY HALL



LOCKERS, CHANGING ROOM

Images for representation purpose only.



# A SKYLINE THAT IS SURE TO MESMERISE YOU

SEA & CITY VIEWS

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# EXTRAVAGANT SKY-DECKS TO ADMIRE THE VISTAS



# VIEWS INTENDED TO FASCINATE

SITE IMAGE FROM A HEIGHT OF 120 METERS



Disclaimer: The images of public places are included in the printed material so that prospective buyer get a fair idea of the landscape in and around the general macro-region of the Project.

# AN EXPERIENCE BEYOND WORDS

SITE IMAGE FROM A HEIGHT OF 120 METERS



Disclaimer: The images of public places are included in the printed material so that prospective buyer get a fair idea of the landscape in and around the general macro-region of the Project.

# ELEVATED LIVING WITH ENDLESS PANORAMAS





# DISCOVER SPACES THAT DEFINE REAL SOPHISTICATION

ARTISTICALLY DESIGNED RESIDENCES

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