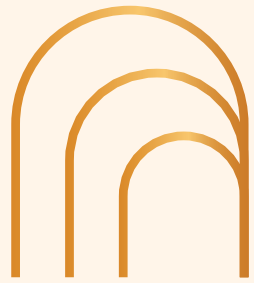





CRESTORIA
ESTATE



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 SPLENDOUR 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.

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 MahaRERA 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 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

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



Representative Image



LIFE AT CRESTORIA ESTATE.

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

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.



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

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



FOR LEISURELY AGENDAS.

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



The Wildwood Sanctuary

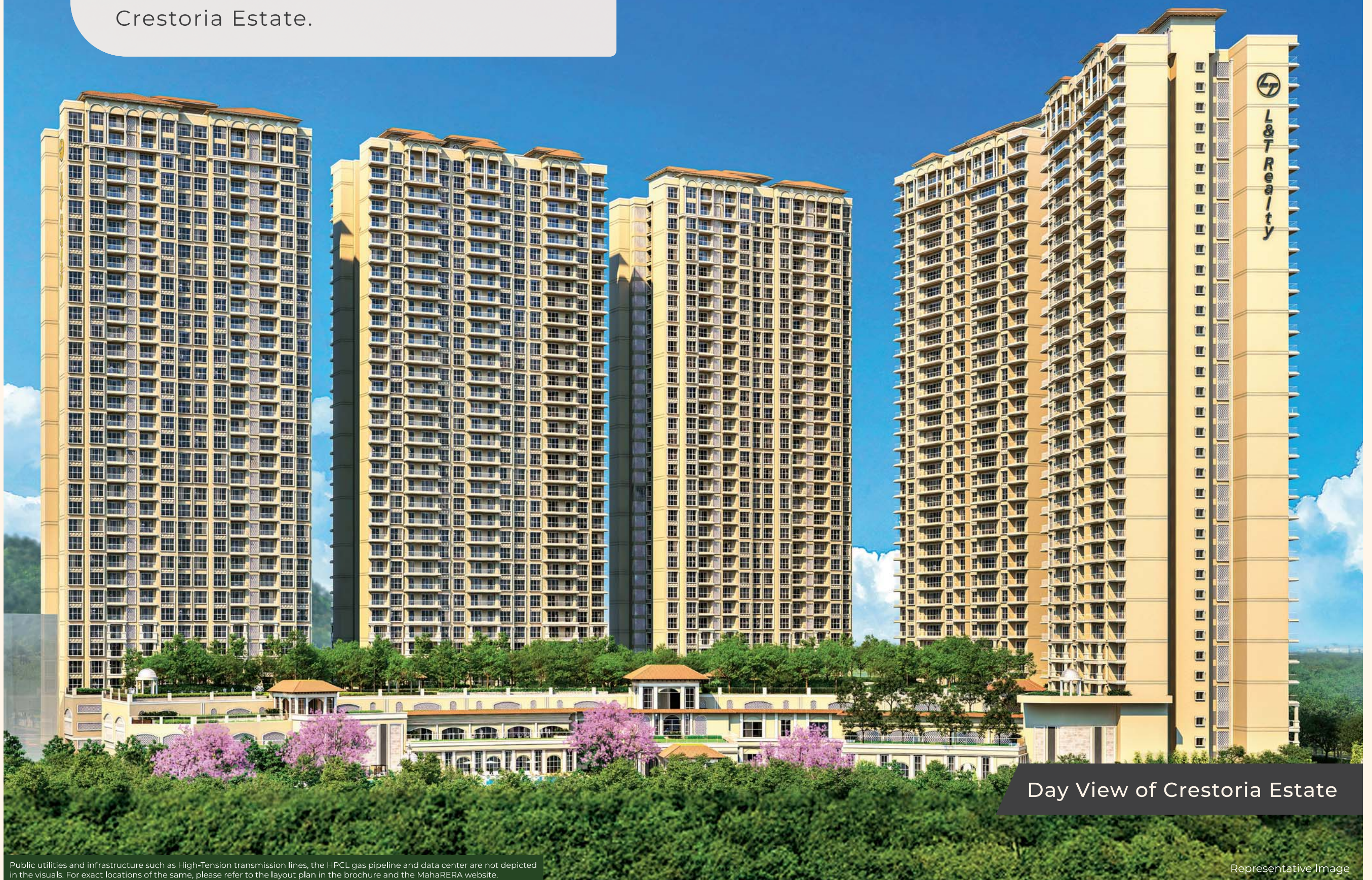
Public utilities and infrastructure such as High-Tension transmission lines, the HPCL gas pipeline and data center are not depicted in the visuals. For exact locations of the same, please refer to the layout plan in the brochure and the MahaRERA website.

Representative Image



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

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



MAJESTIC ARRIVAL THAT WELCOMES YOU EVERY DAY.

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

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



SLOW DOWN YOUR SENSES IN A CALM RETREAT.

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

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



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



OPEN UP YOUR WORLD TO GREEN VISTAS.

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.

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.



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.

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

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



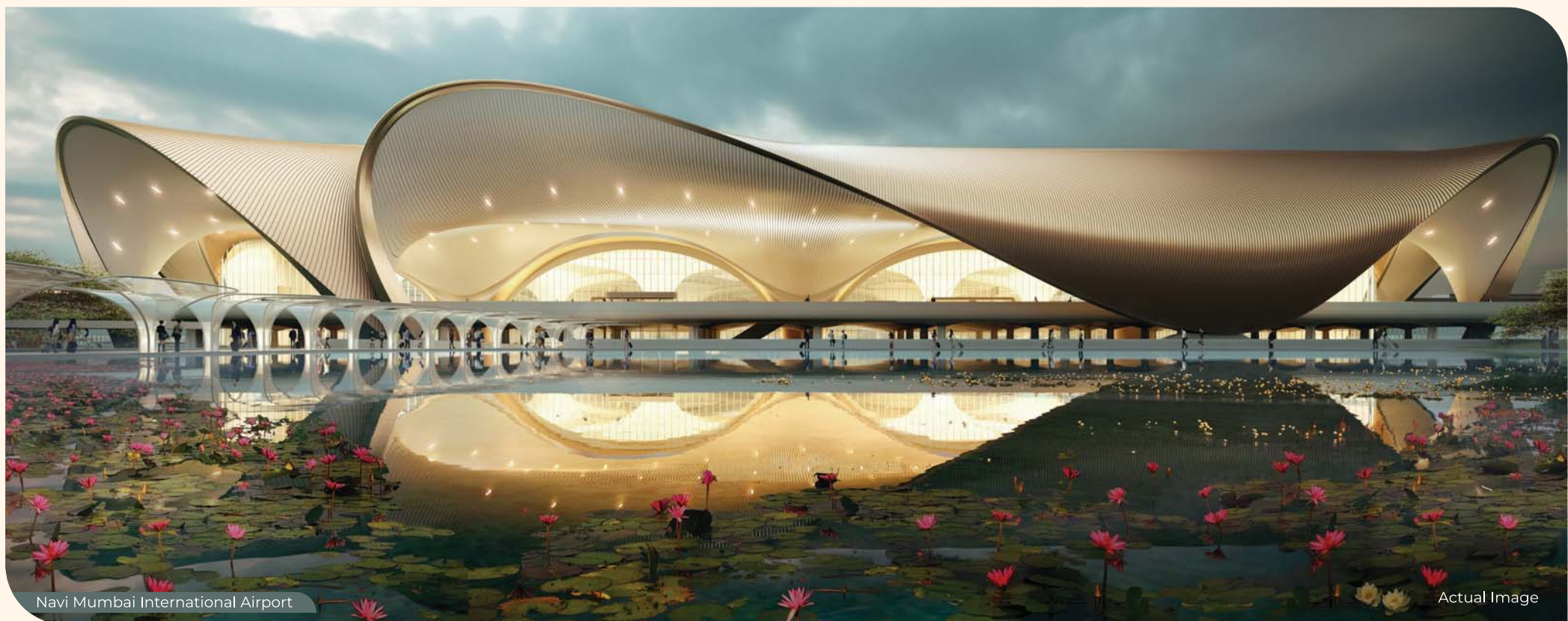
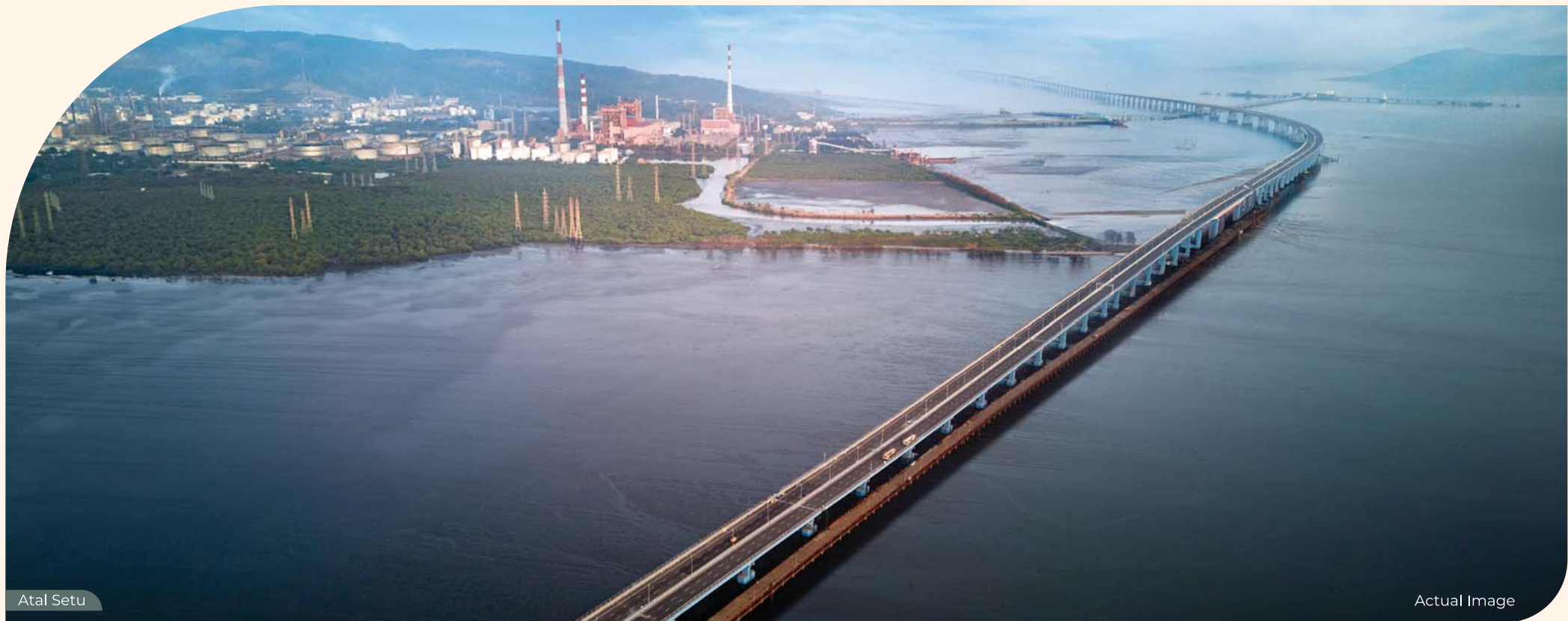
The Retail Experience

Representative Image



LARSEN & TOUBRO

Builders of the Nation



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.



LARSEN & TOUBRO

Builders of the Nation



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.



Sales Office Address: L&T Realty Crestoria Estate, Old Mumbai-Pune Highway, Bhokarpada, Panvel - 410221, Maharashtra, India.

Site Address: Larsen & Toubro Limited: Plot Bearing Sr. No. 39 (Part), 42/3 (Part) & 49 Of Village At Bhokarpada, Taluka - Panvel, District – Raigad, Maharashtra.

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. 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.