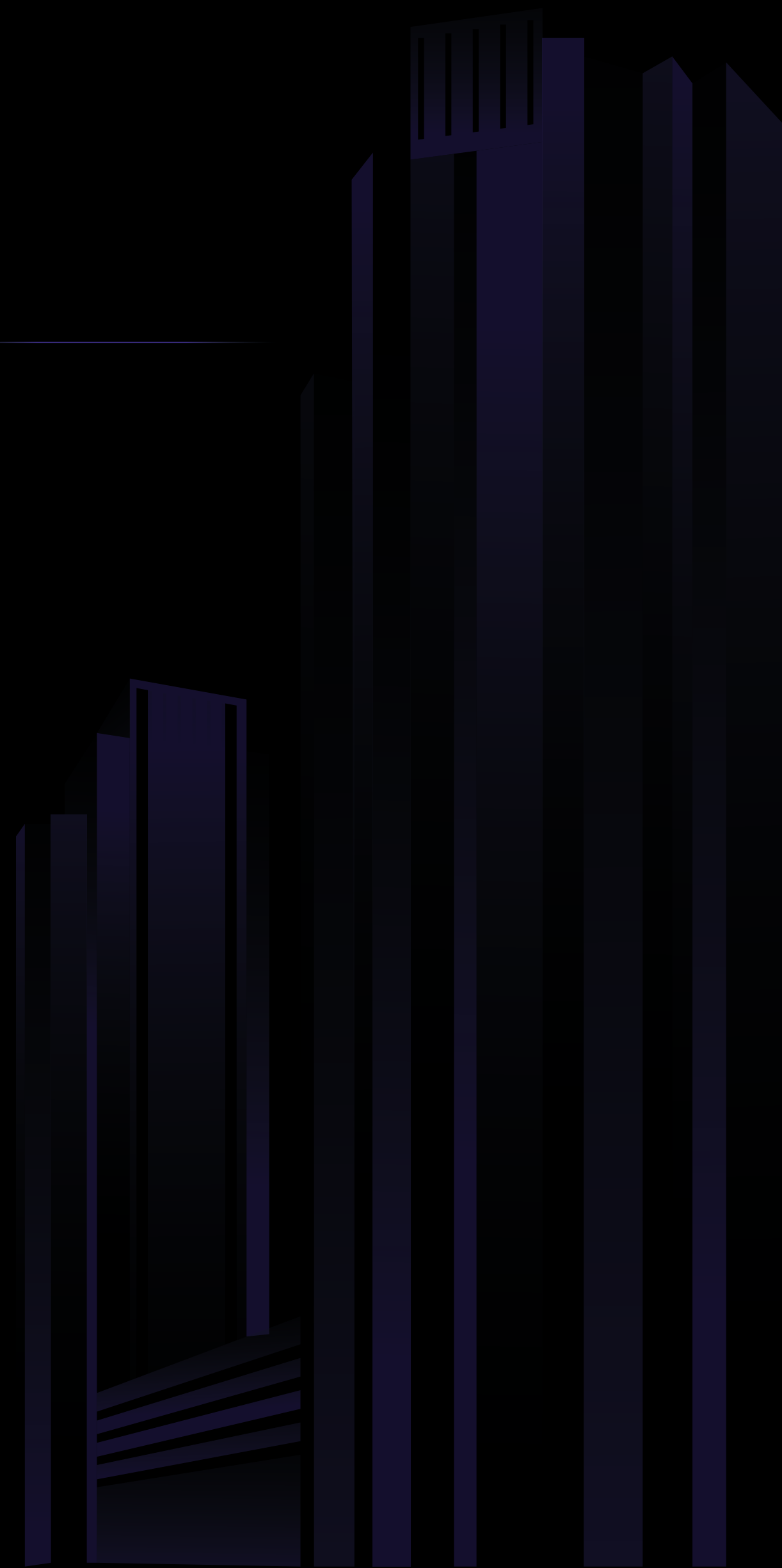


THE INTERSECTION OF
LUXURY AND LOCATION.





Presenting Raheja Antares at JVLR-LBS Intersect.

The new hub of connectivity in the central suburbs.

With lavish, spacious homes. World-class luxury amenities.

And a privileged lifestyle that is truly a cut above the rest.

RAHEJA
ANTARES
JVLR-LBS INTERSECT

LOCATION



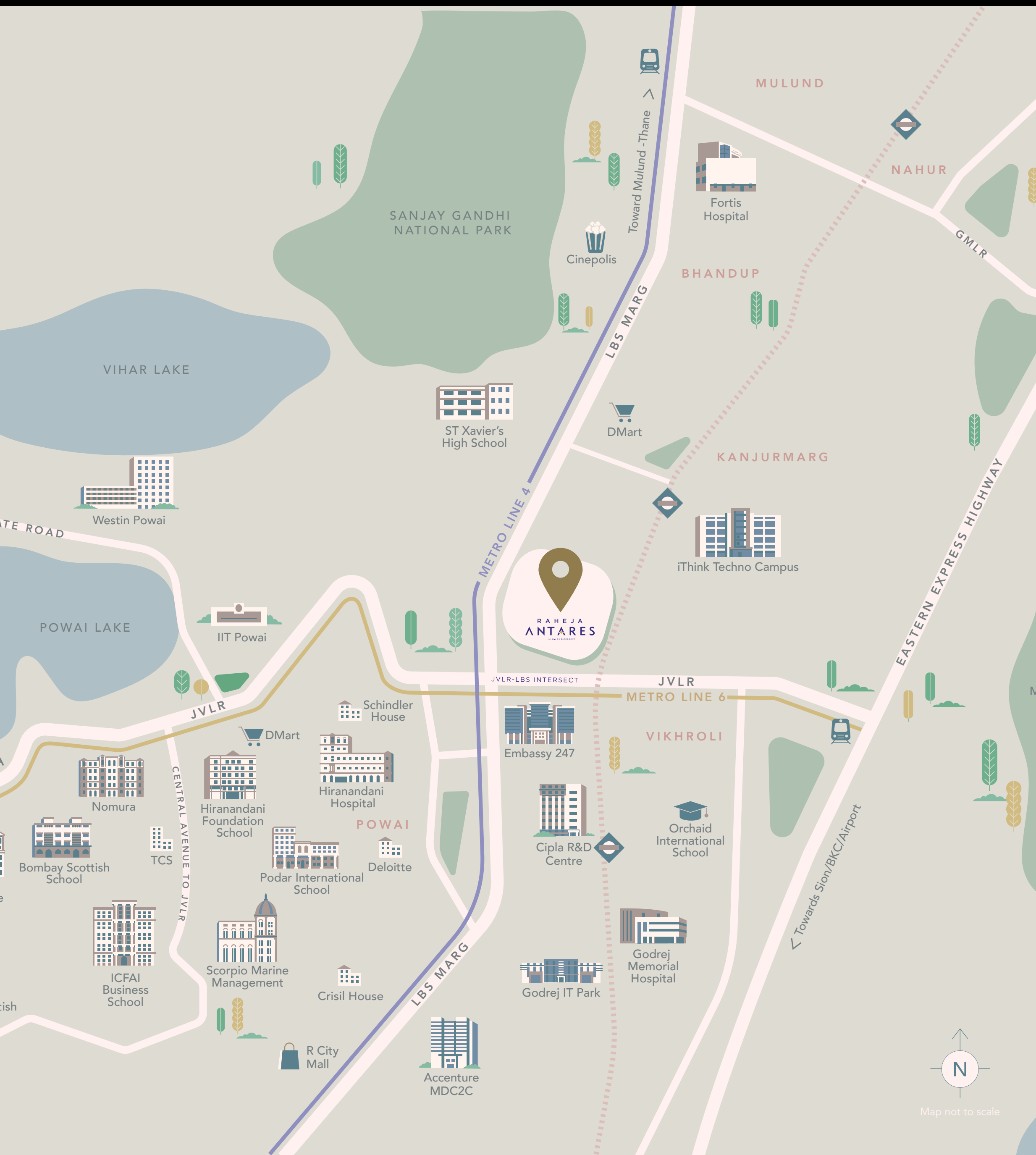
A GREAT LOCATION IS DEFINED BY ITS
CONNECTIVITY AND LIFESTYLE.
AND OFTEN ELEVATED BY A
LANDMARK LIKE THIS.

Located at the intersection of JVLR and LBS Marg, Raheja Antares has been envisioned at a location that truly checks all the boxes. Seamless connectivity through a host of metro, road networks, railway and a world of conveniences within, all come together to offer a lifestyle that feels complete. In every aspect.

LOCATION HIGHLIGHTS:

- Located at the intersection of JVLR and LBS.
- Eastern Express Highway 1.4 kilometers away.
- Served by two metro lines on the south and west corridors:
 - a. Metro Line 6 (Lokhandwala - Vikhroli).
 - b. Metro Line 4A (Kasarvadavali – Wadala).
- Kanjurmarg Railway Station is merely 650 meters away.





THE NEW EPICENTRE OF THE CENTRAL SUBURBS. AND ITS NEW CENTRE OF POWER TOO.



EDUCATION

- Hiranandani Foundation School International – 3.5 kms
- Poddar International – 2.8 kms
- S.M. Shetty High School & Junior College – 3 kms
- ORCHIDS The International School – 1.7 kms
- A.M Naik School – 4.8 kms
- Udayachal High School – 4.5 kms
- ICFAI Business School – 2.3 kms
- IIT Powai – 1.5 kms
- IIM Mumbai – 2.4 kms
- Bombay Scottish – 5.9 kms
- St. Xavier's High School & Junior College – 1.4kms



IT & BUSINESS PARK

- Cignus Powai – 5.6 kms
- Godrej Business District – 3 kms
- Godrej IT Park – 3.2 kms
- iThink Techno Campus – 1 km
- Nirlon Knowledge Park – 11 kms
- Embassy 247 – 700 mts
- Lodha Supremus – 1.1 kms



HEALTHCARE

- Hiranandani Hospital – 2.1 kms
- Godrej Memorial Hospital – 5 kms
- Fortis Hospital – 7.4 kms
- Samarth Hospital – 2.3 kms
- Healthcare Nursing Home – 1.6 kms



RETAIL & LEISURE

- Carnival Cinemas – 300 mts
- DMart (LBS) – 400 mts
- Galleria, Powai – 2.7 kms
- R-City, Ghatkophar – 3.6 kms
- Phoenix Market City, Kurla – 7.3 kms



HOTELS

- IBIS, Vikhroli – 700 mts
- Meluha- The Fern – 2.9 kms
- Lake Side Chalet Powai – 5.7 kms
- Westin Powai – 5.8 kms
- Taj The Trees, Vikhroli – 5.9 kms

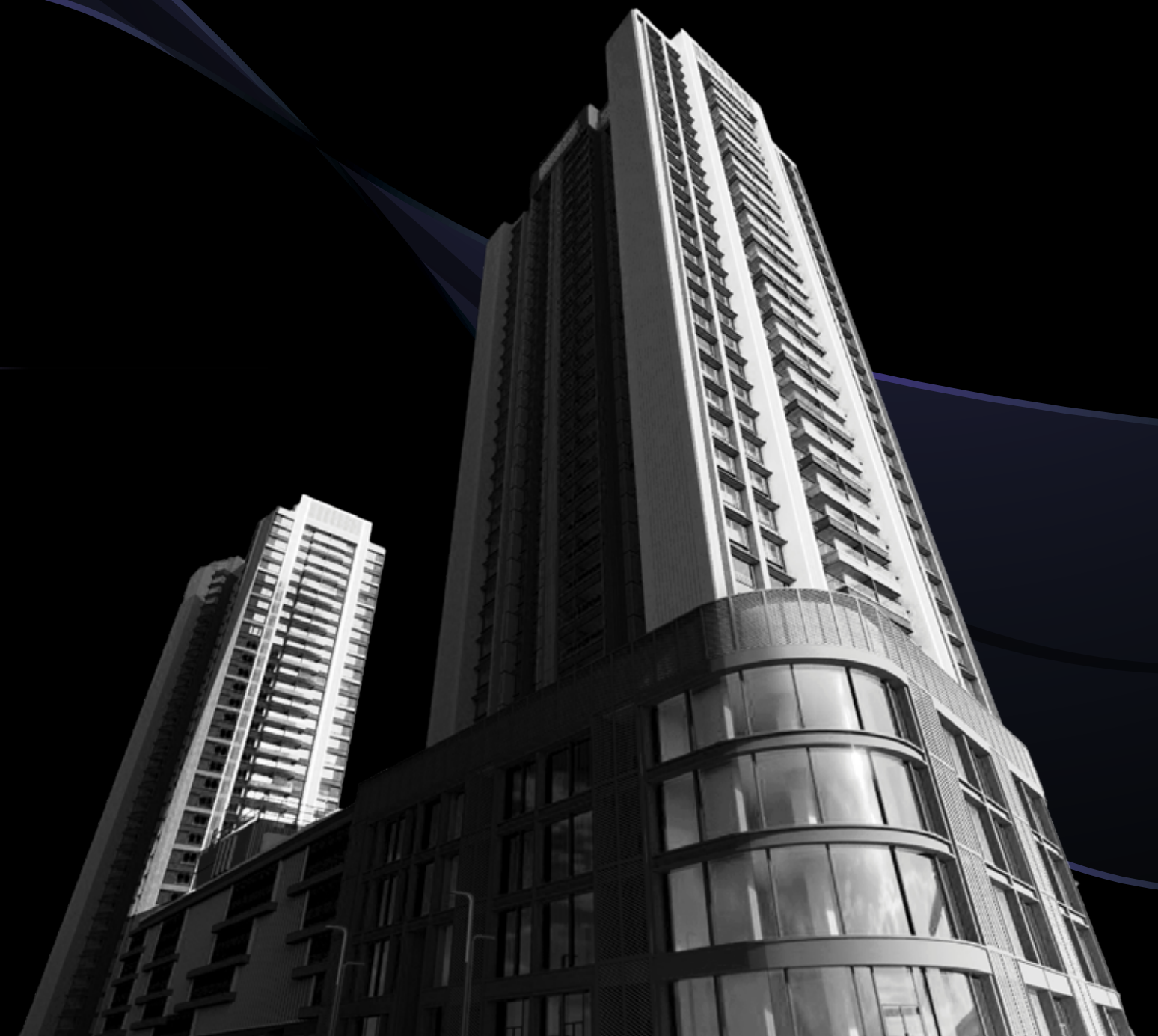


LEADING CORPORATES

- Accenture MDC2C
- Crisil House
- Scorpio Marine Management
- Schindler House
- Colgate Palmolive
- Cipla R&D Centre
- Nomura
- Deloitte
- TCS
- SEEPZ via JVLR

Disclaimer: The references of locations/landmarks are as on date and may be subject to change. The Developer makes no representation regarding the existence/continuity of existence of any locations/landmarks shown above as the Developer has no control over the same.

PROJECT
OVERVIEW



RAHEJA ANTARES. AN ICON OF DESIGN AND ARCHITECTURE.
SET TO TRANSFORM THE SKYLINE.

From the expertise of the maestros who have conjured this exquisite creation, to the untold abundance it holds within. From the seamless connectivity and convenience on offer, to the healthy mix of residential, retail and commercial spaces. Experience the largest-in-class living spaces, with spacious private decks, and breathtaking views all around you.

- Striking architecture by the world renowned Hafeez Contractor and stunning landscape design by Landscape Tectonix.
- At the intersect of JVLR and LBS Marg with all conveniences in proximity.
 - Low-density living.
- Multiple lifestyle amenities spread across the ground and podium levels.
- Largest-in-class, efficiently designed apartments with spacious balconies.
- Poised to be an elite development with the finest gentry of the Central suburbs





AMENITIES



**A WORLD OF UNTOLD PRIVILEGES.
CRAFTED TO THE DESIRES OF A PRIVILEGED FEW.**

World-class amenities spread thoughtfully across the ground and podium levels. An expansive 80 metre podium with well-planned privileges between the two towers. There is more to the elegance and craft of Raheja Antares than what meets the eye. This world's beauty hides in its subtlety, its nuances of luxury that elevate every moment, every experience.



GROUND LEVEL –
EXTERNAL AMENITIES



Representative image

- JOGGING TRACK
- CRICKET PITCH
- PICKLE BALL
- RESTING GARDEN

- BASKETBALL COURT
- SKATING PARK
- PET PARK
- AMPHITHEATER

- METEORITE EXPLORATION ZONE
- RETAIL PROMENADE
- FUTSAL COURT
- REFLEXOLOGY PATHWAY

PODIUM LEVEL –
EXTERNAL AMENTIES



Representative image

- LAP POOL (8 X 25 M)
- POOL LOUNGER
 - JACUZZI
 - KIDS’ POOL
- FEATURE SUNKEN COURT
 - KIDS’ PLAY AREA

- PARENTS’ DECK
- SENSORY GARDEN
- GRAND EVENT LAWN
- STEPPED GARDEN
- VIEWING LAWN
- PADEL COURT

- PARTY LAWN
- YOGA LAWN
- OUTDOOR GYM
- SQUASH COURT
- BADMINTON COURT

INTERNAL
AMENITIES

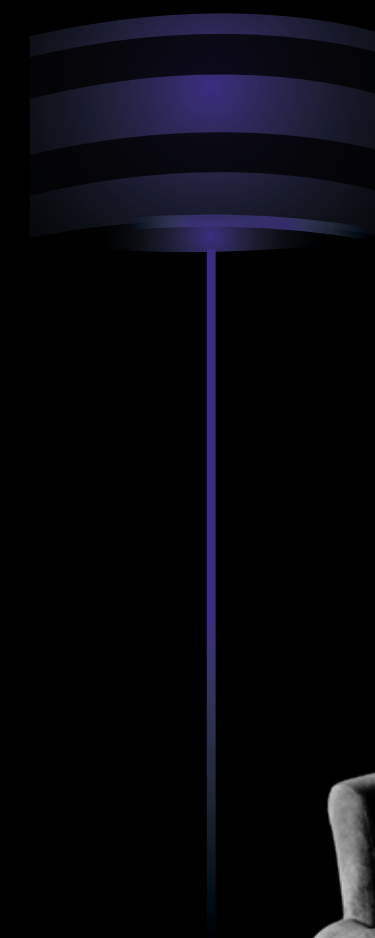


Representative image

- GYMNASIUM
- PARTY HALL
- OUTDOOR PARTY AREA
- RESTAURANT

- INDOOR GAMES ROOM
(POOL TABLE, TABLE
TENNIS, AIR HOCKEY,
FOOSBALL, CAROM ETC)

HOMES



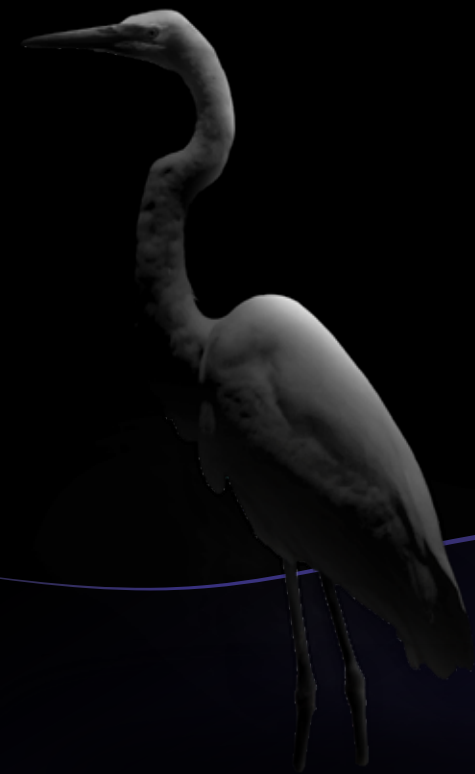
EXQUISITE. ELEGANT. EXPANSIVE.
YOU MAY RUN OUT OF ADJECTIVES
TO DESCRIBE THESE HOMES.
BUT THEY'LL NEVER CEASE TO INSPIRE YOU.

Raheja Antares epitomises luxury. From the thoughtful, lavish and intelligently designed living spaces, to the natural light and air within them. From the plush finishing, and exquisite interiors, to the presence of your own spacious private deck. These homes bring all your desires, ambitions and dreams together.

- 3 and 3 plus BHK residences.
- Apartments adorned with wide spacious balconies.
- Apartments with imported marble flooring.

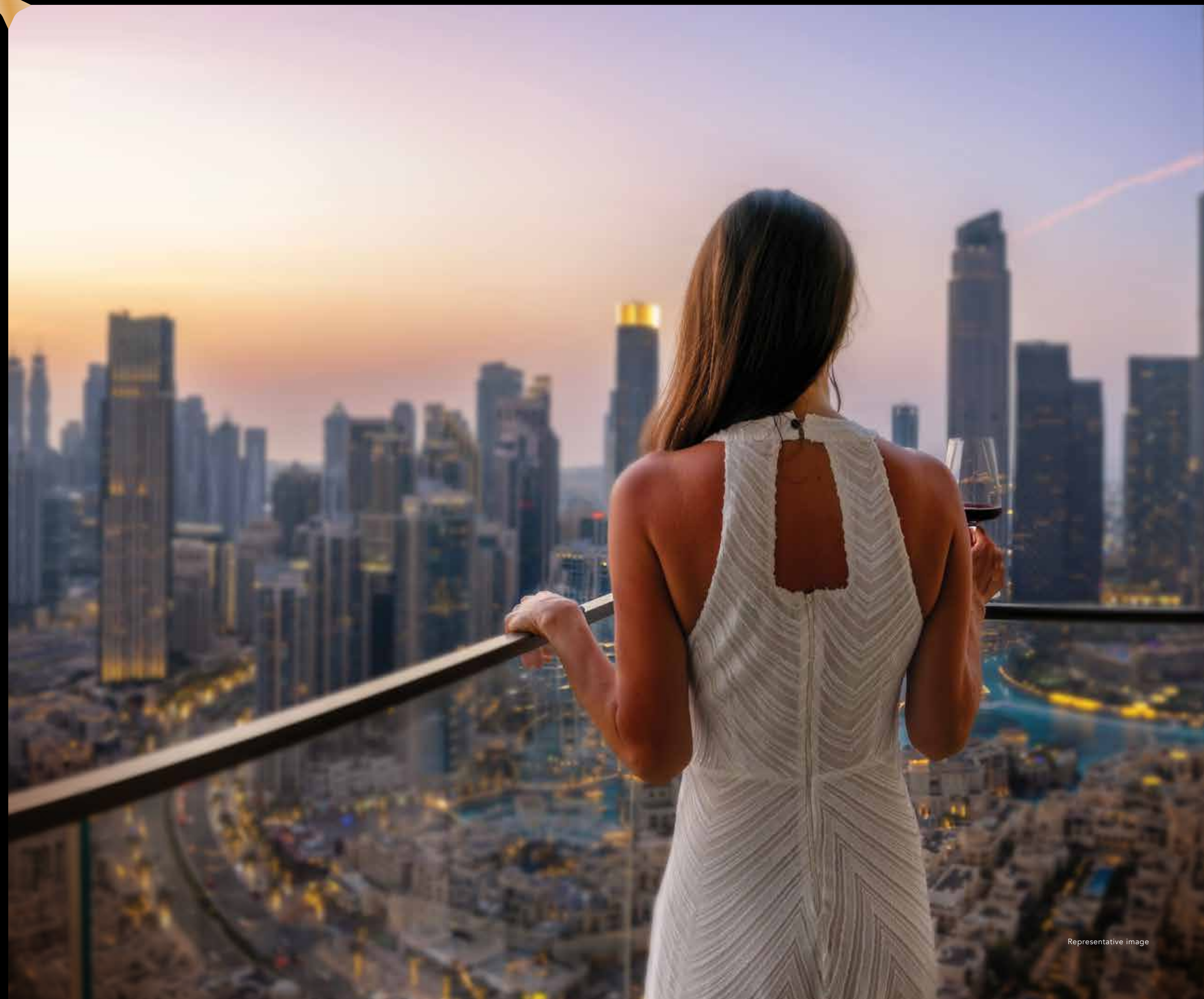


VIEWS



UNRESTRICTED VIEWS.
BOTH OF THE PLACID POWAI LAKE.
AND OF THE BREATHTAKING GREENERY
AROUND YOU.

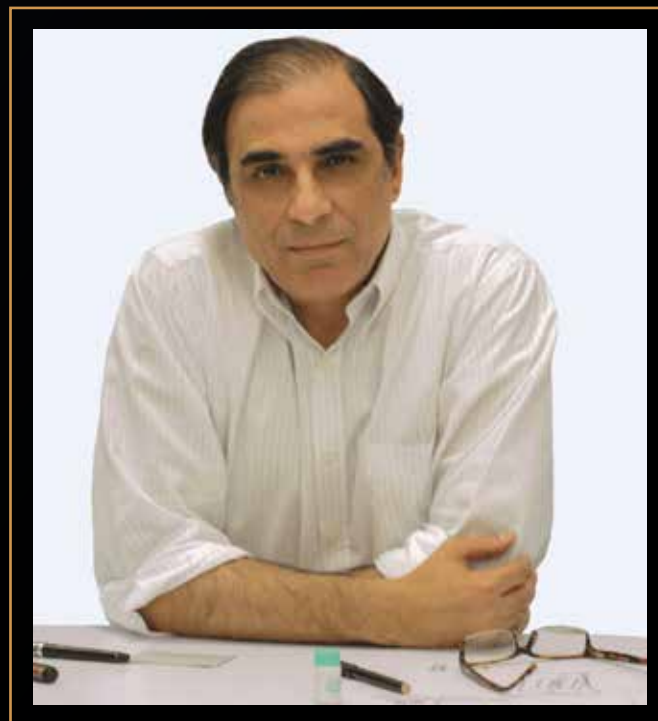
It's not just the beauty and elegance of the living spaces that will serenade you. Here, even the views around you feel like a true luxury. From the gentle waters of the Powai Lake on one side, to the lush greenery on the other. It's a world of visual indulgences. Curated just for you.



PARTNERS



OUR PARTNERS ARE KNOWN
FOR THEIR UNMATCHED LEGACY.
WHICH MAKES THEM
THE PERFECT FIT FOR RAHEJA ANTARES.



ARCHITECTS - HAFEEZ CONTRACTOR

Hafeez Contractor is one of India's most renowned architects. Celebrated for his visionary approach and significant contributions to contemporary architecture. He has been instrumental in shaping the skyline of modern India. With numerous luxurious residential complexes, commercial skyscrapers, educational institutions and public infrastructure among his creations, Hafeez Contractor's innovative designs and commitment to sustainability have earned him numerous awards and accolades. Solidifying his reputation as a pioneer in the field of architecture.



LANDSCAPE ARCHITECTS - LANDSCAPE TECTONIX LIMITED

TECTONIX is an award-winning landscape design studio based in Bangkok, Thailand. The firm currently operates with 5 studios employing 60 professionals who deeply share their own talent to shape their creations with a strong passion that emulates the interaction between humans and nature. Their projects have won several awards and shaped the future of modern design philosophies. TECTONIX's intention is to deliver the highest quality of output to its clientele with their unique and innovative design DNA.

ESTABLISHED - 2010

STUDIO

HOSPITALITY | CONDOMINIUM | RETAIL | PLACEMAKING
PRIVATE HOUSE | HOUSING | SCHOOL | PLAYGROUND |

OVERSEAS TEAM

60 PROFESSIONAL STAFFS | 6 STUDIOS

INTERNATIONAL AWARDS | COMPREHENSIVE SERVICES | DIVERSIFIED TEAM

S U S T A I N A B I L I T Y



**SUSTAINABILITY.
OR FOR US, YET ANOTHER EXERCISE
IN LUXURY LIVING.**

The world of privileges at Raheja Antares has been built around a core of sustainability and environmentally conscious practices. We are building the future at this new iconic location. And we are building it with care.

ENERGY EFFICIENCY

- Electric car charging for 4-wheelers and 2-wheelers.
- Solar panels for reduced electricity consumption.
- Intelligent apartment orientation that ensures ample sunlight.
- Reflective paint rooftop to manage heat ingress in habitable spaces.

WATER CONSERVATION

- Rainwater harvesting.
- Efficient water fixtures to manage potable water consumption.
- Landscape designed for efficient water consumption.
- Low plumbing fixtures to save 30% of potable water usage.
- 100% treatment and reuse of waste water.

WASTE MANAGEMENT

- Segregation of waste and recycling.
- Use of Organic Waste Composter (OWC) to treat organic waste.
- 100% treatment of organic waste.

APPLIED FOR IGBC GOLD PRE-CERTIFICATION.

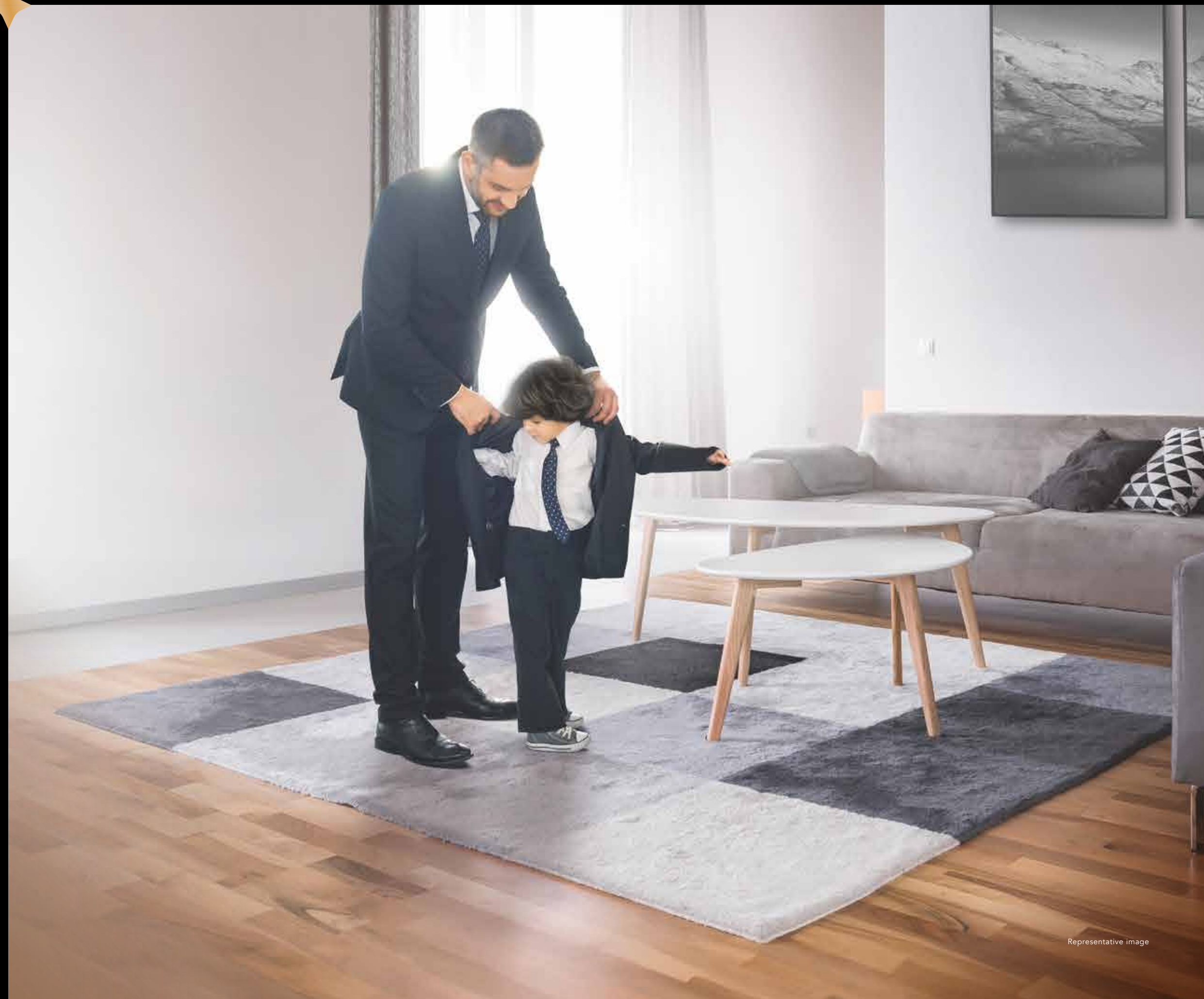


LEGACY



**A LEGACY STEEPED IN IDENTIFYING POTENTIAL.
AND THEN REALISING IT.**

K Raheja Corp is a success story spanning four decades. Today, the group has established itself as one of India's leading developers. From landmark hospitality ventures like hotels and convention centers, to thriving retail destinations, exquisite residences and adaptive workplaces, the group has made a significant impact on the evolution of modern-day living. Today, their presence can be seen across business verticals, ranging from commercial, residential and malls, to retail and hospitality.



PRESENCE ACROSS
MUMBAI, PUNE, HYDERABAD, BENGALURU AND GOA.

4 DECADES OF UNMATCHED EXCELLENCE

OVER 10 MILLION SQ. FT. OF RESIDENTIAL AREA DEVELOPED

8500+ HAPPY FAMILIES

OPERATING ACROSS 6 BUSINESS VERTICALS

OVER 200 AWARDS WON ACROSS VERTICALS

A LEGACY THAT SPANS OVER 4 DECADES

RESIDENTIAL

From premium homes to bespoke residences,
we offer the finest living spaces to our clientele.



AND MANY MORE.

HOSPITALITY

We are known as much for our hospitality,
as for our homes.



RETAIL & MALLS

The biggest names in retail have one
name in common - K Raheja Corp.



COMMERCIAL

Our commercial verticals power business
conglomerates to achieve their vision.



MahaRERA Registration No: P51800077483

Sales office - Raheja Antares, opposite Powai Telephone Exchange, Laxmi Udyog Nagar, Kanjurmarg West, Mumbai - 400078, Maharashtra.

Corporate office address - Raheja Tower, Block G, Plot No. C-30, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.

Website - www.krahejacorphomes.com | Follow us on -



Note - Raheja Antares ("Whole Project"), proposed to comprise of Tower A and Tower B, is being developed by Promoter (Developer) - K Raheja Corp Real Estate Private Limited (formerly known as Feat Properties Private Limited) with Promoter (Landowner) being Cinevista Limited. Presently, Tower A is registered with MahaRERA under the project name "Raheja Antares - Tower A" bearing Registration No. P51800077483 ("Real Estate Project"), the details whereof are available on the website <https://maharera.mahaonline.gov.in/> under registered projects. The Whole Project is a layout development and shall be constructed in phases, in the manner as stated in the proforma agreement for sale. The images depicted are either actual or indicative images for illustration only. The references of locations/landmarks are as on date and may be subject to change, and the Developer makes no representation regarding the existence/continuity of existence of the same. The common amenities and facilities showcased are indicative images of the common amenities and facilities proposed to be provided for the Whole Project, at the time of its completion. The dimensions mentioned on the floor plans are as per the plans presently approved/sanctioned by the BMC (the Developer reserves the right to amend/revise the same in accordance with applicable laws, subject to final approval of the BMC/concerned authorities and as stated in the proforma agreement for sale uploaded on the website). The furniture, fixtures, fittings, electronic goods, and other features depicted in the images showcasing the flats/units (save and except the fixtures, fittings and features agreed to be provided under the registered Agreement for Sale) are indicative and for illustrative purposes only and do not form part of the standard offering. The render for internal spaces is only to serve as an example of the suggested space management and possible utilization of space. List of standard offerings, specifications of the buildings and flats/units, amenities and facilities and other details of the Project are available for verification at site. Intending purchasers are requested to verify all details and wherever required seek appropriate legal, financial and technical advice, before acting in any manner with respect to the Whole Project.