

Towering above to change the skyline

These private residences offer the advantages of bungalow living in a high-rise tower, finds **Kailash Babar**



Worli's skyline is poised to change with the completion of the 55-storey Four Seasons Private Residences that promises a panoramic view of the Arabian Sea and the city of Mumbai.

The tony apartments, sprawled over one or more floors and priced upwards of ₹30 crore, will offer much-needed privacy to buyers. The property, being developed jointly by hospitality major Four Seasons Hotels & Resorts and Provenance Land, is designed with a focus on bungalow-style luxury residential experience.

"Four Seasons does not adopt a 'one-size-fits-all' approach, especially in luxury residential developments," says Paul White, senior vice president of residential at Four Seasons Hotels and Resorts.

Four Seasons is also developing luxury private residences in Delhi and Bangalore. Its Mumbai project will come up alongside the Four Seasons Hotel. Apart from the 24x7 concierge facility of the apartment complex, residents will also be able to avail of the services of the hotel.

"We develop residences that are in harmony with each market we enter in terms of culture, style, design, floor plans, and hotel-inspired amenities. While there is consistency in our service across locations, each of our private residences is different and reflects the local sensibilities," White says.

The Mumbai project has received all approvals and construction is on course to meet the 2018 deadline.

"The concept of building a property that soars 55 storeys yet contains only 26 residences is in itself highly unique. It goes without saying that this approach will make the property highly exclusive. But it will also allow for a lifestyle reminiscent of the landed residential tradition," says Adarsh Jatia, MD of Provenance Land.

According to Jatia, the company embarked upon this project with the goal of embodying the advantages of bungalow living in a high-rise tower, so high-profile families accustomed to large, private living and garden spaces, with a certain level of individuality, pri-



The grand lobby at the Four Seasons Private Residences

vacancy and customised service, would also benefit from better views, access to private amenities and the assurance of the Four Seasons standards of services.

Single-floor residences will offer opulent living and dining room sizes extending across over 1,100 sq ft, three large bedrooms with an oversized master bedroom of over 600 sq ft and his and her walk-in wardrobes with a five-fixture marble-clad master bathroom.

North and south duplexes, garden duplexes, and penthouses will occupy one-and-a-half or two floors each, with up to six bedrooms for multi-generational families as well as a variety of additional spaces. The smallest configuration will be a 3-4 bedroom single-floor apartment, while the largest will be a penthouse with five-six bedrooms across 7,100 sq ft. The project will also have secure private entry lobbies that will lead into each residence.

The San Francisco team of international architecture firm Gensler, the team that designed the Shanghai Tower, is providing master planning and highly considered architectural services.

Residents will benefit from existing hotel facilities as well as their own private amenities within the tower. Provenance Land is also developing Four Seasons Serviced Apartments adjacent to the hotel with an inventory of 100 apartments.

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The project will have an impeccable art-filled, ground-level lobby connected to beautiful outdoor gardens.

Soaring an astonishing 650 feet over the city, The Rooftop Lounge and Outdoor Cinema will offer the ultimate sanctuary for residents and guests. **11**