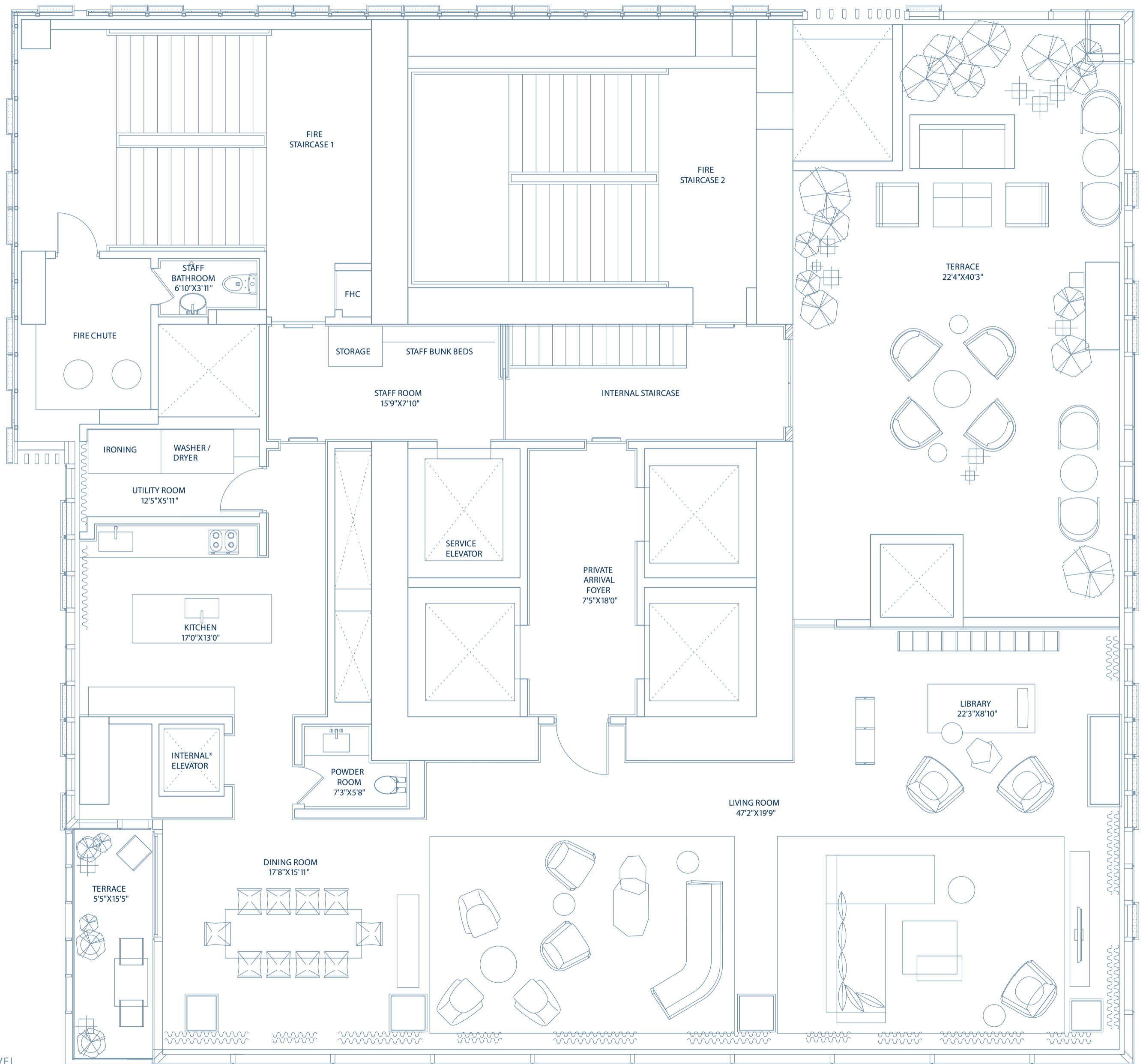


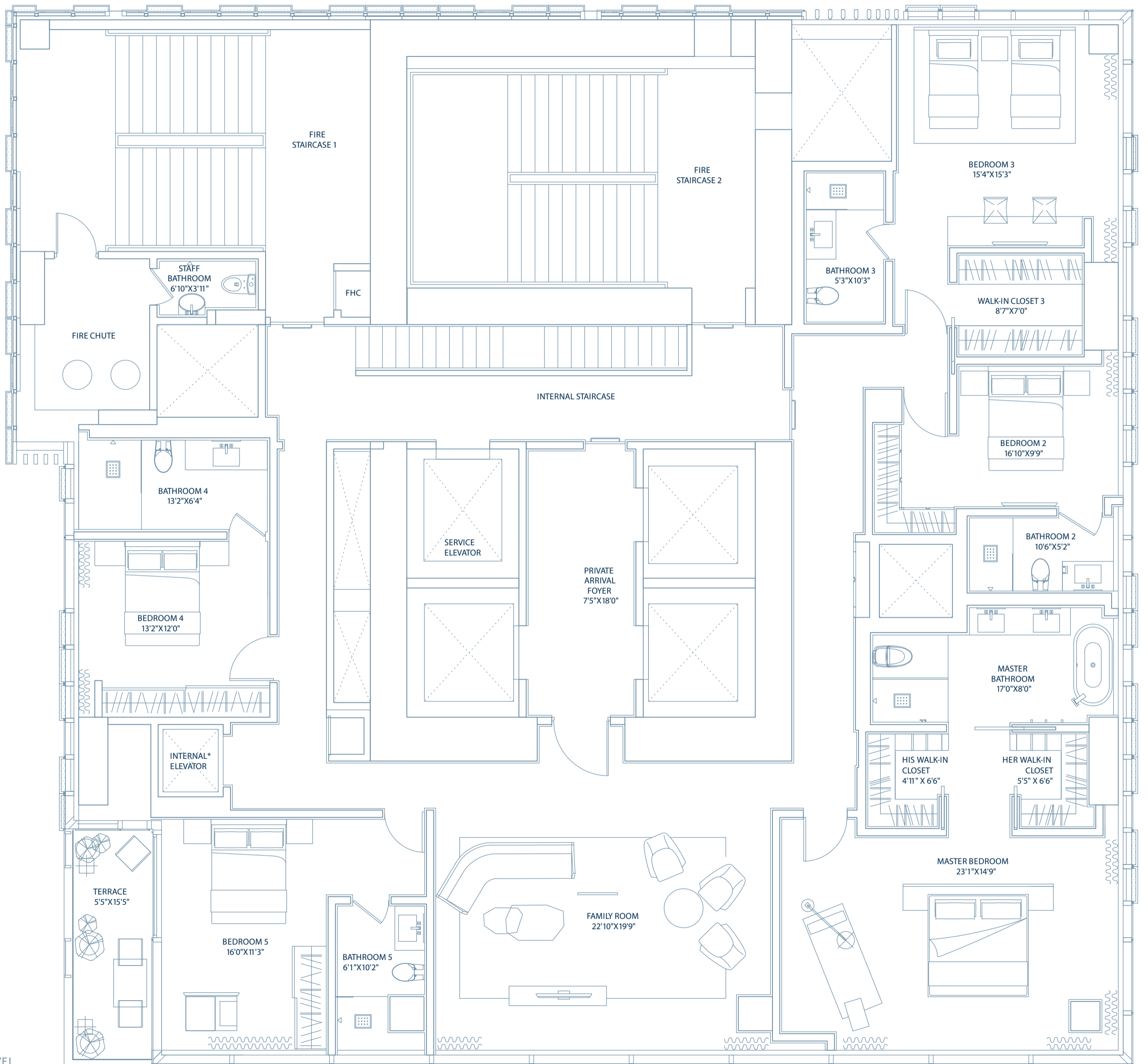
## THE GARDEN DUPLEX

### *Features*

- Designer interior fit outs by Yabu Pushelberg
- Duplex spanning two floors exclusively
- 3 high-speed Resident elevators with keyed access onto a private foyer on both levels
- High performance floor to ceiling uninterrupted glass wall spanning 80 ft. across the living and dining room with panoramic views of the Arabian Sea and Mahalaxmi Racecourse
- Open terrace adjacent to the dining room, ideal for idyllic evenings under the stars
- Opulent living and dining room extending across over 1600 sq. ft. with uninterrupted sea views
- Access to a sprawling (800 sq. ft.) Garden Terrace overlooking the Mahalaxmi Racecourse
- 11 ft. high clear ceiling throughout
- 5 spacious bedroom suites with en-suite bathrooms with the option of adding a 6th bedroom (a second master bedroom suite\* on the main level; ideal for multi generational living)
- The oversized master bedroom covers a staggering area of approximately 650 sq.ft. with corner exposures featuring stunning views of the Sea and the Racecourse with the spectacular South Mumbai skyline as a backdrop
- His and her walk-in wardrobes with ample storage space and a 5 fixture marble clad en suite master bathroom
- Spacious secondary bedrooms with a walk-in wardrobe in the third bedroom
- Living & family rooms located on both levels
- Puja room on the main level
- Guest powder room on the main level
- Library/study/office/gym on the main level
- State of the art kitchen with a display island and floor to ceiling windows
- Premium fixtures and fittings
- Choice of light and dark colour palettes; superior hardwood and Italian marble
- Provision for substantial storage space
- Integrated home automation system
- Service elevator with direct access to back of house and staff quarters
- Vastu compliant
- Highest fire, life & safety standards in place
- State of the art air conditioning system
- Internal staircase connecting the duplex
- Optional private elevator\* within the Duplex

\*At an additional cost







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*Mumbai*

A PROVENANCE LAND DEVELOPMENT

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The project has been registered via MahaRERA registration number: REA51900007475 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.