

# 25 SOUTH

BESPOKE HOMES BY THE BAY

P R A B H A D E V I

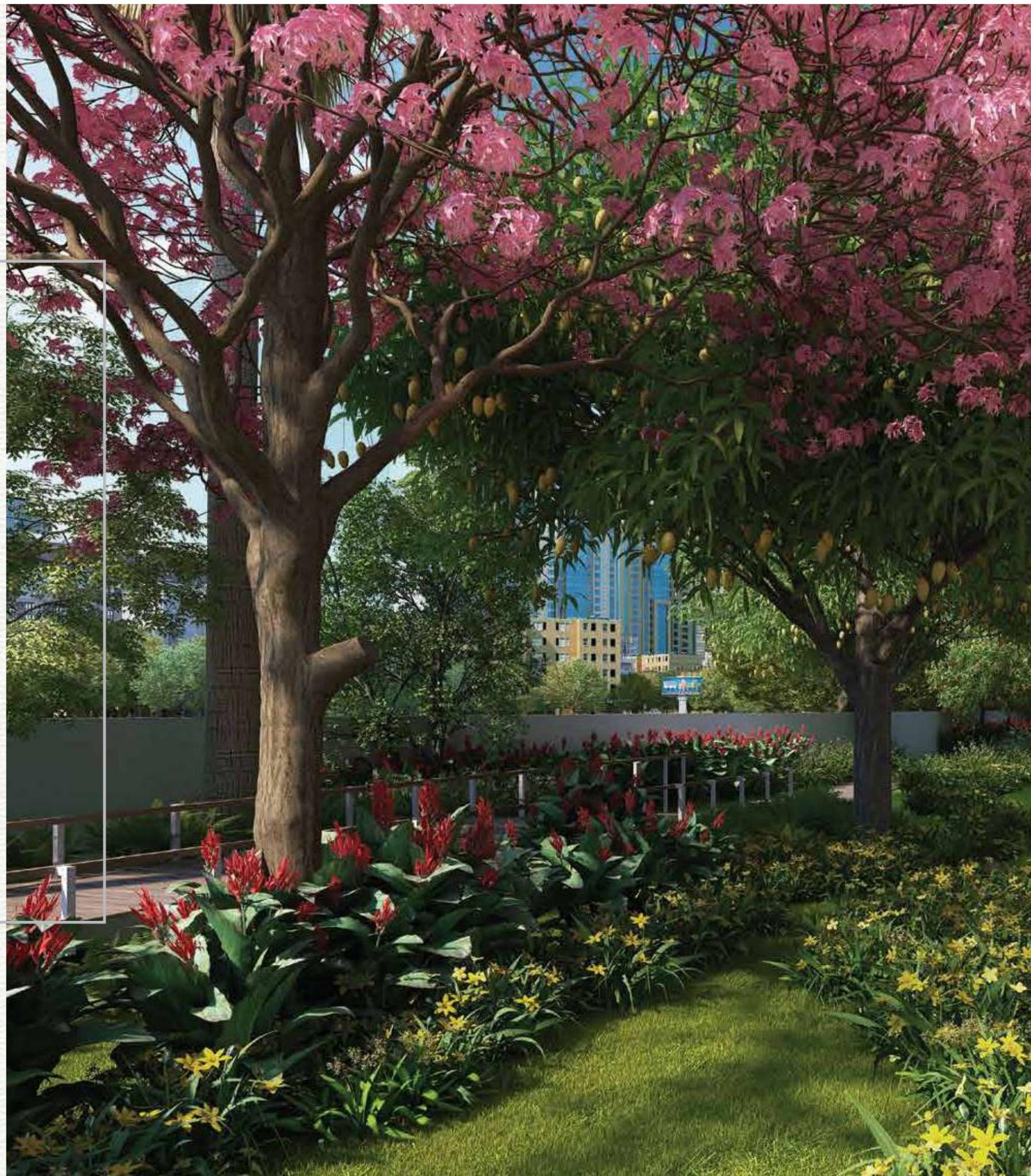


**MahaRERA Registration No. of South Tower (Wing A): P51900006860 (Project 1 upto 10<sup>th</sup> floor) | P51900011418 (Project 2 - 11<sup>th</sup> to 47<sup>th</sup> floor)**  
**Website: <https://maharera.mahaonline.gov.in>**

## WHILE OTHERS STOP AT LUXURY, OUR JOURNEY STARTS THERE

A robust vision underlies the gargantuan 25 South. We brought together the best minds to ensure that every little detail of the iconic 25 South is extraordinary. The structure & orientation is planned to offer awe-inspiring sea views from each residence. In our quest to create a monument of opulence, that is a blend of traditional planning and modern technology, each residence is designed to maximize light, height and air.

25 South is crafted for true connoisseurs of luxury and boasts about its maximum open spaces, flexible residence design, robust construction, freehold land, no public parking scheme, no redevelopment, affluent neighbourhood and state-of-the-art amenities.





## THE BIRTH OF A GRAND VISION

Some destinations reflect your journey in life, and entering the premises of 25 South at Prabhadevi is that glorious feeling when you know you have arrived. Soaring beyond the city's skyline, on one of the largest acreages next to the Arabian Sea, are bespoke seafront residences.

Here, the boundaries between the ocean and everyday life have been erased; the sand, the sky and the sea welcome you and your loved ones to your own isle of calm.

## THE WORLD AT THE CROWNING GLORY OF MUMBAI-PRABHADEVI

For years, Prabhadevi has retained its glory as an upscale neighbourhood in South Mumbai. Being closest to the sea, this sought-after locality comes with breathtaking views and the tranquillity of the bay that is enjoyed by a privileged few. It's poised as a residential hotspot, with its seamless connectivity to South, Central and Western suburbs as well as BKC.

# LOCATION MAP



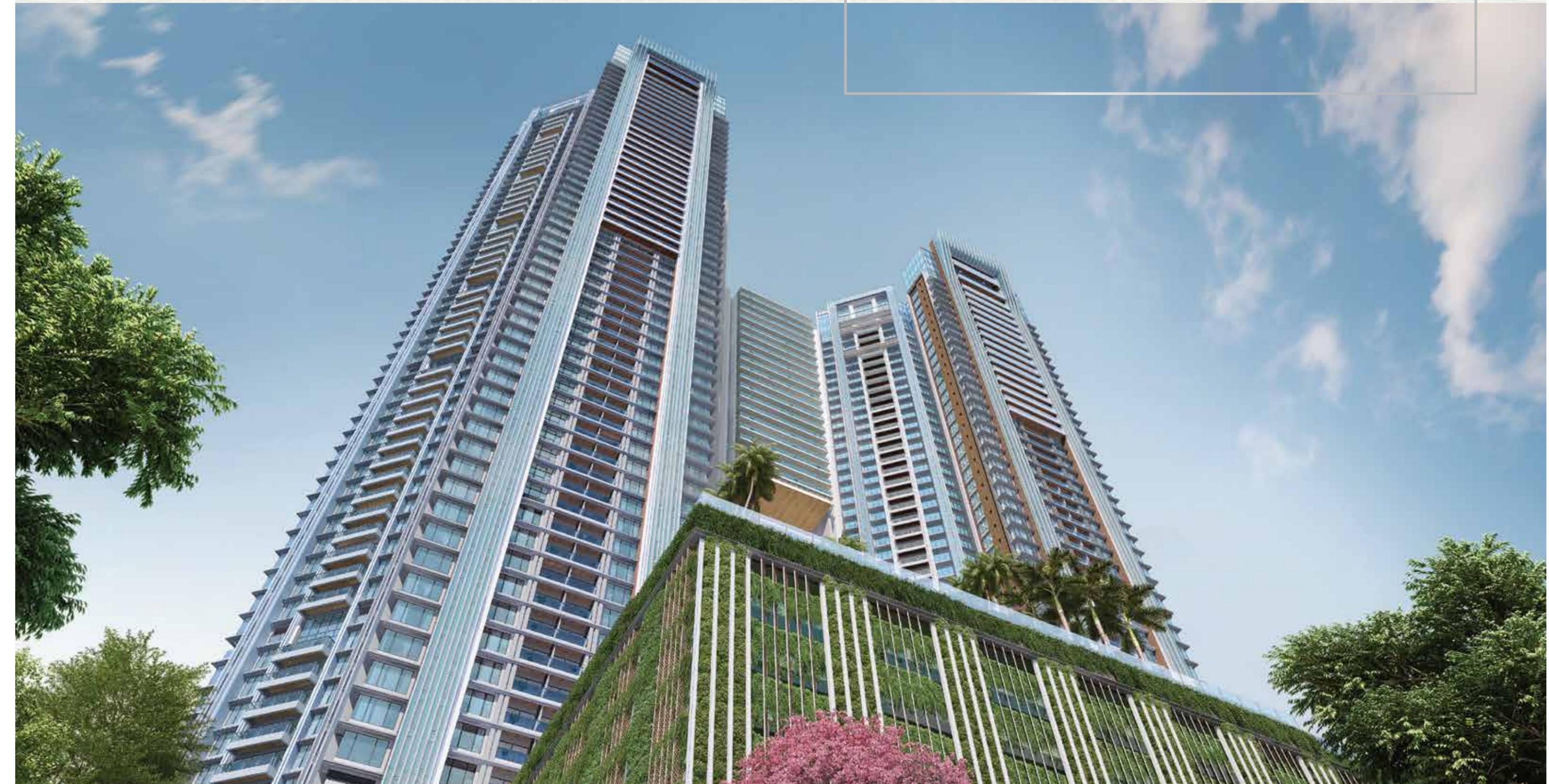
Located in one of Mumbai's finest residential neighbourhoods- Prabhadevi

- CONNECTIVITY:**
  - Lower Parel - 3.3 km
  - Bandra West - 6.2 km
  - Eastern Freeway - 7.0 km
  - BKC - 7.4 km
  - International and Domestic Airports - 10.8 km
  - Nariman Point - 13.3 km
  - Proposed metro station near Shree Siddhivinayak Temple and Worli 1.1 km & 1.5 km respectively
- HOTELS:**
  - ITC Grand Central - 3.6 km
  - Four Seasons - 3.7 km
  - St. Regis - 3.7 km
  - Taj Lands End - 7.0 km
- SCHOOLS & COLLEGES:**
  - D. Y. Patil International School - 1.6 km
  - Raheja College of Commerce and Economics - 2.0 km
  - Sasmira's Institute of Management - 2.0 km
  - Bombay Scottish School - 2.1 km
  - Welingkar Institute of Management - 3.2 km
  - Don Bosco International School - 4.6 km
  - Ascend International School - 9.3 km
  - American School of Bombay - 10.3 km
  - Dhirubhai Ambani International School - 10.5 km
- HOSPITALS:**
  - P.D. Hinduja Hospital - 2.2 km
  - Podar Hospital - 3.0 km
  - Tata Memorial Hospital - 3.0 km
  - KEM Hospital - 3.2 km
  - Jaslok Hospital - 6.4 km
  - Lilavati Hospital - 7.0 km
- SHOPPING:**
  - High Street Phoenix - 5.2 km
- TEMPLE:**
  - Shree Siddhivinayak Temple - 0.28 km

Approximate distances from Google maps.

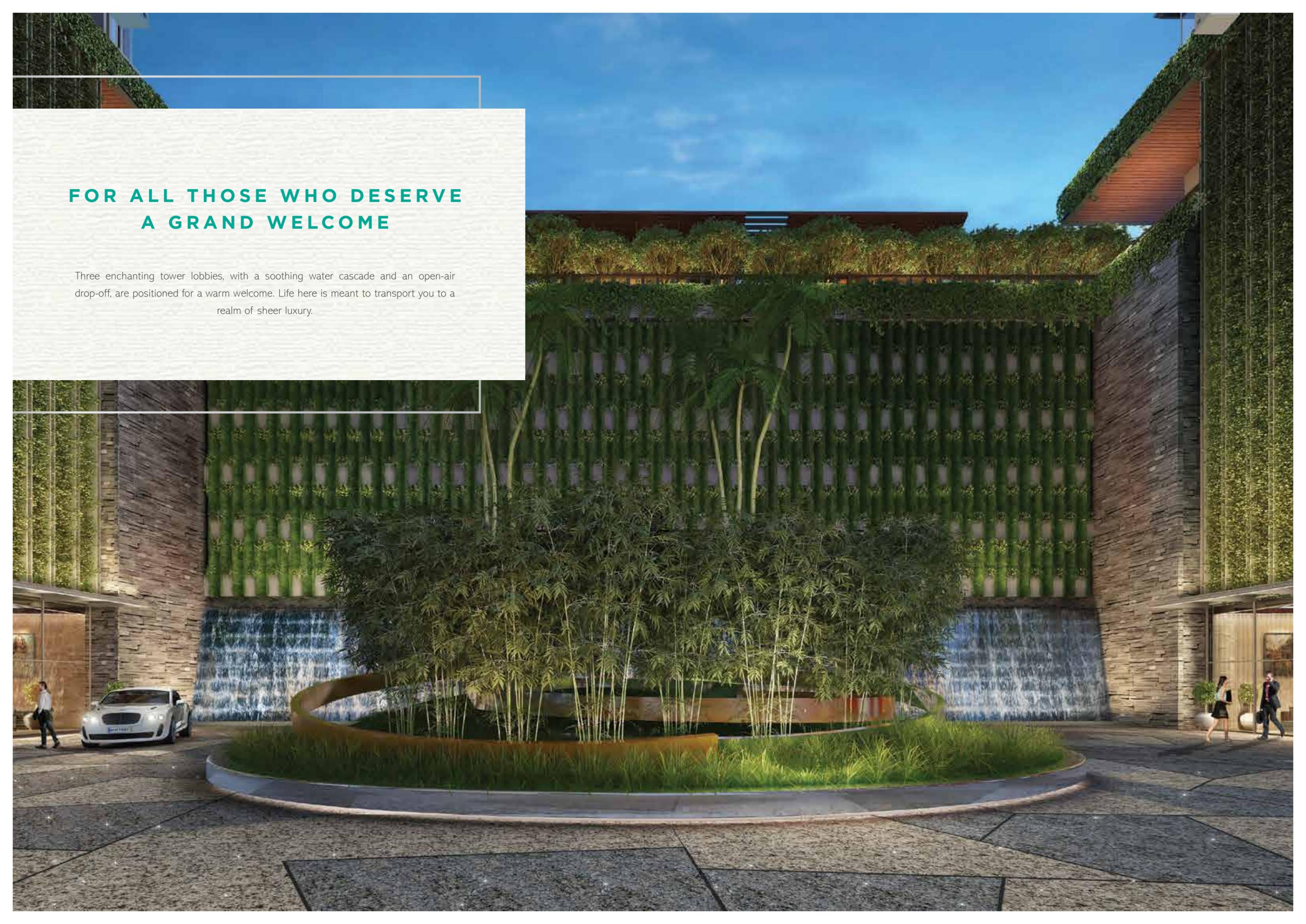
**YOU'VE HEARD OF THE WONDERS  
OF GERMAN ENGINEERING  
NOW EXPERIENCE IT IN YOUR HOME**

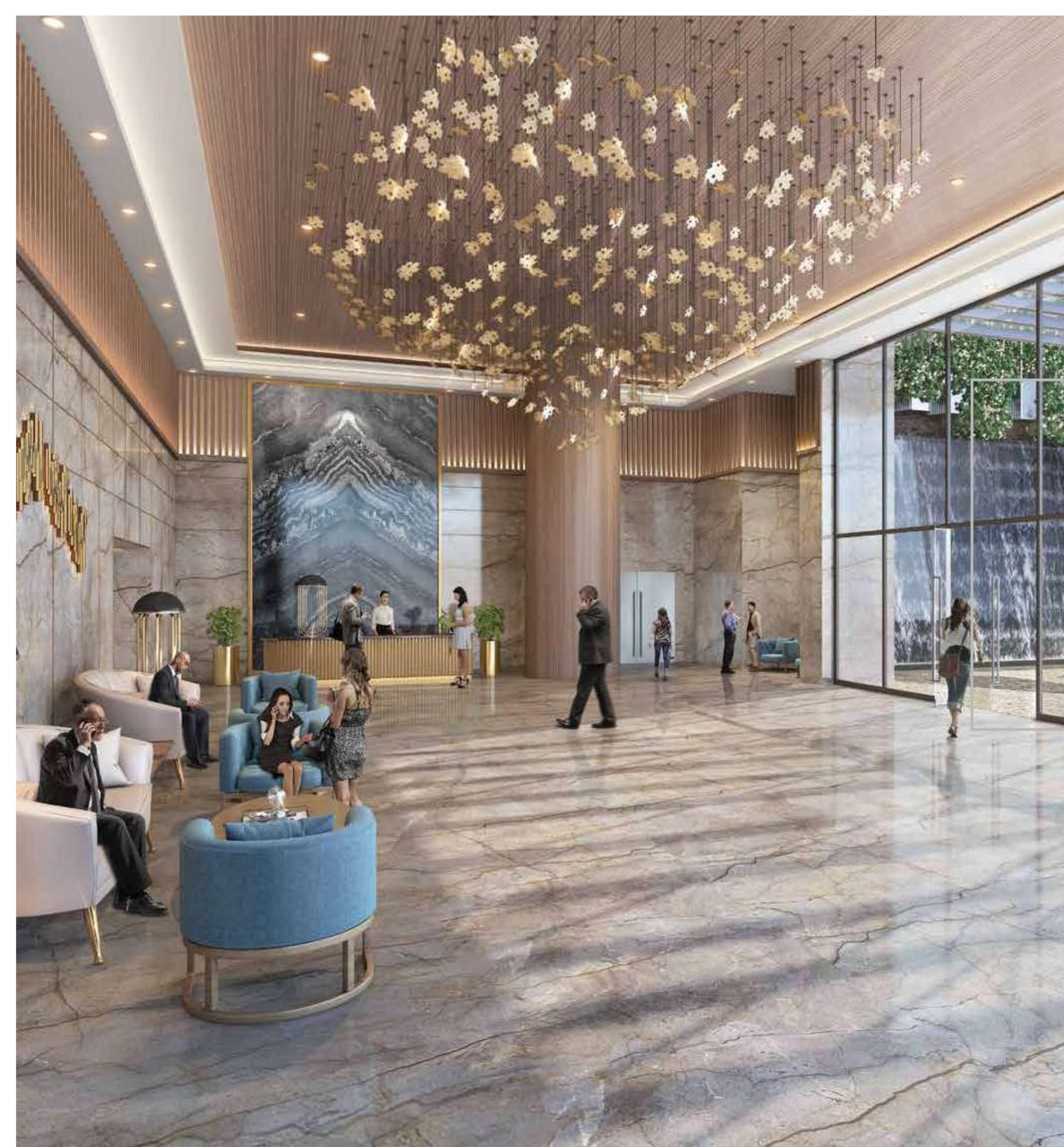
25 South is aesthetically designed with the best energy-efficient façades. The majestic Reckli® façade is exquisite, sustainable and highly resistant to fire.



## FOR ALL THOSE WHO DESERVE A GRAND WELCOME

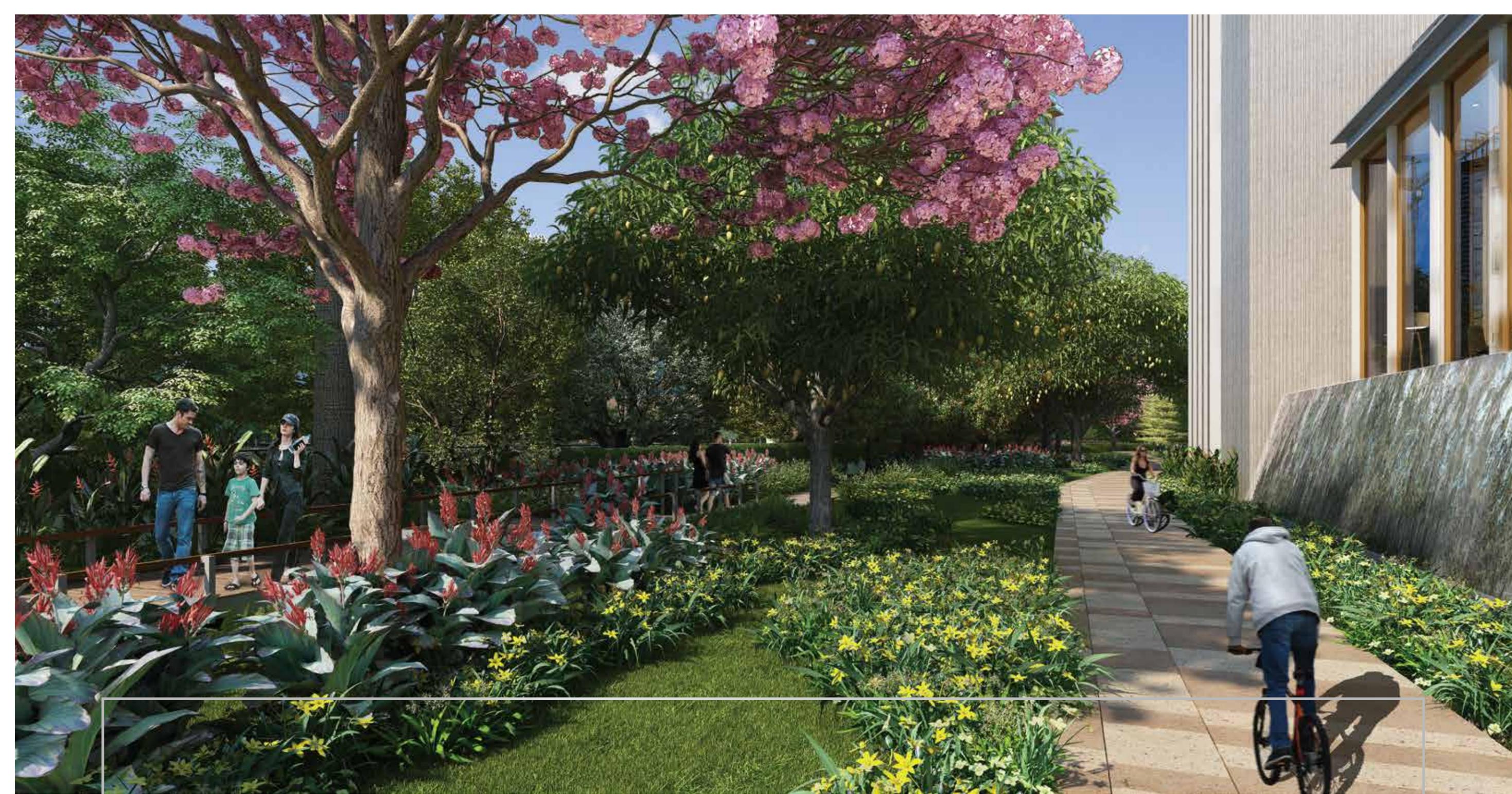
Three enchanting tower lobbies, with a soothing water cascade and an open-air drop-off, are positioned for a warm welcome. Life here is meant to transport you to a realm of sheer luxury.





## BUILT ON THE FOUNDATION OF LUXURY

Allow yourself to be enchanted with the magnificence of 25 South. The majestic double-height lobby is artificial intelligence-enabled. Your ride up is exclusively from the main lobby entrance. There's a separate set of shuttle elevators, for parking levels, that ensures absolute safety.



**OPULENCE AT ITS  
GREENEST BEST**

Take in the forest atmosphere which will elicit a sense of peace and calm. Revel in distinguishing features like a landscape garden at the ground level, complete with a cycling track, a boardwalk with 'Fireflies Effect' at night and pedestrian trails.

## YOUR RELAXATION OASIS IS JUST AN ELEVATOR RIDE AWAY

Revitalize yourself in the expansive swimming pool or simply enjoy exquisite treatment at the spa. The business lounge here is perfect for those odd hour meetings, followed by catching up on your favourite blockbusters at the mini theatre. Host a romantic dinner for two or a party for a hundred; the cafe, banquet hall and party lawn are all at your disposal.

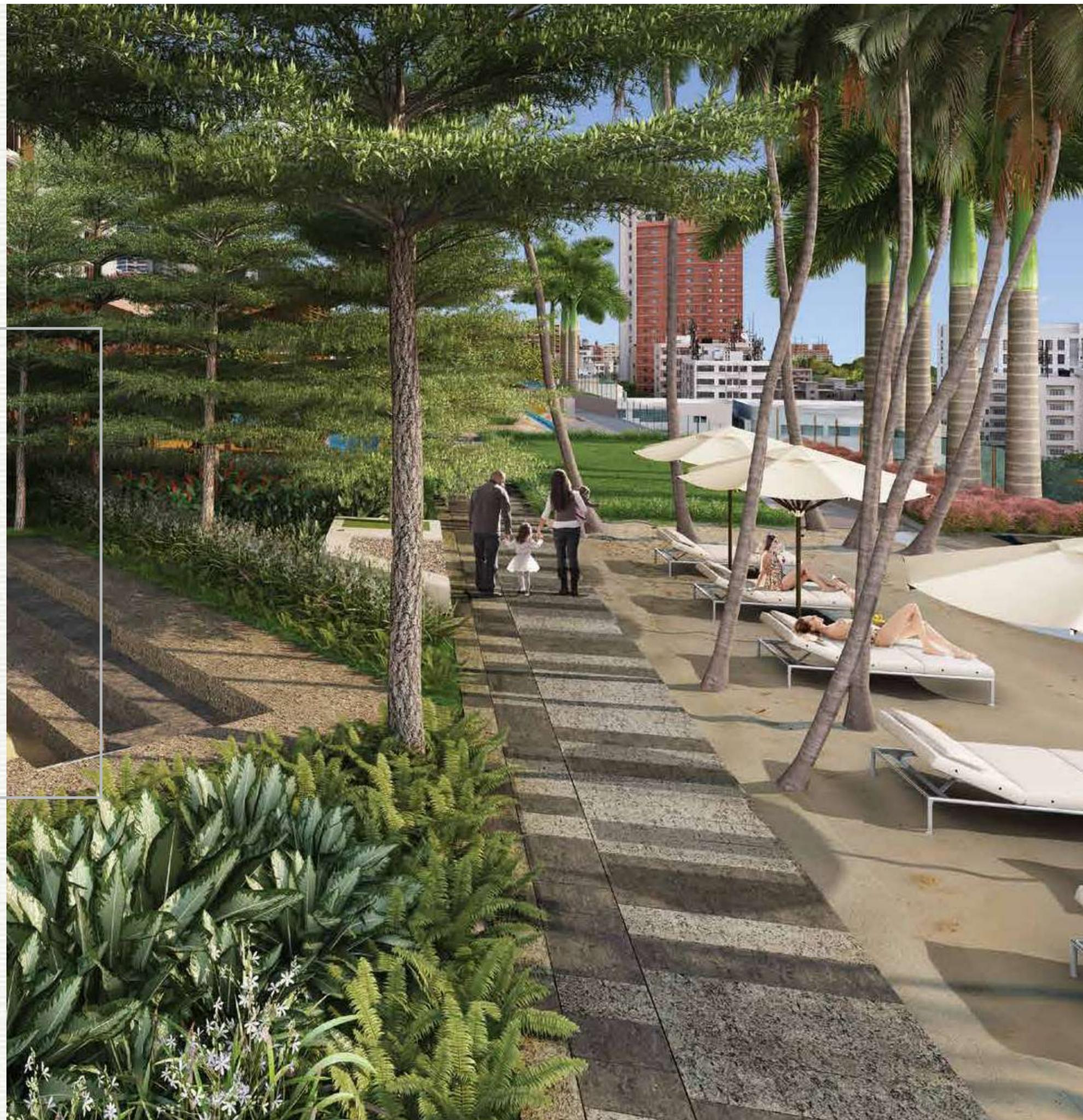


## MORNING WALKS ON YOUR PRIVATE BEACH

## SUNDOWNERS BY THE BAY

Pick up your cocktail and stroll down the extensive turf to get to your white sand, private mini beach or dip your feet in the rippling waters of the pool. A barbeque party? Just as well!

Here there's space for everything!



## LOOSEN THOSE TIRED KNOTS AT THE END OF THE DAY

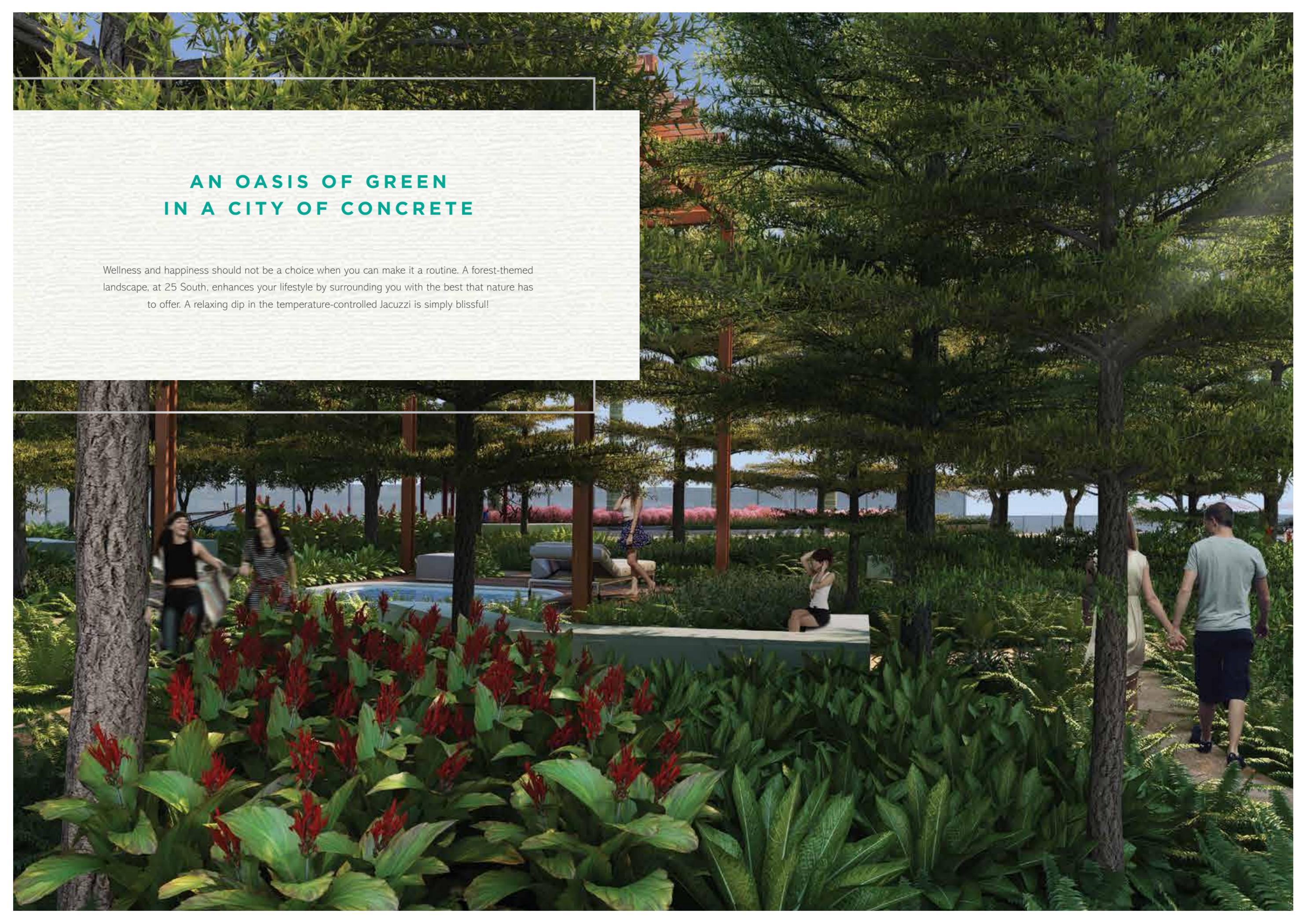
A healthy lifestyle calls for a refreshing play. Burn some calories working out at the fully equipped gymnasium or catch up on your favourite sport. The triple-height open basketball, badminton, football and tennis courts await your game. Go ahead and work up a sweat even if it's late at night, you won't be disturbing the other residents.

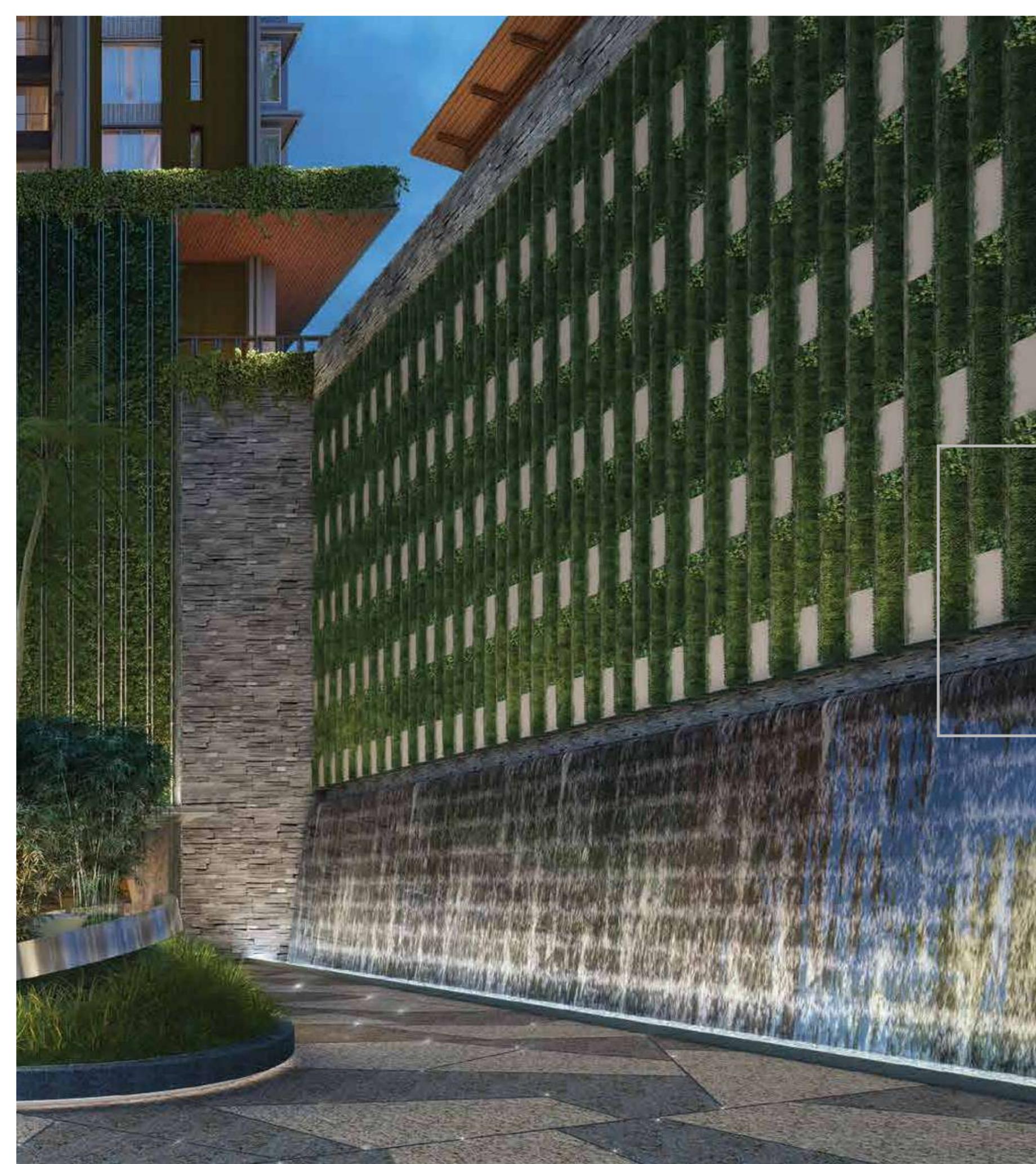


Fire engine driveway in case of emergency

## AN OASIS OF GREEN IN A CITY OF CONCRETE

Wellness and happiness should not be a choice when you can make it a routine. A forest-themed landscape, at 25 South, enhances your lifestyle by surrounding you with the best that nature has to offer. A relaxing dip in the temperature-controlled Jacuzzi is simply blissful!



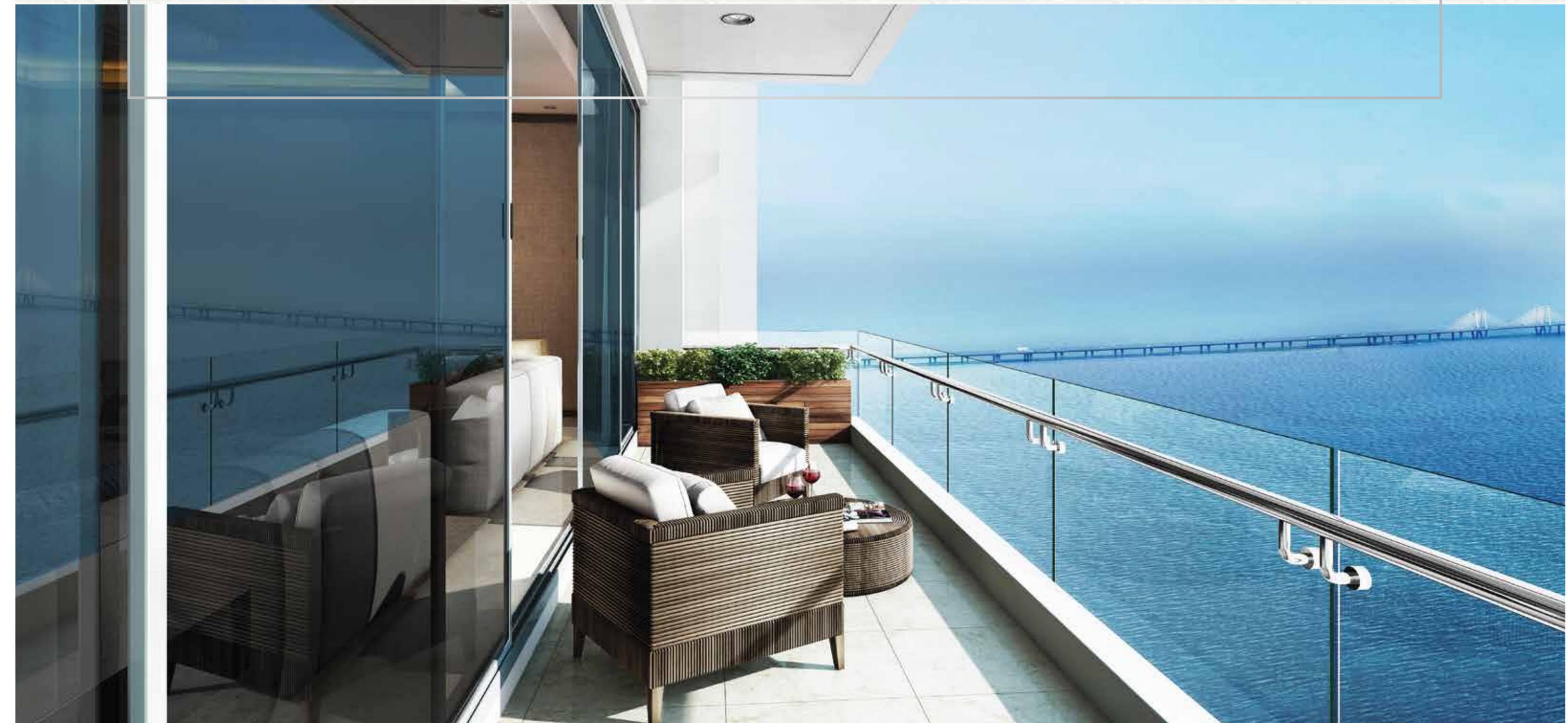


## WE'RE AHEAD IN THE RACE TO FRICTIONLESS PARKING

Out here, parking is a breeze, with multi-level express ramps for quick movement and naturally ventilated podiums with adequate light flowing in.

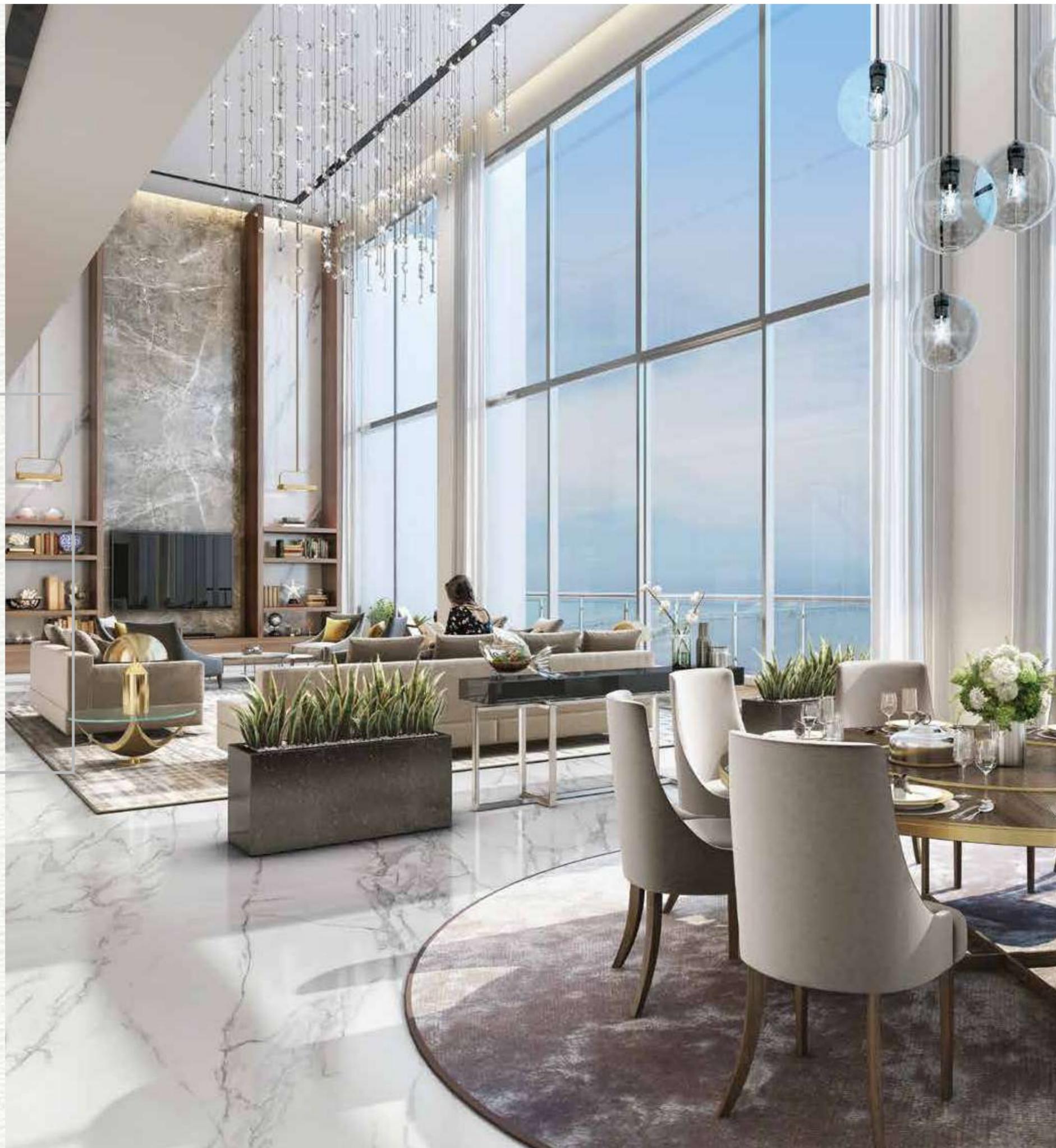
**BLESSED BY THE GODS  
KISSED BY THE SEA  
THIS HOME IN PRABHADEVI  
HAS IT ALL**

At 25 South, each residence enjoys a cutting edge cosmopolitan living met by the tranquility of bayfront living. Bask in the most spectacular views of the sea and cityscape, from the best seats in the house.



## NOTHING MAKES A HOME MORE PERSONAL THAN DESIGNING IT YOURSELF

Bespoke homes with flexibility to design, the grandeur of 25 South befits the stature of those who will reside here. Tailor-make your home to suit your needs. A residence or a duplex villa, combine residences or simply reorganize the rooms to suit yourself, the choice is yours.



**SUNRISE ON ONE SIDE,  
SUNSET ON THE OTHER AND  
THE WIND IN BETWEEN**

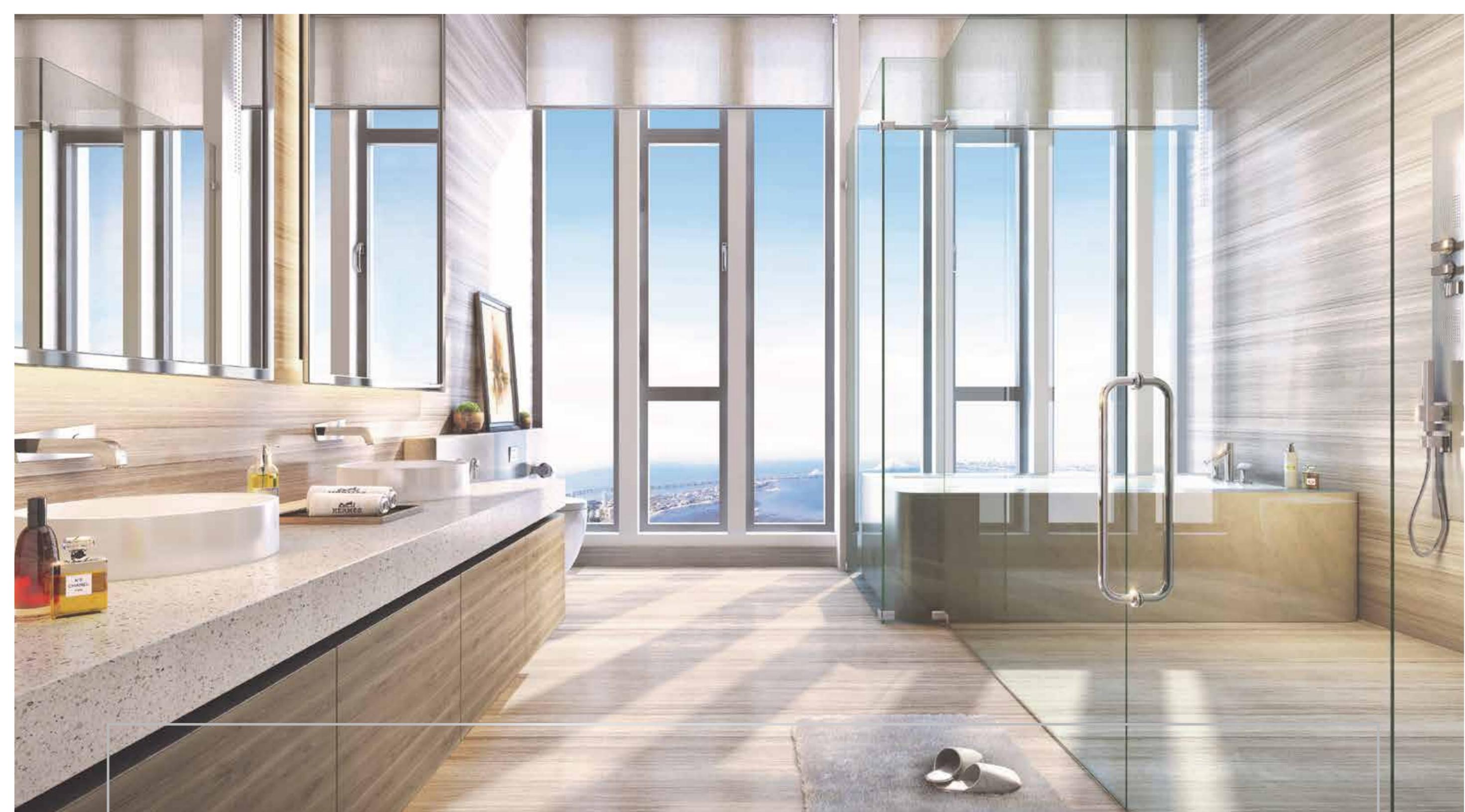
When you live by the bayside, the views are spectacular and breeze is a regular visitor. Every home is designed adopting our exclusive philosophy to bring in maximum light, height and air. Full spectrum view windows, provide natural ventilation and filter dust even when closed.



## CAREFULLY CRAFTED FOR LIVING THE HIGH LIFE

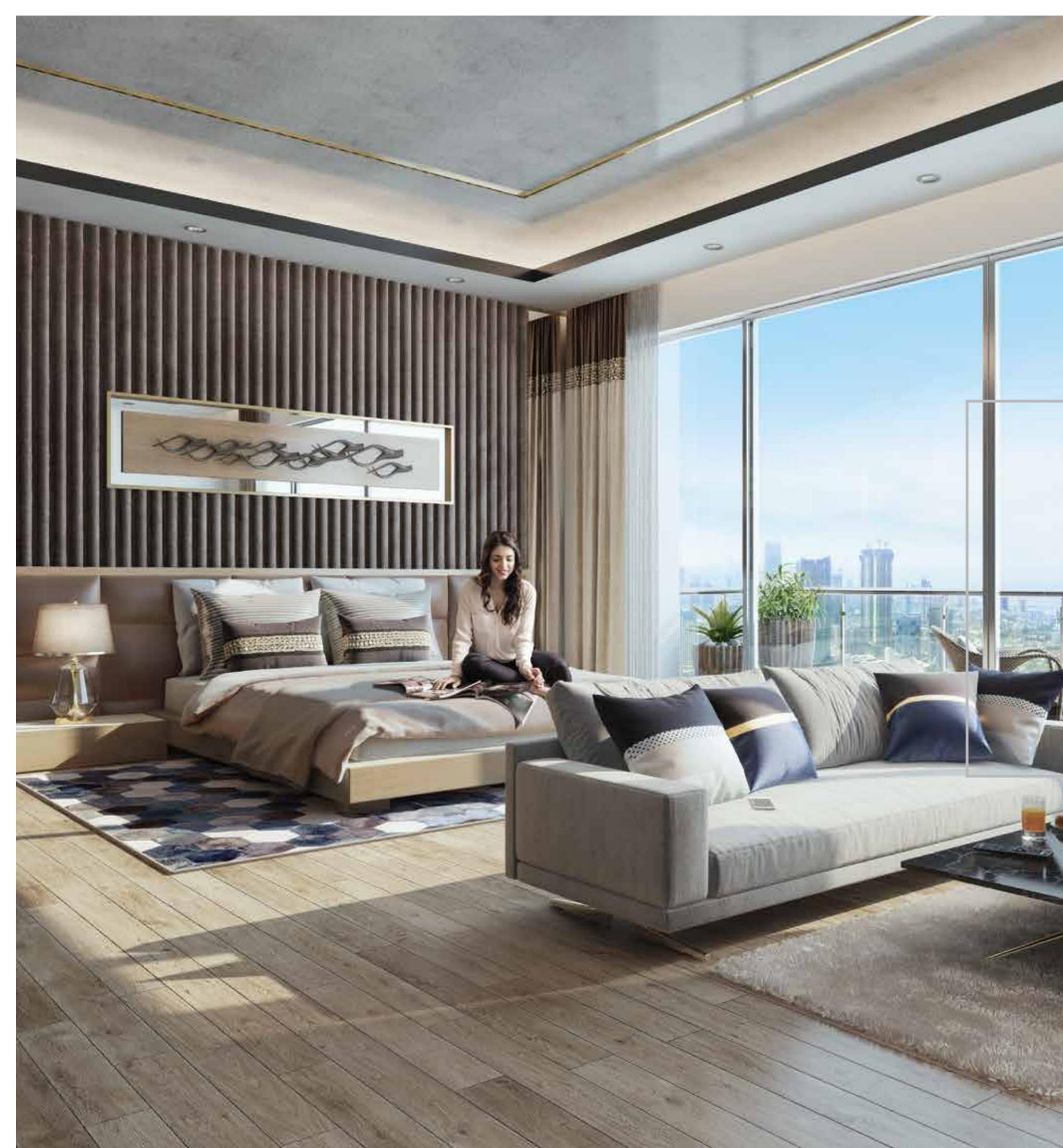
Higher floor to floor heights have been thoughtfully provided to add to the grandeur and space in every home. This perfectly complements your finest masterpieces, antique collectables and most importantly, all your achievements.





**A TOUCH OF SWISS TO YOUR  
BATHING EXPERIENCE**

With ample natural light and fresh air flooding the washrooms, mornings are sure to be the best part of your day. Bringing a facet of luxury with the finest plumbing system for seamless maintenance and repairs, without breakage of slabs, providing the highest standards of safety and hygiene.



**WHERE EVERYDAY  
THE WANDERING WINDS  
COME VISITING**

The innovative tilt and turn windows, with controlled airflow for cross ventilation, bring in maximum light with minimum heat and radiation.

**A SENSE OF HISTORY AND  
A PIECE OF THE FUTURE  
BUILDS TIMELESS HOMES**

Indulge in the comforts of modern, contemporary living that are based on the traditional principles of design.



## AMENITIES

- Gymnasium
- Pool deck
- Temperature-controlled pool
- Yoga lawn
- Party lawn
- Open air Jacuzzi
- Café
- Multi-utility games area
- Outdoor barbeque
- Senior citizens' area
- Children's play area
- Jogging track
- Ripple effect pool
- Kids' pool
- Water slide for kids
- Play lawn
- Yoga room
- Mini beach
- Sandpit
- Forest
- Stepped garden
- Alfresco dining
- Viewing deck
- Aroma garden
- Meditation corner
- Cycling track
- Outdoor gym for drivers & domestic help
- Meeting plaza
- Outdoor net cricket
- Open basketball, open footsol, open badminton court (Fire engine driveway in case of emergency)
- Pet corner
- Boardwalk
- Putting green

Amenities will be provided phasewise.

# HUBTOWN

Listed on both the National Stock Exchange and the Bombay Stock Exchange in India, Hubtown Limited (formerly known as Ackruti City Limited), is one of India's leading real estate development companies. Hubtown has more than 30 years of experience in the construction industry and has completed over 13 million sq. ft. of projects in Mumbai, Pune and Gujarat. Hubtown has projects in 7 Indian cities and is diversified into residential spaces, office spaces, IT parks and Special Economic Zones (SEZs). Hubtown is led by Mr. Hemant Shah and Mr. Vyomesh Shah, both veterans in the real estate industry. The company has over 45 projects under development comprising over 50 million sq. ft.+ area, largely in Mumbai city. Hubtown has pioneered in various Social Infrastructure Development Projects and projects with local governments. It is the first private developer to successfully build an IT park and install the first robotic public car park in Maharashtra. In addition, Hubtown has also completed the first successful private slum rehabilitation scheme in Maharashtra under which more than 10,000 homes have been delivered free of cost to slum dwellers. Hubtown's uniqueness in the Indian realty industry arises from the fact that each Hubtown project is clearly distinct from its other developments. Every building, residential and commercial, is designed according to specific customer needs and in accordance with its location. From making large-scale, affordable and luxury homes, to acres of meticulously planned IT parks, to lavish commercial spaces, Hubtown continues to raise the bar with world class construction, planning and unmatched quality of living. Its penchant for innovation, its distinguished product offerings and superior construction quality and processes, have earned it unshakable customer confidence.

# The Wadhwa Group

## A LEGACY BUILT ON BUILDING THE BEST

The Wadhwa Group carries a rich legacy of over half a century, built on the trust and belief of our customers and stakeholders. The group is one of Mumbai's leading real estate companies and is currently developing residential, commercial and township projects spread across approximately 1.4 million sq. m. (15 million sq. ft.). Timely completion of projects coupled with strong planning and design innovation, gives the group an edge over its competitors. Every space is thoughtfully designed to connect with nature, laying a strong emphasis on the elements of light, height and air. Today, the group's clientele comprises over 20,000 satisfied customers and over 100 MNC corporate tenants.

Over the years, the Group has received many awards for both its commercial and residential projects. Among them are accolades at the Asia Pacific Property Awards 2013-2014, CNBC-AWAAZ Real Estate Award by RR Kabel for W54 and the International Property Awards Asia Pacific. The Capital and Platina at BKC are among their noted commercial projects and The Address, Ghatkopar; Anmol Fortune, Goregaon; W54, Matunga West; Solitaire, Powai and Aquaria Grande, Borivali are some of their well-known residential projects.

# THE FINE ART OF BUILDING HOMES

Only minds that have a deep understanding of an unsurpassed level of quality, have the hands and passion to build the finest residences. 25 South is built by specialists that have designed these homes intelligently, efficiently and with an emphasis on personalisation. Ensuring every home is detailed to match the high standards of its owners.

## OUR PARTNERS

### DESIGN ARCHITECT

Architect  
Hafeez  
Contractor

### STRUCTURAL CONSULTANT



### LANDSCAPE CONSULTANT



### MEP CONSULTANTS



### INTERIOR CONSULTANTS



### CONSTRUCTION BY



1. The wing B and wing C shown in the brochure and other sale material etc. are not registered under RERA, and apartments located in these wings are not offered for sale. All the wings proposed to be developed are being shown in the brochure, and other sales materials, so that prospective customers are aware of the development which is proposed in the entire layout, along with wing A, which is registered under RERA and apartments located in the wing A being offered for sale.
2. South Tower (Wing A) is proposed with a height of 215 mt., and height of North Tower (Wing B) and Centre Tower (Wing C) proposed can be 265 mt. The represented rendered image shows all the three towers of equal height, which is not as per proposed development, and is meant for representing the elevation treatment of all three towers as an illustration only. The actual project will have each of the towers having differing heights.

MahaRERA Registration: Project 1 & Project 2

This project is registered with MahaRERA in two phases – Project 1 and Project 2. This brochure is a combined marketing information document for Projects 1 & 2. However, this is a multiphase project. The later phases are not yet registered under MahaRERA as the same is not being offered for sale. The mentioned amenities will be common for all the phases.

HUBTOWN

 The Wadhwa Group

*Site Address: 25 South, Yadav Patel Lane, Off Veer Savarkar Road, Opp. Siddhivinayak Temple, Prabhadevi, Mumbai - 400 025.*

Disclaimer: The information provided in this brochure, including all pictures, images, plans, drawings, amenities, dimensions, elevations, illustrations, facilities, features, specifications, other information, etc. mentioned are indicative of the kind of development that is proposed and are subject to the approval from the competent authorities. **Fixtures and furnishings shown are only for representation and shall not be provided in the apartment. The apartments shall be provided in a bare shell condition.** The views depicted in the brochure real or in renders are current dated and not from individual apartments and might change later. The property is mortgaged with Indiabulls Housing Finance LTD. No Objection Certificate (NOC)/permission of the mortgagee bank/financial institute would be provided for sale of flats/units/property, if required. \*T & C Apply. Version 1.6 / August 2019.