



# LINKBAY RESIDENCES

OFF FUN REPUBLIC, ANDHERI (W)

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Disclaimer: The information and material contained in this marketing collateral pertains to the Whole Project as disclosed on the website of the MahaRERA at <https://maharera.mahaonline.gov.in>. The information and material contained in this marketing collateral are intended to supplement the information available on the website of MahaRERA and is not intended to be a substitute thereto. Any person who is considering/evaluating any apartment in the registered real estate project in the Whole Project, are required to independently analyse, acquaint, and familiarise themselves with the information and disclosures pertaining to the Whole Project as uploaded on the website of MahaRERA. In the event of any conflict (whether actual or perceived) between the information and material contained in this marketing collateral and the details of the Whole Project available on the website of MahaRERA, the details as available on the website of MahaRERA shall prevail.

The Whole Project presently contains 1 registered real estate project vis. CODENAME WESTBAY PHASE 1- P51800047539 ("Project") inter-alia comprising of residential component of 6 (Six) Wings viz., Wing C, Wing D, Wing E, Wing F, Wing G and Wing H along with common area amenities which shall be commonly used by all Allottees of the Project / Whole Project and the Commercial component of all the 8(Eight) Wings i.e. Wing A to H. The Residential portion of Wing A and Wing B shall be registered separately with MahaRera as Phase 2 of the said Whole Project.

The photographs, images, videos, plans, drawings, sketches, renderings, pictorial and graphical representations, specifications, illustrations, other information etc. contained in the marketing collateral are typical stock/standard photography used by the industry at large and/or pure imagination and are intended to indicate a conceptual and aspirational lifestyle. The buildings and projects appearing in the images of Andheri West and constructed in the vicinity of the locality of the Whole Project are constructed by various other persons who are not connected with the Developer. The Whole Project is part of a Slum Rehabilitation Scheme.

The Developer expressly reserves the right to make modifications, revisions, amendments, relocations substitutions and/or withdrawals with respect to any facet or component of the Project/Whole Project, including as depicted in any information or material contained in this marketing, in the manner it may deem fit. This marketing collateral does not constitute an offer and / or contract of any type between the Developer and the recipient. All transactions in respect of this Project shall be subject the terms and conditions of the agreement for sale entered between the Developer and the Purchaser.

Not Just India's Largest  
Integrated Organisation,  
But India's Largest

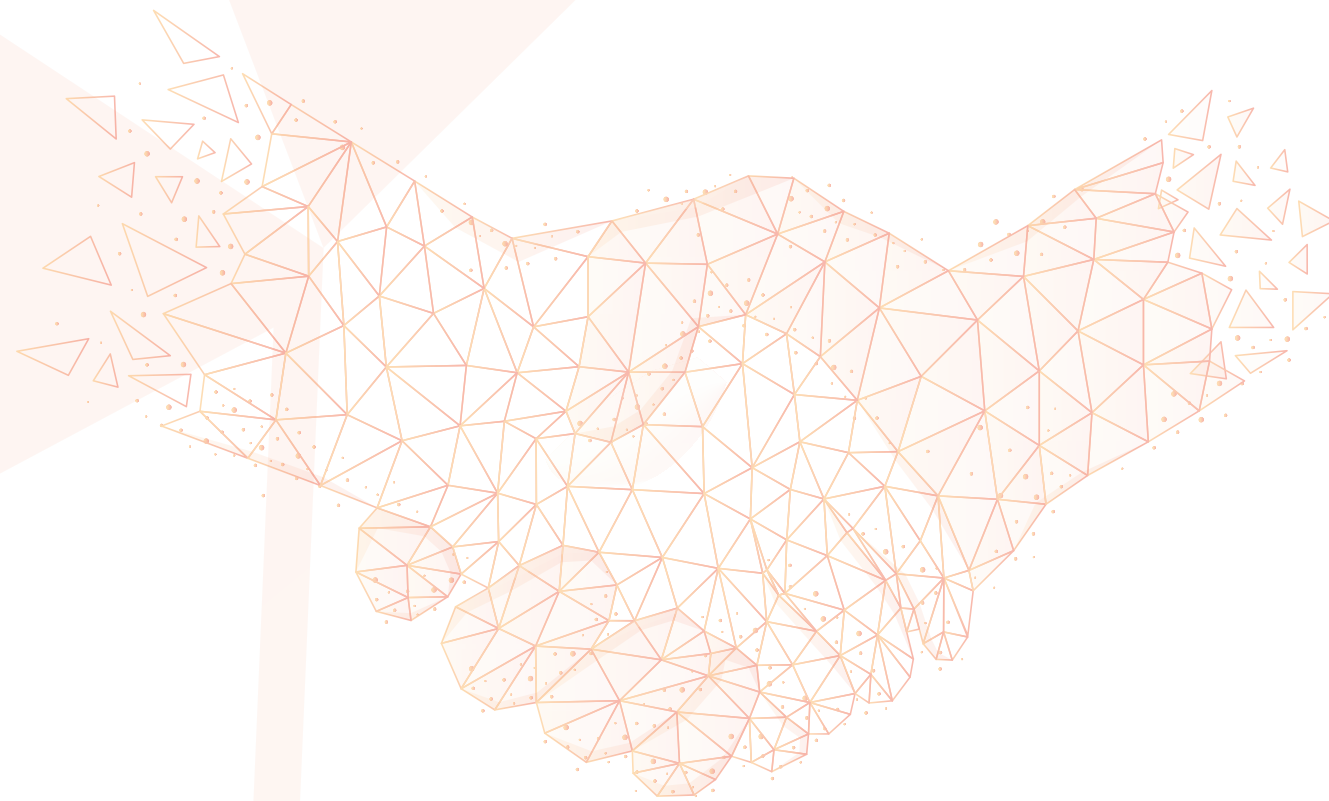
## GOODNESS CREATORS

We believe that the Adani Group is not only in the business of Resources, Logistics, Energy or Agri but also strives to transform lives by creating opportunities for employment and sustainable livelihoods, using our business as the medium to attain these goals of goodness.

We consider that our efforts towards 'Nation Building' are futile unless they enlighten lives.

A wireframe illustration of two men shaking hands, rendered in a low-poly, geometric style. The figures are composed of orange and red triangular facets. The man on the left is shown in profile, facing right, while the man on the right is shown in profile, facing left. Their hands are clasped in a firm handshake. The background features large, light-colored geometric shapes, including triangles and polygons, creating a modern, architectural feel.

adani



## AN INCREDIBLE COLLABORATION

In every aspect



Our partner, the RC Group (Rajaram Chavan Group), is a leading real estate developer, formed in 2004. Their main aim is to provide premium real estate with impeccable quality.

In the Mumbai region, over the last decade, RC Group has established a distinguished presence and is now recognized as one of the pre-eminent firms in the real estate industry.

The RC Group is one of the fastest-growing entities with multi-faceted aspects of real estate development, a lucid vision, a blend of values and strategy, and pioneering technology.

The group prides itself on its impeccable reputation for performance-driven commitment, strict time-schedule adherence, high customer satisfaction, and a successful line of projects that demonstrate an enhanced quality of life in all the key factors.

The brand is symbolic of good design, integrated art, aesthetics, and architecture, and caters to an exclusive lifestyle through their buildings.



# ESTABLISHING INDIAN REAL ESTATE

At par with the world



One of the youngest yet strongest arms of India's top infrastructure and development conglomerate. With our vision of "Nation Building" and "Growth with Goodness", we are developing real estate projects in India's most promising destinations:

AHMEDABAD | GURUGRAM | MUMBAI | PUNE



Evolving by  
**ACHIEVING  
MILESTONES**  
Awards & recognition



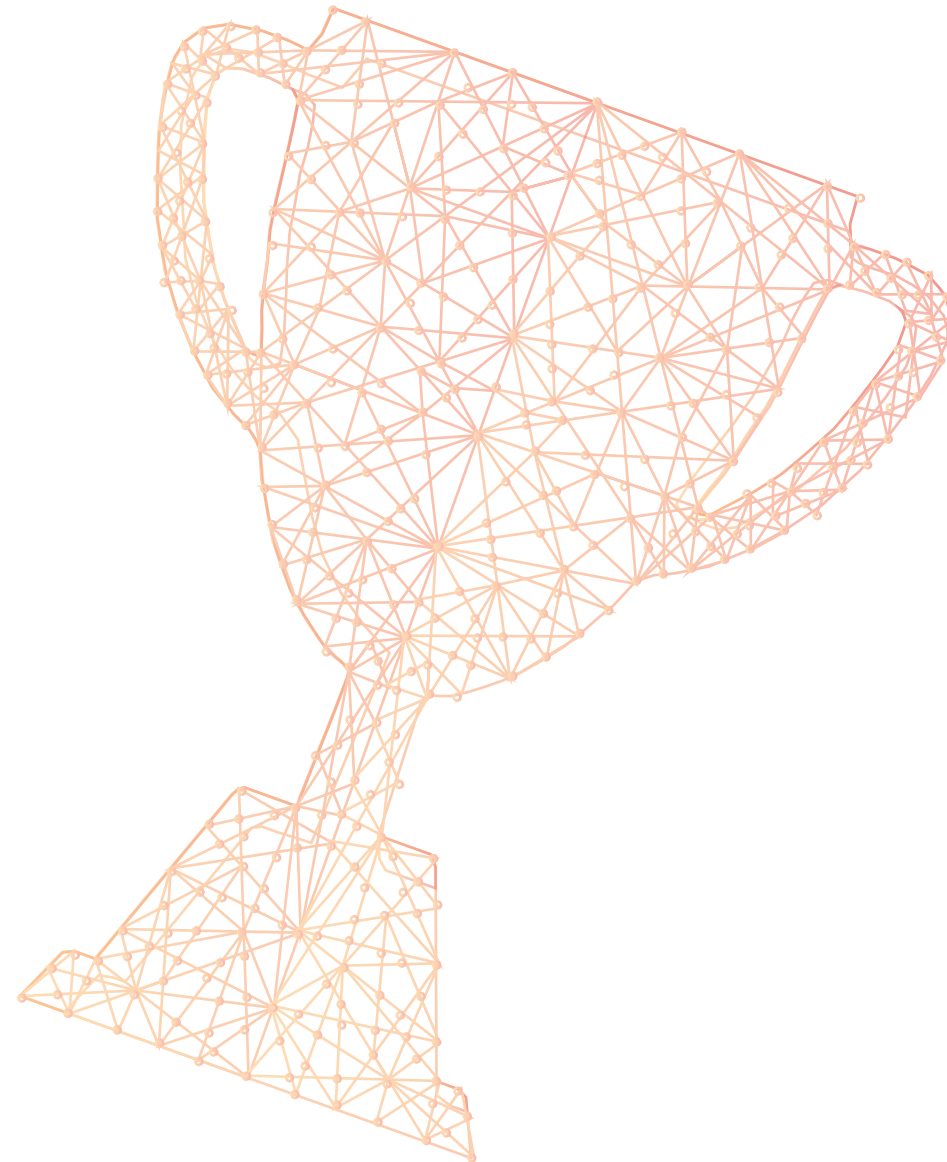
**PROJECT  
OF THE YEAR**  
(PREMIUM SEGMENT)

Western Heights, Andheri  
Accommodation Times  
International Real Estate  
Awards, 2016



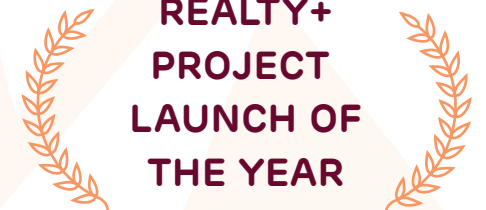
**DEVELOPER  
THE YEAR**  
(LUXURY)

Western Heights, Mumbai  
Times Network, 2017



**PROPTech  
INNOVATIVE  
SOLUTION  
OF THE YEAR**

Adani Realty  
Codename Westbay,  
Andheri (W), 2023



**REALTY+  
PROJECT  
LAUNCH OF  
THE YEAR**

The Views, Ghatkopar  
(2022)



**REALTY+  
PROPTech  
INNOVATIVE  
SOLUTIONS**

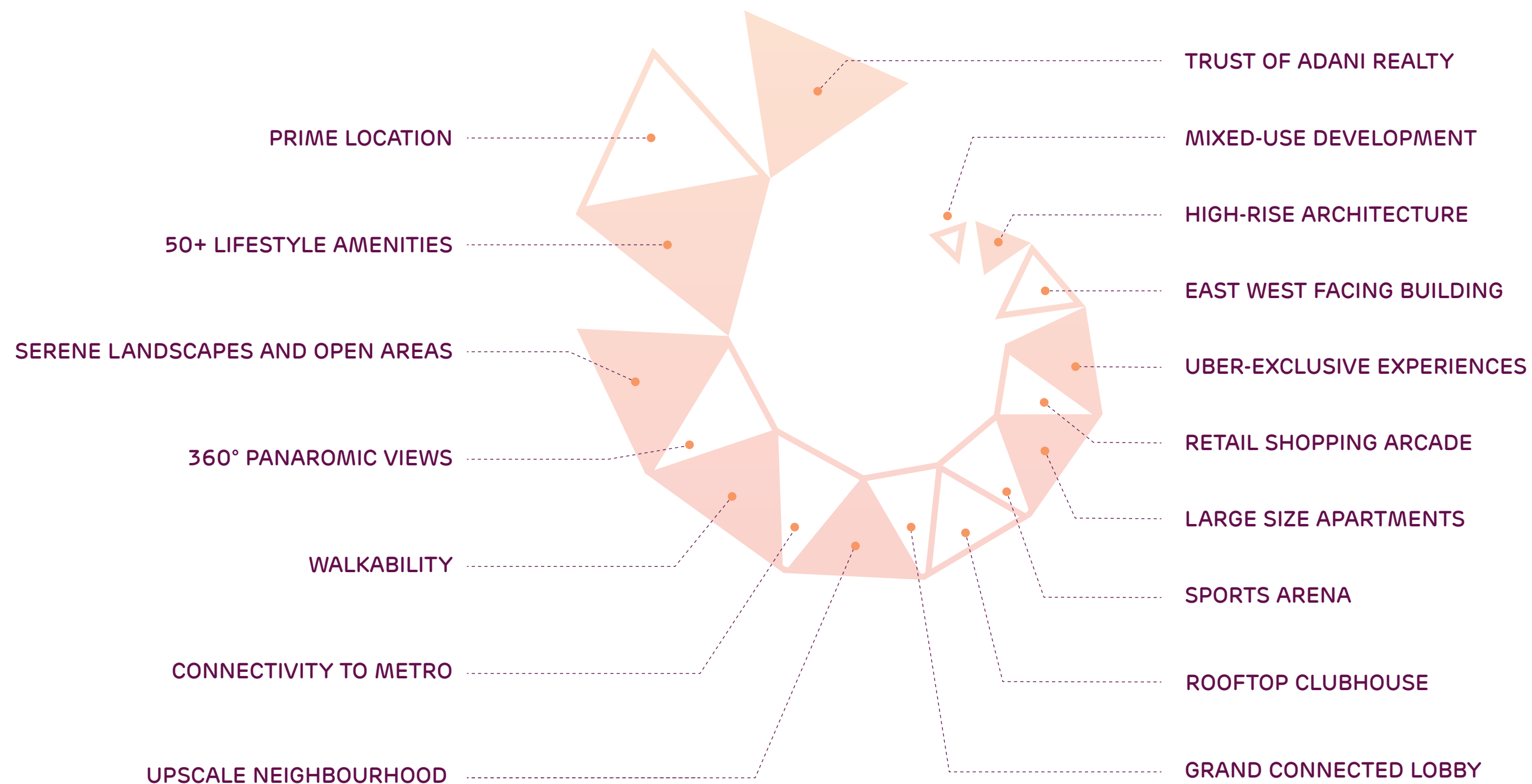
The Views, Ghatkopar  
(2022)

P R E S E N T I N G



LINKBAY  
RESIDENCES

# THE CUTTING-EDGE FEATURES





## A NEW LANDMARK IN THE MAKING

- Integrated development  
Residential and Retail
- 50+ lifestyle amenities
- Strategically located in the booming  
suburb of Mumbai





# THE ADDRESS

## OF EVERYTHING

Image for representation purpose only

## THE MOST-COVETED NEIGHBOURHOOD

Discover your desired home in Andheri West at the prominent landmark along the New Link Road. Love and laughter, happiness and peace, comfort and luxury-everything you need for the ideal life is right here.

The rare rooftop experience with the best city views, spacious residences, 50+ amenities for all age groups, accessible high-street retail, and the trust of Adani Realty are available for you to make living worthwhile.

A LOCATION  
THAT OUTSHINES  
IN EVERY WAY



COMING SOON  
OFF NEW LINK ROAD

KOKILABEN DHIRUBHAI  
AMBANI HOSPITAL

WESTERN HEIGHTS  
BY ADANI REALTY

VERSOVA  
METRO STN.

DN NAGAR  
METRO STN.

BHAVAN'S  
COLLEGE

AZAD NAGAR  
METRO STN.

YASH RAJ  
FILMS PVT. LTD.

INFINITI MALL

PVR CINEMAS  
CITI MALL

FUN  
REPUBLIC MALL

JBCN  
INTERNATIONAL  
SCHOOL

LOKHANDWALA  
MARKET

OSHIWARA

JOGESHWARI  
RLY. STN.

NESCO &  
NIRLON  
KNOWLEDGE  
PARK  
GOREGAON

WESTERN EXPRESS HIGHWAY

SV ROAD

ANDHERI  
RLY. STN.

ANDHERI  
METRO STN.

D MART

JVPD  
SCHEME

SHOPPERS  
STOP

NOVOTEL  
BEACH HOTEL

JW  
MARRIOTT

BANDRA  
KURLA  
COMPLEX

SAHARA STAR HOTEL

CHATRAPATI  
SHIVAJI MAHARAJ  
AIRPORT

SEVEN HILLS  
HOSPITAL

AIRPORT ROAD  
METRO STN.

THE  
LEELA

ITC  
MARATHA

THE  
LALIT

ANDHERI  
SEEPZ

- M METRO LINE
- R RAILWAY LINE
- SCHOOL
- MALL
- COLLEGE
- HOSPITAL
- AIRPORT
- HOTELS

PRIME AVENUES  
ARE JUST WITHIN  
10 MINS



LOKHANDWALA  
COMPLEX 9 MINS

JBCN SCHOOL  
7 MINS

INFINITI  
MALL  
4 MINS

PVR  
CITI MALL  
3 MINS

FUN  
REPUBLIC  
MALL  
7 MINS

YASHRAJ  
STUDIOS  
6 MINS

KOKILABEN HOSPITAL  
9 MINS

WESTERN HEIGHTS  
BY ADANI REALTY

VERSOVA  
METRO STN.

DN NAGAR  
METRO STN.

THE CLUB  
MUMBAI

VERSOVA BEACH  
9 MINS

BHAVANS  
COLLEGE  
9 MINS

ANDHERI  
SPORTS  
COMPLEX

VEERA DESAI  
ROAD

ANDHERI  
RLY. STN.

NESCO &  
NIRLON  
KNOWLEDGE  
PARK  
GOREGAON

JOGESHWARI  
RLY. STN.

BANDRA  
KURLA  
COMPLEX

WESTERN EXPRESS HIGHWAY

Map not to scale  
Travel time subject to traffic conditions & congestion





# INDULGENCE

AT EVERY LEVEL

## EXCLUSIVE AMENITIES THAT WILL WOW YOU

Enter a world where handpicked luxuries make for a happening life. Each moment is priceless, as every amenity is designed to make playful memories bloom.



A SPACE IN  
THE SKY TO  
CALL YOURS

Image for representation purpose only

## WORLD-CLASS ROOFTOP AMENITIES



- Gymnasium
- Table Tennis
- Chess & Carom Board Room
- Multipurpose Hall
- Toddlers Play Area
- Fitness Center with Steam Room
- Terrace Walkway

Images used for representation purposes only. Subject to approval from concerned authorities.

A LIFESTYLE THAT IS  
**HARD TO RESIST**

Image for representation purpose only

## SPORTS ARENA ON PODIUM LEVEL



Joggers Area



Badminton Court

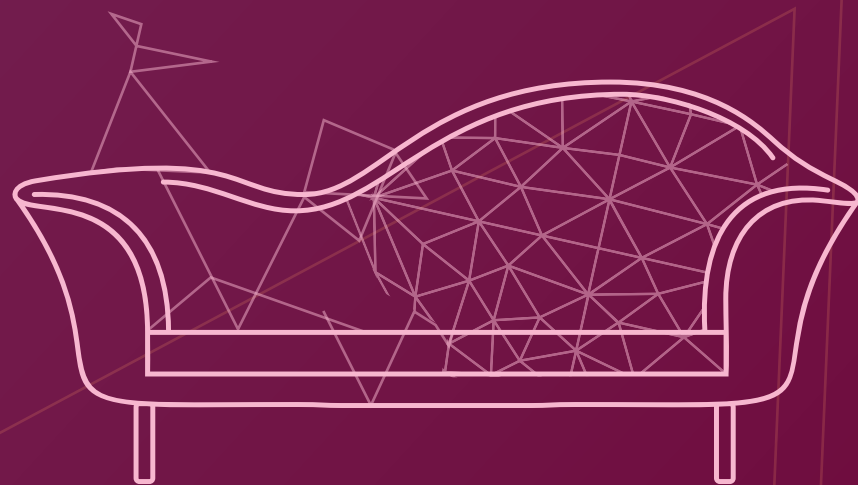


Swimming Pool & Kids Pool

- Community Hall
- Multipurpose Court
- Kids Play Area

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## EXCLUSIVELY CRAFTED RESIDENCES

Linkbay Residences offers wonderfully designed homes that make your dreams come true. Experience a tranquil embrace that takes away all your worries. Dive into the pool of happiness, look up at the stars, and welcome the flow of a happy life.



THE BEST CHAPTER OF  
YOUR LIFE  
BEGINS HERE

Image for representation purpose only



Linkbay Residences is an architectural marvel with residences designed to exude elegance, fine craftsmanship, and global standards of luxury. Welcome to a desirable address where you are content with everything you desire around you.

**A LIFESTYLE WHERE  
EVERYTHING IS WITHIN.**



# VIEWS INTENDED TO FASCINATE



Site image from a height of 120 meters



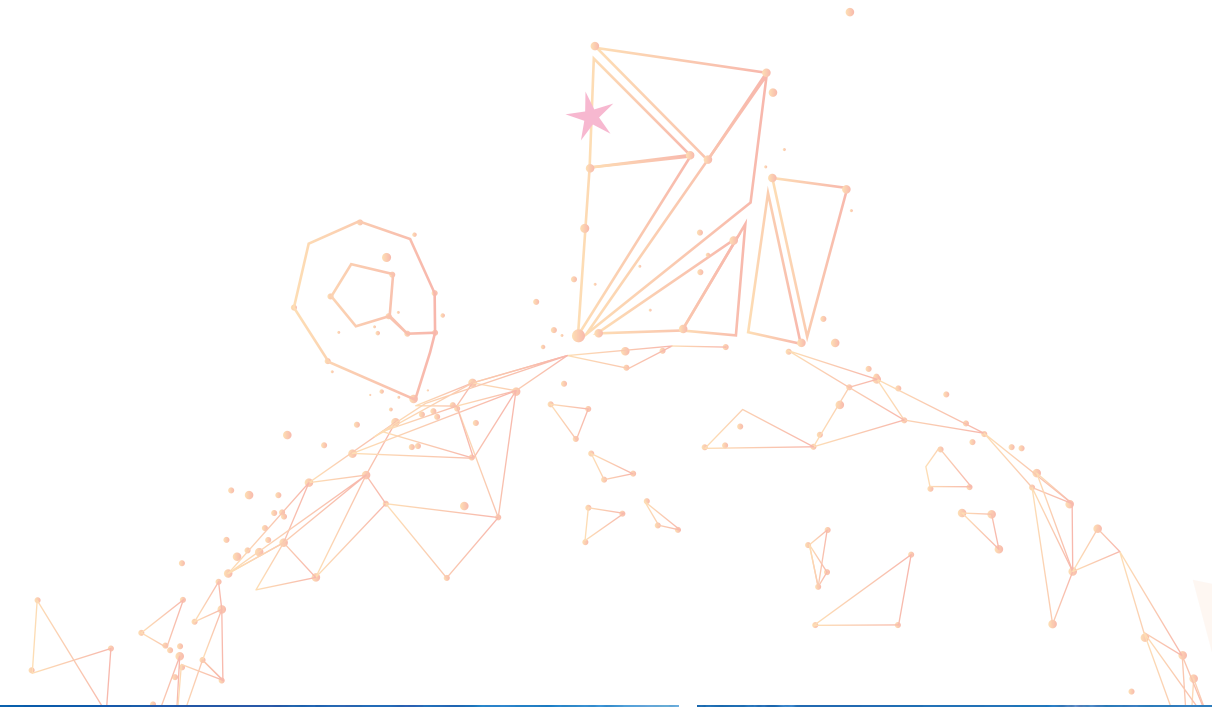
# AN EXPERIENCE BEYOND WORDS



Site image from a height of 120 meters



# ADANI REALTY'S FOOTPRINT IN MAHARASHTRA



**WESTERN HEIGHTS**  
up and away  
ANDHERI WEST, MUMBAI.



**INSPIRE**  
BKC  
MUMBAI



**AG** **ATELIER GREENS**  
KOREGAON PARK  
ANNEXE, PUNE.



**THE VIEWS**  
GHATKOPAR (E)

Artist's impression. Not an actual site photographs.

Western Heights (OC Received): MahaRERA P51800001290 Inspire HUB – WH MahaRERA P51800002219, Atelier Greens MahaRERA P52100018596, Inspire BKC (OC Received): MahaRERA P51900008813 & P51900006101, The Views MahaRERA P51900031165 for Tower A & B P51900033194 for Tower C & D (The Views II) (<https://maharera.mahaonline.gov.in>)

Source: <https://www.adanirealty.com/>