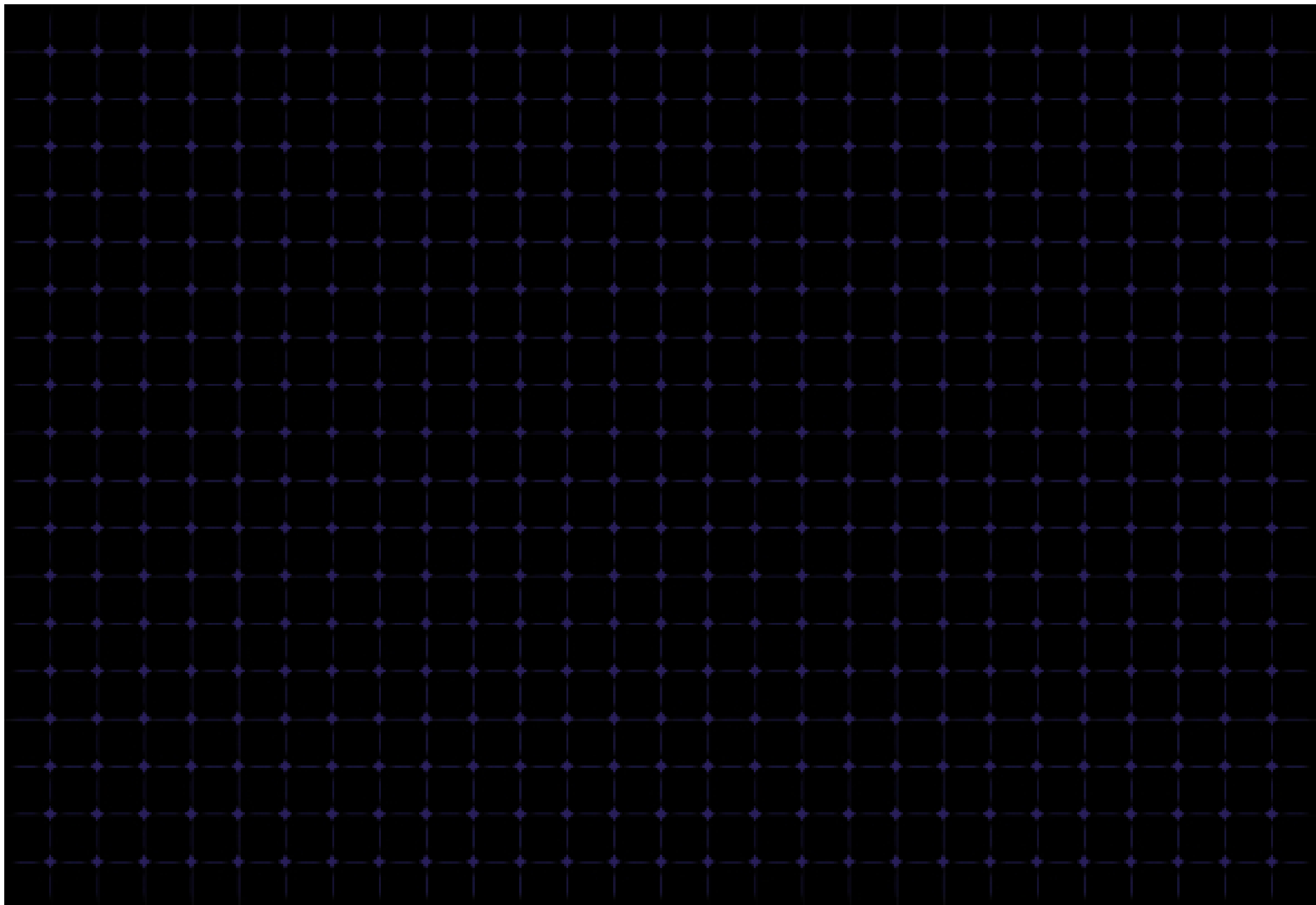




THE INTERSECTION OF
LUXURY AND LOCATION.



Presenting Raheja Antares at JVLB-LBB 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
A LBB INTERSECT PROJECT

LOCATION



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

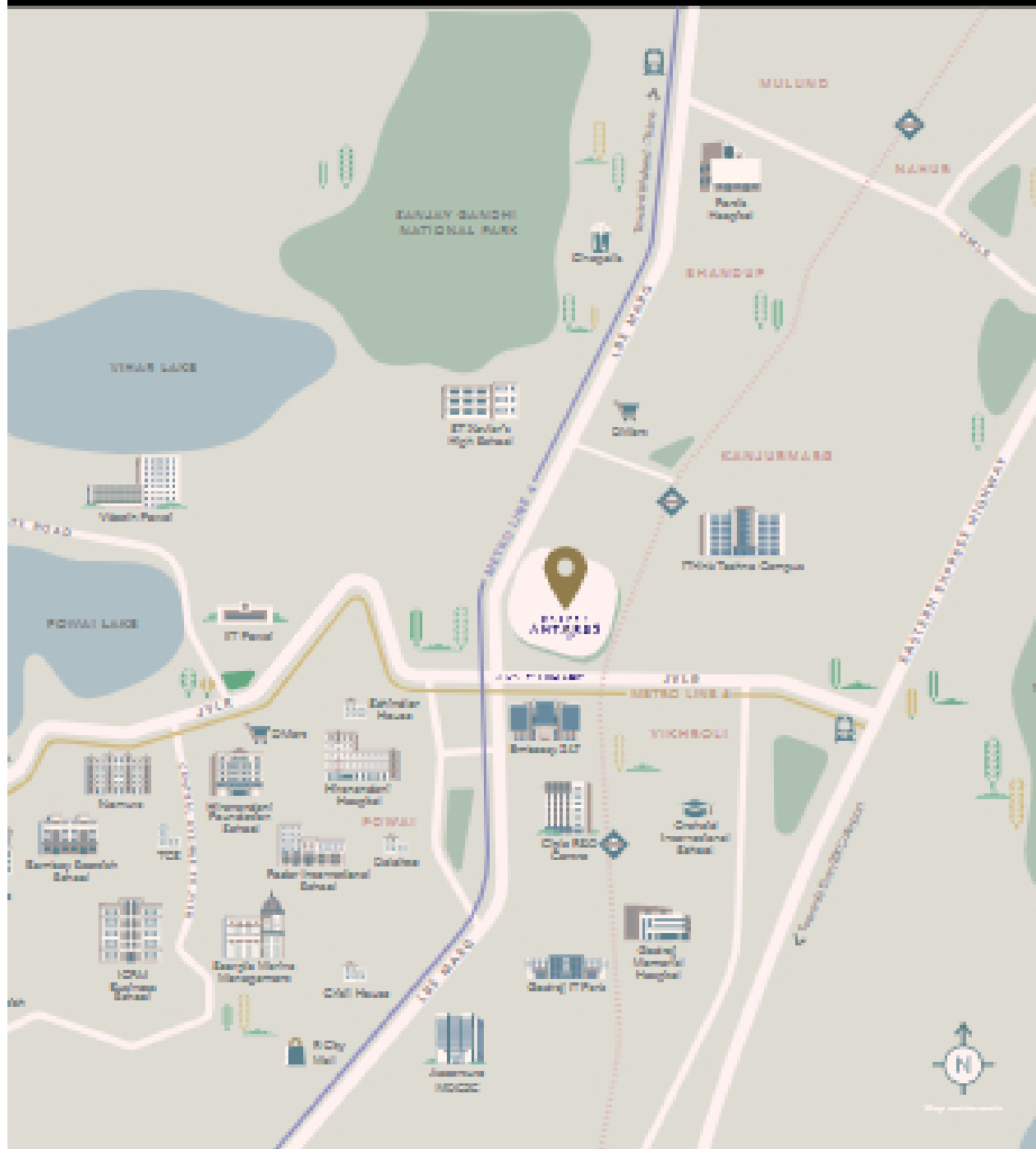
Located on the intersection of JLR and LEE Mang, Raha's Avenue has been envisioned as a location that truly stands all the bases.

Seamless connectivity through a host of roads, road networks, railway and a world of convenience within, all come together to offer a lifestyle that feels seamless, in every aspect.

LOCATION HIGHLIGHTS:

- Located on the intersection of JLR and LEE.
- Eastern Express Highway 1.4 Kilometers away.
- Eastern Express metro lines on the south and west corridors
 - a. Metro Line 4 (Lalbazar - Mirpur).
 - b. Metro Line 6a (Kharakola - Wadala).
- Konjarnag Railway Station is merely 800 meters away.





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



EDUCATION

- Hiranandani Foundation School International – 2.8 kms
- Poddar International – 2.8 kms
- S.M. Shree High School & Junior College – 2 kms
- ORCHIDS The International School – 1.2 kms
- A.M. Nalla School – 4.8 kms
- Vileyparhi High School – 4.8 kms
- ICMA Business School – 3.2 kms
- IT Power – 1.8 kms
- IIM Mumbai – 2.4 kms
- Ramkrishna Bevelish – 5.8 kms
- Dr. Keshav's High School & Junior College – 1.4 kms



IT & BUSINESS PARK

- Cignus Park – 2.4 kms
- Gauri Business District – 2 kms
- Gauri IT Park – 2.2 kms
- Think Techno Campus – 1 km
- Niran Knowledge Park – 1.1 kms
- Brakesy 247 – 100 kms
- Leatha Suparnus – 1.1 kms



HEALTHCARE

- Hiranandani Hospital – 2.1 kms
- Gauri Memorial Hospital – 2 kms
- Parle Hospital – 7.8 kms
- Ramani Hospital – 2.2 kms
- Healthcare Nursing Home – 1.8 kms



RETAIL & LEISURE

- Central Cinema – 200 kms
- OMare (J&B) – 400 kms
- Galleria, Powai – 2.7 kms
- M-City, Shopping – 2.4 kms
- Phoenix Market City, Kurla – 7.8 kms



HOTELS

- IRE, Vihar – 100 kms
- Malabar The Park – 2.8 kms
- Lake Side Chakra Hotel – 5.7 kms
- Vihar Hotel – 2.8 kms
- Taj The Tower, Vihar – 5.8 kms



LEADING CORPORATE

- Accorion MOCC
- Citi Centre
- Google India Management
- Schiller Centre
- Colgate Industries
- Cigna MOCC
- Namco
- Gauri
- TCE
- IREPS via J&B

Picture: The above information is for reference only and is not intended to be a guarantee. The Developer does not represent or warrant the accuracy of the information. The Developer does not represent or warrant the accuracy of the information. The Developer does not represent or warrant the accuracy of the information.

**PROJECT
OVERVIEW**

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

From the sagittas of the masses who have anjered this sagittas area, to the unaid abundance it holds within. From the seamless connectivity and convenience an offer, to the healthy mix of residential, retail and commercial spaces. Rejuvenates the long-overlooked living spaces, with apaisable prime locale, and breathtaking views all around you.

- Biking architecture by the world renowned Rajesh Gonsalves and winning landscape design by Landscape Technics.
- As the fusion of JLR and LBR along with all conveniences in proximity.
 - Landmark living.
- Multiple lifestyle amenities spread across the ground and podium levels.
- Large-scale, affordably designed apartments with apaisable balconies.
- Paved to be an ultra development with the finest panoply of the Central suburbs.



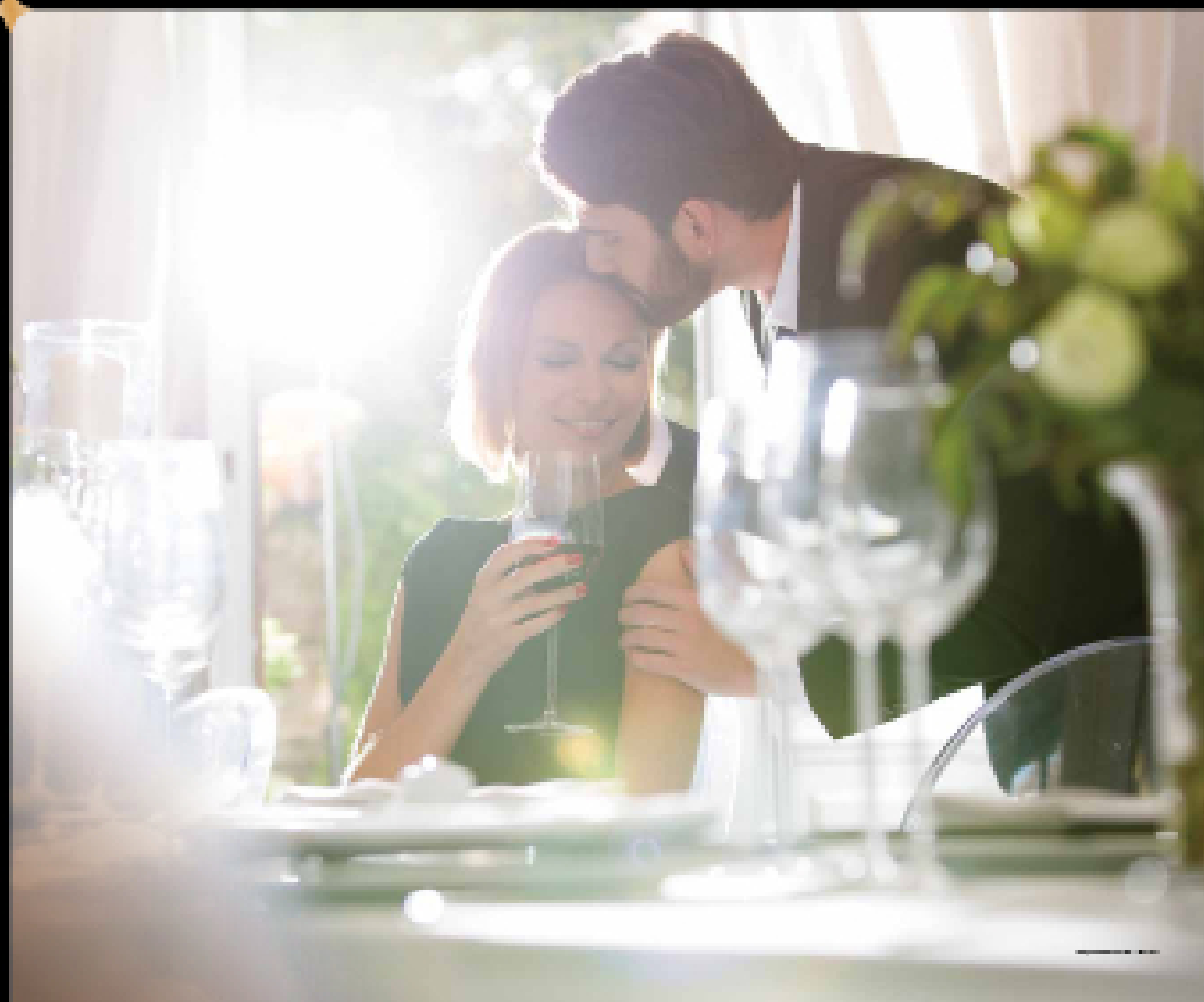


AMENITIES



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

World-class amenities spread thoughtfully across
the ground and podium levels. An expansive 33-acre
podium with well-planned privileges between the two sectors.
There is more to the elegance and grace of Raffles Avenue
than what meets the eye. This world-class luxury hides in its
subtlety, the nuances of luxury that please every manner,
every aspiration.



GROUND LEVEL –
EXTERNAL AMENITIES



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

- BASKETBALL COURT
- SKATING RINK
- PET PARK
- AMPHITHEATRE

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

PODIUM LEVEL –
EXTERNAL AMENITIES



- LAP POOL (8 X 38 M)
- POOL LOUNGER
- JACUZZI
- KID'S POOL
- FEATURE SUNSHEN COURT
- KID'S PLAY AREA

- PARENTS' DECK
- BIKINERY GARDEN
- GRAND EVENT LAWN
- STEPPED GARDEN
- VIEWING LAWN
- PADDL COURT

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

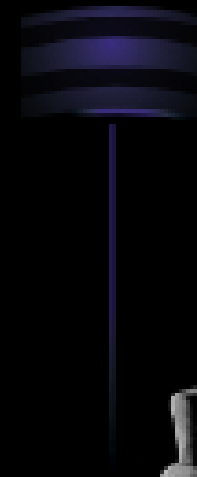
INTERNAL
AMENITIES



- GYMNASIUM
- PARTY HALL
- OUTDOOR PARTY AREA
- RESTAURANT

- INDOOR GAME ROOM
(POOL TABLE, TABLE
TENNIS, AIR HOCKEY,
FOOTBALL, CAROM ETC)

HOMES



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

Khalifa Avenue epitomizes luxury. From the thoughtful, lavish and intelligently designed living spaces, to the natural light and air-filled charm. From the plush finishing, and exquisite interiors, to the grace and poise with elegant golden details. These homes bring all your desires, ambitions and dreams together.

- 3 and 4 plus BHK residences.
- Apartments adorned with wide elegant balconies.
- Apartments with integrated marble flooring.



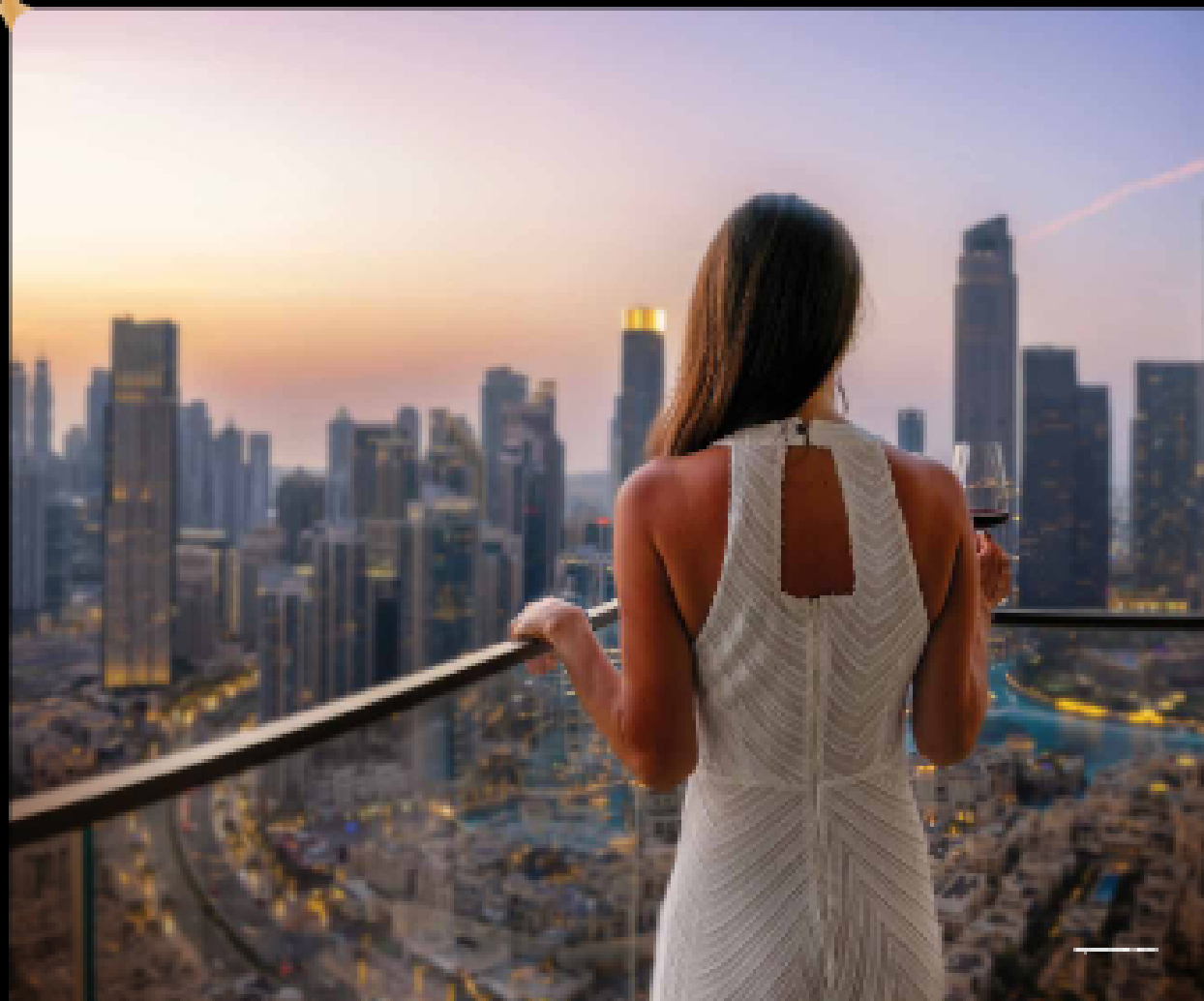
VIEWS



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

It's not just the luxury 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 Pown Lake on one side, to the lush greenery on the other. It's a world of visual indulgence.

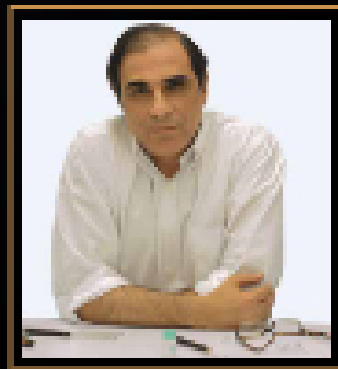
Curated just for you.



PARTNERS



OUR PARTNERS ARE KNOWN
FOR THEIR UNMATCHED LEGACY,
WHICH MAKES THEM
THE PERFECT FIT FOR RAHIJA ANIARIS.



ARCHITECTS - HAFEEZ CONTRACTOR

Hafeez Contractor is one of India's most renowned architects. Celebrated for his visionary approach and significant contributions as a pioneering architect, he has been instrumental in shaping the skyline of modern India. With numerous laureate residential complexes, commercial skyscrapers, educational institutions and public infrastructure among his works, 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 8 studios employing 45 professionals who deeply share their own talent to shape their workspace with a strong passion that embraces the inseparable between humans and nature. Their projects have won several awards and shaped the future of modern design philosophies. TECTONIX's mission is to deliver the highest quality of output to its clients with their unique and innovative design DNA.

ESTABLISHED - 2010

STUDIO

CHENNAI | DELHI | GUANGZHOU | HONGKONG | KUALA LUMPUR
KOREA | LONDON | MANILA | MUMBAI | PHILIPPINES

OFFICE TEAM

20 PROFESSIONAL STAFF | 10 STUDENT

INTERNATIONAL AWARDS | ACHIEVEMENTS RECORD | ACHIEVED TEAM

SUSTAINABILITY



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

The world of privileges at Raffles Anson has been built around a sense of sustainability and environmentally conscious practices. We are building the future in this new family haven, and we are building it with care.

ENERGY EFFICIENCY

- Electric car charging for Archaleans and Archaleans.
- Solar panels for reduced electricity consumption.
- Intelligent apartment aircondition that senses angle sunlight.
- Rafflesia palm roofing to manage heat ingress in habitable spaces.

WATER CONSERVATION

- Rainwater harvesting.
- Effluent water filters to manage possible water consumption.
- Landscaping designed for efficient water consumption.
- Low plumbing fixtures to save 50% of possible 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 ISO 14001 PRE-CERTIFICATION.

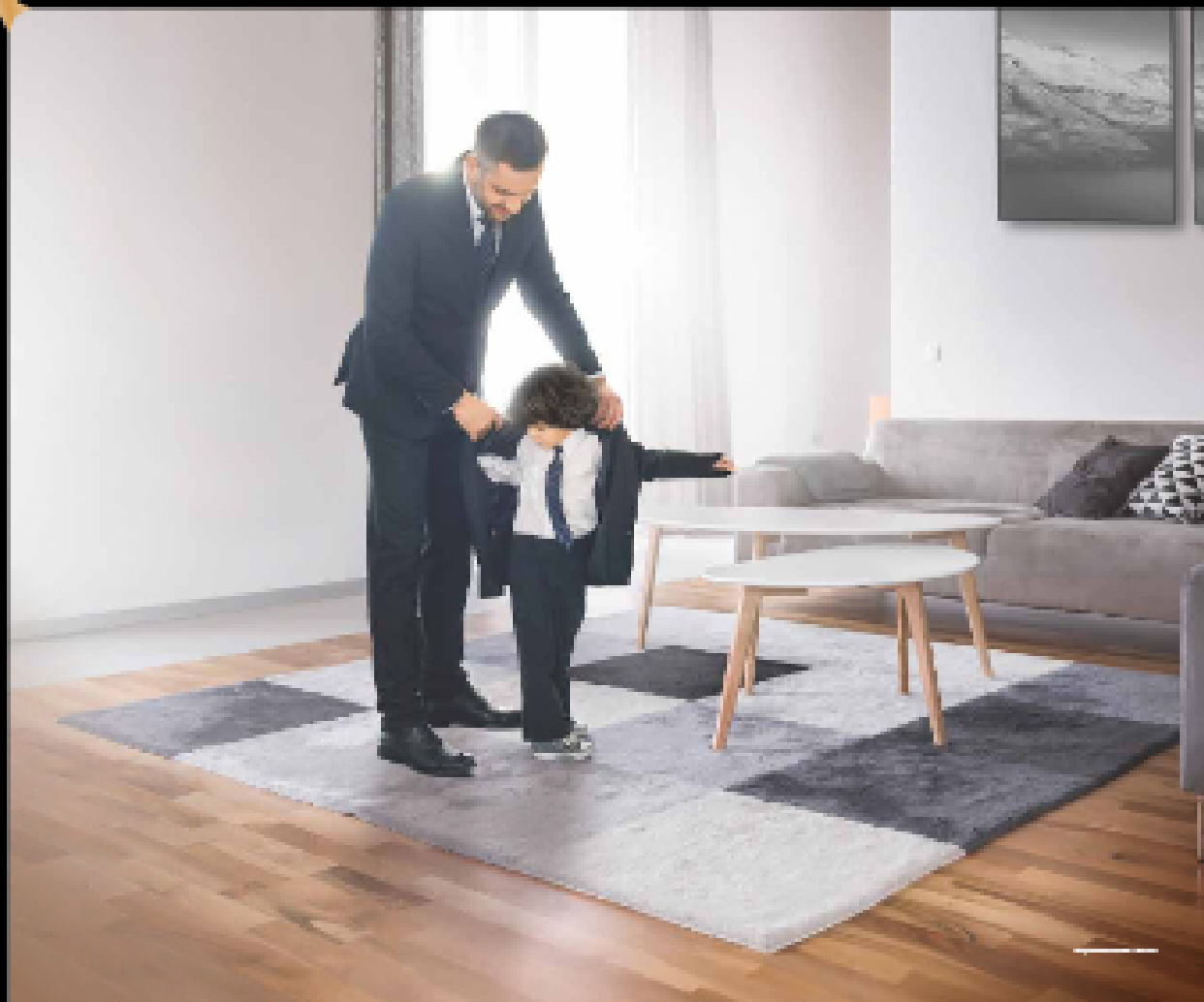


LEGACY



**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 highrises to serene lake fronts and panoramic views, to thriving retail destinations, exquisite residences and adaptive workplaces, the group has made a significant legacy in the evolution of modern-day living. Today, their presence can be seen across business verticals, ranging from commercial, residential and malls, to retail and highrises.



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 large-scale residences,
we offer the finest living spaces to our clients.



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 ventures power business
enterprises as well as their vision.

