



LABDHI SEA
BREEZE

W A D A L A



*The Project is promoted by an SPV of Labdhi Lifestyle Limited.
Labdhi, a public limited company, is currently developing more
than 2,000 apartments in the MMR region.*

Labdhi is managed by an experienced team of over 100 members.

Developing projects at Wadala, Marine Drive and Neral.

LABDHI SEA
BREEZE
WADALA



THE **LAST** **BUILDING**

IN THE

MUMBAI **CITY** **DISTRICT**



Artistic Impressions

LABDHI SEA BREEZE

LABDHI SEA BREEZE - WADALA

the city of dreams and your dream home

*The city that enhances life,
makes you a part of its unique culture and makes you feel home.*

*the city that never sleeps, making you feel alive
the city that is always ever so accommodating,
the city that always fulfills many a dreams.*

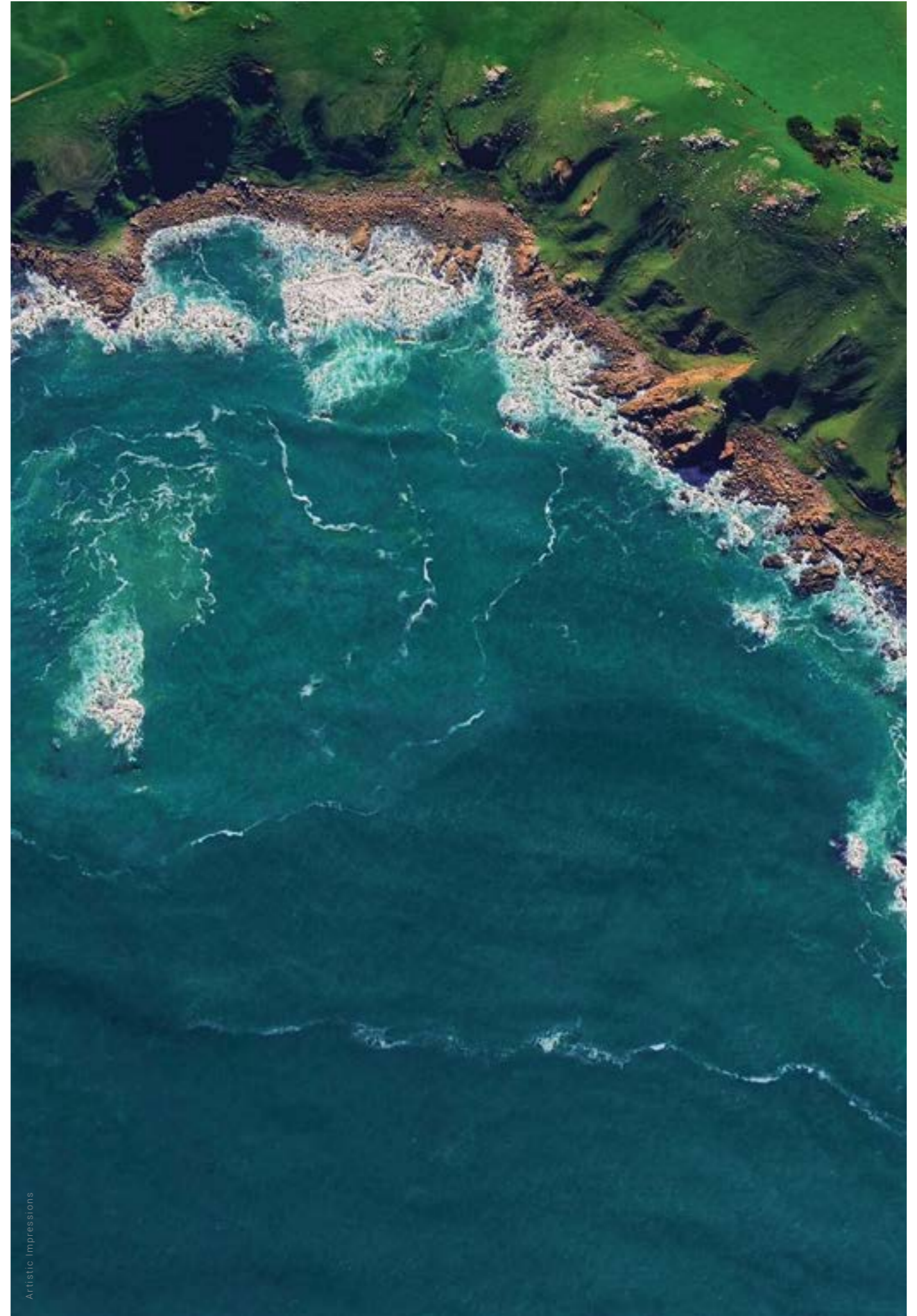
*the city with once in a lifetime opportunity
to own your dream home in the city of dreams*

*Scale up your lifestyle with optimally designed residences
in one of Mumbai's most coveted upcoming residential areas.*

*The last building in mumbai city district that fits
the requirement of the entire family.*

*The last opportunity to live in the upcoming center
of well-connected mumbai.*

ON THE
EDGE
OF THE
SEA



Artistic Impressions

*the big city dream -
now a reality*

*the island city -
with success on the horizon*

*the tides that builds careers
powering you to achieve your goals*

*the city has always rewarded
the ones who have dared to dream*

- a home overlooking the sea

*Facing over 100 acres of lush green mangroves
& enjoying an uninterrupted view of the arabian sea.*

*A tower of 1, 2 and 3BHK apartments
with each home blessed with breathtaking views
that are guaranteed for a lifetime.*





CUT DOWN
YOUR DAILY WORK
COMMUTE
DRASTICALLY



LABDHI SEA
BREEZE
WADALA

the city that connects

*the city that connects people, businesses and families
the city that connects old to new
the city that is connects to the future*

a location that connect you to everything that you could possibly need

*Located conveniently, at Wadala,
Labdhi Sea breeze is just minutes away from all business districts/centers,
15 minutes to BKC, Vashi, Fort & Dadar - making your daily commute a breeze.*

*Walking distance from proposed Wadala metro station, minutes away from
Wadala railway station and located at the Wadala exit of the Eastern Freeway.*

15 MINUTES TO
BKC



15 MINUTES TO
VASHI

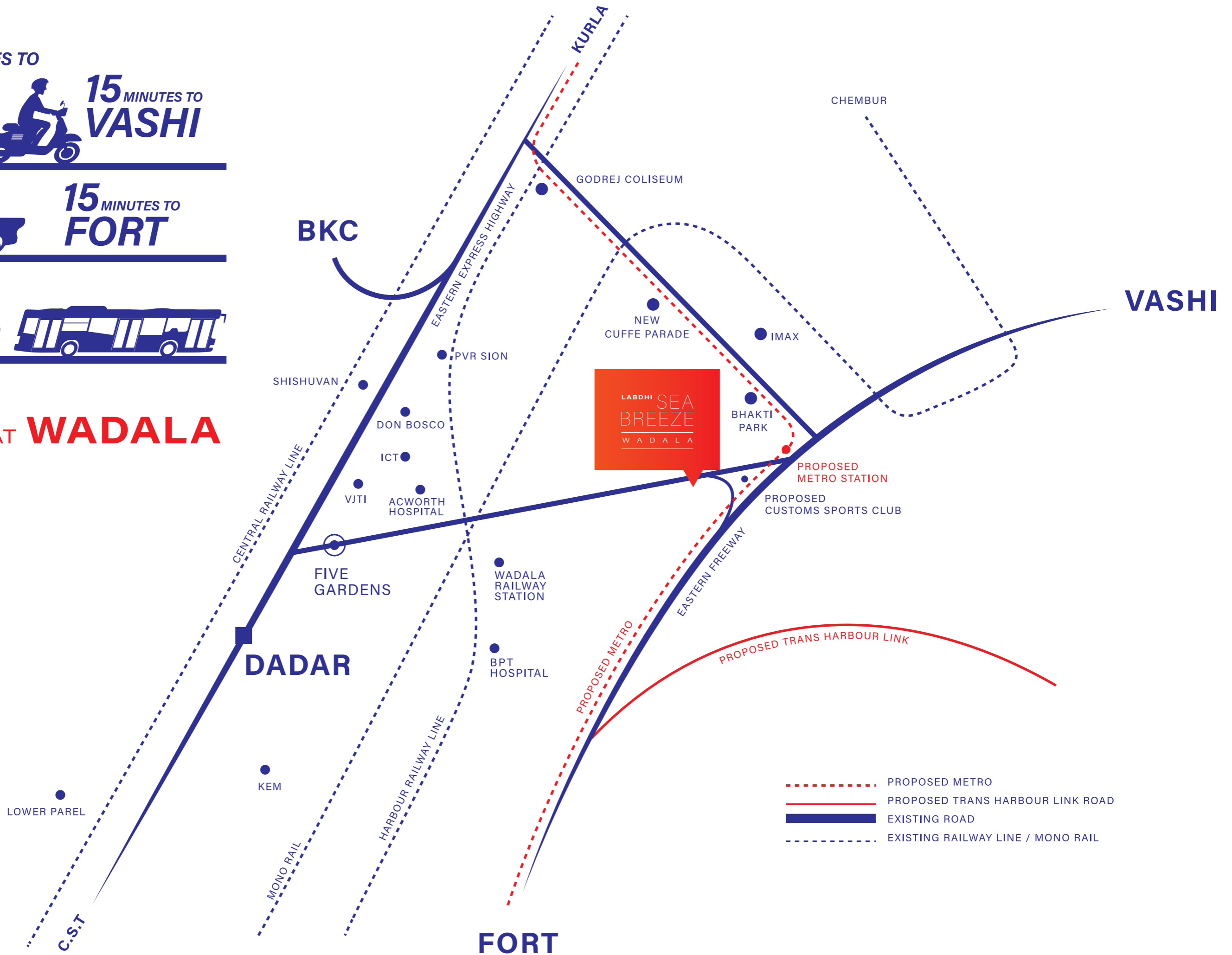


15 MINUTES TO
FORT

15 MINUTES TO
DADAR



LOCATED AT **WADALA**



*cut down
your daily
work,
education or
entertainment
commute
drastically*

CBD'S

*bkc
lower parel
nariman point
fort*

Connectivity

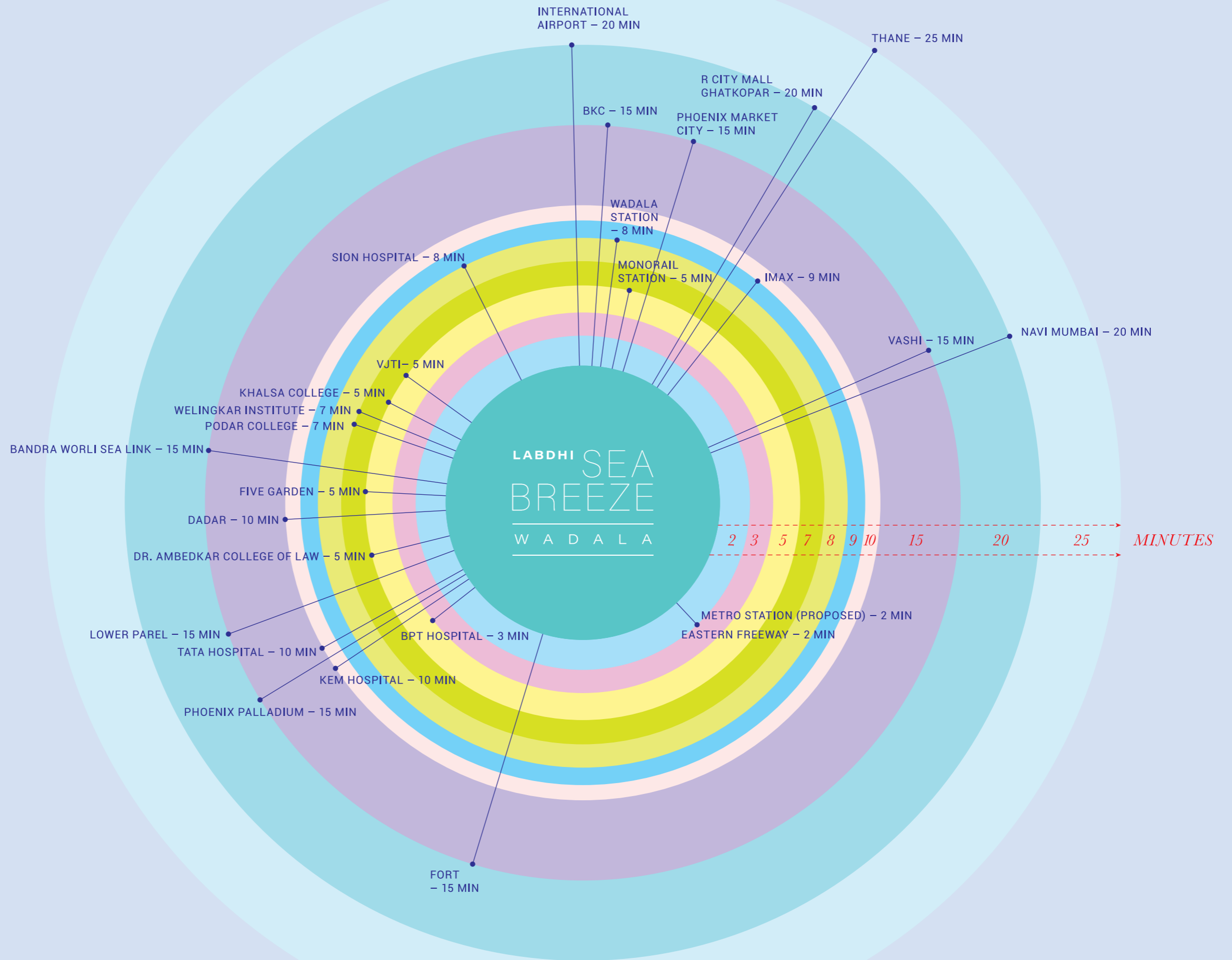
*mumbai metro
eastern freeway
wadala station
monorail station
international airport*

Education

*khalsa college
podar college
wellingkar college
don bosco school*

Entertainment

*imax
phoenix market city
phoenix palladium*



WADALA - the future investment infrastructural hotspot

With a host of planned infrastructure developments, property prices in Wadala may grow by 10-15% in the next couple of years. The proposed hike may entice investors planning to diversify their portfolio and earn a higher return on investment.

WADALA EMERGING AS THE BKC OF THE FUTURE

WWW.BUSINESS-STANDARD.COM



IN JUNE 2010,
AN EMPOWERED COMMITTEE,
FIRST RECOMMENDED
DEVELOPMENT OF THE REGION
AS A BUSINESS DISTRICT

INDIANEXPRESS.COM

MMRDA EVALUATED RS 2 LAKH/SQ.MT. AS THE LAND RATE FOR WADALA IN FUTURE

WWW.FREEPRESSJOURNAL.IN



COMMERCIAL EXPLOITATION
OF 17.1 ACRE OF LAND
IS EXPECTED TO
GENERATE 1700
CRORES FOR OTHER
INFRASTRUCTURE PROJECTS

WWW.DNAINdia.COM



Mumbai's Wadala tipped among world's most promising property hubs

Updated: March 05, 2020 14:55:47 IST

- > The Wadala region has the prospect of development opportunities similar to those seen at Bandra Kurla, according to 'The Wealth Report 2020' released by Knight Frank.
- > A 288-acre truck terminal is being shifted out of Wadala and the land is being developed into a prime real estate location similar to the Bandra Kurla Complex in Mumbai's CBD.

IF MMRDA SUCCEEDS IN
ITS EFFORTS TO BUILD
A BUSINESS DISTRICT
IN WADALA AS IT DID
IN BKC, SIMILAR RATES
CAN BE EXPECTED,
THE REPORT SAID.

WWW.CNBCTV18.COM

Business Standard

Wadala East to become one of Mumbai's most exciting new growth corridors

The eastern corridor of Mumbai - especially the suburbs from Ghatkopar to Mulund and Thane - has been witnessing a major transformation over recent years.

From being a largely industrial belt to developing into a hub for malls and premium residential towers replete with the latest amenities, the area has undergone tremendous transformation.

WADALA EAST
TO BECOME ONE OF
MUMBAI'S MOST
EXCITING NEW GROWTH
CORRIDORS

WWW.BUSINESS-STANDARD.COM

1. <https://www.business-standard.com/article/economy-policy/wadala-on-track-to-become-a-mini-bandra-kurla-complex-naredco-president-1200113012301.html>
2. <https://www.freepressjournal.in/mumbai/wadala-to-mint-rs-35000-crore-as-new-biz-hub-after-bkc>
3. <https://www.cnbctv18.com/real-estate/mumbai-property-wadala-truck-terminal-knight-frank-the-wealth-report-2020-5430391.htm>
4. <https://indianexpress.com/article/cities/mumbai/mumbai-a-third-business-district-to-come-up-at-wadala-6004603/>
5. <https://www.dnaindia.com/mumbai/report-dna-exclusive-mmrdas-plans-commercial-use-of-171-acres-around-wadala-monorail-depot-2726483>
6. https://www.business-standard.com/article/economy-policy/wadala-east-to-become-one-of-mumbai-s-most-exciting-new-growth-corridors-117091301464_1.html



*the city that
you can now call home*

*A home in the city where your walls know joy
rooms that hold love and laughter
windows that open to great opportunities*

A sliver of calm in this bustling city

*from the city
to MY CITY*

Windows that open to an uninterrupted view of the sea.

*From ceramic tiles, anodized aluminium windows
to excellent construction technique
our 1, 2 and 3BHK homes are planned to perfection.*

*With top quality and long-lasting electric and plumbing systems,
Fitted with top of the line bath - kitchen fittings,
these homes are designed keeping your families needs in mind.*



Artistic Impressions



Artistic Impressions

ENTRANCE FOYER
- Car drop off
- Well planned & designed

LOBBY & WAITING LOUNGE
- Spacious premium finish entrance lobby
- Italian marble flooring





Artistic Impressions

KITCHEN

- Superior grey metallic granite platform
- Stainless steel sink
- Dry platform with electric connection for microwave /convection oven (select apartments)

UTILITY AREAS

- Cupboard niches for better space utilization in select homes

FLOORING:

- Wooden finish tiles in Master Bedroom
- Anti-skid ceramic tiles in all rooms

TILES:

- Glazed designer wall tiles in the kitchen and bathroom

DOORS & WINDOWS:

- Laminated finish main door
- Anodized aluminium windows
- Foam core water resistant doors for bathroom

BATH & SANITARY FITTINGS:

- Glazed ceramic Dado tiles
- Branded Quarter turn mixer for hot and cold water system
- Chromium plated bath fittings
- Powder coated lower windows



Artistic Impressions



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Artistic Impressions

PAINT / WALL FINISH:

- Gypsum finish internal walls with oil bound distemper
- Sand faced plaster finish external walls with good quality Acrylic paint

ELECTRICALS:

- Branded ISI mark electrical switches
- Polycab / Finolex or similar brand wires
- MCB and phase changers
- Air-conditioner points in all rooms
- Telephone, HDTV and High Speed Internet points
- Adequate lighting for common areas

STRUCTURAL ADVANTAGES:

- Eco-friendly earthquake resistant structure
- Designed by team of eminent architects and designers
- Excellent high grade concrete to ensure long life
- Efficient construction technique



*the city with
the spirit of generosity*

*The city that give you everything
with out expecting anything in return*

Now gives your just a bit more

Apartments that offer sweeping views of the Arabian sea.

*Fitted with top of the line bath and kitchen fittings,
our homes have an easy access to common areas and
the well planned essential amenities of the apartment building.*

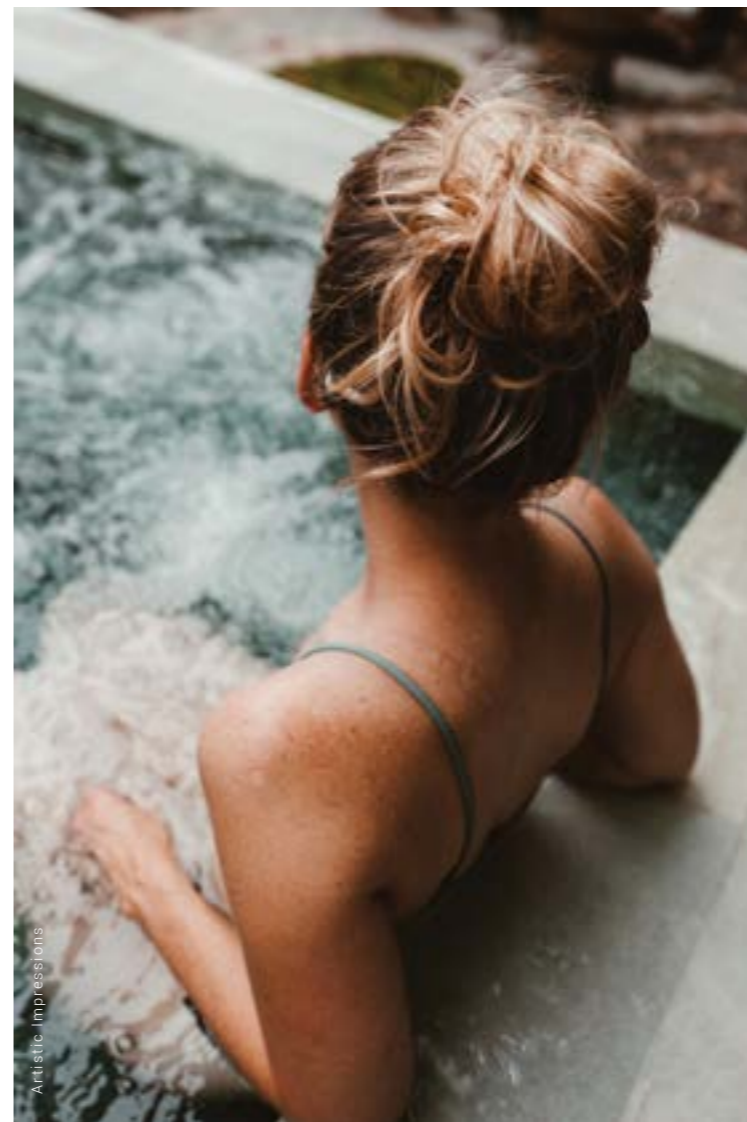
*A range of premium features including a gym, a sky lounge,
steam & sauna rooms and much, much more.*



Artistic Impressions



Artistic Impressions



Artistic Impressions

GYM

Open to all society members the Sea breeze gym boasts of top notch equipment and even has a personal trainer for those seeking customised fitness regimes.

MINI THEATRE

Looking to watch a movie with your family and friends? We can set it up for you at our mini theatre which can also be rented for private parties and events.

JACUZZI

Whether you are spending time with your family and friends or just relaxing, a hot tub or jacuzzi is the perfect way to end a long day.



Artistic Impressions

AMPHITHEATER

The open-to-the-air amphitheater is ideal for get-togethers and society events with comfortable in-built seating and a view of the sea.

MULTIPURPOSE HALL

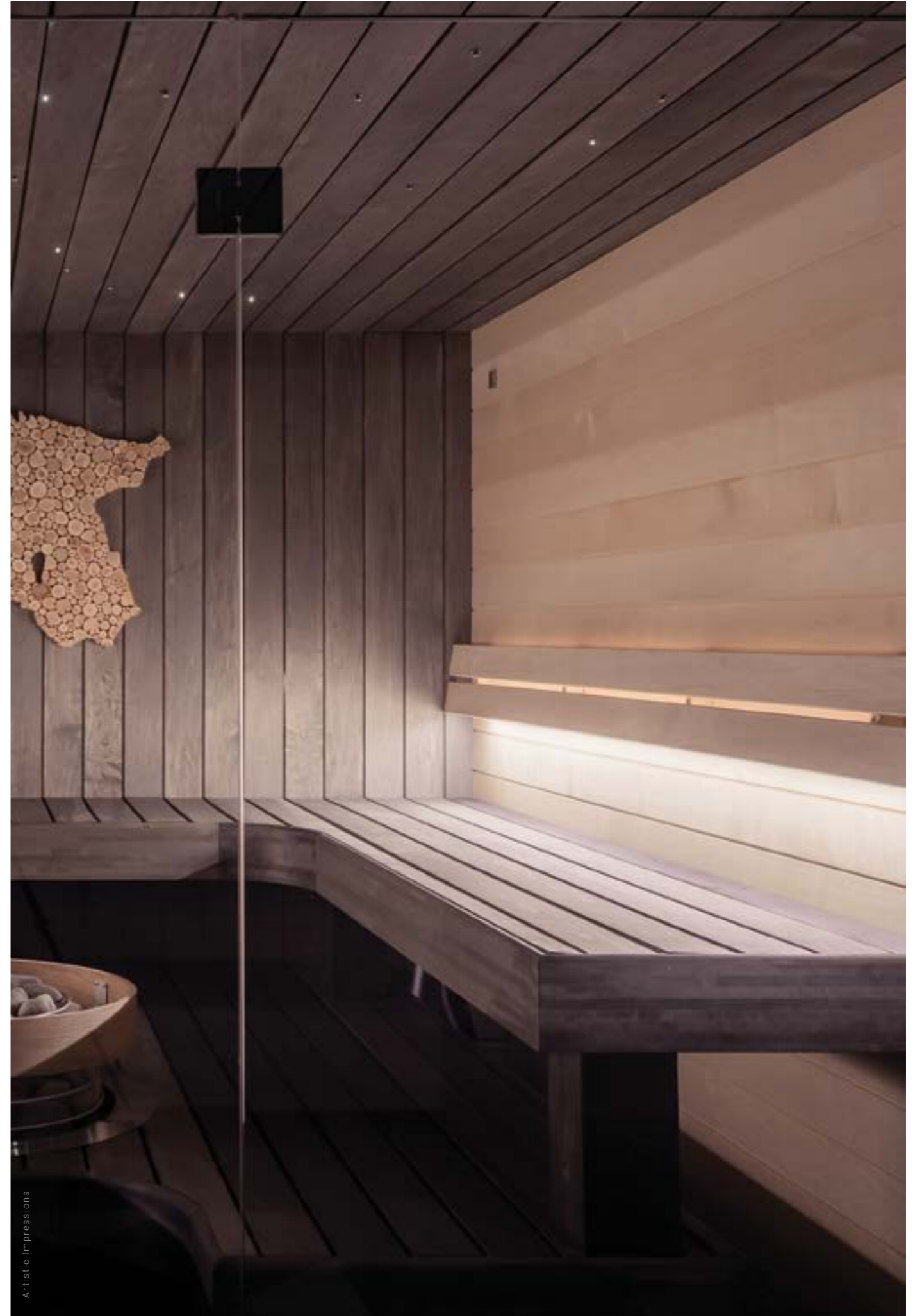
Perfect for yoga to Zumba, sangeet to community celebrations, our multi-purpose hall is designed for utmost privacy, bringing together people as they celebrate milestone events or community rituals.

STEAM, SAUNA & MASSAGE ROOMS

Want to unwind after a tiring day at work? Drop by our steam and sauna room to let your stress melt away or get yourself a luxurious massage to loosen taut muscles.



Artistic Impressions



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Artistic Impressions

LAUNDROMAT

Leave your laundry with us! With washers and driers, our one-coin 'Fresh & Clean' laundromat in the building premises leaves your clothes looking as good as new!

READING ROOM

Got a packed house and need some peace and quiet? Drop by our reading room to catch up on studies, prepare for an exam or to just read a magazine end-to-end without interruptions.

CRECHE

Little ones need a lot of care and our creche managed by a trained nanny is well equipped to look after your baby as you take time out for yourself.

FIRE SAFETY

Modern Fire Fighting system throughout the building



Artistic Impressions



Artistic Impressions



Artistic Impressions

SKY LOUNGE

Offering a view of the sea, this spacious community lounge can be rented out by society members for parties and events.

Typical Floor Plan

Scale up your lifestyle with optimally designed residences in one of Mumbai's most coveted upcoming residential areas.

Our 1, 2 and 3BHK homes are planned to perfection, designed keeping your families needs in mind.

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WADALA

