



PRESCON
MIDTOWN
BAY — MAHIM —

Explore the
digital twin
by scanning
the QR code



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Live *Above.*

Is living in Mumbai the same experience if not lived in the heart of it?

Relocate to the centre of work, education, recreation and attention. Right off Cadel Road, Midtown Bay ensures that you have access to all of Mumbai's privileges at ease. Life will be a breeze — even more so since you would be living right next to the sea. Now, isn't this the Mumbai dream?

The Mumbai Life,
as it should be.

By virtue of its extremely favourable central location in the vicinity of Chhatrapati Shivaji Maharaj Park, Midtown Bay offers you the best of Mumbai on a platter. This is where South Mumbai really begins, and Bandra, the queen of the suburbs is your neighbour. Midtown Bay's monumental skyscraper gives you an elevated view of Mumbai – a symbol of all your dreams coming true!





The Midtown Bay Location Advantage

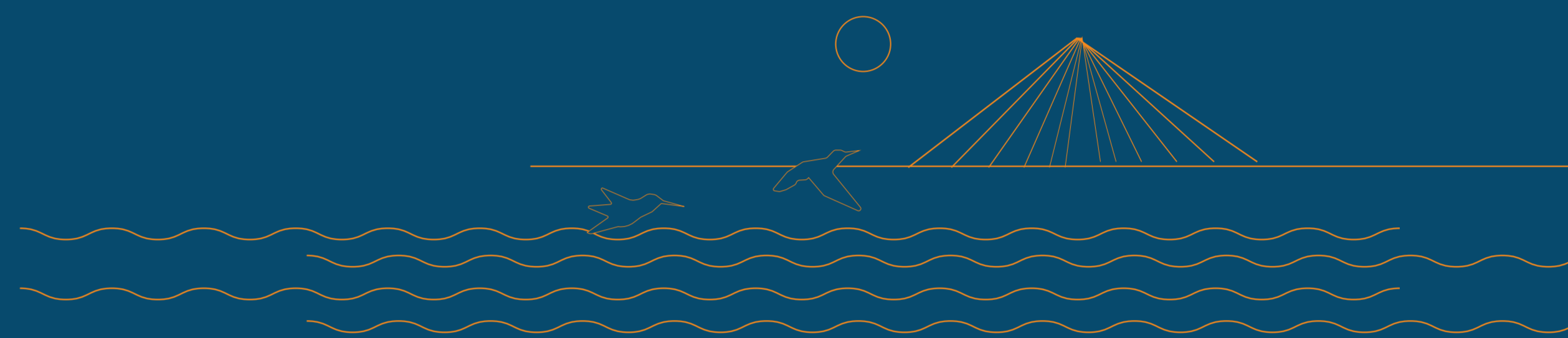
Let's go beyond dreams and truly experience a vibrant lifestyle that is common to waterfront cities across the world. A plethora of outdoor and indoor amenities and an experiential approach to planning by our team of industry stalwarts has truly set this development apart. When it comes to quality of life, Midtown Bay has it all!



Breathtaking locations deserve *hashtag-worthy homes*

Our project Midtown Bay is true to its location - Mahim Bay. The Marvel of the bay is quietly highlighted by the majestic Bandra Worli Sea-link. Overlooking it, is our 45-storey mammoth structure that will dominate the Mumbai skyline, while it's gorgeous lit façade will only flatter it.

**As you
would know,**



the view
is always better from the top

Vistas - **West**



Vistas - **South**



Vistas - **North**



Vistas - *East*



Quick commute is nothing less than a miracle in Mumbai.

HOP TO WORK
 BKC: 11 mins
 Lower Parel: 16 mins
 Jio Convention Centre: 11 mins

SKIP TO SCHOOL
 Bombay Scottish School: 4 mins

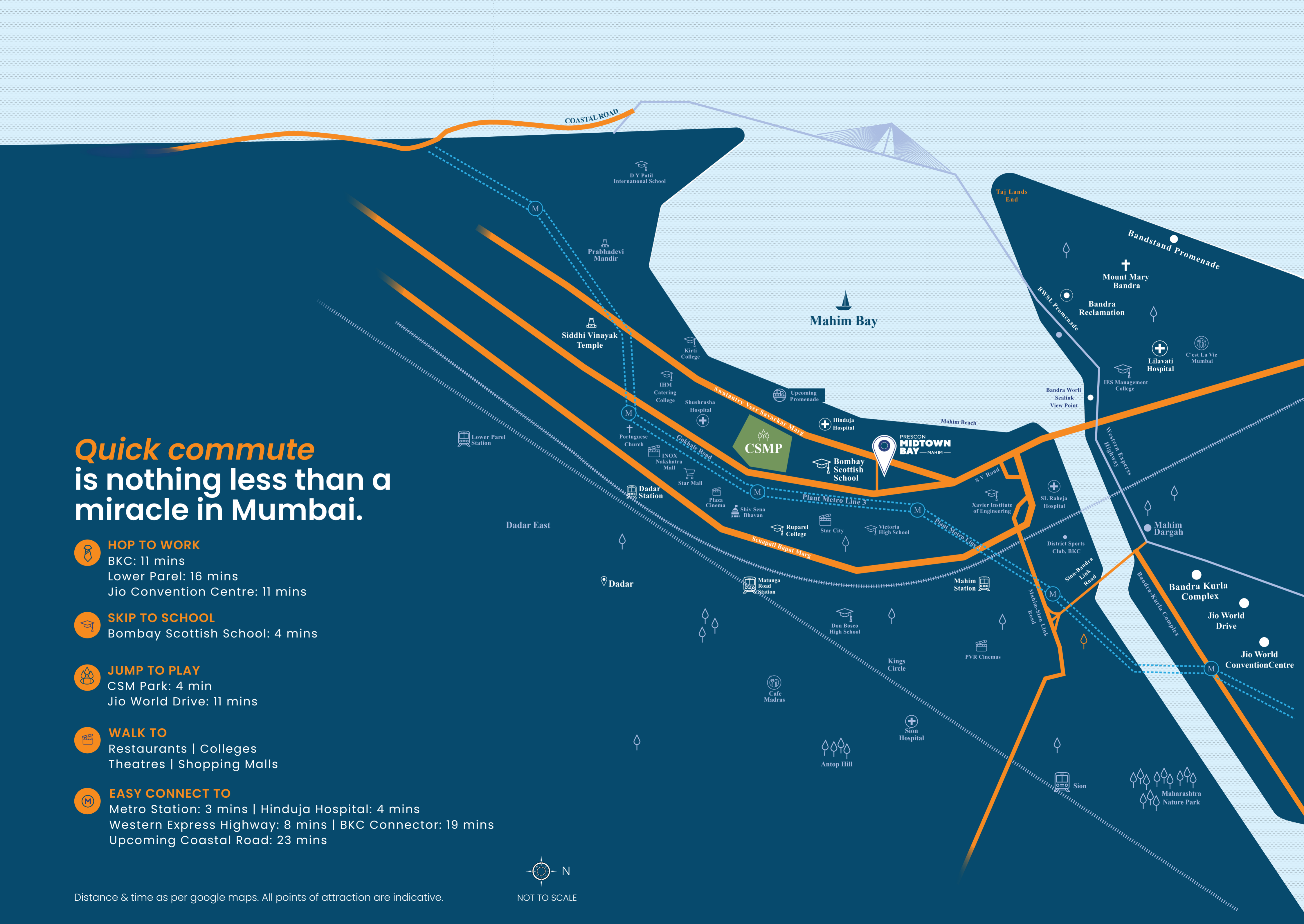
JUMP TO PLAY
 CSM Park: 4 min
 Jio World Drive: 11 mins

WALK TO
 Restaurants | Colleges
 Theatres | Shopping Malls

EASY CONNECT TO
 Metro Station: 3 mins | Hinduja Hospital: 4 mins
 Western Express Highway: 8 mins | BKC Connector: 19 mins
 Upcoming Coastal Road: 23 mins



Distance & time as per google maps. All points of attraction are indicative.



You're not just
buying a house,
you're buying
a neighbourhood



COMMUTE - RAIL

Sitladevi Metro Station 650m / 3mins
Mahim Railway Station 1.4km / 5mins
Dadar Railway Station 2.8km / 9mins
Bandra Railway Station 2.8km / 12mins



COMMUTE - ROAD

Sitladevi Temple Road 90m / 1min
Lady Jamshedji Road 650m / 3mins
Tulsi Pipeline Road 800m / 5mins
Matunga Flyover 1.1km / 5mins
Western Express Highway 1.8km / 8mins
Bandra-Worli Sea Link 4.3km / 16mins



AIRPORT

Chhatrapati Shivaji Maharaj 12.3km / 22mins
International Airport



HEALTHCARE

Hinduja Hospital 700m / 4mins
S L Raheja Hospital 2.2km / 9mins
Lilavati Hospital 3.5km / 12mins
Tata Memorial Hospital 4.8km / 19mins
KEM Hospital 4.8km / 20mins



COLLEGE

Ruparel College 1.6km / 8mins
IES Management 3.4km / 15mins
Asian Heart Institute 5.3km / 19mins



SCHOOL

Victoria High School 200m / 2mins
Bombay Scottish School 700m / 4mins
Canossa High School 950m / 5mins
IES Modern High School 2.3km / 8mins



WORSHIP

Sitladevi Temple 300m / 2mins
Jain Temple 500m / 2mins
Mahim Dargah 900m / 6mins
St. Michael's Church 1.2km / 8mins
Our Lady Of Salvation Church 2.2km / 9mins
Siddhivinayak Temple 3km / 9mins
Hanuman Temple 3.3km / 16mins
Mount Mary Church 4.6km / 18mins



ENTERTAINMENT

Inox Nakshatra Mall 2.1km / 8mins
PVR Cinemas 4.5km / 19mins
Palladium Mall 6.0km / 21mins



RECREATION

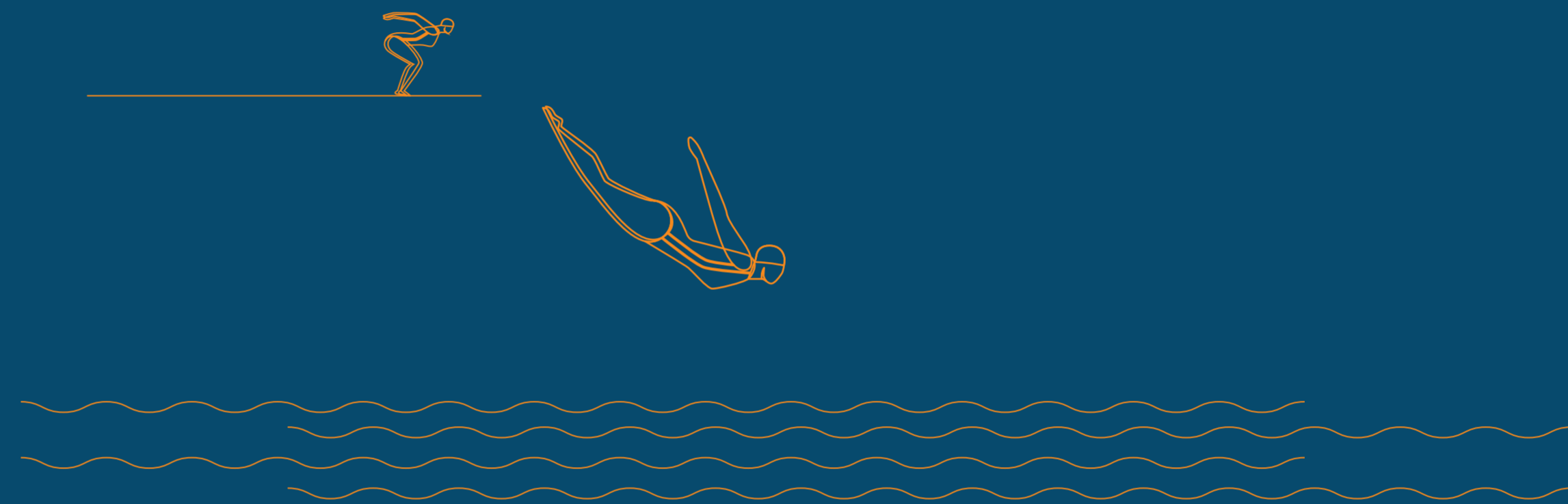
Mahim Beach 700m / 4mins
CSM Park 1km / 4mins
Dadar Chowpatty 2.1km / 7mins
Mahim Nature Park 4.7km / 14mins



BUSINESS

BKC 4.2km / 11mins
Lower Parel 5.4km / 16mins

Presenting
The Sky-grade lifestyle





Terrace Level

- Sky Jogging Track
- Bar and Lounge
- Barbeque
- Outdoor Theatre
- Zen Garden
- Yoga & Activity Deck

E Deck Level

- Infinity Pool
- The Café
- Gym
- Games Room
- Banquet Hall
- Creche
- Kid's Play Area

12 Parking Levels

- 2 basements and 10 podium parking
- Drive-in ramp to each level
- Independent surface car parking
- Electric car charging stations

Ground Level

- Grand Entrance Lobby
- Business Centre
- Outdoor Multipurpose Court
- Landscaped Gardens

Experience new heights at *the Ground Level*

You will forget the buzz of Mumbai, as soon as you enter the gates and will rejoice in the warmth of the sky. Here, nature and art naturally come together to express not just the stature of our members, but to serve them a lifestyle, that's only sky-grade.





PRESCON
**MIDTOWN
BAY**

Grand
Entrance Lobby



Shot On Site

The Art of *Work-Life Balance*



Library



Coffee Shop



Meeting Pods

Shot On Site



Representative Image



Artist's Impression

Recreation *limitless*

Pamper yourself with luxury on the Entertainment Deck. Whether it's for a swim that overlooks the gorgeous seascape or to lounge at the Open Café, our sky-grade amenities cover it all.



Dive into the *'Sea-link pool'*

Reach out for the sun, feel the waves, be one with the sea. The Horizon Edge Swimming Pool, where you can really soak in the view.

Pool Lounge



Kids Pool



Jacuzzi



Sunken Deck





**Getting to
the gym
*used to be the
toughest part***

Stop all charity towards your local gym by signing up and then not turning up. We have removed the biggest hurdle in your way by first ensuring that the Gymnasium is just an elevator away. Add to that the inspiring sea-view. Now, no pain, only gain.



Banquet



Alfresco Seating



Kitchen

Kid's Play Area



Representative Image



Representative Image

May they *reach for the stars*

Our children need the space to run and play. An active, social life is important for their growth. In a city cramped for space, you have found yourself a miracle!



Representative Image

Crèche

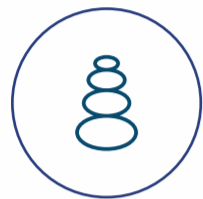


The *Top of the World* experience

Take in the sea, and feel the sky, you're 45 storeys high! Begin an active life at sunrise with your choice of fitness and round it up with an active social life at sunset.

Welcome to the Rooftop Level where it isn't difficult to have your head in the clouds.

Discover *Outer Peace*



The Rooftop
Zen Garden



The Rooftop
Cafè



The Rooftop
Barbeque Pavilion

Take a stroll alone, have an intimate conversation at the cafe or barbecue with your buds. You can never get used to a view that takes your breath away. Amidst the clouds, you can only experience serenity.



Seating Alcove



Bar



Barbeque



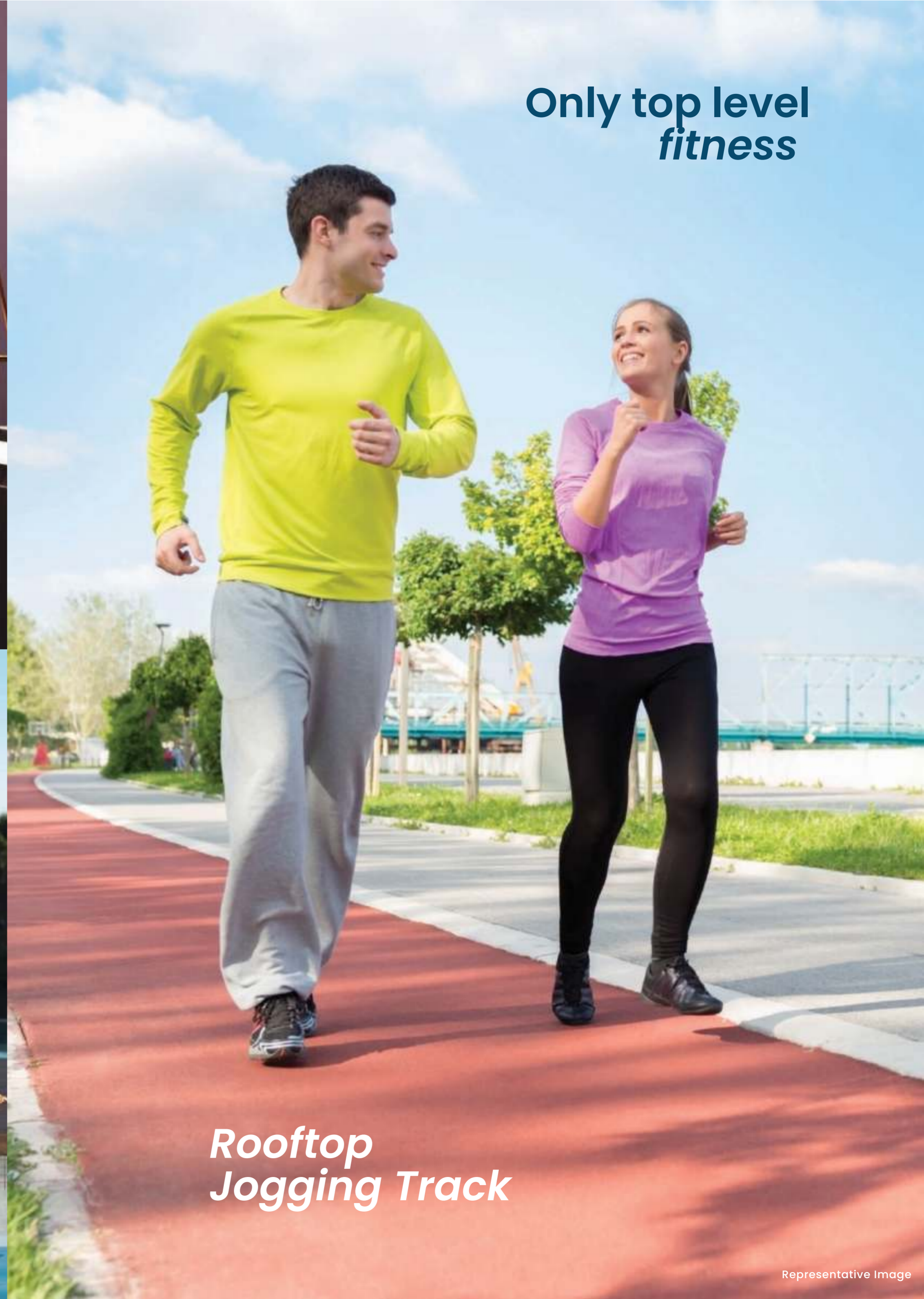
Outdoor Theatre

Artist's Impression



Yoga Deck

Representative Image



**Only top level
fitness**

Rooftop Jogging Track

Representative Image

The perfect backdrop
for every
social occasion



The Rooftop
Outdoor Cinema



The Activity
Deck



The Viewing
Pavilion

Discover photo opportunities at your home's very own rooftop. Whether you're watching a movie with your squad or simply staring into the horizon, it is sure to be picturesque.

A home for your *car*

In a city that makes you wish you didn't own a car every time you looked for parking, we've got you. We've got you twelve whole floors of parking. We know that a car is an extension of yourself. It deserves the luxury of space as it battles for it in the hustle and bustle of the city.



Surface Car Parking



Drive-in ramp to each level



Independent surface car parking



Electric car charging stations

It's *safe* in the sky

Even though security is a given, it is one of the most important features of our society. Our trained professionals work quietly behind the scenes ensuring safety to you and your family, so that you enjoy your international lifestyle uninterrupted.



Visitor Management System



Building Management System

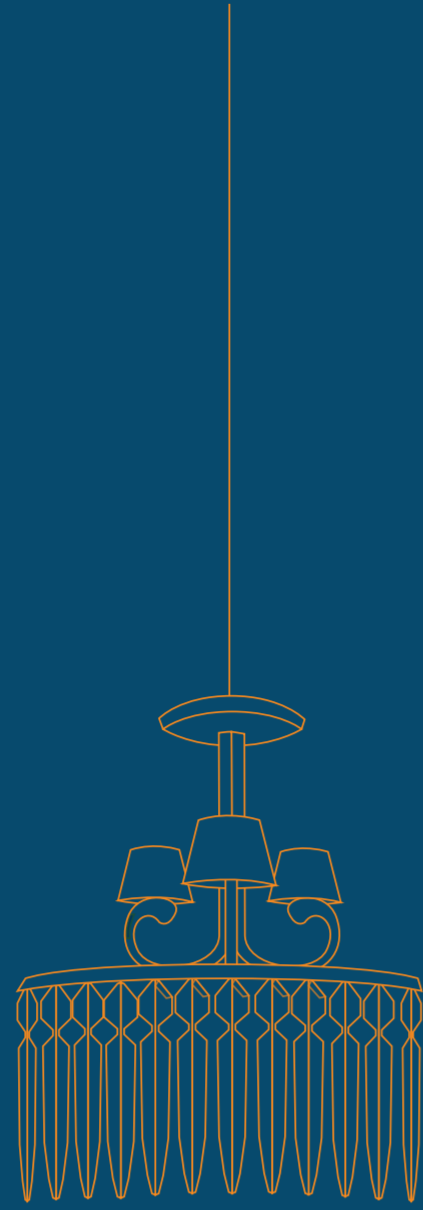


CCTV

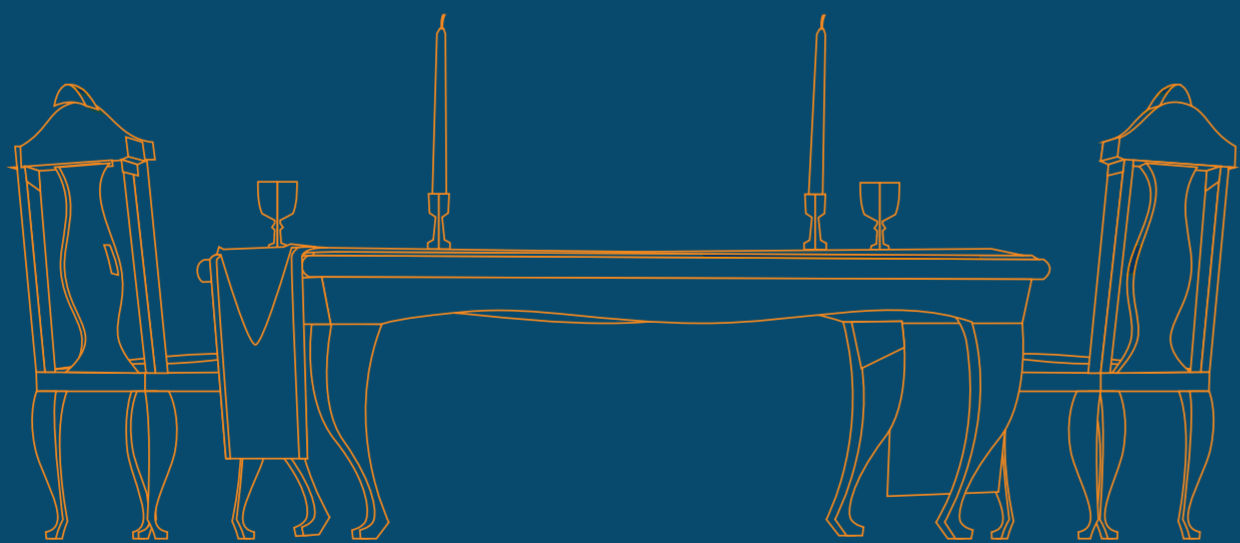


Professional Security





Apartments



Living Room



Dining Room



Bed



Shot on location

Bath



Shot on location



Kitchen

Shot on location

To reach the sky you need strong foundation values



Design Centric

Big problems can be solved by good design. And good design comes with an eye for detail.



Innovative

The best cutting-edge innovations are those which come after a strong pursuit of research and development.



Customer First Mindset

All our projects are built around people. Every decision made is sensitive to the needs of our customers.

The Prescon Group

Prescon Group, a boutique real estate development company, has delivered projects in multiple asset classes and in multiple geographies for over four decades. Having developed more than 2 million square feet over six projects in prime areas of Goregaon, Malad and Borivali in joint ventures with other developers; the Group started autonomous operations in 1994 under the name 'Prestige Constructions'. The name enjoys tremendous goodwill in Thane, which is backed by the trust of 2000+ families happily settled in five 'Prestige' projects here with a development of over a million square feet.

With a long term vision on real estate, the Group rebranded as 'PRESCON' in the year 2005 and expanded operations in Rajasthan and Goa with development of gated communities / mixed-use townships. Prescon's design centricity, reliability and trust has always commanded a premium on all projects, that too with minimal marketing spends and maximum referral sales.

Known to be dependable, the Group has an impeccable record of completing projects on time, due to which PRESCON enjoys tremendous goodwill in all the micro-markets they operate in.

Prescon Milestones

Completed:

19 completed projects that include residential, commercial and township projects with a total salable area of 41.29 lacs sq.ft. in Thane, Malad, Borivali and Goa

Ongoing:

3 with around 1.7 million sq.ft. of residential and commercial properties under construction in Mahim, Goa and Thane

Upcoming:

2 with 0.7 million sq.ft. in Malad and Goa

Prescon projects



Prestige Residency, Thane



Prestige Garden, Thane



IKIGAI, Goa



Belicia, Thane



Casa Gardenia, Thane



Prescon Amanha Phase 1 & 2,
Goa

CONSULTANTS

DESIGN CONSULTANT

Known as 'The Man Who Draws India', Architect Hafeez Contractor has received one of India's most prestigious civilian awards, the Padma Bhushan, in 2016. You can find his artistry behind airports, cricket stadiums, business parks, and even India's tallest building. Who better than Mr. Contractor to be the man who draws your home?

STRUCTURAL CONSULTANT

Samishthi Techno Services Consultants LLP better known as STS Consultants is a team of experts based in Pune with offices in Mumbai and Nagpur. The firm is headed by industry stalwart Mr. Nandkumar Patil who carries more than 2 decades of experience in planning of high rise building structures. This team aims at taking our sophisticated concept design and developing solutions around its safe and practical solutions.

FACADE CONSULTANT

Facade Engineering Services (FES) is a team of expert engineers closely working with architects, consultants, manufacturers and installation specialists. Their command in this domain will add on to the aesthetic design of our skyscraper attributing to world class facade design. FES takes into account the complexity in design, procurement, engineering and the wholesome execution process.

WIND TUNNEL STUDY

CPP Australia is an international establishment providing unparalleled services in raising quality and certifications. Their studies on buildings and structures enhance the reliability of Structural performance. Wind tunnel study remains the only reliable tool to bid upon serviceability and building strength of a robust structure like us.

LIGHT CONSULTANT

The Ministry Of Light spans the globe with an amazing array of lighting concepts that has touched the lives of millions. Having extensive expertise & competence in all aspects of lighting, the team has won several International Awards for Innovative & Energy Efficient Lighting Solutions. Over the past 15 years, they have successfully designed & commissioned over 300+ projects across Asia-Pacific. The team is all set to design lights that will be functional, dynamic and enhance your living spaces.

LANDSCAPE ARCHITECT

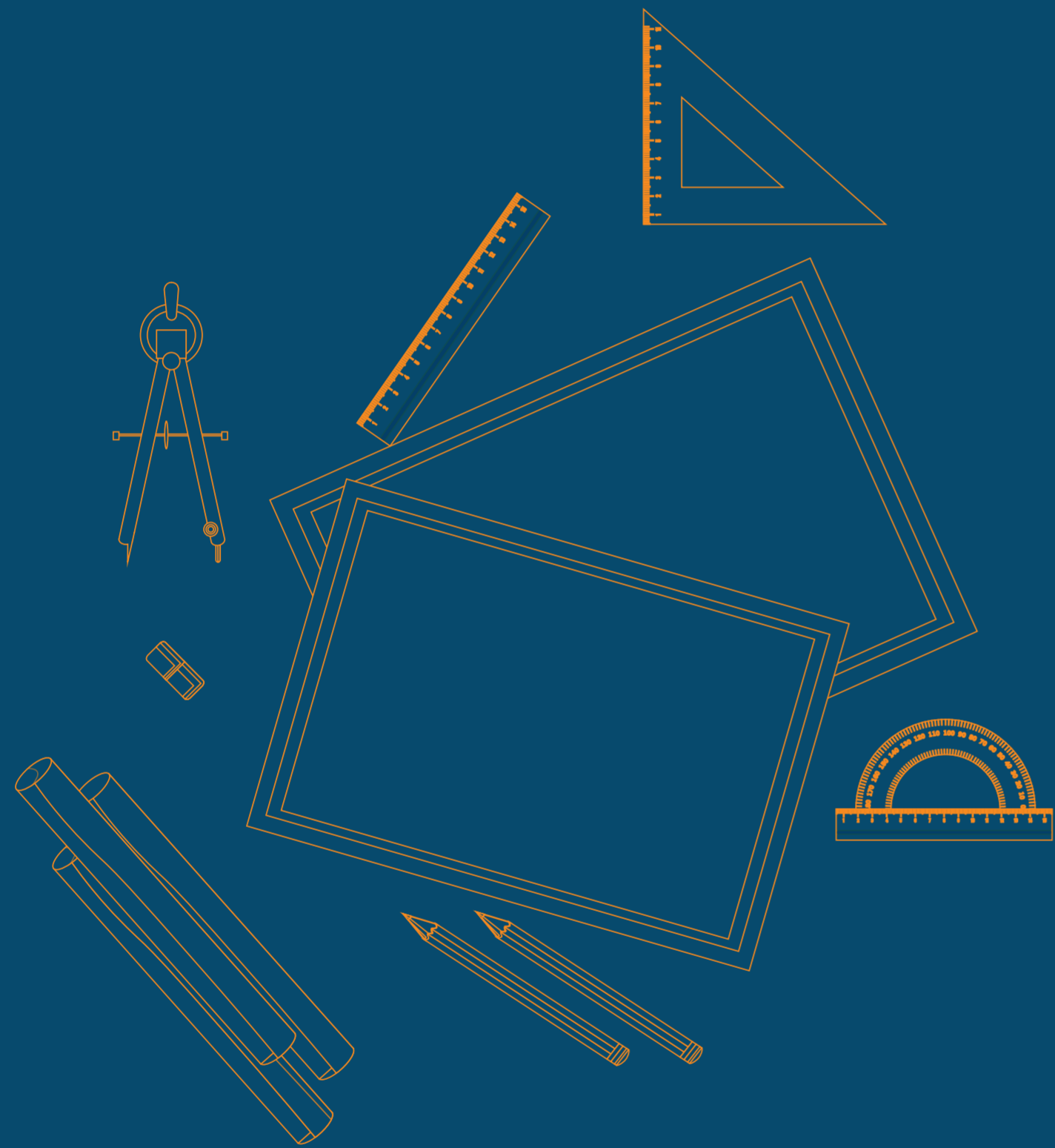
Site Concepts International (SCI) has its studios in seven countries across the globe. Their international outlook has taught them that going local is truly global. That's why their design teams not just investigate every project to determine its opportunities and constraints, they also explore locally available materials and artefacts. It's a match made in heaven for us.





High Life is in the details

- Construction** - A-Class, Earthquake resistant construction with anti termite treatment; Aluminium formwork for RCC structure
- Flooring** - Branded vitrified marble finish tiles
- Wall and Ceiling** - Gypsum plaster on walls; Lustre paint for walls and plastic paint for ceilings
- Water proofing** - Waterproofing from branded company
- Windows** - Large span premium aluminium windows
- Doors** - Fire rated main door; Flush door with SS fittings
- Kitchen** - Granite kitchen counter with SS sink; Exhausts; Gas leak detectors
- Bathroom and Toilets** - Concealed plumbing with CP/ Sanitary fittings of premium brand; Branded, designer tiles and dado
- Electrical** - Concealed copper wiring in the entire flat with ELCB and MCB switches in the main board; Adequate points for lights, fans and TV; Provision for cable TV and fibre internet
- Entrance Lobby/ Lifts** - Designer entrance lobby; High speed, Modern, Automatic lifts of reputed make for the building and parking levels
- External Finish** - Entire building painted with weatherproof external grade texture paint
- Safety/ Parking** - Advanced fire fighting systems; Gas - leak detectors; Intercom facility; Certified 24 x 7 guards; 2 - Tier security; Visitor management system
- Air-conditioning** - Sleeve provision for AC in all bedrooms and living/ dining areas



Plans

GROUND FLOOR PLAN

LEGEND

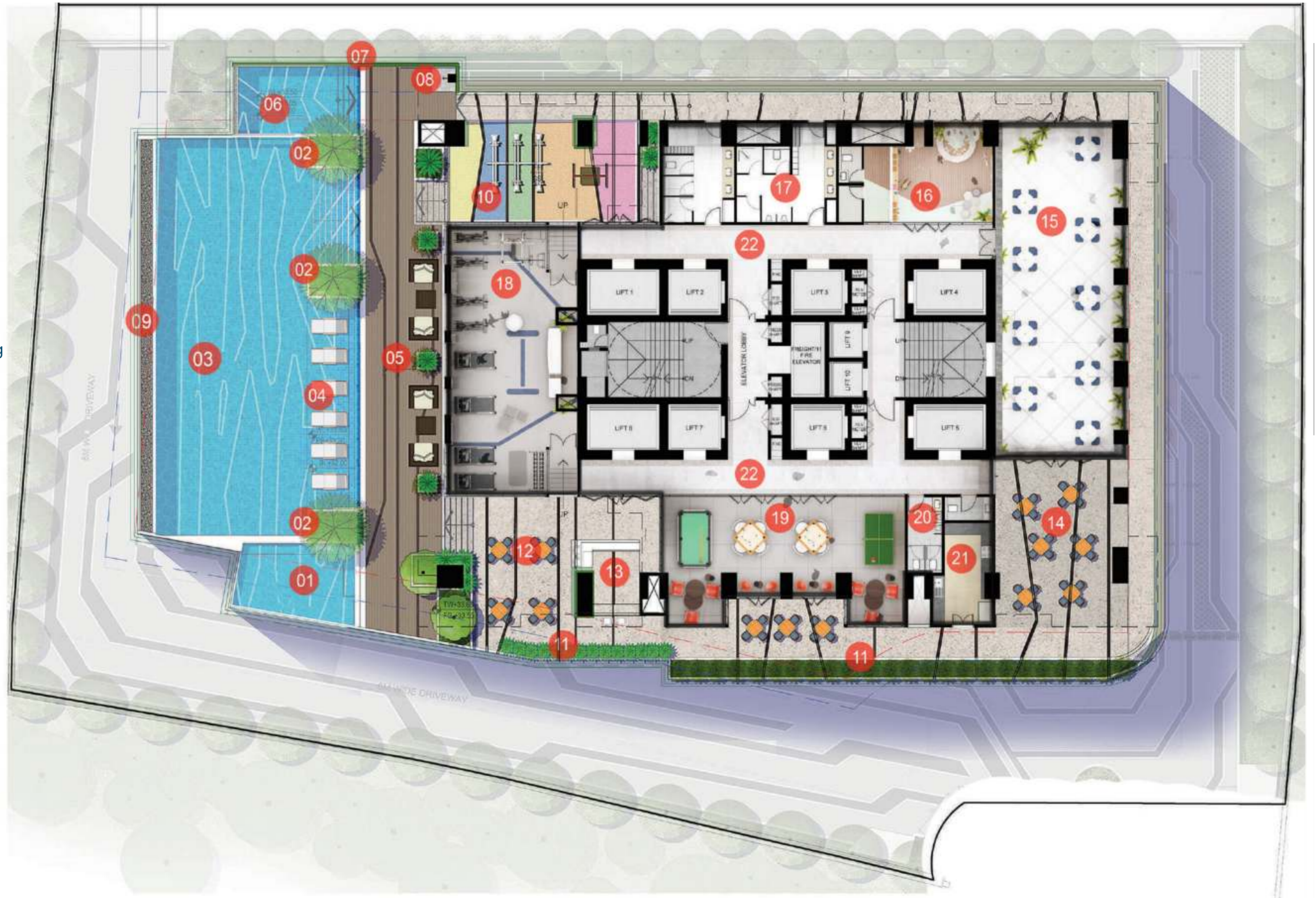
- 01. Driveway
- 02. Guardhouse
- 03. Focal Feature With Water Curtain
- 04. Drop-off Area
- 05. 6m Driveway
- 06. Sculpture
- 07. Multi-Purpose Court
- 08. Board Games Deck
- 09. Entry Gate
- 10. Exit Gate
- 11. Outer Lounge Area
- 12. Reception
- 13. Waiting Lounge
- 14. Society Office
- 15. Coffee Bar
- 16. Business Centre/ Library
- 17. Meeting Pods
- 18. Meter Room
- 19. Elevator Lobby
- 20. Casual Lounge Seating (Indoor)
- 21. BMS Room



E-DECK PLAN

LEGEND

- 01. Jacuzzi
- 02. Pool Planter
- 03. Main Lap Pool
- 04. Sunken Lounge
- 05. Pool Lounge
- 06. Kids' Pool
- 07. 6m Green Wall
- 08. Pool Shower
- 09. Infinity Edge pool
- 10. Kids Play Area
- 11. Green Ledge Planting
- 12. Open Café
- 13. Bar
- 14. Alfresco Seating
- 15. Banquet Hall
- 16. Crèche
- 17. Changing Room
- 18. Gym
- 19. Gaming Room
- 20. Powder Room
- 21. Pantry
- 22. Elevator Lobby



TERRACE LEVEL PLAN

LEGEND

- 01. Jogging Track
- 02. Rooftop Garden Lounge
- 03. Seating Lounge
- 04. Outdoor Dining
- 05. BBQ Area
- 06. Focal Sculpture
- 07. Seating Alcove
- 08. Rooftop Outdoor Cinema
- 09. Cinema Screen
- 10. Yoga Deck



FLOOR PLAN 1ST TO 25TH (JODI OPTION) (Except Refuge Floor 1st, 8th, 15th, 22nd)

3 BHK UNIT PLAN

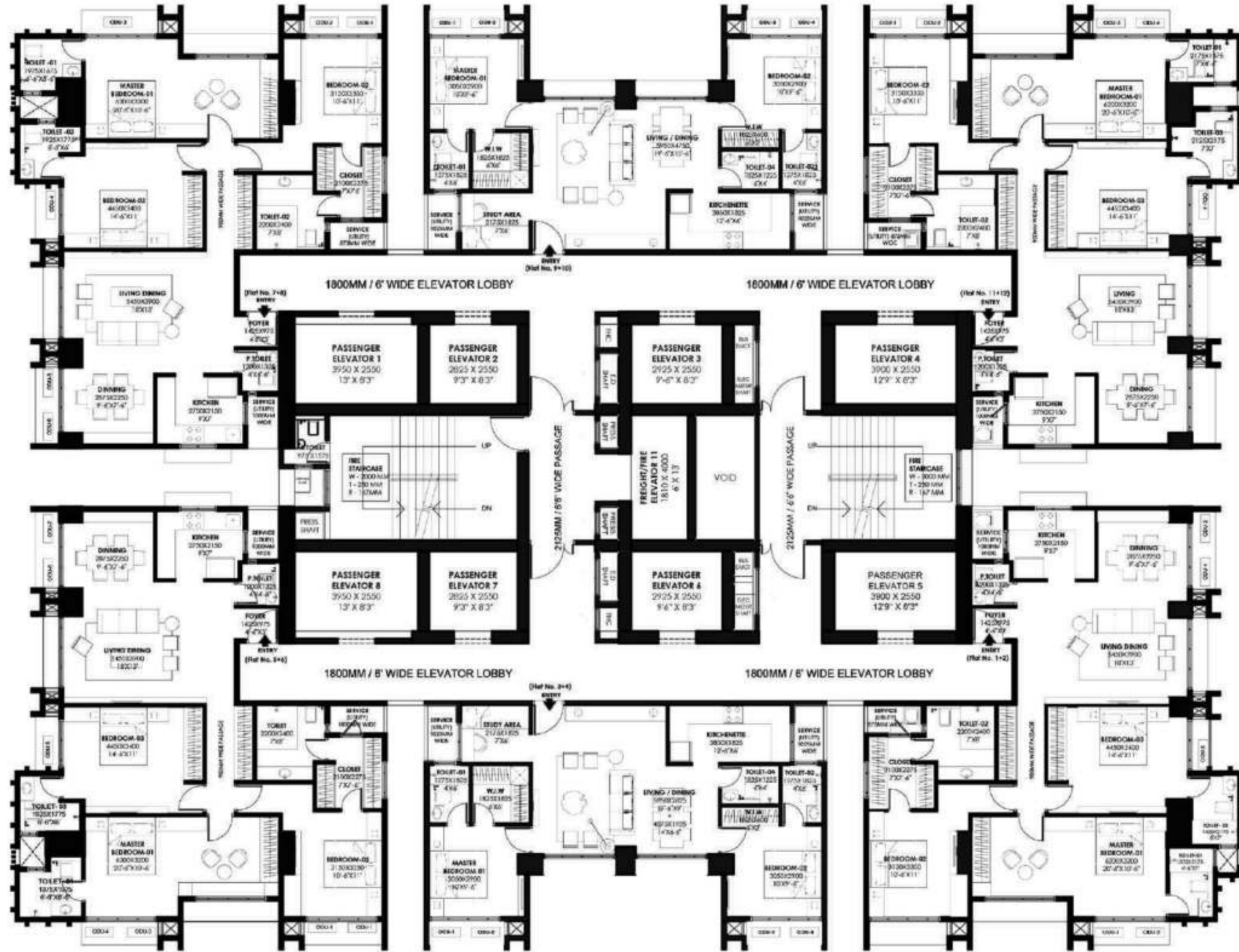
PARTICULARS	UNIT NO. 7	UNIT NO. 8	TOTAL
RERA CARPET AREA (SQ.FT)	560	580	1140

2.5 BHK UNIT PLAN

PARTICULARS	UNIT NO. 9	UNIT NO. 10	TOTAL
RERA CARPET AREA (SQ.FT)	365	365	730

3 BHK UNIT PLAN

PARTICULARS	UNIT NO. 11	UNIT NO. 12	TOTAL
RERA CARPET AREA (SQ.FT)	580	560	1140



3 BHK UNIT PLAN

PARTICULARS	UNIT NO. 5	UNIT NO. 6	TOTAL
RERA CARPET AREA (SQ.FT)	580	560	1140

2.5 BHK UNIT PLAN

PARTICULARS	UNIT NO. 3	UNIT NO. 4	TOTAL
RERA CARPET AREA (SQ.FT)	365	365	730

3 BHK UNIT PLAN

PARTICULARS	UNIT NO. 1	UNIT NO. 2	TOTAL
RERA CARPET AREA (SQ.FT)	560	580	1140



TYPICAL FLOOR PLAN 26TH TO 35TH (Except Refuge Floor 29th)

3 BHK UNIT PLAN

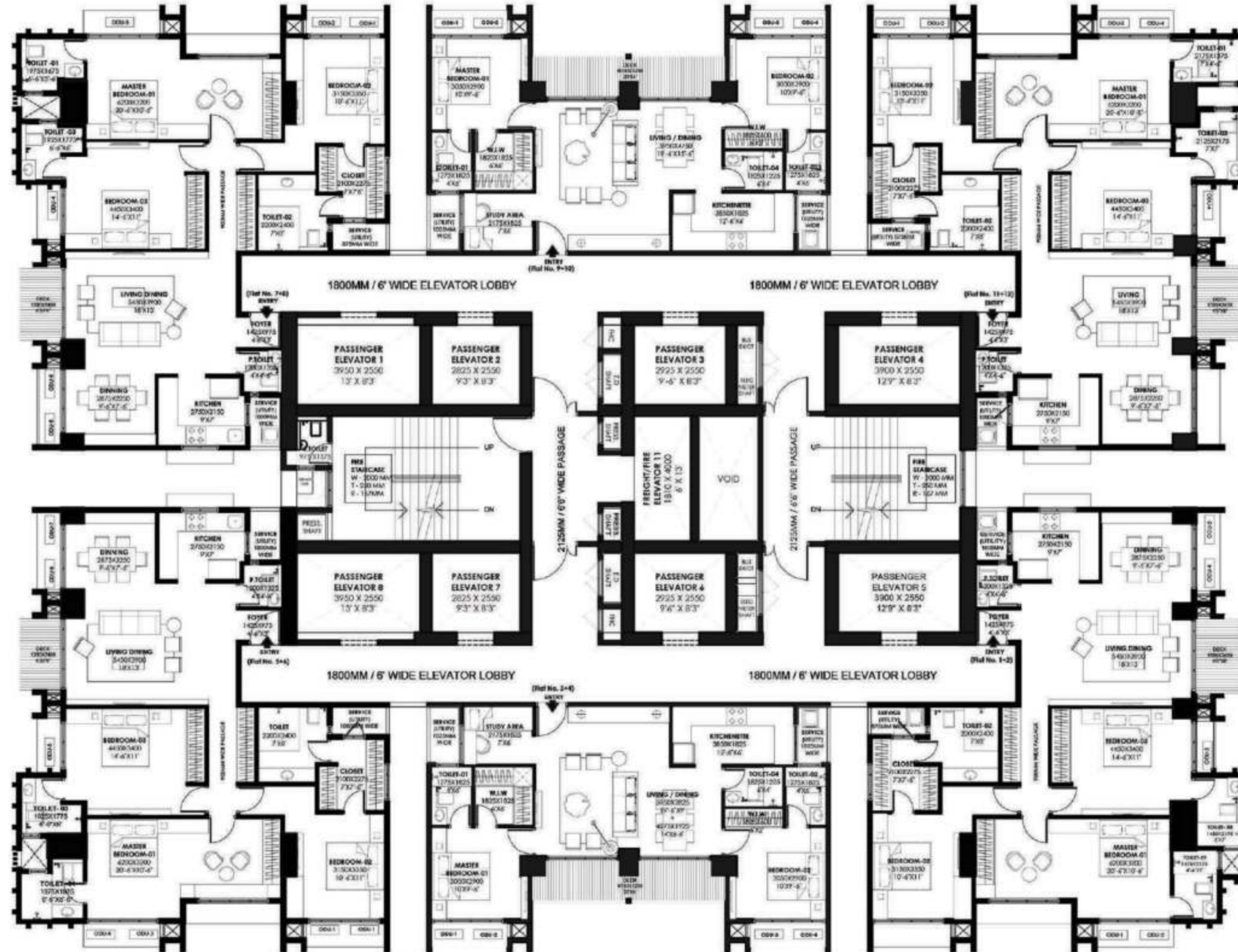
PARTICULARS	UNIT NO. 7	UNIT NO. 8	TOTAL
RERA CARPET AREA (SQ.FT)	564	580	1144
DECK (SQ.FT.)	36	0	36

2.5 BHK UNIT PLAN

PARTICULARS	UNIT NO. 9	UNIT NO. 10	TOTAL
RERA CARPET AREA (SQ.FT)	368	368	736
DECK (SQ.FT.)	42	42	84

3 BHK UNIT PLAN

PARTICULARS	UNIT NO. 11	UNIT NO. 12	TOTAL
RERA CARPET AREA (SQ.FT)	580	564	1144
DECK (SQ.FT.)	0	36	36



3 BHK UNIT PLAN

PARTICULARS	UNIT NO. 5	UNIT NO. 6	TOTAL
RERA CARPET AREA (SQ.FT)	580	564	1144
DECK (SQ.FT.)	0	36	36

2.5 BHK UNIT PLAN

PARTICULARS	UNIT NO. 3	UNIT NO. 4	TOTAL
RERA CARPET AREA (SQ.FT)	368	368	736
DECK (SQ.FT.)	42	42	84

3 BHK UNIT PLAN

PARTICULARS	UNIT NO. 1	UNIT NO. 2	TOTAL
RERA CARPET AREA (SQ.FT)	564	580	1144
DECK (SQ.FT.)	36	0	36

