

A SEA OF LUXURY  
AND A BREATHTAKING  
SEA-VIEW.



PASSCODE  
**LEGASEA**  
MATUNGA WEST





# THE TIMELESSNESS OF MATUNGA.

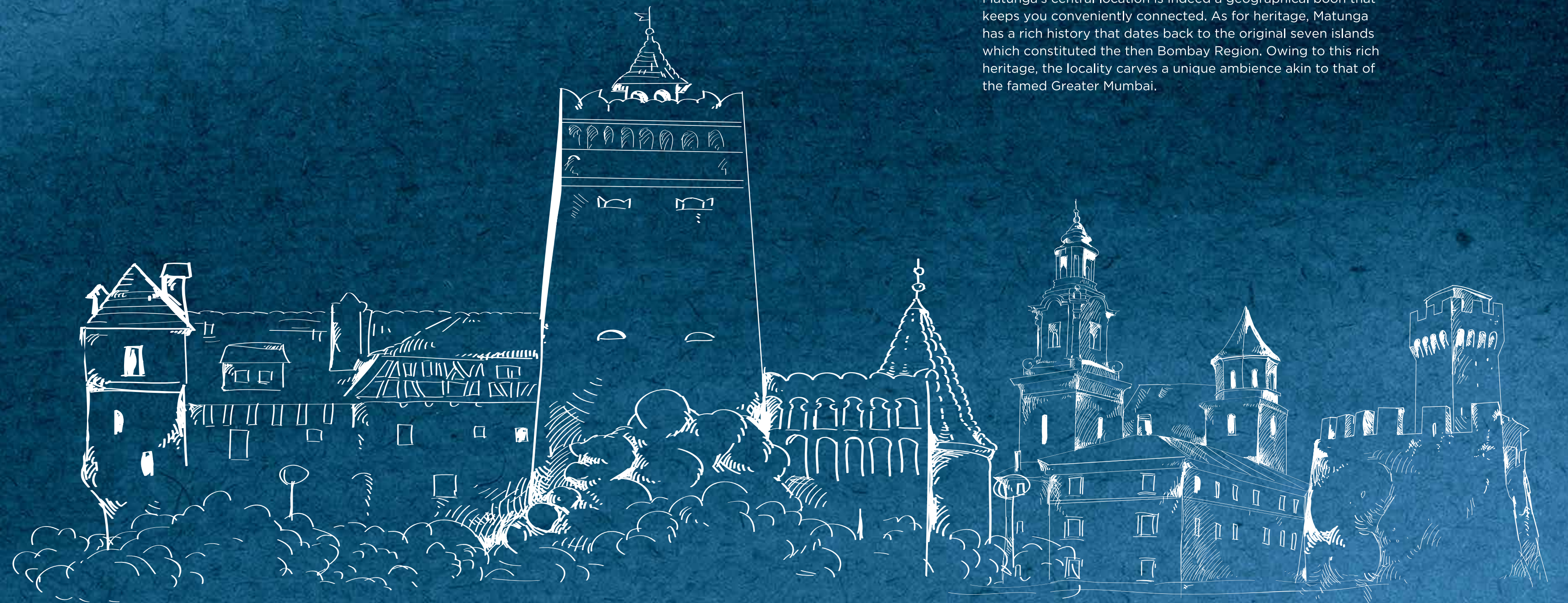
Matunga has the distinction of being the first ever planned residential scheme in Mumbai - the Dadar Matunga Wadala Sion scheme. More than a century ago, visionary city planners envisaged Matunga as an area of residential plots, commercial establishments, broad roads, parks and gardens.

The locality that was planned to elevate the lives and living conditions of people continues to breathe that spirit of yore, with its timeless corner stores and idyllic lanes and gardens.

But it is also fast embracing its place in modern Mumbai. That's why, we believe it makes for an above-ideal location to set up home and embark into the future.

# MATUNGA: FROM HERITAGE TO HOME.

Just like the fairy-tale, Matunga is a residential story that sounds too good to be true. Believe it or not this one's very real. Matunga's central location is indeed a geographical boon that keeps you conveniently connected. As for heritage, Matunga has a rich history that dates back to the original seven islands which constituted the then Bombay Region. Owing to this rich heritage, the locality carves a unique ambience akin to that of the famed Greater Mumbai.



# ALLOW US TO DROP SOME NAMES.

The neighborhood is replete with famous landmarks. Shivaji Park, Dadar Beach, Kashivishweshwar Mandir, St Michael's (Mahim) Church, Siddhivinayak Temple, Matunga Gymkhana, the list goes on. Add to it the acclaimed eateries and respected educational institutions which are landmarks in their own right. Matunga Station is a symbol of empowerment by becoming the first local train stations entirely staffed and handled by women. Matunga is also home to iconic cultural hubs like Shanmukhananda Hall, which has hosted legendary plays and performers. It is a true confluence of heritage, culture and vintage charisma. And then, there's the breathtaking view as you look out of your window, the Bandra-Worli Sea Link.

Bandra Worli Sea Link

Chaitya Bhumi

Hinduja Hospital

Plaza Cinema

Shivaji Park

Siddhivinayak Temple

Shiv Sena Bhavan

St. Michael's Church

Kabutar Khana





**FROM EVERYTHING  
MATUNGA  
HAS TO OFFER  
TO EVERYTHING MODERN  
LIVING DEMANDS.**

PASSCODE

**LEGASEA**  
MATUNGA WEST

There is never a wrong time to make the right choice. Choose a location that offers you convenience, connectivity and culture. Choose modern, thoughtful amenities. Choose luxury. Choose peace of mind. And choose a glorious view, every time you look out your window.

**Presenting, an all-in, sea-facing 2 & 3 bed luxury homes, which celebrates the legacy of Matunga and delivers ultra-modern living for you and your family.**

BETWEEN THE DEEP SEA  
AND THE BLUE SKY  
IS YOUR HOME, YOUR LEGASEA



OUR LEGASEA,  
GRANDEUR IN EVERY  
DIRECTION YOU LOOK.





An aerial photograph of a city, likely Mumbai, India, showing a dense urban landscape with numerous high-rise buildings and a large stadium in the center. The city is situated along a coastline with a large body of water (the Arabian Sea) in the background. A long bridge, the Bandra-Worli Sea Link, stretches across the water. The sky is clear and blue with a few scattered clouds.

## LOOKING TOWARDS THE SEA IS A BREATHTAKING AFFAIR.

Every home and every social space in the project looks out at an uninterrupted, panoramic view of the iconic Bandra-Worli Sea Link stretching across the Arabian Sea. Take in the sunsets, starry nights and morning mist like never before.

# BEHOLD, THE CITY THAT NEVER SLEEPS.

Glorious sunsets make way for a striking nightscape of the city,  
brimming with life even after hours.





OUR LEGASEA,  
AN ENVIABLE SPOT  
ON MUMBAI'S MAP.

# CLOSE TO EVERYWHERE YOU WANT TO BE.

## School & Colleges

- Bombay Scottish school
- Don Bosco School
- JB Vachhs High School
- IES Orion School
- Ascend International School
- Dhirubhai Ambani College
- Rizvi College
- Welingkar Institute of Management
- Dadar Catering College
- Ramniranjan Anandilal Podar College
- Ruia College
- St. Andrew's College
- MET College

## Hospitals

- Hinduja Hospital
- Lilavati Hospital
- Bhabha Hospital
- Shushrusha Hospital

## Place of Worship

- Kashivishweshar Temple
- Shitaladevi Temple
- Siddhivinayak Temple
- St. Michael's Church
- Portuguese Church
- Mount Mary Church

## Parks

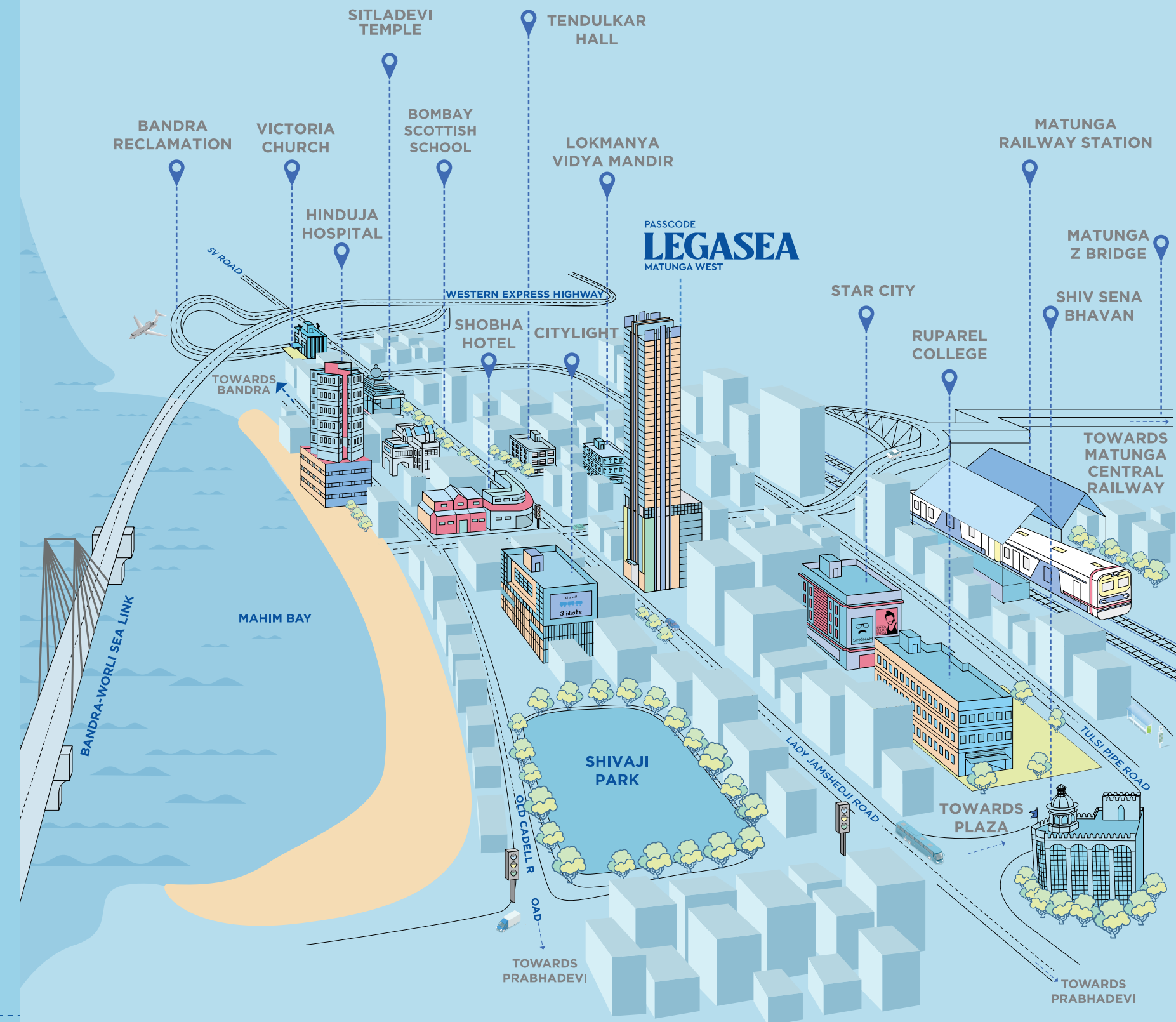
- Shivaji Park
- Hinduja Park

## Clubs

- Matunga Gymkhana
- Shivaji Park Gymkhana
- MCA
- MIG Club

## 5 Star Hotels

- Taj Land's End
- St. Regis
- Four Seasons
- Sofitel
- Trident



- Matunga RD Railway Station
- Proposed Shitaladevi Metro Station
- Bandra-Worli Sea Link
- Eastern Express Highway
- Western Express Highway
- BKC & Lower Parel
- International Airport
- Nariman Point

# UPCOMING INFRASTRUCTURE

Look forward to a major connectivity fillip with a series of infrastructure developments being carried out by the state and central governments. The advantageous location of the project means that you can make the most of these advancements the moment they are operational.



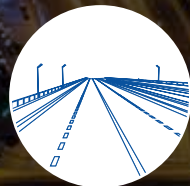
Mumbai Metro Line 3



Monorail Phase 2



Mumbai Coastal Road



Mumbai Trans Harbour Link (MTHL)



The Versova-Bandra Sea-link



Sewri-Worli Elevated Corridor (SWEC)

OUR LEGASEA,  
WORLD CLASS AMENITIES WITH  
MIND BLOWING SEA VIEWS.





## MAKE A GRAND ENTRY, TIMES TWO.

The magnificent **Double Height Lobby** exudes a sense of spaciousness and grandeur. So, enjoy walking into your home with your head held as high as you can.





## TAKE A DIP FROM WHERE YOU CAN SOAK IN THE SEA-VIEW.

Splish and splash, or do a few laps. Nothing complements a cool, refreshing dip in **the pool** like a spectacular view of the endless sea in front of you.







## FOCUS ON THE WORKOUTS, GAZE OUT INTO THE SEA.

Find your fitness at the fully outfitted gymnasium. We've also equipped **the gym** with something few others can boast of; a sprawling sea view.





## GIVE YOUR GUESTS AN ENVIABLE BACKDROP. THE BANDRA-WORLI SEA LINK.

Let the spacious **Banquet Hall** play host to your most special occasions. Turn birthdays, anniversaries and get-togethers into the most memorable events for your guests.



A VANTAGE POINT FOR  
THE SEA-VIEW, CONVERSATIONS  
AND CATCH UPS.

Spend quality time on the versatile, mixed-use **terrace lounge**





# TWINKLE-TWINKLE FOR YOU AND YOUR LITTLE STARS.

Enjoy **the star gazing deck** with for your precious ones.





## WHIP UP A FEAST FOR THE SENSES.

Fire up **the Barbecue Grill** on the terrace.  
And as the aromas waft in and the flavors explode,  
enjoy the sights and sounds of the Arabian Sea.



OUR LEGASEA, HOMES  
THAT DO JUSTICE TO  
THE GRAND SEA-VIEWS.



## THE FAMILY ROOM WITH A SEA-VIEW.

The spacious living room gets a grand, breathing canvas in the form of a glorious sea-view.





## THE MASTER BEDROOM WITH A SEA-VIEW.

Life is good, when the view outside your  
window feels like a long, exotic vacation.





## THE KITCHEN WITH A SEA-VIEW.

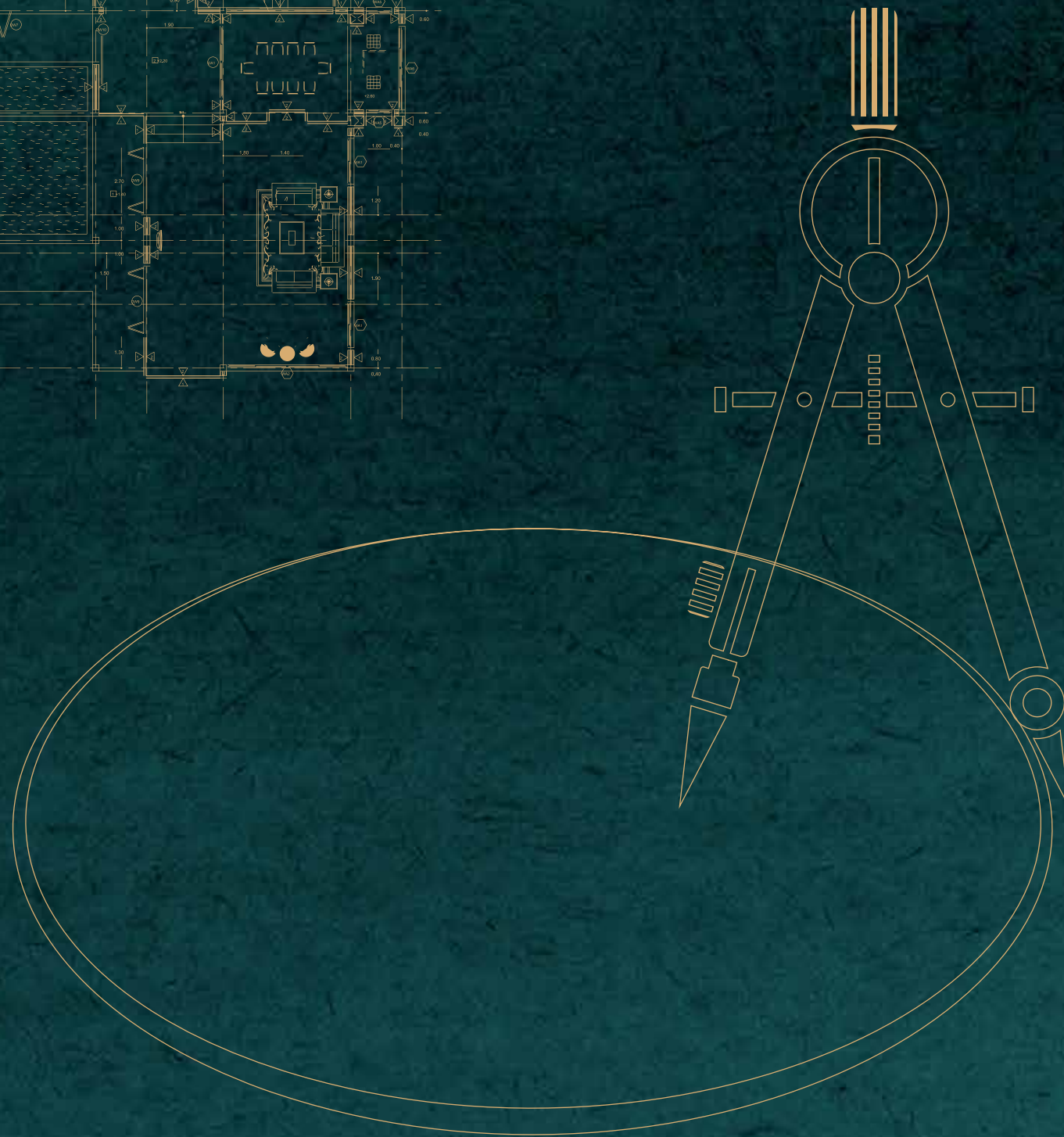
Some spaces are all about good taste,  
be it in how it is designed or what's being served.

## THE BATHROOM.

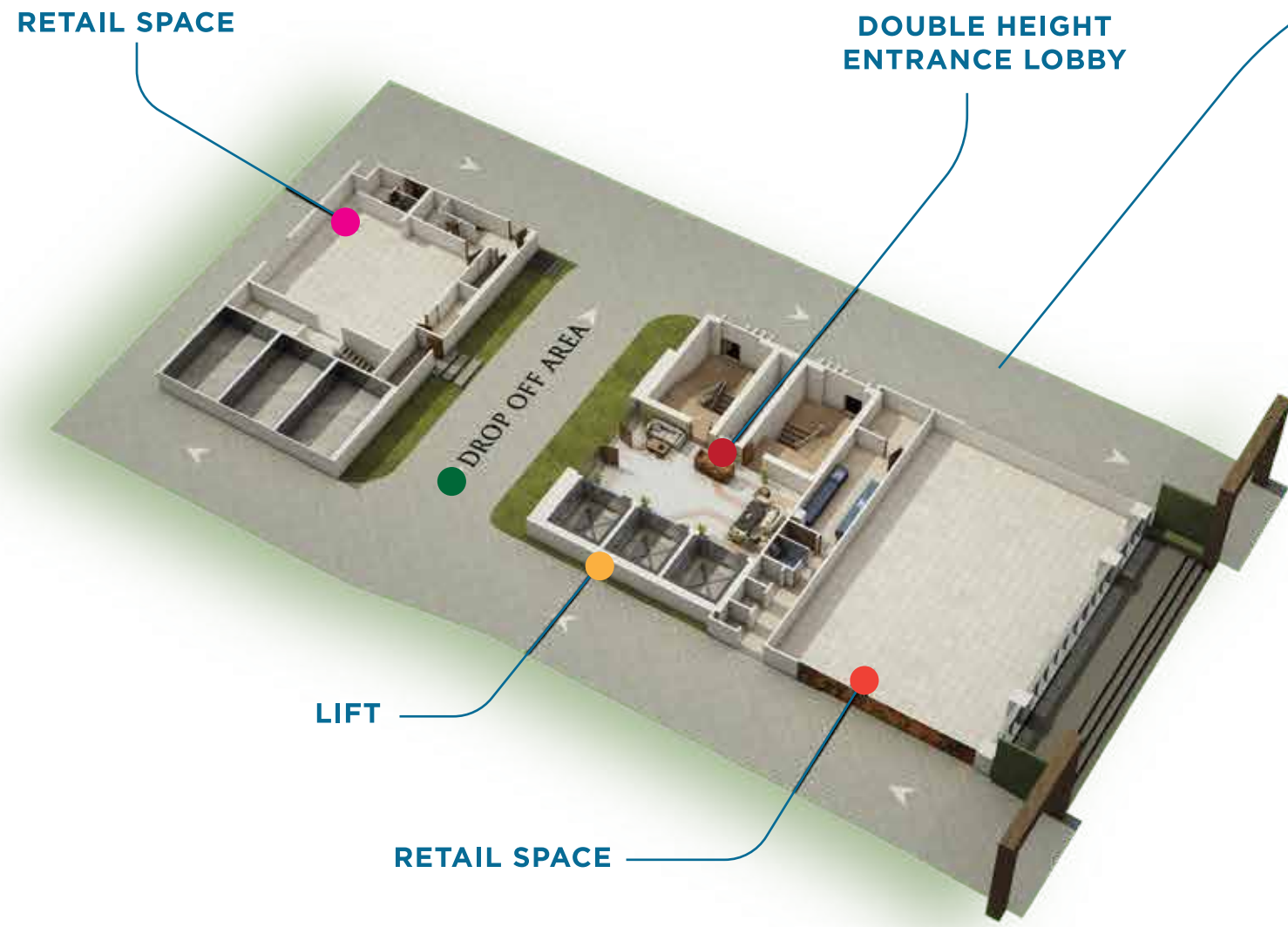
Attention must go to the details, when it is the most personal of all your spaces.



OUR LEGASEA,  
IMMACULATE HOMES, FROM  
LAYOUTS TO LIVING IN.



**GROUND FLOOR PLAN**



- RETAIL SPACE
- DOUBLE HEIGHT ENTRANCE LOBBY
- LIFT
- RETAIL SPACE
- DROP OFF AREA



**PODIUM LEVEL PLAN**



- STAIRCASE
- BANQUET
- SWIMMING POOL
- GYM
- LIFT

A PERFECT BLEND OF LIFE  
AND LIFESTYLE - LEGASEA





BECAUSE, EVEN THE SEA LINK  
DESERVES A GREAT VIEW.

THE TEAM BEHIND  
THE LEGASEA.





Founded in 1962, the Anchor Group had its genesis in Electrical Accessories and its products made an entry into every Indian household solely for their quality and innovation. Anchor Electricals' ever building equity made it India's largest brand in a segment largely dominated by multinational companies. With a strong sense of entrepreneurship and a steadfast focus on consumer needs, the Anchor Group spearheaded into FMCG, IT Services and Realty and has thrived in them all.

Going forward, the Anchor Group carries with it six decades of lineage and consumer trust and seeks to continuously strengthen its three key pillars - innovation, consumer focus and quality. Anchor's Real Estate portfolio is a reflection of this ethos which makes Anchor Properties one of India's premier independent promoters of luxury lifestyle properties. The portfolio includes residential and commercial complexes, mini townships and resorts across Mumbai, Bengaluru and Kochi, where Anchor Properties delivers splendidly on Quality and Luxury.



Founded in 1989, Spenta Corporation is one of Mumbai's leading real estate developer. In almost 3 decades Spenta has redefined the landscape of the city, dotting its skyline with landmarks across Forjett Street, Hughes Road, Altamount Road, Walkeshwar, Breach Candy, Tardeo, Andheri, Powai, Chembur, Thane, Matunga, Juhu and Mahim. Spenta Corporation is transforming over 12 million square feet of Mumbai into iconic residential towers, office spaces, housing complexes and shopping arcades.

## Architect Hafeez Contractor

Architect Partners



Construction Partners



Automated Parking System



This Project is Financed by Piramal PHL Fininvest Pvt Ltd.  
& Kotak Mahindra Investments Limited



SEE YOU SOON AT LEGASEA.  
THE SEA-VIEW LIFE AWAITS.





Sales lounge: L. J. Road & T. Kataria Marg, G/North Ward,  
Opposite Shobha Restaurant, Matunga West, Mumbai - 400 016.

MahaRERA Registration Numbers: P51900006152,  
Available at website: <http://maharera.mahaonline.gov.in>

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A Project By

