



SEAWOODS  
GRAND CENTRAL  
BUSINESS IN EVERY SENSE

---

Standing tall above the Seawoods Railway Station is the sprawling L&T Realty's Seawoods Grand Central, the gem of Navi Mumbai. It's fast emerging as one of the best planned cities of the country with easy access to all amenities for business and daily life.

Seawoods Grand Central is India's first and largest Transit-Oriented Development (TOD), having state-of-the art office spaces, an integrated shopping mall, entertainment zone and a lavish food court atop the most modern railway station – Seawoods. Given its strategic location, the construction quality and the L&T name, Seawoods Grand Central is the perfect place to move up to, for your growing business.

---

# SUCCESSFUL TRANSIT-ORIENTED DEVELOPMENTS AROUND THE WORLD



Euralille  
Lille



Potsdamer Platz  
Berlin



Hauptbahnhof  
Berlin



Złote Tarasy  
Warsaw



Shinjuku Station  
Tokyo



Canary Wharf  
London



Namba Parks  
Osaka



Mockingbird Stn  
Dallas



Pacific Place  
Hong Kong



Principe Pio  
Madrid



Seawoods Grand Central, Navi Mumbai, INDIA



International Finance  
Center, Hong Kong

# THE BUSINESS DESTINATION OF TOMORROW

Strategically located on the Delhi, Mumbai Industrial corridor and the Bengaluru-Mumbai Industrial corridor, Seawoods Grand Central is in proximity to India's largest port, JNPT, the proposed International Airport and the Trans Harbour Link.



0 km  
Railway Station  
Seawoods Darave



3 km  
10-Lane Sion-Panvel  
Express Highway



4.5 km  
Belapur CBD



9.8 km  
Proposed  
International Airport



13.8 km  
Mumbai-Pune  
Express Highway



16 km  
Proposed  
Trans-Harbour Link



20 km  
JNPT



Close to  
NH3, NH4  
and NH17



Near Proposed  
Navi Mumbai  
Metro Corridor



27 km BKC



35.5 km  
Nariman Point



122 km  
Hinjewadi &  
117 km from Chakan

# ROAD, RAIL & AIR CONNECTIVITY AT ITS BEST



WHATEVER MAY BE YOUR BUSINESS

THIS IS THE BEST PLACE TO BE IN



# THE MASTER PLAN



LIVE. WORK. PLAY.

1.6 m sq. ft. Grade "A" scalable office spaces with 0.9 m sq. ft. of Retail Space Housing around 300 Indian & International Retail Brands with an array of dining & entertainment options.



### Features

- Triple Height Entrance Lobby
- Centrally Air-conditioned Building
- Large Column-free Spaces

TRIPLE HEIGHT ENTRANCE LOBBY



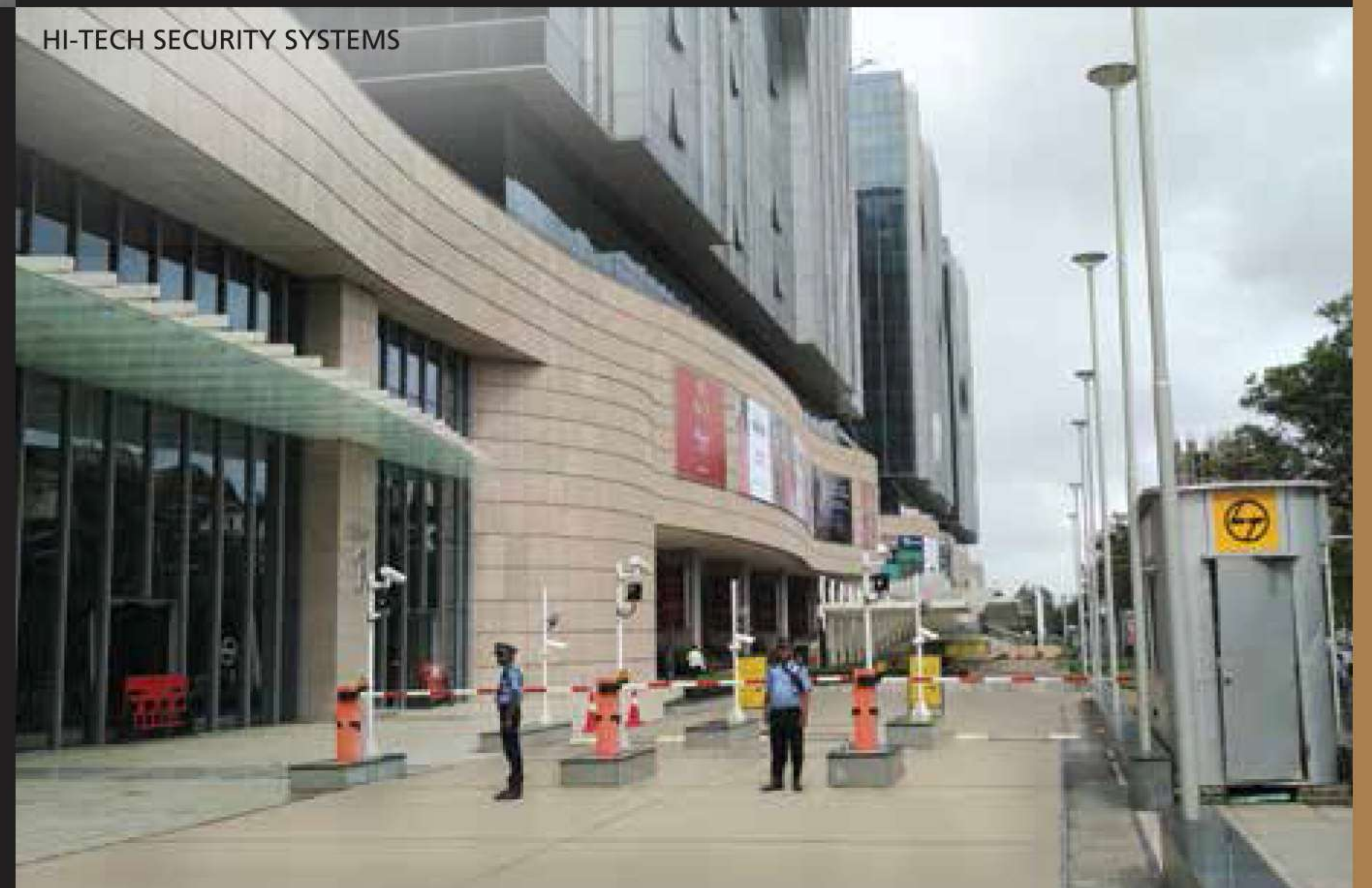
BASEMENT LEVEL CAR PARKING



- Dedicated Office Drop points
- 3-Level Basement Car Parking
- Hi-speed Elevators

- Hi-tech Security Systems
- Integrated BMS

HI-TECH SECURITY SYSTEMS





### Amenities

- 'A' grade modern office spaces
- Green pre-certified project (Leed gold rating)
  - Direct state grid power supply
  - Advance fire-fighting systems



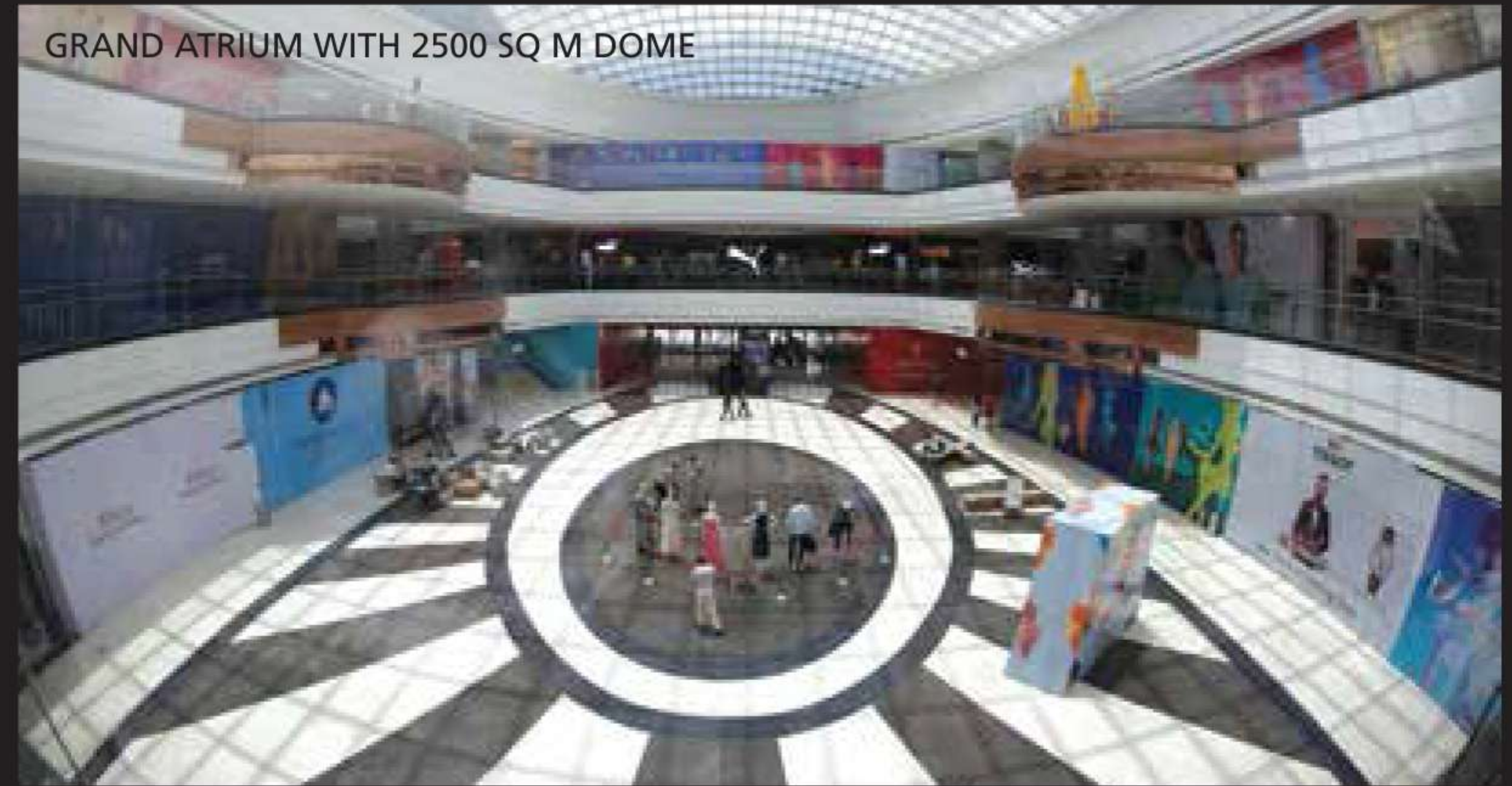
# SEAWOODS GRAND CENTRAL MALL

Seawoods Grand Central Mall - the ultimate fashion destination. A part of Transit-Oriented Development, it has been built by L&T Realty and currently owned and managed by Nexus Group. A fully owned subsidiary of Blackstone Group. The mall consists of a large retail space, a huge entertainment zone with a multiplex, an array of fine dining options and one of the largest food courts in India and a 3-level basement car parking.

GRAND ENTRANCE TO THE MALL



GRAND ATRIUM WITH 2500 SQ M DOME



CENTRALISED MULTI-CUISINE FOOD COURT



WIDE CORRIDORS & CONVERGENCE POINTS



EFFICIENT DESIGN PLANNING & CIRCULATION



RAILWAY COMMUTER SUBWAY



## **BUILDING LANDMARKS, SETTING BENCHMARKS**

- **400** high-rise towers
- **11** airports - 11 world-class airports in India and the Gulf countries
- **7.49** million sq m of runways
- **53** IT parks
- **45** hospitals
- **231** km of metro rail corridors
- **19.5** km of monorail corridors
- **18300** lane km of highways

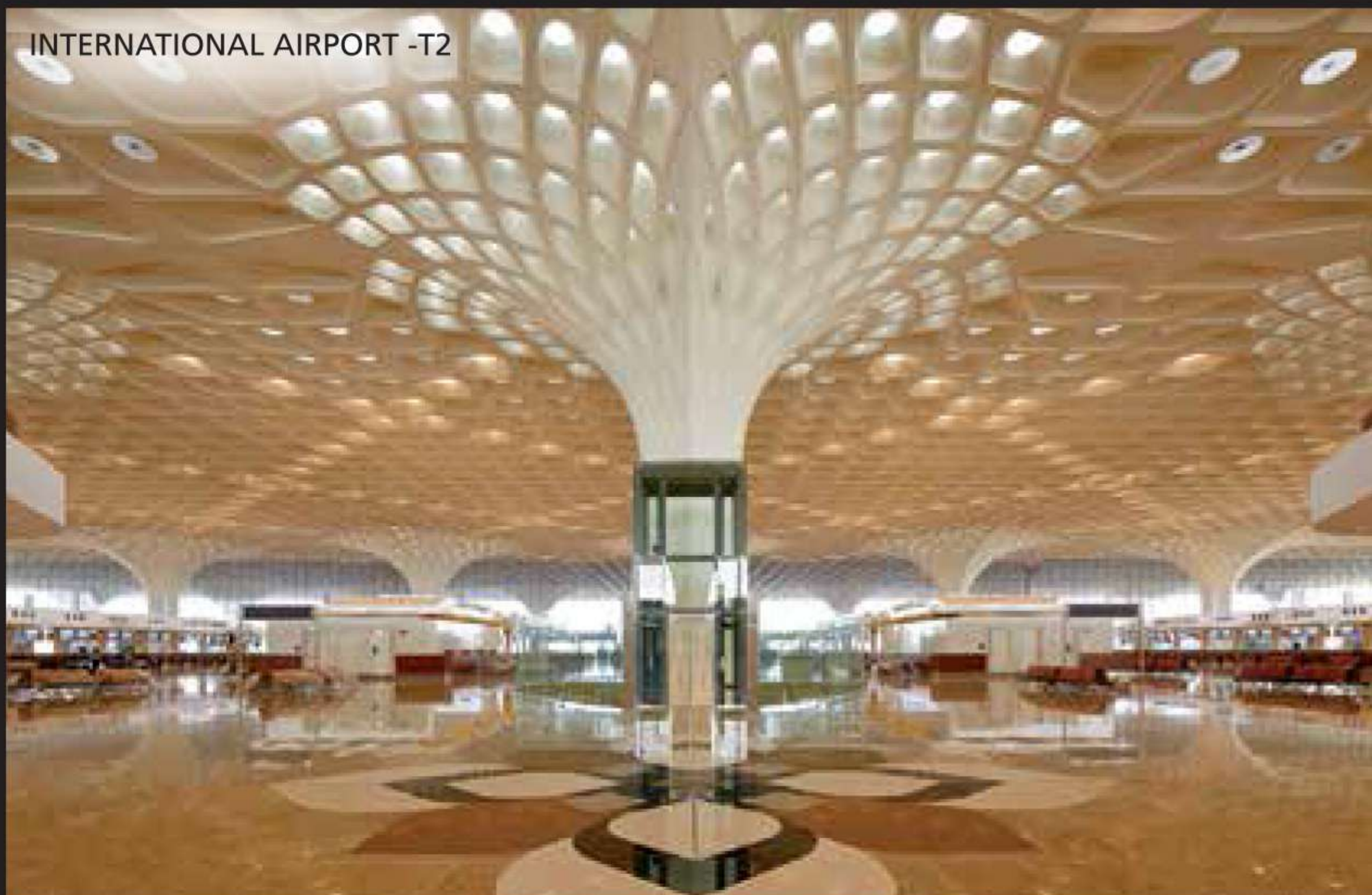
MONORAIL



LTI BUILDING



INTERNATIONAL AIRPORT -T2



WANKHEDE STADIUM



# L&T REALTY: CREATING LANDMARK OFFICE SPACES ACROSS INDIA

L&T Realty, the real-estate development arm of Larsen & Toubro – India's leading technology, engineering, construction and manufacturing company spanning across 30 countries – introduces the finest commercial spaces across Mumbai, Bengaluru & NCR. Each of the projects features state-of-the-art infrastructure, 360° support system & amenities. All seamlessly integrated to create an ideal business environment.

## L&T Commercial Towers at Powai West

- Mixed-use development with residential, office & retail
- Modern Elevation with double glazed unitized façade system
- Triple height Grand Entrance Lobbies
- Large Column Free Space



## L&T Tech Park, Bengaluru

- Part of a premium, mixed-use township of over 65 acres offering office spaces, retail & residential development
- Built-to-suit IT Park (1.8 m sq. ft.) & SEZ spaces (2.8 m sq. ft.) available
- The development is located on the 60 m wide NH & on the elevated road to airport with excellent connectivity to airport and city via Outer Ring Road



## L&T Business Park, Faridabad

- Located near the metro station, next to the toll on the Delhi – Faridabad Highway
- IT Park with a total Built-up Area of 5.5 lac sq. ft.
- STPI / IT / ITES benefits for occupants



## AWARDS & RECOGNITIONS



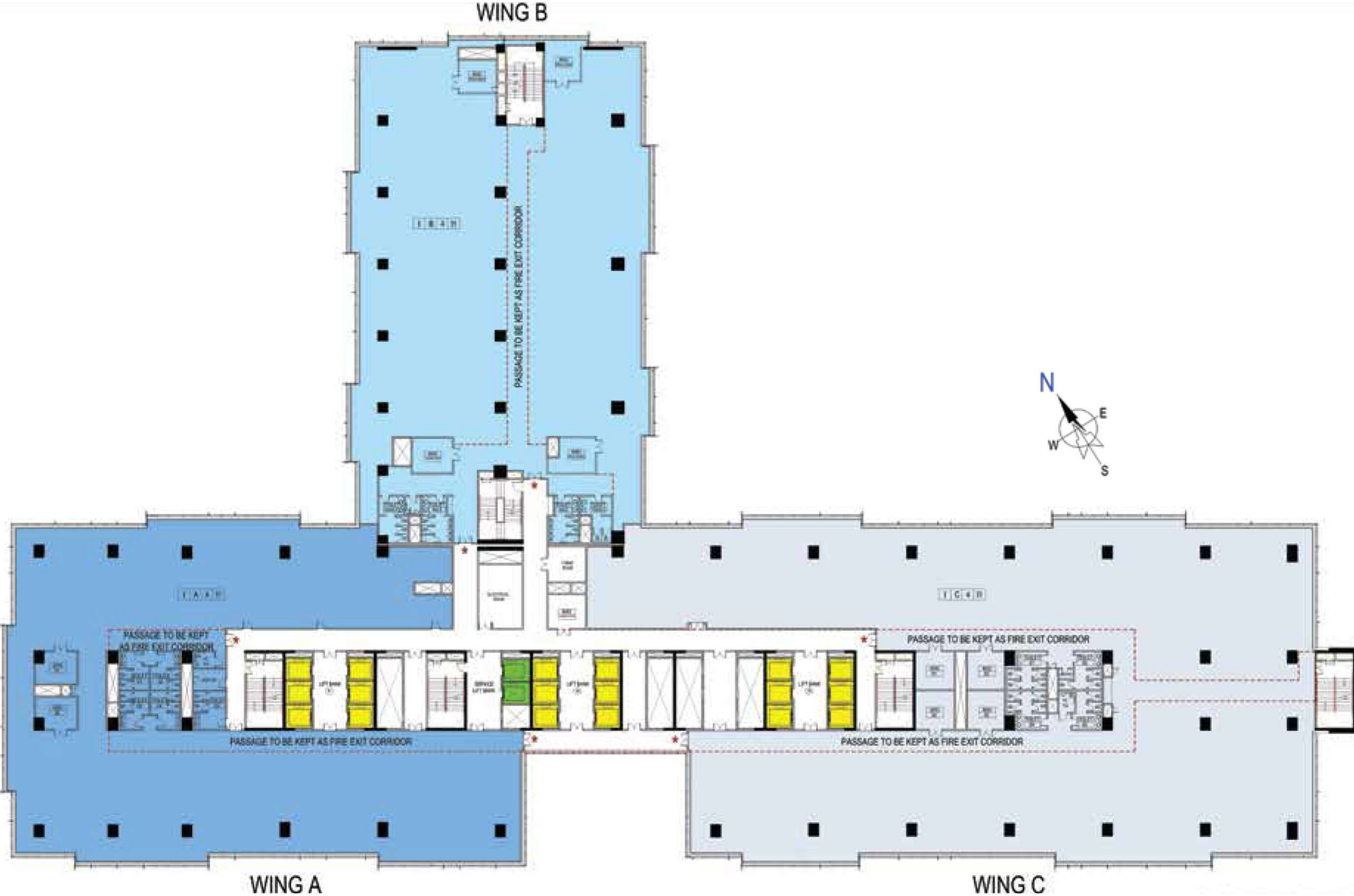
**SEAWOODS**  
GRAND CENTRAL  
BUSINESS IN EVERY SENSE

Contact Details

Toll-Free Nos.: India 1800 268383 Or +91 22 4156 7050. L&T Seawoods Ltd. Plot No. R-1, Sector 40,  
Seawoods Railway Station, Navi Mumbai - 400 706. | [www.Lntrealty.com/seawoods.aspx](http://www.Lntrealty.com/seawoods.aspx)

# TYPICAL FLOOR PLAN

## TOWER - I



\* 1 HR FIRE RATED DOOR TO BE PROVIDED BY BUYER

# TYPICAL FLOOR PLAN

TOWER - II

WING E





