



# VANTAGE SERIES

---

at THE MINERVA



**LOKHANDWALA  
INFRASTRUCTURE**  
Rise above



Stock image for indicative purposes only.

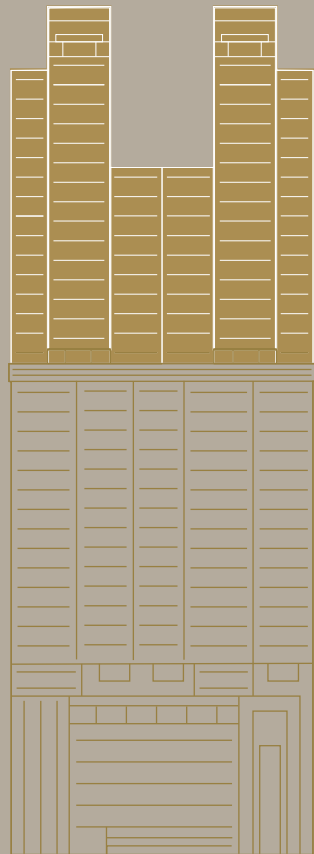
Sometimes, life offers  
the best opportunity  
to a select few.

# The opportunity to live way above and beyond.

The Vantage series at The Minerva embodies the pinnacle of luxury living and has been exclusively reserved for the last.

One of the most iconic residential tower in India where the *crème de la crème* of the city lives, it's the address of grandeur. With premium 3.5 and 4 bedroom residences, it is a masterpiece towering above all and built for the discerning few.

It's home to the most spectacular views of the Eastern seaboard and the Western shore of the Arabian Sea. The Vantage Series goes way above and beyond what you'd expect from a home in Mumbai's most sought-after neighbourhood.



## KEY HIGHLIGHTS



### One of the most iconic designs

Standing out in the Mumbai skyline



### Curated Maisons

Ultra luxurious 3.5 & 4 bed residences



### One of the highest viewing decks

in the city



### Scenic View \*

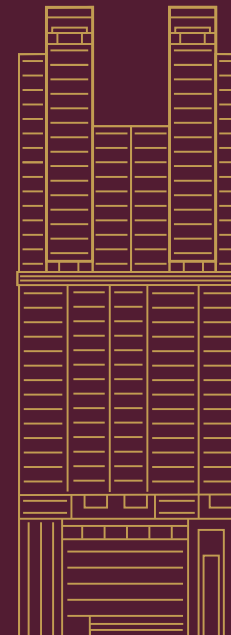
of the Arabian Sea and the  
Mahalaxmi Racecourse



Statue of Belief: 112.4 Mtr.



Statue of Unity: 182 Mtr.



Minerva: 300.55 Mtr.



Actual Image

Home to the  
crème de la crème  
of the city.

Glance into one of the most coveted neighbourhoods  
of India. Where all the magic happens.



## Location map

Mahalakshmi Racecourse	3.0km
Willingdon Club	3.4km
Breach Candy Club	4.3km
NSCI Club	4.3km
<hr/>	
Palladium	3.5km
Atria Mall	4.9km
<hr/>	
The St. Regis	3.3km
Four Seasons	3.5km

Wockhardt Hospital	2.2km
Sir H. N. Reliance Foundation Hospital	4.3km
Jaslok Hospital	4.8km
Breach Candy Hospital	5.0km
<hr/>	
Aditya Birla World Academy	4.0km
Hill Spring International School	4.3km
DY Patil International School	4.4km

Disclaimer: \*Source: Internet Estimated travel distance is tentative. Map not to scale. The map depicts only selected landmarks and does not depict all the surroundings to the project.



Actual Image

Home to the most majestic views.

It's only a routine here to bask in the breath-taking panoramic views of the Arabian Sea and the Mumbai skyline.

Living in close proximity to the nation's most beautiful shoreline is like living the dream.



Actual Image

## The Charm of South Mumbai

Rich in history and culture, South Mumbai epitomises the true spirit of the city. Once home to the early British colonies, South Mumbai is now an upmarket locale and a bustling financial hub. The finest art galleries, museums, restaurants and hotspots can be found here and the multitude of iconic landmarks around the area simply add to the grandeur of this premium destination.



Stock image for indicative purposes only.

Home to one of the  
highest viewing decks.

Get ready to catch the most stunning sunrises and the most glorious sunsets from our magnificent viewing deck. Majestic 360-degree views are at your disposal. Anytime and every day.





Stock image for indicative purposes only.

Palatial homes in the sky. For those who have it all.

Choose from ultra-luxurious 3.5 and 4 bed residences. Spacious, of course. Indulgent, indeed. The living room is as generous as your parties. The bedrooms are large enough for you to walk into your wardrobe. Don't forget to stroll along the infinity deck that runs alongside the breadth of the home and be ready to be overwhelmed with what you see. And what you feel.

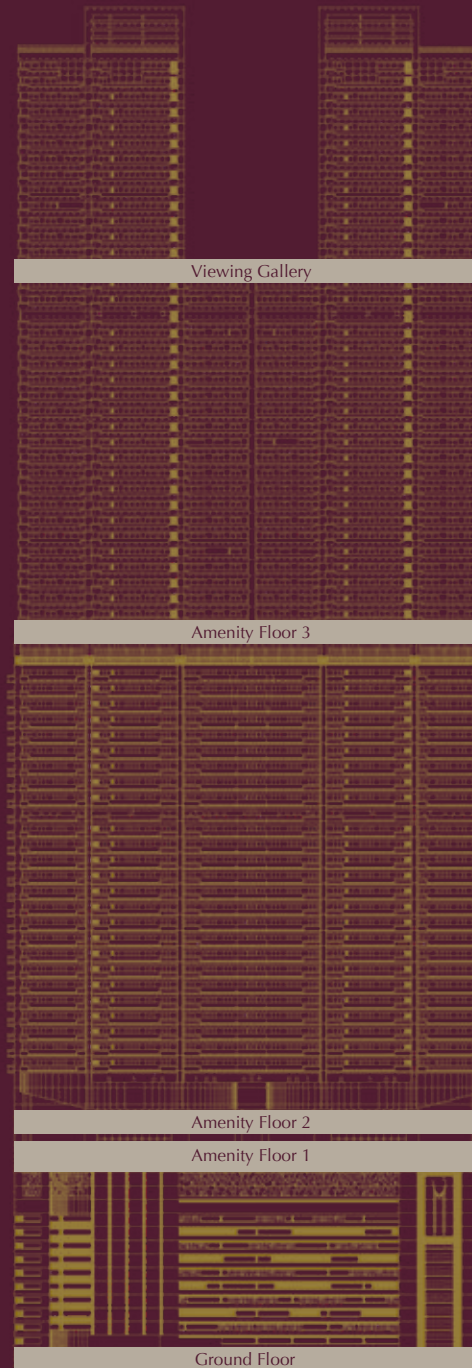
# VANTAGE SERIES

at THE MINERVA

The Vantage series at The Minerva embodies the pinnacle of luxury living and has been exclusively reserved for the last, offering majestic space for state-of-the-art amenities.

- Business Centre
- Golf Simulator
- Library
- Mini Theatre
- Music Station
- Reception Area
- Salon
- Massage Room
- Steam / Shower

- Adults Swimming Pool
- Kids Swimming Pool
- Pool Lounge
- Feature Wall
- Lounge Deck
- Jacuzzi
- Seating Alcove
- Gymnasium
- Refuge Area



Vantage Series

- Jogging Track
- Senior Citizen Corner
- Green Wall
- Yoga Deck
- Viewing Deck
- Fitness Deck
- Toddlers Play Area
- Play Ground
- Seating Area
- Multipurpose Court
- Cricket Pitch
- Banquet Hall
- Amphitheater
- Study Corner
- Activity Deck
- Climbing Wall
- Open Lawn
- Viewing Pavilion
- Reflexology Area

- Entrance Lobby
- Triple Height Drop Off Area with Landscape
- Dry Garden

\*Amenities will be provided by the project promoter



Jogging Track

Stock image for indicative purposes only.



Basketball Net

Stock image for indicative purposes only.

## Amenities

Distributed across multiple levels in the building, The Minerva is host to various amenities and services that cater to business requirements, well-being and recreation.



Fully-equipped Gym

Artist's Impression



Swimming Pool

Artist's Impression

## Amenities

Dive into luxury with our pristine swimming pool, while our state-of-the-art gym helps you stay fit in style at The Minerva.

## AMENITIES



Grand Triple Height  
Air Conditioned Lobby



Fully-equipped Gym



Jogging Track



Large Waiting Area  
near Lobby



Steam & Jacuzzi



Banquet Hall /  
Multipurpose Hall



Wi-Fi Network



Gazebos



Creche



Swimming Pool



Cricket Pitch



Sit Outs for Senior Citizens



Kids' Pool



Basketball Nets



Centralised Car Wash Facility



Stock image. For indicative purposes only.

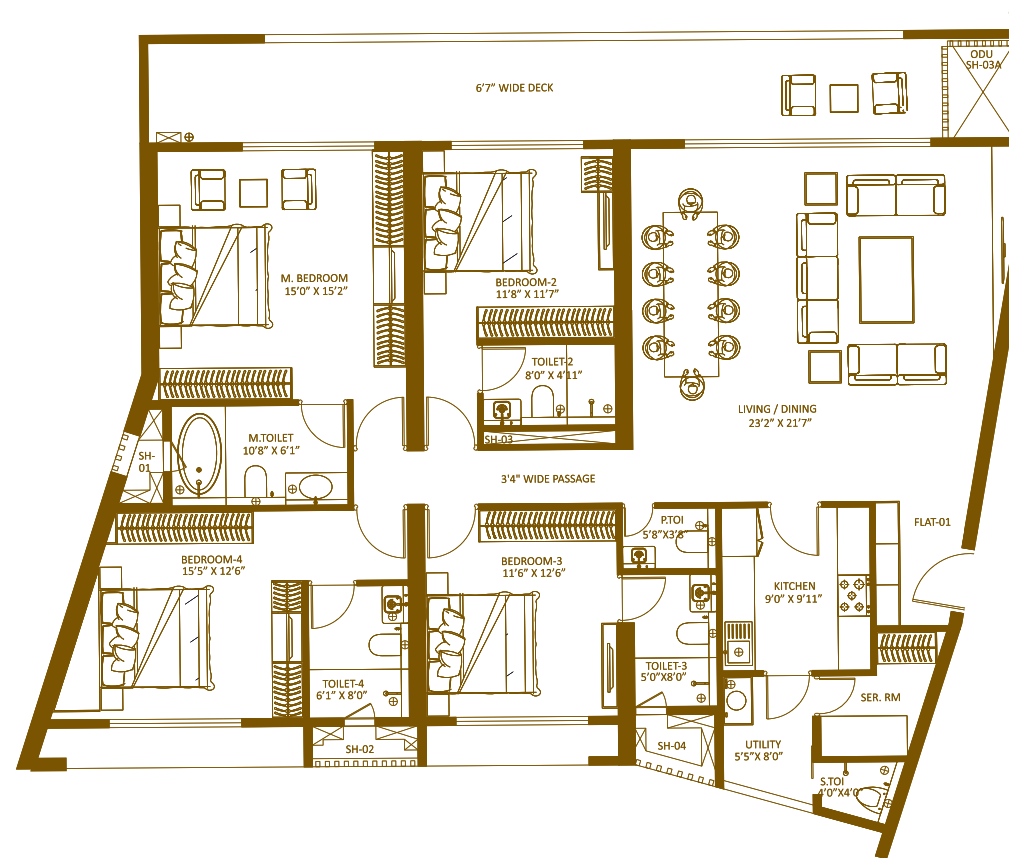
## A Diverse Society

While homes at The Minerva have been crafted for a select few, the property plays host to residents that are part of a progressive and cosmopolitan society.

Your next door neighbours will always have interesting tales to tell from around the world, while fitting seamlessly into yours. At The Minerva, we're as discerning as our valued customers to create a distinct lifestyle that resonates luxury with understated class and elegance.

TOWER A  
UNIT 1

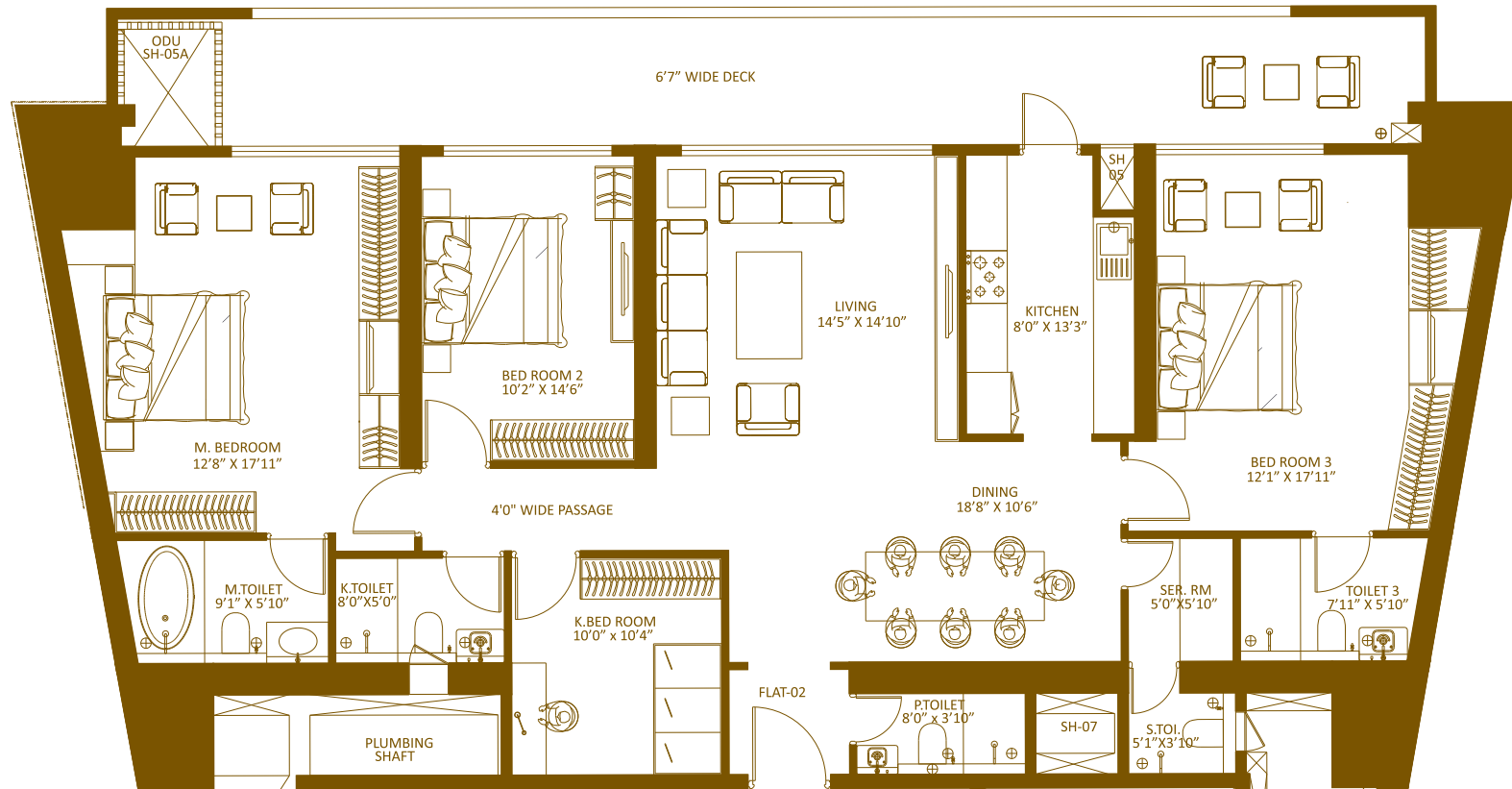
4 BHK  
TOTAL AREA 2136 Sq.Ft.



Type	Rera Carpet	Deck	Total Area	Unit of Measurement
4 BHK	1845	291	2136	Sq. Ft.
	171.41	27.03	198.44	Sq. Mtr.

TOWER A  
UNIT 2

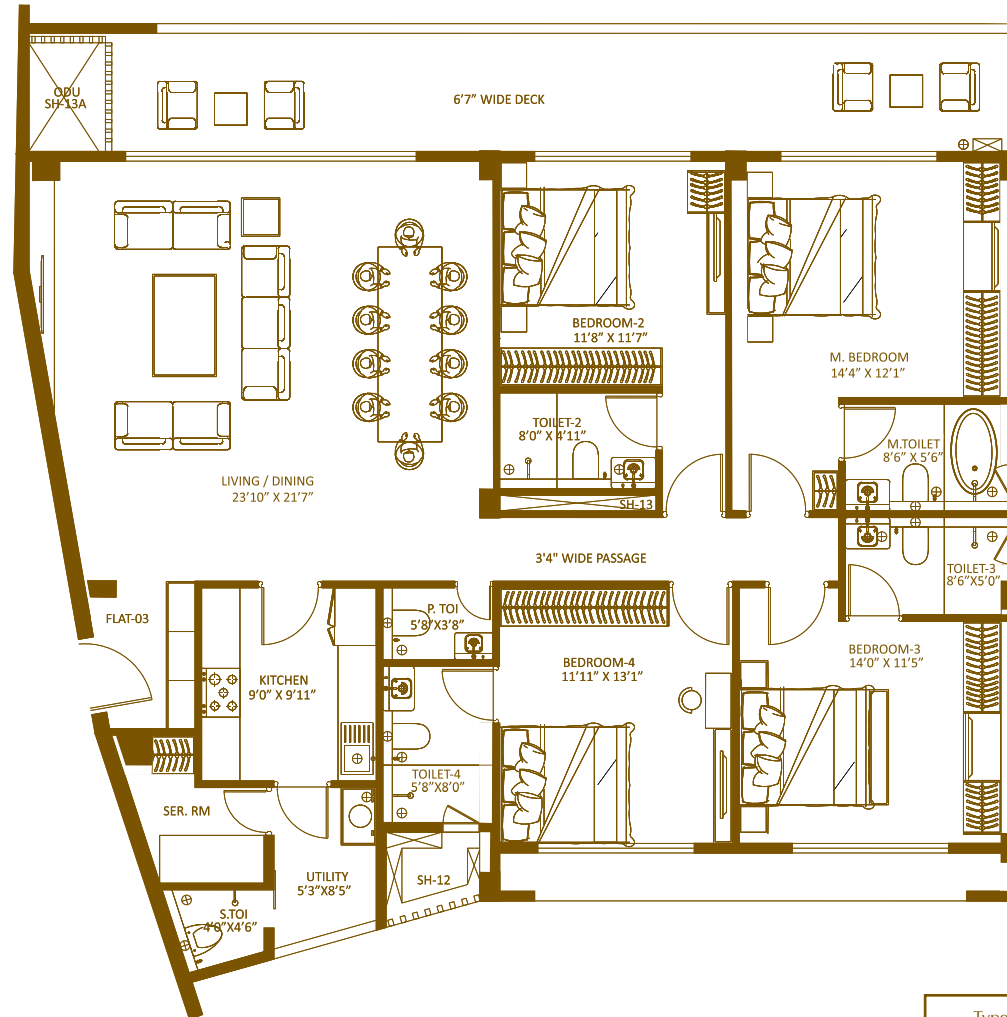
3.5 BHK  
TOTAL AREA 2058 Sq.Ft.



Type	Rera Carpet	Deck	Total Area	Unit of Measurement
3.5 BHK	1712	346	2058	Sq. Ft.
	159.05	32.14	191.19	Sq. Mtr.

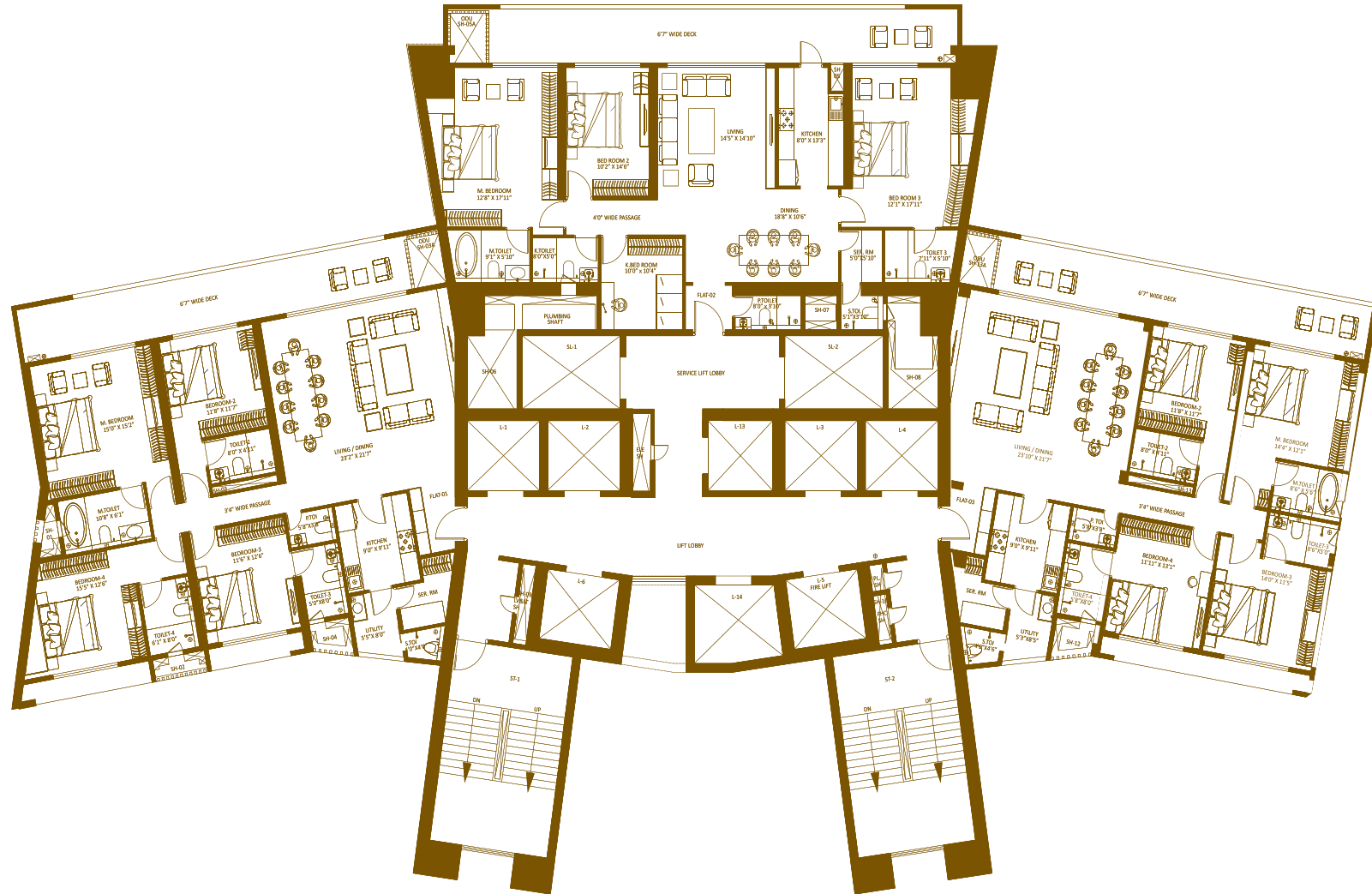
TOWER A  
UNIT 3

4 BHK  
TOTAL AREA 2019 Sq.Ft.



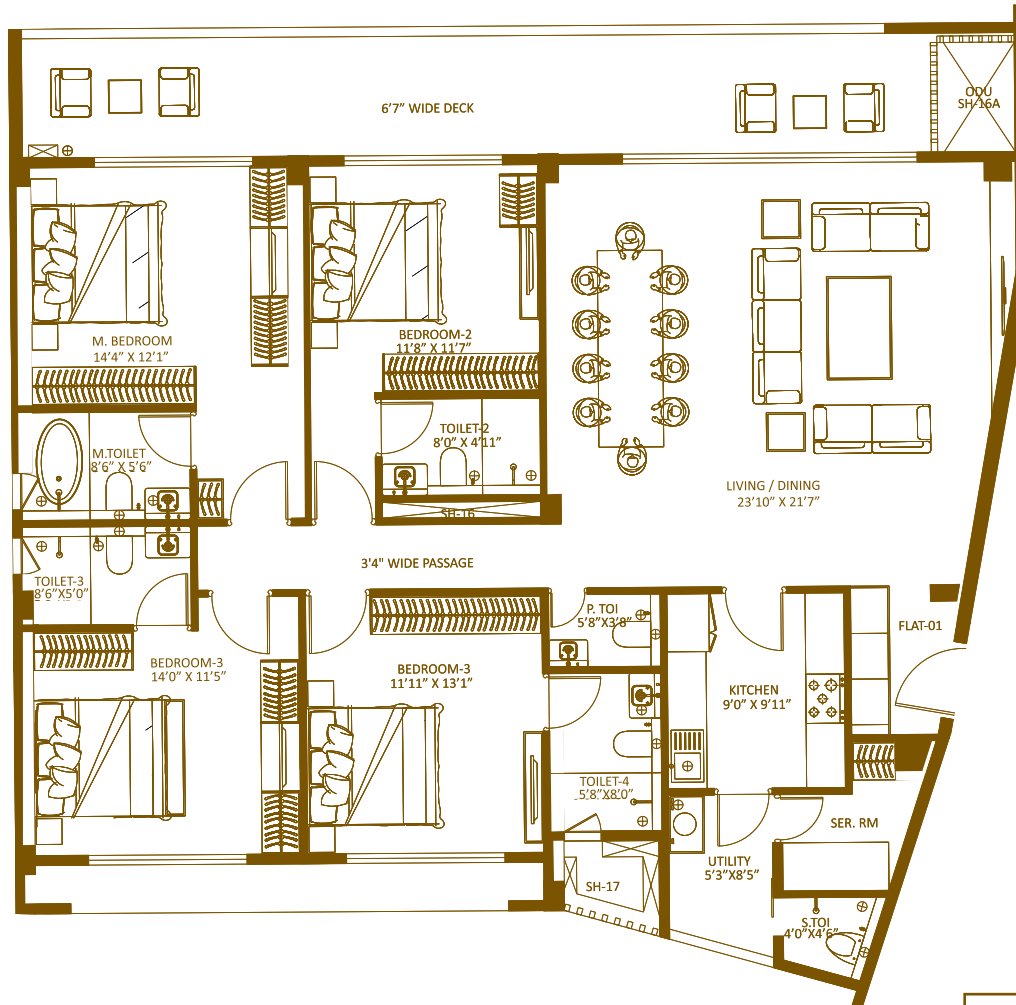
Type	Rera Carpet	Deck	Total Area	Unit of Measurement
4 BHK	1741	278	2019	Sq. Ft.
	161.74	25.83	187.57	Sq. Mtr.

# TOWER A TYPICAL FLOOR PLAN



TOWER A1  
UNIT 1

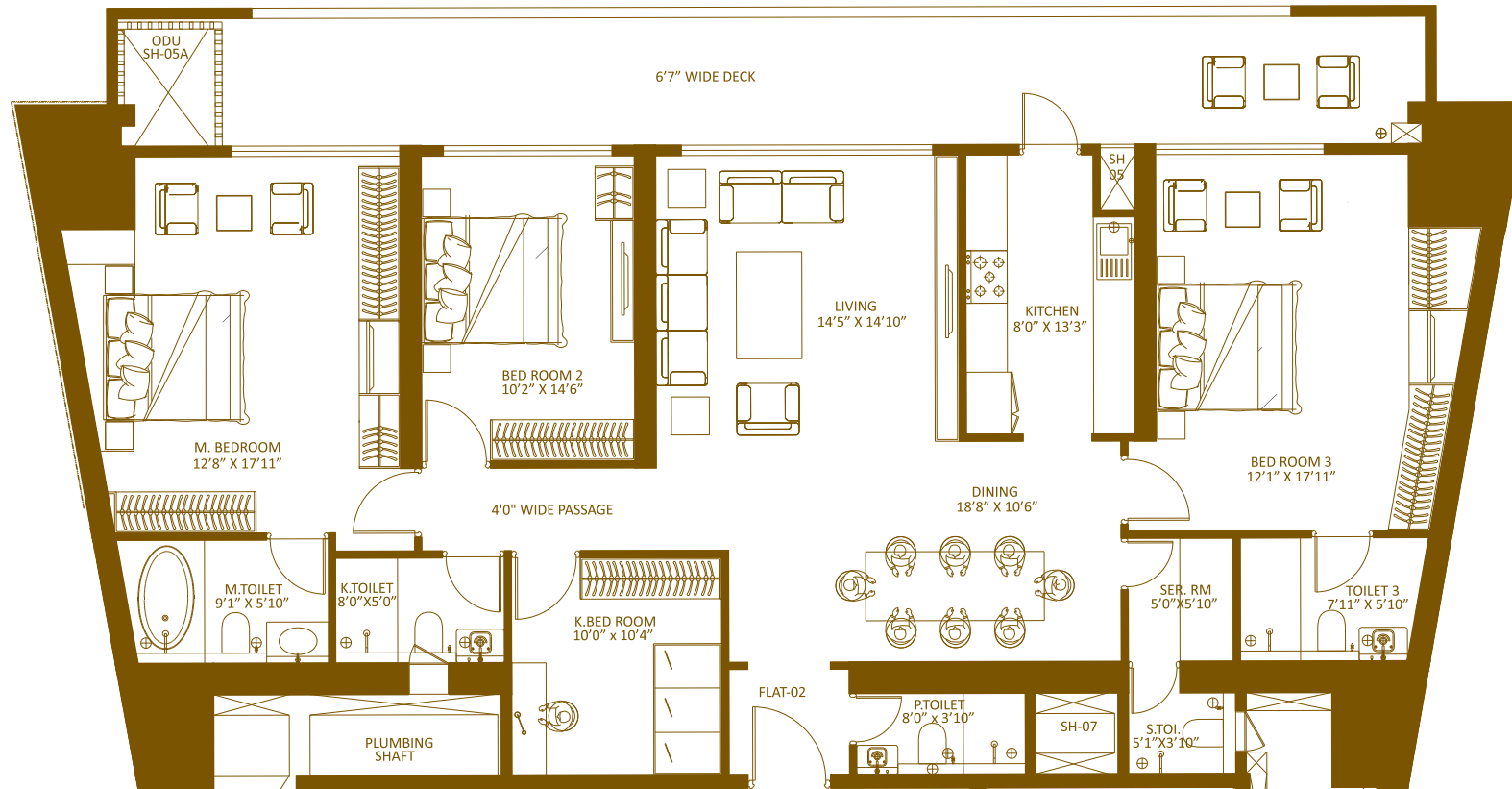
4 BHK  
TOTAL AREA 2019 Sq.Ft.



Type	Rera Carpet	Deck	Total Area	Unit of Measurement
4 BHK	1741	278	2019	Sq. Ft.
	161.744	25.827	187.571	Sq. Mtr.

TOWER A1  
UNIT 2

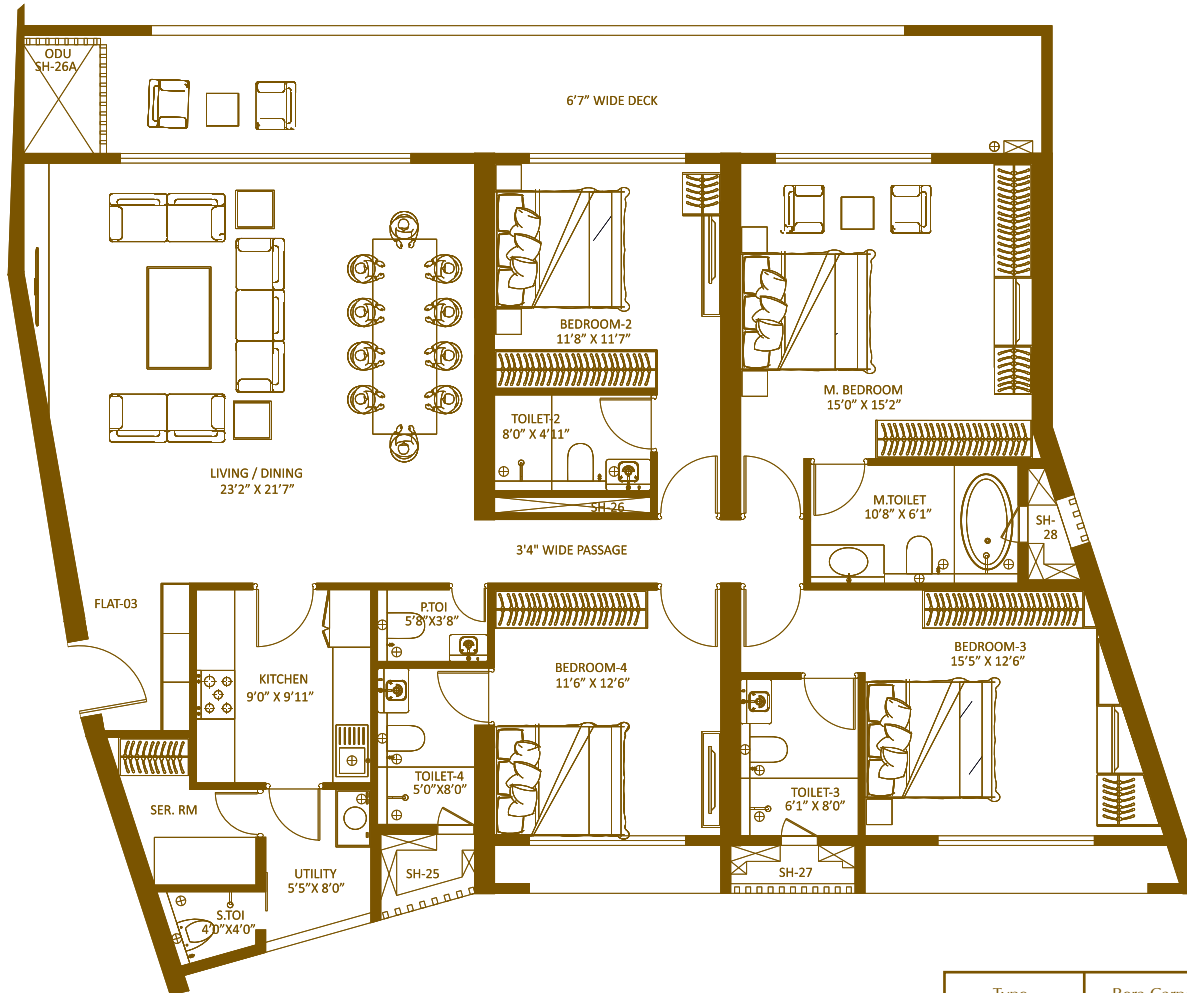
3.5 BHK  
TOTAL AREA 2058 Sq.Ft.



Type	Rera Carpet	Deck	Total Area	Unit of Measurement
3.5 BHK	1712	346	2058	Sq. Ft.
	159.05	32.14	191.19	Sq. Mtr.

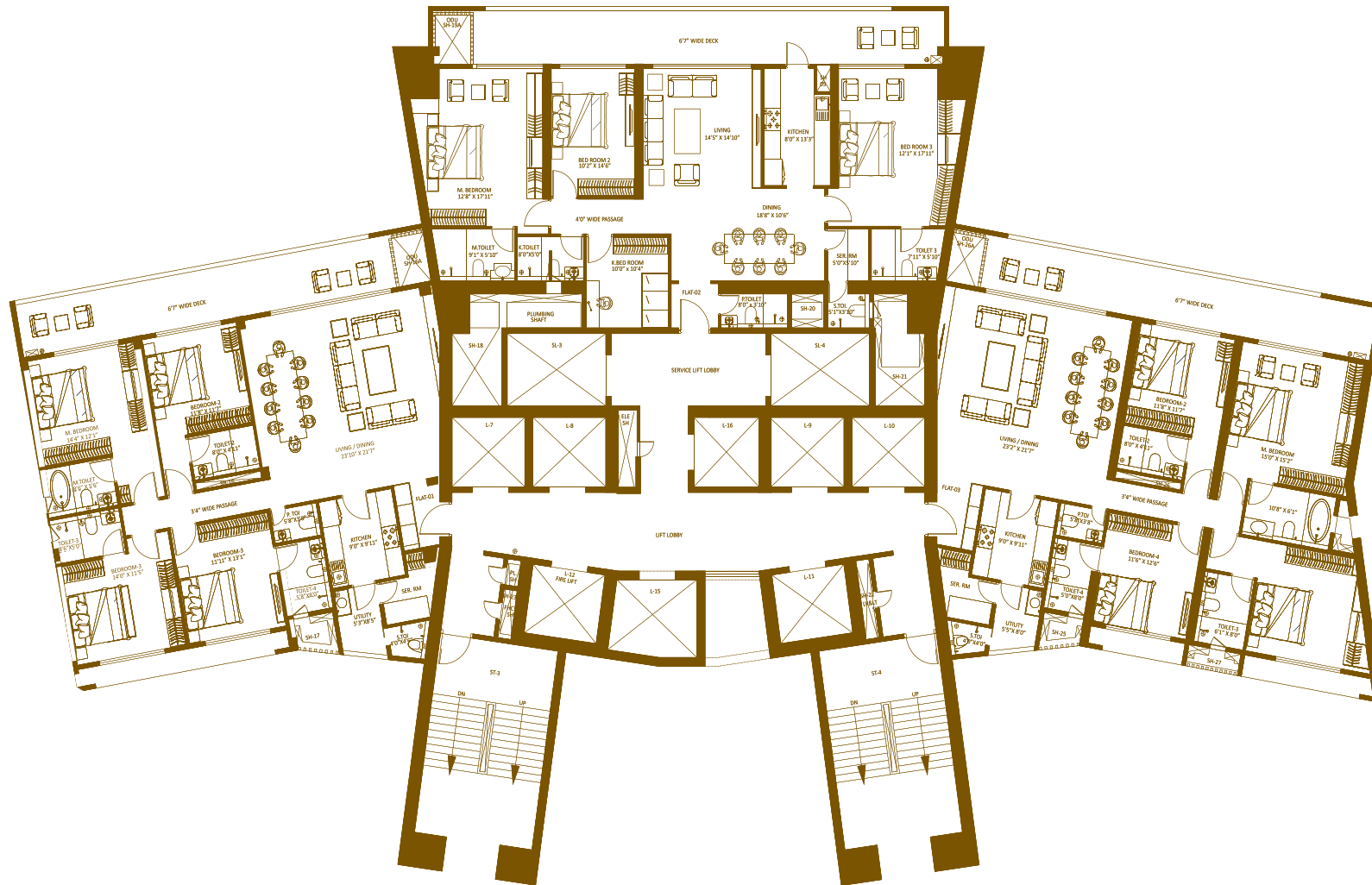
TOWER A1  
UNIT 3

4 BHK  
TOTAL AREA 2136 Sq.Ft.



Type	Rera Carpet	Deck	Total Area	Unit of Measurement
4 BHK	1845	291	2136	Sq. Ft.
	171.41	27.03	198.44	Sq. Mtr.

# TOWER A1 TYPICAL FLOOR PLAN





Actual Image



## Lokhandwala Infrastructure Group Legacy

With a legacy of three decades, Lokhandwala Infrastructure has developed several prestigious projects in Mumbai and internationally in Dubai. With meticulous planning, value engineering and latest technologies, we are building a better world keeping the environment at heart. Our corporate philosophy, 'Rise Above', moves us to exceed expectations with every new initiative. The Vantage Series at The Minerva is another stellar benchmark.



Eden Garden, Dubai

Artist's Impression



Zahra, Worli

Artist's Impression

Lokhandawala Infrastructure Group Legacy



Business Bay

Artist's Impression

Lokhandawala Infrastructure Group Legacy



Actual Image

## SHAPOORJI PALLONJI GROUP LEGACY



It's over 150 years since we began giving the world iconic landmarks across 40 countries. We're home to 16+ companies and over 40,000 employees who strive every day to push innovation, luxury, and ease, way above and beyond. We've built over 18.5 million square metres in India alone. And is one of the most trusted names when it comes to creating landmarks.

And we're proud to be associated with The Minerva.



## GROUP COMPANIES

SP Engineering & Construction

SP Engineering, Procurement & Construction

Shapoorji Pallonji Finance

SP Infrastructure

SP International

SP Investment Advisors

SP Oil & Gas

SP Real Estate

Afcons Infrastructure

Forbes & Co.

Forvol International Services

Sterling & Wilson

SD Corporation

Oman Shapoorji Co.

NextGen Publishing



Palace of the Sultan of Oman

Actual Image

The Shapoorji  
Pallonji Legacy



The Imperial, Mumbai

Actual Image

The Shapoorji  
Pallonji Legacy

## PARTNERS

Architectural Design

Architect Hafeez Contractor

Architect of Record

Spaceage Consultants

Interior Design

HBA, Singapore

Structural Design

J + W Consultants

Construction Contractor

Larsen and Toubro

Lighting Design

Ministry of Light

Landscape Designing

Site Concepts International, Hong Kong

Wind Engineering

RWDI, Canada and Windtech, Singapore

Façade Consultant

BES Consultants Pte Ltd., Singapore

MEP Consultant

INGSOPHY

Traffic Engineering

Systra MVA

Vertical Transportation

Lerch Bates

MahaRERA number: Minerva – P51900008204  
Nuevo Consultancy Services Private Ltd. – A51900004918  
For more details, visit: <https://maharera.maharashtra.gov.in/>



**Shapoorji Pallonji**  
Real Estate



Disclaimer: This project is solely being developed by "Lokhandwala Kataria Construction Pvt. Ltd." as a 'project promoter'. Lokhandwala Kataria Construction Pvt. Ltd is a group company of Mr. M. A. Lokhandwala and is not in any way connected with Lokhandwala Construction Industries Pvt. Ltd. / Lokhandwala Builders Pvt. Ltd. or their group companies. Lokhandwala Kataria Construction Pvt. Ltd. has appointed Nuevo Consultancy Services Pvt. Ltd., a Shapoorji Pallonji Group Company, as a marketing consultant for the project. This material does not constitute an offer and/or contract of any type. Any prospective sale shall be governed by the terms and Agreement for Sale to be entered into between the project promoter and customer. Before making a decision to purchase, customers are requested to independently, either directly or through customers' legal/financial advisors, thoroughly verify all details/documents pertaining to the project. All specifications of the project shall be as per the agreement for sale between the project promoter and customer. #Views may not be perpetual and may differ basis the apartment selected. Other Terms and Conditions Apply