PROMESA

FREMONT

LALBAUG




Representative Image
THE CROWN OF SOBO LIVING

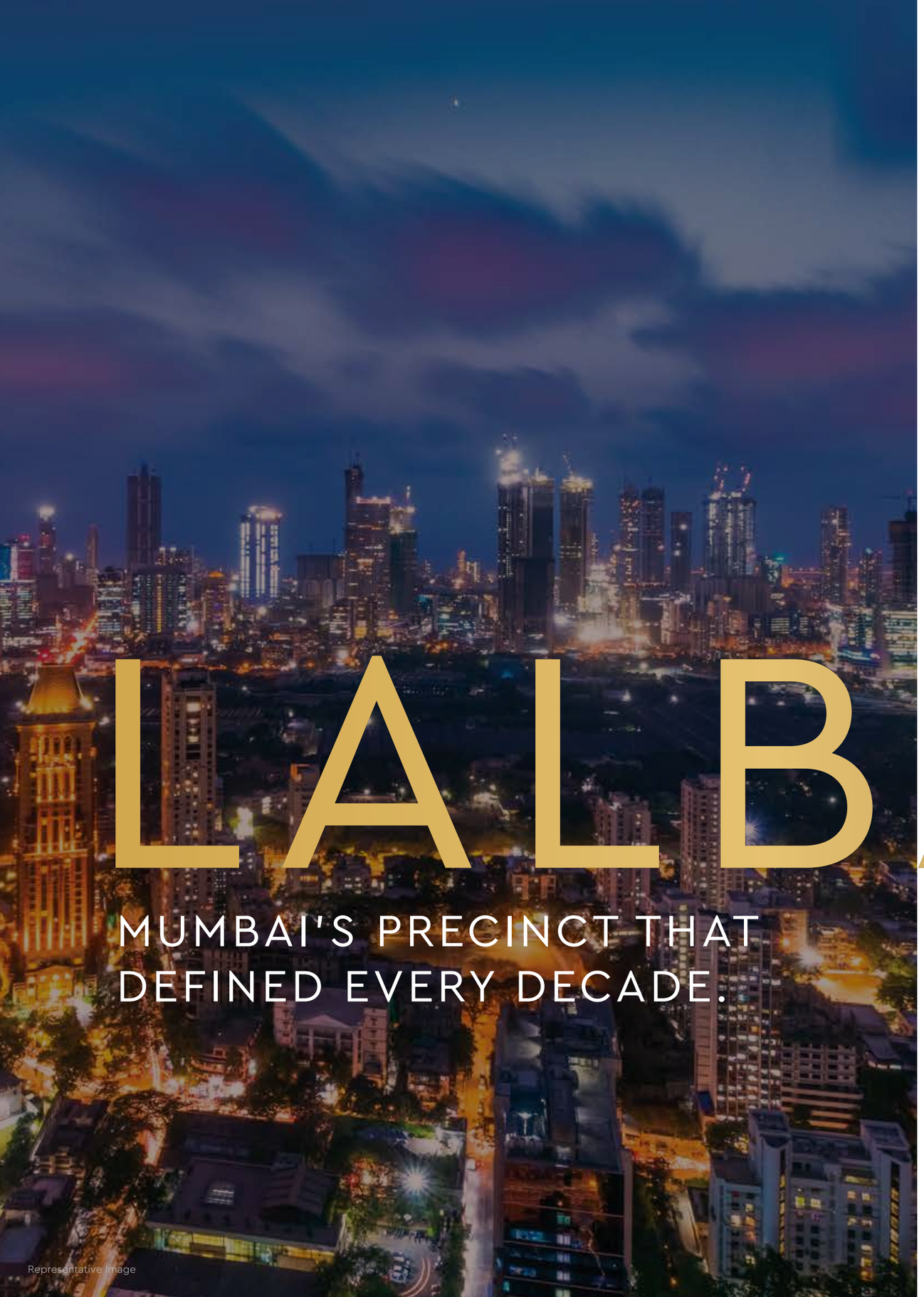
THE FINEST CREST OF SOBO.
LET THE WORLD LOOK UP TO YOU.



Representative Image

Crowning the skyline and complementing your grace, here's a bastion of exclusivity and elegance.

Perched above the ordinary, Lalbaug is an ode to the economic powerhouse of Mumbai and those who make it to its big league. Live at the heart of SoBo for the quintessential upper edge that makes all the difference.



LALBAUG

MUMBAI'S PRECINCT THAT DEFINED EVERY DECADE.

Representative Image

- 12% Appreciation in Last 1 Year#
- High Rental Yield
- Huge Resale Value
- Great Investment Potential
- Thriving Socio-Cultural Heritage
- Predominantly HNI Residents

Lalbaug, once a bustling mill district, now stands as a cherished locale in the heart of Mumbai. Over the years, it has evolved into a vibrant, cosmopolitan neighborhood, seamlessly blending its historic allure with modern advancements. Its prime location, excellent connectivity, and rich heritage render it an irresistible choice for real estate investors.

#Source: https://www.99acres.com/lalbaug-south-mumbai-overview-piffid

UNPRECEDENTED ACCESS. MUCH BEYOND THE ORDINARY.

Nestled within an upscale neighborhood and enhanced by robust connectivity, it offers more than just a location – the epitome of lifestyle. As the skyline continues to evolve, so do the finer choices.



INFRA CONNECTIVITY

Eastern Express Highway	5 Min
Eastern Freeway	10 Min
MTHL	10 Min
Coastal Road Phase 1	13 Min
Bandra-Worli Sea Link	25 Min



COMMERCIAL HUBS

Lower Parel	5 Min
Nariman Point	20 Min
Fort	20 Min
Bandra-Kurla Complex	30 Min



HEALTHCARE

Wockhardt Hospital	5 Min
H.N. Reliance - Foundation Hospital	11 Min
Jaslok Hospital	12 Min
Breach Candy Hospital Trust	15 Min



EDUCATION INSTITUTES

JBCN International School	6 Min
St. Mary's School ICSE	7 Min
St Agnes' High School	8 Min
Christ Church	10 Min



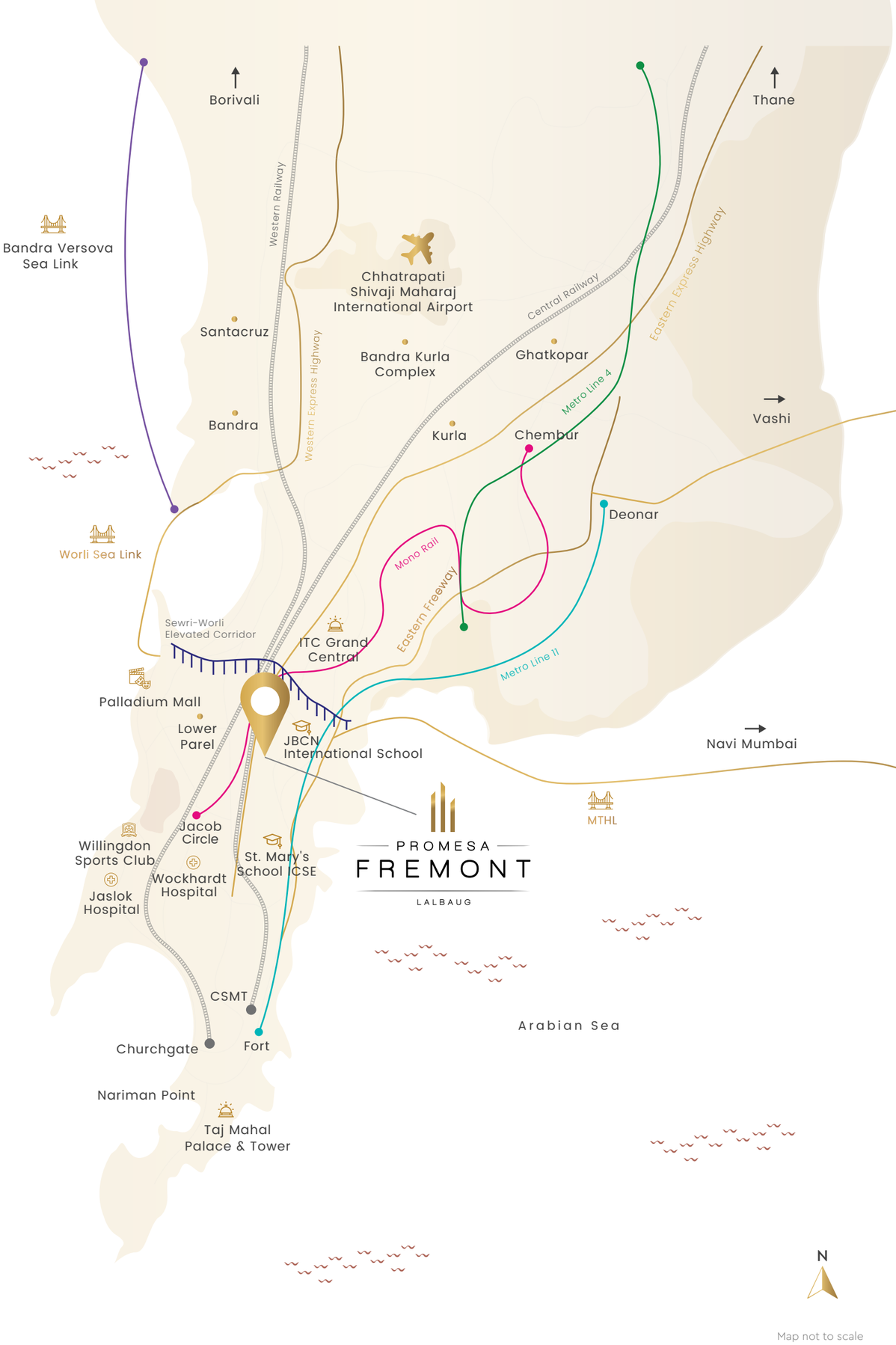
HOTELS

ITC Grand Central	7 Min
St. Regis Mumbai	9 Min
Four Seasons	10 Min
Taj Mahal Palace & Tower	25 Min



LEISURE & ENTERTAINMENT

Palladium Mall	8 Min
Kamala Mills	8 Min
Willingdon Sports Club	12 Min
National Sports Club of India	16 Min



Map not to scale

How can you say you live in SoBo without
having to say it at all?
Wake up to the finest views.
Most exclusive privileges.
Be amongst the influential.
A life like nowhere else.

Elevated above the rest, you can either watch your dreams soar,
or be a part of the one.

LESS ORDINARY,
MORE EXTRAORDINAIRE.

INDIA'S FIRST-OF-ITS-KIND
EXPERIENCE

WORLD'S FOREMOST
CONSTRUCTION PARTNERS

ENTER THE LEAGUE
OF TALLEST TOWERS

5 STAR INSPIRED DESIGN
AND PLANNING

3 LEVELS OF
LUXURIOUS AMENITIES

JAIN MANDIR & UPASHRAY
FOR PERPETUAL BLESSINGS



Representative Image

THE CROWN JEWEL OF SOUTH MUMBAI, ABOVE EVERYTHING ELSE.

Welcome to Promesa Fermont, the epitome of luxury living in South Mumbai.
Embrace a tapestry of refined experiences handpicked for the chosen ones.
A landmark adorned with a delicate blend of sophistication and grandeur.

PROJECT HALLMARKS

- Privately Accessed 1.64 Acres
- G+60 Storey* Brilliance
- First Habitable Floor From 17th Level
- Luxurious 2 & 3 Bed Residences
- Expansive Sundecks
- Triple Height Designer Entrance Lobby
- 40+ Exceptional Lifestyle Experiences
- ~50,000 Sq.Ft. Of Indulgent Spaces
- Abundant Open Spaces
- Ample Parking Spaces



Artist's Impression

THE CROWN'S POINT OF VIEW.

Artist's Impression

LEVEL 15

CLUB SUMMIT



- Jain Mandir & Upashray
- Banquet + Master Kitchen
- Multipurpose Court
- Kids' Play Area
- Toddlers' Play Area
- 30ft. Bubbling Brook Waterfall
- Meditation Lawn
- Business Bay
- Stilt
- Music Room

LEVEL 16

SUMMIT *LOUNGE*



- Edge Pool
- Jacuzzi
- Kids' Pool
- Fitness Center
- Changing Rooms
- Card Room
- Chess
- Pool Table

SKY LEVEL

THE SUMMIT



- Billiards
- Indoor Games
- Air Hockey
- Table Tennis
- Library
- Mini Theatre
- Spa
- Steam Room
- Juice Bar

- India's 1st O2 Tunnel*
- Barbecue Pit
- Golf Putting
- Amphitheatre
- Skywalk
- Skylounge
- Herb Garden
- Gazebo
- Cafe
- Multisports Turf

Representative Images

3 PINNACLES OF LEISURE.

A REALM OF EXQUISITE EXPERIENCES.

Creating a portal to the sky of infinite possibilities, experience the exquisite indulgences that are handpicked for the select few. Welcome to a life – majestic, ethereal, and truly elevated in every sense.


India's 1st O2 Tunnel*


Fitness Center


Jain Mandir & Upashray


Multisports Turf


Banquet with Master Kitchen


Mini Theatre

Artist's Impressions

HIGH IN ALTITUDE, HIGHER ON ESTEEM.



Artist's Impression



Artist's Impression

Perched atop the neighbourhood, envision life amidst the skies. Embrace expansive panoramas of the city skyline, sea and sparkling stars. A flawless portal to your elegant abode awaits your arrival.

Cherish a living experience that truly embodies brilliance.

INTERNAL SPECIFICATIONS

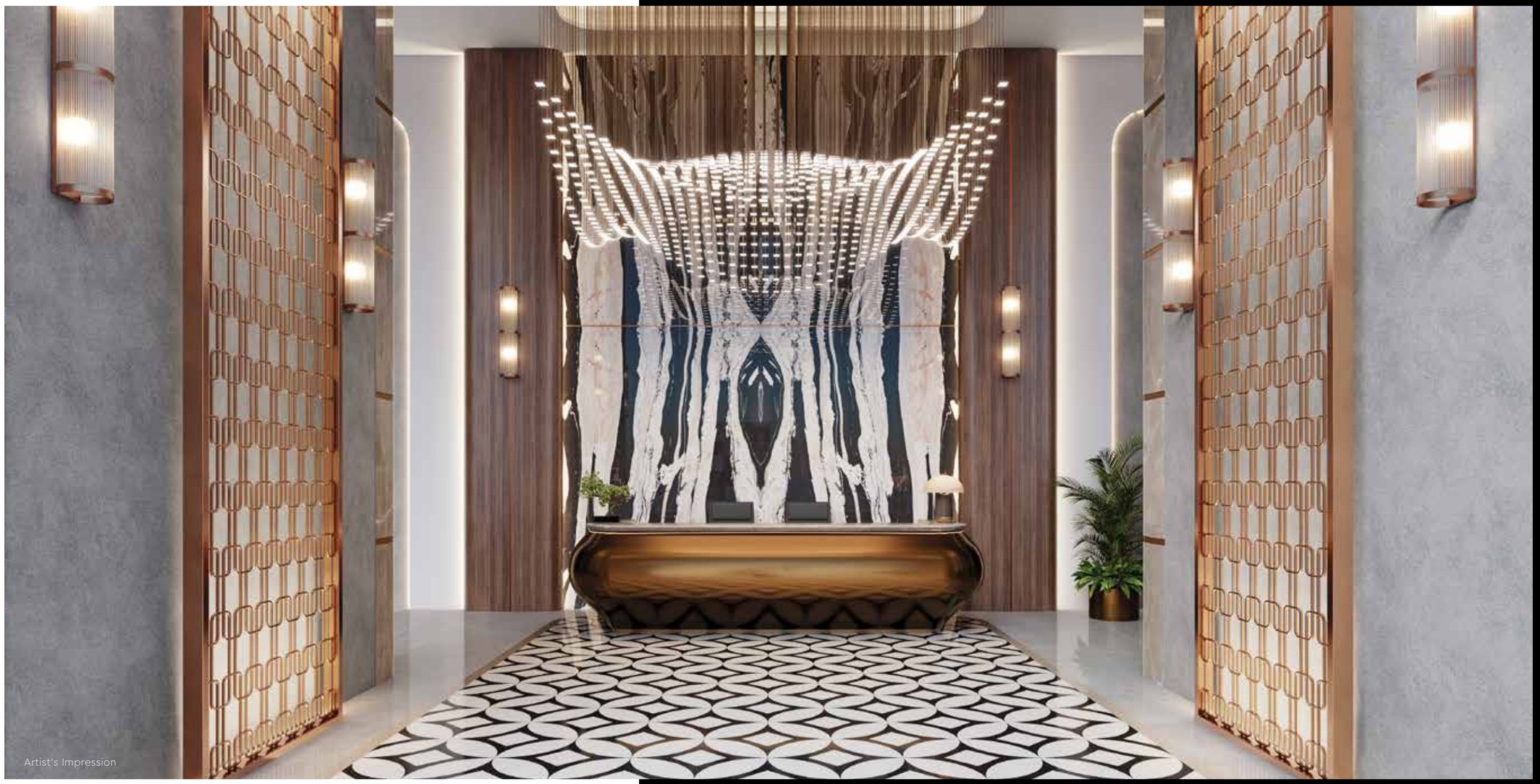
- Vaastu Compliant Homes
- East-West Facing Windows^
- Cross Ventilation

- Floor To Floor Height Of ~11ft.
- Walk-In Wardrobe^
- Ample Storage Space

- Italian Marble Flooring
- Granite Kitchen Platform
- Branded Fixtures And Fittings

ARRIVALS THAT MARK THE DIFFERENCE.

TRIPLE HEIGHT DESIGNER ENTRANCE LOBBY



Artist's Impression

Perfectly fitted for the world and suited for the discerning few, this elegantly appointed lobby is just a preview of the spectacular living. Showcasing the inviting interiors, beautiful chandelier, and soaking sunlight, the space resembles the visual equivalent of a deep, stress-relieving exhale.

TRUSTWORTHY LEGACY. NOTEWORTHY CREATIONS.

Inspired by a commitment to reliability and assurance, our legacy is more than a promise; it's the bedrock of our foundation. Delighting in customer support, we continuously surpass expectations, crafting creations that inspire admiration and awe.

- Timely Delivery
- Quality Assurance
- Customer-First Policy
- Transparent Practices

PROMESA
REALTY
BY DARSSHAN PROPERTIES

20+ YEARS
Of Excellence

25+ ICONIC
Of Landmarks

2 M+ SQ.FT.
Delivered

2.8 M+ SQ.FT.
Ongoing Developments

PRESENT ACROSS 3 CITIES
Mumbai, Lonavala & Pune.

WORLD'S FOREMOST CONSTRUCTION PARTNERS

Design Architect
Skyline Architect

Construction Partner
B.E. Billimoria & Co. Ltd.

Structural Consultant
Struct Bombay

MEP Consultant
EMC Consultant

Landscape Consultant
Green Space Alliance

Liasoning Architect
Wairkar & Associates



Representative Image

A FLAGSHIP PROJECT OF

PROMESA

REALTY

BY DARSSHAN PROPERTIES

MahaRERA Registration No. P51900055088 available at website: http://maharera.mahaonline.gov.in

Disclaimer: The information provided in this advertisement including all pictures, images, plans, drawings, amenities, dimensions, elevations, illustrations, facilities, features, specifications, other information, etc, mentioned are indicative of the kind of development that is proposed and are subject to the approval of the competent authorities. Pictures, visuals, perspective views of building, model, furniture and maps are artist's conceptions and not the actuals. Terms & Conditions stated in agreement for sale shall be binding and final. *Proposed. ^Available in Select Units Only. Terms and Conditions Apply.

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REALTY
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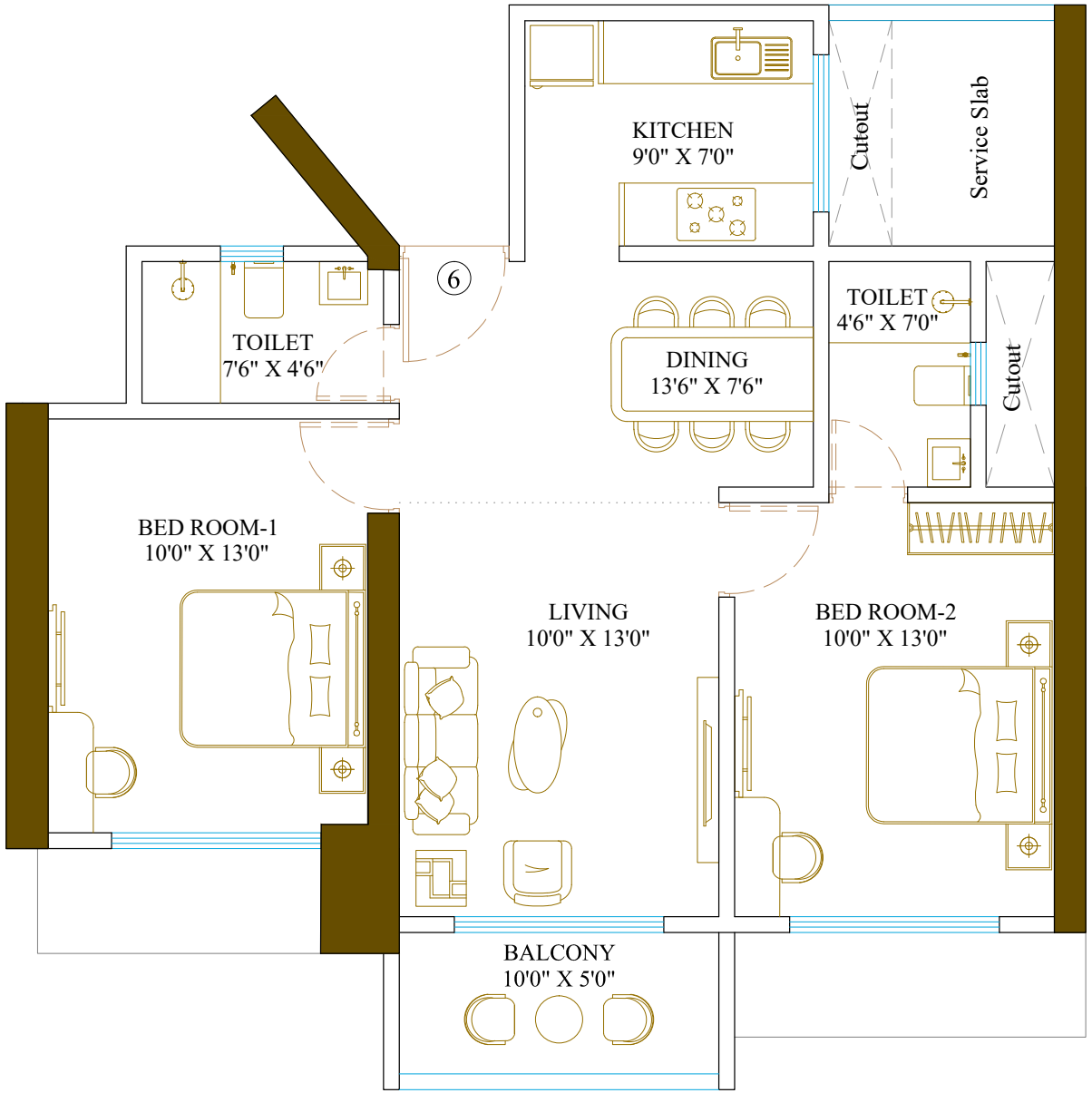
2 BED DECK RESIDENCE

RERA CARPET AREA - 652 SQ.FT.

BALCONY AREA - 50 SQ.FT.

TOTAL AREA - 702 SQ.FT.

THE PARC ROUGE
Luxury Collection



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Please Note: The interiors, furniture, fittings, fixtures etc. shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the agreement for sale shall be final and provided in the flats. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/- 3% in carpet area may occur on account of design and/or construction exigencies. *Conversion: 1 sq.mt. = 10.764 sq.ft. *Conversion in square feet for convenience purpose & easy understanding.

PROMESA
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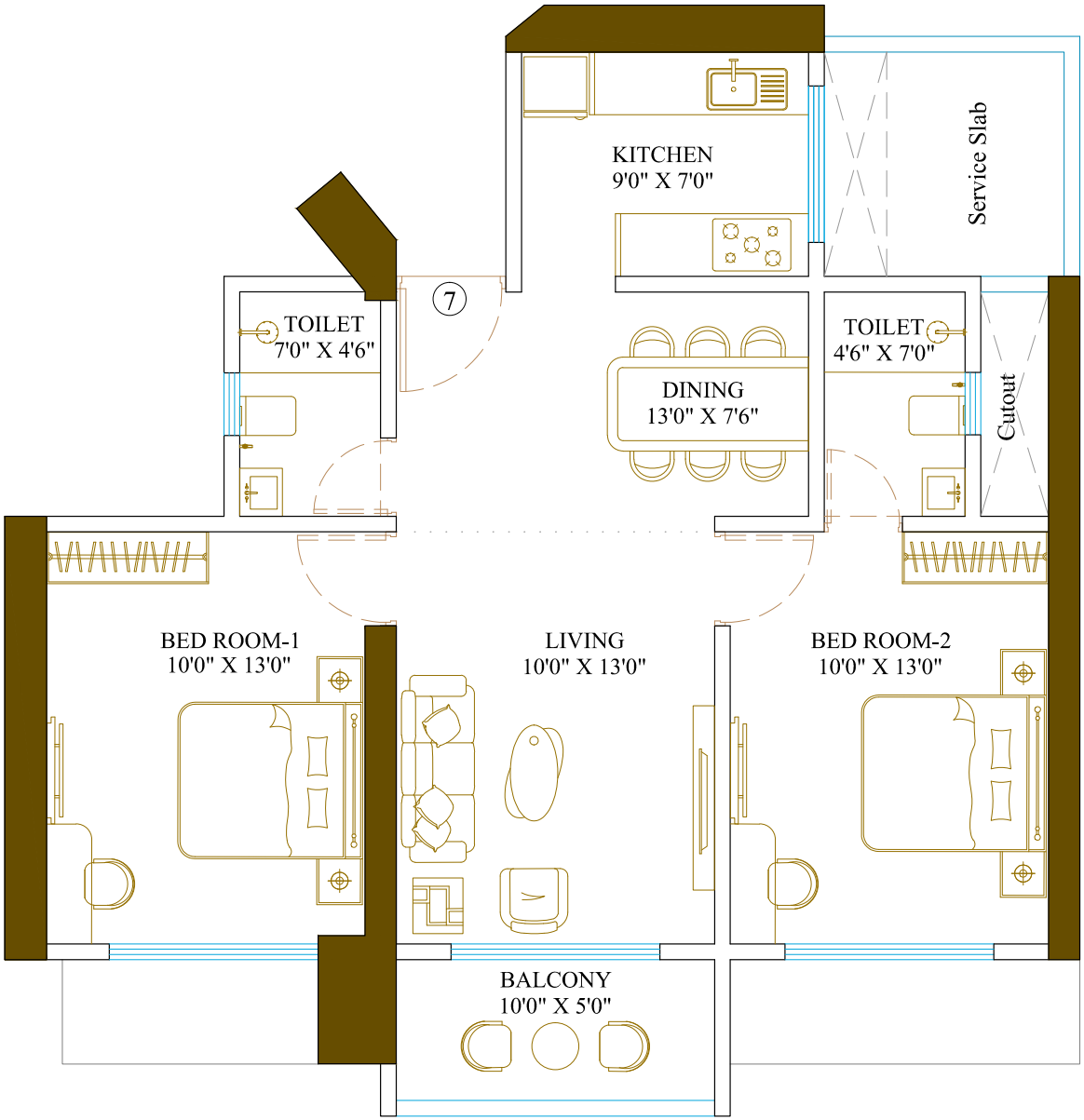
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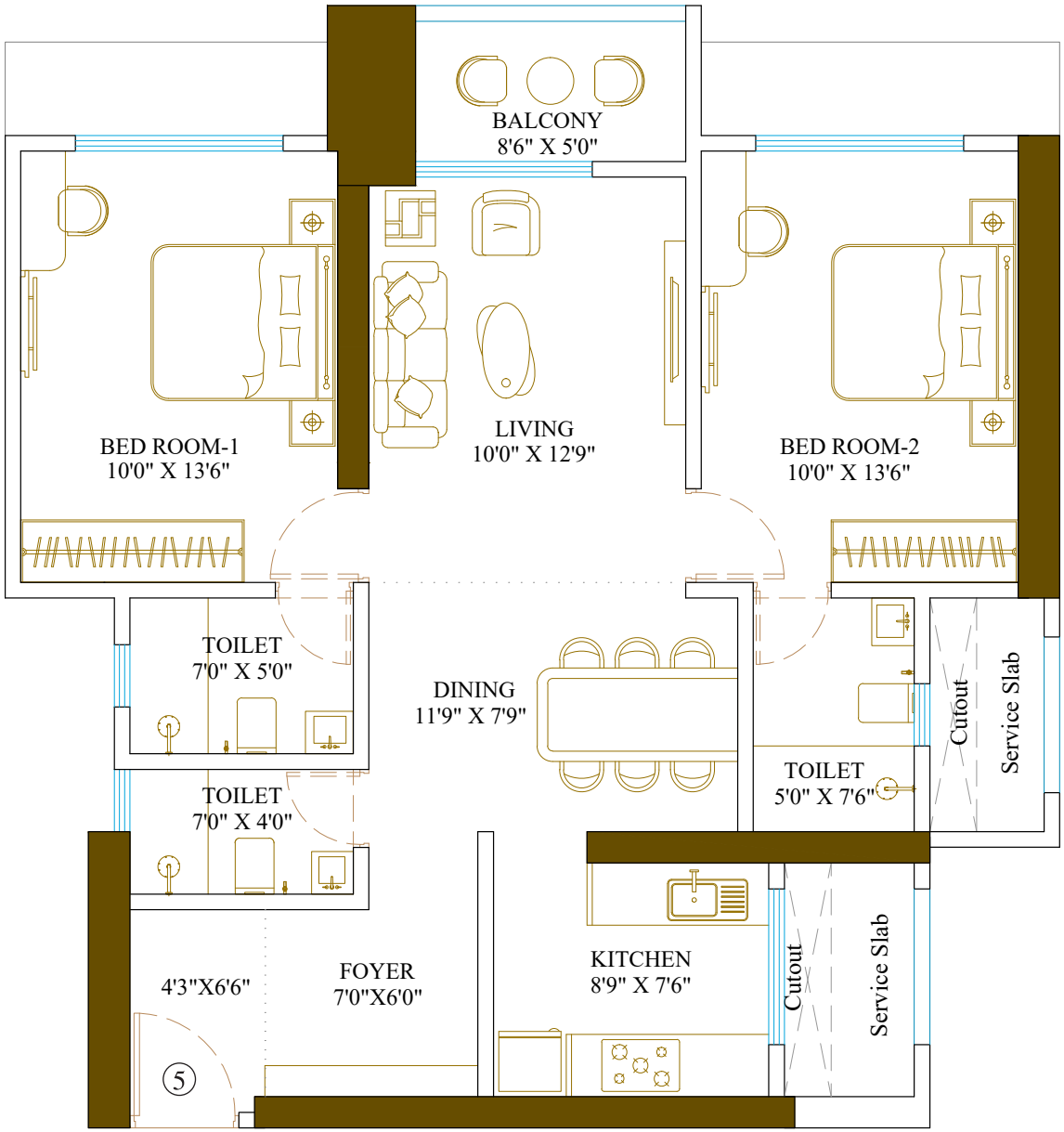
2 BED DECK RESIDENCE

RERA CARPET AREA - 786 SQ.FT.

BALCONY AREA - 42 SQ.FT.

TOTAL AREA - 828 SQ.FT.

THE PARC ROUGE
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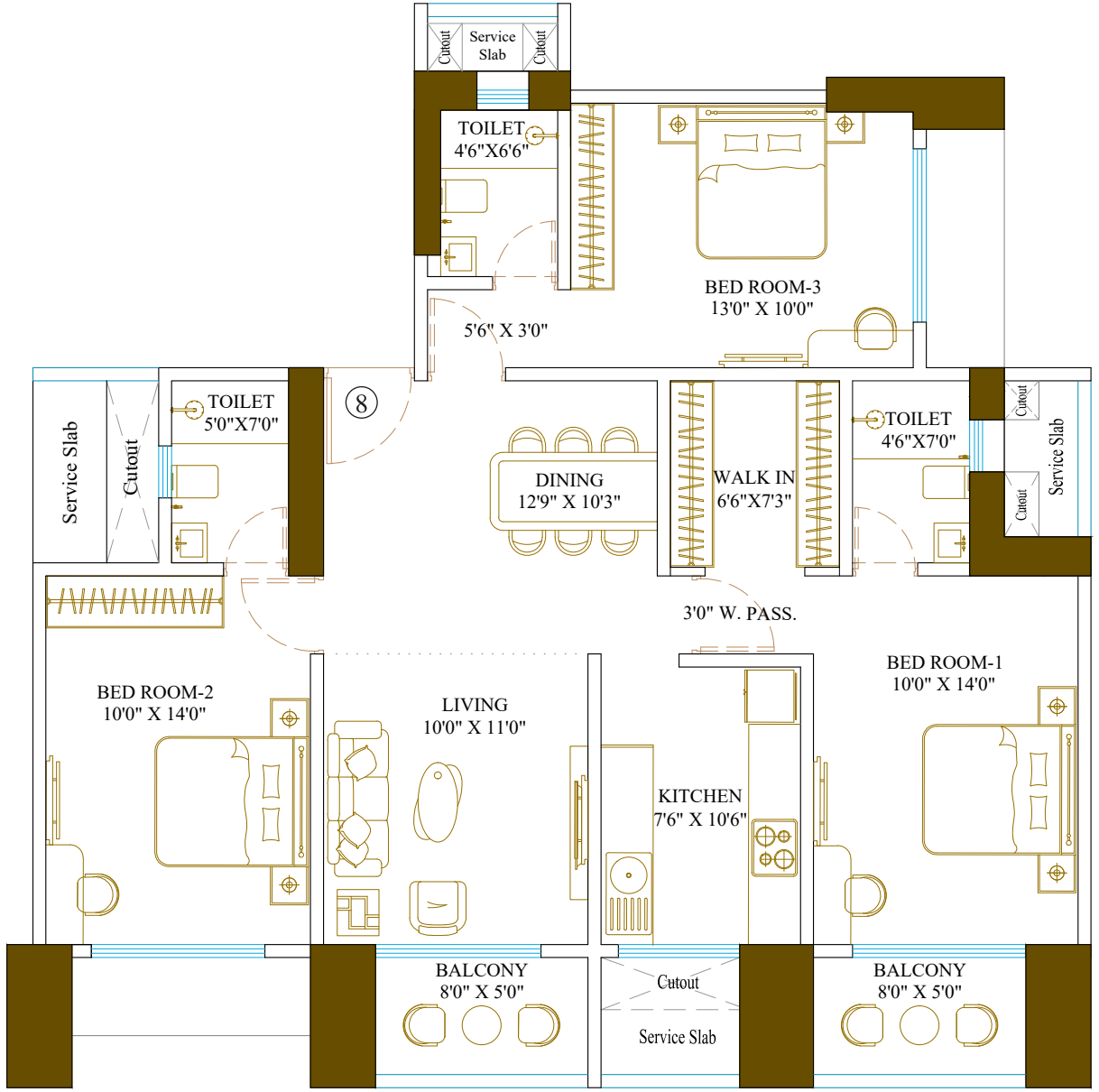
3 BED DECK RESIDENCE

RERA CARPET AREA - 963 SQ.FT.

DUAL BALCONY AREA - 81 SQ.FT.

TOTAL AREA - 1044 SQ.FT.

THE PARC ROUGE
Luxury Collection



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PROMESA
REALTY
BY DARSSHAN PROPERTIES

NORTH & WEST WING

TYPICAL FLOOR PLAN

THE PARC ROUGE
Luxury Collection



17th to 21st, 23rd to 28th, 30th to 35th & 37th to 40th FLOOR

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PROMESA
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BY DARSSHAN PROPERTIES

NORTH & WEST WING

TYPICAL FLOOR PLAN

THE PARC ROUGE
Luxury Collection



41st to 42nd, 44th to 49th, 51st to 56th, 58th to 62nd FLOOR

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