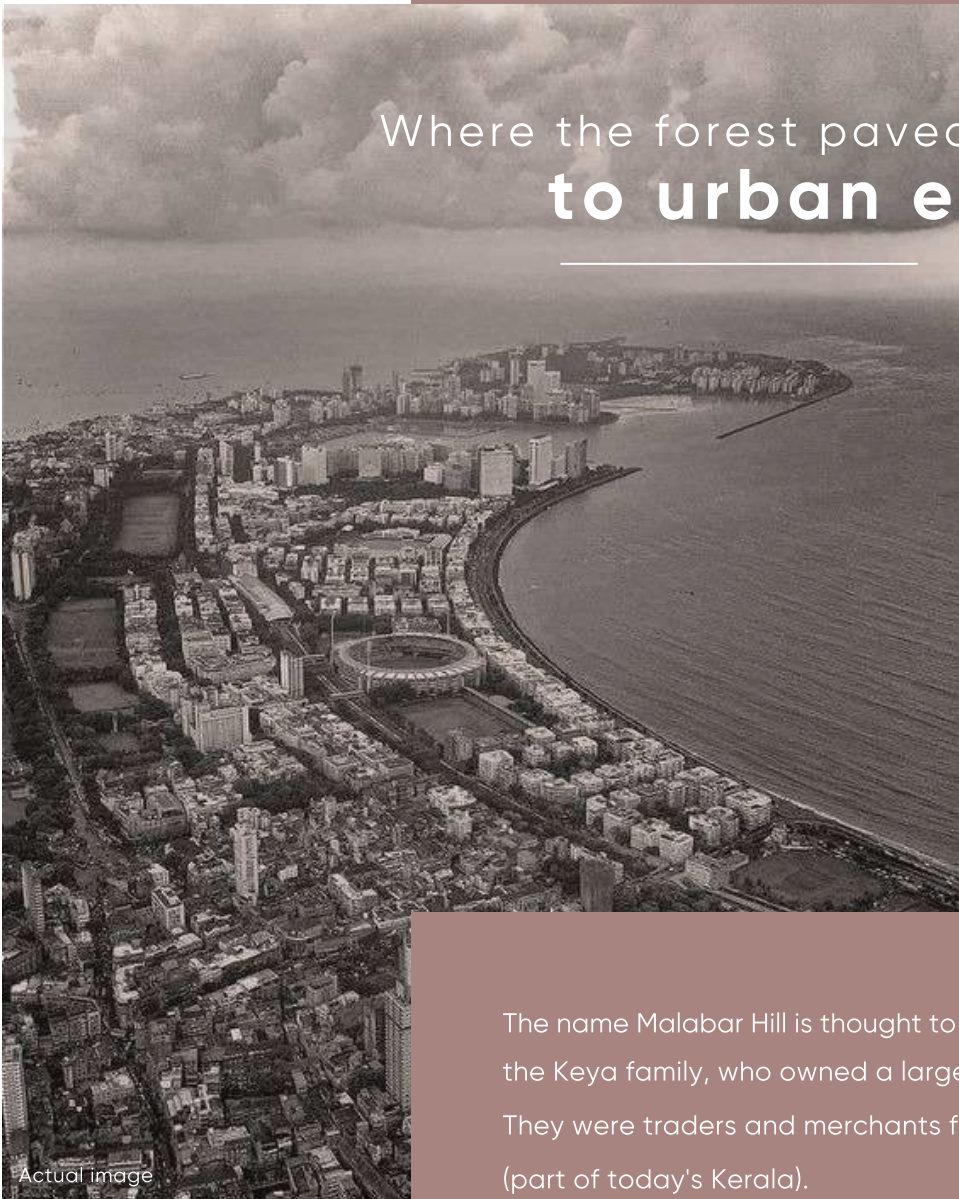


30 Little Gibbs

— MALABAR HILL —

PRIVACY AT THE HEART OF THE HILL



An aerial photograph of a coastal city, likely Kochi, India. The city is built on a peninsula with a curved shoreline. A large, circular stadium is visible in the foreground. The city is densely packed with buildings, and the sea is visible to the right. The sky is cloudy.

Where the forest paved the way to urban elegance

The name Malabar Hill is thought to have originated from the Keya family, who owned a large part of the area. They were traders and merchants from North Malabar (part of today's Kerala).

In the early 19th century, Malabar Hill was nothing more than a forest, until it became a popular and coveted residential neighbourhood after the Governor's Bungalow (now called Raj Bhavan) was built there. This decision sparked a transformation in the area, making Malabar Hill the sought-after location it is today.

Actual image

For people whose values are
deeply rooted in
privacy and wellness



Actual image

30 Little Gibbs is located on the peaceful stretch of Little Gibbs Road in the exclusive neighbourhood of Malabar Hill. With panoramic views of the iconic South Mumbai cityscapes, it is a place where you can embrace the joys of refined living, surrounded by like-minded neighbours.



Nostalgia infused with **present-day sophistication**

Inspired by old-world Bombay, the architecture and interiors of 30 Little Gibbs, effortlessly combine the charm of yesteryears with the elegance of a contemporary Art Deco design. Arched brass doors lead to soaring ceilings, rich wood-panelled walls and mid-century modern furnishings.

The space has a timeless appeal, with every detail carefully curated to create a sense of comfort and functionality. The lobby is designed using intricate and geometric lines with materials such as marble, metal and stone, creating a sense of minimalistic grandeur.



Artist's impression

A contemporary addition to the **South Mumbai skyline**



The façade showcases a blend of Art Deco-inspired textures and materials. It predominantly features concrete elements complemented by bronze grills and metal mesh accents, resulting in a sleek and modern look. The building's structural elements are thoughtfully planned to ensure unobstructed views of the sea and its surroundings from every floor.

With the sea
as the muse

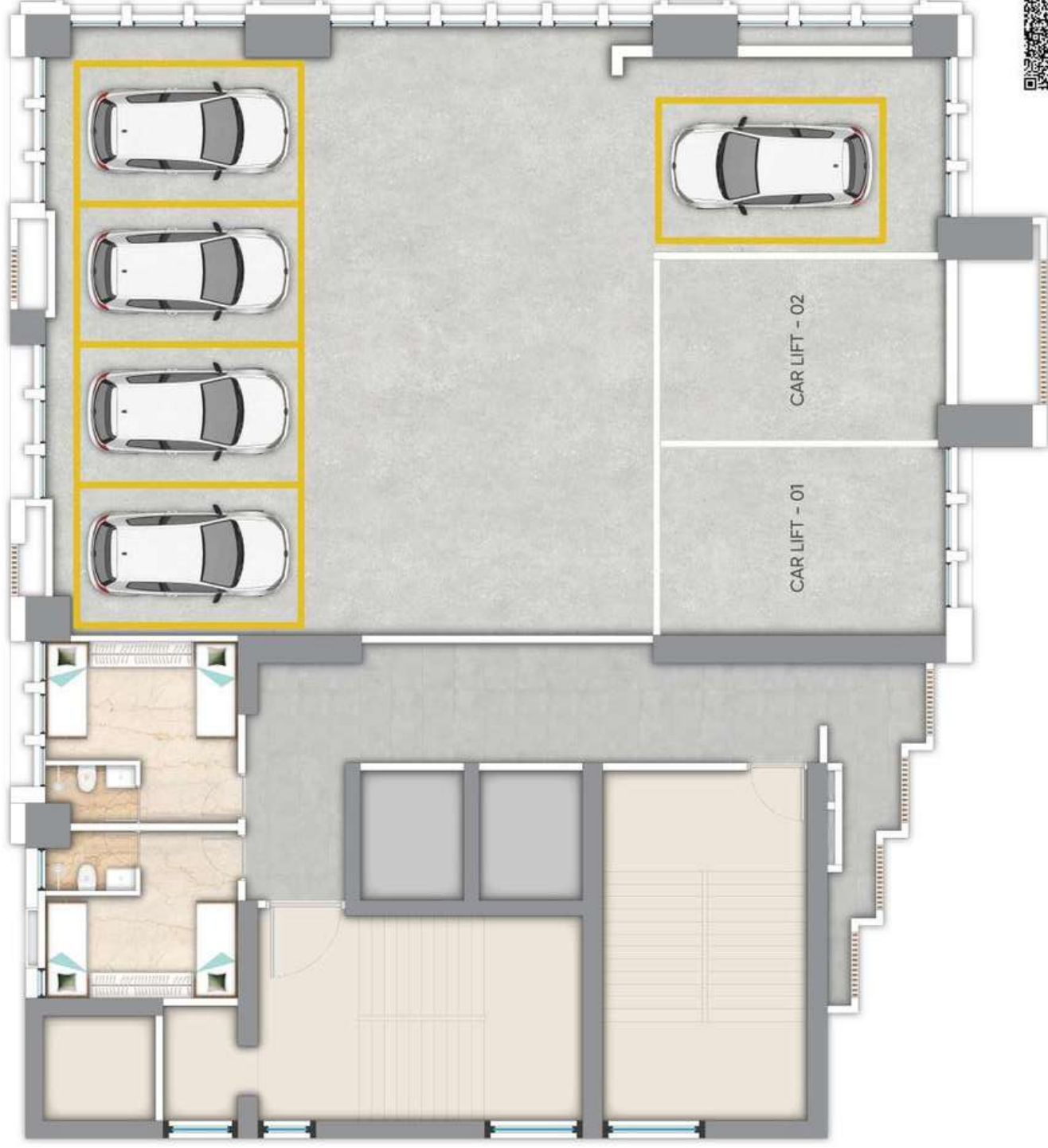


With large windows, bathing the living spaces in abundant natural light, the space creates an atmosphere of warmth and quietude. Imagine a solace amidst the chaos, that serves as a respite from the demands of the outside world.



1.	Main Building Lobby
2.	Service Lift
3.	Service Lobby
4.	Passenger Lift
5.	Fire Control Room
6.	Service Room





Please Note: The above image is an artist's expression of the floor plan. The areas provided above are approx. Image quantifiable by the standard dimension provided.



30 Little Gibbs

MALABAR HILL

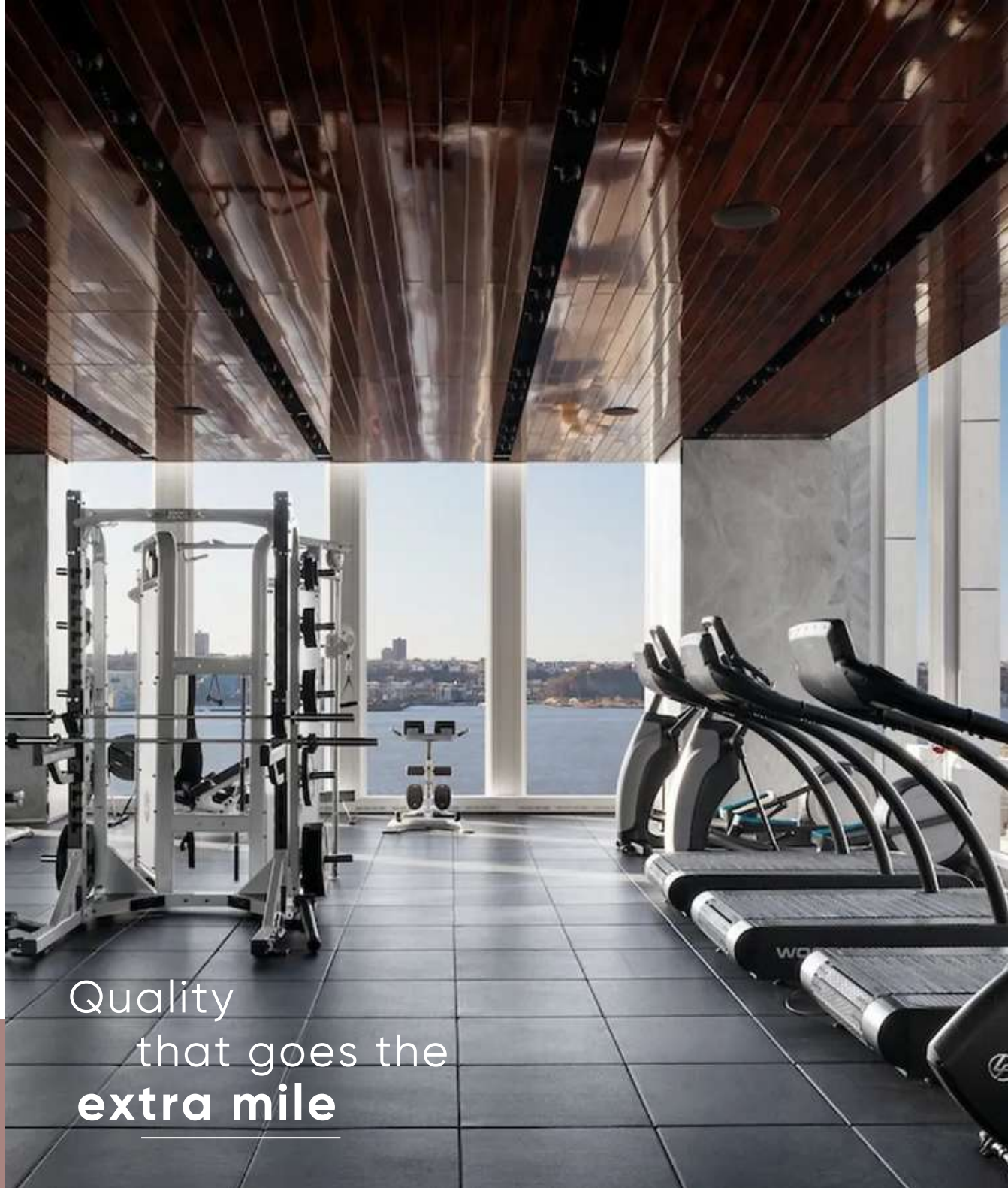
- | | |
|----|----------------|
| 1. | Gymnasium |
| 2. | Golf Simulator |
| 3. | Refuge Area |
| 4. | Service Lift |
| 5. | Service Lobby |
| 6. | Passenger Lift |
| 7. | Service Room |



AMENITIES

1st Floor

Please Note: The above image is an artist's expression of the floor plan. The areas provided above are approx. image quantifiable by the standard dimension provided.
MaharERA registration no. P51900053421



Quality that goes the **extra mile**

With a focus on quality and careful attention to detail, our gym is crafted to inspire and facilitate physical activity, seamlessly blending style and functionality.

The equipment we offer is meticulously handpicked to cover all types of exercise such as anaerobic, cardiovascular, and strength training. Each piece is curated for the multifaceted needs of the modern athlete.





- | | |
|-----|--------------------------|
| 1. | Boutique Tea Lounge |
| 2. | Treatment Room |
| 3. | Female Changing POD |
| 4. | Male Changing POD |
| 5. | Steam Room |
| 6. | Herbal Sauna |
| 7. | Rain Shower |
| 8. | Salt Infrared Relaxation |
| 9. | Vitality Pool |
| 10. | Cold Plunge Pool |
| 11. | Counter Current Pool |
| 12. | Cabana |
| 13. | Lounger |
| 14. | Service Lift |
| 15. | Service Lobby |
| 16. | Passenger Lift |
| 17. | Service Room |



A Spa experience
like no other

In collaboration with 'The Wellness', an international wellness expert who specializes in innovation and sustainability of design, the Spa offers a wide variety of hydrotherapy facilities and thermal relaxation equipment such as a steam room, herbal sauna, therapy room, vitality pool, salt infrared relaxation, cold plunge pool and counter-current pool.





Artist's Impression

Artist's Impression





DIMENSIONS	
1. Living Room	29' 2" x 21' 6"
2. Deck	7' 3" x 23' 0"
3. Dining Room	9' 9" x 19' 2"
4. Kitchen	15' 0" x 13' 5"
5. Kitchen Storage	5' 10" x 8' 6"
6. Powder Room	3' 11" x 6' 5"
7. Bedroom 1	12' 9" x 17' 3"
8. Bathroom 1	5' 5" x 9' 1"
9. Bedroom 2	11' 3" x 23' 1"
10. Bedroom 2 Walk-In	7' 9" x 5' 10"
11. Bathroom 2	5' 5" x 11' 5"
12. Master Bedroom	11' 7" x 19' 7"
13. Master Bedroom Walk-In	11' 9" x 7' 2"
14. Master Bathroom	5' 5" x 11' 5"
15. Staff Room	9' 10" x 5' 11"
16. Staff Toilet	3'11" x 6'3"
17. Dry Balcony	7' 11" x 6' 3"
18. Utility	6'7" x 16'5"

A. RERA Carpet Area	2,517 Sq. Ft.
(Including Deck Area)	
B. Staff Room Area (Podium Level)	144 Sq. Ft.
C. Total Chargeable Area	2,661 Sq. Ft.
D. Total Usable Area	2,769 Sq. Ft.



DIMENSIONS

1. Living & Dining Room	29' 2" x 21' 6"
2. Deck	7' 3" x 23' 0"
3. Kitchen	15' 6" x 13' 5"
4. Powder Toilet	3' 10" x 5' 8"
5. Bedroom 1	10' 3" x 18' 8"
6. Bathroom 1	5' 3" x 9' 7"
7. Bedroom 2	10' 3" x 18' 8"
8. Bathroom 2	5' 5" x 9' 0"
9. Bedroom 3	11' 3" x 23' 1"
10. Bedroom 3 Walk-In	7' 9" x 5' 10"
11. Bathroom 3	5' 5" x 11' 5"
12. Master Bedroom	11' 7" x 19' 7"
13. Master Bedroom Walk-In	11' 9" x 7' 2"
14. Master Bathroom	5' 5" x 11' 5"
15. Staff Room	9' 10" x 5' 11"
16. Staff Toilet	3' 11" x 6' 3"
17. Dry Balcony	5' 5" x 6' 3"
18. Utility	6' 7" x 16' 7"

A. RERA Carpet Area	2,517 Sq. Ft.
(Including Deck Area)	
B. Staff Room Area (Podium Level)	144 Sq. Ft.
C. Total Chargeable Area	2,661 Sq. Ft.
D. Total Usable Area	2,769 Sq. Ft.





DIMENSIONS

1. Living Room	29' 2" x 26' 2"
2. Deck	7' 3" x 23' 0"
3. Dining Room	11' 3" x 17' 8"
4. Kitchen	15' 5" x 13' 11"
5. Kitchen Storage	7' 9" x 7' 7"
6. Bar	15' 5" x 17' 3"
7. Powder Toilet	5' 3" x 5' 8"
8. Staff Room	9' 10" x 5' 11"
9. Staff Toilet	3' 11" x 6' 3"
10. Dry Balcony	5' 6" x 6' 3"
11. Utility	6' 6" x 16' 7"

(Upper and Lower)

A. RERA Carpet Area	4,057 Sq. Ft.
(Including Deck Area)	
B. Staff Room Area (Podium Level)	144 Sq. Ft.
C. Total Chargeable Area	4,201 Sq. Ft.
D. Total Usable Area	4,417 Sq. Ft.





DIMENSIONS

1. Family Room	29' 2" x 19' 1"
2. Master Bedroom	11' 7" x 14' 4"
3. Master Bedroom Walk-In(His)	13' 1" x 7' 3"
4. Master Bedroom Walk-In(Her)	18' 2" x 7' 3"
5. Master Bedroom Dresser	11' 3" x 12' 0"
6. Master Bedroom Study	11' 3" x 5' 11"
7. Master Bathroom (His)	5' 5" x 11' 0"
8. Master Bathroom (Her)	5' 5" x 11' 0"
9. Bedroom 1	10' 4" x 18' 8"
10. Bathroom 1	5' 5" x 8' 11"
11. Bedroom 2	10' 3" x 18' 8"
12. Bathroom 2	7' 10" x 6' 9"
13. Guest Room	13' 1" x 13' 5"
14. Guest Bathroom	4' 4" x 8' 10"
15. Staff Room	9' 10" x 5' 11"
16. Staff Toilet	3' 11" x 6' 3"
17. Utility	6'7" x 16'5"

(Upper and Lower)

A. RERA Carpet Area (Including Deck Area)	4,057 Sq. Ft.
B. Staff Room Area (Podium Level)	144 Sq. Ft.
C. Total Chargeable Area	4,201 Sq. Ft.
D. Total Usable Area	4,417 Sq. Ft.





DIMENSIONS

1. Living Room	29' 2" x 20' 7"
2. Deck	7' 3" x 23' 0"
3. Dining Room	11' 3" x 17' 9"
4. Kitchen	15' 5" x 13' 11"
5. Kitchen Storage	7' 9" x 7' 7"
6. Powder Toilet	5' 3" x 5' 7"
7. Bar	15' 5" x 17' 3"
8. Master Bedroom	11' 7" x 22' 1"
9. Master Bedroom Walk-In	11' 5" x 9' 7"
10. Master Bathroom	5' 5" x 11' 5"
11. Bedroom 1	25' 7" x 11' 3"
12. Bedroom 1 Walk-In	7' 8" x 6' 3"
13. Bathroom 1	5' 5" x 11' 5"
14. Staff Room	9' 10" x 5' 11"
15. Staff Toilet	3' 11" x 6' 3"
16. Dry Balcony	5' 5" x 6' 3"
17. Utility	6' 7" x 16' 5"

(Upper and Lower)

A. RERA Carpet Area	4,766 Sq. Ft.
(Including Deck Area)	
B. Staff Room Area (Podium Level)	144 Sq. Ft.
C. Total Chargeable Area	4,910 Sq. Ft.
D. Total Usable Area	5,126 Sq. Ft.



Please Note: The above image is an artist's expression of the floor plan. The areas provided above are approx, image quantifiable by the standard dimension provided.
MaharERA registration no. P51900053421



DIMENSIONS

1. Family Room	29' 2" x 19' 1"
2. Master Bedroom	11' 7" x 14' 4"
3. Master Bedroom Walk-In(His)	13' 0" x 7' 4"
4. Master Bedroom Walk-In(Her)	18' 3" x 7' 5"
5. Master Bedroom Dresser	11' 3" x 11' 10"
6. Master Bedroom Study	11' 3" x 5' 11"
7. Master Bathroom (His)	5' 5" x 11' 0"
8. Master Bathroom (Her)	5' 5" x 11' 0"
9. Bedroom 1	10' 4" x 18' 8"
10. Bathroom 1	5' 5" x 8' 11"
11. Bedroom 2	10' 3" x 18' 8"
12. Bathroom 2	7' 10" x 6' 9"
13. Guest Room	13' 1" x 13' 5"
14. Guest Bathroom	4' 4" x 8' 10"
15. Staff Room	9' 10" x 5' 11"
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17. Utility	6'7" x 16'5"

(Upper and Lower)

A. RERA Carpet Area	4,766 Sq. Ft.
(Including Deck Area)	
B. Staff Room Area (Podium Level)	144 Sq. Ft.
C. Total Chargeable Area	4,910 Sq. Ft.
D. Total Usable Area	5126 Sq. Ft.



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MahaRERA registration no. P51900053421

1.

Outdoor Lounge
2.

Indoor Lounge
3.

Pantry
4.

Powder Room
5.

Storage
6.

Staff Toilet
7.

Service Lift
8.

Service Lobby
9.

Passenger Lift
10.

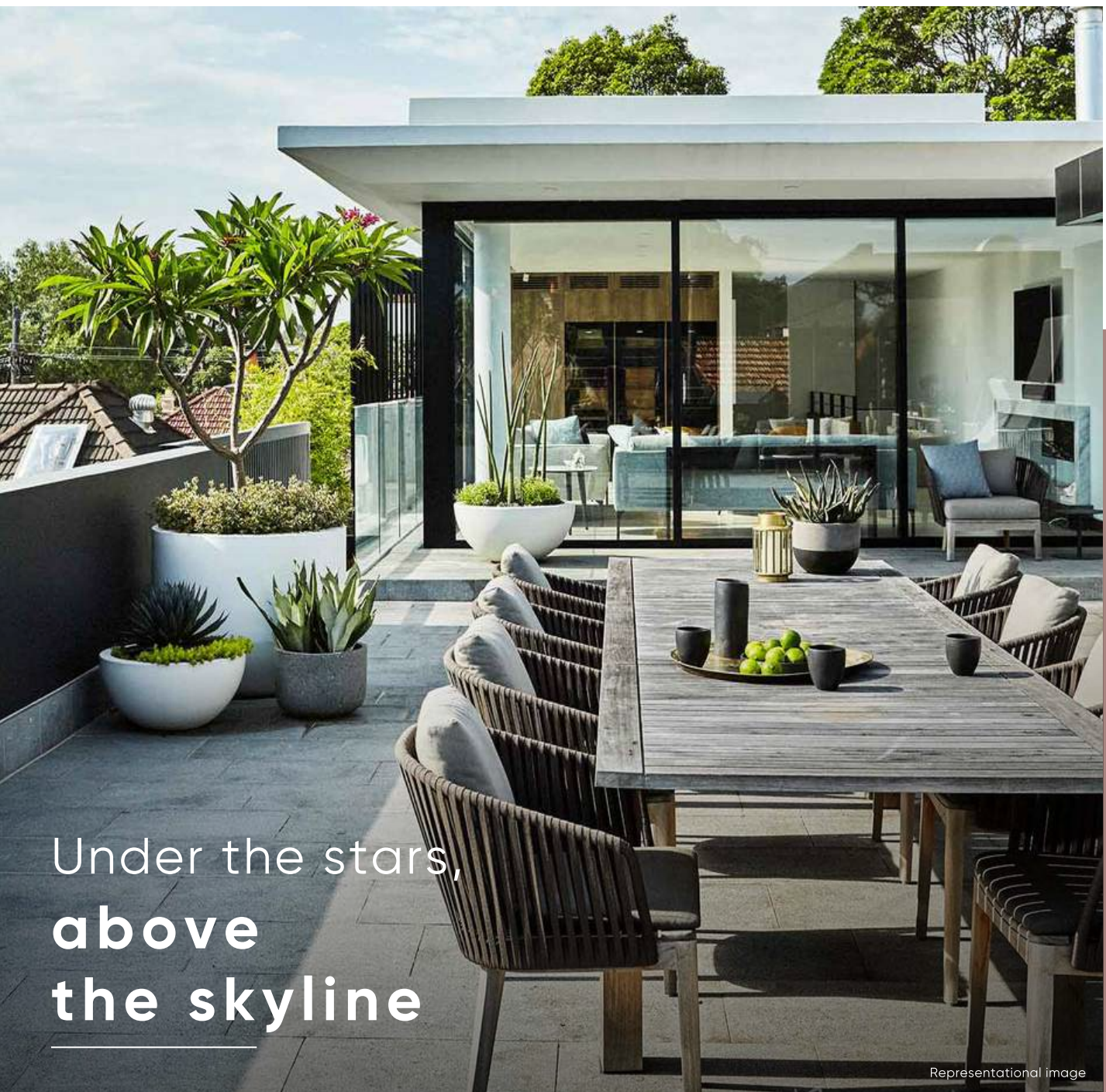
Service Room



TERRACE FLOOR

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Under the stars, **above** **the skyline**

Representational image

The expansive terrace lounge is multifaceted, exuding warmth and sophistication. With contemporary Italian sofas, a large projector screen and a stylish bar, this space serves as the ideal setting for movie nights or evening gatherings. The terrace area boasts breathtaking city panoramas and is surrounded by lush tropical landscaping, creating a sense of serenity.

Team



SILA is a fast-growing Real Estate platform, with over 22,000 employees and 750,000 sq. ft. of area under development in the Mumbai Metropolitan Region (over INR 2000cr Gross Development Value of projects). The company was founded by brothers Sahil and Rushabh Vora, who were featured in Entrepreneur India magazine's '35 under 35' list in 2018.

Rohan Lifescapes is one of the pioneers in the redevelopment of tenanted buildings. Founded in 1996 by Mr Harresh Mehta, Rohan Lifescapes, over the last few decades, has grown to become one of the largest landowners and developers in South Mumbai.



Based in Mumbai, Panthaki Architects, founded by the award-winning Ar. Phiroze Panthaki is a firm that offers exquisite architectural and interior design services. The skilled team consists of highly experienced architects and interior designers.

SHV Interiors is a boutique interior design firm that is based out of Mumbai. Comprising of a young team of architects and stylists, they specialise in creating homes filled with character and warmth.



Team

With over 30 years of experience, the Wellness is one of the leading companies in providing Spa and pool Consultancy and Engineering services for the Wellness sector. They are the next generation of wellness consultants providing spa, fitness, hydro engineering and leisure-related concepts for the global Wellness markets.

The logo for 'the wellness' features the word 'the' in a small, lowercase, sans-serif font, followed by 'wellness' in a larger, lowercase, sans-serif font. The 'w' in 'wellness' is stylized with a green leaf-like shape integrated into it.The logo for 'EVERSENDAI' consists of the word 'EVERSENDAI' in a bold, red, sans-serif font. Below it, the tagline 'Towering—Powering—Energising—Innovating' is written in a smaller, red, sans-serif font.

Eversendai, a highly experienced construction firm based out of Malaysia, will be the contractor for 30 Little Gibbs. They've built a strong global network and are recognized as a leader in taking on complex projects from high-rise buildings to power plants. Eversendai boasts an impressive track record, with over 30 years in the industry and have played a role in constructing some of the world's most iconic landmarks, including the Burj Khalifa in Dubai and the Petronas Twin Towers in Malaysia.

Sterling is a Structural Design firm known for its innovative approach to design and constant search for efficient structural solutions. The company has distinguished itself in the design of some of the country's most prominent landmarks, such as the Bombay Stock Exchange, the ICICI Building in Mumbai, the Public Utility Building in Bangalore and Wankhede Stadium in Mumbai.

The logo for 'STERLING' features the word 'STERLING' in a bold, uppercase, sans-serif font. The letters are white with a black outline, giving it a three-dimensional appearance.The logo for 'TERRELL' consists of the word 'TERRELL' in a bold, blue, sans-serif font. Below it, the tagline 'Consulting Engineers since 1982' is written in a smaller, blue, sans-serif font.

Terrell is a leading engineering firm headquartered in France, renowned for its expertise in structural, mechanical, electrical and facade engineering. Created in 1982, Terrell has contributed extensively to the development of composite steel and concrete structures. Their global approach takes into account sustainable development, ensuring the best energy solutions.

S.N. Joshi Consultants Pvt. Ltd. is a leading MEP consultancy firm that provides customized design solutions for mechanical, electrical, and plumbing services, with a focus on green building solutions. Their services encompass a wide range of projects, residential, recreational, institutional, commercial, infrastructure, and industrial, with a rare mix of domain, technology & project management experts.



30 Little Gibbs

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