EXCLUSIVE REPORT

BANDRA BAY

INDIA'S MOST UNIQUE & ICONIC LUXURY WATERFRONT DEVELOPMENT

OCT 2025

PURPOSE

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Bandra Reclamation is not merely a reclamation zone — it is a canvas for the future. A future where global standards of living, working, and leisure converge to create a vibrant, inclusive and sustainable urban ecosystem.

Ashish Shelar
Minister of Information Technology
Government of Maharashtra

It is with great pride and optimism that I present this landmark Report on Bandra Reclamation - a region that stands poised to redefine Mumbai's urban narrative. As the Guardian Minister of Bandra, my vision is clear: to transform the Bandra catchment into a world-class township that seamlessly blends infrastructure, culture, and innovation. Bandra Reclamation is not merely a reclamation zone — it is a canvas for the future. A future where global standards of living, working, and leisure converge to create a vibrant, inclusive and sustainable urban ecosystem.

Over the past few years, we have witnessed significant strides in infrastructure development across the Bandra Reclamation area. From enhanced connectivity through arterial roads and upcoming waterway networks, to the emergence of commercial, residential, and cultural landmarks-Bandra Reclamation is fast becoming the new centre of gravity for Mumbai's growth.

This Report captures the spirit of transformation and the promise of progress. It reflects our commitment to strategic planning, stakeholder collaboration, and the belief that Bandra Reclamation can-and will-set a new benchmark for urban excellence.

I commend the team behind this initiative and invite citizens, investors, and visionaries to join us in shaping the next chapter of Mumbai's evolution. Jai Hind. Jai Maharashtra.

CREATION

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Bandra Bay marks a bold new chapter in Mumbai's luxury real estate landscape, seamlessly blending modernity, convenience, and sophistication. It is poised to become the gold standard of opulent living in Mumbai — a destination that embodies the city's evolving aspirations and appetite for distinguished lifestyles.

Niranjan Hiranandani
Managing Director, Hiranandani Group

This emerging locale reimagines urban living with swanky, bay-facing homes and bespoke lifestyle amenities. It integrates upscale social infrastructure, renowned schools, hospitals, and vibrant entertainment and retail options, creating a holistic luxury experience. Its proximity to the BKC business district makes it ideal for professionals seeking the "work-near-home" lifestyle, balancing career convenience with personal indulgence.

As branded developers shape its skyline, the Hiranandani Group proudly contributes with a landmark redevelopment project that reflects its legacy of excellence and innovation.

Bandra Bay is poised to become the gold standard of opulent living in Mumbai - a destination that embodies the city's evolving aspirations and appetite for distinguished lifestyles.

ACCESS

LIGHTHOUSE LUXURY

Bandra Bay is not just a location. It is a movement. Our team was instrumental in coining the 'Bandra Bay' identity - a rebranding that reflects the area's evolution from overlooked coastline to coveted destination.

Sumesh Mishra & Murtuza Vapiwala
Co-founders, Lighthouse Luxury

At Lighthouse Luxury, we are proud to host this landmark event and unveil the Bandra Bay Report — a collaborative effort that brings together the developer fraternity to reimagine one of Mumbai's most promising urban frontiers.

As pioneers in this region, we were among the first to recognize Bandra Bay's potential as a premium micro-market. Our team was instrumental in coining the "Bandra Bay" identity — a rebranding that reflects the area's evolution from overlooked coastline to coveted destination.

This transformation is no accident. At Lighthouse Proptech, our approach is rooted in research, data, and foresight. We identify trends before they surface, and we optimize value for every stakeholder — from investors and developers to end-users and the city itself.

Bandra Bay is not just a location. It is a movement. A modern township in the making, backed by infrastructure, vision, and momentum. We are committed to being a driving force in its success — and to making Bandra Bay the most desired address in all of India.

INSIGHT

CRE MATRIX

Bandra Reclamation is on the cusp of a transformation that will redefine Mumbai's skyline and set new benchmarks for urban luxury in India. Bandra Reclamation stands out as the next frontier of aspirational living and investment.

Abhishek Kiran Gupta
Co-Founder & CEO, CRE Matrix

Bandra Reclamation is on the cusp of a transformation that will redefine Mumbai's skyline and set new benchmarks for urban luxury in India. With nearly 8 million square feet of premium residential and retail development planned, this emerging district is poised to become Mumbai's answer to Marina Bay — a seamless blend of world-class architecture, waterfront living, and curated lifestyle experiences.

At CRE Matrix, we have closely tracked the evolution of India's most valuable real estate corridors, and Bandra Reclamation stands out as the next frontier of aspirational living and investment.

Its unique confluence of location, infrastructure, and design potential makes it a rare canvas where developers, investors, and residents alike can participate in shaping the city's luxury narrative for the next decade.

This report presents a data-driven outlook on the opportunities, dynamics, and value potential of Bandra Reclamation — India's forthcoming global address.

SUMMARY

8 msf
of India's 'Marina Bay Moment'

Positioned as India's most iconic luxury waterfront development, envisioned as Mumbai's equivalent to Marina Bay or Palm Jumeirah - nearly 8 million sq. ft. of premium residential and retail projects planned.

₹ 2.4 lac Cr.
Pumped to Catalyze Infrastructure

Massive infrastructure upgrades to drive Bandra Bay's transformation as Mumbai Coastal Road, Bullet Train, Metro Expansion slated to establish the region as a future infrastructure epicenter.

~8,000
CXO's by 2030; ~800 units planned

10-minutes from Bandra Bay, BKC's Grade A office stock set to add 7 msf over the next 5 years; region to witness shortfall in luxury housing units; house prices to propel as demand exceeds supply.

> ₹ 1.2 lac Cr.
and a large scope for appreciation

Sea face & waterfront premium of 15-20%, Worli priced 46% above Bandra West, a strong growth momentum for luxury housing, established hub of celebrity and tycoon homes – set to push today's price of ₹1 Lac / sqft price northwards.

30 min
to everything, a Global 1st for Waterfront

From the city's most coveted schools, sporting facilities, hospitals to accessing the most luxurious shopping experiences, adding the Airport-Metro proximity, all within 30 minutes – a convenience feature missing from even the Marina Bays of Dubai and Singapore.

11 Developers
Planning to re-write Luxury Housing History

Marquee names such as Adani Realty, Hiranandani Communities, Oberoi Realty, Godrej Properties, L&T Realty already part of Bandra Bay, many more planning massive mixed use developments around it.

Image for representation purpose only.

Contents

Mumbai

Mumbai, India's financial capital, is emerging as a global luxury real estate destination. With world-class infrastructure, a vibrant economy, and landmark waterfront redevelopments, it offers exceptional appreciation potential. Premium projects in areas like Bandra, Worli, and Marine Drive are redefining urban living, attracting discerning investors from across the globe.

Why BANDRA BAY

Mumbai's Most Iconic Waterfront Investment

Bandra Bay is set to become the most prestigious and ambitious luxury waterfront redevelopment in Mumbai. Comparable to global benchmarks such as Dubai Marina, Palm Jumeirah and Singapore's Marina Bay, the development here offers investors an opportunity to own a slice of India's most coveted real estate.

8 million square feet of Luxury Housing and Retail

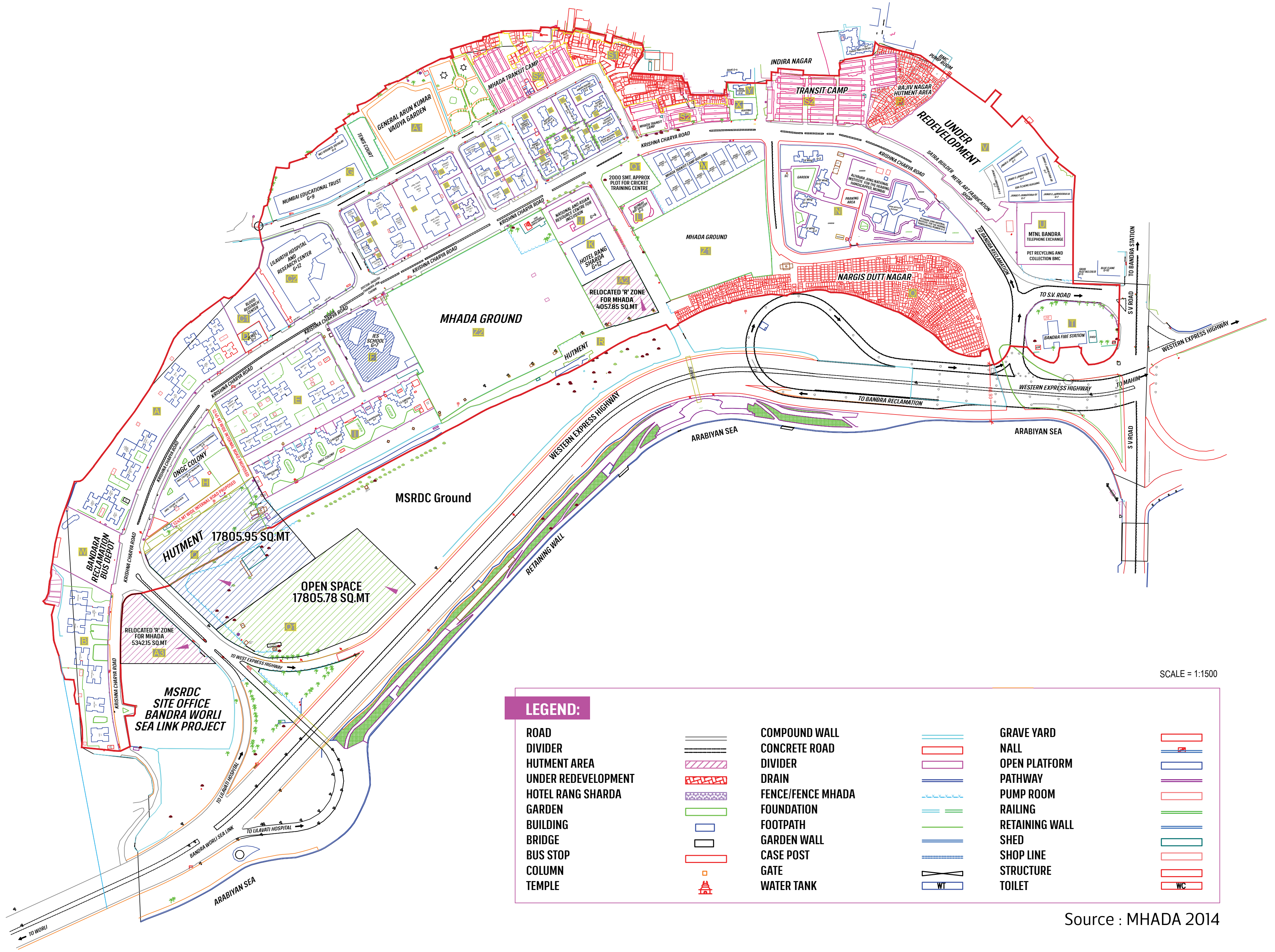
Image for representation purpose only.

WHY INVEST IN BANDRA BAY RESIDENTIAL LUXURY APARTMENTS?

- Epicenter of city - It is located in the heart of Mumbai
- A Legacy Asset - Beyond financial gains, ownership here symbolizes status, lifestyle, and generational wealth.
- Iconic Waterfront Address - The development will redefine Mumbai's skyline with landmark architecture and sea-facing residences.
- Unmatched Connectivity - Direct access to the Bandra-Worli Sea Link, Coastal Road, BKC, South Mumbai, and Mumbai International Airport.
- Exclusivity & Prestige - With limited supply and record-breaking pricing, these homes will set new benchmarks in Indian luxury real estate.
- International Living Standards - World-class amenities including sky decks, private clubs, curated wellness zones, and concierge services.
- Global Demand - A magnet for HNIs, NRIs, celebrities, and corporate leaders seeking iconic addresses.
- High Rental & Resale Potential - Strong demand from expats and executives ensures attractive rental yields and capital appreciation.
- Sustainability & Future-Readiness - Eco-luxury residences designed with smart technologies and green certifications.

THE 'MARINA BAY' OF INDIA

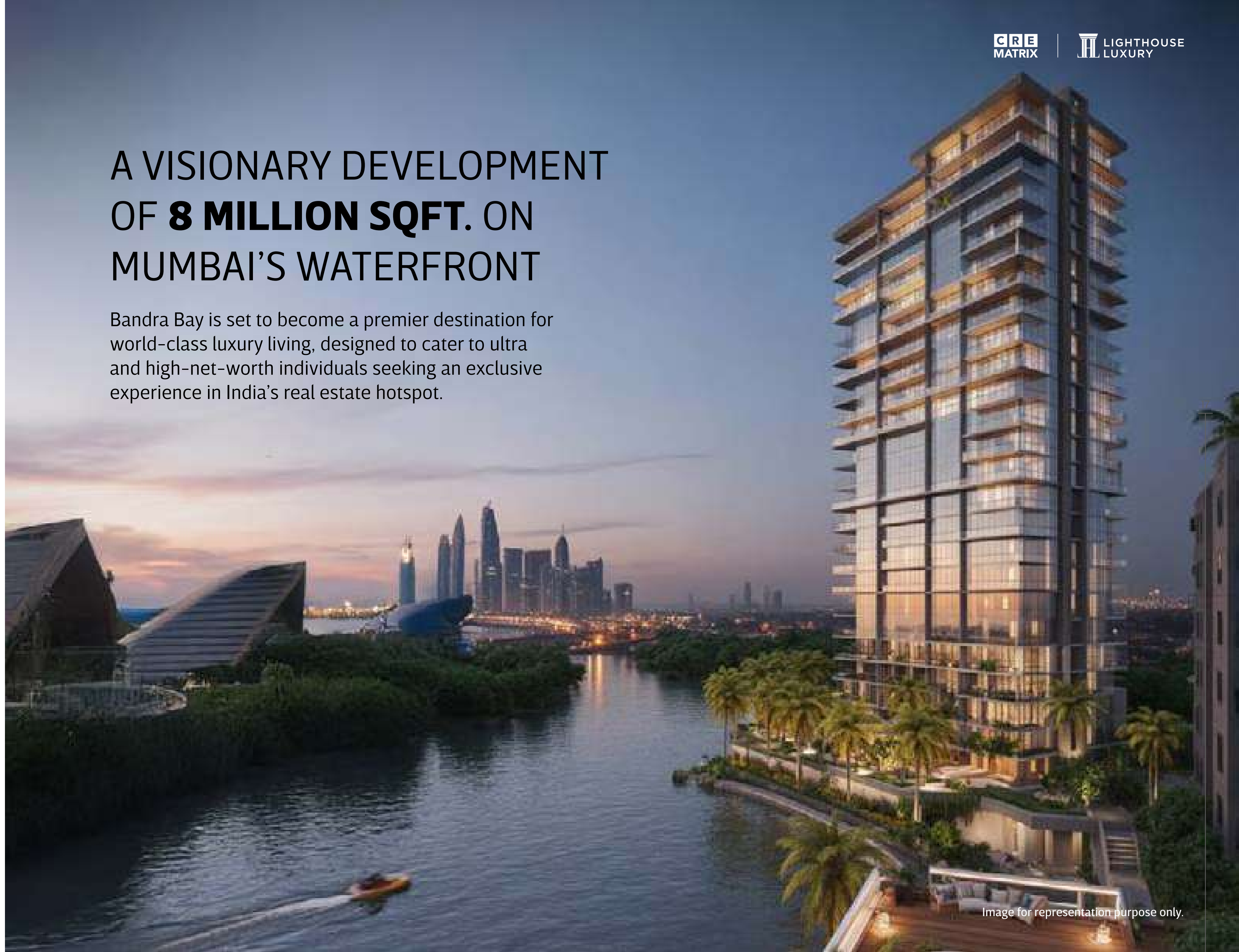
8 MILLION SQ FT OF LUXURY HOUSING AND RETAIL DEVELOPMENT



Source : MHADA 2014

A VISIONARY DEVELOPMENT OF **8 MILLION SQFT.** ON MUMBAI'S WATERFRONT

Bandra Bay is set to become a premier destination for world-class luxury living, designed to cater to ultra and high-net-worth individuals seeking an exclusive experience in India's real estate hotspot.



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THE SIGNATURE EXPERIENCE: LIVING WITHOUT LIMITS

The modern resident seeks not just a home, but a curated lifestyle. This collection of spaces embodies the fusion of architectural excellence and unrivaled comfort, ensuring every moment is framed by beauty and luxury.

Image for representation purpose only.

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INFRA STRUCTURE

Project	Details	From Bandra Bay	Total Length (Kms.)	Cost (₹Cr.)	Completion Status
Coastal Road	Connects southern Mumbai to the western suburbs, drastically cutting travel time between areas like Princess Street and the Bandra-Worli Sea Link.	1.3 kms – 2 Min	29	15,000	Phase 1 – Mar-24 Phase II – Dec-28
Mumbai Metro (Yellow Line)	Integrated East-West link, connecting the western suburbs to key areas like the Bandra-Kurla Complex (BKC) and eastern Mumbai.	2 Kms – 6 min	18.6 (Ready) 23.7 (UC)	10,986	Phase I - Jan 23 Phase II - Dec 27
Mumbai Metro (Aqua Line)	Connects the Colaba-BKC-SEEPZ corridor, providing faster access to south Mumbai, the Airport, and western suburbs.	5 kms – 10 min	22 kms (Ready) 11.5 Kms (UC)	37,276	Phase I - May 2025 Phase II – Oct 2025
Mumbai International Airport	Around 52.8 million in FY2023-24, with 55.1 million in 2024.	8 kms – 23 min	-	-	1942
Bullet Train	An integrated economic zone, boosting connectivity between major cities like Mumbai, Thane, Surat, and Ahmedabad, leading to increased investment and real estate development.	5 Kms – 11 min	508	1,08,000	2029
Western Expressway	Boosts North-south Mumbai connectivity, reduces traffic congestion significantly	0 kms – 0 min	25	1,500	2002
Eastern Expressway	Vital Mumbai-Thane route, easing daily commute and freight movement.	7 kms – 25 min	24	1,300	1992
Atal Setu Bridge	Cuts Mumbai-Navi Mumbai travel to 20 minutes,boosts coastal economy	9.5 kms – 33 min	22	17,843	2024
Delhi Mumbai Expressway	8 –Lane Expressway with provision to expand upto 12 lanes with Design speed of 120 kmp - Distance reduction of 130 km from Delhi –Mumbai, expected time reduction of 12 hours from 23 hours. Once completed, total length of expressway will be ˜1,277 Km.	29 Kms - 48 min	1,350	˜1,00,000	Dec-30

Infra Stimulator

Large infrastructure projects are transforming connectivity around Bandra Bay and the Mumbai Metropolitan Region. Key developments include the Coastal Road, Mumbai Metro (Yellow and Aqua Lines), Mumbai International Airport, and the upcoming Bullet Train, along with major expressways such as the Western, Eastern, and Delhi-Mumbai Expressways, and the Atal Setu Bridge.

Together, these initiatives-totalling ˜2,000 km of transport infrastructure and ₹3.6 lakh crore in investment—aim to drastically reduce travel time, ease congestion, and boost economic growth. Inspired by urban models like Dubai and Singapore, these projects position Bandra Bay as a future hub redefining waterfront living in India.

649 Kms. of Transport Infrastructure

₹2.6 Lac Cr. of Investment since 2002

The Mumbai Coastal Road Project (29.2 km, ₹~15,000 crore) aims to ease congestion and cut travel time between Marine Lines and Kandivali from 2 hours to 40 minutes. With interchanges at Bandra-Worli Sea Link, it will decongest Bandra, boost connectivity, reduce fuel use, and enhance real estate values.

The 3rd phase of the project will connect Versova to Virar via a 43 kms sea link that will reduce the South Mumbai to Virar drive time from 180 minutes to just 80 minutes.

COASTAL ROAD IMPACT

The Mumbai Coastal Road significantly improves connectivity of Mumbai city to Bandra Bay, shortening commutes and making the area far more attractive to high-end developers and buyers. Being at the centre of such an iconic infrastructure project makes Bandra Bay one of the most unique waterfront opportunities in the world

Total Length	29.2 Kms		
Connectors	Marine Drive, Breach Candy , Haji Ali, Malad, Kandivali, Bandra Carter Road, Santacruz, Versova, Kandivali and Dahisar		
	Before Coastal Road (Mins)	After Coastal Road (Mins)	Distance (Kms.)
Bandra Bay to Worli	30	10	9
Bandra Bay to Marine Drive	60	20	17
Bandra Bay to Versova	70	15	12
Bandra Bay to Dahisar	100	30	25

~40MIN
Average Saved Travel time from Bandra Bay

29.2 kms
Total Project Length

~₹15,000 CR.
Total Project Investment

METRO MOMENTUM

Metro Line	Corridor	Cost (₹Cr.)	Colour	Stations	Length (Kms.)	Status
Line 1	Versova – Andheri – Ghatkopar	4,321	Blue Line	12	11.4	Fully Operational
Line 2A	Dahisar(E) – Andheri West	6,410	Yellow Line	17	18.6	Fully Operational
Line 2B	Andheri West – Mandala	10,986	Yellow Line	22	23.6	Under Construction
Line 3	Colaba – Bandra – SEEPZ	37,276	Aqua Line	27	33.5	Under Construction
Line 4	Wadala – Mulund – Thane – Kasarvadavali	23,136	Green Line	32	32.3	Under Construction
Line 4A	Kasarwadavali – Gaimukh	949	Green Line	2	2.9	Under Construction
Line 10	Gaimukh – Shivaji Chowk	4,476	Green Line	4	9.2	Approved
Line 11	Wadala - CSMT	16,000	Green Line	15	16.0	Proposed
Line 5	Thane – Bhiwandi – Tajola	16,832	Orange Line	36	47.1	Under Construction
Line 6	Swami Samarth Nagar – KanjurMarg – Vikhroli	6,672	Pink Line	13	14.7	Under Construction
Line 7	Dahisar (East) – Gundavali	6,208	Red Line	13	16.5	Fully Operational
Line 7A	Andheri (E) – CSI Airport	1,425	Red Line	2	3.2	Under Construction
Line 8	CSIA-NMIA	15,000	Gold Line	7	35.0	Proposed
Line 9	Dahisar (E) – Mira Bhayander	5,115	Red Line	8	11.4	Under Construction
Line 14	Vikhroli-Badlapur	18,000	Magenta Line	40	45.0	Proposed

Infra Stimulator

The upcoming Aqua (Line 3) and Yellow (Line 2B) metro lines are set to transform Bandra Bay into one of Mumbai's most accessible and connected luxury hubs. With direct links to key business districts like BKC, Lower Parel, and the airport, these metro corridors will dramatically reduce travel times and ease congestion along the Western corridor. This enhanced connectivity is expected to boost demand for high-end housing in Bandra Bay, attracting professionals and global investors seeking seamless urban mobility combined with premium waterfront living.

>1.5 Million

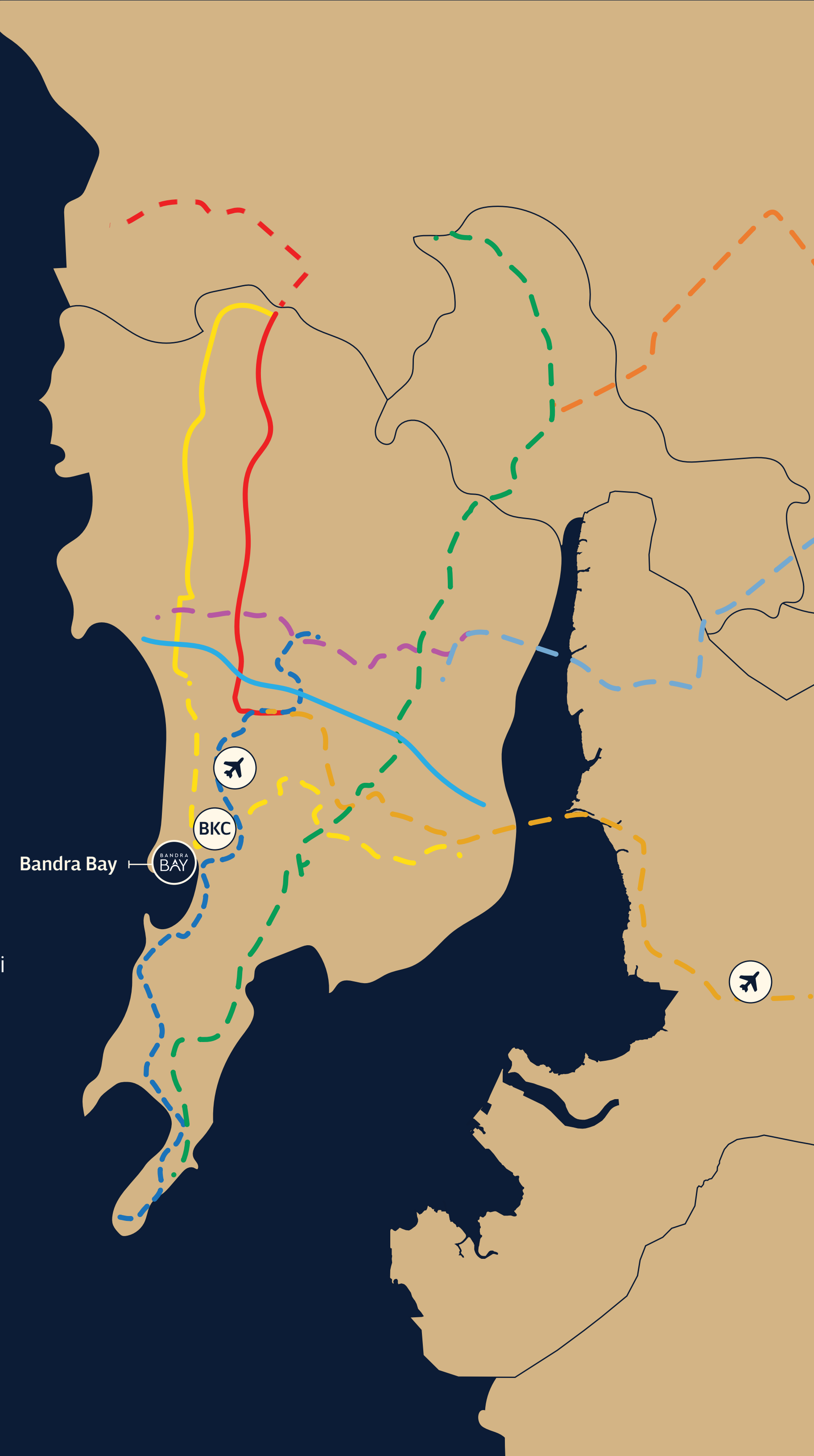
Combined expected ridership of Aqua (Line 3) and Yellow (Line 2A/2B).

~20-60min

Expected travel time saved for residents of Bandra Bay while travelling to BKC, South Mumbai and CSM International Airport.

~40%

Reduction in surface traffic congestion post full commissioning.



Upcoming MAHSRC (Bullet Train)

Mumbai-Ahmedabad High Speed Railway Corridor (MAHSRC) to reduce the travel time between Mumbai and Ahmedabad to 2 hours (at a speed of 320 kmph).

508kms	Length
1.08 Lakh	₹ Cr. I Cost
2030 Dec	Completion

India's first high-speed rail corridor, spanning 508 km, is set to revolutionize connectivity and urban growth. With its Mumbai terminus located at Bandra Kurla Complex, adjacent to Bandra Bay, the project will cut travel time between Mumbai and Ahmedabad from over 6 hours to just about 2 hours. Being built with financing from the Japan International Cooperation Agency (JICA), this monumental development positions Bandra Bay as a future epicenter of economic and infrastructural transformation.

Once operational, the Bullet Train, linking Bandra Bay to Thane in just 15 minutes and to Ahmedabad in 2 hours, will position Bandra Bay as the gateway to Western India's fastest corridor.

Expected Impact on real Estate

Residential | Retail | Office

Bullet Train Route

BULLET BOOST

The Epitome of Coastal Elegance

Bandra Bay - Mumbai's most coveted lifestyle destination.

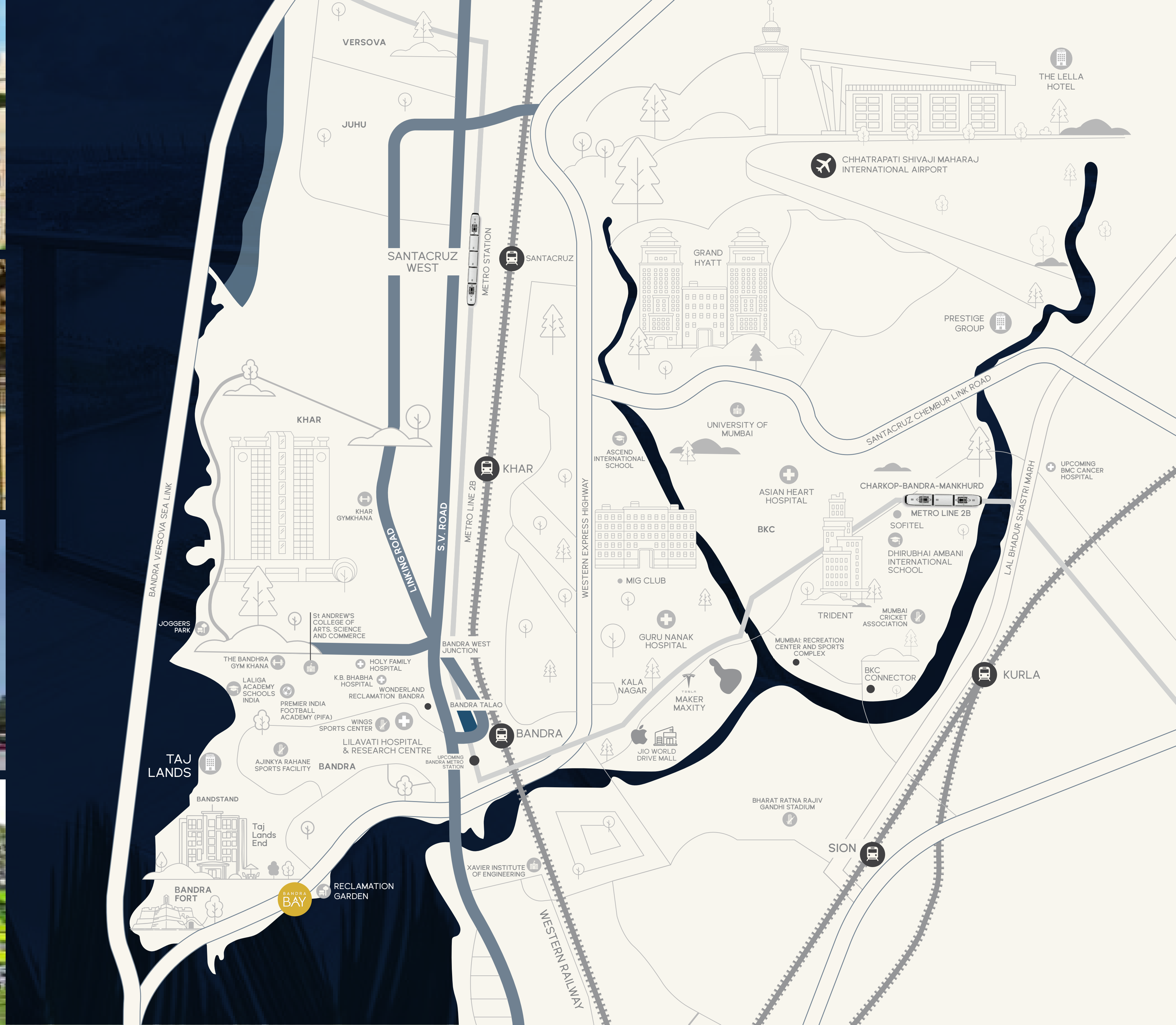
Name	Type	Distance (Kms.)	Time (Min.)
Wings Sports Centre	Sports	1.6	6
Mumbai Cricket Association	Sports	7.8	14
Khar Gymkhana	Sports	4.5	17
MIG Cricket Club	Sports	5.2	8
The Bandra Gymkhana	Sports	2.6	10
Bharat Ratna Rajiv Gandhi Stadium	Sports	6.2	10
LALIGA Academy Schools India	Sports	2.6	11
Premier India Football Academy (PIFA)	Sports	3.0	12
Dhirubhai Ambani International School (DAIS)	Institutes	8.2	14
American School of Bombay (ASB)	Institutes	12.6	27
Ascend International School	Institutes	7.1	11
St Andrew's College of Arts, Science and Commerce	Institutes	2.8	11
Mount Mary International School	Upcoming Institute	2.2	11
Xavier Institute of Engineering	Institutes	4.2	10
Holy Family Hospital	Healthcare	2.4	11
P. D. Hinduja Hospital & Medical Research Centre	Healthcare	4.5	10
K.B. Bhabha Hospital	Healthcare	3.1	11
Lilavati Hospital	Healthcare	1.5	6
Reclamation Garden	Open spaces	2.3	4
Wonderland Reclamation Bandra	Open spaces	2.2	7
Jogger's Park	Open spaces	2.8	15
Mumbai: Recreation Centre and Sports Complex	Upcoming sports	6.3	10
Ajinkya Rahane Sports Facility	Upcoming sports	1.4	6

2 - 6 kms
6 - 8 min

2 - 13 kms
11 - 28 min

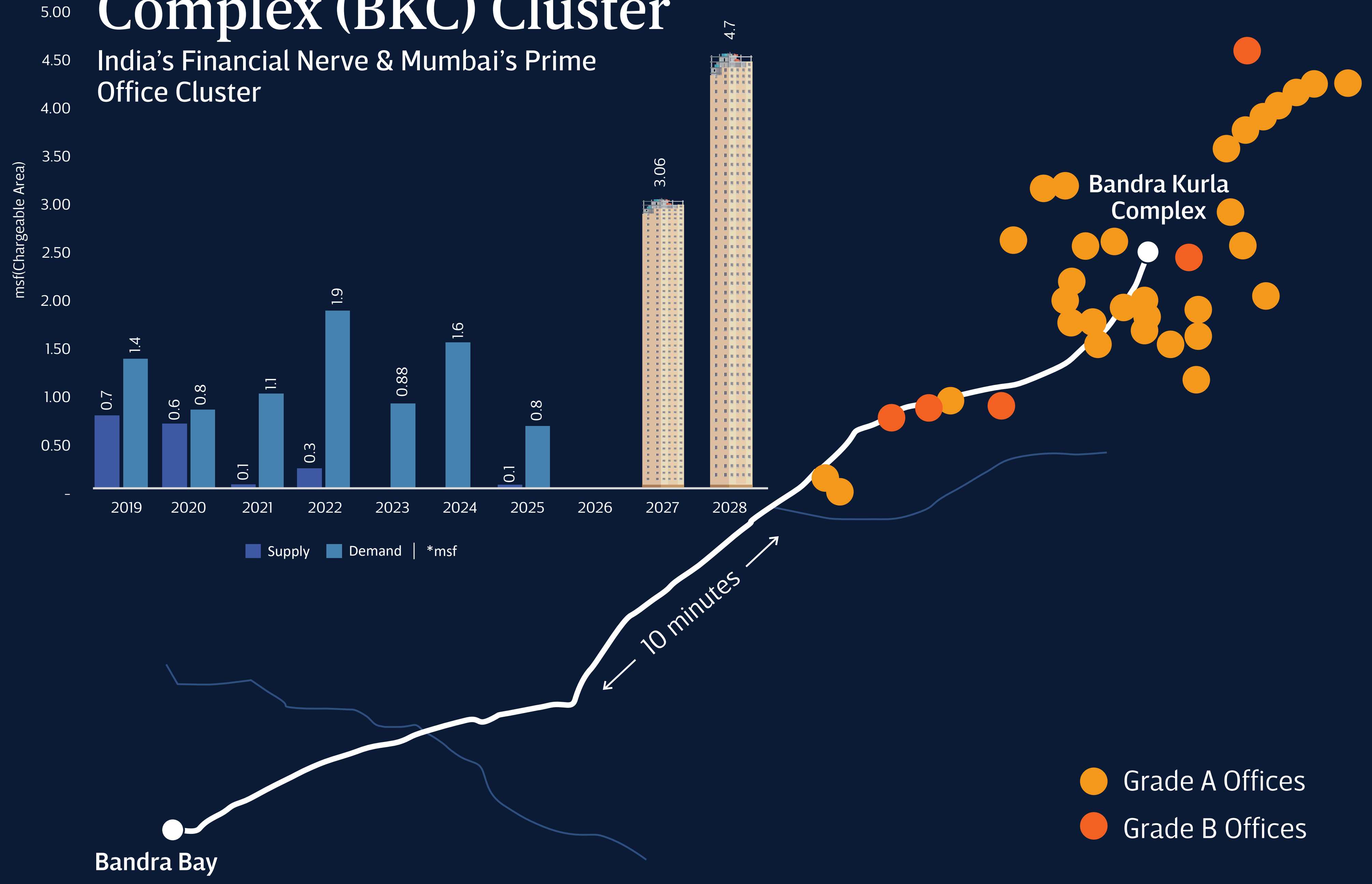
2 - 5 kms
5 - 12 min

2 - 3 kms
4 - 15 min



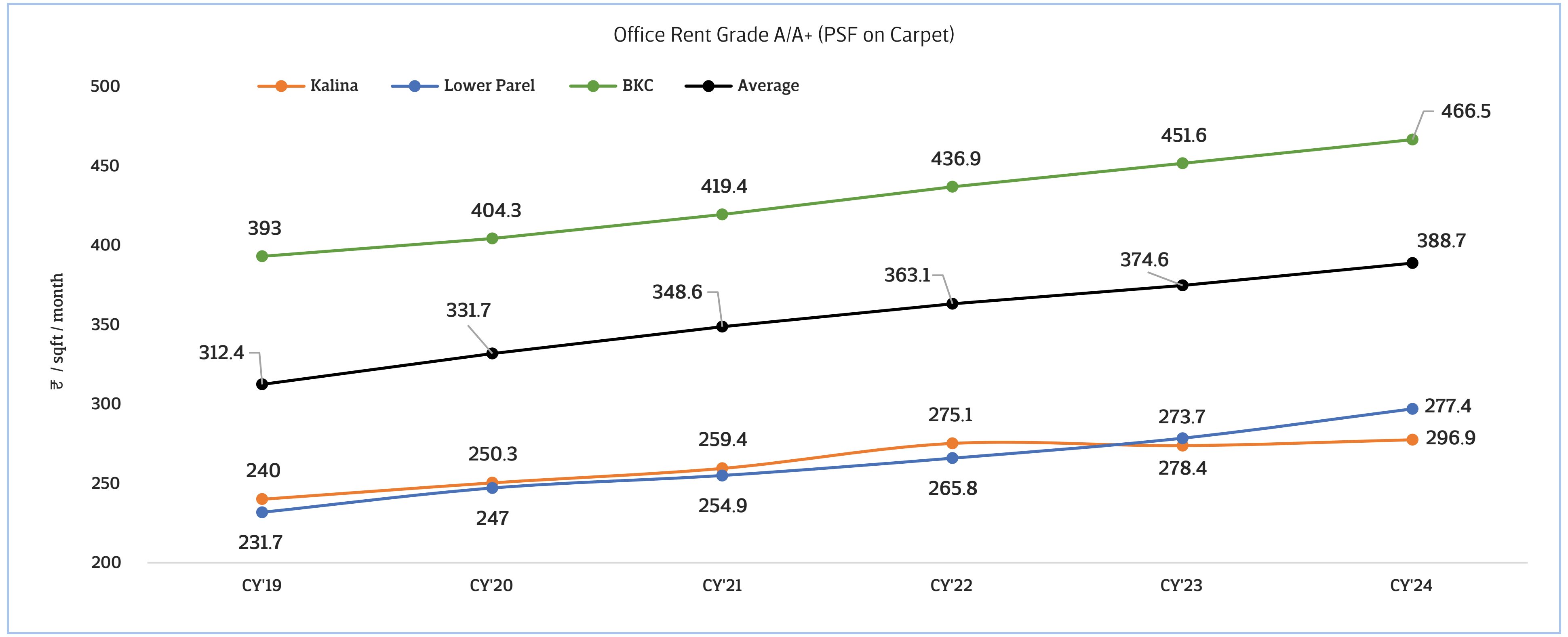
Bandra Kurla Complex (BKC) Cluster

India's Financial Nerve & Mumbai's Prime Office Cluster



Bandra Kurla Complex (BKC) has firmly established itself as Mumbai's financial nerve centre and the city's most premium office district. With Grade A office stock expected to rise from 18 million sq. ft. in 2025 to 25 million sq. ft. by 2030, the district continues to attract top corporate occupiers and CXOs. Currently housing around 5,700 CXOs—with another 2,300 projected to join in the next few years—BKC's expanding workforce is creating a strong captive demand for luxury housing in nearby precincts such as Bandra Bay. Located just 10 minutes away, Bandra Bay stands to benefit directly from this surge, emerging as the preferred residential destination for Mumbai's top executives.

2025		2030
18msf	Sqft of office development	25msf
~5,700	Number of CXOs in BKC	~8,000

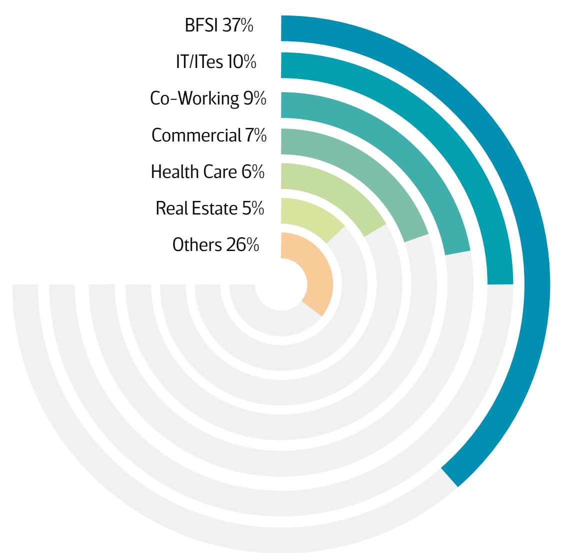


Who Powers Mumbai's Premium Offices

From banking giants to co-working hubs, demand spans across industries

BFSI continues to dominate Mumbai's Grade A/A+ office market, driving over a third of leasing activity. Co-working and IT/ITeS together contribute nearly 20%, reflecting the city's evolving work culture. Healthcare and real estate add further depth, while a diverse mix of other sectors accounts for one-fifth of the demand. This blend of traditional strength and new-age dynamism underscores Mumbai's resilience as a global business hub.

Current Occupancy by Sectors for BKC Office Cluster



Top Occupiers

BFSI	IDFC FIRST Bank	Edelweiss	JPMorgan	Mahindra FINANCE
Co-Working	wework	Table Space	awfis	THE EXECUTIVE CENTRE
IT/Ites	Google	NTT	facebook	Microsoft
Commercial	BCG	CISCO	S&P	McKinsey&Company
Health Care	NOVARTIS	WOCKHARDT FOUNDATION	Abbott	Pfizer

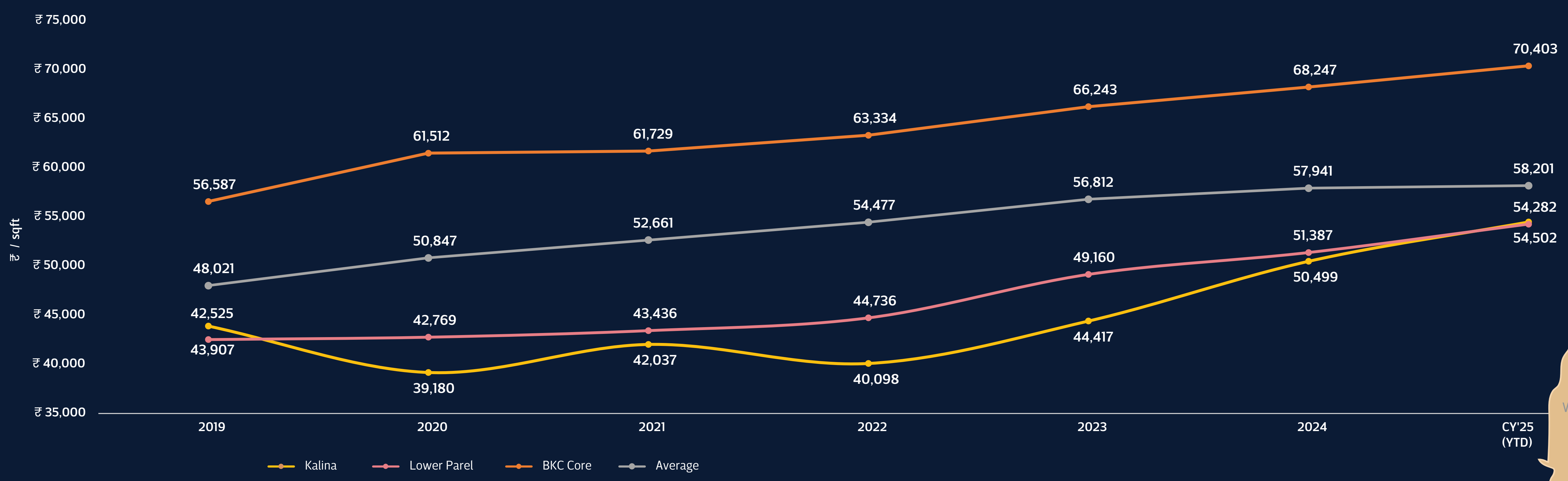
SURGING_ ___PRICES

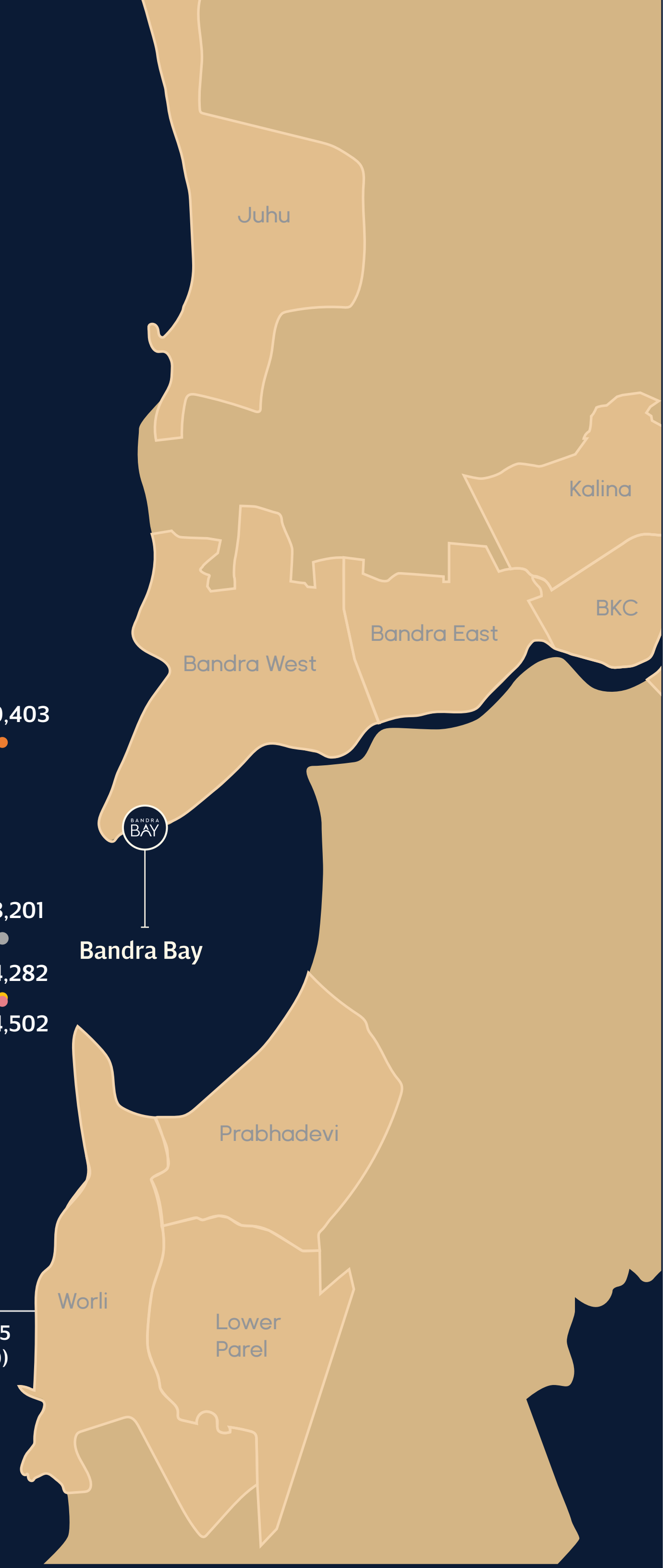
Grade A/A+ - Micro market benchmarking

21%

Premium commanded by BKC vs Other average catchment price.

Capital Value - A/A+ (PSF on Carpet)





OWNER OCCUPIED

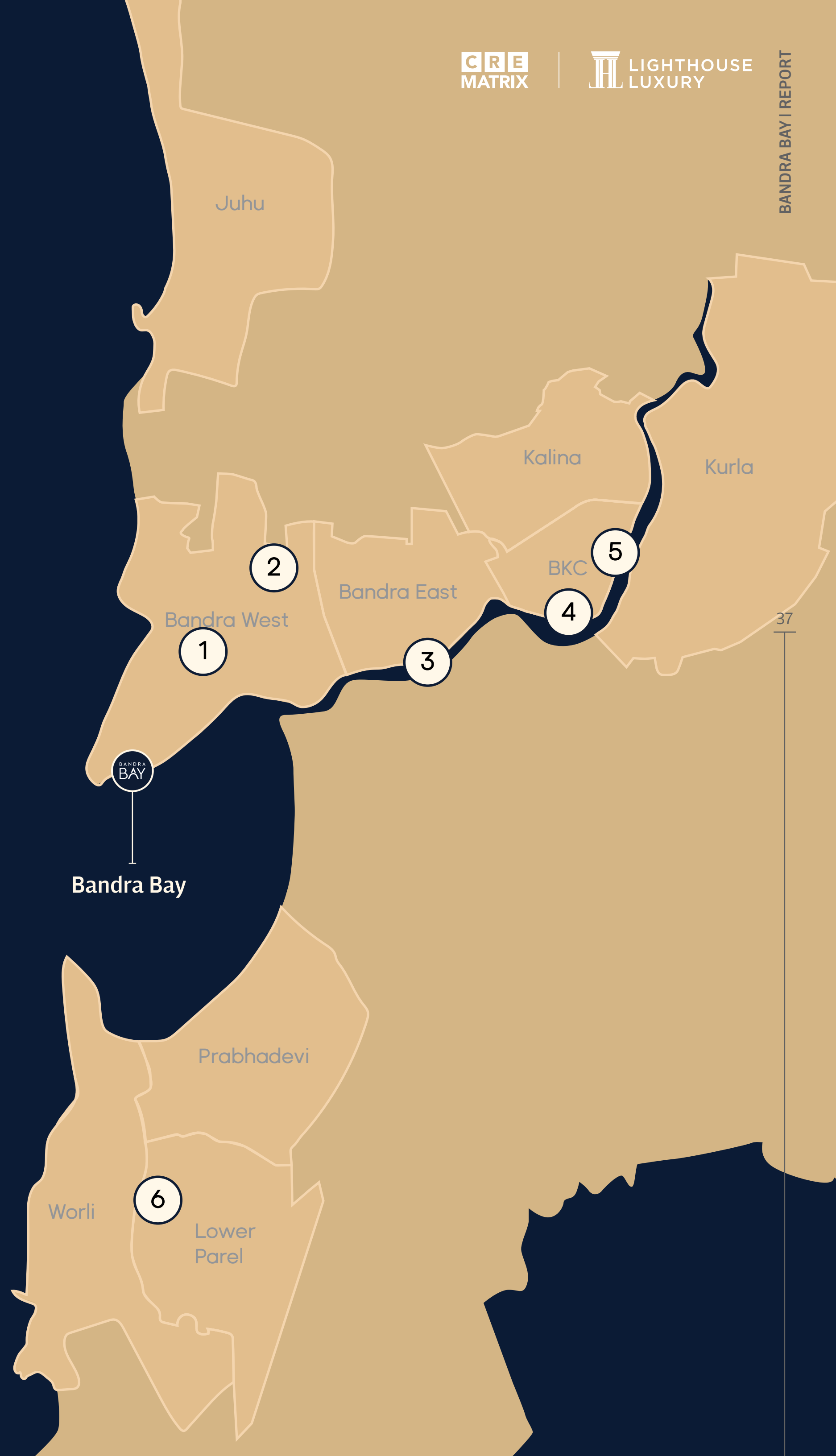
kotak
SEBI
SBI
NSE
Piramal
ONGC
citibank
standard chartered
Bank of Baroda
IDBI BANK

Nearest Neighbors – Prime Retail of Mumbai

Located with 30 min and 8 kms of Bandra Bay, prominent malls and highstreets are home to some of the iconic brands and shopping experiences which have set the benchmark in India.

S.No.	Mall / Highstreet	From Bandra Bay Distance - Time	Avg. Current Carpet Rentals (₹/sqft/pm)	Prominent Brands
1	Hill Road-Turner Road	1 Kms – 10 min	470-530	M&S, Louis Philippe, Times Avenue
2	Linking Road	1.6 Kms – 12 min	550 - 600	The Collective, Birkenstock, Aldo
3	JIO World Drive Mall	2.5 Kms – 9 min	1,250 – 1,500	Apple, Ethos, Coach, Da Milano, Chanel, Hunkemöller, Beetel, Montblanc, Adidas
4	BKC High Street	3.2 Kms – 10 min	480 - 520	Tesla, Kia, Ferrari, Yauatcha, Gateway Brewing Co., Pret, Theobroma, Tim Hortons
5	Jio World Plaza	5.4 Kms – 20 min	950 – 2,000	Louis Vuitton, Hermès Paris, Gucci, Christian Dior, Cartier, Valentino, Manish Malhotra, Tiffany & Co.
6	High Street Phoenix (Lower Parel)	8 Kms – 27 min	1,100 – 1,300	The Collective, Burberry, Sephora, Michael Kors, Boss Hugo Boss, Charles & Keith, Armani Exchange

Source : CRE Matrix Research



HOUSING ANALYZED

17%

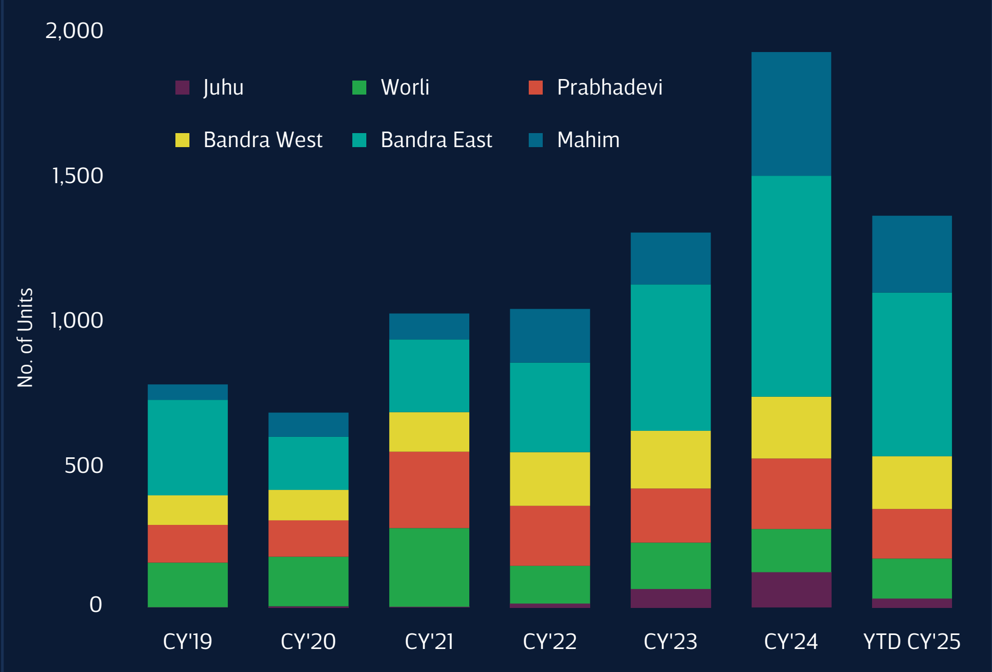
Contribution of primary units sold in Catchment vs overall units sold in Mumbai in 2025.

While the catchment - comprising of Bandra West, Worli, Bandra East, Prabhadevi, Juhu and Mahim - accounts for only 4% of primary units sold in Mumbai city, it commands a 17% share in value terms - a testimony to the premium that this catchment carries due to its location and connectivity.

20%

With around 1,918 units sold in CY'24, the catchment unit sales has increased by 20% on a CAGR basis over the last 5 years, indicating strong housing demand for this region.

Residential Sales Trend - Overall



Source : CRE Matrix Research

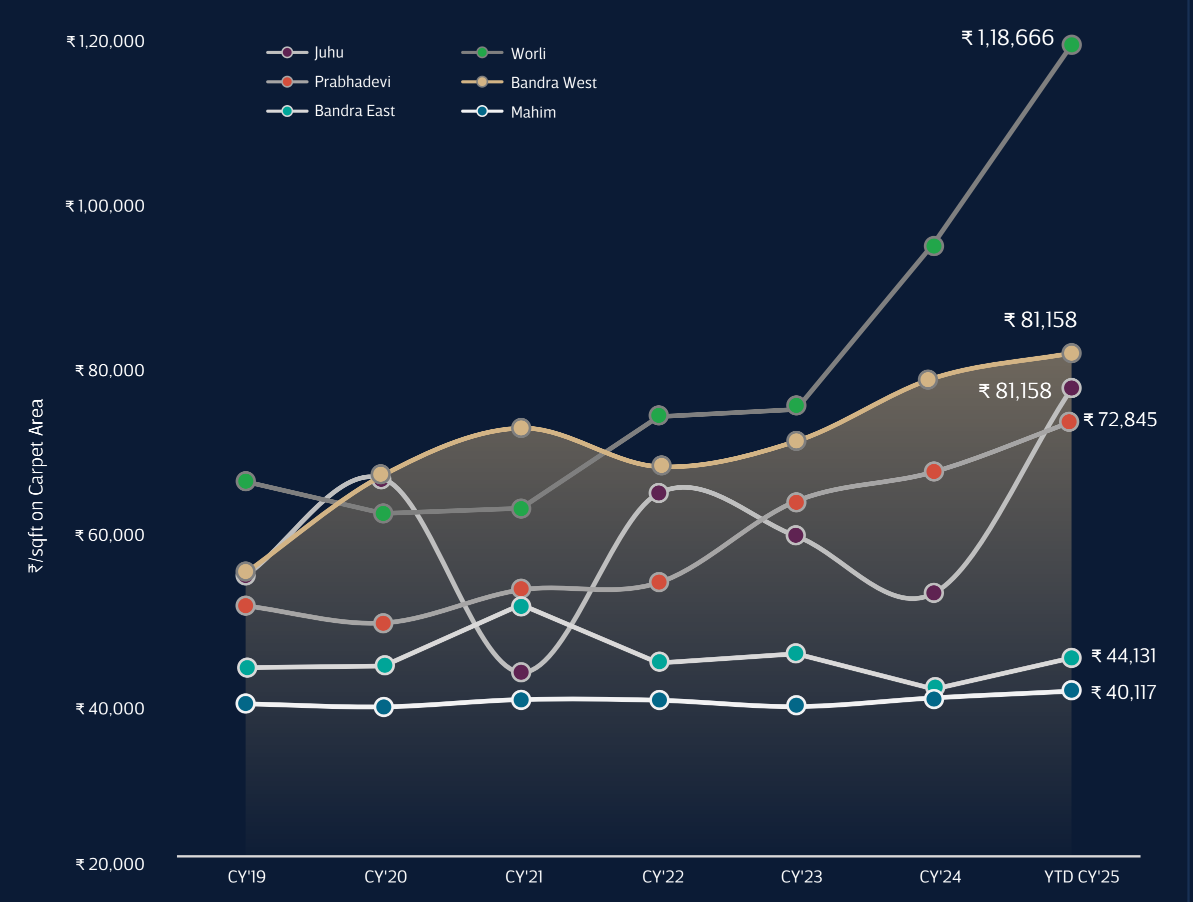
₹80,906psf

At ~81k psf, the catchment pricing has been driven by growth in pricing of Worli and Bandra West, growing at 11% and 7% CAGR over the last 6 years, respectively.

46%

Worli apartments command a ₹1.2 L/sq.ft. pricing for on an overall basis. Bandra West is fast closing the gap and we believe there is a large 46% potential upside across all segments of Bandra West housing.

Price Trend - Primary Housing Apartments across all segments (₹/sqft)

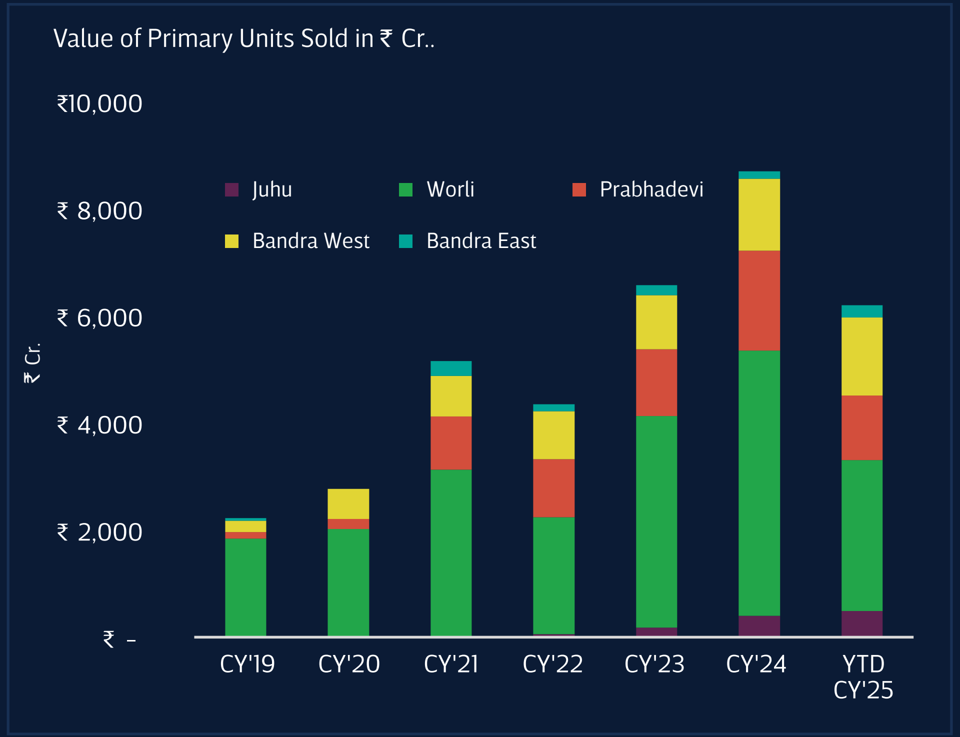


Source : CRE Matrix Research

LUXURY FOCUS

44% Contribution of luxury primary housing units sold in catchment vs Mumbai City luxury primary housing units sold for 2025 (YTD).

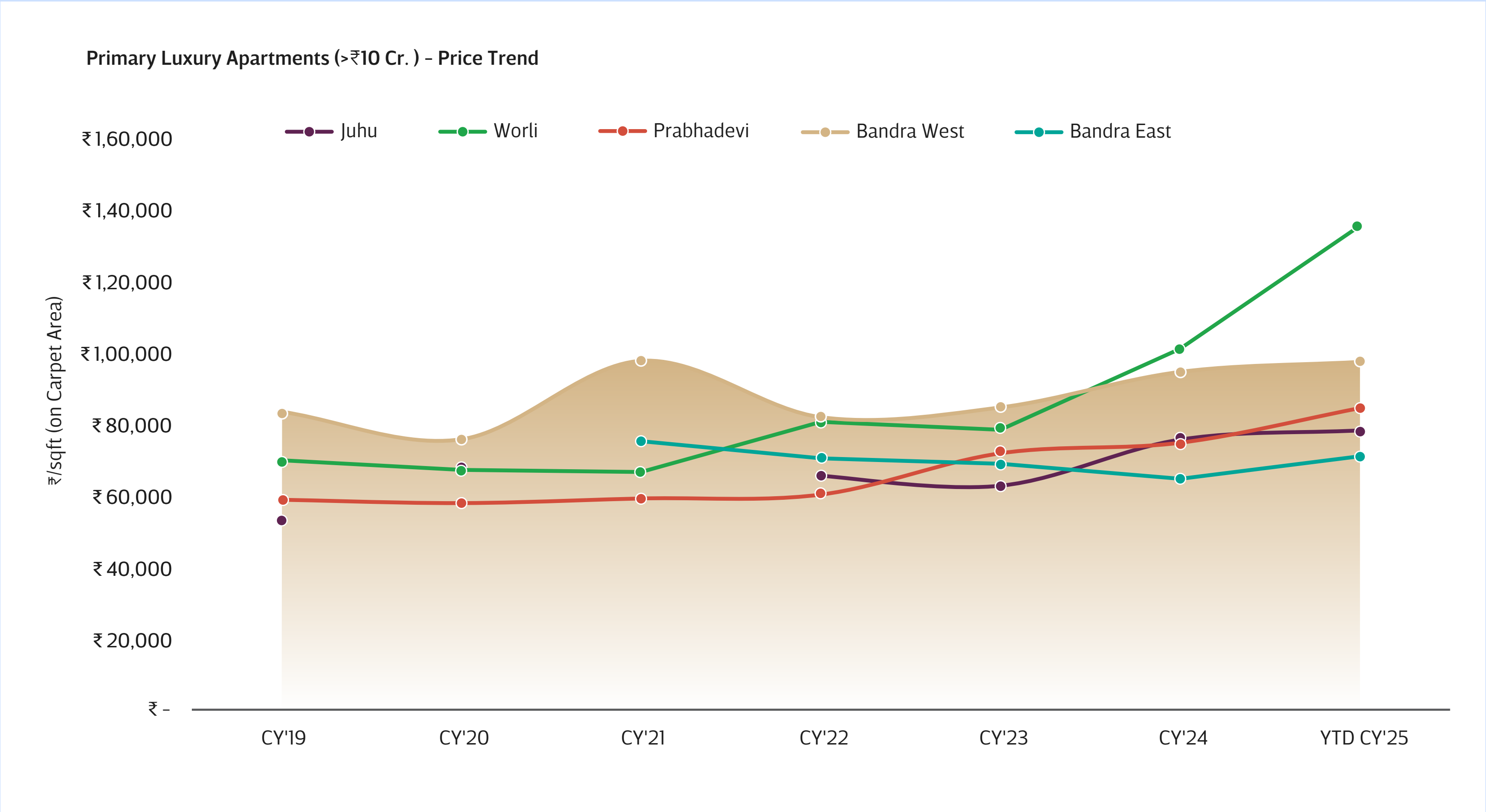
Source : CRE Matrix Research



Source : CRE Matrix Research

2.3x Within just 4 years, the number of luxury primary apartments in the catchment have increased by 2.3x, indicating strong appetite for luxury housing. This growth has been most prominent in Prabhadevi and Bandra West localities of the catchment.

15% Luxury apartments, priced >₹10 Cr. psf, have seen a sharp increase of 15% annually over the last 5 years. This also signifies the appreciation potential of quality luxury housing in the catchment.



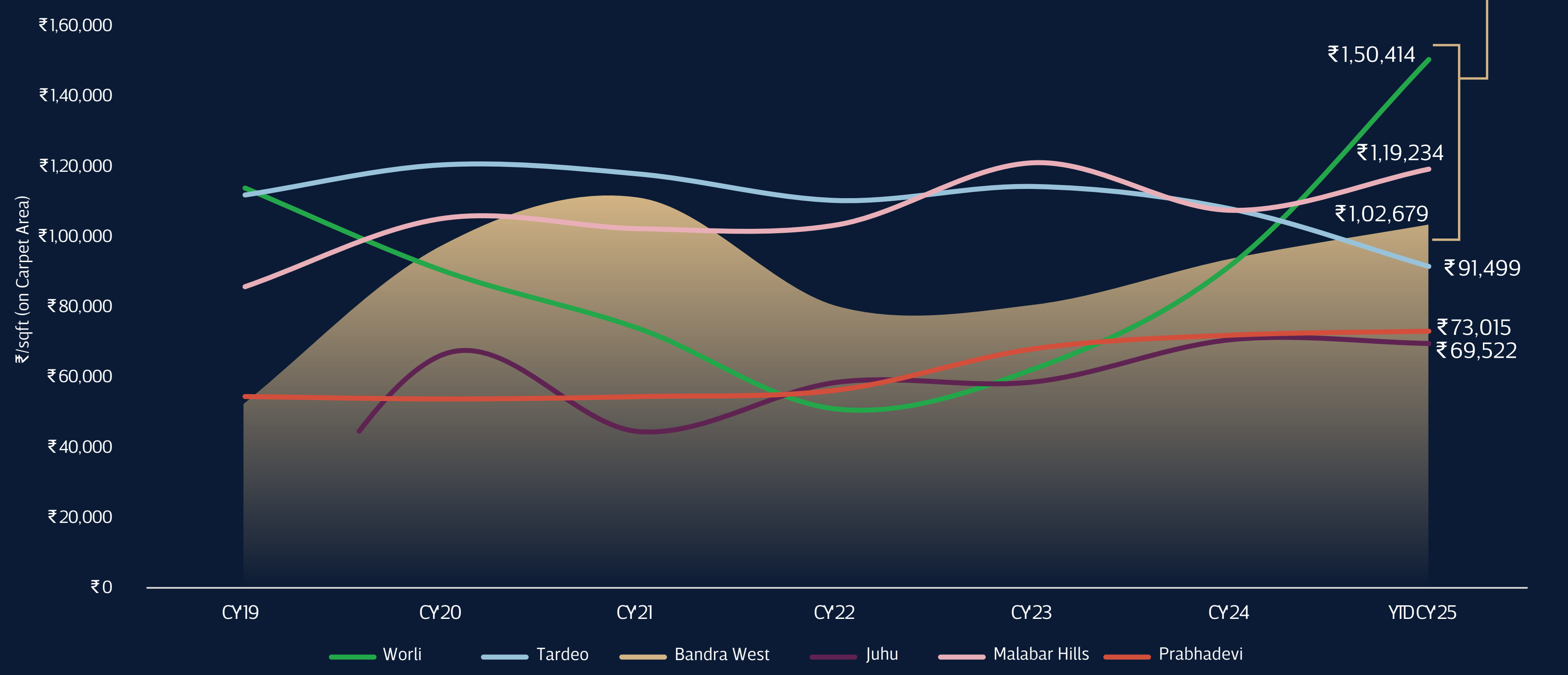
WATERFRONT HOUSING TRENDS

12% Sea-facing luxury homes in **Bandra West** have grown by 12% CAGR over the last 6 years, the **largest increase** in waterfront/sea-facing properties across all Mumbai localities.

20% Sea-facing luxury homes in Mumbai command a **15-20%** premium above the non-seafacing luxury homes. Waterfront Bandra Bay is poised to achieve **> 20%** higher pricing due to its unique proposition.

46% Delta between waterfront apartments in Worli and Bandra West, represents the potential increase in pricing for Bandra sea-facing developments.

Primary Luxury (₹> 10 Cr.) Seaface / Waterfront Price Trend (₹/sqft)



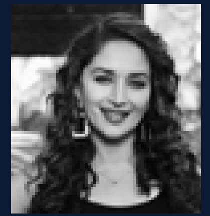
Source : CRE Matrix Research

S.No	Complex Name	Micromarket	Current Price (₹/sqft on Carpet Area)
1	Naman Xana	Worli	₹ 2,47,287
2	Shandilya Villa	Worli	₹ 2,01,073
3	Godrej Carmichael	Tardeo	₹ 1,99,342
4	JSW Ruparel House	Malabar Hill	₹ 1,43,072
5	Lodha Malabar	Malabar Hill	₹ 1,39,946
6	Enorm Sagar Resham	Bandra West	₹ 1,33,466
7	Kalpataru Prive	Tardeo	₹ 1,28,811
8	Lodha Sea Face	Worli	₹ 1,25,651
9	Diljay West Shore	Bandra West	₹ 1,23,492
10	Prestige Daffodils Chs	Bandra West	₹ 1,15,170
11	Rustomjee The Panorama	Bandra West	₹ 1,10,633
12	Oberoi 360 West	Worli	₹ 1,09,030
13	H M Holdings Central Park	Tardeo	₹ 99,887
14	Raheja Artesia	Worli	₹ 96,128
15	Parishram By Rustomjee	Bandra West	₹ 91,674
16	Sugee Sea Krest	Worli	₹ 90,980
17	Prime Ceejay Residency	Worli	₹ 90,903
18	Avisa By S Raheja	Bandra West	₹ 88,992
19	Hubtown 25 South	Prabhadevi	₹ 88,060
20	Prestige Ocean Towers	Kalbadevi	₹ 84,579
21	Birla Niyaara	Lower Parel	₹ 81,888
22	Prestige Nautilus	Worli	₹ 78,474
23	Suraj Ocean Star	Prabhadevi	₹ 78,307
24	Satguru Rendezvous Premises	Bandra West	₹ 69,781
25	Indiabulls Blu	Worli	₹ 65,661

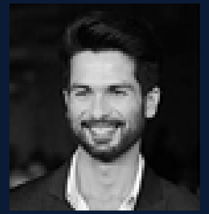
Source : CRE Matrix Research

STAR ___ RESIDENCES

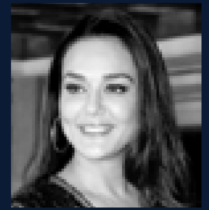
The catchment stands as Mumbai's most prestigious and sought-after neighbourhoods, known for being home to some of India's most prominent celebrities, business magnates, and influential industrialists. These upscale locales combine luxury living with stunning sea views, world-class amenities, and seamless connectivity to the city's commercial and entertainment hubs. High-rise penthouses to exclusive social venues, these areas embody Mumbai's blend of glamour, affluence, and cultural vibrancy-making them the preferred address for the elite.



Madhuri Dixit
Sep-22
Indiabulls Blu
₹48 Cr. (₹89,151 psf)

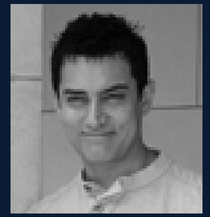


Shahid Kapoor
May-24
Oberoi 360 West
₹58.6 Cr. (₹108,733 psf)

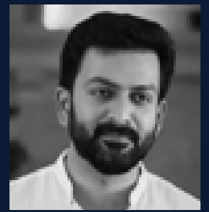


Preity Zinta
Oct-23
Parishram By Rustomjee
₹17 Cr. (₹115,426 psf)

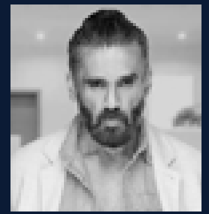
Deepika Padukone
Jun-22
Sagar Resham CHS
₹21 Cr. (₹118,038 psf)



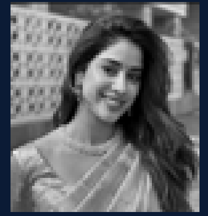
Amir Khan
June-24
Atul Grand Bella Vista
₹9.7 Cr. (₹79,142 psf)



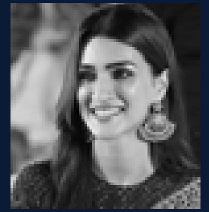
Prithviraj Sukumaran
Oct-22
Parishram By Rustomjee
₹17.7 Cr. (₹97,813 psf)



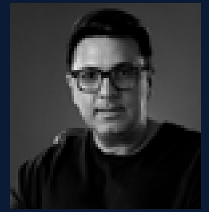
Sunil Shetty
Jun-22
Sandhu Palace
₹25 Cr. (₹71,860 psf)



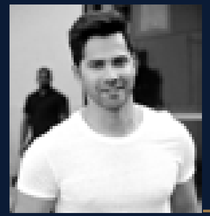
Janhvi Kapoor
Oct-22
Kubelisque
₹65 Cr. (₹101,225 psf)



Kriti Sanon
Aug-25
Supreme Prana
₹78.2 Cr. (₹107,083 psf)



Dinesh Prem Vijan
Jun-23
Parishram By Rustomjee
₹102.8 Cr. (₹113,303 psf)

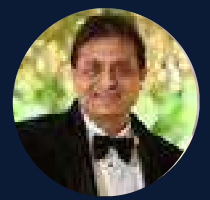


Varun Dhawan
Jan-25
D"Décor Twenty-2 units
₹86.9 Cr. (₹89,320 psf)

TYCOON RESIDENCES


Shreegopal Kabra
2024
Oberoi 360 West
₹ 95 Cr.
₹ 143,645 psf


Rajesh Kabra
2024
Oberoi 360 West
₹ 102 Cr.
₹ 143,387 psf

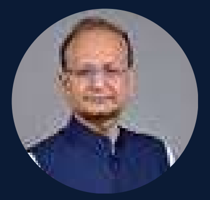

Rajeev Shah
2023
Oberoi 360 West
₹ 73 Cr.
₹ 106,196 psf


Sumir Chadha
2023
Oberoi 360 West
₹ 96 Cr.
₹ 128,856 psf

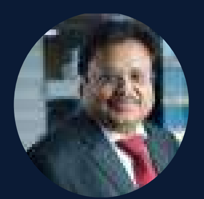

Sanjeev Shah
2023
Oberoi 360 West
₹ 73 Cr.
₹ 106,196 psf

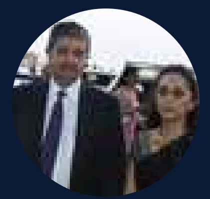

Vratika Gupta
2024
Oberoi 360 West
₹ 116Cr.
₹ 95,919 psf


Achal Bakeri
2022
Oberoi 360 West
₹ 72 Cr.
₹ 93,818 psf


Utpal Seth
2024
Oberoi 360 West
₹ 123Cr.
₹ 78,060 psf

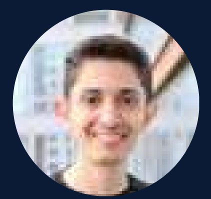

Harsh Jain
2025
Lodha Malabar
₹ 138 Cr.
₹ 145,000 psf

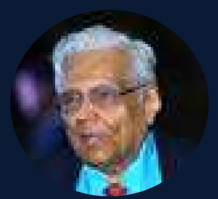

Anil Gupta
2024
Lodha Malabar
₹ 270 Cr.
₹ 141,397 psf

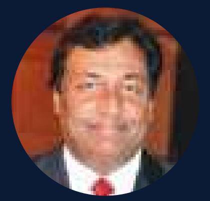

Uday & Pallavi Kotak
2025
Shree Shiv Sagar CHS
₹ 373 Cr.
₹ 272,361 psf


Jay Kotak
2025
Shree Shiv Sagar CHS
₹ 12 Cr.
₹ 271,796 psf


Indira Kotak
2025
Shree Shiv Sagar CHS
₹ 12 Cr.
₹ 271,796 psf


Dhawal Kotak
2025
Shree Shiv Sagar CHS
₹ 8 Cr.
₹ 271,796 psf


Suresh Kotak
2024
Shree Shiv Sagar CHS
₹ 19Cr.
₹ 264,900 psf


Niraj Bajaj
2023
Lodha Malabar
₹ 252 Cr.
₹ 140,215 psf

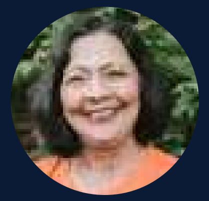

Asha Mukul Agrawal
2023
Lodha Malabar
₹ 262 Cr.
₹ 136,593 psf


Rajendra Barwale
2023
Lodha Malabar
₹ 122 Cr.
₹ 128,000 psf


Yuvraj Thakker
2022
Raheja Legend
₹ 79 Cr.
₹ 110,675 psf


Grace Pinto
2023
Parishram By Rustomjee
₹ 25 Cr.
₹ 129,670 psf

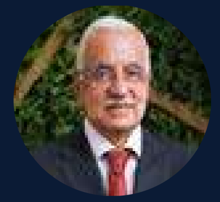

Girdhari Lal Bawri
2024
JVPD Scheme
₹ 101 Cr.
₹ 280,320 psf

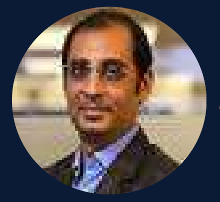

Kalpana A. Parekh
2024
Naman Xana
₹ 65 Cr.
₹ 91,496 psf


Supriya Rathi
2024
Artesia
₹ 33 Cr.
₹ 110,000 psf


Ashish Gumashta
2024
Sadguru Rendezvous
₹ 36 Cr.
₹ 105,944 psf


Dilip Desai
2023
Bishopgate
₹ 85 Cr.
₹ 144,705 psf


Anand Rathi
2024
Birla Niyaara
₹ 65 Cr.
₹ 91,812 psf


Pradeep Gupta
2025
Lodha Sea Face
₹ 131 Cr.
₹ 125,018 psf


Alisha Malik
2024
Palais Royale
₹ 81 Cr.
₹ 105,579 psf


Freyan Crishna Bieri
2025
Godrej Carmichael
₹ 74 Cr.
₹ 169,801 psf


Jai Mahtani
2023
Morena House
₹ 83 Cr.
₹ 160,000 psf

Case Study
Dubai

Dubai is special for its unique blend of futuristic architecture, luxury experiences, and rich cultural diversity. It's known for iconic landmarks like the Burj Khalifa and Burj Al Arab, extravagant shopping, and a vibrant nightlife, all set against a backdrop of desert landscapes. Each development integrates high-end residences, leisure zones, and retail hubs, creating self-sustained urban ecosystems that attract global investors and residents alike.

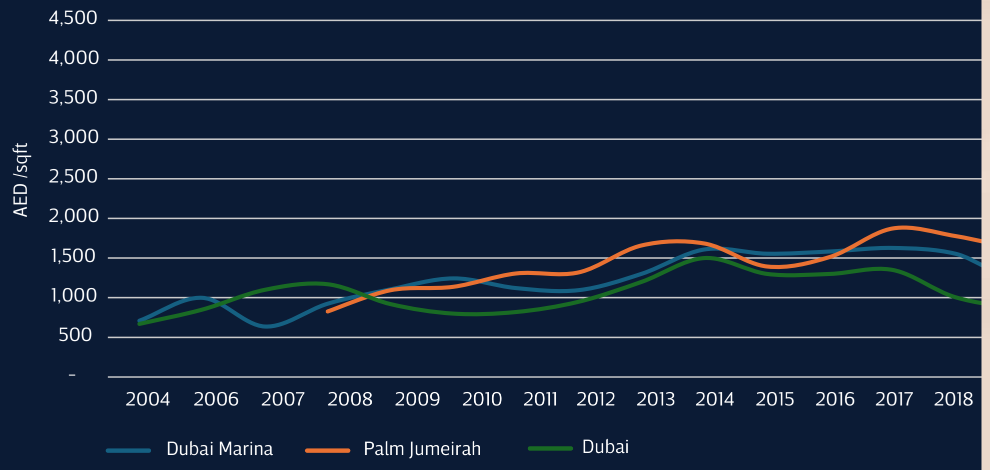
For Bandra Bay, Dubai offers valuable lessons in placemaking, design coherence, and the power of branding. Its evolution from desert coastline to a symbol of modern urban aspiration underscores what can be achieved when architecture, infrastructure, and vision align — a model that can inspire Mumbai's own transformation along the Bandra Bay waterfront.

Apartments 24,400 AED 3,957 /psf
HHCP
Master Planner Helman Hurley Charvat Peacock
1,440 VILLAS
AED 4,719 /psf
5.4 Monorail Kms
11 5 Stars Hotel
1380 Acres
7 YEAR
Construction Complete
NAKHEEL
Developers

Palm Jumeirah

Apartment price trends per square foot in Palm Jumeirah, Dubai Marina, and overall Dubai from 2004 through 2025 show that prices in Dubai Marina and Palm Jumeirah have consistently been higher than the overall Dubai average, with notable surges after 2020. By 2025, Palm Jumeirah leads at AED 3,958 per square foot, followed by Dubai Marina at AED 2,924 and overall Dubai at AED 1,749. The data highlights a significant post-2020 price acceleration, especially for premium locations like Palm Jumeirah and Dubai Marina, widening the price gap between these areas and the city average.

Price Comparison - Palm Jumeirah vs Dubai Marina vs Overall Dubai - Apartments



Source: Dubai Land Department and CRE Matrix Research

67%

Palm Jumeirah apartment pricing vs Dubai Residential avg. pricing

	Marsa Dubai	Palm Jumeirah	Dubai
10-year CAGR	7%	11%	3%
5-year CAGR	13%	21%	12%
3-year CAGR	11%	10%	9%

Source: CRE Matrix Research

Over the past decade, Dubai's prime waterfront districts have significantly outperformed the citywide average in real estate price growth. Palm Jumeirah has led the surge, recording an impressive 21% compound annual growth rate (CAGR) over the past five years—nearly double the Dubai average of 12%. Marsa Dubai has also shown strong appreciation, with a 13% five-year CAGR, reflecting sustained investor confidence in premium coastal developments. In contrast, Dubai's overall 10-year CAGR stands at 3%, compared to 7% for Marsa Dubai and 11% for Palm Jumeirah, underscoring the long-term value and resilience of branded waterfront real estate.

Sales of Apartment in Palm Jumeirah

Sales peaked sharply in 2009 following the initial development boom, before stabilizing between 2011 to 2019. After a brief dip in 2020, the market surged again — reaching a second major peak in 2022, driven by post-pandemic demand and renewed investor confidence. Although sales moderated afterward till 2024, overall activity remains significantly higher than pre-2020 levels, reflecting Palm Jumeirah's enduring global appeal and resilience as a luxury real estate destination.

Source : Dubai Land Department

Infrastructure	Palm Jumeirah		Bandra Bay	
	Min	Kms	Min	Kms
International Airport	23	32	27	8
Metro Station	12	8	15	1.5
Beach	0	0	1	0
Hospital	3	1	4	0.6
Shopping Mall	3	1	15	3
Public Park	2	0.8	1	0
School	2	1	15	2

Source : CRE Matrix Research

Bandra Bay enjoys far superior connectivity compared to Dubai's Palm Jumeirah, with significantly shorter travel times to key urban destinations. The upcoming luxury district is just 8 km—or about 27 minutes—from the International Airport, versus a 32 km commute from Palm Jumeirah.

A metro station lies merely 1.5 km away, ensuring seamless city access, while essential amenities like hospitals, schools, shopping malls, and parks are all within a 3 km radius. Despite its waterfront location, Bandra Bay combines the exclusivity of a coastal enclave with the practicality of city living—offering the rare advantage of being both well-connected and prime.

Highlights

Waterfront Scarcity

Mumbai's only new coastal expanse

Curated Supply

Limited premium- driven parcels

Seamless Connectivity

Coastal Road, Sea Link, Metro

Cultural Magnet

Bandra's lifestyle and social capital

Biggest Opportunity in luxury Living in India

Top luxury residential projects across india

Bandra Bay is an irreplaceable opportunity in India's luxury landscape, offering what no other location can replicate. As Mumbai's only large-scale waterfront expanse, it combines the unmatched lifestyle magnetism of Bandra with seamless connectivity through the Sea Link, Coastal Road, and Metro. Unlike oversupplied luxury corridors, Bandra Bay offers carefully curated parcels that ensure exclusivity and long-term value creation. This is land that cannot be created again rare, iconic, and destined to become the new benchmark of ultra-premium living. Positioned between Bandra West's growth and Malabar Hills' legacy, Bandra Bay is Mumbai's next chapter in luxury.

Parameter / Locality	Bandra Bay		Gurugram		Noida		Hyderabad		Bangalore		Delhi	
Average Pricing	₹80,000 to ₹1,25,000		₹76,756		₹23,986		₹26,610		₹37,492		₹33,333	
Limited Land supply	✓		✗		✗		✗		✗		✗	
Waterfront	✓		✗		✗		✗		✗		✗	
Residential Density	High		Low		Low		Low		High		High	
	Km	Mins	Km	Mins	Km	Mins	Km	Mins	Km	Mins	Km	Mins
Distance & time to nearest Premium Hospital	2	6	4	12	13	19	13	30	8	18	2	7
Distance & time to nearest Premium Mall	4	10	10	18	15	21	13	24	9	17	5	17
Distance & time to nearest Premium School	7	18	3	7	12	15	15	25	17	30	7	23
Distance & time to nearest Premium Highstreet	7	25	10	22	15	23	22	35	19	35	12	32
Distance & time to nearest Metro	2	10	5	9	4	8	9	15	6	15	2	5
Distance & time to nearest Office hubs	7	17	7		8	16	11	15	13	23	14	24
Distance & time to Airport	9	30	17	40	40	45	36	50	29	42	25	38
Current AQI	76		100		112		82		74		104	

Source: CRE Matrix Research

Upcoming Developments in Catchment

Developer	Project Type	Locality
Four Seasons	Residential	Worli
Birla Estates	Residential	Worli
Runwal Realty	Residential	Worli
Prestige Estates Projects	Mixed Use	Worli
Godrej Properties	Residential	Worli
Prestige Estates Projects	Mixed Use	BKC
L&T Realty	Mixed Use	BKC
Prestige Estates Projects	Hotel	BKC
The Leela	Hotel	BKC
Oberoi Hotels	Hotel	BKC
Prestige Group	Commercial	BKC
Sumitomo Corp. & Hines & Kanakia	Commercial	BKC
Sumitomo Corporation	Commercial	BKC
Kanakia Group	Commercial	BKC
Flora Group	Commercial	BKC
Adani Realty	Residential	Bandra Bay
Oberoi Realty	Residential	Bandra Bay
L&T	Residential	Bandra Bay
Godrej Properties	Residential	Bandra Bay
Hiranandani Communities	Residential	Bandra Bay
DLH	Residential	Bandra Bay
Inspira Realty	Residential	Bandra Bay
Elements Realty	Residential	Bandra Bay
Excel Infra	Residential	Bandra Bay
Gurukrupa Realcon	Residential	Bandra Bay
Raveshia Realty	Residential	Bandra Bay
Taj	Hotel	Bandra (W)
Wadhwa Group	Commercial	Bandra(W)

Source: CRE Matrix Research

BANDRA BAY PROJECTS

Developers in Bandra Bay are building Mumbai's next marquee residential and lifestyle destination, anchored by a cluster of ultra-luxury developments that redefine waterfront living. These projects—rising along the newly enhanced coastal boulevard—offer sweeping sea views, world-class architecture, and curated retail and leisure experiences that rival global benchmarks like Marina Bay and Palm Jumeirah. With leading developers securing prime parcels and international architects shaping the skyline, Bandra Bay is set to become the epicenter of luxury real estate in Mumbai, blending cosmopolitan sophistication with the serenity of the Arabian Sea.

Vijay Thakkar

DLH BUILDING TRUST

Signature

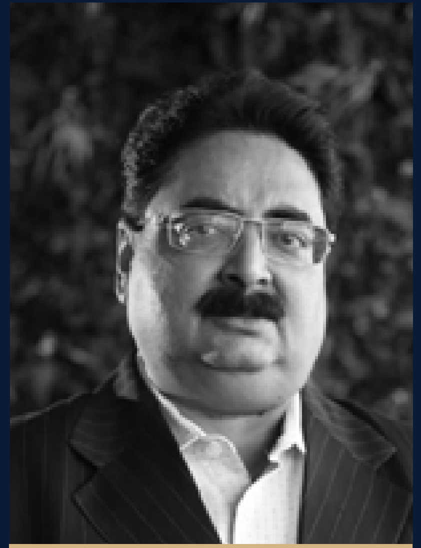
0.5 acres | 170+ units

Shyamal Mody

ELEMENTS REALTY

7 Elements
9 Elements

0.75 acres | 230 units

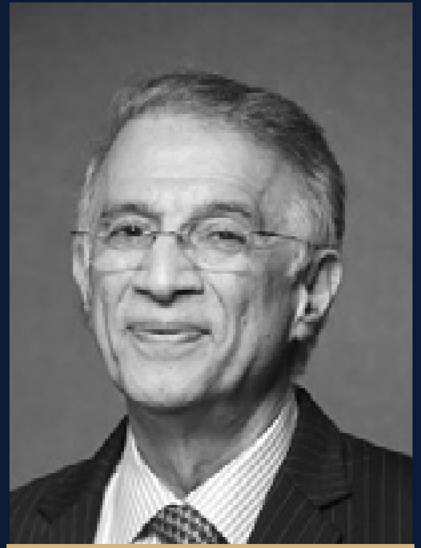


Virendra Vora

EXCEL GROUP

Bellissima

0.36 acres | 99 units

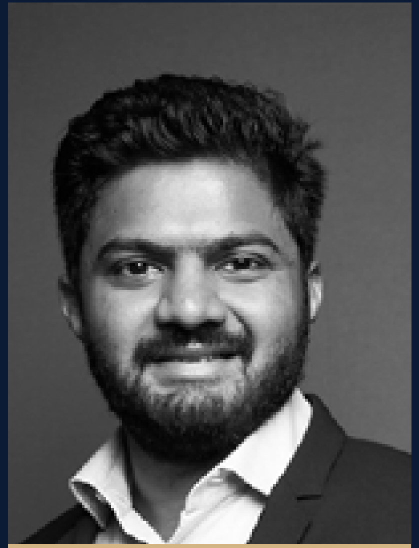


Dr. Niranjan Hiranandani

hiranandani communities — a niranjan hiranandani initiative

Bay Heights

0.4 acres | 135 units



Aayush Madhusudan Agrawal

INSPIRA® REALTY — LIVE BETTER. LIVE INSPIRED.

Inspira One

0.5 acres | 170 units

GURUKRUPA REALCON — THE LUXURY COLLECTIVE

GURUKRUPA THE MARQUE — RECLAMATION, BANDRA

The Marque

0.5 acres | 168 units

ABOUT US

CRE MATRIX

India's most trusted source for complete real estate intelligence, CRE Matrix has developed proprietary algorithms that relentlessly provide up-to-date information and enable deep data analytics across sectors and geographies. CRE Matrix's clients include some of the largest real estate developers, coworking players, retailers, property consultants and financial institutions.

RAW

CRE Matrix - Research & Advisory Wing (RAW) combines the strength of its massive data lakes, and industry experience with tested research and advisory practices in assisting your organization. We have experienced and dedicated professionals, who have a deep understanding of the local market challenges, knowledge of contemporary practices from developed markets, and an ability to bring sector experts to assist you. We consistently attract and retain the best talent, which enables us, in turn, to deliver the expected value to our clients.

CRE LEASE MATRIX

CRE Lease Matrix is a cloud-based Lease Management and Asset Management platform developed by CRE Matrix after experience of abstracting more than 2 Lakh leases in the commercial real estate space. The product offers Lease abstraction solutions, Inventory Management, Document Management & Invoicing for management of your commercial real estate portfolio or leases. Users can track Critical dates, create Revenue-Expense reports, configure Alerts on renewals, notices, escalations etc.

CRE TRANSACTIONS

CRE Matrix delivers data-driven transaction advisory powered by India's most detailed real estate insights. It helps occupiers and investors make faster, smarter property decisions through real-time market intelligence, benchmarking, and yield analysis - setting a new standard for precision and performance in CRE transactions.

TrueAssets Matrix

TrueAssets Matrix, the valuation arm of CRE Matrix, offers IBBI-registered, data-driven valuations across all real estate asset classes. Powered by India's largest CRE database, it delivers transparent, audit-ready, and regulator-compliant reports that accelerate loan disbursals. Trusted by top banks, TrueAssets Matrix enables faster, smarter, and more secure lending decisions.

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CRE MATRIX | LIGHTHOUSE LUXURY

ABOUT US

Lighthouse Proptech

Lighthouse Proptech is a next-gen real estate technology company redefining how luxury real estate is discovered, transacted, and managed. Backed by **Turbostart**, a global early-stage venture capital firm, and prominent family offices including the **Dabur Family Office, Amit Rathi,** and many renowned family investors and family offices, we're building the future of real estate with deep capital, deep tech, and deep market insight.

Founded by **Sumesh Mishra,** a seasoned real estate professional, Startup investor and co-founder of APAC Financial, and **Murtuza Vapiwala,** a brand strategist who's shaped over 300 brands and held CMO roles at Kanakia and SP Group — Lighthouse Proptech blends financial acumen with marketing firepower.

Our senior leadership team brings together talent from top-tier firms with **over 110 years of combined experience** in real estate, finance, and technology

Lighthouse Proptech is not just building platforms — but building an ecosystem that empowers every stakeholder in the real estate value chain. Whether it's a luxury buyer, a mid-tier developer, or a wealth manager — Lighthouse Proptech is the bridge to smarter, faster, and more personalized real estate decisions.

LIGHTHOUSE PROPTECH | LIGHTHOUSE LUXURY | REALM

www.lighthouseproptech.com www.lighthouseluxury.in www.therealm.in

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