

A jewel in the crown

Marine Drive maintains its premium position, offering one-of-a-kind homes with supreme amenities

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IN YOUR NEIGHBOURHOOD

Marine Drive is one of the most premium localities in South Mumbai, boasting luxurious residential projects, established banks and corporate houses. The locality is inhabited by high-net-worth individuals, mostly senior management from reputed companies, businessmen or local traders. The residential and commercial area faces the beach here. The three-kilometer stretch along the waterfront extends from Nariman Point to Chowpatty, disappearing into Wadsworth and further as the Malabar Hill. At one end of Marine Drive is the Chowpatty beach, which is popular across Mumbai for strolls and that food such as bhel puri and pani puri. There are several popular restaurants too around this stretch.

The main reasons for growth in demand in this destination are commercial revolutionised zone of Cuffe Parade, the exclusivity of Churchgate to Marine Lines with Worliade Stadium to hospitality services, Crawford Market to Opera House and the Colaba shopping market, points out Raphael D'Souza, CEO of Stevens Estates. There are a lot of commercial establishments here as it is one of the popular hubs boasting of all facilities that attract buyers.

INFRASTRUCTURE

Transport in this part of the city is supported with wide roads resulting in minimising of the traffic. The traffic is well managed here because of infrastructural facilities available such as the several nodes leading to Marine Drive. A drive from Parel goes to Crawford Market to the CST Flyover stretching to Dycella is an option to reach Marine Drive, while a turn from the Ambassador hotel to Oval Ground Churchgate, thereafter to Colaba and Cuffe Parade is another option.

The JJ Flyover along with the Marine Drive or Netaji Subhash Chandra Bose road, better known as the Queen's Necklace are old but well-



Ranked fourth in the world for real-estate value, Marine Drive has some of the most luxurious residential projects, by reputable developers.

maintained infrastructure which is associated with the area. Being one of the most expensive localities of India, the maintenance of infrastructure is par excellence. Residential structures are old-fashioned houses and bungalows with a direct view of the sea. The richest neighbourhoods in the country are located here, which command the highest property rates in the world. Real estate prices in the area are comparable to those in Manhattan in the United States.

"Proximity to Nariman Point central business district, malls and educational institutions are other factors that have contributed to the success of the locality," says Manu Patel, proprietor of Patel Property Solution. Many have titled Marine Drive as the 'heart of Mumbai', with proximity to all coveted destinations such as Nariman Point, Colaba and Malabar Hill adds Patel.

The area boasts of excellent connectivity via road, railways and buses owing to the large turnover of population in this part of the city, points out Ashay Kumar, chief managing director, Grishaprasadh Builders Pvt Ltd, Chowpatty. It offers a good recreation option for those staying in this locality and attracts tourists visiting the city. The scenic beauty of the perfectly lined palm trees offers an enthralling experience to the visitors.

SOCIAL AMENITIES

As for social amenities, hospitals such as Jaslok, Sion, Reliance Hospital and Breach Candy are the required ones here.

Among educational institutions, top colleges here in the vicinity are Jai Hind, St Xavier's College and JJ School of Arts. Marine Drive is also a popular tourist area and home to most of Mumbai's museums, art galleries, bars, upscale restaurants, retail brands such as Armani, Zegna and Hermes. The Gateway of India is also nearby.

It is an ideal location to enjoy a drive or a stroll with sightseeing options such as the promenade lined with palm trees. Some of the popular hotels situated here include The Oberoi, Intercontinental, Hotel Marine Plaza and Sea Green Hotel. These are frequently visited by Bollywood celebrities and VIPs.

According to Kumar, the real estate values in Marine Drive are the highest in India and ranks fourth when compared to the world statistics. Numerous celebrities have their houses here and this area has become one of the premier residential communities. The residential values range from Rs 40,000 to Rs 1 lakh per sq ft in this part of the city. Meanwhile, the starting range of rental values are approximately Rs 30,000 to Rs 1.5 lakh per month.

LIVING IN MARINE DRIVE: A RATING SCALE

GREENERY 8/10

SAFETY 7/10

POLLUTION FREE 8/10



F&B

The Oberoi
Sea Green Hotel
Hotel Marine Plaza
The Intercontinental

Entertainment

Girgaon Chowpatty
Jas Theatre
National Centre for the Performing Arts



The Hilton Hotel is one of the many five-star hotels facing the promenade.

TOP PREMIUM PROJECTS

PROJECT	NEPTUNE COURTYARD	MITTAL GRANDEUR	HUSTOWN MONTE METRO	ORBIT CONCLAVE
Developer	Prestige Group	Mittal Builders	Hustown Ltd	Orbit Corporation
Flat type	3 and 4 BHK	6 and 7 BHK	3 and 4 BHK	3 BHK
Price	NA	Rs 54 to 90 crore	NA	NA
Possession	Ready-to-move	Ready-to-move	December 2014	Ready-to-move

Disclaimer: Some of the above projects are located within proximity of Marine Drive

FEATURES UNIQUE TO THE PROJECTS

- Multipurpose hall
- Kids play area
- Swimming pool
- Gym
- Landscape Garden
- Paved compound
- Intercom
- Club house
- Piped gas
- Wi-Fi connectivity
- Rain water harvesting



Marine Drive is surrounded by posh localities such as Altamount Road, Colaba and Nariman Point, which also command high capital values.