









Maharera no. P51800053082. For more details https://maharera.maharashtra.gov.in.

The Project is financed by TATA Capital Housing Finance Limited. This project is developed by Starwing Real Estate Company ("Promoter") and Tribeca is a strategic partner to Promoter for the Project and has permitted Promoter to use the name/mark "Trilive" with reference to the Project. Images, specifications and sizes herein are indicative/ artistic impressions and subject to change. This material is to be used only for market study and research purpose and does not constitute an offer and/or contract and/ or any intention thereof.

NDIA'S BIGGEST **REAL ESTATE** REVOLUTION



YOUNG INDIA IS LIVING THE GLOBAL DREAM

India's demographic landscape is evolving dramatically with young working professionals and GenZ forming a majority in the workforce. All aspects of their life today match global aspirations. They shop international brands, work at sleek offices, do hi-end dining and document it all on Instagram - lives polished to a global sheen.















BUT WHEN IT COMES TO THEIR HOME, THEY'RE STUCK IN THE 90s.

Landlords frown at bachelors, 'good' societies shun single women, and quality studios are a unicorn. And so, the options? Faded buildings in forgotten corners, where furnishing means haggling over Wi-Fi, praying the maid shows up, and their free time vanishes into logistics.











CO-LIVING: A RAPIDLY EXPANDING MARKET

- Co-living to reach **\$13.92 B** in 5 years at 15% CAGR, Mumbai's share 25% (Source: Financial Express)
- Institutional investments rose ~25% in 2023, reflecting strong growth (Source: Financial Express)
- Co-living rents are 125% higher than traditional rentals. (Source: CRE Matrix)
- Studio apartments make up less than 0.5% of India's total housing supply (Source: Anarock)

WHY CO-LIVING?



compared to traditional rentals (Source: Anarock)



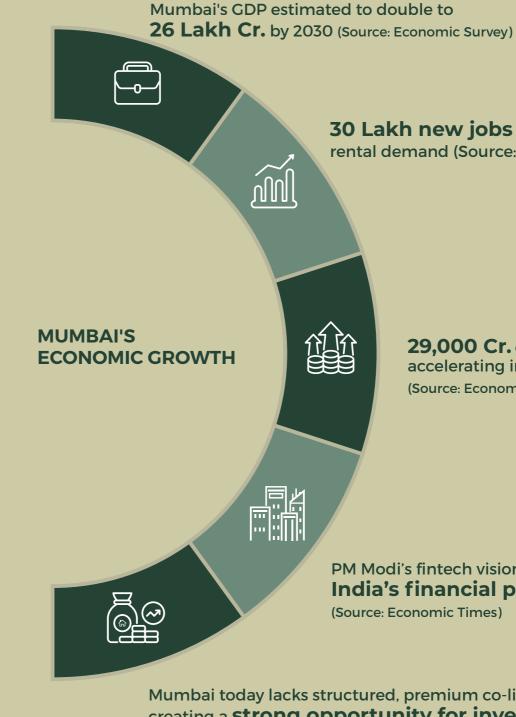
due to flexible lease models (Source: Proptiger)

CHANGING PREFERENCES

68% of Occupants report expanded professional networks via community events (Source: Cushman & Wakefield)

Millennials and Gen Z are driving demand due to affordability, flexibility and built-in communities

GROWTH DRIVERS OF CO-LIVING IN MUMBAI





30 Lakh new jobs projected, boosting rental demand (Source: NITI Aayog)

29,000 Cr. government investment accelerating infrastructure growth (Source: Economic Times)

PM Modi's fintech vision positioning Mumbai as India's financial powerhouse

(Source: Economic Times)

Mumbai today lacks structured, premium co-living spaces, creating a strong opportunity for investors

ANDHERI: A DESTINATION THAT HAS IT ALL

A THRIVING CORPORATE HUB

Home to 40,000+ companies^{*}, including Infosys, Wipro, Accenture, Deloitte and Capgemini

WORKFORCE-DRIVEN GROWTH

~3 lakh professionals* within a 10 km radius are driving premium rental demand, led by IT, BFSI and Aviation sectors

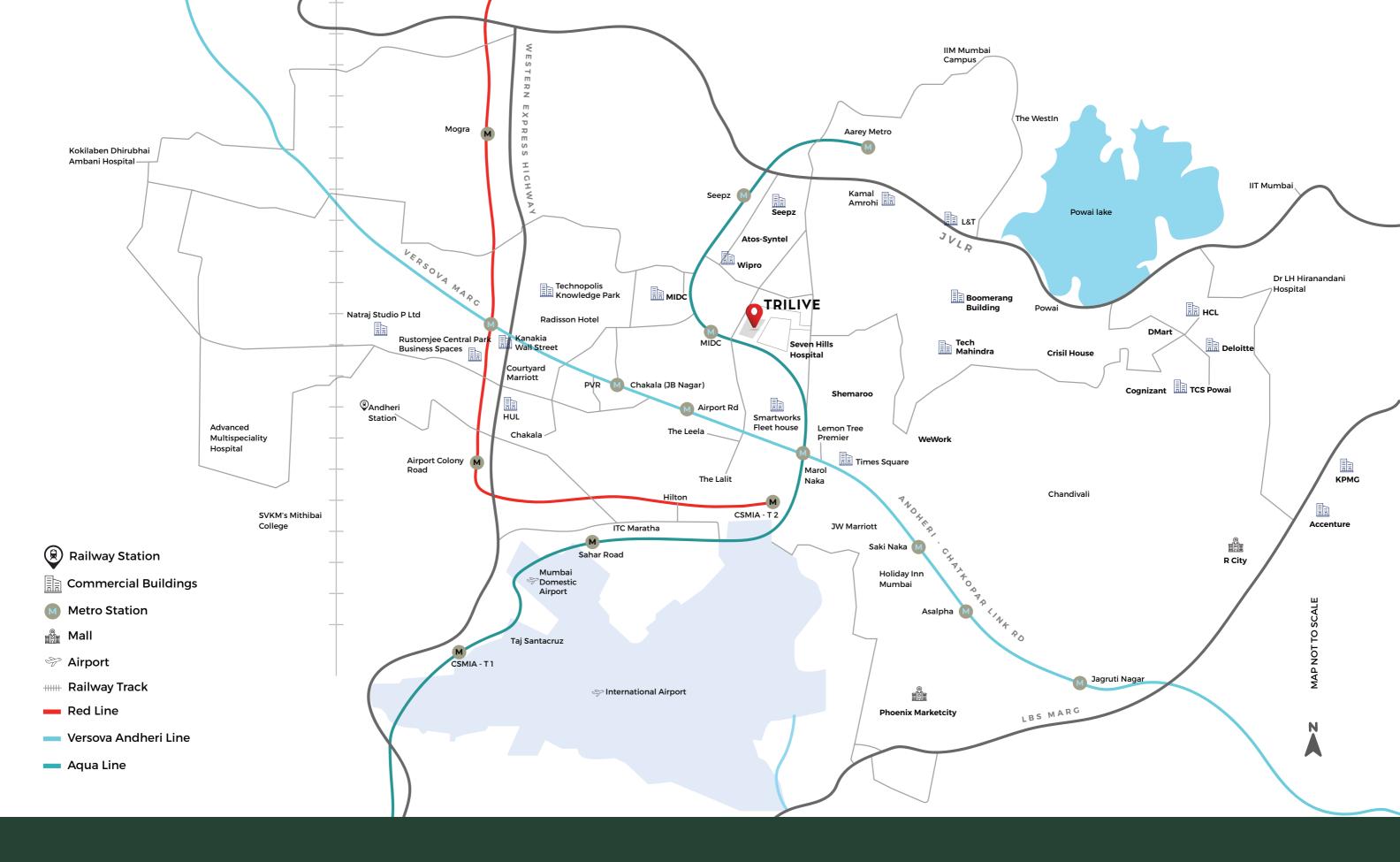
Metro Lines 1, 3 & 7 boost connectivity, driving rentals and 15% annual housing price growth (Source: JLL Report)

JLL reports 70 % millennials prefer living near work,* driving demand for well-managed co-living spaces



INFRASTRUCTURE ADVANTAGE

MILLENNIAL PREFERENCES



THE BEST ADDRESS FOR MAXIMUM RETURNS

TRILIVE: THE FUTURE OF MANAGED CO-LIVING

Managed Co-living is the ultimate upgrade to co-living. With Trilive, we are offering fully furnished studios designed for the modern urban lifestyle. Blending high rental yields, seamless management by Housr and vibrant community living, it's a future-ready choice for both residents and investors

- * A new revolutionary venture for steady returns
- Built-to-suit fully serviced apartments for long-term stays *
- Professionally managed by Housr for top-tier service *
- No hassle of managing vacancy *
- No brokerages to be paid *
- No stress about property upkeep *
- Future-ready investment with zero stress *
- * Bridging the gap in India's highly under served rental housing market



INVESTMENT PROCESS

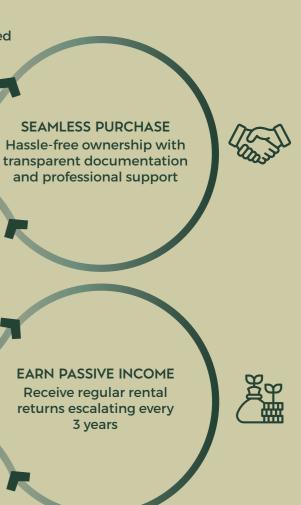
A step-by-step guide to be part of Trilive Revolution

SELECT YOUR STUDIO Choose from pre-leased, fully managed units designed for high rental demand

> **GUARANTEED** LEASING PARTNER

Enjoy assured occupancy with a dedicated professional leasing team managing tenants

STRONG CAPITAL APPRECIATION Benefit from Mumbai's rising property values



INTRODUCING TRILIVE ANDHERI

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DESIGNED FOR MODERN LIVING

Trilive redefines urban living with premium amenities designed for convenience, wellness and social engagement. From fitness and recreation to seamless dining and relaxation, every space is crafted for a vibrant, hassle-free lifestyle

Ground Floor Amenities	Terrace Amenities
Pool & Changing rooms	Outdoor gym
Mini theatre	Jogging track
Café	Yoga room
Co-working space	Zen garden/Herb garden
Restaurant	Pod area
Playstation room	Multipurpose hall
Table Tennis	Pickleball

Foosball

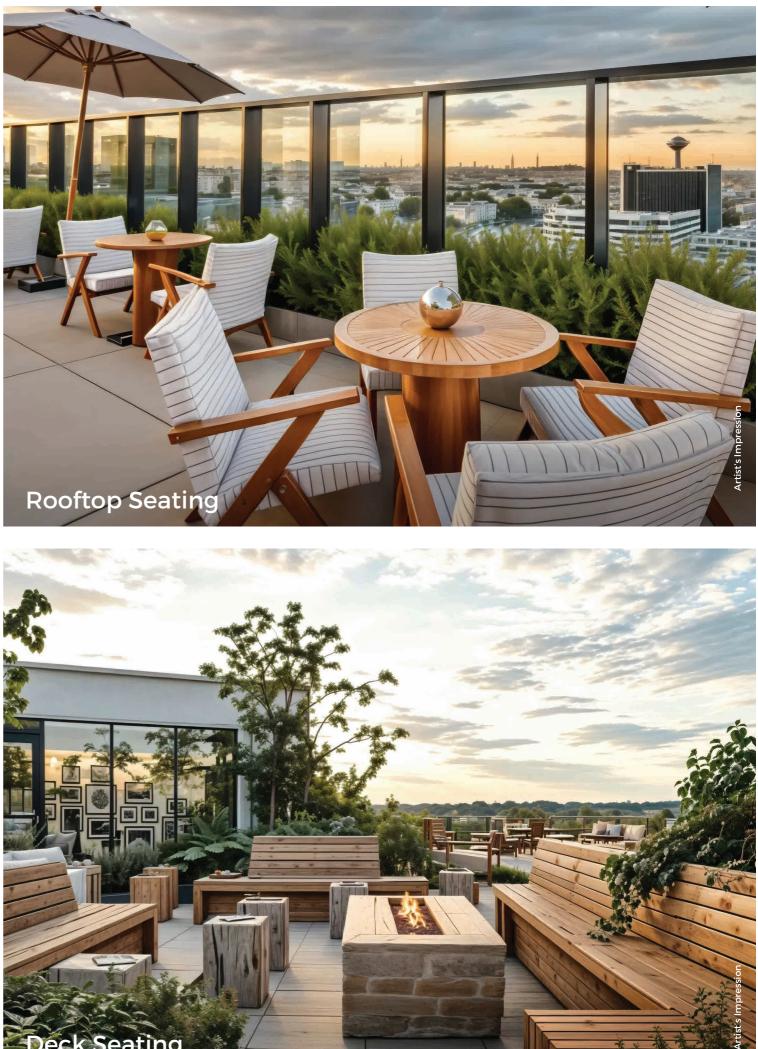
Artist's

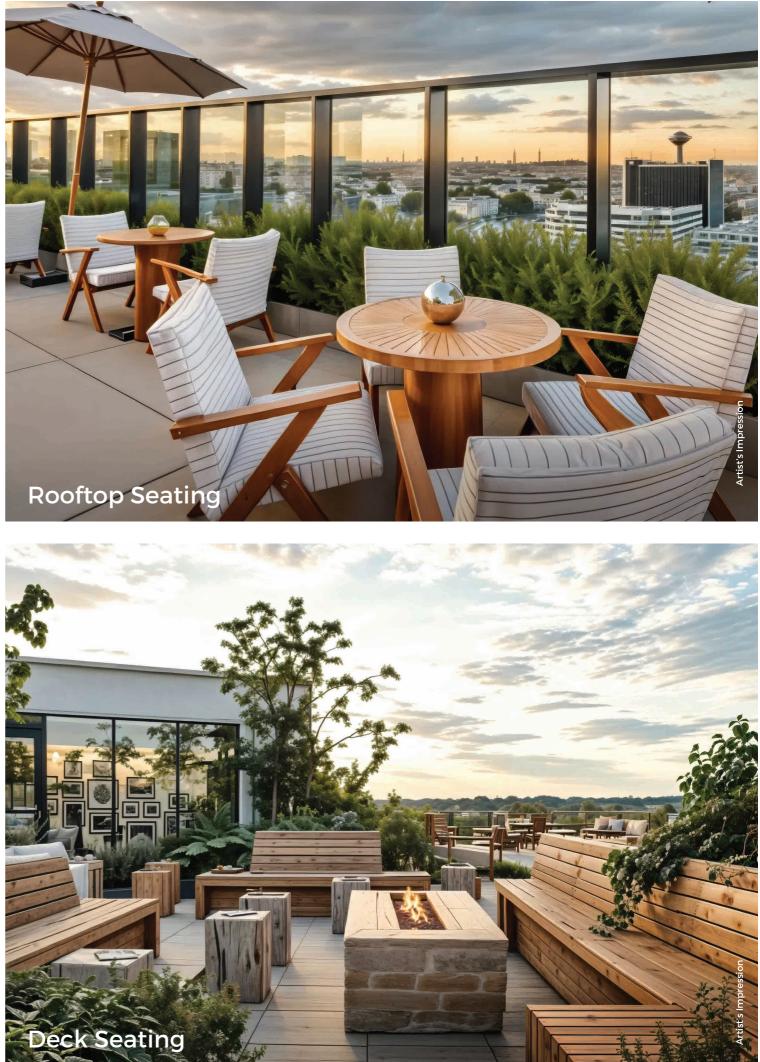


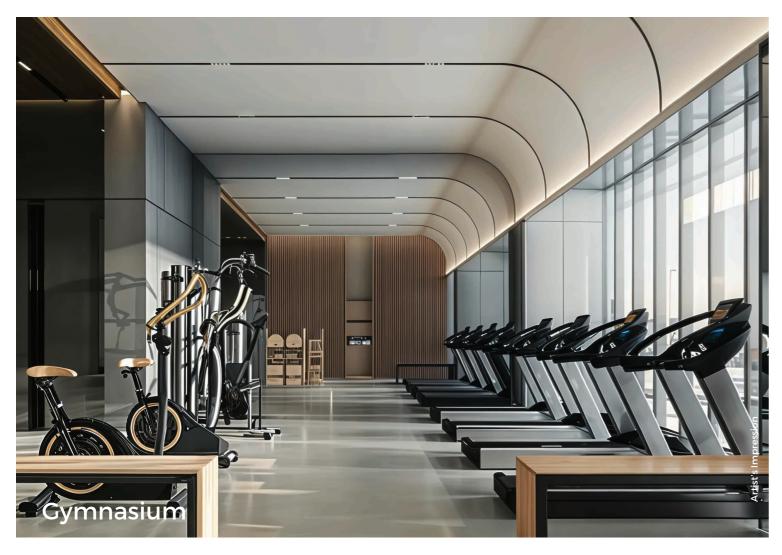
Cafeteria











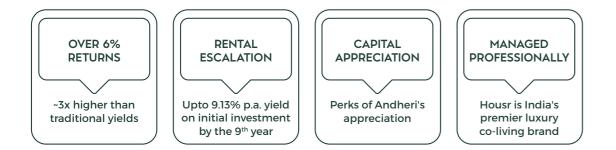






WHY INVEST IN TRILIVE?

UNMATCHED RETURNS. ZERO MANAGEMENT HASSLES.



REASONS TO INVEST, NOW:

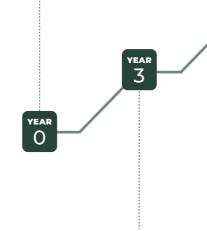
- No Lock-in Post OC Flexible ownership *
- Transparent Booking No hidden costs \mathbf{x}
- Assisted Exit Smooth resale support *
- Millennial-Friendly Modern amenities & networking events *
- Prime Location Andheri East, Mumbai's corporate hub *

TRILIVE IS NOT JUST AN INVESTMENT. IT IS A REVOLUTION IN MANAGED CO-LIVING.

HERE'S A PROJECTION OF YOUR JOURNEY AFTER INVESTING

INVESTMENT SECURED

Initial Investment: ₹70L* Pre-leased commitment by Housr secured from 3 months post possesion. Capital appreciation begins.



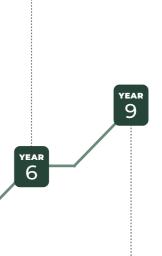
PROJECT READY, RENTALS BEGIN

Property Handover: Fully furnished, ready-to-rent studio Property Value: ₹82.2L (Assumed 5.5% annual appreciation) Rental Income Starts: ₹4.2L annually (6% yield) Total Cumulative Gain: **₹16.4L** (Rent + Capital appreciation)

KEY TAKEAWAYS:

- Assured 6% per annum rental yield
- 15% escalation every 3 years
- Lease agreement tenure of 9 years
- Time saved by avoiding operational hassle

FIRST RENTAL ESCALATION KICK'S IN Annual Rental Income: ₹4.83L Property Value: ₹96.5L Total Cumulative Gain: ₹44L



WEALTH COMPOUNDS FURTHER Annual Rental Income: ₹5.5L Property Value: ₹1.13Cr Total Cumulative Gain: ₹76L

"70L taken for reference purpose only

Housr

HERE. THERE. HOUSR. EVERYWHERE!

Established in 2018-19, Housr is India's premier luxury co-living brand. It offers an innovative living experience through fully furnished and managed co-living spaces, serviced apartments and studio accommodations. Catering to millennials and working professionals, it has achieved impressive milestones in the managed living sector by fostering vibrant communities of like-minded individuals and setting new standards for luxury, convenience.

INDIA'S LEADING TROPHY PROPERTY DEVELOPER

Founded in 2012, Tribeca is India's leading design-focused real estate developer, committed to crafting iconic landmarks that redefine cityscapes. Our goal is simple to create the most prestigious "Trophy Property" in every market.

> LARGEST BRANDED LUXURY **DEVELOPER IN INDIA**

DEVELOPER OF THE WORLD'S LARGEST ROOFTOP

LARGEST DEVELOPER OF TRUMP PROPERTIES IN THE WORLD

DEVELOPER OF PUNE'S LARGEST HIGHSTREET RETAIL

Current spread: Gurgaon, Hyderabad, Pune, Bangalore, Visakhapatnam

Coming Soon in: Mumbai, Chennai, Noida and Ahmedabad

5+ 2,100+ CITIES PREMIUM SERVICE

> 95%+ OCCUPANCY RATE ACROSS



75+

PROPERTIES

BACKED BY INDUSTRY TITANS

UNITS

HDFC CAPITAL POONAWALLA FINCORP INCRED ALTERNATIVES THE GODREJ FAMILY

