DISCOVER WHAT IT TAKES TO MAKE THE WHOLE FAMILY HAPPY. |

GLOBAL CITY
VIRAR (W)

THE MAXIMUM LIFE | IT'S THOUGHTFUL. IT'S Rustomjee®

REINVENTING MODERN CITY LIVING, ONE IDEA AT A TIME.

At Rustomjee, we believe ideas form the cornerstones of buildings. Ideas transform houses into homes and offices into innovation centres. Since its inception in 1996, Rustomjee has heralded the rise of insightful design and eco-friendly construction technologies to deliver newer lifestyle solutions. Through its diverse projects, it has lived up to global benchmarks and set a few of its own. Today, this commitment to excellence is converting millions of square feet of Mumbai into premium gated estates, townships, corporate parks, retail spaces and iconic standalone landmarks.

THE PRIDE OF COMING HOME TO AN AWARD-WINNING TOWNSHIP.

MOST WELL-PLANNED
UPCOMING PROJECT IN
MIG – CATEGORY IN
THE STATE OF MAHARASHTRA
AT THE PMAY EMPOWERING
INDIA AWARDS – 2019

AFFORDABLE HOUSING
PROJECT OF
THE YEAR (WEST) AT ZEE BUSINESS
NATIONAL REAL ESTATE
LEADERSHIP CONGRESS
AWARD – 2019

CNBC AWAAZ – 100% COMPLETED
RESIDENTIAL PROJECT – 2013

INTEGRATED TOWNSHIP OF
THE YEAR AT
THE REALTY PLUS EXCELLENCE
AWARDS – 2012

BEST URBAN
DEVELOPMENT PROJECT
AT THE 4TH GIREM LEADERSHIP
AWARDS – 2011

JUST MINUTES AWAY FROM THE NEXT FAMILY ADVENTURE.

Amazing beaches:

Popular beaches and tourist attractions such as Arnala, Rajodi, Navapur and Vatar are a short drive away. Making those beachside picnics a weekend affair rather than the stuff of annual holidays.

Religious sites:

The area is famous for the Jivdani Temple, Vajreshwari Temple, Baronda Devi Temple, St. James Church, Jain Temple, amongst others. In case you want to say a little prayer, you might consider a temple run.

Heritage to explore:

The Arnala Fort is a heritage site that looks like it belongs to an epic movie surrounded by water on all sides.
It is another adventure spot to add to the kids' list of favourites and maybe yours too.

DISCOVER THE PERKS OF LIVING IN A TOWNSHIP.

Convenience

Everything you need and want is within walking distance, including supermarkets, cafés, retail stores, the school, healthcare facilities and restaurants.

Community

Neighbours are more than just a door number. So whether it's a tennis match, pool race or a spa date, you'll never be short of company.

Amenities

A game or two for the family at the tennis court, a gymnasium for working out and swimming pools to explore a kingdom underwater - life here comes with a host of amenities for you and your family to enjoy.

Greenery

Homes here come attached with parks and playgrounds where you can discover a cocoon within the city and your kids can discover a childhood like no other.

LAYOUT PLAN OF GLOBAL CITY



WHY MOVE TO GLOBAL CITY? ASK YOURSELF, WHY NOT?

- 200+ ACRE SELF-SUFFICIENT TOWNSHIP
- ONLY 10 MINUTES AWAY FROM VIRAR STATION
- 1 & 2 BHK HOMES
- 9000+ HAPPY FAMILIES
- RUSTOMJEE CAMBRIDGE INTERNATIONAL SCHOOL
- 12 ACRE YAZOO PARK
- SIDDHIVINAYAK TEMPLE
- RETAIL SPACES
- 2.35 LAC SQ. FT. CONSTRUCTED CLUBHOUSE
- 3 SEWAGE TREATMENT PLANTS
- 70-METER WIDE ROADS INSIDE THE TOWNSHIP

Actual Image

LESS
ABOUT THE 9 TO 5 LIFE.
MORE
ABOUT THE 5 TO 9 LIFE.

Introducing Club One - a 2. 35 lac sq. ft. constructed clubhouse. Invite the office gang over for a drink, challenge yourself to a round of power squash or just escape to the pool to unwind. This is your password to living it up.

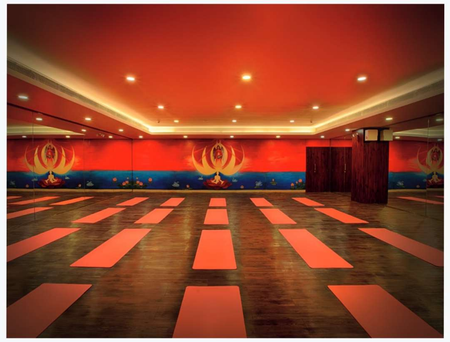
- Gymnasium
- Yoga and Meditation Zone
- Banquet Hall
- Double Height Bar
- Swimming Pool
- Kids' Pool
- Chess and Carrom Room
- Tennis Court
- Basketball Court
- Football Court
- Squash Court
- Badminton Court
- Billiards Room
- Kids' Play Zone
- Food Court
- Guest Suites
- 37000 sq. ft. Basement Parking



Actual Image



RENEW THOSE LONG FORGOTTEN NEW YEAR RESOLUTIONS
AT THE BADMINTON COURT.



INCH CLOSER TO INNER PEACE AT THE YOGA
AND MEDITATION STUDIO.



CHANNEL YOUR INNER MICHAEL JORDAN
AT THE BASKETBALL COURT.



BURN OFF LAST NIGHT'S CHEESECAKE
AT THE GYMNASIUM.



SCORE MAJOR POINTS WITH YOUR BOSS OVER
A GAME OF TENNIS.



MAKE UP FOR ALL THE ANNIVERSARIES YOU FORGOT
AT THE BANQUET HALL.

Actual Images



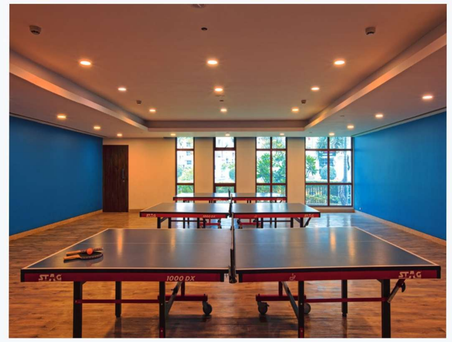
PLAN A DAD VS KIDS
FOOTBALL MATCH.



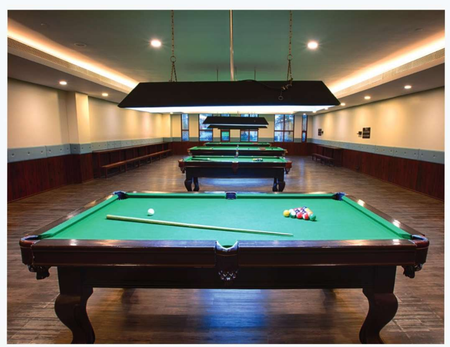
SETTLE BETS WITH FRIENDS OVER CARROM
AND CHESS.



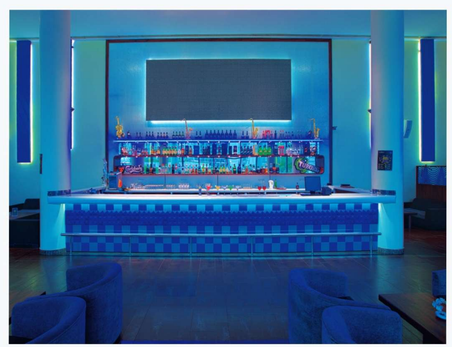
HOST A FAMILY REUNION AT
THE PARTY LAWN.



RELIVE THOSE COLLEGE RIVALRIES OVER ENDLESS
TABLE TENNIS MATCHES.



SPEND YOUR EVENINGS HERE AT THE POOL TABLE
- ALSO KNOWN AS, THE REAL SOCIAL NETWORK.



INVITE THE WORK GANG OVER FOR HAPPY
HOURS AT THE BAR.

Actual Images

SCHOOL IS JUST A CYCLE RIDE AWAY.

RUSTOMJEE CAMBRIDGE INTERNATIONAL SCHOOL AND JUNIOR COLLEGE

Rustomjee Cambridge International School ensures your little Einstein has access to the very best. An international curriculum. State-of-the-art facilities. A reputed faculty. And a playground. Don't be surprised if your little one looks for an excuse to go to school, for a change.

Actual Image

SAY YOUR EVENING PRAYERS AT THE SIDDHIVINAYAK TEMPLE.

Actual Image

THE A TO Z OF HOMES AT GLOBAL CITY

The project is planned around certain central elements - the residents, the community, lifestyle options, and location. From the construction technologies to the architectural principles that ensure free play of wind and light - every little detail is intelligently planned.
Cosy 1 and 2 BHK homes dot the perimeter of the plot and enclose a landscaped central courtyard that creates a feeling of connectedness.

Abundant space is allocated for every need - from a parking zone to a green podium garden consisting of a futsal court, box cricket, a skating area, a jogging track and a senior citizens' zone.

Avenue L1, L2 & L4 – Key highlights

- An incredible investment opportunity
- Open Air Sit-Outs
- 34,000 sq. ft. podium garden open to sky
- All approvals in place



Artist's Impression

GLOBAL CITY

AVENUE L1, L2 & L4



Artist's Impression

L1 L2 L4 MASTER LAYOUT

1. SECURITY CABIN
2. ENTRY/EXIT GATE
3. 6M WIDE DRIVEWAY
4. BUILDING ENTRANCE LOBBY
5. WALKING/JOGGING TRACK
6. MULTIPURPOSE LAWN
7. SKATING AREA
8. CIRCULATION CORE
9. CHILDREN'S PLAY AREA
10. SENIOR CITIZENS' ZONE
11. BOX CRICKET
12. FUTSAL COURT

AMENITIES

13. 2-WHEELER OPEN PARKING
14. TRANSFORMER
15. D.G

N



ENTRUST BABY SITTING DUTIES TO THE SLIDES AND SWINGS AT THE CHILDREN'S PLAY AREA.



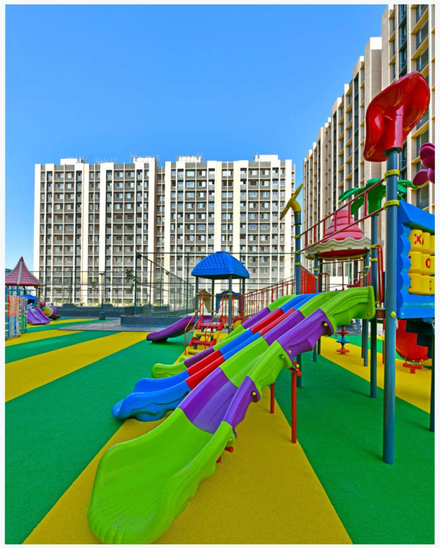
HEAD OVER TO THE SENIOR CITIZENS' PLAZA TO DISCUSS LIFE, THE UNIVERSE AND THE MERITS OF CUTTING CHAI.



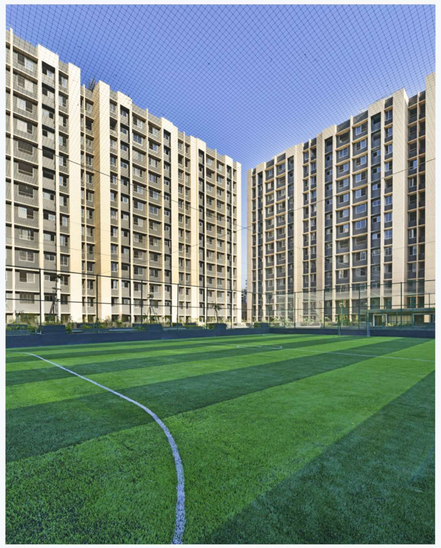
SETTLE THE FUTSAL VS BOX CRICKET DEBATE FOR THE EVENING.



GET YOUR FILL OF FRESH AIR AT THE MULTIPURPOSE LAWN.



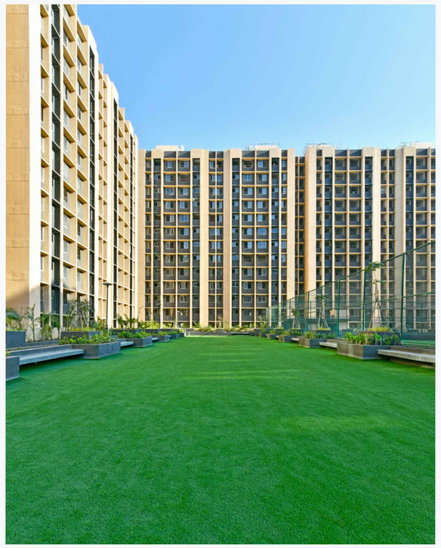
CHILDREN'S PLAY AREA



FUTSAL COURT



SENIOR CITIZENS' AREA



MULTIPURPOSE LAWN



BOX CRICKET



SKATING AREA

Actual Images

Actual Images

THE MAXIMUM LIFE IS A TREAT FOR THE SENSES. STARTING WITH YOUR EYES.

Actual Image

INTERNAL AMENITIES

- Vitrified flooring with skirting in the living room, bedroom & kitchen
- Stainless Steel sink in kitchen
- Granite platform with dado tile upto 2 feet
- MCB & ELCB
- Telephone point in living room

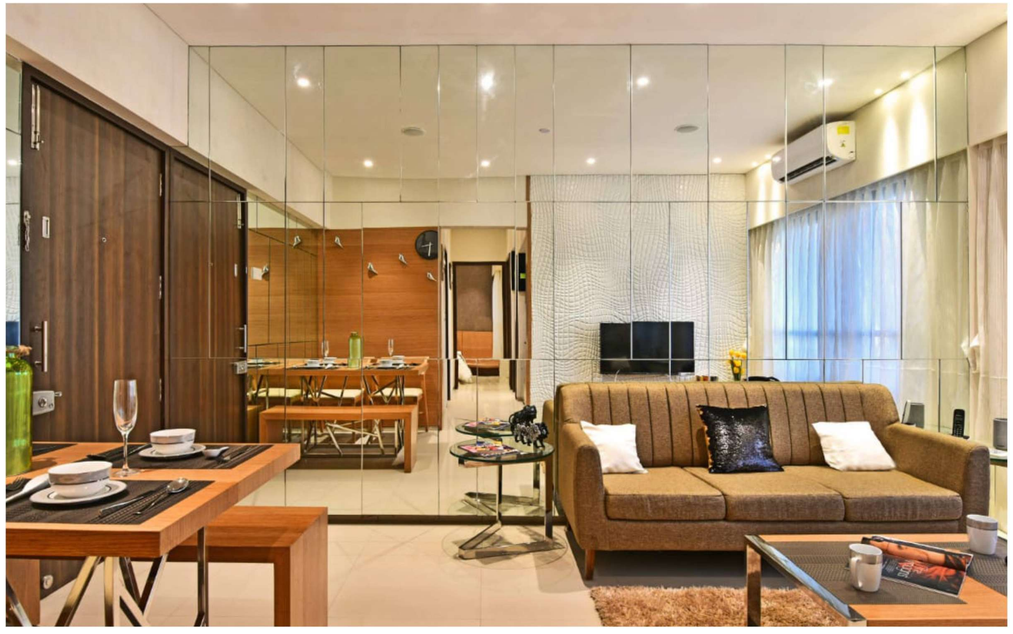
- Cable T.V. provision in living room and bedroom
- Anti-skid tiles in the bathroom with ceramic tiles upto door height
- Provision for instant geyser
- Safety rail from inside on windows
- Mosquito net

- Aluminum anodized sliding windows with granite sill
- Branded sanitary ware & CP fittings
- OBD paint on internal walls
- Concealed Copper wiring with modular switches
- Concealed plumbing

- Loft in kitchen & toilets
- Provision for inverter
- Provision for water purifier
- Split A.C. provision in living room and bedroom/s

All decor items, furnitures, electronics & modular kitchen shown in the image are not the part of actual offerings.

Show Flat | Actual Image







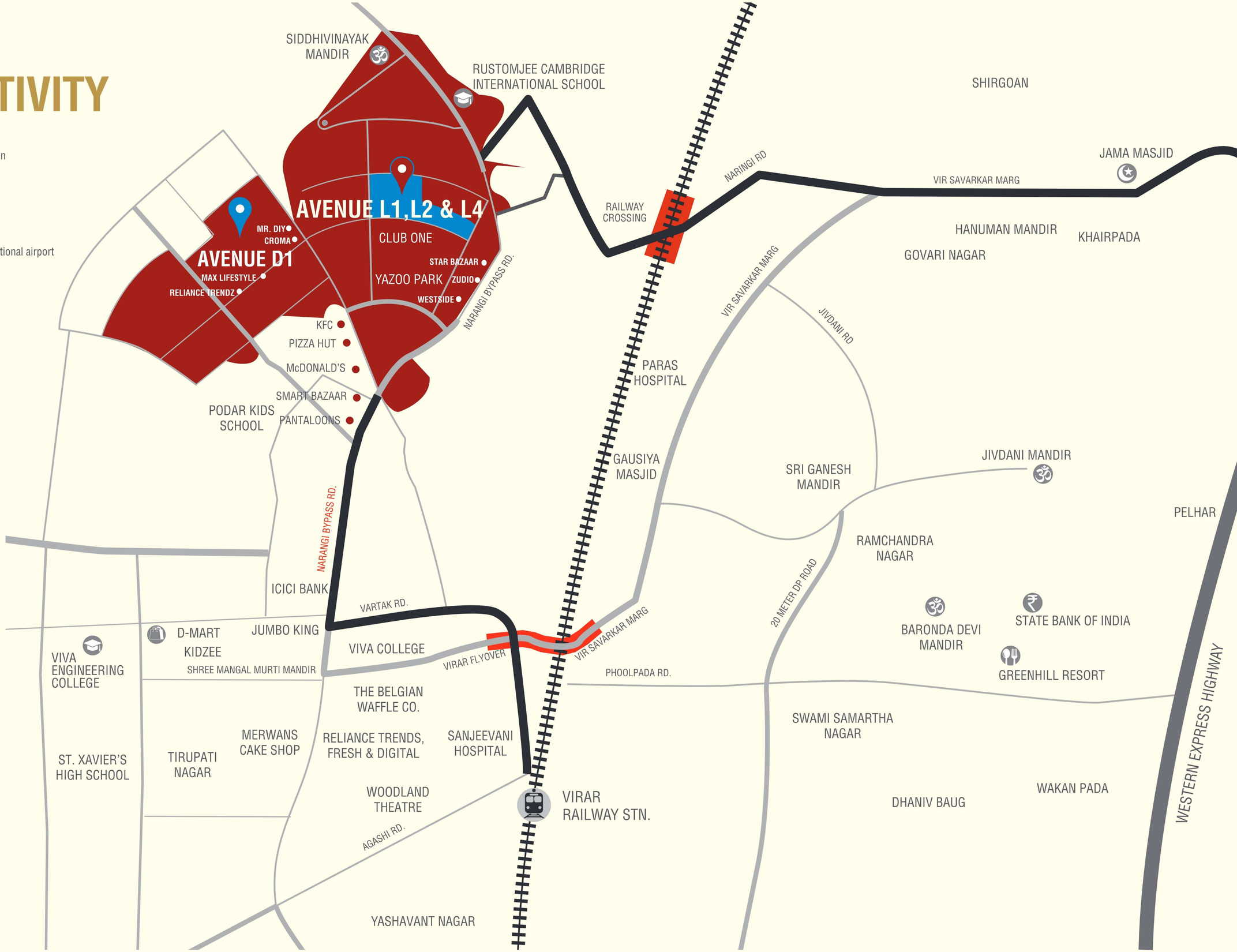


All decor items, furnitures, electronics & modular kitchen shown in the images are not the part of actual offerings.

Show Flat | Actual Images

CONNECTIVITY

- 10 minutes away from Virar station
- 15 minutes away from NH8
- 55 minutes away from Borivali
- 65 minutes away from Andheri
- 75 minutes away from the International airport
- 80 minutes away from BKC



TIME TAKEN FROM GOOGLE MAPS

INFRASTRUCTURE DEVELOPMENTS IN VIRAR:

Coastal Road proposed extension up to Virar *

A 42.75-km sea bridge is likely to connect the Versova-Bandra Sea Link(VBSL) to Virar, with connectors at Charkop, Uttan, Vasai and Virar. With the coastal road, the travel time will be reduced between Nariman Point and Virar.

Source: Hindustan Times

Mumbai-Ahmedabad bullet train to have12 stations*

The proposed 12 stations along the bullet train corridor include Mumbai, Thane, Virar, Boisar, Vapi, Bilimora, Surat, Bharuch, Vadodara, Anand and Ahmedabad, Sabarmati. The bullet train will cover the Mumbai-Ahmedabad distance in three hours.

Source: Hindustan Times

Alibaug-Virar multimodal corridor to take off soon*

The project is expected to provide accessibility to Navi Mumbai International airport, Mumbai Trans Harbour link and Jawaharlal Nehru Port.

The project will reduce travelling time between Virar and Alibaug by 50 percent.

Source: Hindustan Times

Mumbai Metro network expansion*

The Metro will be extended to satellite towns surrounding Mumbai such as Thane, Mira-Bhayander, Vasai-Virar, Kalyan-Dombivali and Bhiwandi.

Source: Mint

*Upcoming developments are indicative and to be developed by appropriate authorities



Actual Images

THE RUSTOMJEE EDUCATE A CHILD INITIATIVE

Rustomjee believes in giving back to society. Our education initiatives are just one of the many steps we have taken in this direction. By recognizing potential, creating equal opportunity and nurturing talent, we hope to create the next generation of leaders.

THE RUSTOMJEE
EDUCATE A CHILD
INITIATIVE
FOR EVERY HOME YOU BUY,
WE SPONSOR A CHILD'S EDUCATION.

IT'S THOUGHTFUL. IT'S Rustomjee®

Site address : Rustomjee Sales Office, Ground Floor - F Wing, Avenue L1, L2 & L4, Opp Club One,
Global City, Virar (W), Mumbai - 401303

WWW.RUSTOMJEE.COM

Disclaimer: All layouts, locations, plans, specifications, designs, features, amenities, facilities, services, product/equipment types and brands mentioned are indicative of the kind of development proposed in this project and its finality is subject to the approval of the respective authorities or as required by the promoter/developer in the interest of continuous improvement, without prior notice or obligation. Minor Variations (+/–3%) in actual carpet areas may occur as a result of design/construction variances, finishing, tolerances and column projections. The pictures/images and perspective views of the premises/building/layouts are an artist's impression of the development and for representational purposes only and are not the part of actual deliverables. Furniture, soft furnishing, gadgets etc. are not the part of the offering. The details, pictures and images contained in the leaflet, brochure or any other printed materials does not constitute an off er and/or contract of any type between the promoter and purchaser. All transactions in respect of this project shall be subject to the terms and conditions of the agreement for sale to be entered into between the promoter and the purchaser. Property in respect of the Avenue D1 and L1 L2 L4 are mortgaged with TATA Capital Housing Finance Limited. The No Objection Certificate (NOC)/permission of the Mortgagee Bank will be provided for sale of flat/unit/property, if required.

Property Approved & Financed by :

TATA CAPITAL HOUSING FINANCE LIMITED

The project has been registered via MahaRERA registration no: Avenue L1 L2, L4 Wing A B & Retail Building P99000018622,Wing C & D P99000018694, Wing E & F and Retail P99000020234, Wing G P99000020273, Wing H & Retail P99000020272, Wing I & J and Retail P99000020216 & Wing K P99000020235 and is available on the website https://maharera.mahaonline.gov.in/ under registered projects.

SCAN THIS FOR RERA DETAILS :