

BOOKMARK THIS MOMENT.

THE SILENCE, THE GREEN,
THE FEELING OF HAVING IT ALL
TO YOURSELF.









Balmoral Golf Links is born of a slower, forgotten rhythm. It is a private, gated sanctuary set against the rarest backdrop in Mumbai - a sweeping, uninterrupted view of the city's most exclusive golf course. It offers what Mumbai almost never does. Room to breathe deeper, the calm of nature, a way to return to the stillness within.

Here is a limited-edition masterpiece, carved into one of the city's last, lush pockets of peace. A life designed for those who seek something quietly magnificent.

Imagine waking up to green views that will never be built over.

Hosting evenings at a clubhouse where art, conversation,
and the city's elites come together.

What you come home to is more than an address - it's a perspective:

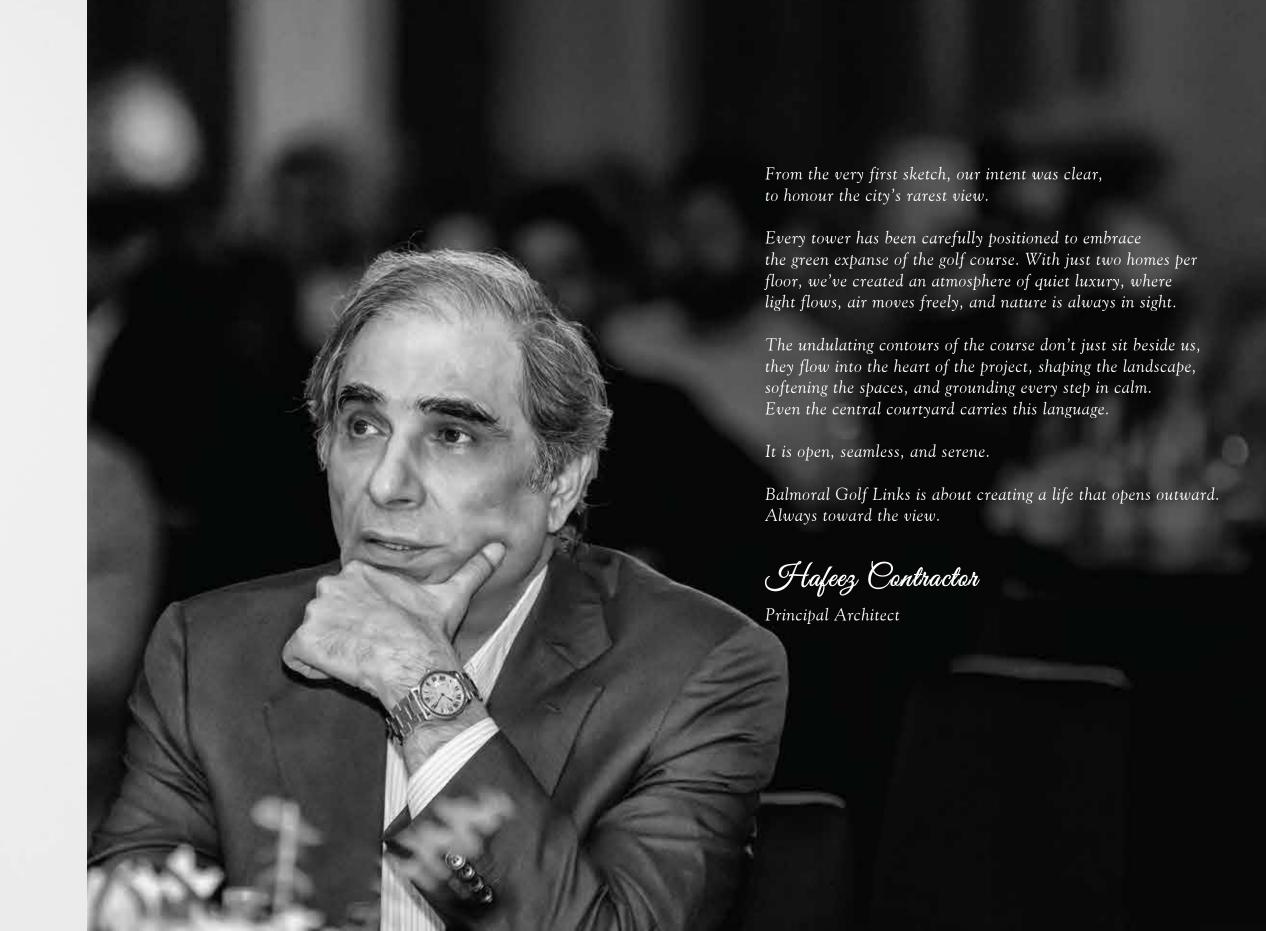
- That life need not be rushed.
- That success can be serenity.
- That true wealth is a view untouched, a moment unhurried, a sense of complete belonging.

Each residence here is a priceless heirloom. A place where families will gather, and legacies will unfold.

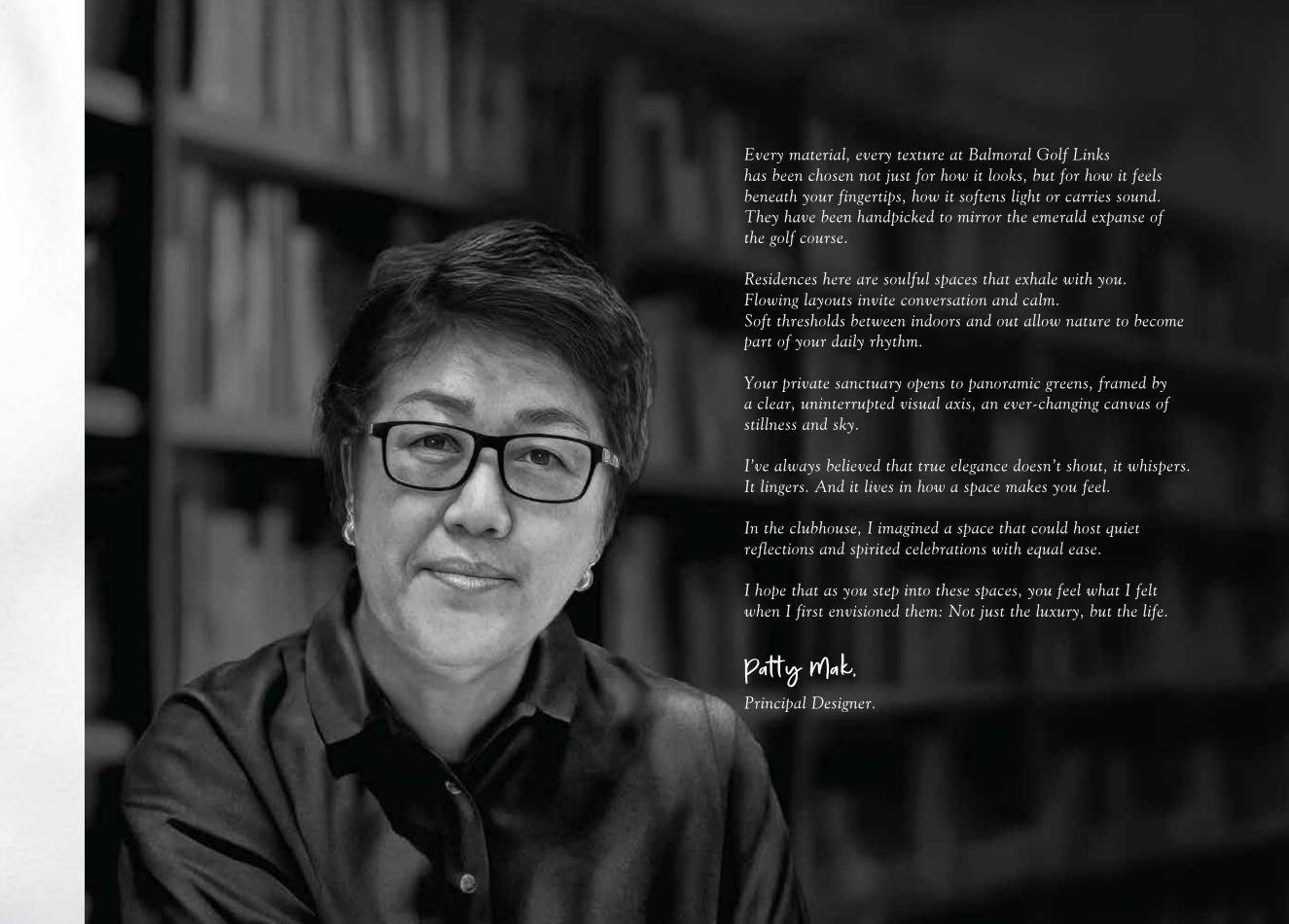
Every generation is offered one extraordinary chance.
This may be yours. Homes this rare come once in a lifetime.

Boman R. Irani

Chairman and Managing Director, Rustomjee Group FROM THE FIRST SKETCH, WE VOWED TO HONOUR THE RAREST VIEW.



TRUE ELEGANCE NEVER SHOUTS - IT WHISPERS, THEN LINGERS.



NATURE, GENTLY PERSUADED, BECOMES ARCHITECTURE.



A LOCATION WHERE MINUTES MELT AWAY AND MUMBAI OPENS UP.

Experience days that promise less transit, more life, thanks to Chembur's central location and ever expanding connectivity and infrastructure.

SEAMLESS EAST-WEST TRAVEL THROUGH SCLR & BKC CONNECTOR

- BKC 15 mins
- Domestic airport (Santacruz) 20 mins
- CSIA Mumbai 25 mins

SPEED TO CITY & SOUTH MUMBAI THROUGH EASTERN FREEWAY & SEA LINK

- Colaba 30 mins
- Worli 25 mins
- Ghatkopar 12 mins

GATEWAY TO NAVI MUMBAI & BEYOND

• Navi Mumbai International Airport - 45 mins





THE RAREST
VIEW IN THE CITY.
AND RARER STILL,
THE PEACE.

MUMBAI'S MOST COVETED HUSH. FRAMED BY FAIRWAYS. GUARDED BY GREENS.

The moment you step through the gates of Balmoral Golf Links, the noise fades. The air shifts. The city still exists - but only in the distance. Here, every detail has been crafted to create a life that flows at a gentler rhythm, framed by rare, uninterrupted views of Mumbai's most coveted greens.

- A gated community spread across 4.2 acres
- Multi-storeyed towers, each rising to 18 floors
- Expansive 3, 4 & 5-bedroom residences
- Fully air-conditioned homes with sundecks
- Just two residences per floor ensuring utmost privacy
- Staff quarters with each residence
- Clubhouse with thoughtfully appointed amenities
- Three elevators serving two residences per floor
- Multi-tier security system





OUR DESIGN PHILOSOPHY:

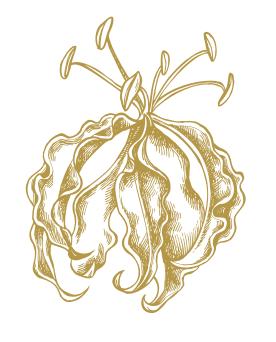
WHERE EVERY BRICK
BREATHES INTENTION,
WHERE EVERY CORNER
HUMS WITH PURPOSE,
AND EVERY PATH IS
PAVED WITH THOUGHT.

A PLACE FOR EVERYONE.

From kids chasing butterflies to grandmas soaking in the morning sun, our landscape unfolds like a warm invitation - to smile at strangers and turn them into friends.

A TOMORROW-FRIENDLY TODAY.

Our parks are more like promises. To adapt and always give back. To create in harmony with the planet's heartbeat, and stay rooted in a quiet responsibility to what comes next.

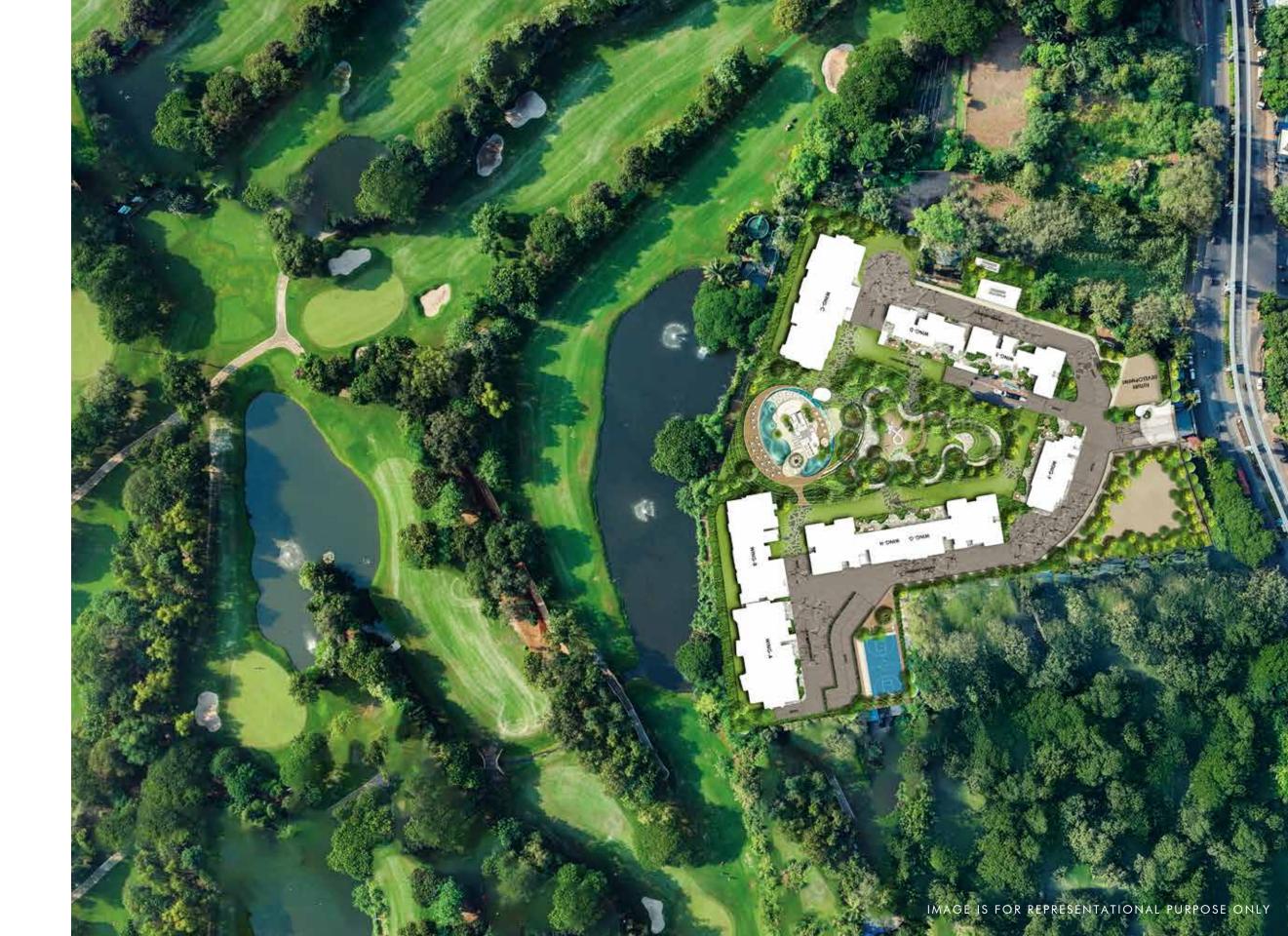


GARDENS THAT LISTEN.

Here, even the leaves whisper, "stay a while." The green spaces and views are not just landscaping, they're adult lullabies written in green.

THE ART OF BALANCE.

Life dances best where opposites meet. A soulful rhythm between spaces where connection and calm find common ground.



THE LANDSCAPE VISION.

Almost an acre of lush green spaces on paper. Feels infinite in person.

Me, We, Us' philosophy. Where one can find stillness, two, connection and many, belonging.

Land reimagined in 5 zones > Forest, Grove, Garden, Meadow, Park

Everything curves, paths wander. Like thoughts on a good day.

Garden-to-home paths. To feel like you're already home before you get there.

Privacy is grown, not built. Central garden hums with life.

Lobbies for direct access. Architecture in conversation with Earth.

Treehouse = reliving childhoods

Lights come on at dusk > pathways feel like fairytales.

Golf course. Its endless greens spilling into your every day

The park: not just a place, but a pause.

Lawns that just ask you to picnic. Or lie down. Or talk for hours.

Grows with people, not just around them.

A sanctuary cradled in Mumbai's embrace.

THE FOREST

Above the Earth, beneath the silence, within yourself.

OUTDOOR WORKING DECK

To-do lists meet dew drops.

SERENITY LOUNGES

Circles of friendships beneath canopies of quiet.

THE FOREST MOUNDS

Little feet, big imagination.

QUIET CANOPIES

A still point in a spinning world.

ZEN WALK

Each step, a silence. Each breath, a return.



THE GROVE

The gentle segue from the stillness of nature to the rush of activity.

ADVENTURE PLAYGROUND

Channel your inner Magellan, Columbus or da Gama.

THE FOREST MOUNDS
Childhood's best moments belong here.

SOCIAL LAWN & AMPHITHEATRE Memories should always be centrestage.

THE OPEN GREEN

The possibilities are as endless as the space.

THE KINETIC COURT

Motivation provided by the breeze, sunshine and green.

THE MEADOW

A wide open vantage point to marvel at the length and breadth of the golf course.

SWIMMING POOL

A buffer zone between you and the daily grind.

STILLNESS PODS

Need a time out? Step in.

THE HORIZON DECK
A day spa for the eyes.

THE GATHERING GREEN

Who needs an excuse to toast new friends?





THE PARK

A manicured front garden, an invitation for nature to enter.

PERSONAL PODS
Sit with yourself for a while

SOCIAL PODS

Where conversations turn into lifelong friendships.

THE PRIVATE OASIS

Where the city ebbs and peace emerges.

SECRET GROVES

Introduce yourself with a smile.

OPEN AIR DESKS

The headquarters of inspiration.

WORK-FROM-GARDEN

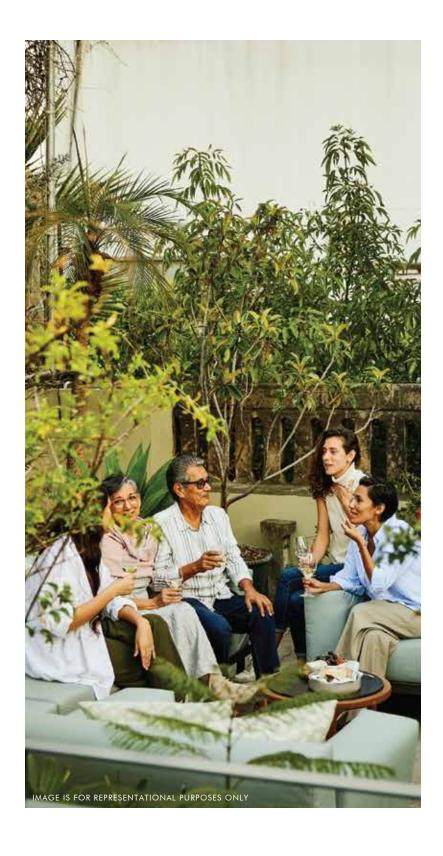
On the agenda: a meeting with 50 trees.

WHISPERING SWINGS

Lazy days were made for this.

YOUR ALL-ACCESS
PASS TO A LIFETIME
OF UNFORGETTABLE
EXPERIENCES
AT THE CLUBHOUSE.







ALFRESCO DINING

Where evenings unfold under a canopy of stars and vines.



SUNBED TERRACE

Stretch. Sigh. Sun. Stay a little longer.



BBQ PAVILION

Come hungry - for food, fire, and stories.



MULTIPURPOSE HALL

From milestones to movie nights - a space that transforms with your stories.



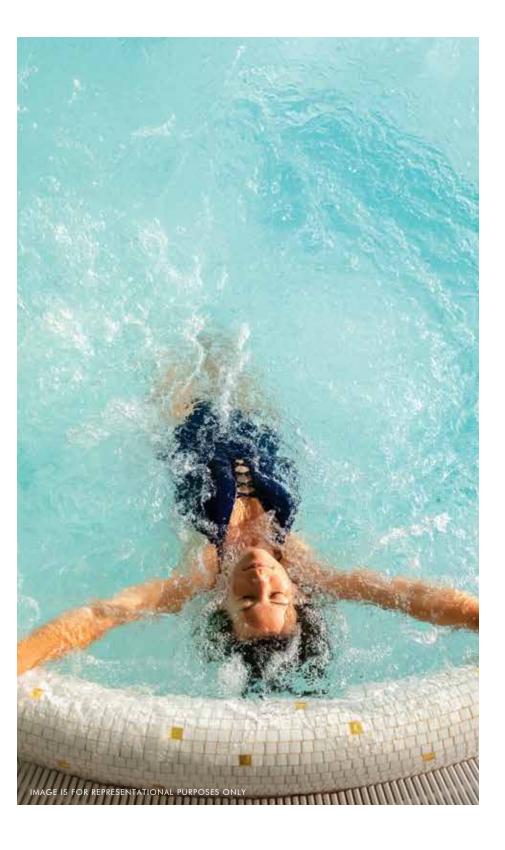
VIEWING BAR

Perch above it all, with a drink in hand and a view that stretches.



THE HORIZON DECK

Dappled light. Filtered breezes. A view that exists nowhere else in the city.





LEISURE POOL

Glide, breathe, release.



KIDS' POOL

Sundays to summer vacations, a place for all seasons.



JETSCAPE

Where joy erupts in jets, and giggles are on the day's agenda.



JACUZZI

A warm embrace from the water. Where tension dissolves and time forgets to tick.



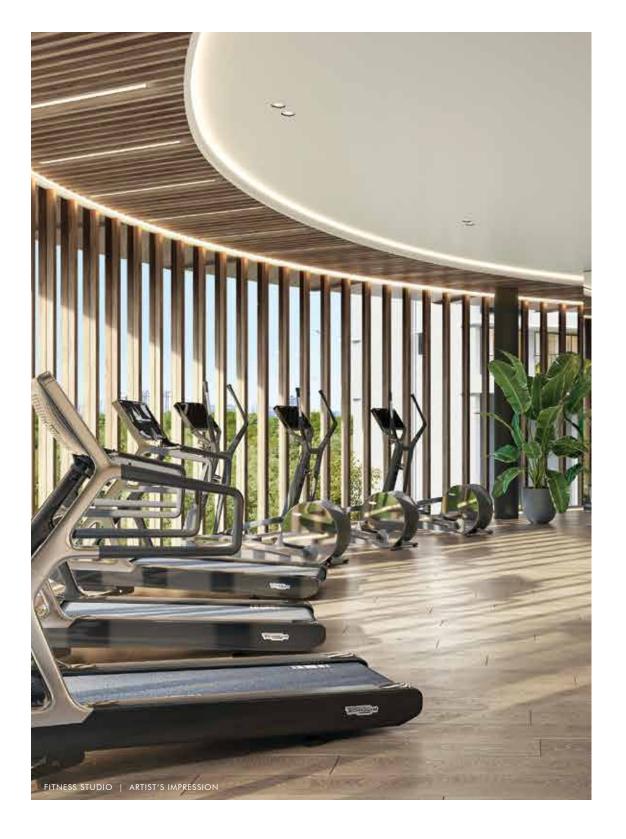
RESIDENTS' LOUNGE

Unwind over conversation, coffee, or quiet company - it's all welcome here.



INDOOR GAMES ROOM

Cue up, serve sharp, shuffle the deck. Where friendly battles and laughter always return.





FITNESS STUDIO

Mirrors, movement, music. Your rhythm, your rules.



YOGA & PILATES STUDIO

Breathe deeper. Move slower. Find the strength in silence.



WELLNESS LOUNGE

Still moments restore the you in you.



AUDIO-VISUAL ROOM

Lights down. Volume up. Sink in as the world unfolds in frames.



DOG THE ARENA

Serve. Sprint. Score. A square where every game comes alive.



THE VITALITY PATH

Where footsteps find rhythm and mornings begin in motion.



SERENITY LOUNGES

Quiet corners to sit with the sun. And stories that warm the breeze.



THE KINETIC COURT

Where grit meets green. And your breath keeps the beat.



ZEN WALK

Each step, a silence. Each breath, a return.



PICNIC LAWN

A blanket of green. A basket of laughter. Sundays, sorted.



CHEF'S GARDEN

Basil. Mint. Childhood memories. Pluck what's fresh and fragrant.



BARK & BOUND PARK

Wagging tails. Open skies. And a place that always says welcome.



THE PLAY NOOK

Half-shade, full joy. Where little feet find their playground.



THE ART OF LIVING WELL.

A GENTLE GUIDE.

Instructions for la dolce vita, hidden in the floor plan.



STEP 1:

WAKE UP WITH THE SUN

Open your eyes. Notice how the light enters first.
Before the to-do lists, before the phone buzzes.
A better circadian rhythm, by design.

Note: only possible with a strategically oriented bedroom





STEP 2:

WATCH THE GREENEST VIEWS

No two days will look the same, but they will all look beautiful.

Required tools: a cup of tea, a moment of pause





STEP 3:

DRIFT FROM MASTERCHEF TO MASTER HOST

Aromas, conversations, and laughter flow freely through the open-plan layout.

Note: Built-in flexibility lets you customize without compromising structure





RETHINK WHAT SPACE MEANS

Walk from your kitchen to your bedroom and notice, you didn't have to sidestep anything. You didn't 'make do.'





STEP 5:

RETIRE TO YOUR PRIVATE SUITE

Close the door. Let the noise of the day fade behind it. One deep breath. One last look at the golf course.
And the day folds itself away, quietly.



A MASTERPLAN OF EASE.

Here every step is stress-free.

Pedestrian-first pathways, separate vehicle routes, and a calm flow, designed for safe strolls.

Nature isn't just around you. It's part of you.

Work, wander, or pause - outdoor pods and green nooks keep you rooted in nature and recharged by it.

The world is your child's playground.

Car-free adventure zones and nature-based play ensure childhood is as carefree as it should be.

No honks. No hassle.

Underground parking, dedicated drop-offs, and zero surface clutter - because life flows better without traffic jams.

Vibrancy outside. Calm within.

Smart zoning keeps the energy where it belongs, and your home a haven of quiet.

Cooler by nature.

Lush greens and flowing water soften the sun and soothe the air.

Grounded in thought.

Soft trails and porous paths recharge groundwater.

Shade in all the right places

Trees, trellises, and pavilions cast comfort where you wander.

Arrivals, elevated.

Separate drop-offs and entry gates craft a seamless welcome.

Secure by design.

Single-entry access and quiet boundaries ensure peace within.



THE GREEN THAT CAME BEFORE US. AND THE GREEN THAT WILL STAY.

Here, sustainability isn't a checkbox. It's a foundation.

- We didn't clear the land. We worked with it.

 Mature trees were retained, and few were lovingly transplanted to protect the site's natural heritage.
- With tree protection zones in place, the canopy can flourish for decades, offering deep shade and deeper comfort.
- Water doesn't go to waste. It goes back to the earth.

 Permeable paving reduces stormwater runoff and helps recharge groundwater.
- Native, drought-resistant species were chosen to thrive naturally, reducing water use.
- Some gardens feed more than the soil. Edible patches across the property invite residents to grow, gather, and share what they harvest.
- Thoughtful landscaping brings back birdsong, butterflies, and breeze enhancing biodiversity and thermal comfort.





THINK OF THIS NOT JUST AS AN INVITATION. BUT AN INITIATION INTO A DIFFERENT KIND OF LIVING.

IT'S THOUGHTFUL. IT'S Rustomjee

WWW.RUSTOMJEE.COM

Rustomjee Balmoral Golf Links, Ramakrishna Chemburkar Marg, Opp. Chembur Police Station, Chembur, Mumbai - 400 071.



MahaRERA Registration No. Wing D - P51800079955, Wing F - P51800080027. Listed on the website: http://maharera.mahaonline.gov.in/ FOR RERA DETAILS







Printed on recycled paper We make thoughtful choices for the planet.

Disclaimer: This brochure does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof and/or a disclosure under any statute of any nature whatsoever. The pictorial/other representations herein, the number of buildings/towers/wings/structures are merely creative imagination and an Architect's impression and are only indicative, actual product may vary/differ from what is indicated herein. The photographs contained and/or rendered images which have been modified and/or enhanced and/or touched up/airbrushed for display and marketing purposes and are used to indicate a conceptual lifestyle. Actual product may vary/differ from what is indicated herein. The view showed in some of the pictures are actual aerial views from the site, which have been modified and/or enhanced and/or touched up/airbrushed for display and marketing purposes. All units in the project will not have the same view as shown in the photographs herein. View from every apartment/unit may vary/differ from what is indicated herein. The project is funded by ICICI Bank. Before making a decision to purchase, you are requested to independently, either directly or through your legal/financial consultants, thoroughly verify all details/documents pertaining to the respective project as available on "https://maharera.mahaonline.gov.in. under the name Rustomjee Balmoral Golf Links and having MahaRERA Registration No. Wing D - P51800079955 and Wing F - P51800080027. Listed on the website: http://maharera.mahaonline.gov.in/ V1.05.05.2025