



Kustomjee®  
CROWN  
PRABHADEVI



IMAGES FOR REPRESENTATIONAL PURPOSES ONLY.



*Boman Irani*

*Over the years, we have endeavored to make homes that positively influence the way families live & grow. We have created townships that offer a life not lived in square feet.*

*We have created a world with pools, curated gardens and spaces where children can play and learn.*

*We have built landmark gated communities that are designed to inspire people to pursue their long-forgotten passions. We have created 'My Spaces' helping remind artists, poets and guitarists (stuck in pinstriped suits) that there is a whole life beyond just chasing deadlines. Now, we are in South Mumbai to introduce you to a whole new way of life. Rustomjee Crown promises to be a sanctuary for the mind, body and soul.*

*We put in a great deal of thought into every project thereby creating a landmark in terms of design and lifestyle that encourages families to blossom.*





# THIS ADDRESS IS DESIGNED TO CHANGE THE WAY THE NEIGHBOURHOOD GIVES DIRECTIONS:

- *I Live at Rustomjee Crown.*
- *I live not too far from Rustomjee Crown.*

*A quiet, upscale southern neighbourhood of Mumbai, Prabhadevi is one of the most coveted residential locations for the city's elite.*

*Ideally located, only minutes away from high street retail destinations, fine dining restaurants and business districts, this neighbourhood is like a gateway to two worlds - the quaint charm of South Mumbai and the bustling vibe of the suburbs. Home to some of the city's premier educational and cultural institutions, Prabhadevi with its quiet tree lined boulevards is the perfect address to call home.*

## NEARBY:

SIDDHIVINAYAK TEMPLE - 5 min | PALLADIUM & HIGH STREET PHOENIX - 10 min  
WORLI SEA FACE - 11 min | MAHALAXMI RACE COURSE - 22 min



# LOCATION MAP

Rustomjee  
**CROWN**  
PRABHADEVI

BOMBAY  
SCOTTISH  
SCHOOL

HINDUJA  
HOSPITAL

SHIVAJI  
PARK

SIDDHI  
VINAYAK  
MANDIR

RAVINDRA  
NATYA  
MANDIR

RACHANA SANSAD  
ACADEMY

GOKHALE ROAD

TULSI PIPE ROAD

SAYANI ROAD

APPASAHEB MARATHE MARG  
BEAUMONDE  
TOWERS

PRABHADEVI

JAGANNATH BHATANKAR MARG

LOWER  
PAREL

KAMALA  
MILLS

SWATANTRA VEER SAVARKAR MARG

PHOENIX  
MALL

PALLADIUM

ST. REGIS  
HOTEL

ATRIA  
MALL

CEEJAY  
HOUSE

NSCI

RACECOURSE

MAHALAXMI  
STATION

DR. BABASAHEB AMBEDKAR ROAD

This map is indicative only, not to scale.







SOME CALL IT  
5.75 ACRES  
OF UNABASHED  
*Indulgence*  
IN THE HEART OF  
THE CITY.  
A SELECT FEW  
CALL IT HOME.

*In a quiet corner of Prabhadevi, away from the hustle of Lower Parel lies the most expansive, palatial, elegantly appointed gated estate in the city. 5.75 sprawling acres with delightful surprises at every turn - from restful terraces to languid pools and idyllic nooks that hold out the promise of all the zen moments you may need. It is a world where whim is the first commandment and passion the only imperative.*

*Where inspiration is found in a hundred hidden corners.  
It is a place that lets you escape from the world and find  
yourself, time and time again.*



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WALK-IN  
CLOSET, WINE VAULT,  
A STEINWAY  
GRAND PIANO.

*Yes,  
you'll have space.*

*Two towers rising to 68 storeys, with a floor to ceiling  
clear height of 11 feet 9 inches. One tower rising to 67  
storeys, with a floor to ceiling clear height of 10 feet 6  
inches. Reminiscent of a bygone era when every chandelier  
had some dancing room.*

3 BEDROOM RESIDENCES 1335 - 1483 SQ. FT.

4 BEDROOM RESIDENCES 1717 - 2583 SQ. FT.

5 BEDROOM RESIDENCES OF 3072 SQ. FT.



ALL-WEATHER POOL



CASCADING WATERFALL



KIDS' CREATIVE STUDIO



MULTIPLAY COURT



BALLROOM



GYMNASIUM



INDOOR GAMES ROOM

SHOT AT LOCATION



*The Perfect*  
SETTING IN WHICH  
TO DISCOVER  
THE FINE ART  
OF BREATHING.

AT LAST COUNT,  
THERE  
WERE 27,576 WAYS  
TO FORGET ABOUT  
*A Monday.*



# OVER 60 LIFESTYLE AMENITIES INCLUDING:

## LEVEL 10

- LEISURE POOL
- KIDS' POOL
- POOL AMPHITHEATRE
- JACUZZI
- GROTTO & HOT TUB
- LAGOON POOL
- ALL-WEATHER POOL
- MULTI PLAY COURT
- CABANAS
- ALFRESCO DINING
- TENNIS COURT
- BADMINTON COURT
- SQUASH COURT
- GYMNASIUM
- PLAY COURT
- CINEMA
- INDOOR GAMES
- KIDS' CREATIVE STUDIO
- THE BALLROOM
- LOUNGE & CAFÉ

## LEVEL 11

- AMPHITHEATRE
- VIEWING DECK
- PARTY LAWN
- MINI GOLF
- SOLSTICE (YOGA DECK)
- \* AROMA GARDEN
- \* SOLITUDE FOREST
- SPA
- STAIRWAY TO HEAVEN
- HIDDEN FOREST
- CLOUD WALK
- INDOOR GAMES
- VISITOR SUITES
- MEETING LOUNGE
- CELEBRATION LOUNGE
- WALKWAY
- SUNKEN COURT
- CABANAS
- FLOATING LOUNGE
- ENGLISH COURT

*There are homes  
that you invest in.*

AND THEN OF COURSE,  
THERE ARE HOMES  
YOU ACTUALLY  
WANT TO LIVE IN.



# INTERNAL AMENITIES

## APARTMENT FEATURES

- AIR-CONDITIONED 3, 4 & 5 BEDROOM RESIDENCES
- IMPORTED MARBLE FLOORING IN LIVING ROOM & DINING AREA
- ENGINEERED WOODEN FLOORING IN BEDROOMS
- GYPSUM FINISHED LUSTER PAINT ON INTERNAL WALLS
- POWDER COATED ALUMINUM WINDOWS WITH PERFORMANCE GLASS
- USB CHARGER POINT IN ALL BEDROOMS
- PROVISION OF WIRELESS AUTOMATION SYSTEM
- SIP BASED IP VIDEO DOOR PHONE WITH MOBILE COMMUNICATION

## KITCHEN FEATURES

- VITRIFIED TILE FLOORING

## BATHROOM FEATURES

- IMPORTED MARBLE FLOORING IN BATHROOMS
- IMPORTED MARBLE DADO IN BATHROOMS
- STATE-OF-THE-ART SANITARY FIXTURES & CP FITTINGS

## COMMUNITY CONVENIENCES

- EV CHARGING STATIONS FOR ELECTRICAL CAR CHARGING
- ENERGY EFFICIENT VRF AIR CONDITIONING INSIDE THE HOMES
- AIR CONDITIONING IN ELEVATORS
- MULTI LAYER ACCESS CONTROL AND CCTV
- LIFE AND SAFETY FIRE FIGHTING AND FIRE ALARM SYSTEM
- PNG WITH ALL SAFETY FEATURES

THE VISION?  
A LANDMARK THAT  
WILL CHANGE  
ALL ESTABLISHED  
NOTIONS  
*of Luxury.*

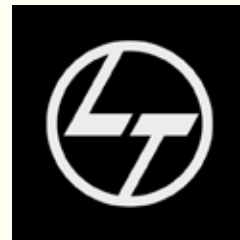
#### THE ARCHITECT

*Rustomjee Crown has been conceptualised, designed and executed by Hafeez contractor. Hafeez firmly believes it to be one the finest creations of his illustrious career.*

**Architect  
Hafeez  
Contractor**

#### CONSTRUCTION PARTNER

*With a 75 year old legacy of customer focused approach and world-class quality.*



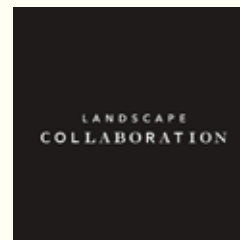
#### INTERIOR DESIGN

*PIA interiors is one of South East Asia's most influential design firms, based in Bangkok. It's design concept is to apply luxury hospitality aesthetics and functionality to opulent living.*



#### LANDSCAPE ARCHITECTURE

*Landscape Collaboration (LCO) is an integrated landscape design company based in Bangkok. The lead designers and principals have extensive experience with high-end residential and hospitality projects, and LCO has used that experience to develop creative landscape solutions for Rustomjee Crown*



**CALL: 022 6111 6111**  
**WWW.RUSTOMJEE.COM**

Site address: Rustomjee Crown, Gokhale Road South,  
Prabhadevi, Mumbai - 400 025.



MahaRERA registration no: Phase 1 - P51900003268  
Phase 2 - P51900006367.  
Listed on the website: <https://maharera.mahaonline.gov.in/>

FOR RERA DETAILS  
SCAN THIS



Phase1



Phase 2

IT'S THOUGHTFUL. IT'S **Rustomjee®**