

MOVING IN MADE EASY
THE
HAPPINESS
..... *offer*

SCHEDULE-BASED
PAYMENT PLAN

Visit The Site To Know More

*THIS IS A LIMITED PERIOD OFFER.



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.



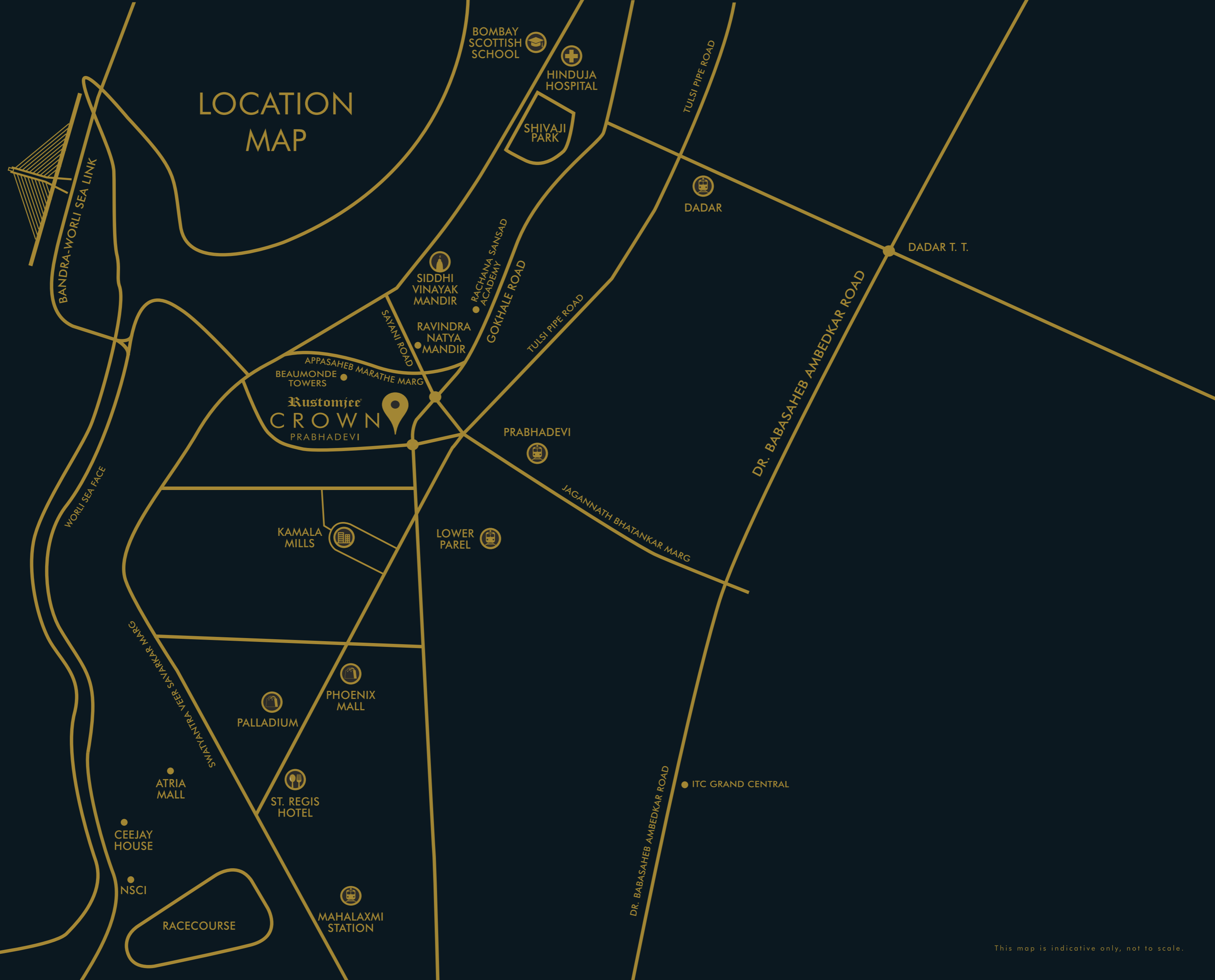
THIS ADDRESS IS DESIGNED TO CHANGE THE WAY THE NEIGHBOURHOOD GIVES DIRECTIONS:

- *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

DADAR

DADAR T. T.

SIDDHI
VINAYAK
MANDIR

RAVINDRA
NATYA
MANDIR

RACHANA
SANSAD
GOKHALE ROAD

TULSI PIPE ROAD

DR. BABASAHEB AMBEDKAR ROAD

PRABHADEVI

JAGANNATH BHATANKAR MARG

LOWER
PAREL

KAMALA
MILLS

PALLADIUM

PHOENIX
MALL

ATRIA
MALL

ST. REGIS
HOTEL

CEEJAY
HOUSE

NSCI

RACECOURSE

MAHALAXMI
STATION

ITC GRAND CENTRAL

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.



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 - 1422 SQ FT

4 BEDROOM RESIDENCES 1907 - 2039 SQ FT

5 BEDROOM RESIDENCES 2475 - 2528 SQ FT



They say
IT GETS LONELY
AT THE TOP.
DARE WE SAY
THE VIEW
MAKES UP FOR IT.

SHOT AT LOCATION

SHOT AT LOCATION



SHOT AT LOCATION



SHOT AT LOCATION



GROUND FLOOR PLAN

Rustomjee
CROWN



MASTER LAYOUT - LIFESTYLE AMENITIES

10TH FLOOR PODIUM / LOWER LEVEL

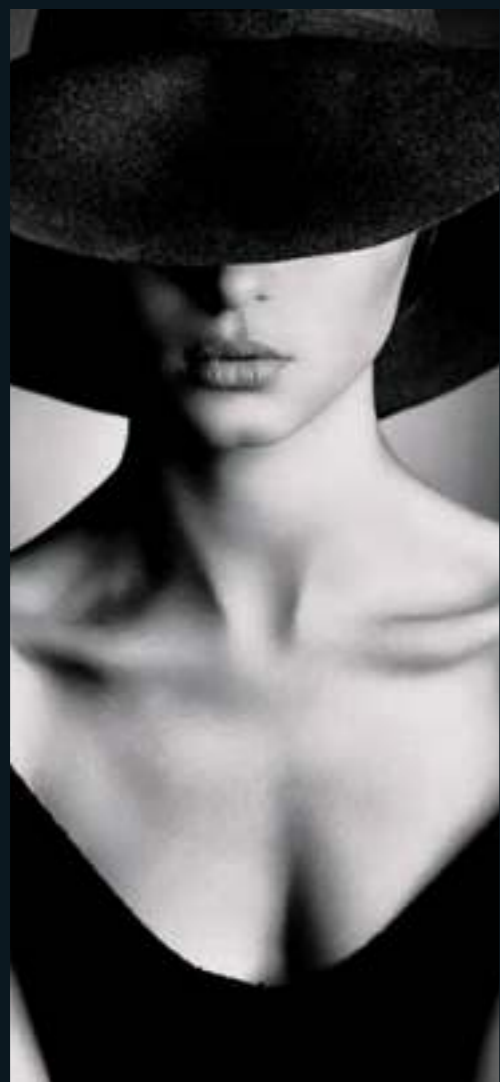
Rustomjee
CROWN



MASTER LAYOUT - LIFESTYLE AMENITIES
11TH FLOOR PODIUM / UPPER LEVEL

Rustomjee
CROWN





Discussed
AT GARDEN PARTIES,
POLO MATCHES
AND THE BETTER CLASS
OF GENTLEMEN'S
CLUBS.



ENTRANCE LOBBY AND DROP OFF

ARTIST'S IMPRESSION



VIEWING DECK

ARTIST'S IMPRESSION



CLOUD WALK

ARTIST'S IMPRESSION



Features include:
AN ALL-WEATHER POOL,
A CINEMA AND YES,
BRAGGING RIGHTS.



POOL AMPHITHEATRE

ARTIST'S IMPRESSION



HOT TUBS

ARTIST'S IMPRESSION



TEMPERATURE CONTROLLED POOL WITH RETRACTABLE ROOF



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





SUNKEN COURT

ARTIST'S IMPRESSION



WALKWAY

ARTIST'S IMPRESSION



KIDS' PLAY AREA

ARTIST'S IMPRESSION



INDOOR GAMES ROOM

ARTIST'S IMPRESSION





CAFE AND LOUNGE



GYMNASIUM

AT LAST COUNT,
THERE
WERE 27,576 WAYS
TO FORGET
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



ARTIST'S IMPRESSION

The distance
BETWEEN YOUR
FAVOURITE COUCH
AND THE LIBRARY
CAN BE QUITE
DAUNTING.

THINK OF
IT AS THE AYN RAND
WORKOUT.



A FLOOR
TO CEILING CLEAR
HEIGHT OF
UP TO 11.9 FEET.
BECAUSE EVEN
The most successful
MAN IN THE WORLD
NEEDS SOMETHING
TO LOOK UP TO.





SETTLE THE
Tom Ford vs Gucci debate
ONCE AND FOR ALL.



MASTER BEDROOM

*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

- IMPORTED MARBLE/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

Architect Hafeez Contractor (AHC) is India's leading architectural design consultancy firm, and the man himself needs no introduction. Rustomjee Crown has been conceptualised, designed and executed by Hafeez Contractor. Hafeez firmly believes it to be one of the finest creations of his illustrious career.



CONSTRUCTION PARTNER

Larsen & Toubro, India's largest and most trusted engineering and construction company, is part of this endeavour to bring a world of pure, unstinting pleasure to life in Prabhadevi. Headquartered in Mumbai, Larsen & Toubro Limited is one of the most reputed companies in the world. 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. For Rustomjee Crown, PIA draws from its diverse experience in design and execution, over 25 years, to create a new benchmark in high-end living. Its 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, creators of the world famous Metro Forest Project, 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.



About Rustomjee

At Rustomjee, we listen to our home buyers. We firmly believe suggestions that come from our customers form the cornerstones of buildings. Bricks and Mortar are merely the blocks that help in realizing them. Listening to our customers has enabled us to transform houses into homes and offices into centres of innovation.

The user of our spaces is at the very core of Rustomjee's design principles. The same principles that inspire us to invent, discover and deliver newer lifestyle solutions. Since its inception in 1996, Rustomjee has heralded the rise of insightful design and eco-friendly construction technologies.

We believe insights can change the way people live and behave – At Rustomjee, we want every home, every space to inspire people to incorporate a healthier lifestyle, spend quality time with their loved ones, pursue long-forgotten passions and re-imagine everyday living. We believe spaces are more than just square feet. Which is why we have roof top terraces equipped with everything you need for a reunion, or private theatres with performance decks for those impromptu dance steps or perhaps, large screens in the indoor games areas so you can catch all the on screen action too. We believe anybody can create spaces, but few can lend inspiration to truly experience them.

Throughout our diverse projects, we have lived up to global benchmarks and set a few of our own. Today, this commitment to excel is converting over 20 million sq ft of Mumbai into gated communities, premium townships, retail spaces and more.

12,300 HOMEOWNERS | COMPLETED OVER 14.2 MILLION SQ FT OF CONSTRUCTION
215 COMPLETED BUILDINGS | 30,000+ RUSTOMJEE FAMILY MEMBERS | 35 PROJECTS
2 TOWNSHIPS SPREAD ACROSS HUNDREDS OF ACRES | GATED COMMUNITIES



RUSTOMJEE ELEMENTS | OFF JUHU CIRCLE
Located Off Juhu Circle, Rustomjee Elements is one of the most luxurious Gated Communities in the city of Mumbai.



RUSTOMJEE SEASONS | BKC ANNEXE
Spread over 3.8 acres, BKC's foremost Gated Community offers bespoke living experiences.



RUSTOMJEE PARAMOUNT | KHAR (W)
A signature Gated Community with breathtaking vistas of the Arabian Sea.



Social Initiative

EDUCATE A CHILD

Rustomjee believes in giving back to the society and our education initiatives are one of the many steps we have taken in this direction. By identifying potential, giving everyone equal opportunities and nurturing talent, we're helping create the next generation of leaders.

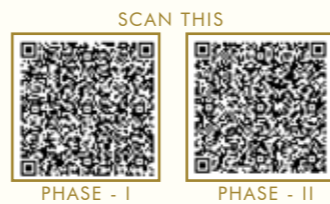


WWW.RUSTOMJEE.COM

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/>



Disclaimer : All layouts, locations, plans, specification, designs, elevations, features, amenities, facilities, services, product / equipment type 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 continuing improvement, without prior notice or obligation. Minor variations 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, layout are an artist's impression of the development and for representational purposes only and are not a part of actual deliverables. Furniture, soft furnishing, gadgets etc are not part of the offering. The details, pictures and images contained in the leaflets, brochures or any other printed material does not constitute an offer and / or contract of any type between the promoter / developer and the 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 / developer and the purchaser.

IT'S THOUGHTFUL. IT'S **Rustomjee®**