FLOWERS FROM
THE FIVE GARDENS,
TEA WITH
THE NEIGHBOURS,
AFTERNOON SIESTAS.
CHOOSE YOUR
DEFINITION
OF ‘CITY LIFE’.

Rustomjee®
YAZARINA III
DADAR PARSI COLONY

HOMES THAT MAKE AN EXCELLENT CASE FOR LUXURY AND NATURE CO-EXISTING.

ARTIST'S IMPRESSION

Yazarina III offers what few other addresses in the city can - a location that is an island of greenery in the concrete sprawl of Mumbai. And while the old, four storey buildings of nearby Dadar Parsi Colony and gardens in the area remain perfectly preserved, you come home to the latest lifestyle features.
Enjoy your optimally planned 3 bedroom home.

A CITY HERITAGE WALK
OR AS A LUCKY FEW CALL IT,
THE NEIGHBOURHOOD.

SHOT AT LOCATION

Nestled between Mumbai's Five Gardens is one of the city's first planned settlements and the first open Parsi Colony. Dadar Parsi Colony, was the city's solution to the plague, creating hygienic living spaces away from the congestion of main city. Everything from the height of the buildings to which trees should decorate the lanes was decided by this oasis' engineer, Mancherji Edulji Joshi. A blueprint that blends the old world charm with new world luxuries till date.

Map not to scale. Locations are indicative.

FROM THE BOARDROOM TO THE BAR, OR AS WE LIKE TO CALL IT, THE MIDDAY SHUFFLE.

SHOT AT LOCATION

Dadar Parsi Colony isn't just a well-preserved oasis in the heart of Five Gardens, it's also right at the centre of the city. With the airport, major malls, restaurants, pubs, cafes, schools and corporate zones only a few minutes away.

Chhatrapati Shivaji International Airport: 11 kms.
Bandra Kurla Complex: 7.8 kms.
Bandra-Worli Sea Link: 6.7 kms.
Palladium Shopping Mall: 5.5 kms.
Eastern Freeway: 7.6 kms.
ITC Grand Central: 2.7 kms.
Hinduja Hospital: 3 kms.
Bombay Scottish School, Mahim: 3 kms.
JBCN International School, Parel: 2.5 kms.
J.B. Vachha School, DPC: 0.1 kms.
Don Bosco School, Matunga: 2.5 kms.
V.J.T.I.: 1.4 kms.
Ruia College: 1.4 kms.

WE THINK FIVE GARDENS IS A PRETTY GREAT BUFFER ZONE BETWEEN YOU AND THE BUSY CITY, DON'T YOU?

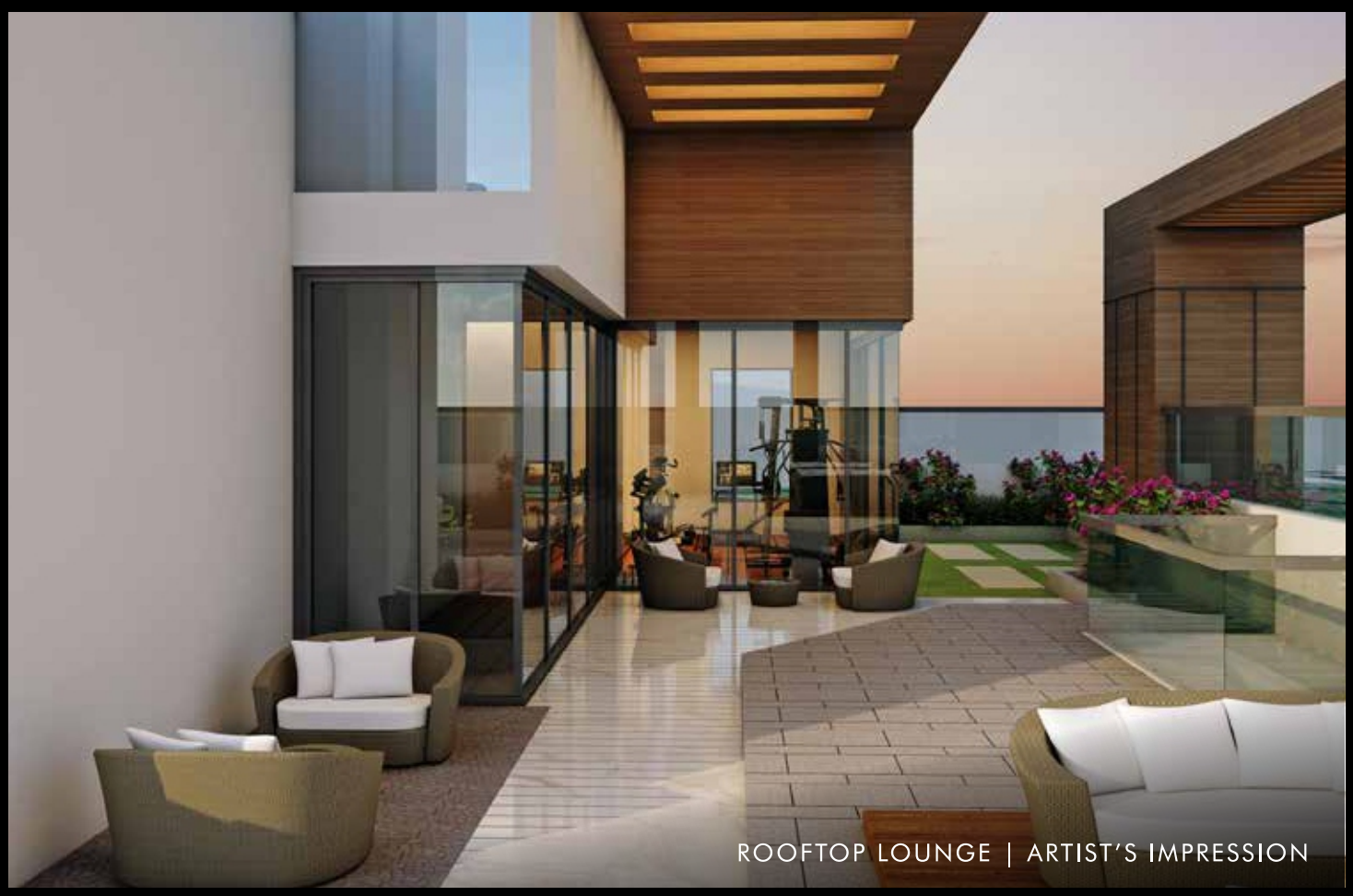
This is where you can escape the fast-paced city and be enveloped in your own island of greenery. Just one of the ways to make your life here an object of envy.

SOME PEOPLE SAY
ENDORPHINS ARE
THE BEST SIDE EFFECT OF
WORKING OUT.
WE ARGUE THAT AN EXTRA
SLICE OF CAKE IS PRETTY
GREAT TOO.

GYMNASIUM | ARTIST'S IMPRESSION

State-of-the-art equipment, views of the sky and an outdoor deck to help you go inward when practicing yoga. The Gym here is really all the motivation you need to whip yourself into shape.

FROM UP HERE
EVERYTHING LOOKS SMALL.
WELL EXCEPT YOUR
EVENING,
SUNDOWN TIPPLE.



ROOFTOP LOUNGE | ARTIST'S IMPRESSION

Arguably the best way to catch a sunset is between the clouds. Up here, in the heart of the city, is the perfect place to watch things unfold before you with the backdrop of the sky.

TALL LIKE A MOUNTAIN, STURDY AS A TREE, SOARING LIKE AN EAGLE. WHAT WILL YOU BE AT THE YOGA LAWN?

YOGA LAWN | ARTIST'S IMPRESSION

Rise with sun in the morning or cooldown under the evening sky. The open-to-sky Yoga Lawn allows you to deepen your practice while you enjoy the view.

WHAT BETTER BACKDROP THAN THE STAR STUDDED SKY FOR THE MATCH NIGHT?

OPEN AIR THEATRE | ARTIST'S IMPRESSION

Host match night amongst the clouds at the Open Air Theatre. Try not to get too distracted by the view or you may miss an epic goal.

WE'VE RAISED THE BAR, QUITE LITERALLY. ENJOY EVENING DRINKS AT THE ROOFTOP BAR.

BAR AREA | ARTIST'S IMPRESSION

The Rooftop Lounge is a convenient lift ride away. Entertain guests, plan a romantic evening or simply unwind under the stars.

INTERNAL AMENITIES

SHOW RESIDENCE AT RUSTOMJEE ELEMENTS

- *Marble flooring in the living area and all bedrooms*

- *Centrally air-conditioned apartments with high wall split VRF air-condition units in living & bedrooms*

- *Anti-skid flooring tiles in the dry yard area*

- *Main door with veneer / laminate finish on both sides and a solid wood / engineered frame*

- *Powder coated / anodized aluminum windows*

- *Premium electrical switches*

SHOW RESIDENCE AT RUSTOMJEE CROWN

- *Premium bathroom fittings and fixtures*

- *Future ready smart homes*
Provision for FTTH (Fiber To The Home)

- *Senior Citizen Assist in one bathroom*

- *Kitchen:*
Granite platform.
Instant water geyser and exhaust.
Kitchen sink with drain.

- *Home Automation & Security Features:*
Provision for an integrated
home automation system.
Provision for lights/curtains/HVAC for
customization available through empanelled vendors.
Panic alarm in master bedroom.
Video door phone in the apartment.
Gas leakage detector in the kitchen.

SPACE, PRIVACY AND ALL THE LITTLE DETAILS THAT INSPIRED OUR 3 BEDROOM RESIDENCES.

Here, residences welcome you with a foyer.

All bedrooms come with ensuite washrooms.

Thoughtfully planned kitchen placement.

A concealed dry balcony behind the kitchen, to wash and dry clothes.

Optimally planned layout with no wastage of space in unnecessary passages.

Beautiful green views of either Wadia Park or Five Gardens.

NEED ONE MORE REASON TO LOVE YOUR NEW HOME? PRESENTING THE EASY PAY PLAN.

3 bedroom residences
starting at ₹5.64 cr. (all incl.)

PAYMENT MILESTONE	PAYMENT DUE
On Booking	10%
On completion of Plinth	20%
On completion of Terrace	40%
On receipt of OC	30%

Payment due on indicative dates or
construction milestones, whichever is later.
Payment plan and
price valid for a limited time period only.

IT'S THOUGHTFUL. IT'S Rustomjee

WWW.RUSTOMJEE.COM

Site Address: Rustomjee Yazarina III, Plot 742, Road Number 5, Dadar Parsi Colony, Dadar East, Mumbai 400 014.

MahaRERA registration no.: P51900024307. Listed on the website https://maharera.mahaonline.gov.in/

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