

ALL AVENUES LEAD  
TO **KANJURMARG**

— THE NEW CITY CENTRE —

PRESENTING

**RUNWAL**  
**AVENUE**  
KANJURMARG (E)



Image For Representational Purpose Only

# LAUNCHING SMART LIFESTYLE RESIDENCES AT

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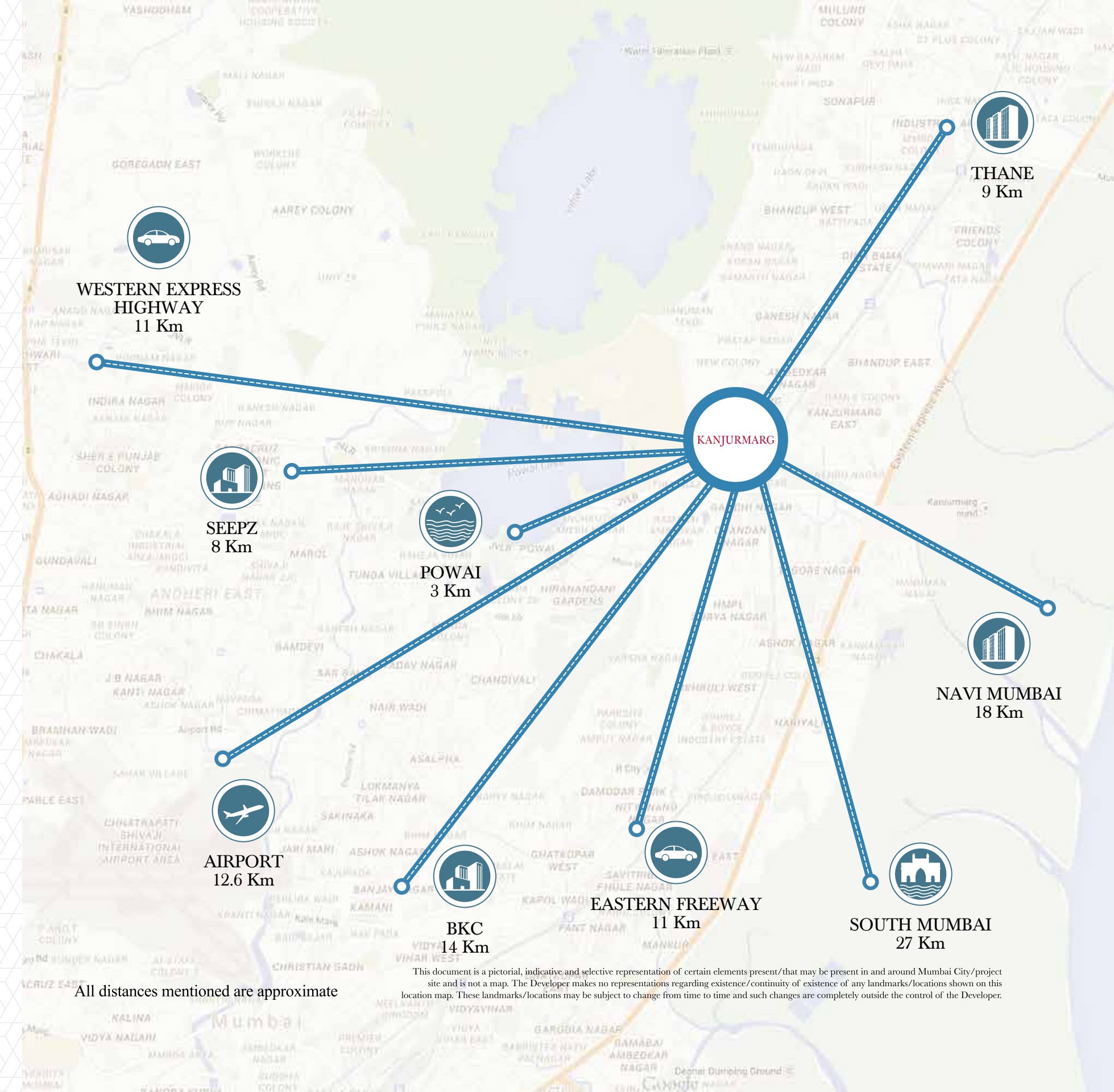
KANJURMARG (EAST)

# WELCOME TO KANJURMARG: A VENUE FOR COUNTLESS POSSIBILITIES

## LIFE AT THE NEW CITY CENTRE

Kanjurmarg is a location that has emerged as the new city centre of Mumbai. Situated in the heart of Mumbai, it offers the three aces accessibility, appreciation and abundant spaces. Kanjurmarg has grown rapidly and has become a much sought-after destination amongst home buyers.

Kanjurmarg is a well-developed location with a cosmopolitan population. It has excellent social and civic infrastructure and is in close proximity to top-notch educational institutes, business hubs, healthcare facilities, hotels, shopping destinations and great natural surroundings. It offers countless avenues to live a fulfilling life. Being strategically positioned, Kanjurmarg brings every destination close to you. Situated just 10 minutes from Powai, it offers all of Powai's advantages at a far more attractive price.



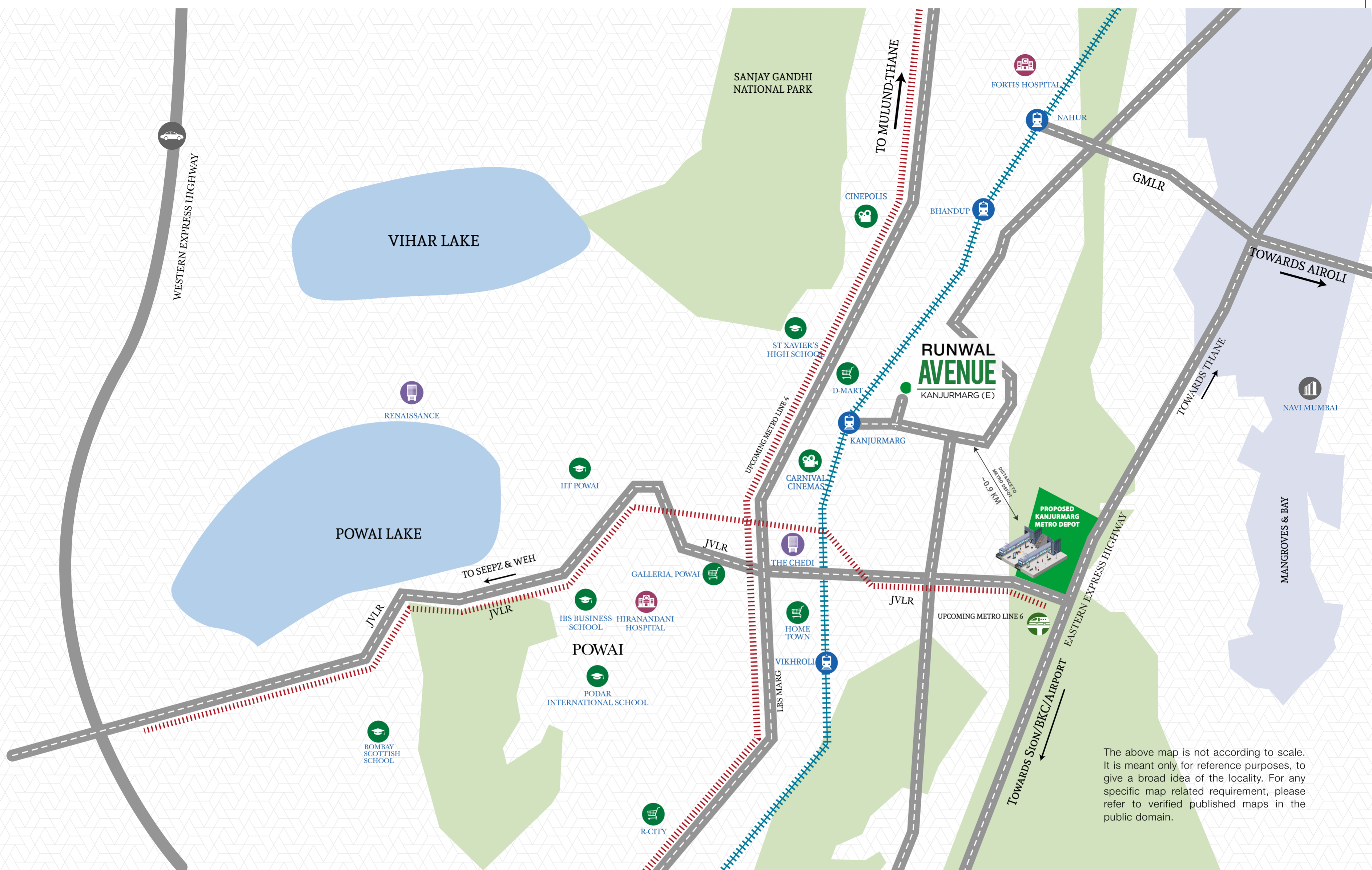
All distances mentioned are approximate

This document is a pictorial, indicative and selective representation of certain elements present/that may be present in and around Mumbai City/project site and is not a map. The Developer makes no representations regarding existence/continuity of existence of any landmarks/locations shown on this location map. These landmarks/locations may be subject to change from time to time and such changes are completely outside the control of the Developer.

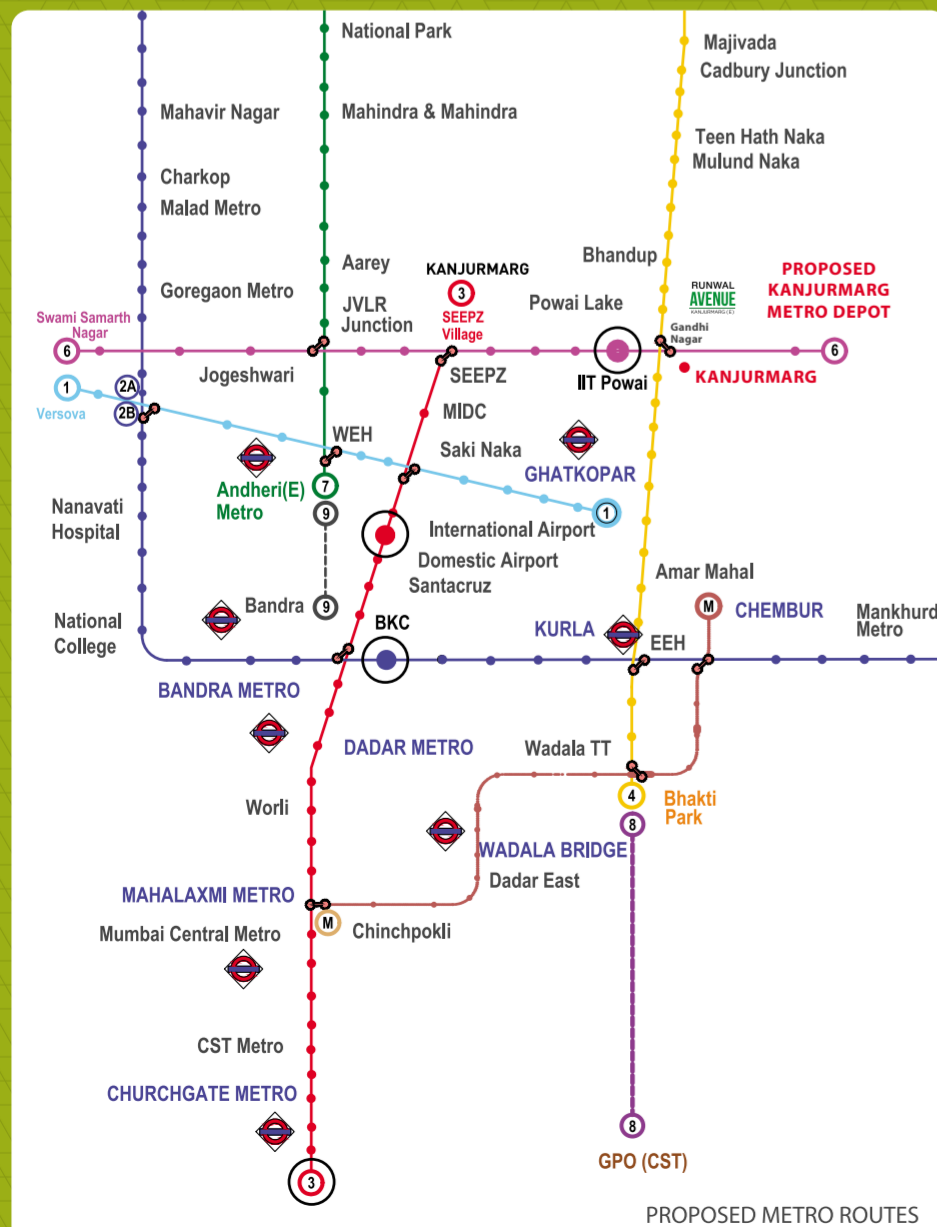
**KANJURMARG**  
— MAKE YOUR MARG —

A VENUE FOR  
CITY CENTRE LIVING

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The above map is not according to scale. It is meant only for reference purposes, to give a broad idea of the locality. For any specific map related requirement, please refer to verified published maps in the public domain.



## A HUB WITH METRO CONNECTIVITY



## MOVE TO AN ADDRESS WHERE YOUR WORLD COMES CLOSER



### DISTANCES TO KEY HUBS OF THE CITY

Powai	- 3 Km
Seepz	- 8 Km
BKC	- 14 Km
Airport	- 12.6 Km
Andheri	- 11 Km
Thane	- 9 Km
South Mumbai	- 27 Km



### ROAD CONNECTIVITY

LBS Marg	- 1.5 Km
JVLR	- 0.9 Km
E. Exp.Highway	- 1.5 Km



### RAIL CONNECTIVITY

Proposed Metro Station	- 0.9 Km
Kanjurmarg Station	- 0.3 Km
Bhandup Station	- 0.8 Km

All distances mentioned are approximate & are meant for broad reference only.

(MAP TAKEN FROM SECONDARY SOURCES)  
LOCATION OF PROPOSED METRO HUB IS APPROXIMATE. EXACT LOCATION TO BE FINALISED BY RELEVANT AUTHORITIES.

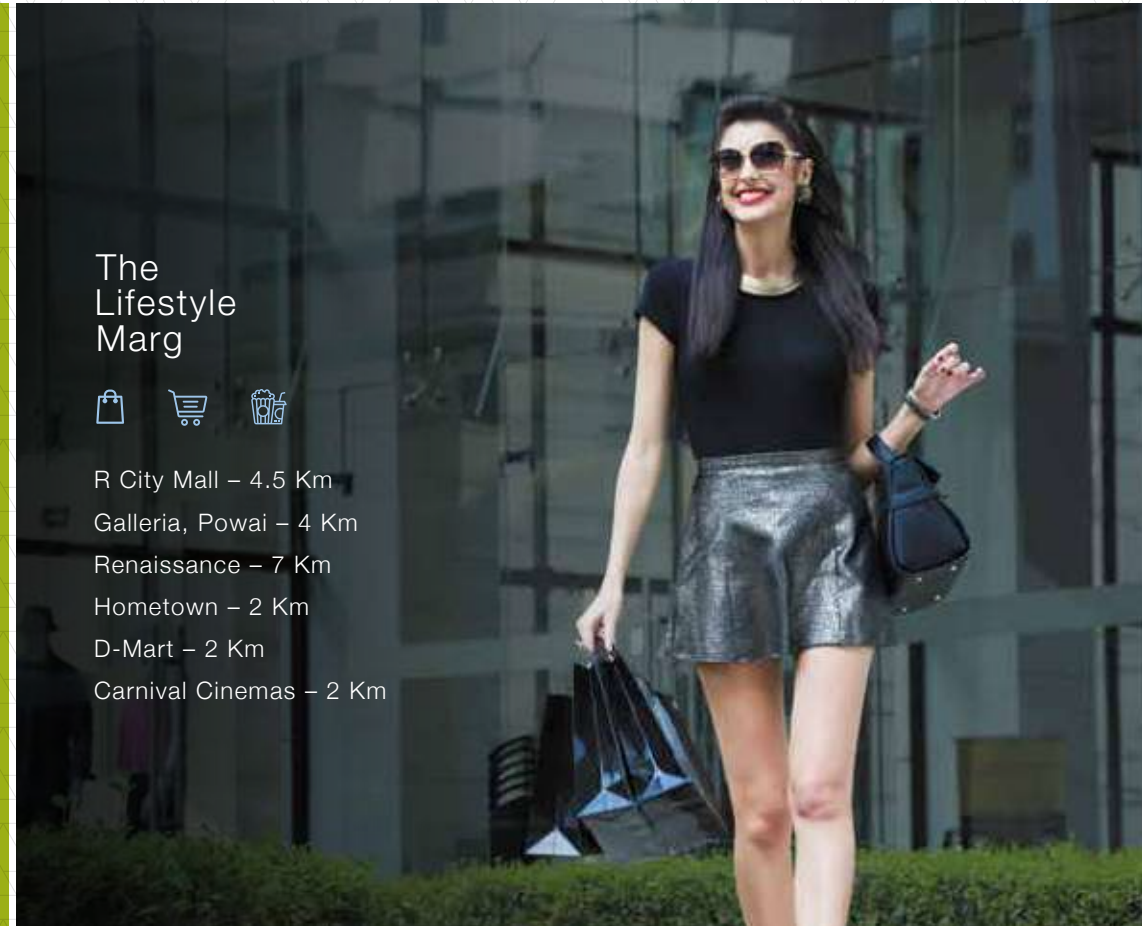
# KANJURMARG

— MAKE YOUR MARG —

## The Lifestyle Marg



- R City Mall – 4.5 Km
- Galleria, Powai – 4 Km
- Renaissance – 7 Km
- Hometown – 2 Km
- D-Mart – 2 Km
- Carnival Cinemas – 2 Km



## The Well-connected Marg



- Airport – 12.6 Km | SEEPZ – 8 Km
- BKC – 14 Km



## The Knowledge Marg



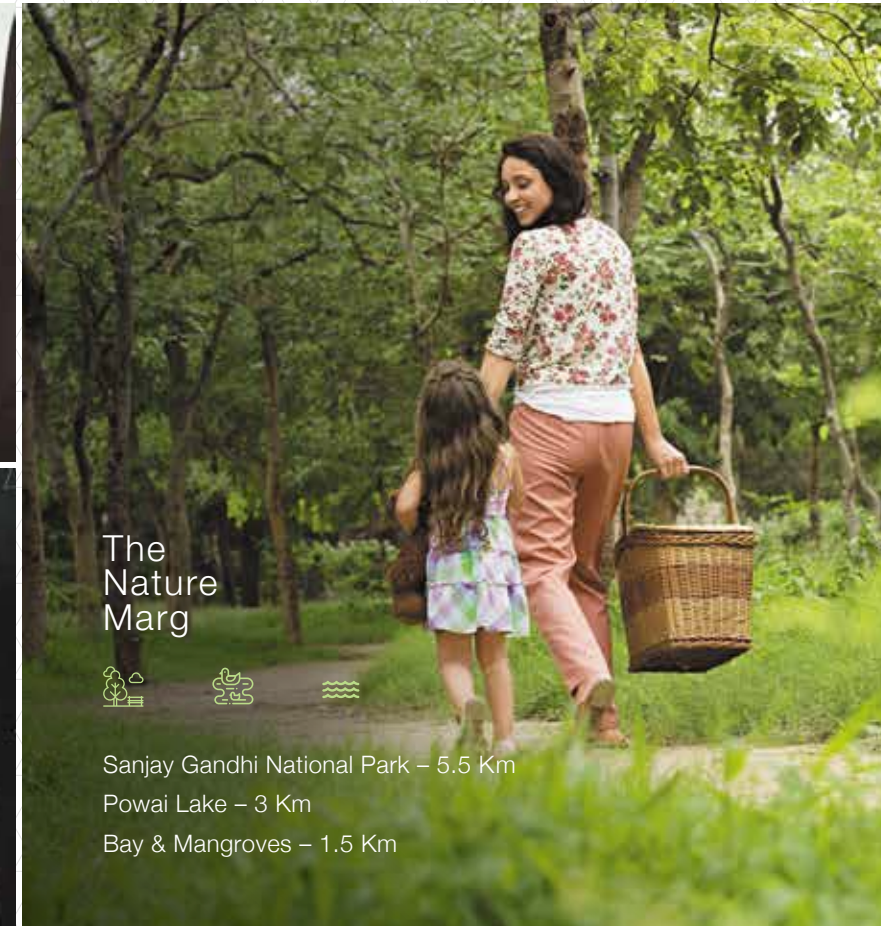
- Podar International School – 3.5 Km
- Bombay Scottish School, Powai – 6.5 Km
- IIT, Powai – 2.5 Km



## The Nature Marg



- Sanjay Gandhi National Park – 5.5 Km
- Powai Lake – 3 Km
- Bay & Mangroves – 1.5 Km



All distances mentioned are approximate

Images For Representational Purpose Only

# A VENUE FOR UNMATCHED CONNECTIVITY

Situated at the arterial location of Kanjurmarg, Runwal Avenue brings every significant landmark closer to you. From the strategically important business districts like SEEPZ & BKC to the International Airport, every key hub of the city is easily accessible. Runwal Avenue at Kanjurmarg enjoys fantastic road, rail and upcoming Metro connectivity. Live close to everywhere you want to be.



30 Minutes To BKC Via Eastern Exp. Highway & SCLR.



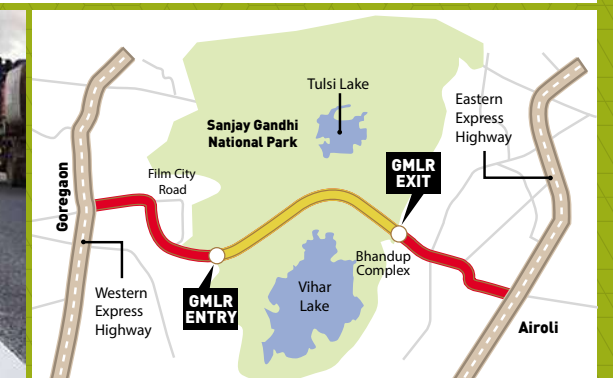
45 Minutes To South Mumbai  
Via Eastern Exp. Highway & E. Freeway.



30 Minutes To The International Airport Via JVLR & Andheri Kurla Road.



25 Minutes To BKC  
Via The New Chunabhatti-BKC Connector.



30 Minutes To Goregaon  
Via The Proposed GMLR Connector.

The drive times mentioned above are approximate estimations meant for broad references only. The actual time taken will depend on traffic conditions.



## A VENUE FOR A GOOD LIFE

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**Experience urban living at its best. Welcome to Runwal Avenue.**

A perfect blend of fine living, sought-after comforts, high-street delights and green open spaces. Being a part of a larger township development, it offers the privilege of going beyond the ordinary in providing a lifestyle that you always wished for. Surrounded by the choicest of comforts, conveniences and excellent connectivity, this will be the venue for numerous happy memories, making it your venue for a good life.

# A VENUE FOR DELIGHTFUL BEGINNINGS

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Runwal Avenue is part of a larger township development and has been designed to pamper you with countless experiences and comforts you always wished for.

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## HIGHLIGHTS



Part of a large township development



State-of-the-art club facilities



Health centre to keep you and your loved ones fit and worry free



Exquisitely designed smart residences



Swimming pools and recreational amenities



Integrated high-street retail with cafes, bistros, stores and much more



Business centre for work from home lifestyle



A beautiful public garden of approx.5 acres nearby

# A VENUE FOR WORLD-CLASS INDULGENCES

Welcome to a life full of joyful experiences.



# UNWIND IN STYLE & PAMPER YOURSELF

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## Recreational Amenities | State-Of-The-Art Gym | Swimming Pool

Discover the finer side of life at Runwal Avenue. With exclusive indulgences designed just for you, rise up to a lifestyle aspired by many. Relax, refresh and rejuvenate yourself with abundant green open spaces and numerous recreational amenities.



Clubhouse, Swimming Pools, Indoor Games and much more



Actual Image



Actual Image



Actual Image

## THE JOYS OF NATURE & THE LUXURY OF EXPANSE

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A beautiful public garden of approx. 5 acres, situated just a 5 minute walk away will bring the joys of nature and green spaces closer. Large green open spaces, a rare luxury in metro cities, will be enjoyed by the residents of Runwal Avenue every day. Walk, jog, run, play or just relax and soak in the beautiful surroundings.

# 'FIFTH AVENUE' - A VENUE FOR HIGH STREET INDULGENCES

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Runwal Avenue will feature '*Fifth Avenue*' - an integrated high street development with the best experiences in shopping, dining, and social hangout spots right at your doorstep. The upmarket retail galleria will feature branded stores, restaurants, cafes, salons, and much more. Live, dine, entertain, play, and unwind at Runwal Avenue.



Images for Representational Purpose only

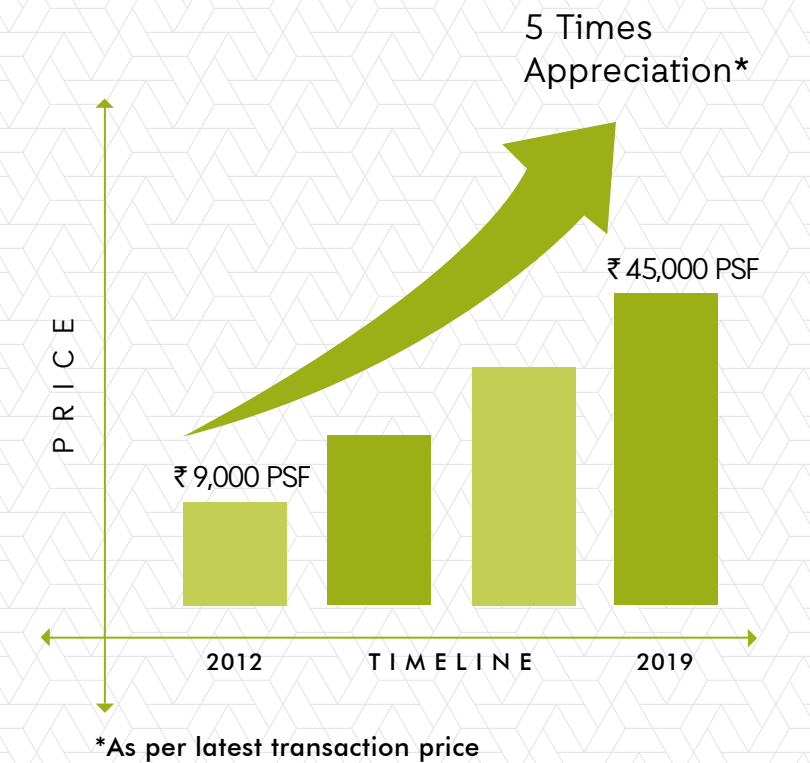


R Galleria Mulund - Actual photograph

# A VENUE FOR TRANSFORMATION & GROWTH

Integrated high-street with Runwal Greens at Mulund in the form of R Galleria was a great game-changer for the entire micro-market. From elevating a sleepy neighbourhood to a bustling epicentre, R Galleria, Mulund has played a key role in bringing price appreciation in the region. Similar high-street development will be a part of Runwal Avenue, inducing rewarding transformations, it will lead to rapid price appreciation at Kanjurmarg. Get ready to enjoy high-street living.

## R GALLERIA MULUND: THE GROWTH OVER TIME





Images for Representational Purpose only

## A SPECIAL SPACE FOR YOUR WORK FROM HOME LIFESTYLE

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### **Wi-Fi-enabled business centre space**

Runwal Avenue has a Wi-Fi-enabled business centre, an ideal space to cater to your work from home lifestyle. Considering the new normal of work from home routine, this is a space where you can focus on your work without the distractions of home, yet being at home.

# WORLD-CLASS HEALTHCARE FOR YOU AND YOUR LOVED ONES

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## **Health Clinic By A Reputed Healthcare Institution | Dedicated Ambulance Service For Residents**

A health clinic within the premises by one of the top most healthcare institutions of the country will be taking care of you and your loved ones at Runwal Avenue. Additionally, a dedicated ambulance service for residents will ensure complete peace of mind about the well-being of your family.



Images for Representational Purpose only

# A MESMERIZING VIEW EVERY DAY & EVERY MOMENT

Breath-taking views of bay, hills and surrounding greens to make  
your every morning and evening blissful.



## DESIGN CONSULTANT

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### **Hafeez Contractor**

Hafeez Contractor is the name which is synonymous with the transformation of Powai. He brought his famed expertise to Kanjurmarg, in the form of Runwal Bliss and now continues the saga with Runwal Avenue. Architect Hafeez Contractor (AHC) is one of the finest design consultancy firms of India that prides itself on the unique design concept and bold execution.

“The creation of ‘Runwal Avenue’ was an important design idea for me. The mix of Retail & Residential, combined in a way that retail creates a lively spine of over a quarter of a kilometre along a covered drive, while the residential provides the tranquillity with its separate entries and a large landscaped vehicle-free space at about 80 feet off the ground.”

### **LANDMARK PROJECTS:**

- Hiranandani Gardens, Powai – Mumbai
- Infosys – Pune
- The Imperial – Mumbai



**Beau Monde**

## STRUCTURAL CONSULTANTS

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### **JW Consultants LLP**

Considered as one of the most reputed construction consultants in India, JW Consultants have created impressive structures with projects spanning residential, commercial, industrial, retail, institutional, hospitality and healthcare sectors among others.

### **LANDMARK PROJECTS:**

- Beau Monde – Mumbai
- Infosys – Bangalore
- Grand Hyatt – Pune

# ABOUT US

In Mumbai, Runwal Group's name stands out in the real estate space for quality and consistency. Established in 1978 by its visionary founder, Mr. Subhash Runwal, the group has developed over 65 projects and millions of square feet of real estate into quality projects. Today it is one of the top developers in the country.

The group, has brought smiles to over 25,000 happy families in all corners of Mumbai. Runwal Group also holds the distinction of being the first to introduce the concept of malls in the suburbs and is known for its landmark project—R City.



A strong legacy of 40 years



Portfolio of over 65 projects



50 delivered projects

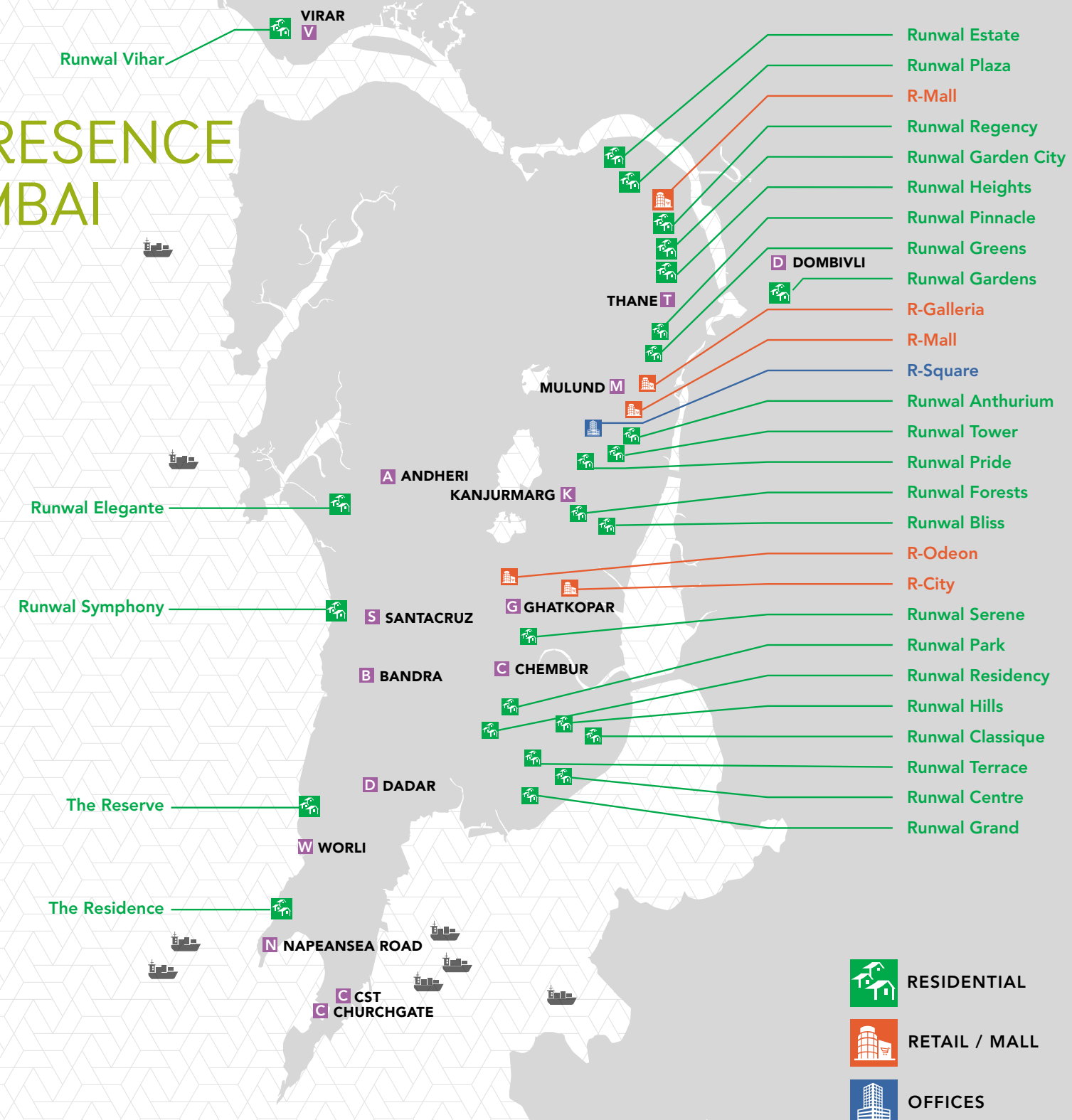


Known for quality, trust & transparency



Pioneers in mall & retail development

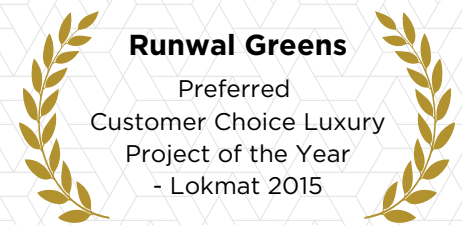
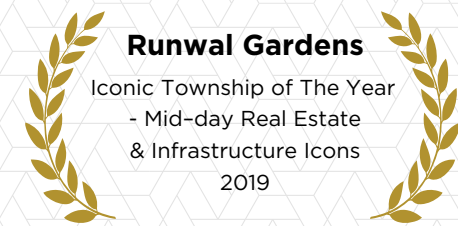
# OUR PRESENCE IN MUMBAI



Map not to scale. Locations are approximate.

# ACCOMPLISHMENTS AND ACCOLADES

More than any accomplishment, there's one significant thing which matters the most – customer happiness. Carrying forward the splendid legacy, Runwal Group continues its mission of delivering quality projects. It feels good when the world appreciates our work and our creations.



## OUR LANDMARK PROJECTS



# WHY SHOULD YOU BUY AT RUNWAL AVENUE?

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- ✓ Just 3 km from Powai, at a far more attractive price
- ✓ A stone's throw away from Kanjurmarg railway station
- ✓ Close to the proposed Metro interchange hub
- ✓ Integrated high-street development
- ✓ Numerous lifestyle amenities
- ✓ Trusted brand with a 40 year proven track record
- ✓ Great price appreciation potential
- ✓ Clear & marketable title



[www.runwalgroup.in](http://www.runwalgroup.in)

☎ 1800 102 3939

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Site Address: Runwal Avenue, Crompton Greaves Compound,  
Kanjurmarg (East), Mumbai – 400042.

Corporate Office: Runwal & Omkar Esquare, 4<sup>th</sup> Floor, Off Eastern Express Highway,  
Opp. Sion-Chunabhatti Signal, Sion (East), Mumbai – 400 022.

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The project has been registered via MahaRERA registration number: P51800026860 - Runwal Avenue, Wing 'J' available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Runwal Avenue project is financed by Piramal Finance Ltd. The Properties have been mortgaged in favour of IDBI Trusteeship Services Limited (beneficiary: Piramal Finance Ltd.) and the buyer/lessee will be required to obtain a no-objection certificate prior to entering into any agreement for the sale/lease of any unit in the project.

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