BALMORAL

GOLF LINKS, CHEMBUR

IT'S THOUGHTFUL. IT'S Rustomjee®

BOOKMARK THIS MOMENT.

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



ACTUAL VIEW FROM THE PROPERTY

ACTUAL VIEW FROM THE PROPERTY



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.*

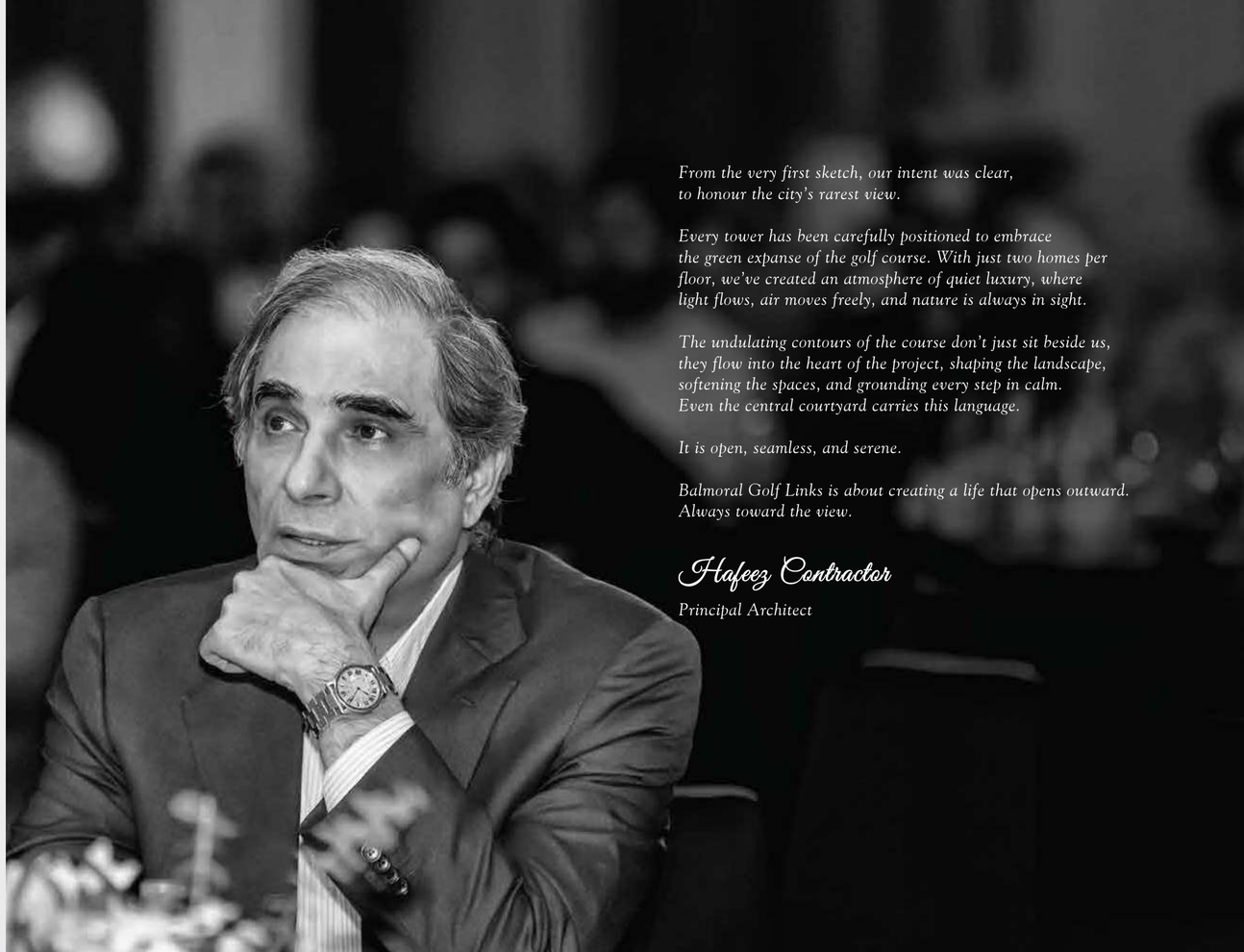
Each residence here is a priceless heirloom. A place where families will gather, and legacies will unfold.

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.



From the very first sketch, our intent was clear, to honour the city's rarest view.

Every tower has been carefully positioned to embrace the green expanse of the golf course. With just two homes per floor, we've created an atmosphere of quiet luxury, where light flows, air moves freely, and nature is always in sight.

The undulating contours of the course don't just sit beside us, they flow into the heart of the project, shaping the landscape, softening the spaces, and grounding every step in calm. Even the central courtyard carries this language.

It is open, seamless, and serene.

Balmoral Golf Links is about creating a life that opens outward. Always toward the view.

Hafeez Contractor

Principal Architect

TRUE ELEGANCE NEVER SHOUTS - IT WHISPERS, THEN LINGERS.



Every material, every texture at Balmoral Golf Links has been chosen not just for how it looks, but for how it feels beneath your fingertips, how it softens light or carries sound. They have been handpicked to mirror the emerald expanse of the golf course.

Residences here are soulful spaces that exhale with you. Flowing layouts invite conversation and calm. Soft thresholds between indoors and out allow nature to become part of your daily rhythm.

Your private sanctuary opens to panoramic greens, framed by a clear, uninterrupted visual axis, an ever-changing canvas of stillness and sky.

I've always believed that true elegance doesn't shout, it whispers. It lingers. And it lives in how a space makes you feel.

In the clubhouse, I imagined a space that could host quiet reflections and spirited celebrations with equal ease.

I hope that as you step into these spaces, you feel what I felt when I first envisioned them: Not just the luxury, but the life.

Patty Mak.

Principal Designer.

NATURE, GENTLY PERSUADED, BECOMES ARCHITECTURE.



We imagined the landscape at Balmoral Golf Links as an invitation.

At the heart of it all lies a central green space - open, tranquil, and gently framed by trees both familiar and new. This open axis leads the gaze upward, toward the clubhouse, perched gracefully above the greens, offering a breathtaking, almost floating view of the endless expanse beyond. The silhouette of the clubhouse itself became a muse. These curved lines ripple outward in quiet conversation with the natural contours, blending structure with softness, architecture with earth.

In a city defined by sharp corners and urgency, we wanted nature to soften the edges of life, and every path leads you closer to stillness.

Ann Teo

COEN Design International, Singapore
Landscape Design Partner.

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

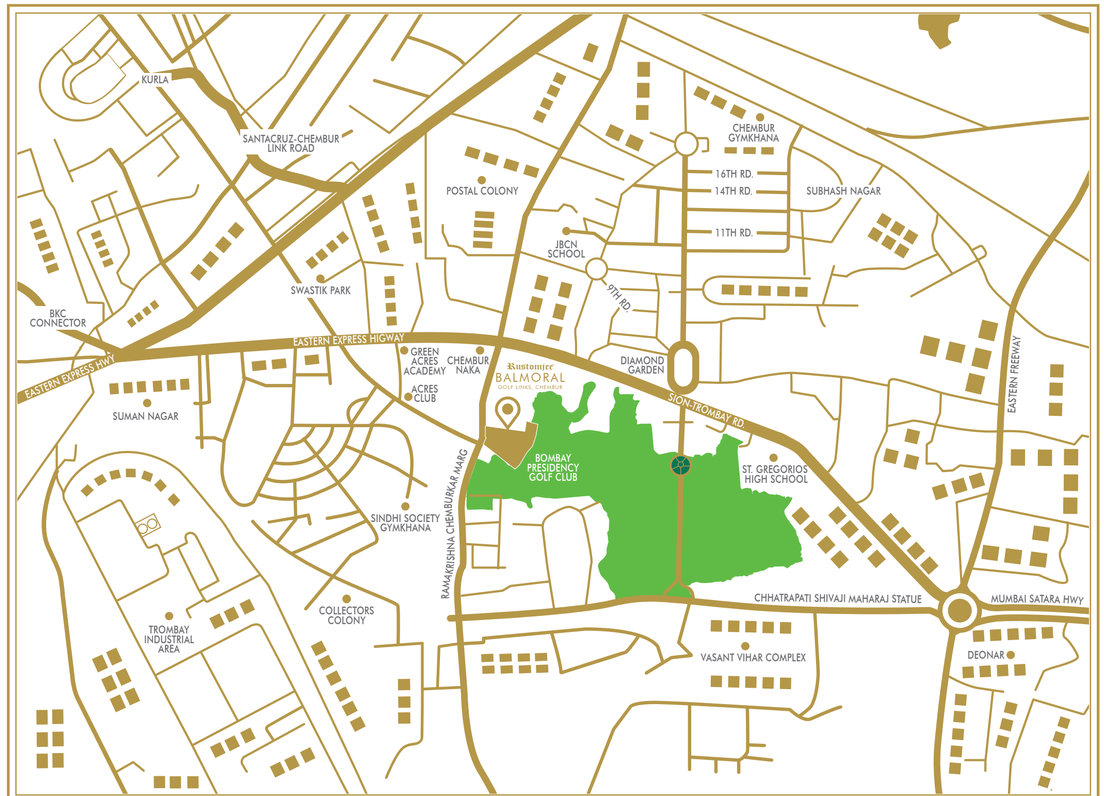
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- *Colaba – 30 mins*
- *Worli – 25 mins*
- *Ghatkopar – 12 mins*

GATEWAY TO NAVI MUMBAI & BEYOND

- *Navi Mumbai International Airport – 45 mins*





ACTUAL VIEW FROM THE PROPERTY

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*



ARTIST'S IMPRESSION



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.

IMAGE IS FOR REPRESENTATIONAL PURPOSE ONLY

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.



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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?



LAP POOL WITH POOL DECK | ARTIST'S IMPRESSION



SOCIAL NOOKS WITHIN THE LANDSCAPE | ARTIST'S IMPRESSION

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.

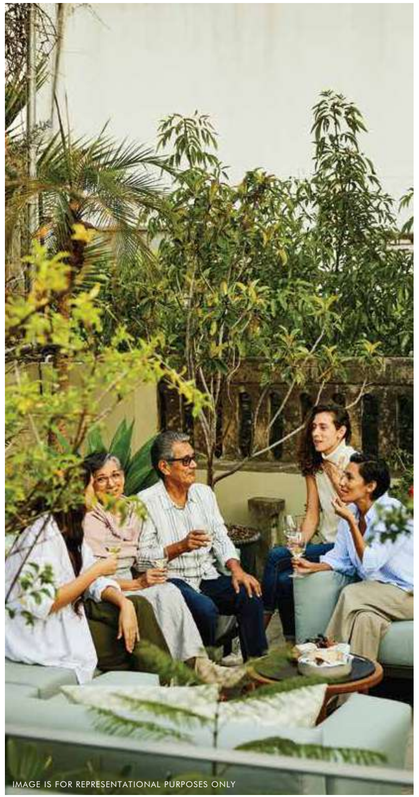
WORK-FROM-GARDEN
On the agenda: a meeting with 50 trees.

WHISPERING SWINGS
Lazy days were made for this.

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



THE CLUBHOUSE | ARTIST'S IMPRESSION


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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.


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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 | ARTIST'S IMPRESSION

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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.

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*



ARTIST'S IMPRESSION

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*



ARTIST'S IMPRESSION

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*



ARTIST'S IMPRESSION

STEP 4:

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.'



ARTIST'S IMPRESSION

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.



ARTIST'S IMPRESSION

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.



MULTIPURPOSE HALL | ARTIST'S IMPRESSION

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.*



ACTUAL VIEW FROM THE PROPERTY



RESIDENTS' LOUNGE | ARTIST'S IMPRESSION

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
SCAN THIS

WING D WING F

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

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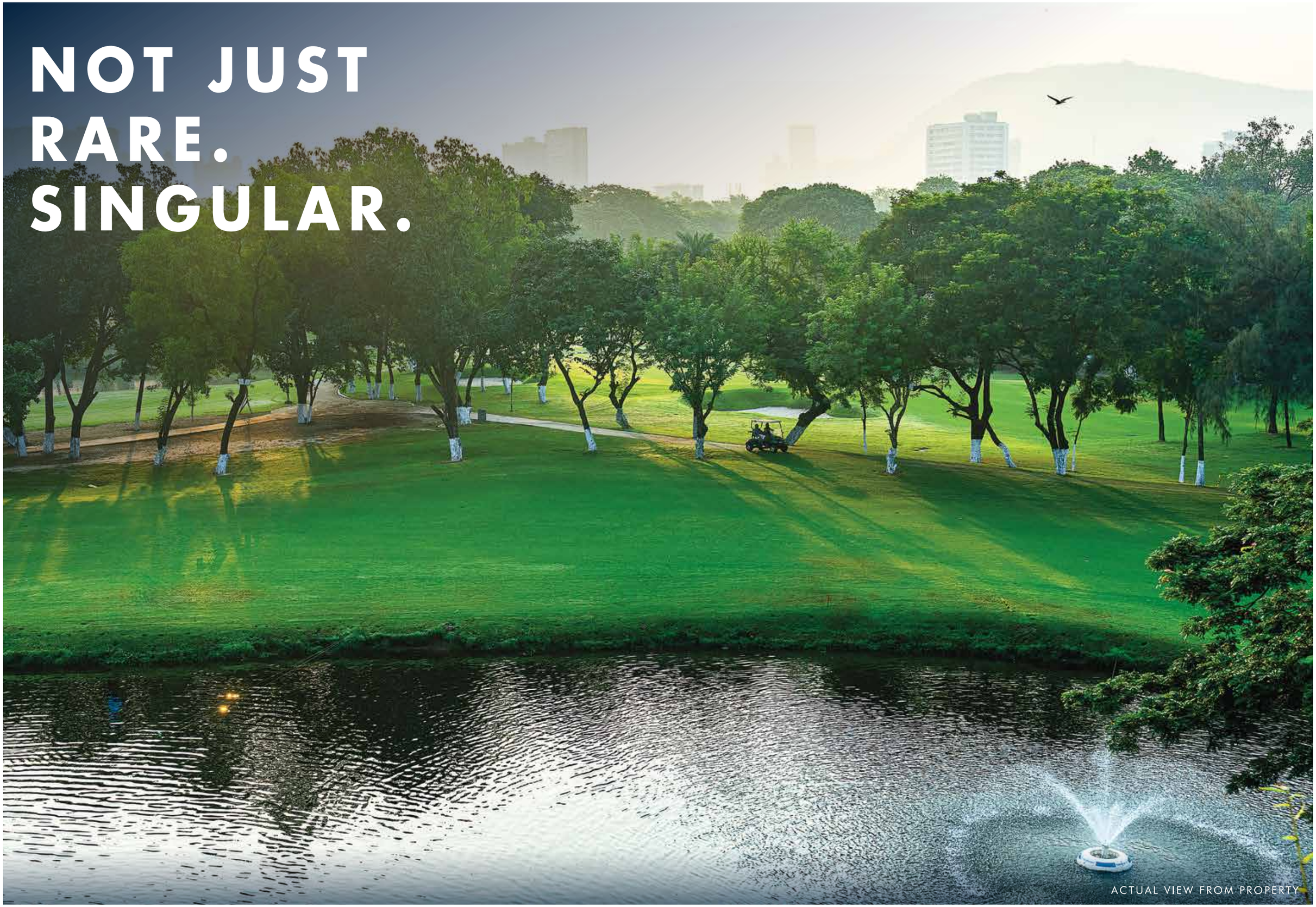
BALMORAL

GOLF LINKS, CHEMBUR

PLANS

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NOT JUST RARE. SINGULAR.



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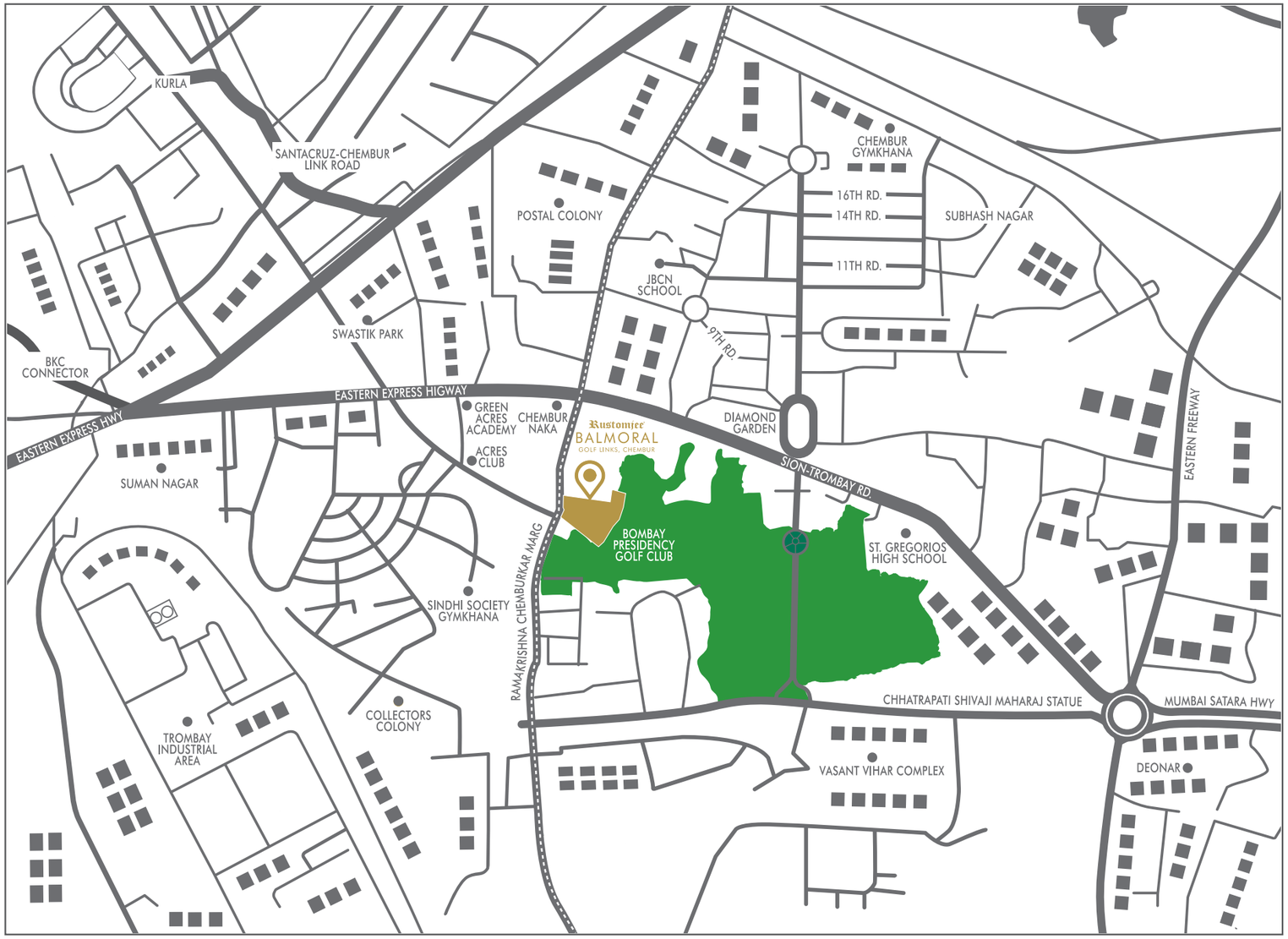
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ARTIST'S IMPRESSION

IN A CITY DEFINED BY SHARP CORNERS AND URGENCY, WE SOUGHT NATURE TO SOFTEN THE EDGES OF LIFE.

Designed to be a private, gated sanctuary set against the rarest backdrop in Mumbai, the landscape at Balmoral Golf links has been reimagined in 5 zones > Forest, Grove, Garden, Meadow, Park.



LAP POOL WITH POOL DECK | ARTIST'S IMPRESSION

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.

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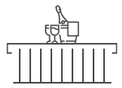
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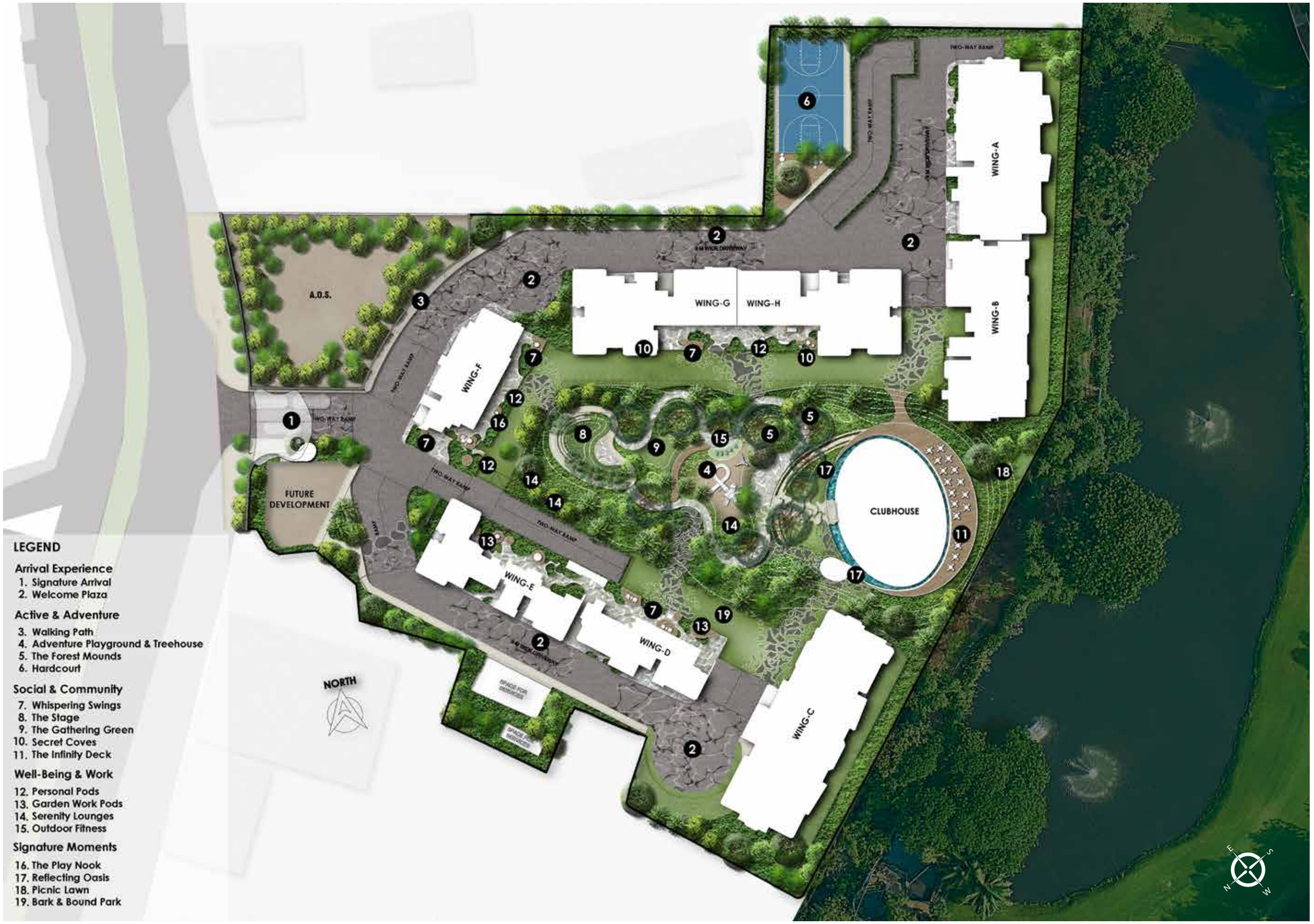
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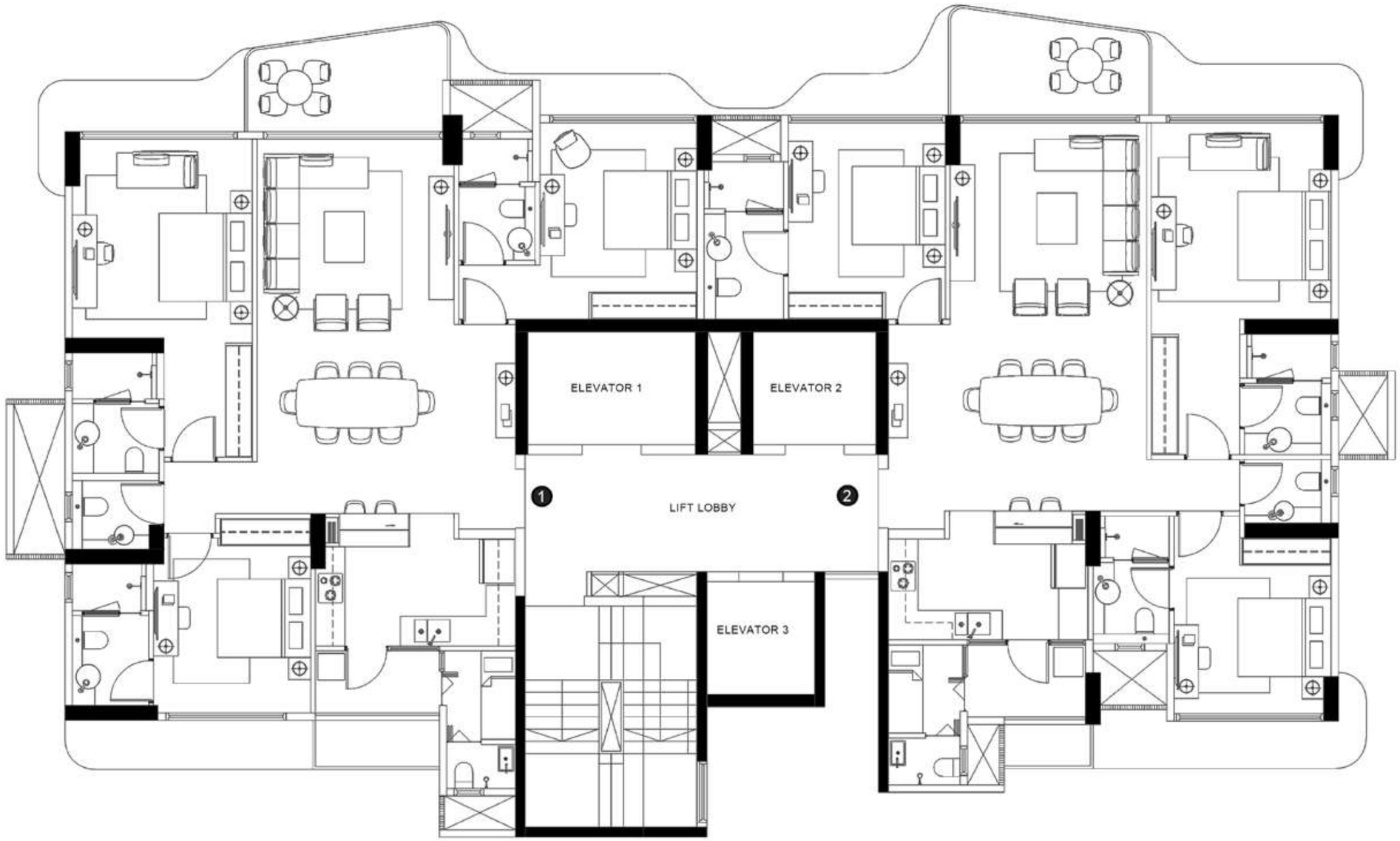
THE PLAY NOOK

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

MASTER LAYOUT



WING D: TYPICAL FLOOR PLAN





KEY PLAN

Disclaimer:
1. Room dimensions & usable area indicated are measured considering unfinished wall surfaces.
2. Minor variations (+ / - 3%) in actual carpet areas may occur as a result of finishing tolerances & column projections.
3. The furniture fixtures & equipment (ff & e) indicated above depicts proposed interior arrangement as envisaged by the architect & is not a part of the product offering.
4. This is a proposed plan & is subject to approval from municipal authorities.
5. Series is mentioned for Flat number.

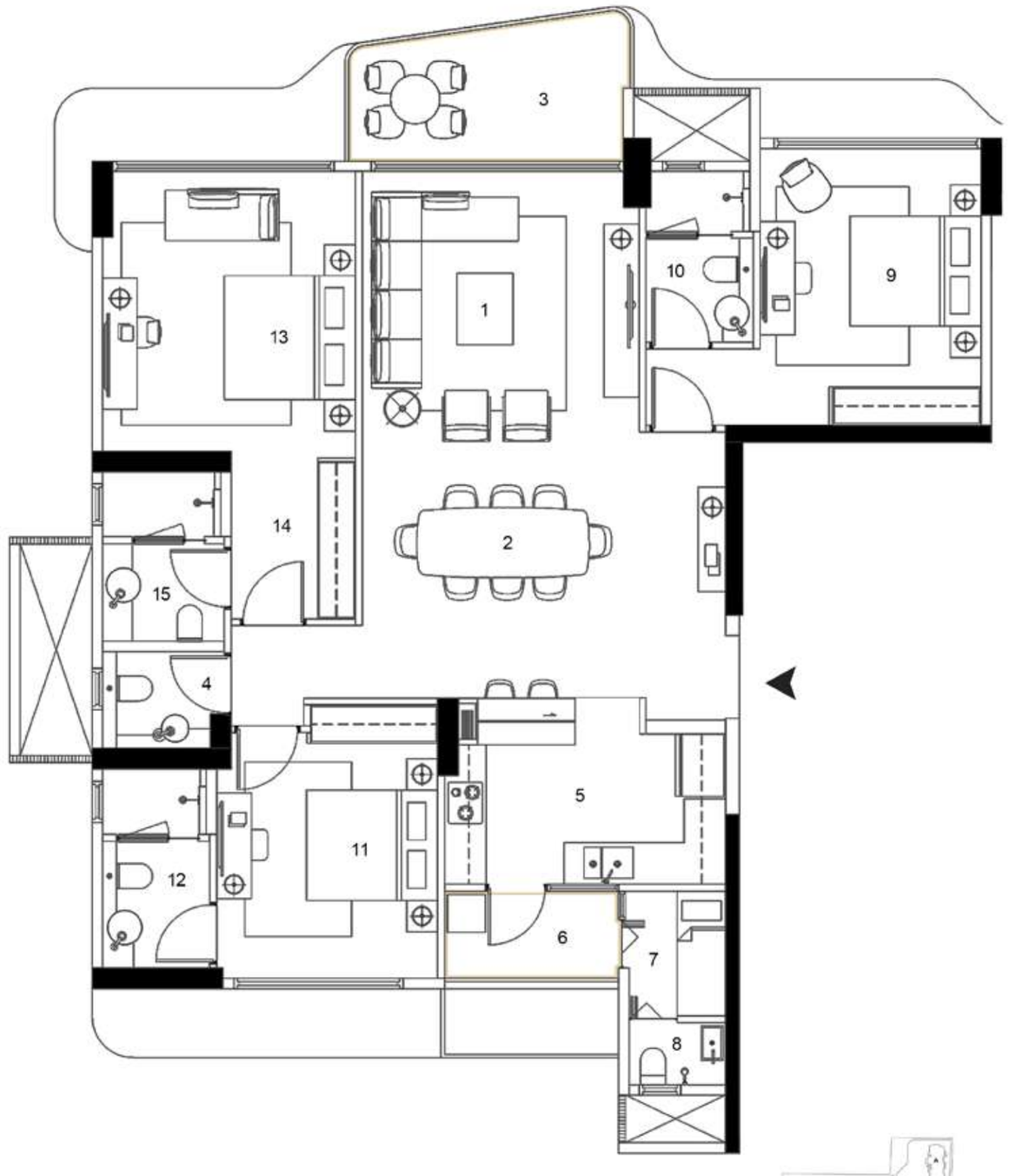
WING D
SERIES 1 : 3 BEDROOM RESIDENCE

BLOCK PLAN



Particulars (As per RERA)	Sq. M.	Sq. Ft.
RERA carpet area	119.50	1286.30
Areas under Deck / Service yard	10.75	115.71
Total	130.25	1402.011

	FEET	METERS	AREA (SQ.FT.)
1 LIVING LOUNGE	13'0" x 12'4"	4.01 x 3.77	160.29
2 DINING LOUNGE	17'3" x 12'9"	5.26 x 3.85	219.94
3 DECK	13'7" x 7'2"	4.13 x 2.17	97.23
4 POWDER ROOM	5'9" x 4'7"	1.76 x 1.40	26.34
5 KITCHEN	13'4" x 8'10"	4.07 x 2.18	117.70
6 SERVICE YARD	8'3" x 4'2"	2.52 x 1.26	34.32
7 STAFF ROOM	4'9" x 5'11"	1.45 x 1.80	28.07
8 STAFF BATH	4'7" x 3'0"	1.40 x 0.90	13.74
9 BEDROOM 01	10'6" x 13'0"	3.20 x 4.00	136.50
10 BATHROOM 01	5'0" x 8'0"	1.55 x 2.47	40.00
11 BEDROOM 02	10'6" x 13'0"	3.20 x 3.95	136.50
12 ELDERLY FRIENDLY BATHROOM	5'1" x 9'5"	1.55 x 2.88	47.80
13 MASTER SUITE	12'0" x 13'3"	3.66 x 4.05	159.00
14 MASTER SUITE FOYER & WARDROBE	5'11" x 7'8"	1.80 x 2.32	45.27
15 MASTER BATHROOM	5'9" x 8'0"	1.76 x 2.45	46.00





KEY PLAN

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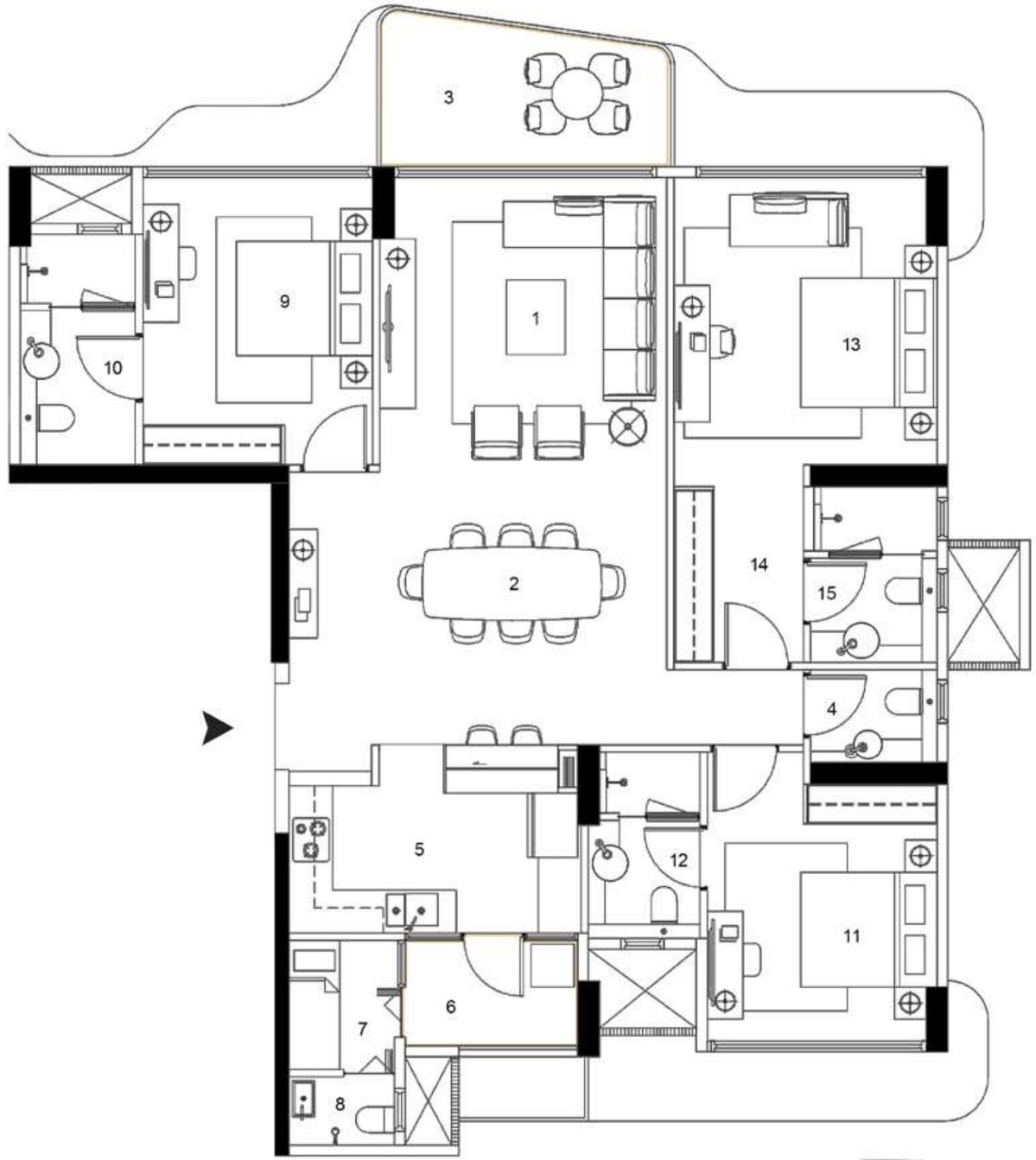
WING D
SERIES 2 : 3 BEDROOM RESIDENCE

BLOCK PLAN



Particulars (As per RERA)	Sq. M.	Sq. Ft.
RERA carpet area	119.00	1280.92
Areas under Deck / Service yard	11.00	118.40
Total	130.00	1399.32

	FEET	METERS	AREA (SQ.FT.)
1 LIVING LOUNGE	13'0" x 13'5"	4.00 x 4.10	174.33
2 DINING LOUNGE	17'3" x 12'6"	5.26 x 3.80	215.63
3 DECK	13'3" x 7'2"	4.04 x 2.18	94.87
4 POWDER ROOM	5'9" x 4'3"	1.76 x 1.30	24.44
5 KITCHEN	13'4" x 8'7"	4.07 x 2.62	114.37
6 SERVICE YARD	7'11" x 4'10"	2.41 x 1.47	38.21
7 STAFF ROOM	5'0" x 6'0"	1.51 x 1.80	30.00
8 STAFF BATH	4'9" x 3'0"	1.46 x 0.95	14.25
9 BEDROOM 01	10'6" x 13'0"	3.20 x 4.00	136.50
10 BATHROOM 01	5'3" x 10'6"	1.60 x 3.20	55.13
11 BEDROOM 02	10'6" x 13'2"	3.20 x 4.02	138.18
12 ELDERLY FRIENDLY BATHROOM	5'1" x 8'6"	1.55 x 2.60	43.18
13 MASTER SUITE	12'0" x 13'0"	3.66 x 4.00	156.00
14 MASTER SUITE FOYER & WARDROBE	5'11' x 9'0"	1.80 x 2.75	53.19
15 MASTER BATHROOM	5'9" x 8'0"	1.76 x 2.45	46.00





KEY PLAN

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WING F: TYPICAL FLOOR PLAN



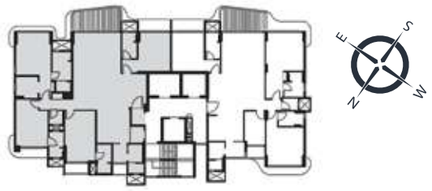


KEY PLAN

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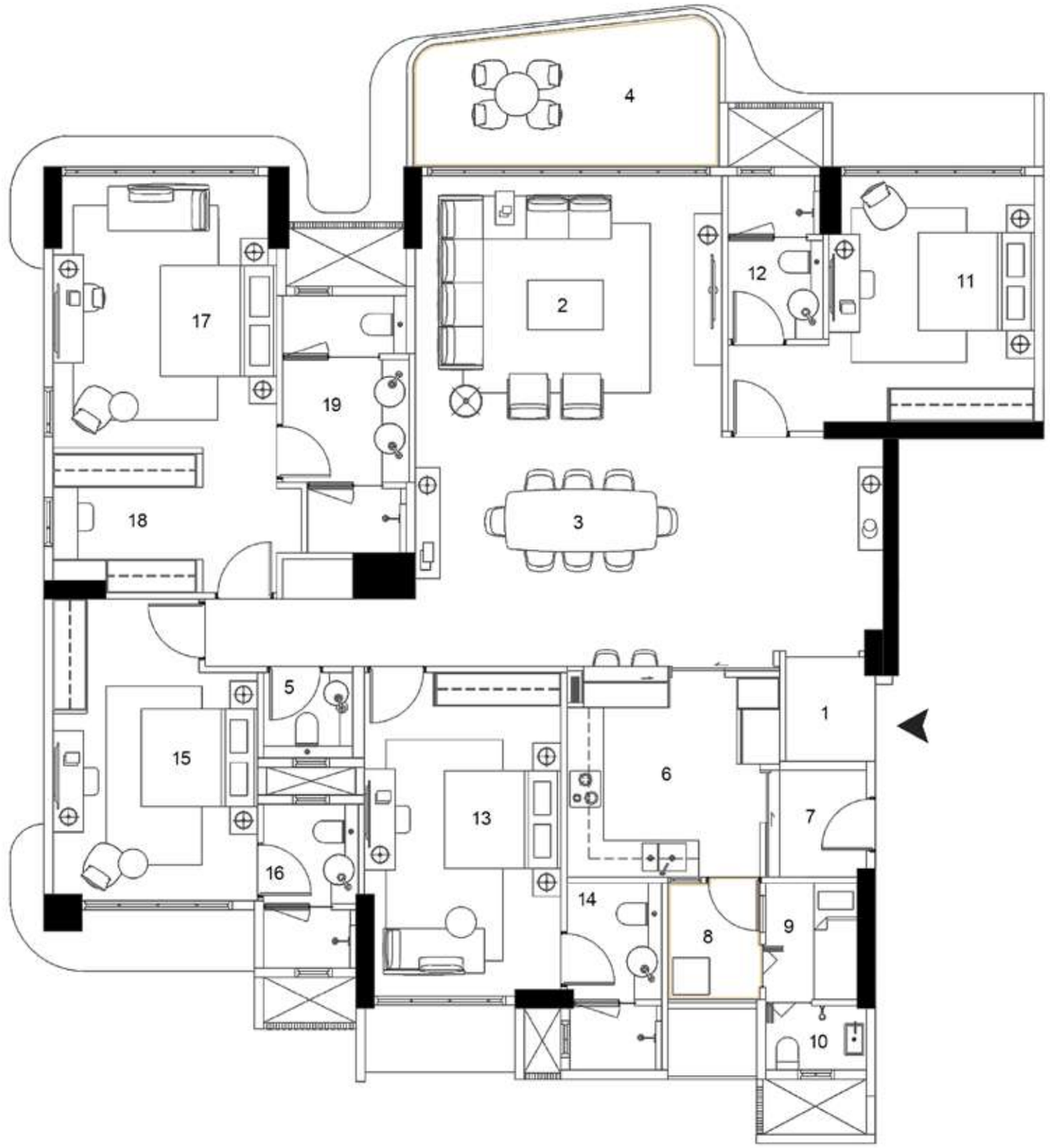
WING F
SERIES 1 : 4 BEDROOM RESIDENCE

BLOCK PLAN



Particulars (As per RERA)	Sq. M.	Sq. Ft.
RERA carpet area	180.00	1937.52
Areas under Deck / Service yard	13.80	148.54
Total	193.80	2086.063

	FEET	METERS	AREA (SQ.FT.)
1 ENTRANCE FOYER	4'4" x 5'7"	1.28 x 1.70	24.16
2 LIVING LOUNGE	16'5" x 14'0"	5.00 x 4.25	229.74
3 DINING LOUNGE	25'1" x 12'3"	7.63 x 3.74	306.35
4 DECK	16'9" x 8'0"	5.10 x 2.47	134.00
5 POWDER ROOM	4'9" x 4'7"	1.45 x 1.40	21.76
6 KITCHEN	11'5" x 11'0"	3.47 x 3.34	125.51
7 UTILITY	5'6" x 5'9"	1.67 x 1.74	31.63
8 SERVICE YARD	5'3" x 6'8"	1.60 x 2.05	34.97
9 STAFF ROOM	4'10" x 6'3"	1.49 x 1.90	30.19
10 STAFF BATH	5'3" x 3'6"	1.64 x 1.05	18.38
11 BEDROOM 01	11'0" x 13'2"	3.35 x 4.01	144.76
12 BATHROOM 01	5'0" x 8'9"	1.55 x 2.66	43.75
13 BEDROOM 02	10'6" x 17'4"	3.20 x 5.28	181.97
14 ELDERLY FRIENDLY BATHROOM	5'0" x 10'0"	1.55 x 3.05	50.00
15 BEDROOM 03	10'11" x 16'2"	3.33 x 4.92	176.31
16 BATHROOM 03	5'0" x 8'9"	1.55 x 2.67	43.75
17 MASTER SUITE	12'0" x 14'6"	3.65 x 4.43	174.00
18 MASTER SUITE WALK-IN WARDROBE	7'9" x 7'7"	2.36 x 2.30	58.75
19 MASTER BATHROOM	6'9" x 13'9"	2.06 x 4.20	92.81



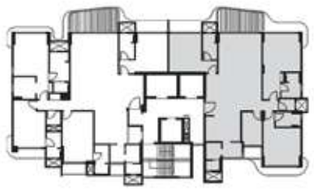


KEY PLAN

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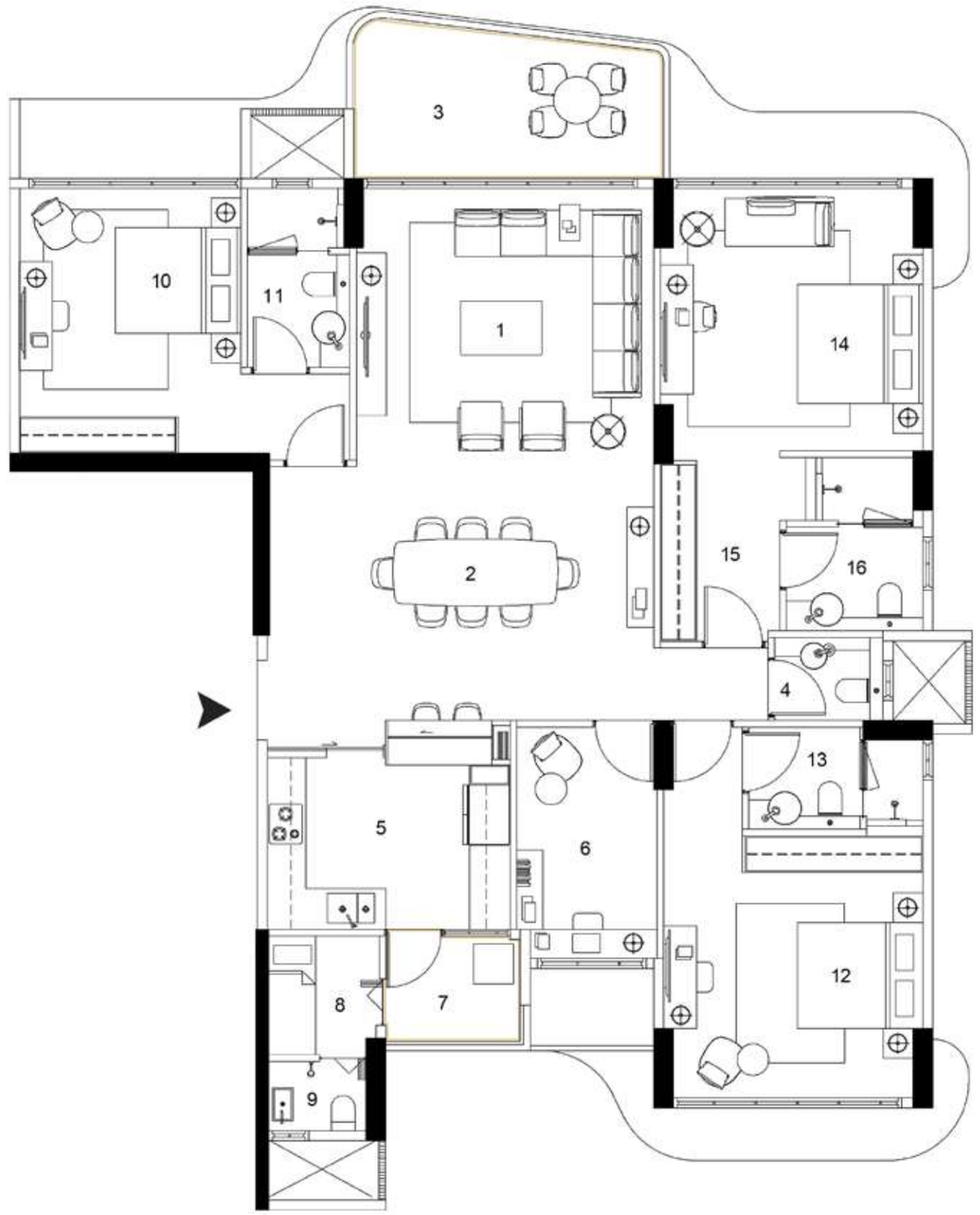
WING F
SERIES 2 : 3 BEDROOM RESIDENCE

BLOCK PLAN



Particulars (As per RERA)	Sq. M.	Sq. Ft.
RERA carpet area	142.00	1528.49
Areas under Deck / Service yard	13.25	142.62
Total	155.25	1671.111

	FEET	METERS	AREA (SQ.FT.)
1 LIVING LOUNGE 2 DINING LOUNGE	14'9" x 26'5"	4.50 x 8.05	389.55
3 DECK	16'0" x 8'3"	4.90 x 2.52	132.00
4 POWDER ROOM	5'5" x 4'0"	1.64 x 1.25	21.64
5 KITCHEN	12'0" x 10'4"	3.68 x 3.16	123.96
6 STUDY ROOM	7'0" x 11'6"	2.12 x 3.50	80.50
7 SERVICE YARD	6'9" x 5'3"	2.03 x 1.60	35.44
8 STAFF ROOM	5'3" x 6'0"	1.60 x 1.80	31.50
9 STAFF BATH	5'3" x 3'5"	1.60 x 1.05	17.90
10 BEDROOM 01	11'0" x 13'2"	3.35 x 4.01	144.76
11 ELDERLY FRIENDLY BATHROOM	5'0" x 8'11"	1.55 x 2.71	44.55
12 BEDROOM 02	13'0" x 13'0"	3.97 x 3.97	169.00
13 BATHROOM 02	8'8" x 5'0"	2.63 x 1.55	43.30
14 MASTER SUITE	13'0" x 13'0"	3.97 x 3.97	169.00
15 MASTER SUITE FOYER & WARDROBE	5'11" x 9'5"	1.80 x 2.88	55.61
16 MASTER BATHROOM	6'9" x 8'7"	2.06 x 2.62	57.92





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WING D WING F

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