

THE RESERVE

PRIVATE RESIDENCES

Next to Four Seasons, Worli

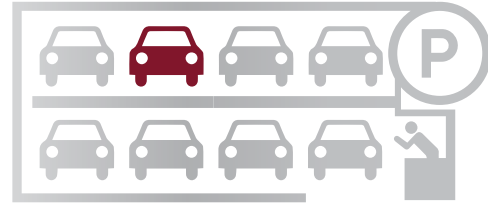
DOES WHAT FOLLOW SEEM FAMILIAR?



A HOME IN A COMPLEX WHERE YOU SHARE YOUR

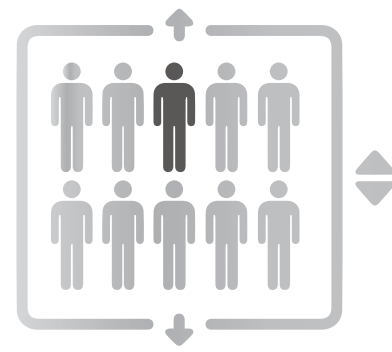
FACILITIES WITH THOUSANDS OF OTHER FAMILIES.

A CROWDED RESIDENTIAL PARKING LOT



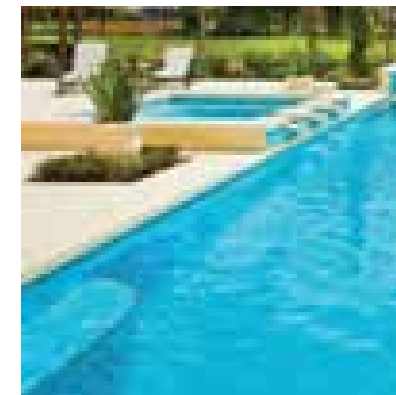
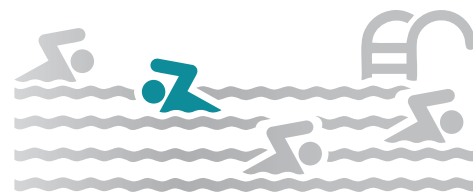
WITH YOUR LUXURY SEDAN STRUGGLING TO GET OUT.

A DOZEN OTHERS



CRAMMED IN YOUR HIGH SPEED PRIVATE ELEVATOR.

YOUR MORNING SWIM SPENT JOSTLING WITH THE NEIGHBOURS



IN A LUXURY POOL.

INTRODUCING YOU TO A
FEW SELECT PRIVATE RESIDENCES
WHERE YOU EXPERIENCE A WHOLE NEW
IDEA OF SPACE.

A retreat that celebrates
S - P - A - C - E

*Your Space. Where you can stretch your arms and reach for the sky. Where you can walk
unhurriedly; languidly. Where you can unwind in the luxurious lawn surrounded by dense foliage.
A place where even time celebrates...space.*



DISCOVER A PRIVATE SANCTUARY,
RIGHT IN THE HEART OF A CONGESTED METROPOLIS.

Sounds hard to believe, but it's true. In a city of over 20 million with its inhabitants occupying every square inch of daylight, words like personal space have been rendered meaningless. Until now that is. We present an experience unlike anything you've imagined before. An astonishing 72,000 sq.ft in vast open space, shared by just 72 residences. The only luxury residential development in and around Worli, that gives you the exclusivity you deserve.



AND ALL THIS IN WORLI, AT

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A monument to the tastes of the sophisticated, Worli serves as a dream for those who're accustomed to getting things at a snap of their fingers. As a resident of The Reserve, you'll find yourself surrounded by the unique brand of indulgence that South Mumbai is celebrated for. From beginning your mornings with a leisurely breakfast at the Four Seasons, to rubbing shoulders with the who's who of the industry at the glitziest joints in the city, you will finally experience a lifestyle that suits your stature.



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WELCOME TO AN EXCLUSIVE SPACE THAT
ECHOES YOUR PRIVACY.

*The Reserve has 26 storeys, 3 wings housing 3 and 4 BHK monuments to
splendor, personal space and privacy. It's just you, indulging in the
rarest luxury found in Mumbai- Space, and a highly private world
shared by none.*



Artistic Rendition



Artistic Rendition

A LIFE WITHOUT LIMITS

Here, you enter a world quite different from the one you know.

A place where the earth you tread on and the stars you gaze at are yours and yours alone.

Where the only sounds you'll hear will be of birds singing. Or perhaps the swish of a wayward zephyr.

Experience a vast private isle, with not a soul in sight.

Turn these pages, as we rewrite the definition of S P A C E.

WELCOME TO THE RESERVE.

Enter from our Grand Entrance Gate to step into your private world.





HERE, PERSONAL SPACE IS AN UNDERSTATEMENT.

*What if you had a large spread of beautiful landscape specially reserved for your pleasure?
With 72000 sq. ft. of open space to be shared only amongst 72 residences, each residence enjoys
a vast area of beautiful greens to bask in. Something never experienced before in this city.
At The Reserve, you enjoy a breathtaking view of nature from the best seats in the house.*

Who knew that a weekend getaway was just a stroll away?

Vast landscape area and only 72 residences



The Sanctuary

WOULD YOU HAVE EVERYTHING YOU'VE WISHED FOR?

Our magnificent clubhouse, serving as your own personal sanctuary.





Yoga Room



Jogging Track



Gymnasium

After a demanding week, loosen those tired knots lounging in our sparkling pool. Later, make your way to our state-of-the-art gymnasium and rejuvenate yourself. There's more. The afternoons are ideal for a stroll through the breathtaking garden, to the dining area for a quiet cuppa with your loved ones. But the day's only just begun. Here, you're never out of options to pamper yourself.

- Swimming Pool and Kids Pool
- Dining Area and Café
- Gymnasium and Cardio Section
- Yoga Room
- Multi-Purpose Hall
- Fitness and Recreation
- Jogging Track
- Outdoor Fitness and Gaming Area
- Tennis Court

THE LIFE ON THE INSIDE

The acres outside, are a prelude to the world of space inside.

Here, you witness a highly private world,

shared by absolutely no one else. Experience privileged features such as

lavish private sundecks and grand private lobbies,

fashioned to make you feel like it's just you on your private island.

Enter for a life like no other.



A PREVIEW OF THE GRANDEUR.

*Let your guests taste space with their first steps inside. Our double height
Grand Entrance Lobby gives first impressions a whole new meaning.*



EVEN YOUR RIDE UP TO YOUR ABODE
IS A HIGHLY PRIVATE AFFAIR.

Two high speed private elevators per wing, at your service.

IT'S PRETTY QUIET,
WHEN IT'S JUST YOU ON THE FLOOR.

Taking privacy to another level, we've created a uniquely designed structure with three wings, such that yours is the only apartment on the floor in your wing. Add to that, each residence is designed with perfect cross ventilation, keeping vastu in mind, thus making sure that nothing, absolutely nothing disturbs your peace.

Except perhaps the butler, who's bringing a second serving of that excellent brew.

Only one apartment per wing





WOULD YOU FINALLY KNOW PERFECTION?

A grand living room, in harmony with your grace and style.

STEP INTO A WAKING DREAM.

Our magnificent master bedroom, will make you want to dress up for bed.





A PERFECT SETTING FOR CHANEL TO MEET VALENTINO.

A walk in closet, because your clothes deserve world-class living too.

FOR YOUR FAMOUS CRÈME BRÛLÉE.

Our state-of-the-art modular kitchen pays a perfect homage to your delectable dishes.





A FAUCET OF LUXURY.

Our designer bathrooms with premium sanitary fittings, make mornings the best part of your day.

The Reserve is specially designed for exclusivity, considering your need for space and privacy. With three wings away from each other, and only one apartment on the floor in your wing, you can be sure that absolutely nothing will disturb your peace.



*Only 72 residences
in 72000 sq. ft. of open space*



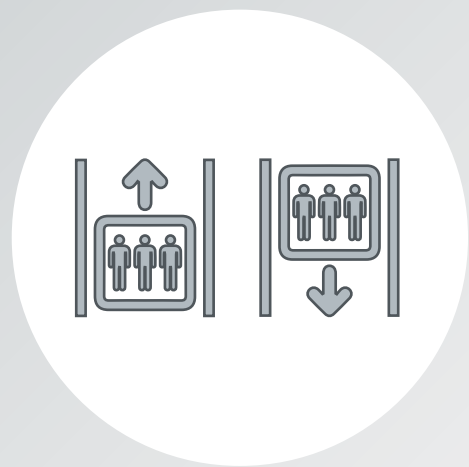
*Private lift lobby
for each apartment*



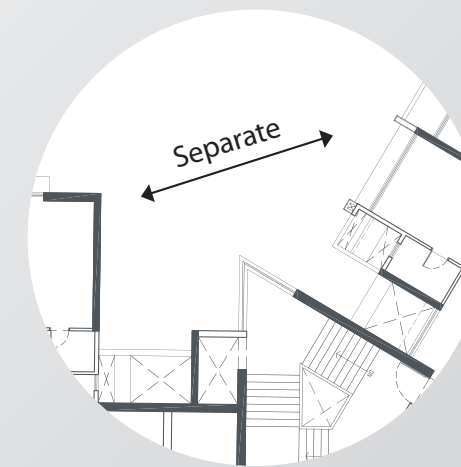
*3 wings and only
one apartment per wing*



*Private sun deck
for each apartment*



*Two private lifts
per wing*



*No common walls,
as each apartment is in a separate wing*

View of the Mahalakshmi Race Course, shot from location.



View of the Arabian Sea, shot from location.



INTERNAL AMENITIES

- Italian marble for flooring in flats (living, dining, bedroom)
- CP fittings of Roca, Villeroy & Boch or equivalent
- Sanitary fittings of Duravit, Roca or equivalent
- Italian marble for flooring & dado up to door height for common, master & satellite cloaks
- Entrance lobby - Italian marble for flooring & dado
- Lift lobby - Italian composite marble
- Granite of premium quality for kitchen platform
- Main door - Wooden door frame, with both side veneer
- Bed Room door - Wooden door frame, with both side veneer
- Toilet door - Wooden door frame, with external veneer and internal laminate
- UPVC windows
- Stainless steel railing in deck
- Gypsum plaster & lustre paint on walls & ceilings in all apartments
- Premium quality texture paint for external walls
- High speed elevator- Kone / Schindler or equivalent
- D.G. set of 100 KVA (provisional)
- Ample light at parking levels and in landscape areas
- BMS system
- Access control system at main entrance lobby
- CCTV + P. D. system + intercom

EXTERNAL AMENITIES

- Swimming pool
- Clubhouse
- Changing areas
- Games room
- Fully equipped gymnasium
- Jogging track
- Landscape garden





**RUNWAL
GROUP**

RESIDENCES | OFFICES | MALLS

Since 1978, the Runwal Group has given the city more than 65 landmark projects in the residential, commercial and retail space. In this multi-dimensional portfolio, one similarity stands out in each project. Every single one is built around your needs and wants.

Our customers are the centre of our universe, and everything revolves around our customers' desires. We believe in earning your trust and building a long-lasting relationship. It reflects in our brand's positioning statement "*With You, Always...*" The three dots in the statement signify a relationship that continues forever.

That's why even before we think about architects and blueprints, we think about you. Our focus has always been on providing you nothing but the best. Working under the guidelines set by our visionary Founder-Chairman Shri. Subhash S. Runwal, we strictly adhere to ethical codes of conduct. That is why, we are privileged to enjoy the trust of thousands of people across the city.

RETAIL

The Runwal Group owns and manages the largest retail mall chain in Mumbai with over 3 million sq.ft. of B.U. Area.

Our portfolio includes:

- R City, Ghatkopar (W)- Mumbai's Biggest Mall
- R Mall, Mulund- Mulund's Prestigious Mall
- R Mall, Thane- The Favourite Mall of Thane
- R Odeon, Ghatkopar (E)- The Boutique Mall of Ghatkopar

91, Nepean Sea Road



3 & 4 BHK

Runwal Anthurium
Next to R Mall, Mulund (W)



2, 3 & 4 BHK

Eirene
Balkum, Thane



1, 2 & 3 BHK

Runwal Elegante
Lokhandwala, Andheri (W)



3, 4 & 5 BHK

Runwal Elina
Saki Naka



2 & 3 BHK

Runwal Greens
Mulund (W)



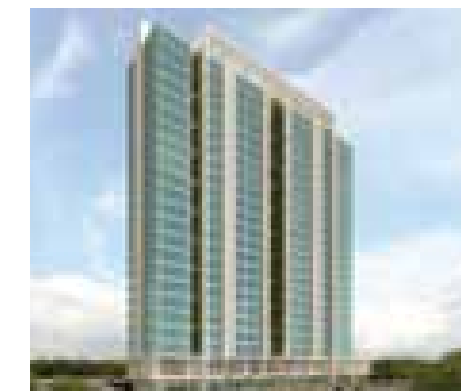
2, 3 & 4 BHK

Runwal Pearl
Ghodbunder Rd., Thane (W)



2 & 3 BHK

Runwal R Square Offices
Near R Mall, Mulund



Hi-Tech Offices | 1000-4000 sq.ft.

Runwal Symphony
Vakola, Santacruz (E)



2 & 3 BHK

APARTMENT PLAN - 4 BHK(L)

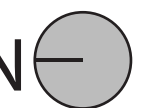
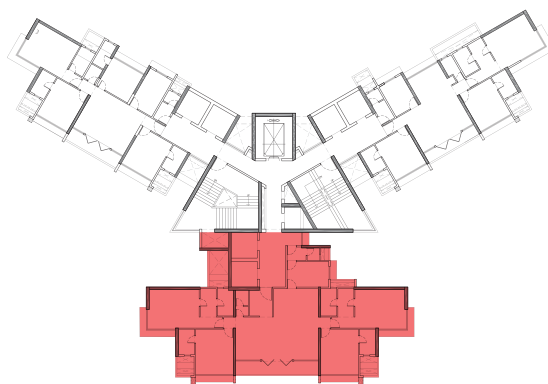
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4 BHK(L)
WING - A



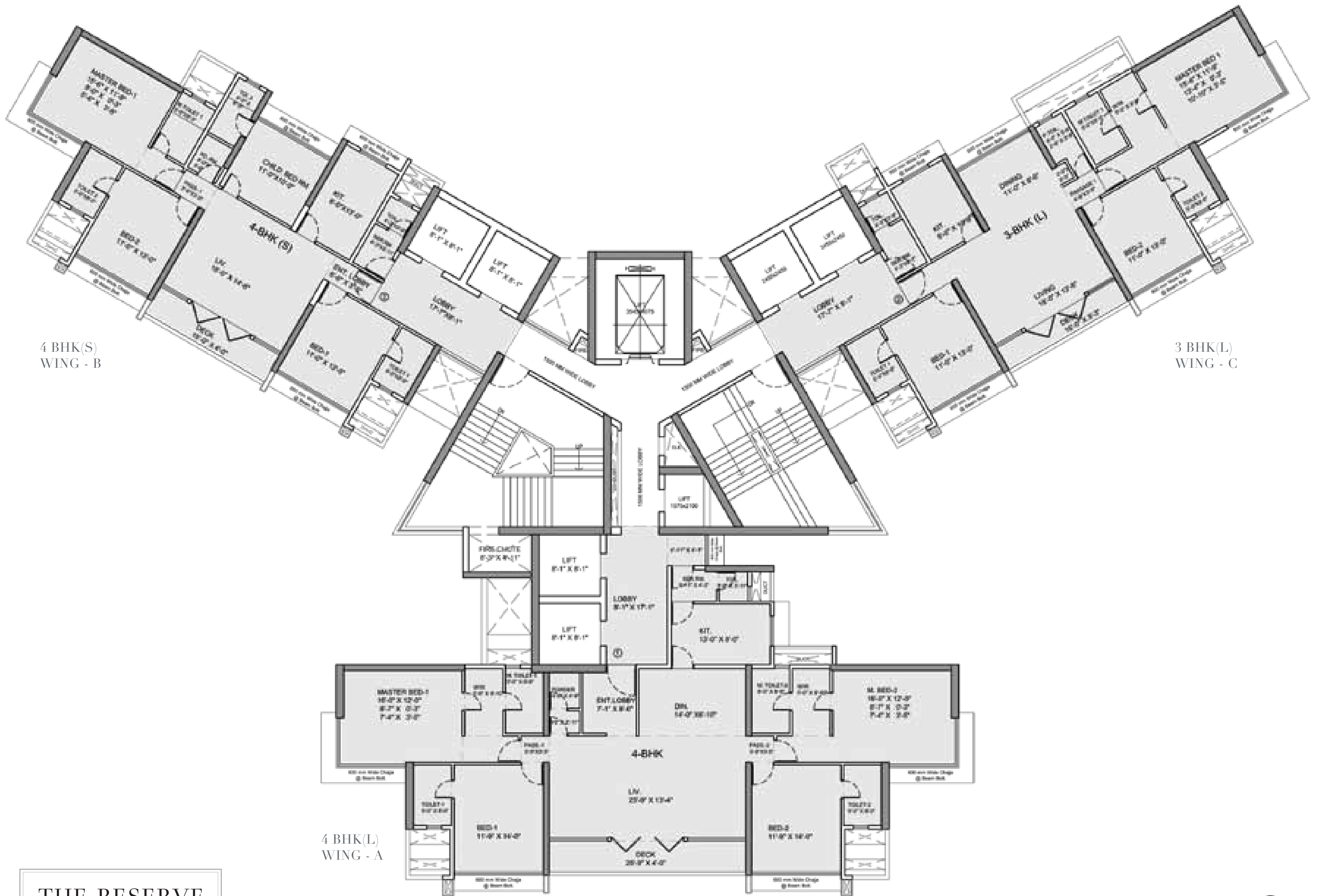
APARTMENT PLAN

TYPICAL FLOOR PLAN

THE RESERVE

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4 BHK(S)
WING - B

3 BHK(L)
WING - C

4 BHK(L)
WING - A

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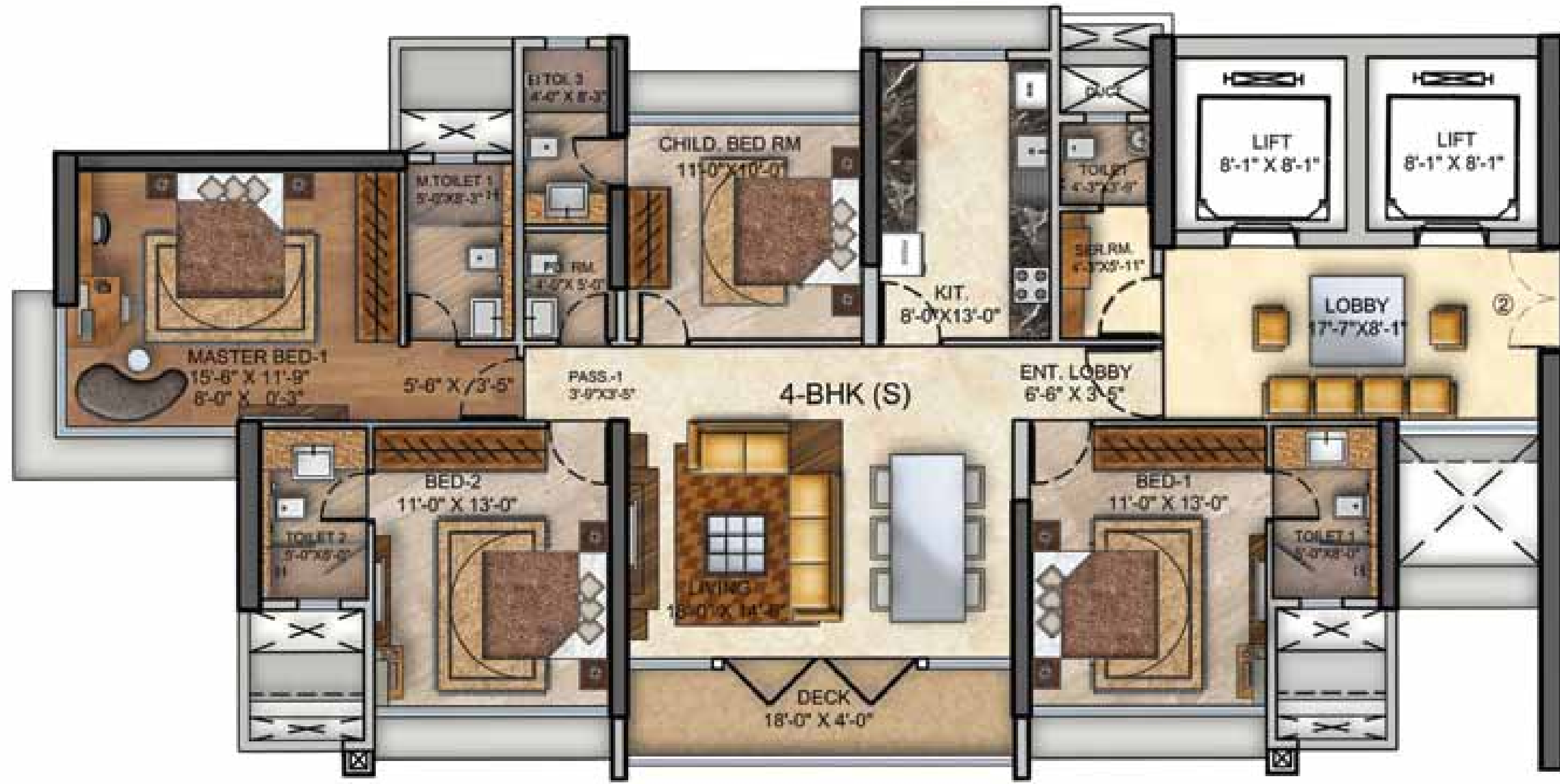
TYPICAL FLOOR PLAN

APARTMENT PLAN - 4 BHK(S)

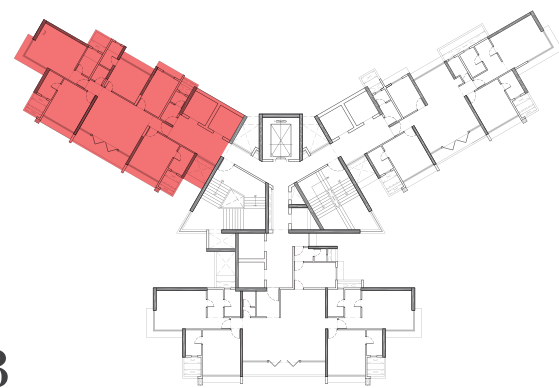
THE RESERVE

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4 BHK(S)
WING - B



N 
APARTMENT PLAN

LOCATION MAP

THE RESERVE

PRIVATE RESIDENCES

Next to Four Seasons, Worli

ARABIAN SEA

Khan Abdul Gaffar Khan Road

Worli Seaface Rd

Annie Besant Rd

G M Bhosle Marg

Prof NG Bansode Marg

Shree Ram Mills Compound

Ganpatrao Kadam Marg

Mahalaxmi Industrial Estate

Four Seasons

Phoenix Mills

Palladium Mall & Hotel

THE RESERVE
PRIVATE RESIDENCES
Next to Four Seasons, Worli



Next to Four Seasons, Worli

LN Pappan Marg

Dr E Moses Marg

Dainik Shivner Rd

Tulsi Pipe Road

Nehru Science Centre

Mahalakshmi Race Course

APARTMENT PLAN - 3 BHK(L)

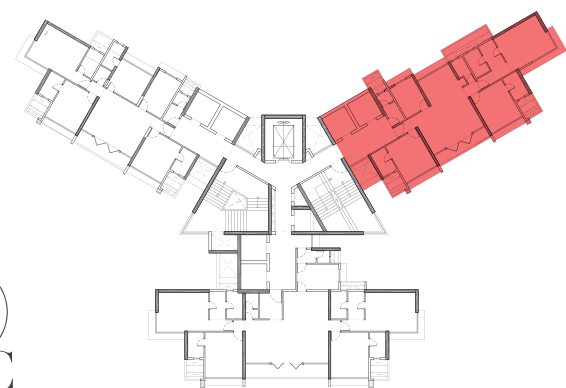
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Next to Four Seasons, Worli



3 BHK (L)
WING - C



APARTMENT PLAN

LAYOUT PLAN & LEGENDS

THE RESERVE

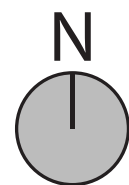
PRIVATE RESIDENCES

Next to Four Seasons, Worli



LAYOUT PLAN & LEGENDS

- | | |
|--------------------------------------|---------------------------------------|
| 1. Ramp | 11. Stone garden |
| 2. Building entry | 12. Pocket garden & sitting area |
| 3. Lap pool | 13. Jogging track |
| 4. Kids pool | 14. Outdoor fitness & outdoor gaming |
| 5. Wet deck | 15. Skylight / Cut out area |
| 6. Pool deck | 16. Feature tree |
| 7. Open lawn & party space | 17. Buffer area |
| 8. Feature pavillion | 18. Tennis court & multi-purpose area |
| 9. Clubhouse - Entry courtyard | 19. BBQ corner |
| 10. Corridor garden - Outdoor dining | 20. Elders' garden |





**RUNWAL
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RESIDENCES | OFFICES | MALLS

Corporate address:

Runwal & Omkar Esquare, 5th Floor, Eastern Express Highway, Sion (East), Mumbai - 400022.

Site address:

Off E Moses Road, Next to Four Seasons, Worli, Mumbai - 400018.

For appointment, Call: 98201 76717 / 77188 59328
or email at thereserve@runwal.com

Log on to www.runwal.com for further details.

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