



# RUNWAL *Malabar*

NEXT TO THE GOVERNOR’S ESTATE  
MALABAR HILL



Contact: +91 00000 00000

Site Address: Runwal Malabar, Teen Batti, Malabar Hill, Mumbai, Maharashtra 400006.

Disclaimer: Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's standard dummy text ever since the 1500s, when an unknown printer took a galley of type and scrambled it to make a type specimen book.





Representational Image

## ABOUT US

For over 45 years, Runwal Realty has been crafting legacies, not just spaces. Our residential, commercial and retail projects are built with trust, innovation and precision, designed to stand the test of time and become a lasting part of your story.

**45+** YEARS OF LEGACY

**50K+** HAPPY FAMILIES

**50+** PROJECTS

# BUILT FOR GENERATIONS TO COME.

At Runwal Realty, we don't just build spaces; we create living experiences where memories are made, generations bond and legacies begin. With a commitment to excellence, we craft enduring spaces that inspire pride and stand the test of time, laying the foundation for growth, success and a lasting legacy.



AN ADDRESS  
FOR THE  
CITY'S MOST  
POWERFUL.



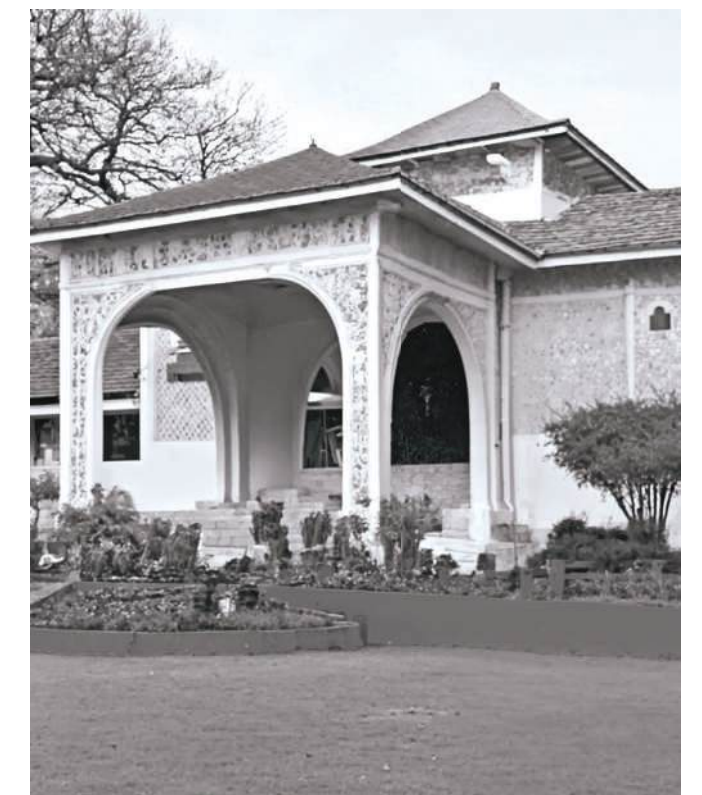


## ONCE THE REALM OF NOBILITY, NOW RIGHTFULLY YOURS.

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Eminence reflected in silent nods,  
a prestigious postcode and an iconic  
landmark rising above Raj Bhavan,  
with the sea on one side and the city  
unfolding below.

GOVERNOR'S ESTATE  
(RAJ BHAVAN)



CM'S RESIDENCE





GODREJ  
FAMILY

BANGANGA  
TANK

WALKESHWAR  
JAIN TEMPLE

THE RAYMOND  
HOUSE

THE BIRLA  
FAMILY

GOVERNOR  
HOUSE

THE CHIEF MINISTER'S  
BUNGALOW

RUNWAL  
MALABAR

HANGING  
GARDENS

## ICONS ON THE HORIZON. POWER, AFTER ALL LIKES THE FAMILIAR.

An address that commands global  
recognition as one of the world's most  
expensive locales.

# MUMBAI'S ARISTOCRATIC ADDRESS.

|                                  |         |
|----------------------------------|---------|
| EDUCATIONAL INSTITUTES           |         |
| Wilson College                   | 04 Mins |
| DSB International School         | 09 Mins |
| Hill Spring International School | 10 Mins |
| Jai Hind College                 | 12 Mins |

|                                            |         |
|--------------------------------------------|---------|
| ART & CULTURE                              |         |
| National Centre For Performing Arts (NCPA) | 10 Mins |
| Jehangir Art Gallery                       | 12 Mins |
| National Gallery Of Modern Art             | 12 Mins |
| Kalaghoda                                  | 16 Mins |

|                        |         |
|------------------------|---------|
| CLUBS                  |         |
| The Malabar Hill Club  | 04 Mins |
| Breach Candy Club      | 08 Mins |
| Cricket Club Of India  | 09 Mins |
| Willingdon Sports Club | 10 Mins |

|                        |         |
|------------------------|---------|
| TEMPLE                 |         |
| Walkeshwar Jain Temple | 02 Mins |
| Babulnath Temple       | 04 Mins |
| Babu Amirchand         | 06 Mins |
| ISKCON Temple          | 06 Mins |
| Chandanbala            | 09 Mins |

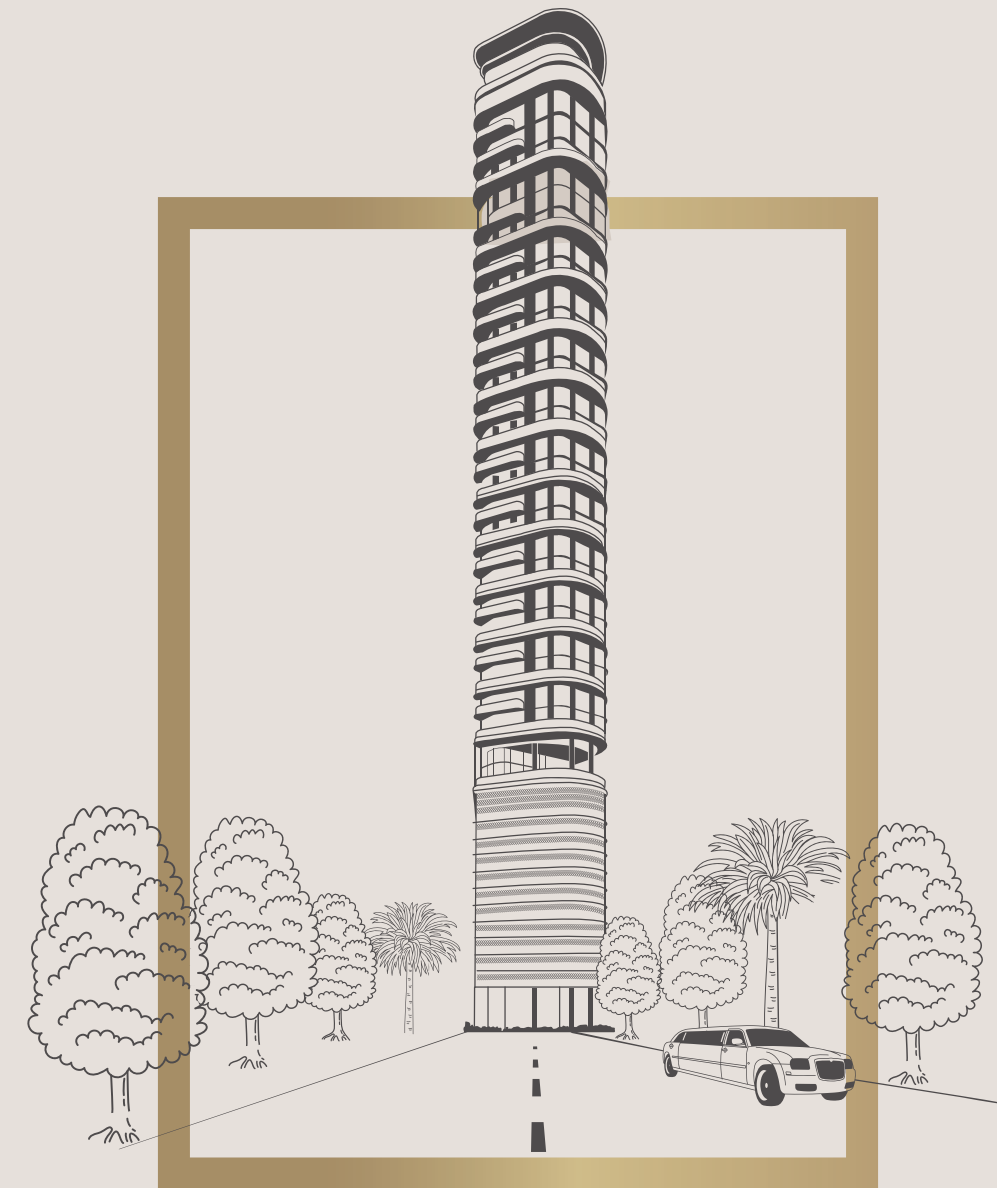
|                       |         |
|-----------------------|---------|
| RESTAURANTS           |         |
| Intercontinental Dome | 08 Mins |
| The Bay View          | 09 Mins |
| Frangipani            | 10 Mins |
| Wasabi By Morimoto    | 10 Mins |

|                      |         |
|----------------------|---------|
| LUXURY HOTELS        |         |
| Trident              | 09 Mins |
| Intercontinental     | 10 Mins |
| The Taj Mahal Palace | 12 Mins |
| Four Seasons         | 12 Mins |
| St. Regis            | 14 Mins |
| ITC                  | 16 Mins |

|                       |         |
|-----------------------|---------|
| ENTERTAINMENT         |         |
| Wankhede Stadium      | 08 Mins |
| Mahalaxmi Race Course | 10 Mins |
| Atria Mall            | 12 Mins |



MALABAR HILLS'  
FINEST WILL  
PAUSE TO ADMIRE.



690 FT.

ABOVE THE CITY

270°

PANORAMA

54+ KM.

BOUNDLESS HORIZON

7500+  
sq.km.

DOMINION OF  
SEA, CITY AND ENDLESS SKIES.  
UNIQUELY YOURS.

A modern infinity pool with a curved edge, overlooking the ocean at sunset. The pool's water is a vibrant blue, reflecting the warm colors of the sky. A person is swimming in the pool, their back to the camera. To the left, a modern building with large glass windows and a balcony is visible. On the balcony, there is a lounge chair, a potted plant, and some decorative vases. The sky is a mix of soft pinks, oranges, and blues, with the sun low on the horizon. The overall mood is serene and luxurious.

SO RARE, YOU'LL BE THE  
FIRST TO GREET THE CITY'S  
SUNRISE AND LAST TO BID  
FAREWELL TO ITS SUNSET.

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An iconic lifestyle Malabar Hill has yet to witness.



# 11 PRIVATE SKY MANSIONS, CRAFTED TO REIGN OVER THE CITY.

Craft your legacy at Mumbai's most prestigious enclave.



ANY MORE  
EXPANSIVE AND YOU  
MIGHT NEED A GPS  
TO NAVIGATE.

A testament to impeccable taste,  
'Runwal Malabar' embodies the grandeur  
of your cherished chateau and the warmth  
of an ancestral manor.

YOU,  
10 OTHERS LIKE YOU  
AND ABSOLUTELY  
NO ONE ELSE.

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'Runwal Malabar' captures the serenity of sky and sea – with eleven exclusive residences overlooking the Arabian Sea. Here, your address quietly asserts your place in a world of distinction.

**RUNWAL**  
*Malabar*

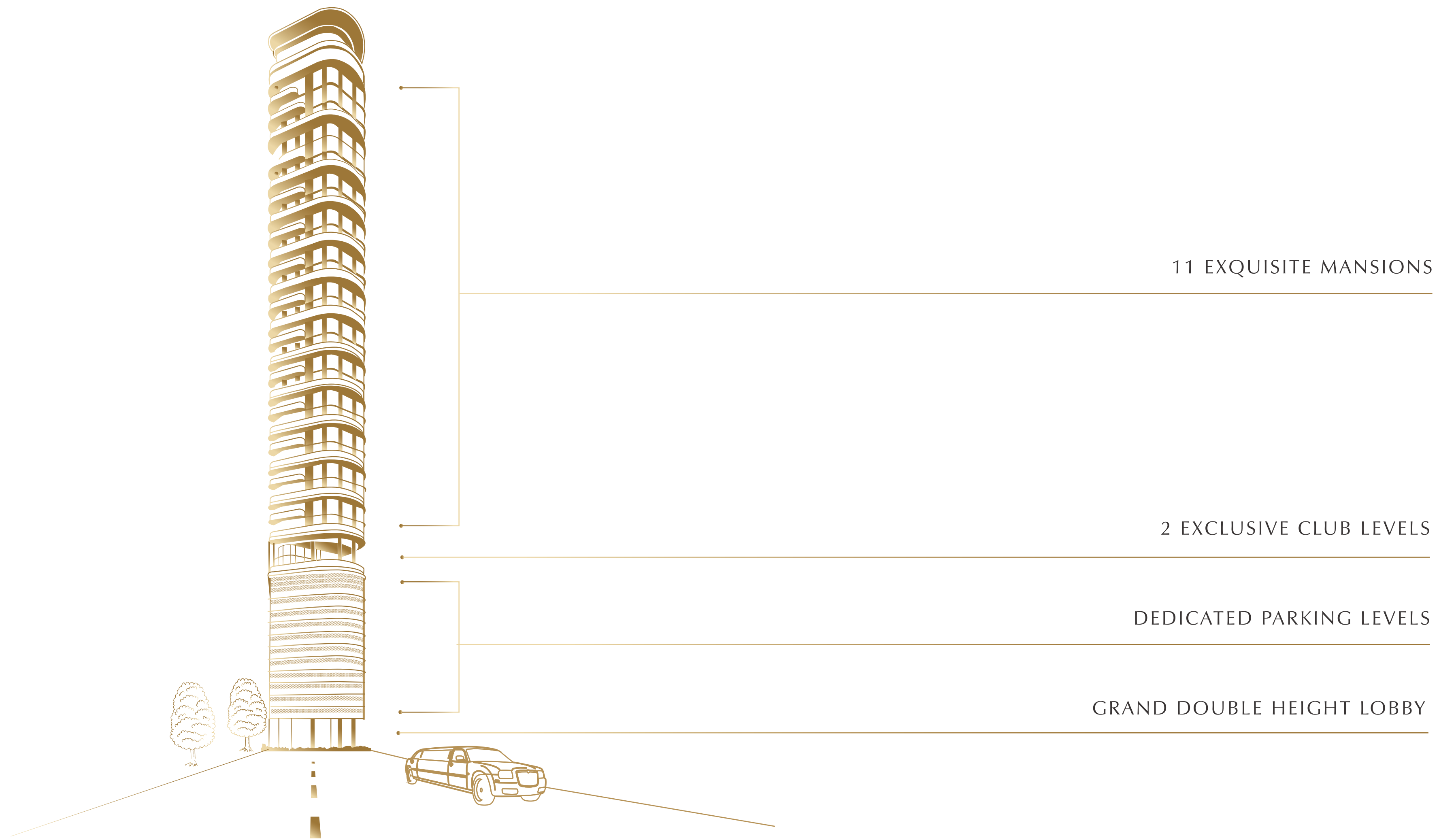


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11 EXQUISITE MANSIONS

2 EXCLUSIVE CLUB LEVELS

DEDICATED PARKING LEVELS

GRAND DOUBLE HEIGHT LOBBY



MAKE A STATEMENT  
EVEN BEFORE  
YOU STEP IN.

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Your arrival marks a moment of  
distinction – a drive that sets the  
stage for the world within.



# A CREATION WORTHY OF PICASSO'S SIGNATURE.

The entrance lounge, a modernist sculpture capturing shifting light and shadow – echoing Cubist artistry.

- DOUBLE HEIGHT ENTRANCE LOUNGE
- SIGNATURE LANDSCAPE
- 3 SIDE DROP-OFF SPACE AND LOBBY ACCESS
- 3 ELEVATORS



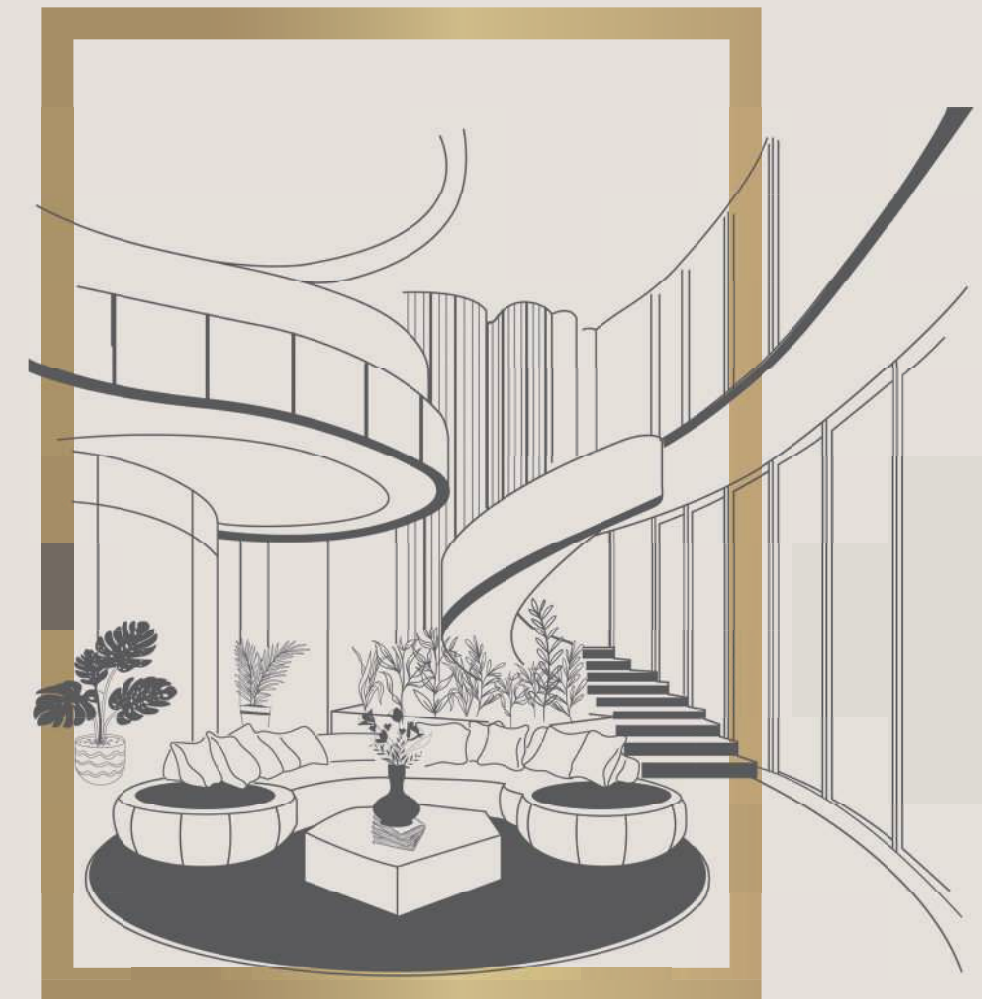
## FOR THE ONES WHO REIGN, A VAULT FOR YOUR FLEET.

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For every marque you collect, a  
sanctuary reflecting your exceptional  
lifestyle.

- DEDICATED PARKING LEVELS
- SERVICE BASEMENT
- BASEMENT PARKING

11 PRIVATE  
MANSIONS.  
EACH, A CHAPTER  
IN A LEGACY  
UNFOLDING  
SKYWARD.





HERE,  
THE SKY FEELS  
PRIVATELY OWNED  
& THE CITY  
BELOW STANDS IN  
REVERENCE.

- MANSION-LIKE DUPLEX LAYOUT
- BARE-SHELL RESIDENCES
- 11 FT. FLOOR-TO-CEILING HEIGHT
- 270° PANORAMIC VIEWS



## YOUR ARRIVAL. YOUR COMMAND.

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A lobby that's yours and yours alone.  
Where privacy reigns and neighbors  
don't exist – your private realm in  
the sky.

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- PRIVATE FLOOR LOBBY



## AN OUTHOUSE THAT HOLDS ITS OWN PURPOSE AND PRESENCE.

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It's a realm that bends to your every desire, much like the world you command. Craft a bespoke office, a private gym or any space that echoes your unparalleled lifestyle. Here, every inch is an expression of your taste.

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- THE PAVILION SUITE

- CURATED ALCOVE



## RECEIVES LIKE A PALACE AND LISTENS LIKE A HOME.

Where family moments are shared and legacies are built, your home reflects your unique taste. With bare-shell mansions and a limited offering, Malabar Hills' finest address awaits.

- SOVEREIGN LOUNGE



# SEA, SKY AND POWER, AS FAR AS THE EYE CAN SEE.

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Your residence offers panoramic views from three sides with floor-to-ceiling glass and balconies. Admire the ocean, Haji Ali Mosque, Breach Candy hotspots, Governor's House, Queen's Necklace and cityscape, all from your exclusive hilltop perch.

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- 270° PANORAMIC VIEWS

ACTUAL VIEW



## YOUR MANSION'S QUIETEST STATEMENT. WRAPPING SKY, SEA AND SILENCE.

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A piece of sky within your home.  
From morning coffee to sunset views,  
a skydeck that offers the best of  
Malabar Hill's skyline.

- 
- 36 SQ. FT. WRAP AROUND DECK  
IN SOVEREIGN LOUNGE



## A CULINARY CHAMBER. EQUIPPED FOR CONNOISSEURS. AND CHEFS ALIKE.

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A kitchen designed for the  
connoisseurs, where every detail  
reflects uncompromising elegance.

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- GOURMET ATELIER



## WHERE RELAXATION BECOMES AN ART.

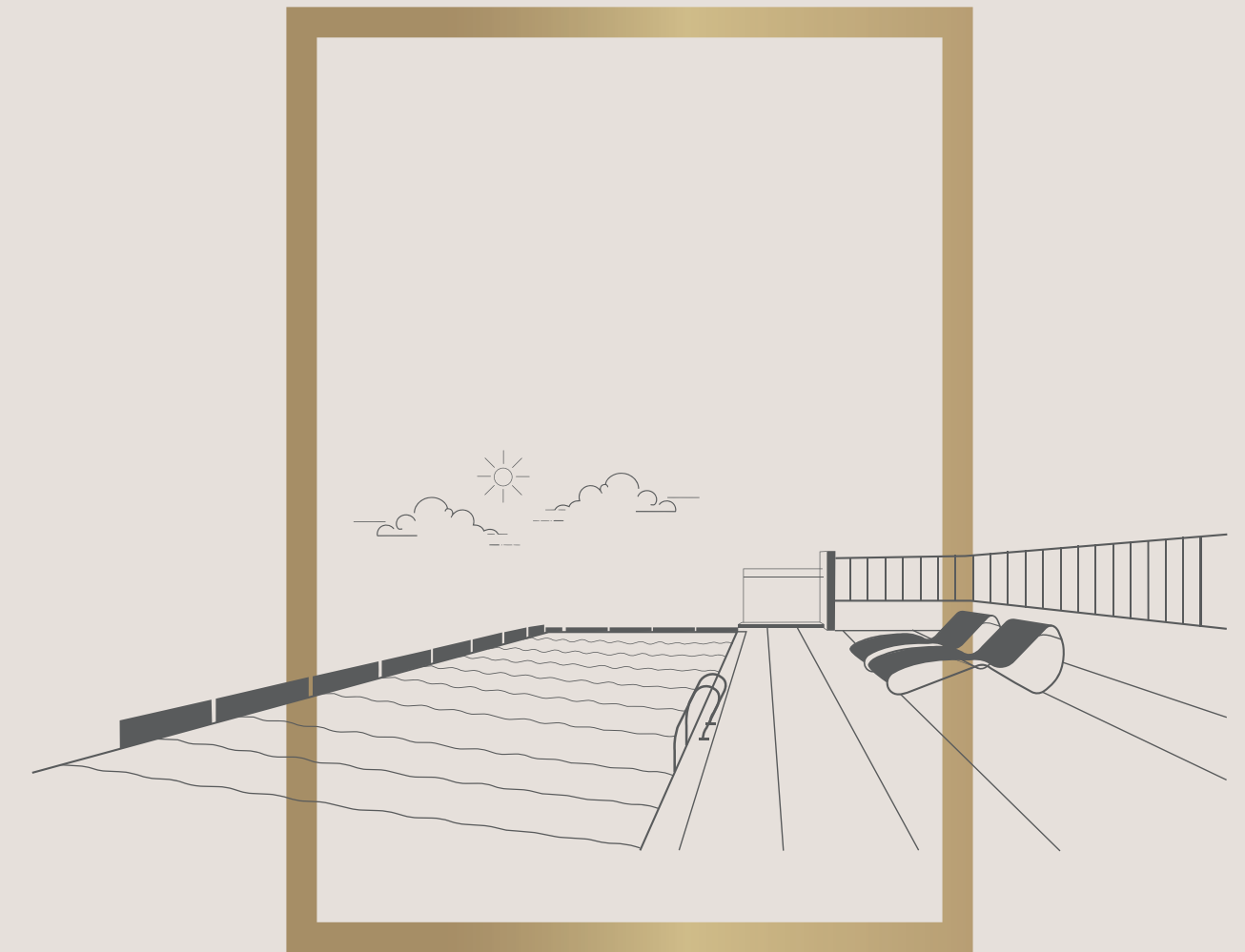
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An oasis of calm, thoughtfully designed  
to embrace you in tranquility, with  
views that are yours alone.

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- AQUA CHAMBER

EVERY CORNER  
ORCHESTRATED  
FOR A LIFE  
BEYOND COMPARE.





Representational Image

# TWO REALMS. ONE PRIVILEGE. YOURS.

## TWO LEVEL CLUBHOUSE

- SERENE INFINITY POOL
- SUNLIT SUNDECK
- TRANQUIL JACUZZI
- ICE LOUNGE
- GYMNASIUM
- PRIVATE BUSINESS SUITE
- GRAND ARRIVAL LOBBY
- PRIVATE DROP-OFF AND THREE-SIDED VERDANT LANDSCAPE



# RISE ABOVE THE CITY. ONLY THE HORIZON ACCOMPANIES YOU.

A private reflection of your supremacy,  
under the skies. A dip surrounded by a  
view only the powerful can demand.

- SERENE INFINITY POOL



# YOUR WORLD IS ELEVATED, SO IS YOUR REPOSE.

A Jacuzzi fit for royalty, where  
indulgence is as constant as your  
influence.

- THE JACUZZI

Representational Image



# THE MOST REFINED WAY TO RESET.

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A space where the temperature  
matches your caliber.  
Exclusive. Detached. Exquisite.

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- THE ICE LOUNGE

Representational Image



## POWER ISN'T DISPLAYED. IT'S SCULPTED.

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A space where every rep, every  
movement is an extension of your  
personal journey.

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- THE GYMNASIUM



## A SUITE FOR VISIONARIES WHO SHAPE THE WORLD.

Business from the comfort of home.  
A private suite where managing time  
zones is effortless and exclusively yours.

- THE BUSINESS SUITE



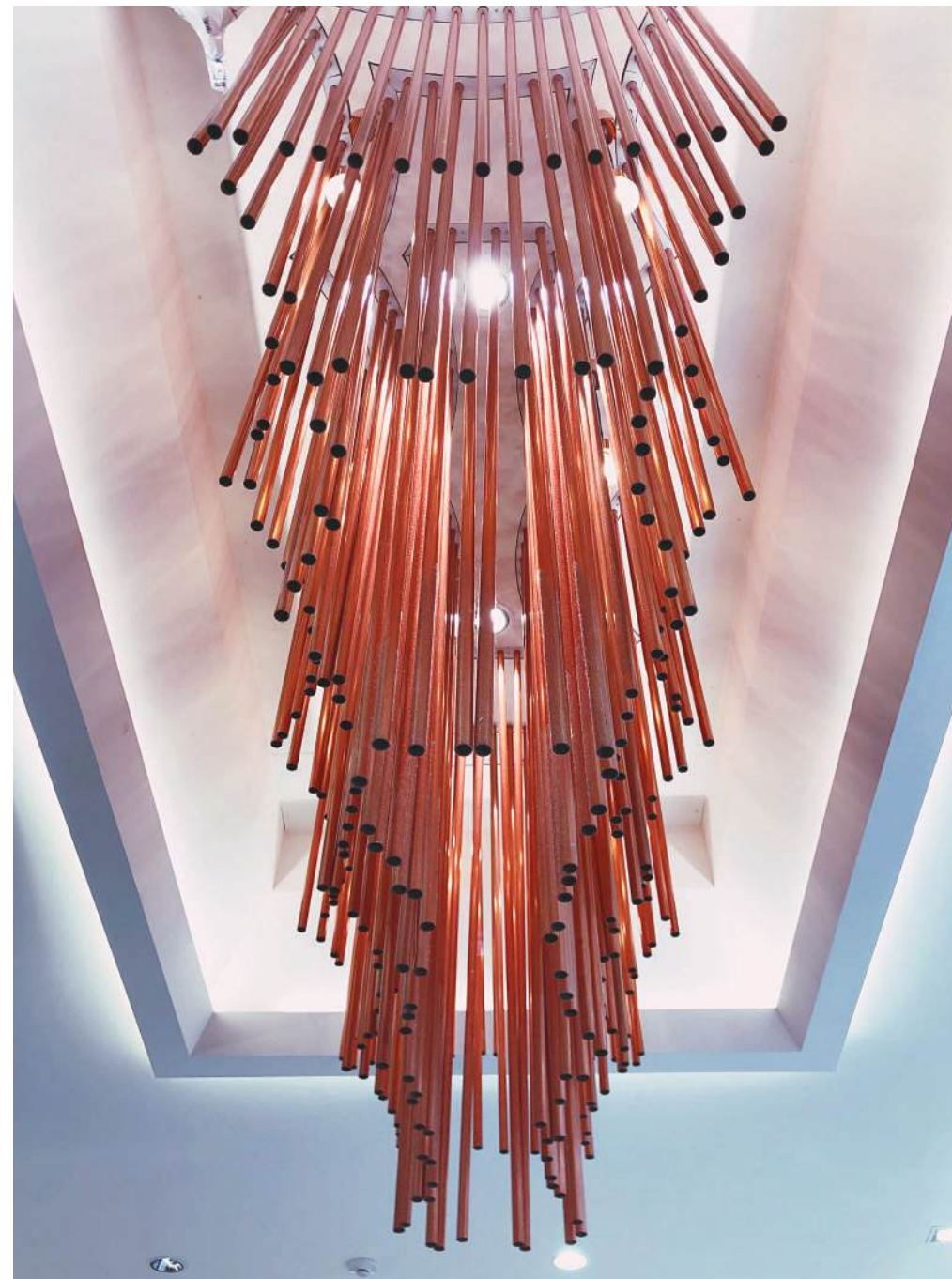
## A RESIDENT CONCEIRGE AT YOUR BECK AND CALL.

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Remembering your preferences to orchestrating your quietest exits or flying in your favourite orchids, a quick call to the concierge desk can make it happen – anytime, anywhere.

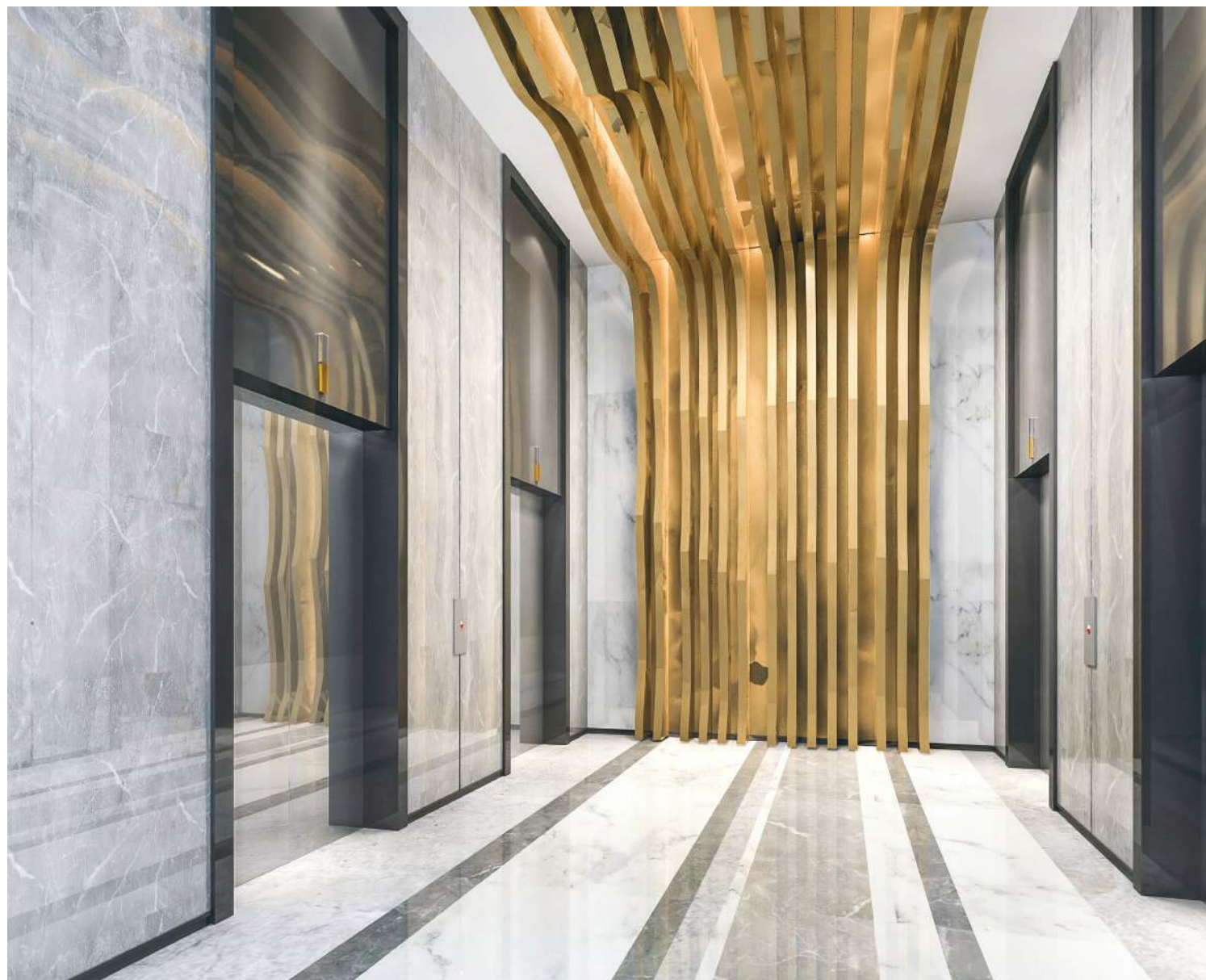
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- CONCIERGE



EVERY ELEMENT,  
WORLD-CLASS.  
EVERY DETAIL,  
TIMELESS.

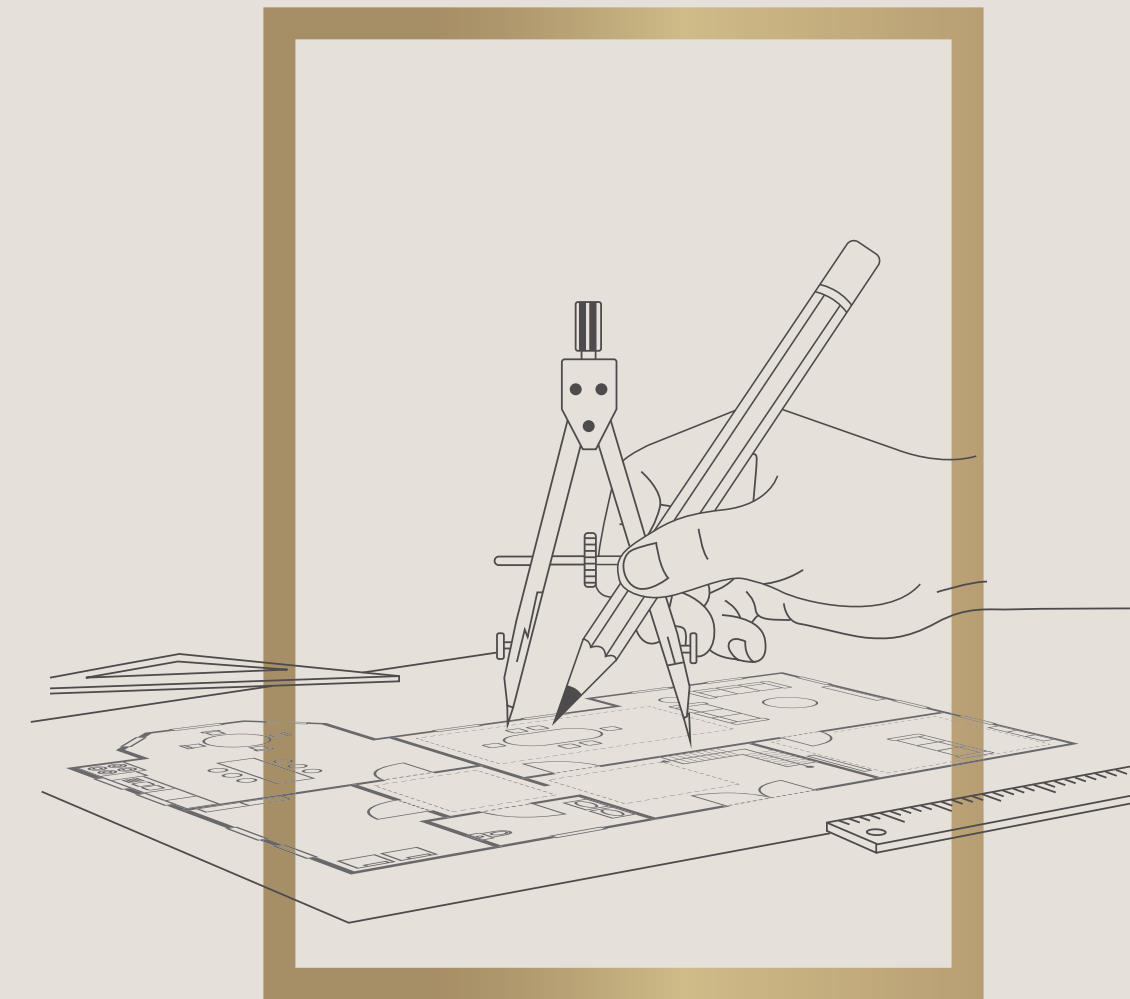
Bare-shell residences offered  
with curated finishes.



- MARBLE-CLAD PRIVATE LOBBIES
- GRANITE STAIRCASES
- DESIGNER TILES IN LIFT LOBBIES
- PRIVATE ELEVATOR AND PRIVATE LOBBY
- FLEXIBLE OUTHOUSE SPACE  
INTEGRATED WITHIN THE RESIDENCE

Representational Images

ARCHITECTURE  
THAT SPEAKS YOUR  
LANGUAGE.  
SPACE THAT  
UNDERSTANDS YOU.





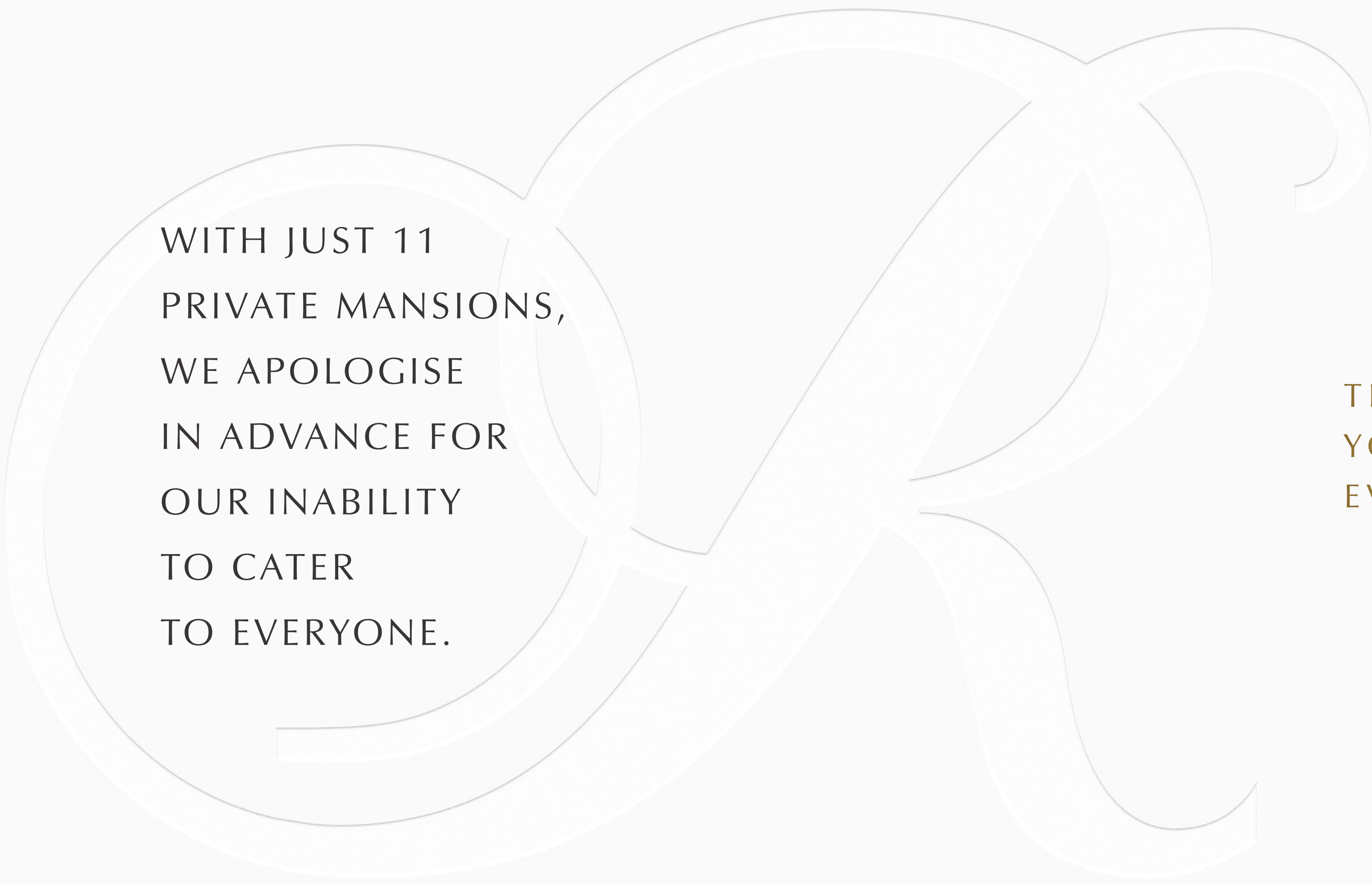
# BROADWAY MALYAN MASTERS OF GLOBAL ARCHITECTURE AND TIMELESS DESIGN.

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Broadway Malyan is renowned for designing iconic landmarks that merge innovation, precision and distinct identity. Their expertise spans luxury residences, commercial spaces and urban developments all built to inspire and endure. A trusted partner for visionary global projects, their commitment to excellence is unmatched.

## LANDMARKS DESIGNED BY BROADWAY MALYAN

- TAJ CROWNE PLAZA HOTEL, LONDON, UK
- KYOTO BAGMANE, BENGALURU, INDIA
- NOVOTEL NEW DELHI, NEW DELHI, INDIA
- MIAMI CRUISE TERMINAL, MIAMI, USA
- GOOGLE BAGMANE, BENGALURU, INDIA



WITH JUST 11  
PRIVATE MANSIONS,  
WE APOLOGISE  
IN ADVANCE FOR  
OUR INABILITY  
TO CATER  
TO EVERYONE.

THEN AGAIN,  
YOU ARE NOT  
EVERYONE.