



RUNWAL SANCTUARY

L I F E S E T F R E E

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Tower 4 - Maha RERA Registration No. P51800025926 | Available at <https://maharera.mahaonline.gov.in>

#RunwalMulund

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SOMETIMES, ALL IT TAKES IS
A TWIST AND TURN OF THE RIGHT KEY TO

uncage life





Far away from the madding crowd and above it;
catch the **Yogi hills** locked in a game of hide and seek.
with the **clouds and the sun.**
Turn every syllable into a **timeless tale;**
while you are in the august company of **soliloquies,**
on the **private driveway** carved out for you.
Share your secrets with the **birds;**
and let them **regale** you with stories.

Ride your way back to **childhood**
through the foggy ruins of time on that
good old cycle of yours .
Explore the nation's **largest cycling and jogging track**
that connects the two hemispheres of the **City of Dreams.**
Experience **nature's majestic blanket**
surrounded with an **avant-garde lifestyle.**

...EXPERIENCE A LIFE SET *free*



Mumbai is the melting pot of India's dreams. This city is the cradle of hopes, aspirations, ordeals, trials, tribulations, desires and above all the flamboyant will to script a success story that will inspire generations.

And the city never fails to sing paeans of those who carve a niche for themselves and catapult into a league extraordinaire.

However; the touch of fame isn't for everyone. Glory greets those who think in leaps. And to take the leap one must bid adieu to inhibitions.

Because; inhibitions cage us.
And cages never give us the freedom to
fly and imagine.

The latest offering by the Masters of Mulund is an ode to the most robust ambassadors of a Life Set Free. The residential marvel by Runwal endorses an uncaged way of life in the green lungs of Mulund. Nestled in the couch of nature, overlooking the spectacular Yogi Hills, this residential wonder is an oasis that celebrates a sanctuary-styled lifestyle. It is a confluence of artistry, nature and urbanity. It connects you to your roots and to the heart of the city with equal ease.

Tossed with avant-garde amenities, these residential edifices are a part of nature's treasure trove in Mumbai. It has been created for people who take the road less travelled and serve as inspirations for generations.

Laced with a private driveway stretching upto 150 metres and an upcoming cycling and jogging track that will connect Mulund to Antop Hill, this epitome of an uncaged lifestyle is a dream destination for anyone who loves to live on his/her own terms. A development of over 6 acres with 50% open spaces and 1.5 acre of landscaped podium make it the most sought-after address of Mulund, the first ever planned suburb of Mumbai.

uncage Life

Masters of Mulund

P R E S E N T



RUNWAL SANCTUARY

WELCOME TO AN UNCAGED LIFESTYLE NURTURED BY NATURE
AND SURROUNDED BY 42 AVANT-GARDE AMENITIES.

Discover the experience of living in a Sanctuary. Soak in the majestic sweep of the stoic Yogi Hills. Enjoy the privileges of a soliloquy in a city that never sleeps, on a private driveway that stretches up to 150 metres. And go for a ride on the good old cycle on the longest cycling and jogging track in the making that will connect Mulund and Antop Hill. Embrace an Uncaged Lifestyle. Welcome to Runwal Sanctuary.

EXPERIENCE A LIFE SET *free*



PROJECT HIGHLIGHTS

6 ACRES OF DEVELOPMENT WITH 50% OPEN SPACES

150 METERS OF PRIVATE DRIVEWAY

A 15,000 SQ.FT. CLUBHOUSE WITH GUEST ROOMS

1.5 LAC SQ.FT. OF LANDSCAPED PODIUM

SCENIC VIEWS OF YOGI HILLS

LOCATED AT GOLDEN MILE, LBS MARG



nature SET FREE...

6 ACRES OF DEVELOPMENT WITH 50% OPEN SPACE

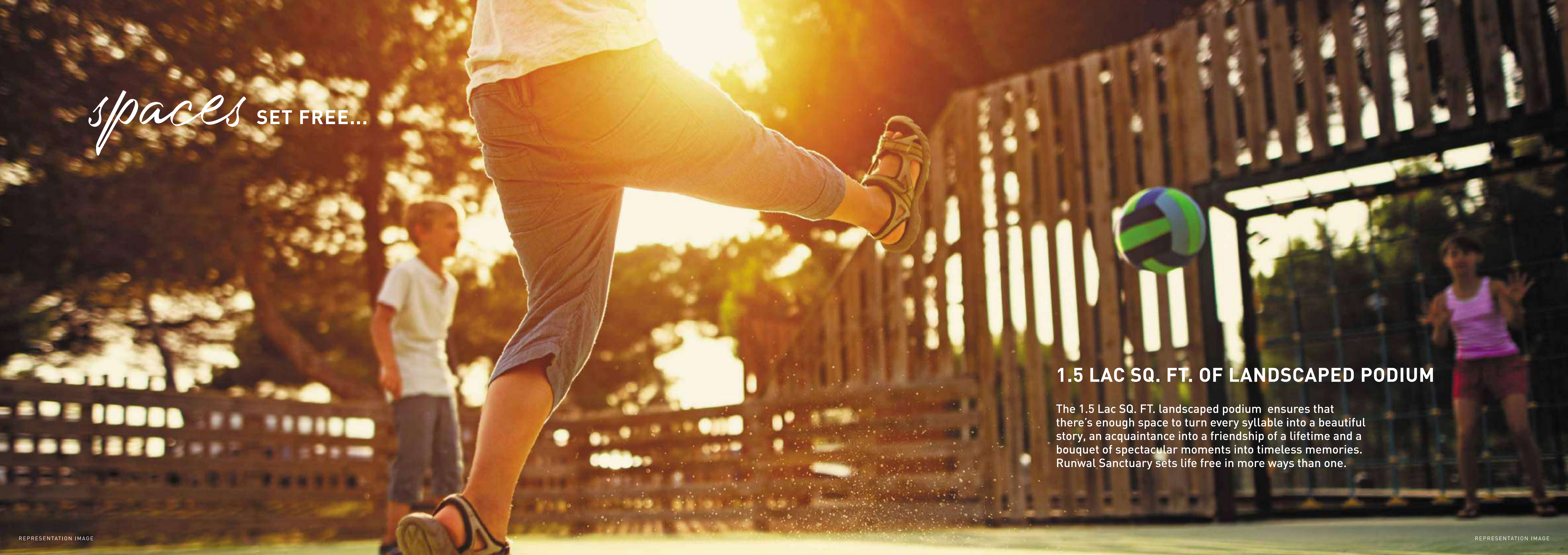
When you are in the august company of nature, it's always a tryst with paradise. The six acres of development with 50% open space is your gateway to tranquility in the man-made EDEN on earth.

An aerial photograph of a two-lane asphalt road cutting through a dense, lush green forest. A white car is driving away from the viewer in the right lane, while a motorcycle is in the left lane. The road is flanked by thick vegetation and trees. The overall scene conveys a sense of being in a secluded, natural environment.

exclusivity SET FREE...

150 METRES PRIVATE DRIVEWAY

Away from the cacophony of the city, this 150 metres driveway sets up a rendezvous for you with your inner-self.

A full-page background image showing a child in mid-air, kicking a colorful ball in a park. The scene is bathed in the warm, golden light of a setting or rising sun, creating a bokeh effect with the trees in the background. Other children are visible in the background, also playing. The overall mood is joyful and active.

spaces SET FREE...

1.5 LAC SQ. FT. OF LANDSCAPED PODIUM

The 1.5 Lac SQ. FT. landscaped podium ensures that there's enough space to turn every syllable into a beautiful story, an acquaintance into a friendship of a lifetime and a bouquet of spectacular moments into timeless memories. Runwal Sanctuary sets life free in more ways than one.



A PANORAMIC CITYSCAPE VIEW

Regale yourself with the panoramic view of Mumbai from your apartment when the night turns young.

vistas

SET FREE...

THE BREATHTAKING HILL VIEW

Wake up to the majestic views of the spectacular Yogi Hills. Experience a stoic calm in a city blanketed with cacophony.

connectivity SET FREE...

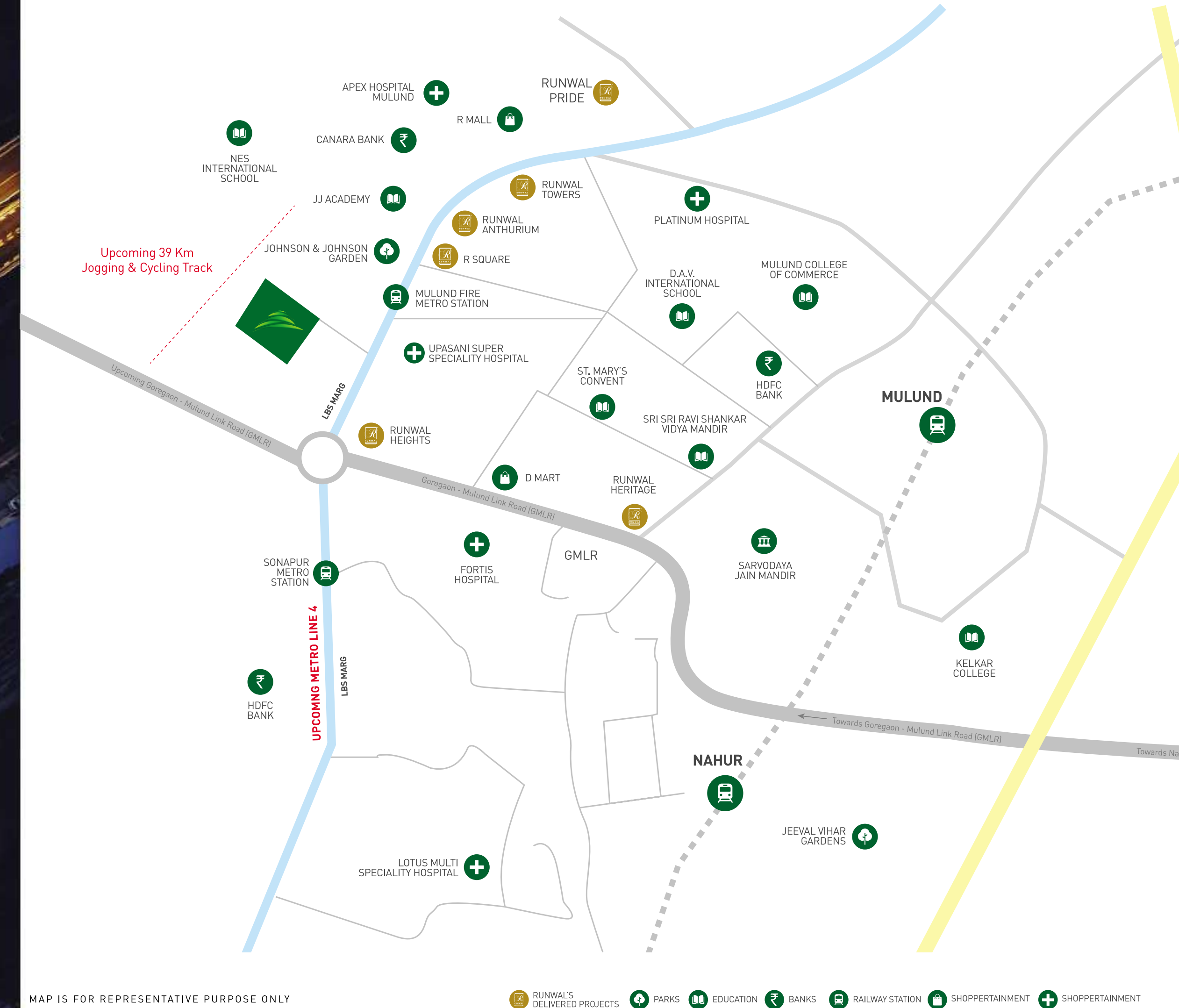
EXPERIENCE THE BEST OF BOTH THE WORLDS

Live in the green lungs of Mulund and experience seamless connectivity for a hassle-free travel.

- 📍 Eastern Express Highway – 10 mins
- 📍 JVLR – 15 mins
- 📍 Thane – 15 mins
- 📍 Mulund & Nahur Railway Stations – 10 mins
- 📍 Kanjurmarg/ Vikhroli – 15 mins
- 📍 Bandra Kurla Complex – 25 mins
- 📍 CBD Belapur – 40 mins
- 📍 Lower Parel CBD – 40 mins
- 📍 Nariman Point – 50 mins

DISCLAIMER: THE TRAVEL TIME MENTIONED ABOVE IS SUBJECT TO CHANGE DURING PEAK HOURS.

REPRESENTATION IMAGE



MAP IS FOR REPRESENTATIVE PURPOSE ONLY

PEDAL YOUR WAY TO ANTOP HILL FROM MULUND

Explore the longest upcoming jogging and cycling track that covers a stretch of 39 KM and connects Mulund to Antop Hill.

conveniences
SET FREE...

Live in the green lungs of Mulund and experience seamless connectivity for a hassle-free travel, owing to a series of upcoming infrastructure projects in the vicinity.

REPRESENTATION IMAGE

FILMCITY COMES CLOSER

The upcoming six-lane Goregaon-Mulund Link Road will connect Mulund with Film City, Goregaon via a 12.7 KM six-lane road.

REPRESENTATION IMAGE

CONNECTIVITY GOES A FEW NOTCHES FURTHER

The upcoming Metro Line 4, that's at a stone's throw away from your home will make daily commute a cakewalk for you.

REPRESENTATION IMAGE

indulgences

SET FREE...

A deluge of 42 amenities of the dernier cri greets and indulges you, once you embrace a Life Set Free, on the couch of Nature at Runwal Sanctuary. Enscanted in the heart of Mumbai's most vibrant suburbs, Mulund; this residential marvel by the Masters of Mulund, is yet another feather in their illustrious cap. Since 1991, they have offered a new perspective to luxury. They don't need an introduction. Their creations that dot the City of Dreams are their best brand ambassadors.



THE CAPTIVATING CLUBHOUSE

LET YOUR HAIR DOWN AT OUR CHARISMATIC CLUBHOUSE

The well-appointed G + 1 level Clubhouse is spread across 15,000 SQ. FT. and hosts an array of lifestyle amenities that are sure to leave you delighted.

- ROOFTOP SWIMMING POOL
- KIDS POOL
- STATE-OF-THE-ART GYMNASIUM
- BADMINTON COURT
- SQUASH COURT
- LANDSCAPED TERRACE
- INDOOR GAMES ROOM
- PARTY HALL WITH A PRE-FUNCTION AREA
- MINI THEATRE
- GUEST ROOMS

ADDITIONAL AMENITIES*

- SALON
- SPA
- DOCTOR'S ROOM
- CONVENIENCE STORE
- LAUNDERATTE



THE FITTER WAY EVERYDAY - THE GYM

Sweat it out in our state-of-the-art gymnasium to sculpt yourself. Get your coveted 8 packs or an hourglass figure by shedding the extra kilos. Flaunt your chiseled look and emerge as the cynosure of all eyes.



GET-SET-DIVE - SWIMMING POOL

Make waves, create a splash and sizzle at the swimming pool on the rooftop of the clubhouse blanketed by sprawling lawns.



150 METRES PRIVATE DRIVEWAY

Experience The Boons of Solitude on a 150 metres private driveway carved for you.



CAPTURE THE MOMENTS COUCHED IN SOLITUDE - FEATURE WALL

Leave your footprints on the sands of time. Seize the day and live in the moment.
Because; when you live in the moment; you live uncaged.



Lifestyle

SET FREE...

Lifestyle isn't only about a plethora of amenities and indulgences. Lifestyle is an idea, a philosophy that introduces the world to the various facets of your personality. And at Runwal Sanctuary; we celebrate those who love to live uncaged. Because; once you step in you experience what it takes to embrace a Life Set Free.



A SNEAK PEEK INTO YOUR PERSONA - THE LIVING ROOM

The way you live reflects the way you think.
Our living rooms are an ode to your larger-than-life persona.



TURN YOUR DREAMS SWEETER - MASTER BEDROOM

The place where you seek refuge after pursuing your aspirations,
must offer the warmth you seek.



FOR CHILDHOOD FILLED WITH FAIRYTALES AND LULLABIES - KIDS ROOM

Your child is a piece of your heart and they figure supreme in your list of importance. That's why we have designed their bedrooms with dollops of love, care and affection. After all it's the bedroom where your little ones' imaginations take flight.



EVERY INDIAN BELIEVES IN *ATHITI DEVO BHAWA* - GUEST ROOM

In India, we hold our guests in high esteem. We spare no trouble to offer them unforgettable experiences during their stay with us. This essence finds a faithful extension in the guest rooms we have created.

THE MASTER LAYOUT
BY THE MASTERS OF MULUND.

ARTIST'S IMPRESSION



GET. SET.

explore

THE MASTER PLAN OF FREE LIFE

1 BANQUET LAWNS

2 FRESCO SEATING

3 LEISURE NOOK

4 GARDEN LOUNGE

5 PODIUM LOBBY 1

6 CHILDRENS PLAY AREA

7 PLAY PIT

8 CRECHE AREA

9 PET TRAIL

10 BOOKWORM GARDEN

11 LIBRARY SPILL OUT

12 LIBRARY / STUDY AREA

13 SERENE WALKWAY

14 PODIUM LOBBY 5

15 FUN PLAZA

16 CELEBRATION AREA

17 SENIOR SEATING SPACE / CORNER

18 AMPHITHEATRE

19 PODIUM LOBBY 2

20 GARDEN CAFE ZONE

21 CAFE ZONE

22 HUDDLE GAME ZONE

23 CARD'S ZONE

24 MULTIPURPOSE COURT

25 HANG OUT SPACE

26 GAME ZONE

27 PODIUM LOBBY 3

28 MEDITATION ZONE

29 YOGA ZONE

30 YOGA PLAZA

31 VIEWING DECK

32 SOLITUDE NICHE

33 TOWER LOBBY 4

34 PICNIC AREA

35 DANCE ARENA

36 FLAG HOISTING AREA

37 LOUNGE

38 GARDEN BY THE HILL

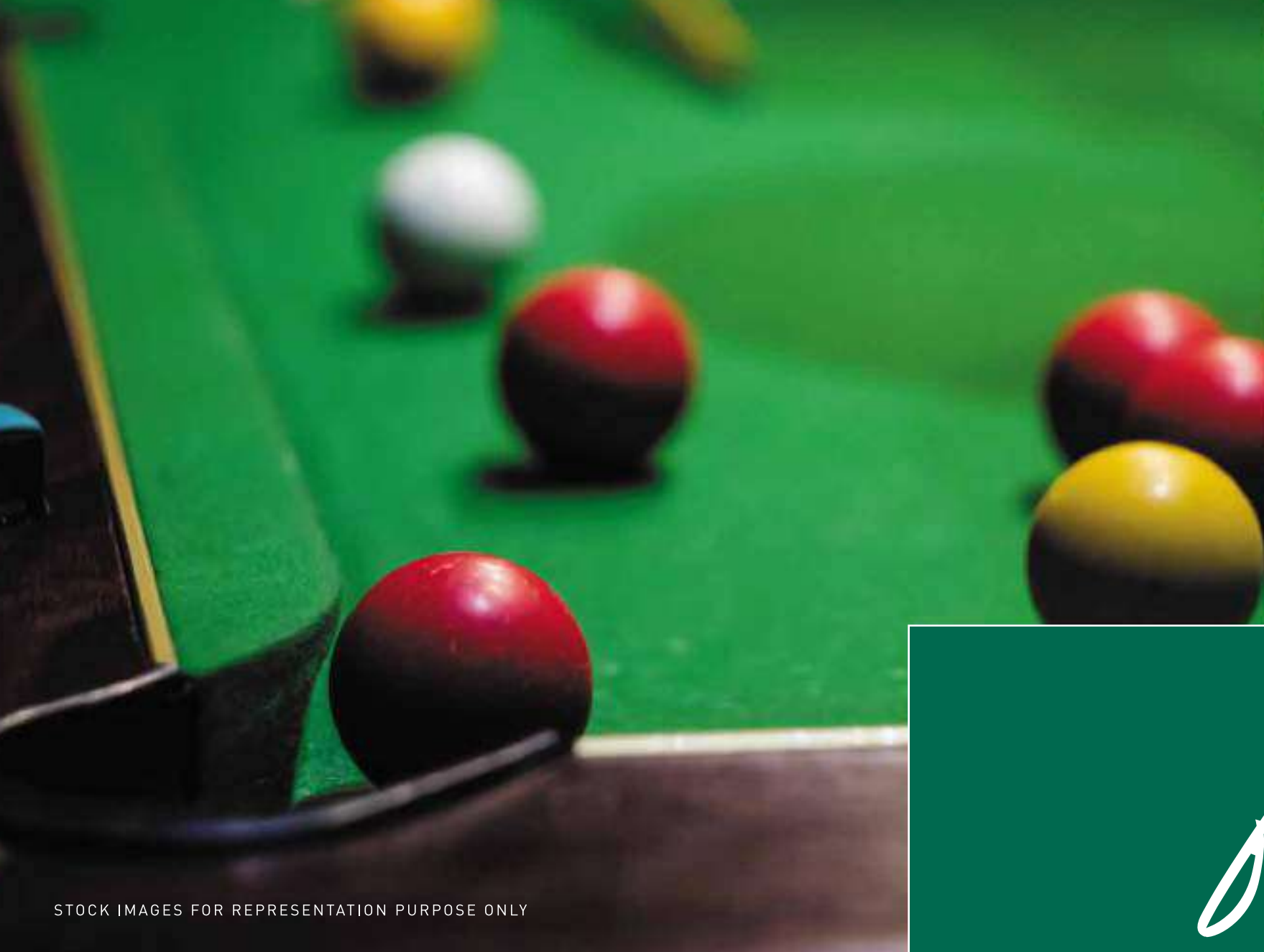
39 FEATURE WALL

40 SPIRITUAL ZONE

41 SWIMMING POOL

42 CLUBHOUSE

- MINI THEATRE
- INDOOR GAMES ROOM
- GYM
- GUEST ROOMS
- LANDSCAPED TERRACE
- STEAM ROOM
- BANQUET HALL



STOCK IMAGES FOR REPRESENTATION PURPOSE ONLY



STOCK IMAGES FOR REPRESENTATION PURPOSE ONLY



fun SET FREE...

Turn smiles to gregarious laughters. Shed your inhibitions and embrace your childhood again to create unforgettable memories with your little ones. Replace stress with revelry. Forget about your grey strands of hair on your head and turn the unpredictable twists and turns of your life into a joyride.

- HUDDLE GAME ZONE • CARDS ZONE • GAME ZONE
- HANGOUT SPACE • DANCE ARENA • PICNIC AREA



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childhood SET FREE...

Catch me if you can, eyes-spies and marbles have entered the history books. And the childhood hops, skips and jumps from one virtual world to another. Nevertheless; when you live in a sanctuary it's easier to reclaim your childhood. Runwal Sanctuary's fetish for roping in Nature as your neighbour has more perks than you can imagine.

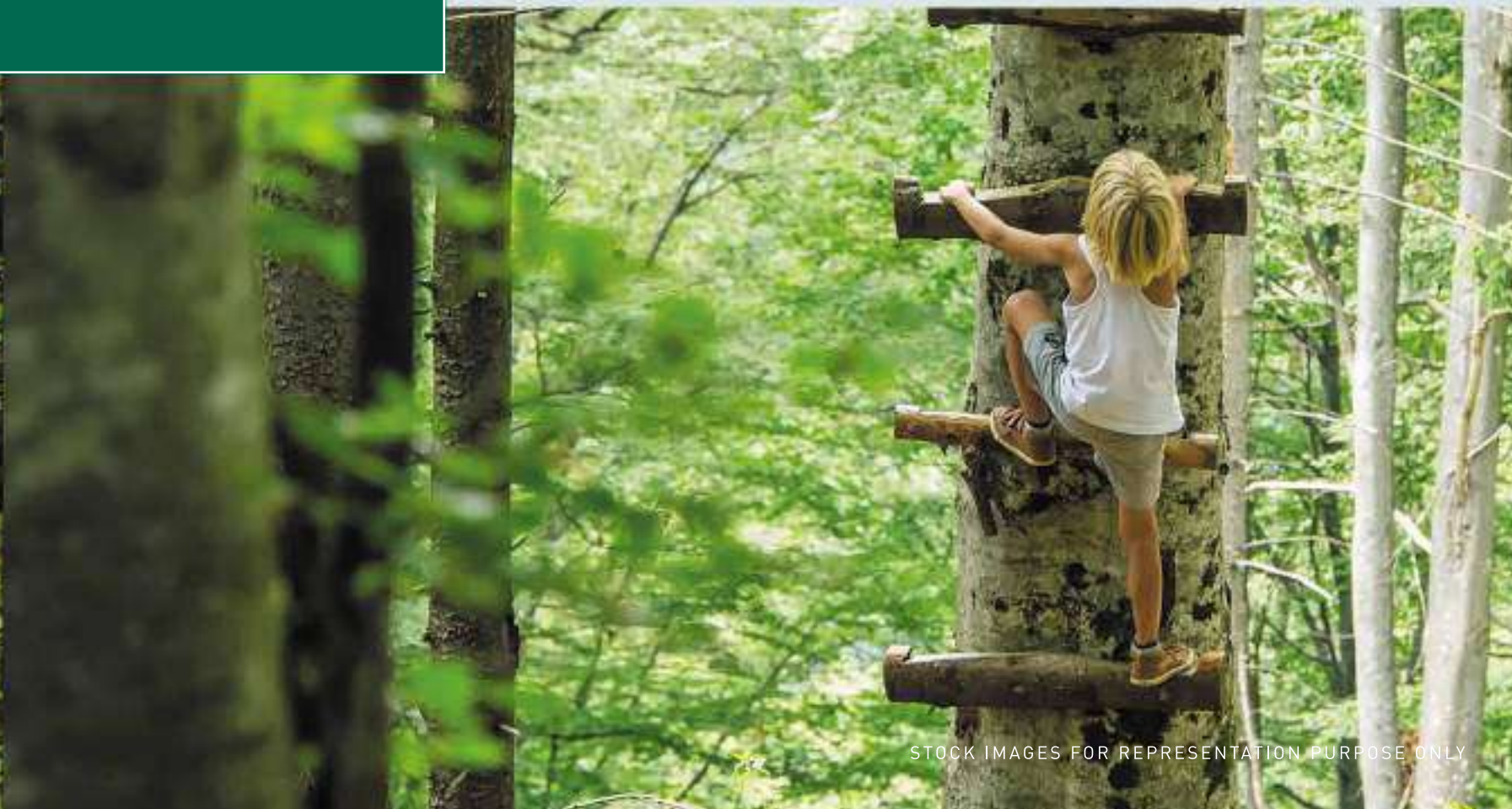
- CRECHE AREA • PLAY PIT
- CHILDREN'S PLAY AREA • PET TRAIL



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STOCK IMAGES FOR REPRESENTATION PURPOSE ONLY



serenity SET FREE...

Solitude is an understated luxury in a city that never sleeps. However, with Runwal Sanctuary that's set to change. Experience several acres of solitariness at your beck and call. Live away from the madding crowd and also tower above it.

- SPIRITUAL ZONE • SOLITUDE NICHE • MEDITATION ZONE
- VIEWING DECK • GARDEN BY THE HILL • SERENE WALKWAY



STOCK IMAGES FOR REPRESENTATION PURPOSE ONLY



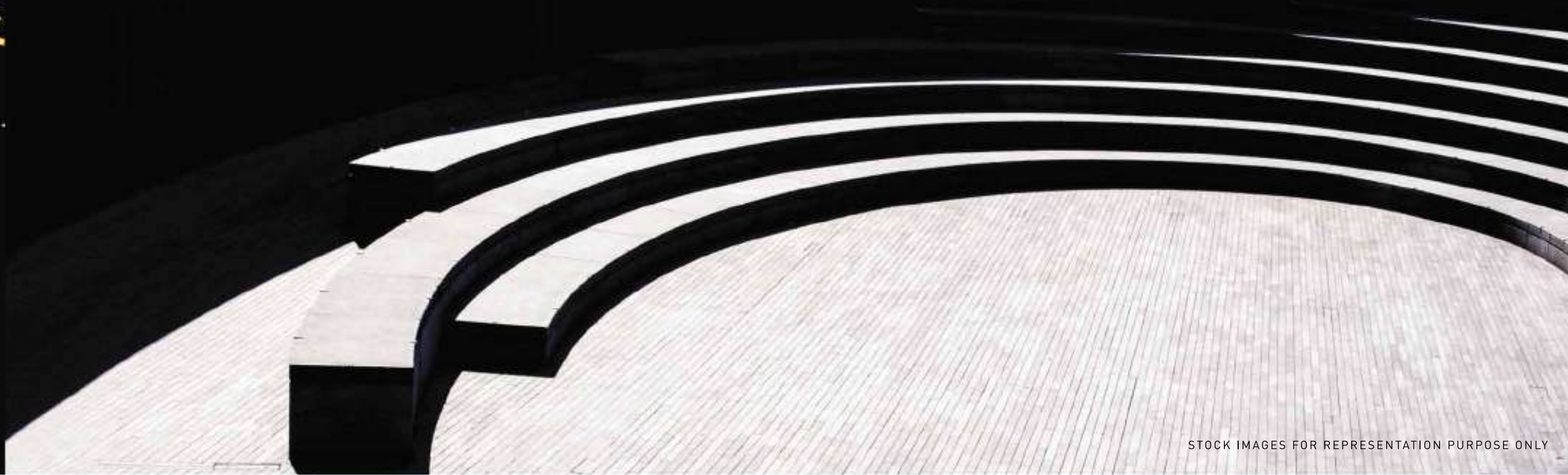
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bonhomie SET FREE...

A community thrives on camaraderie. Runwal Sanctuary is an oasis of like-minded people. And it just takes a stimulating conversation to break the ice and get along like a house on fire. Allay your inhibitions to embrace new names and add new numbers in your phonebook.

- GARDEN CAFE ZONE • CAFE ZONE • CELEBRATION AREA
- AMPHITHEATRE • FRESCO SEATING • LEISURE NOOK



STOCK IMAGES FOR REPRESENTATION PURPOSE ONLY



STOCK IMAGES FOR REPRESENTATION PURPOSE ONLY



STOCK IMAGES FOR REPRESENTATION PURPOSE ONLY



STOCK IMAGES FOR REPRESENTATION PURPOSE ONLY



STOCK IMAGES FOR REPRESENTATION PURPOSE ONLY

intellect SET FREE...

Explore one Universe after another with every turn of the page. Populate your imagination with characters that have never failed to inspire you. Caress the words that captivate you with the rush of emotions. Runwal Sanctuary with its vast expanse of the greens is perhaps one of the most beautiful and enigmatic playground for creative pursuits, in more ways than one.

- BOOKWORMS GARDEN • LIBRARY SPILL OUT
- STUDY AREA • MINI THEATRE • SENIOR SITTING CORNER



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STOCK IMAGES FOR REPRESENTATION PURPOSE ONLY



fitness SET FREE...

Discover the mantras to stay active throughout the day at our Yoga zone. Harness your inner energies for chasing your dreams. The fitter you are, the nearer you will be in achieving your aspirations.

- SWIMMING POOL • SQUASH COURT
- BADMINTON COURT • YOGA ZONE



Planning
SET FREE...

ARTIST'S IMPRESSION



RUNWAL
SANCTUARY
LIFE SET FREE

FLOOR & UNIT PLANS

TOWER 4 | TYPICAL FLOOR PLAN



SPACIOUS 2 BED RESIDENCE



SPACIOUS 3 BED RESIDENCE



SUPER SPACIOUS 3 BED RESIDENCE

WITH STUDY & PUJA ROOM



SUPER SPACIOUS 3 BED RESIDENCE

WITH STUDY, MINI GYM & HOME OFFICE



SUPER SPACIOUS 3 BED RESIDENCE

WITH JUICE BAR & HOME OFFICE



SUPER SPACIOUS 4 BED RESIDENCE

WITH STUDY & BREAKFAST ALCOVE



GRAND 4 BED RESIDENCE

WITH BREAKFAST ALCOVE, MINI GYM & HOME OFFICE



GRAND 4 BED RESIDENCE

WITH STUDY, LIBRARY, MINI GYM, LOUNGE & UTILITY / STORAGE ROOM



GRAND 5 BED RESIDENCE

WITH STUDY, FAMILY ROOM & BREAKFAST ALCOVE





perfection
SET FREE...

The professionals behind your community and your future home at Runwal Sanctuary, Mulund are amongst the best in the world.

Experts par excellence in their areas of work, these teams bring the highest standards of global luxury living and adaptability to suit your needs. From the architecture to the construction and from the landscapes to the project management, your project is in the best hands.

PROJECT CONSULTANTS

DESIGN ARCHITECT:

RSP DESIGN CONSULTANTS (INDIA) PVT. LTD.

MEP:

INTEGRATED TECHNICAL SERVICES

STRUCTURAL CONSULTANT:

MAHIMTURA CONSULTANTS PVT. LTD.

ENVIRONMENTAL CONSULTANT:

ULTRA-TECH ENVIRO CONSULTANT & RESEARCH LABORATORY

LIASONING ARCHITECT:

DAISARIA ASSOCIATES

THE RUNWAL *Legacy*

Established in 1978, the Runwal Group is one of Mumbai's premier real estate developers, operating in the residential, commercial and organized retail verticals. With a robust track record of 65 delivered projects with over 20 thousand families happily living, the group has continuously striven to keep the 'customer' as a focal point in the designing, planning, and construction of all its projects.

The Group has also been awarded as the "Star Realty – Lords of the Land award" for its excellence in the field of real estate along with other accolades such as the 'CNBC AWAAZ Real Estate Award' & the 'Retail Property of the Year', just to name a few. Today, the Group's steadfast focus on 'quality' has led it to become an industry leader and a market-driven construction company renowned for trust and quality-on-time.



A FOUR DECADE
LEGACY



PROJECTS
DELIVERED



MILLION SQ. FT.
DELIVERED



PROJECTS UNDER
DEVELOPMENT

THE F1RST AMONG EQUALS

- 1ST | TO GET FDI
IN REAL ESTATE
- 1ST | MALL IN MULUND
- R MALL
- 1ST | ROOFTOP CONNECTED TERRACE GARDEN -
SKY PROMENADE AT RUNWAL ELEGANTE, ANDHERI
- 1ST | SINGLE LARGEST TRANSACTION OF
₹ 240 CRS. AT THE RESIDENCE, NEPEAN SEA ROAD



With you, always...

We promised to build homes, not apartments. **We delivered.**
We promised to build innovation hubs, not offices. **We delivered.**
We promised to build experience centres, not malls. **We delivered.**

**WE PROMISED.
YOU TRUSTED.
WE DELIVERED.**

WE ARE THE PROMISE KEEPERS, WE ARE...

Masters of Mulund