

RUNWAL  
*Raaya*

PRIVATE RESIDENCES AT WORLI





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## ABOUT US

For 45 + years, Runwal Realty has been shaping more than just spaces, we create legacies that stand the test of time. Every foundation we lay is an opportunity to build environments where people thrive, connections flourish, and stories unfold across generations.

Rooted in trust, driven by innovation, and built with precision, our developments - spanning residential, commercial, and retail—become the backdrop for life's most defining moments, evolving and standing strong for generations to come.

45+   
Years of Legacy

50,000   
Happy Families

50+   
Delivered Projects



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## BUILT FOR GENERATIONS TO COME.

Throughout history, these walls may appear humble, but within their embrace, memories are forged, generations connect, and legacies are built. At Runwal Realty, we are not simply constructors, but visionary craftsmen obsessed with redefining extraordinary living standards. With our solid foundations, our passion for world-class excellence never rests.

We look beyond today's wants to create spaces that inspire pride for years to come. We build with an eye on long-term value and enduring quality. We're Runwal Realty, and we are and will be with you always as you establish a foundation for growth, achievement, and pride that will resonate.



## UNCOMPROMISED LUXURY

True luxury lies in perfection, where no detail is overlooked, no compromise is made, and every aspect is designed to elevate the living experience to an exceptional level.

Much like the promise it embodies, Runwal Raaya delivers uncompromised luxury- a realm where life doesn't adjust.

It dazzles.

## Index

### LOCATION, UNCOMPROMISED

All of Mumbai within 30 minutes  
In the Heart of the Golden Triangle

### WORLI'S CROWN JEWEL

### LIFESTYLE, UNCOMPROMISED

Unwind

Move

Connect

### DESIGN, UNCOMPROMISED

The Floor Plan for Happiness

### DESIGNED BY THE BEST

Principal Architects - Broadway Malyan

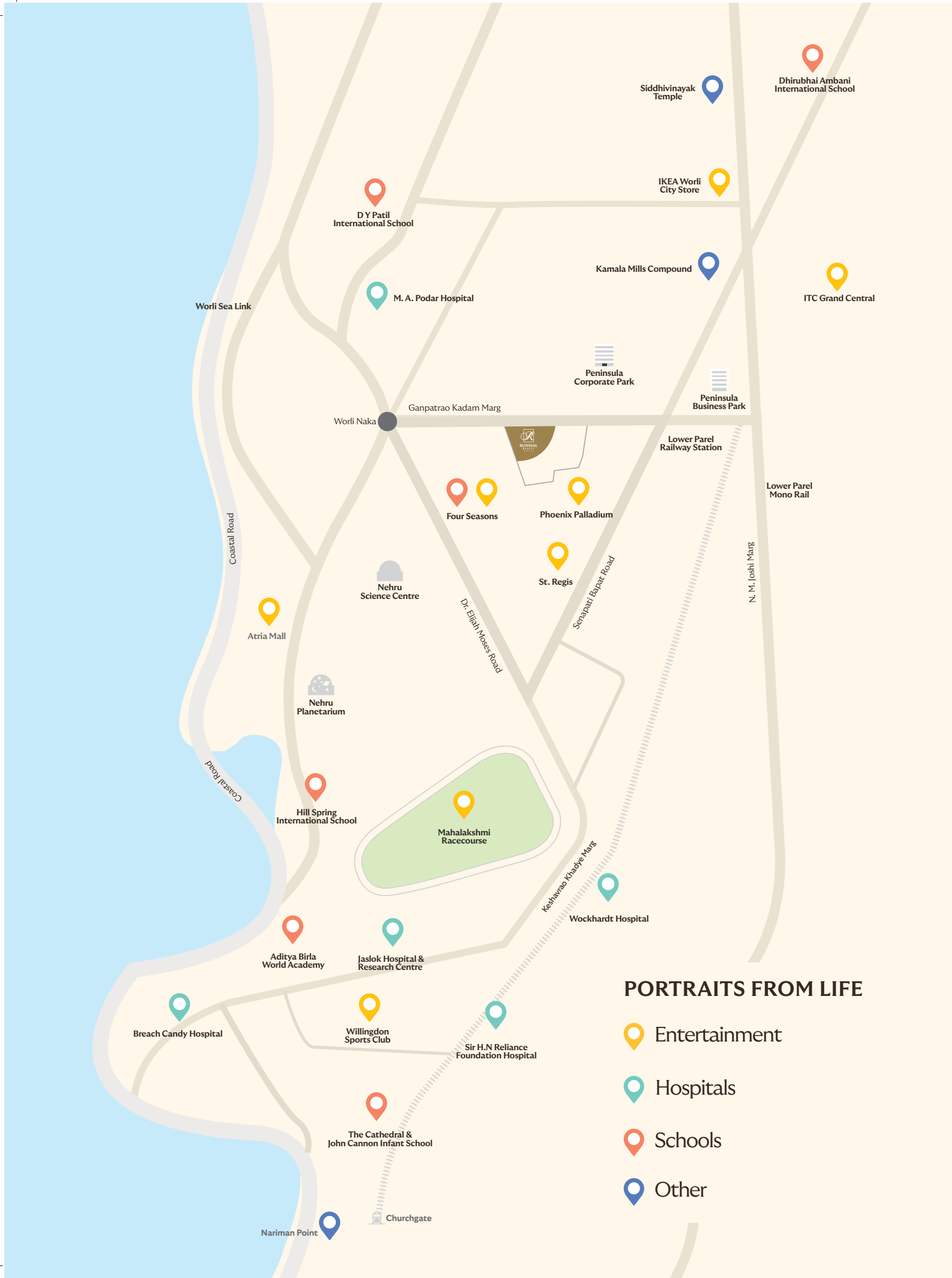
Landscape Architects - STX



*Location, Uncompromised*







### PORTRAITS FROM LIFE

- Entertainment
- Hospitals
- Schools
- Other

## IN THE HEART OF THE GOLDEN TRIANGLE

Worli's Golden Triangle isn't just about iconic landmarks like the Bandra-Worli Sea Link, Mahalaxmi Racecourse, and Worli High Street. It's about living at the epicentre of unparalleled connectivity. Here, all of South Bombay is effortlessly within reach—every time. From bustling business hubs to cultural hotspots and vibrant high streets, Runwal Raaya places you at the heart of it all, ensuring the pulse of the city is always only a step away.



*Raaya* isn't just a name.

It's a statement of a life defined by  
royalty, warmth,  
and exclusivity, creating a truly  
extraordinary life.

राय

— Raay —

Meaning in Sanskrit  
Royalty. Grandeur. Prestige.

राया

— Raaya —

Meaning in Hindi  
King. Emperor. Monarch.

רַעְיָה

— RAY-uh —

Meaning in Hebrew  
Vision. Clarity. Aspiration.

WHERE INNOVATION MEETS NATURE,  
AND DESIGN MEETS LIFE.  
**WORLI'S CROWN JEWEL**

Artist's Impression



Spacious 3, 4 and 5 Bed



Expansive Decks



Private Elevators & Lobbies



30,000 sq.ft Clubhouse



Approx 2-Acre Wellness-First Landscaping



Low-Density Living



Artist's Impression



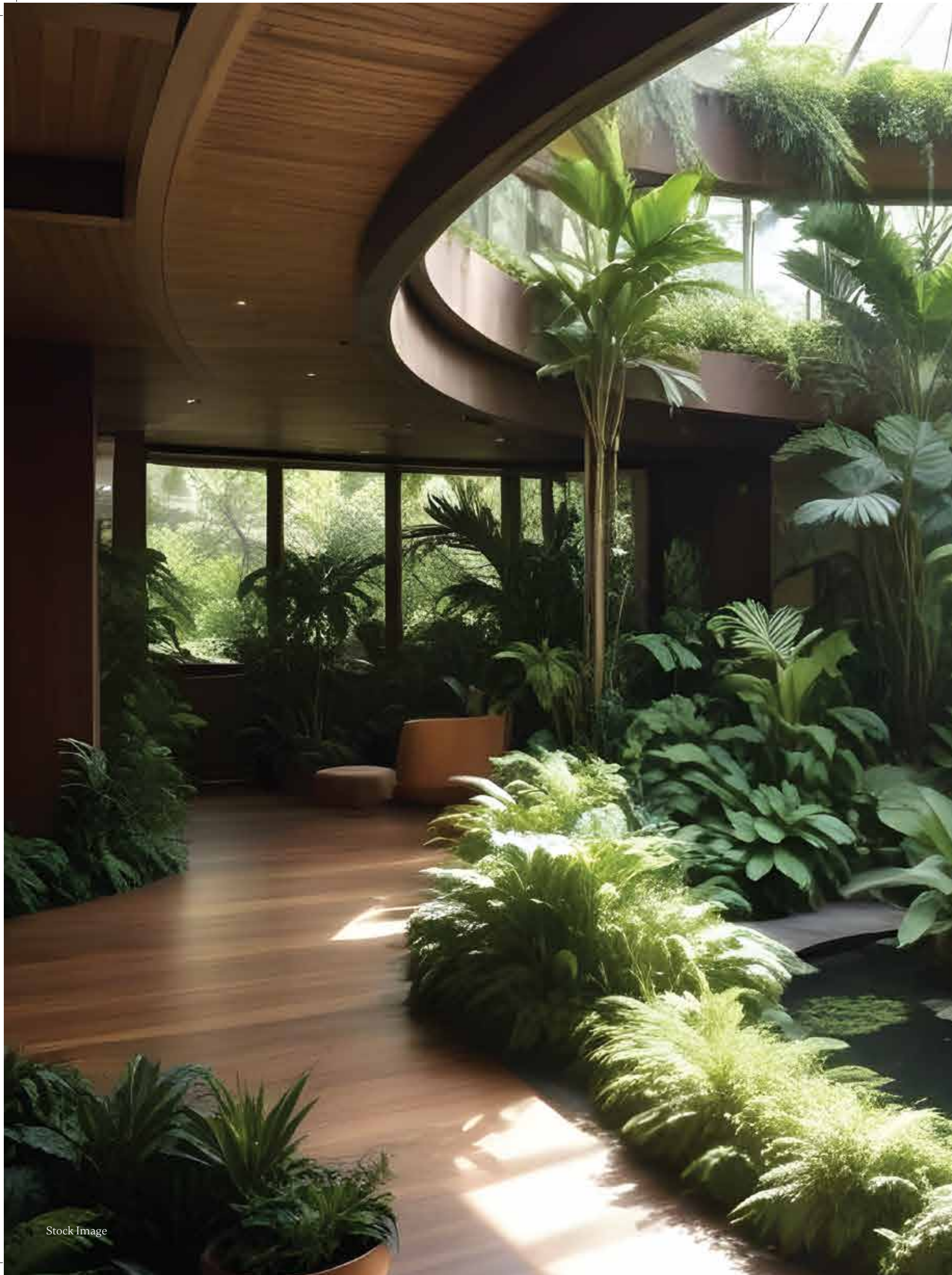
Artist's Impression



Artist's Impression

*Lifestyle, Uncompromised*





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# UNWIND



2-Acre Wellness-First  
Landscaping



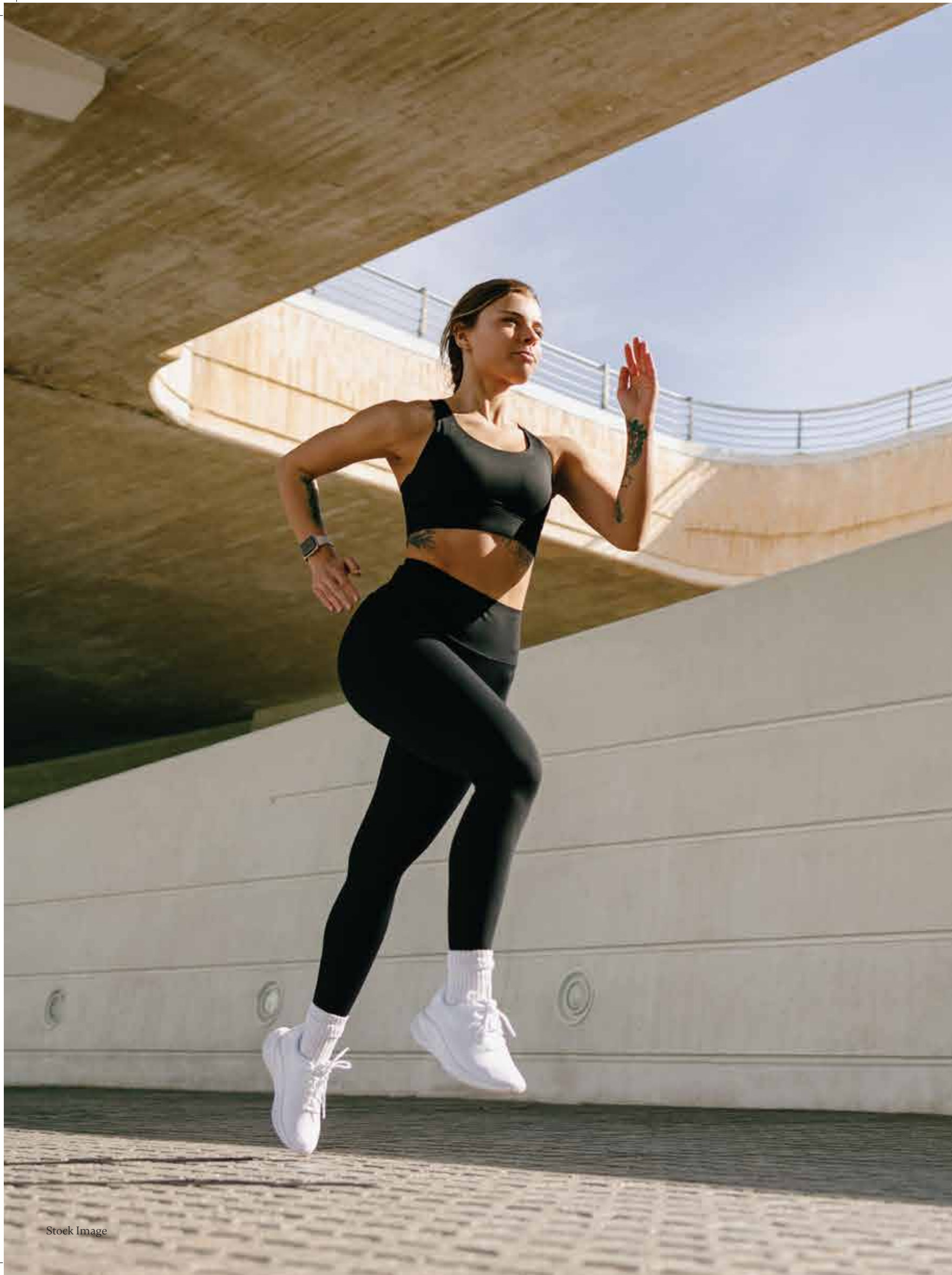
Shallow Water Paths  
Landscape Gardens



Indoor Wellness Pool  
& Spa



Library &  
Art Café



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## MOVE



Cycling Track



Pickle-Ball &  
Padel Courts



Badminton Courts



Kids' Creche &  
Outdoor Play Area



Sports Bar &  
Gymnasium



Rock-Climbing Wall



Multipurpose Studio



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# CONNECT



Barbeque Area & Senior Plaza



Rooftop Retreats



Amphitheatre



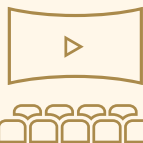
Pet Zone



Game Zone



Banquet Hall & Business Centre



Private Theatre



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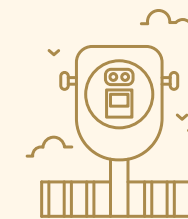
## CELESTIAL CLUB



Sky Deck



Party Café



Observation Deck



Barbecue

*Design, Uncompromised*





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## THE FLOOR PLAN FOR HAPPINESS

Experience the grandeur of spacious homes with soaring ceilings, offering an open, airy  
ambiance and a touch of architectural elegance. Each residence is thoughtfully crafted as  
a sacred space where every detail is designed to honor and protect your privacy.



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EXPANSIVE LIVING SPACES

Elevated ceilings



PRIVATE DECKS

6 ft. wide exclusive decks adjoining all living rooms



EXCLUSIVE ELEVATORS

Two private accessed elevators for each unit and common lift for house help



WALK-IN WARDROBE

Stunning Walk-in Wardrobes for Enhanced Storage



PRIVATE LOBBY

A majestic entrance designed for those who value privacy & elegance.

*Details, Uncompromised*





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## WHAT MAKES A HOUSE A HOME

A house is built with walls, beams, and bricks, but it becomes a home when crafted with love, memories, and moments. It's not just the structure or the design that gives a space its soul; it's the people who live within it and the stories they create.

Here's to your story.



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**TIMELESS ELEGANCE**  
Italian marble-clad entrance lobby



**SOPHISTICATED BATH SPACES**  
Designer sanitary-ware and CP fittings  
for all bathrooms



**SMART LIVING**  
Video door-phone and intercom facilities  
for secure communication



**FUTURE-READY**  
EV charging points for modern,  
sustainable living



**PREMIUM FINISHES**  
Aluminium sliding windows  
Italian marble flooring



**HOUSE HELP QUARTERS**  
Private room with an attached  
toilet for each unit

*Designed by the best*





Artist's Impression

## PRINCIPAL ARCHITECTS BROADWAY MALYAN

Broadway Malyan is a global urbanism leader shaping the future of human settlements. Committed to resilience and resource efficiency, Broadway Malyan integrates diverse design disciplines to drive impact in the world's most dynamic growth regions.

## PROJECTS DELIVERED

### BANDAR MALAYSIA

Transit Oriented Development

### MANN ISLAND, UK

Landscape & Public Realm

### TANJUNG ARU DEVELOPMENT, MALAYSIA

Landscape & Public Realm

### ROCHDALE STATION GATEWAY, UK

Landscape & Public Realm



Artists Impression

## LANDSCAPE ARCHITECTS - STX

Since 1995, STX has been a trusted partner in landscape architecture, master planning, and urban design, delivering integrated, memorable spaces. Combining creativity, expertise, and a client-focused approach, STX transforms landscapes into timeless, inspiring environments that seamlessly align with each project's vision.

## PROJECTS DELIVERED

### SIIRRU FEN FUSHI, MALDIVES

Hospitality

### ONE AMBER, SINGAPORE

Residential

### SETIA SKY RESIDENCES, MALAYSIA

Residential

### ARCHIPELAGO, SINGAPORE

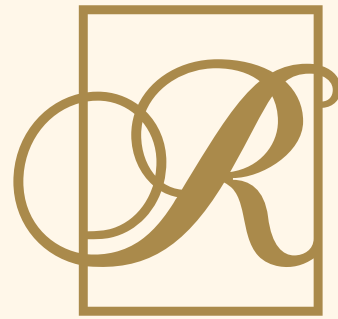
Residential



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## YOUR HOME YOUR SPACE YOUR LUXURY

Living without compromise takes on  
a new meaning, here, at Runwal Raaya.



**RUNWAL**  
**REALTY**  
S I N C E 1 9 7 8



**MahaRERA Registration No.**  
**P51900080218**



**MahaRERA Registration No.**  
**P51900080252**

Corporate Address : Runwal Realty, Runwal & Omkar Esquare, 5<sup>th</sup> Floor, Eastern Express Highway, Opp. Sion Chunabhatti Signal, Sion East, Mumbai – 400022

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