



Kustomjee®
CROWN
 PRABHADEVI





Boman Irani

Over the years, we have endeavored to make homes that positively influence the way families live & grow. We have created townships that offer a life not lived in square feet. We have created a world with pools, curated gardens and spaces where children can play and learn.

We have built landmark gated communities that are designed to inspire people to pursue their long-forgotten passions. We have created 'My Spaces' helping remind artists, poets and guitarists (stuck in pinstriped suits) that there is a whole life beyond just chasing deadlines. Now, we are in South Mumbai to introduce you to a whole new way of life. Rustomjee Crown promises to be a sanctuary for the mind, body and soul.

We put in a great deal of thought into every project thereby creating a landmark in terms of design and lifestyle that encourages families to blossom.



THIS ADDRESS
IS DESIGNED TO
CHANGE
THE WAY THE
NEIGHBOURHOOD
GIVES
DIRECTIONS:

- *I Live at Rustomjee Crown.*
- *I live not too far from Rustomjee Crown.*

A quiet, upscale southern neighbourhood of Mumbai, Prabhadevi is one of the most coveted residential locations for the city's elite. Ideally located, only minutes away from high street retail destinations, fine dining restaurants and business districts, this neighbourhood is like a gateway to two worlds - the quaint charm of South Mumbai and the bustling vibe of the suburbs. Home to some of the city's premier educational and cultural institutions, Prabhadevi with its quiet tree lined boulevards is the perfect address to call home.

NEARBY:

SIDDHIVINAYAK TEMPLE - 8 min | PALLADIUM & HIGH STREET PHOENIX - 10 min
WORLI SEA FACE - 11 min | MAHALAXMI RACE COURSE - 22 min

LOCATION MAP



BANDRA-WORLI SEA LINK

WORLI SEA FACE

SMANTANTRA VEER SAKARKAR MARG

ATRIA MALL

CEEJAY HOUSE

NSCI

RACECOURSE

APPASAHEB MARATHE MARG

Rustomjee
CROWN
PRABHADEVI

KAMALA MILLS

PALLADIUM

ST. REGIS HOTEL

MAHALAXMI STATION

PHOENIX MALL

SAYANI ROAD

SIDDHI VINAYAK MANDIR

RAVINDRA NATYA MANDIR

RACHANA SANSAD ACADEMY

GOKHALE ROAD

BOMBAY SCOTTISH SCHOOL

HINDUJA HOSPITAL

SHIVAJI PARK

PRABHADEVI

LOWER PAREL

PRABHADEVI

JAGANNATH BHATANKAR MARG

DR. BABASAHEB AMBEDKAR ROAD

TULSI PIPE ROAD

DADAR

DR. BABASAHEB AMBEDKAR ROAD

ITC GRAND CENTRAL

DADAR T. T.



SOME CALL IT
5.75 ACRES
OF UNABASHED
Indulgence
IN THE HEART OF
THE CITY.
A SELECT FEW
CALL IT HOME.

In a quiet corner of Prabhadevi, away from the hustle of Lower Parel lies the most expansive, palatial, elegantly appointed gated estate in the city. 5.75 sprawling acres with delightful surprises at every turn - from restful terraces to languid pools and idyllic nooks that hold out the promise of all the zen moments you may need. It is a world where whim is the first commandment and passion the only imperative. Where inspiration is found in a hundred hidden corners. It is a place that lets you escape from the world and find yourself, time and time again.



WALK-IN
CLOSET, WINE VAULT,
A STEINWAY
GRAND PIANO.

*Yes,
you'll have space.*

*Two towers rising to 68 storeys, with a floor
to ceiling clear height of 11 feet 9 inches. One tower rising
to 65 storeys, with a floor to ceiling clear height
of 10 feet 6 inches. Reminiscent of a bygone era when
every chandelier had some dancing room.*

3 BEDROOM RESIDENCES 1335 - 1422 SQ FT

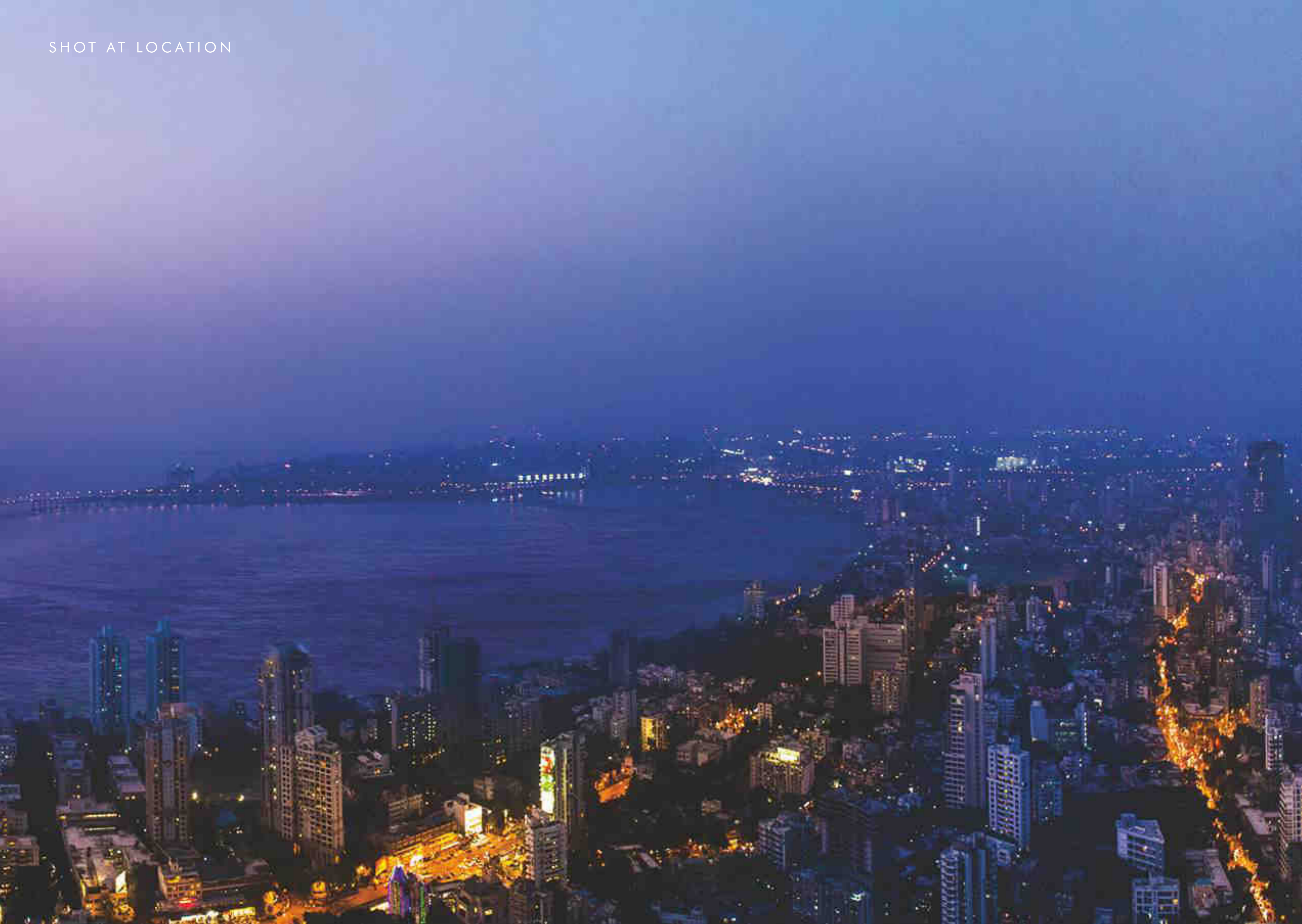
4 BEDROOM RESIDENCES 1907 - 2039 SQ FT

5 BEDROOM RESIDENCES 2475 - 2528 SQ FT



They say
IT GETS LONELY
AT THE TOP.
DARE WE SAY
THE VIEW
MAKES UP FOR IT.

SHOT AT LOCATION



SHOT AT LOCATION



TROPICAL POOL

GROUND FLOOR PLAN

Kustomjee
CROWN



MASTER LAYOUT - LIFESTYLE AMENITIES
 10TH FLOOR PODIUM / LOWER LEVEL

Rustomjee
CROWN



LEGEND:

- | | | | |
|---------------------|-----------------------|------------------------|--------------------------|
| 1 KIDS' POOL | 11 JACUZZI | 21 HOT TUB | 31 THE BALLROOM |
| 2 POOL DECK | 12 RELAXING POOL | 22 CASCADE / WATERFALL | 32 INDOOR GAMES |
| 3 OUTDOOR SHOWER | 13 FEATURE PLANTER | 23 MULTI PLAY COURT | 33 KIDS' CREATIVE STUDIO |
| 4 WATER SLIDE | 14 ALL WEATHER POOL | 24 SERVICE AREA | 34 LOUNGE & CAFE |
| 5 POOL AMPHITHEATRE | 15 CABANAS | 25 PLAY COURT | 35 CINEMA |
| 6 OUTDOOR SCREEN | 16 WALKWAY LINK | 26 SAND PIT | 36 TENNIS COURT |
| 7 LEISURE POOL | 17 SHALLOW POOL | 27 TRAMPOLINE | 37 BADMINTON COURT |
| 8 STEP GARDEN | 18 POOL BED WITH JETS | 28 THE NEST | 38 CHANGING ROOM |
| 9 ALFRESCO DINING | 19 LAGOON POOL | 29 SLIDER | 39 GYMNASIUM |
| 10 OUTDOOR ENTRANCE | 20 GRIDDED | 30 ADVENTURE TRAIL | 40 SQUASH COURT |

DISCLAIMER -

- PROPOSED AMENITIES SUBJECT TO APPROVAL FROM MCGM & OTHER STATUTORY AUTHORITIES & INDICATIVE OF DEVELOPMENT ENVISAGED
- DEVELOPER RESERVE THE RIGHT TO PROPOSE/REMOVE LOCATION OF CERTAIN ENCLOSED AMENITIES IF NECESSITATED BY DESIGN/SITE LOGISTICS.

MASTER LAYOUT - LIFESTYLE AMENITIES

11TH FLOOR PODIUM / UPPER LEVEL

Rustomjee
CROWN



LEGEND:

- | | | |
|---------------------------|------------------------|-----------------------|
| 1 VIEWING DECK | 11 MEETING PLAZA | 21 CLUB LOUNGE |
| 2 DRY LANDSCAPE SCULPTURE | 12 ENGLISH COURT | 22 SPA |
| 3 AMPHITHEATRE | 13 LAGOON CONNECT | 23 INDOOR GAMES |
| 4 WALKWAY | 14 TUCKED AWAY SEATING | 24 VISITOR SUITES |
| 5 SOLSTICE (YOGA DECK) | 15 HIDDEN FOREST | 25 MEETING LOUNGE |
| 6 CLOUD WALK | 16 CABANAS | 26 CELEBRATION LOUNGE |
| 7 AROMA GARDEN | 17 FLOATING LOUNGE | |
| 8 SUNKEN COURT | 18 PARTY LAWN | |
| 9 SOLITUDE FOREST | 19 CLUB CONNECT | |
| 10 MINI GOLF | 20 STAIRWAY TO HEAVEN | |

DISCLAIMER:
 * PROPOSED AMENITIES SUBJECT TO APPROVAL FROM MOH & OTHER STATUTORY AUTHORITIES & INDICATIVE OF DEVELOPMENT ENHANCEMENT.
 * DEVELOPER RESERVES THE RIGHT TO PROPOSE/RELOCATE LOCATION OF CERTAIN ENCLOSED AMENITIES IF NECESSITATED BY DESIGN/SITE LOGISTICS.



Discussed
AT GARDEN PARTIES,
POLO MATCHES
AND THE BETTER CLASS
OF GENTLEMEN'S
CLUBS.



ENTRANCE LOBBY AND DROP OFF



VIEWING DECK

ARTIST'S IMPRESSION



CLOUD WALK

ARTIST'S IMPRESSION



Features include:
AN ALL-WEATHER POOL,
A CINEMA AND YES,
BRAGGING RIGHTS.



POOL AMPHITHEATRE

ARTIST'S IMPRESSION



HOT TUBS

ARTIST'S IMPRESSION



TEMPERATURE CONTROLLED POOL WITH RETRACTABLE ROOF



The Perfect
SETTING IN WHICH
TO DISCOVER
THE FINE ART
OF BREATHING.





SUNKEN COURT

ARTIST'S IMPRESSION



WALKWAY

ARTIST'S IMPRESSION



KIDS' PLAY AREA



INDOOR GAMES ROOM





GYMNASIUM

ARTIST'S IMPRESSION

AT LAST COUNT,
THERE
WERE 27,576 WAYS
TO FORGET
A Monday.

OVER 60
LIFESTYLE AMENITIES
INCLUDING:

LEVEL 10

- LEISURE POOL
- KIDS' POOL
- POOL AMPHITHEATRE
- JACUZZI
- GROTTO & HOT TUB
- LAGOON POOL
- ALL-WEATHER POOL
- MULTI PLAY COURT
- CABANAS
- ALFRESCO DINING
- TENNIS COURT
- BADMINTON COURT
- SQUASH COURT
- GYMNASIUM
- PLAY COURT
- CINEMA
- INDOOR GAMES
- KIDS' CREATIVE STUDIO
- THE BALLROOM
- LOUNGE & CAFÉ

LEVEL 11

- AMPHITHEATRE
- VIEWING DECK
- PARTY LAWN
- MINI GOLF
- SOLSTICE (YOGA DECK)
- AROMA GARDEN
- SOLITUDE FOREST
- SPA
- STAIRWAY TO HEAVEN
- HIDDEN FOREST
- CLOUD WALK
- INDOOR GAMES
- VISITOR SUITES
- MEETING LOUNGE
- CELEBRATION LOUNGE
- WALKWAY
- SUNKEN COURT
- CABANAS
- FLOATING LOUNGE
- ENGLISH COURT



The distance
BETWEEN YOUR
FAVOURITE COUCH
AND THE LIBRARY
CAN BE QUITE
DAUNTING.

THINK OF
IT AS THE AYN RAND
WORKOUT.



A FLOOR
TO CEILING CLEAR
HEIGHT OF
UP TO 11.9 FEET.
BECAUSE EVEN
The most successful
MAN IN THE WORLD
NEEDS SOMETHING
TO LOOK UP TO.



LIVING ROOM

ARTIST'S IMPRESSION



SETTLE THE
Tom Ford vs Gucci debate
ONCE AND FOR ALL.



MASTER BEDROOM

*There are homes
that you invest in.*
AND THEN OF COURSE,
THERE ARE HOMES
YOU ACTUALLY
WANT TO LIVE IN.

INTERNAL AMENITIES

APARTMENT FEATURES

- ENERGY EFFICIENT VRF AIR CONDITIONING INSIDE THE HOMES
- IMPORTED MARBLE FLOORING IN LIVING ROOM, DINING AREA & KITCHEN
- ENGINEERED WOODEN FLOORING IN BEDROOMS
- GYPSUM FINISHED LUSTER PAINT ON INTERNAL WALLS
- POWDER COATED ALUMINUM WINDOWS WITH PERFORMANCE GLASS
- USB CHARGER POINT IN ALL BEDROOMS
- PROVISION OF WIRELESS AUTOMATION SYSTEM
- SIP BASED IP VIDEO DOOR PHONE WITH MOBILE COMMUNICATION

BATHROOM FEATURES

- IMPORTED MARBLE FLOORING IN BATHROOMS
- IMPORTED MARBLE DADO IN BATHROOMS
- STATE-OF-THE-ART SANITARY FIXTURES & CP FITTINGS

COMMUNITY CONVENIENCES

- EV CHARGING STATIONS FOR ELECTRICAL CAR CHARGING
- AIR CONDITIONING IN ELEVATORS
- MULTI LAYER ACCESS CONTROL & CCTV
- LIFE AND SAFETY FIRE FIGHTING & FIRE ALARM SYSTEM
- PNG WITH ALL SAFETY FEATURES

THE VISION?
A LANDMARK THAT
WILL CHANGE
ALL ESTABLISHED
NOTIONS
of Luxury.

THE ARCHITECT

Architect Hafeez Contractor (AHC) is India's leading architectural design consultancy firm, and the man himself needs no introduction. Rustomjee Crown has been conceptualised, designed and executed by Hafeez Contractor. Hafeez firmly believes it to be one of the finest creations of his illustrious career.



CONSTRUCTION PARTNER

Larsen & Toubro, India's largest and most trusted engineering and construction company, is part of this endeavour to bring a world of pure, unstinting pleasure to life in Prabhadevi. Headquartered in Mumbai, Larsen & Toubro Limited is one of the most reputed companies in the world. With a 75 year old legacy of customer focused approach and world-class quality.



INTERIOR DESIGN

PIA interiors is one of South East Asia's most influential design firms, based in Bangkok. For Rustomjee Crown, PIA draws from its diverse experience in design and execution, over 25 years, to create a new benchmark in high-end living. Its design concept is to apply luxury hospitality aesthetics and functionality to opulent living.



LANDSCAPE ARCHITECTURE

Landscape Collaboration (LCO) is an integrated landscape design company based in Bangkok, creators of the world famous Metro Forest Project, Bangkok. The lead designers and principals have extensive experience with high-end residential and hospitality projects, and LCO has used that experience to develop creative landscape solutions for Rustomjee Crown.



About Rustomjee

At Rustomjee, we listen to our home buyers. We firmly believe suggestions that come from our customers form the cornerstones of buildings. Bricks and Mortar are merely the blocks that help in realizing them. Listening to our customers has enabled us to transform houses into homes and offices into centres of innovation.

The user of our spaces is at the very core of Rustomjee's design principles. The same principles that inspire us to invent, discover and deliver newer lifestyle solutions. Since its inception in 1996, Rustomjee has heralded the rise of insightful design and eco-friendly construction technologies.

We believe insights can change the way people live and behave – At Rustomjee, we want every home, every space to inspire people to incorporate a healthier lifestyle, spend quality time with their loved ones, pursue long-forgotten passions and re-imagine everyday living. We believe spaces are more than just square feet. Which is why we have roof top terraces equipped with everything you need for a reunion, or private theatres with performance decks for those impromptu dance steps or perhaps, large screens in the indoor games areas so you can catch all the on screen action too. We believe anybody can create spaces, but few can lend inspiration to truly experience them.

Throughout our diverse projects, we have lived up to global benchmarks and set a few of our own. Today, this commitment to excel is converting over 20 million sq ft of Mumbai into gated communities, premium townships, retail spaces and more.

12,300 HOMEOWNERS | COMPLETED OVER 14.2 MILLION SQ FT OF CONSTRUCTION
215 COMPLETED BUILDINGS | 30,000+ RUSTOMJEE FAMILY MEMBERS | 35 PROJECTS
2 TOWNSHIPS SPREAD ACROSS HUNDREDS OF ACRES | GATED COMMUNITIES



RUSTOMJEE ELEMENTS | OFF JUHU CIRCLE
Located Off Juhu Circle, Rustomjee Elements is one of the most luxurious Gated Communities in the city of Mumbai.



RUSTOMJEE SEASONS | BKC ANNEXE
Spread over 3.8 acres, BKC's foremost Gated Community offers bespoke living experiences.



RUSTOMJEE PARAMOUNT | KHAR (W)
A signature Gated Community with breathtaking vistas of the Arabian Sea.

Social Initiatives

STREET 2 STAGE

An initiative to help street musicians pursue their dreams and find a bigger stage to showcase their talents. To help them undertake a musical journey that may have started in the local trains and railway bridges of Mumbai, but will go all the way to the world's most prestigious performance spaces, one little step at a time.

EDUCATE A CHILD

Ever seen a child who longs to do homework, study for exams and wake up at 6am to get ready for school? What if we told you here are a 100 million of them?

A 100 Million kids in India do not have access to an education.

The Rustomjee Educate A Child Initiative ensures that every time a family discovers the joys of a Rustomjee home, somewhere in India, an underprivileged child discovers the joy of going to school.

OFF THE STREETS

Through this initiative, Rustomjee will be lending a helping hand to the homeless in the city of Mumbai by providing them a roof over their head, so they wouldn't have to sleep on the streets.

EVERY CHILD DISCOVERING THE JOY OF GOING TO SCHOOL.
EVERY HOMELESS PERSON FINDING A PLACE
TO CALL HOME FOR THE NIGHT.
EVERY TALENTED STREET MUSICIAN GETTING A BIGGER STAGE.
JUST A FEW IDEAS WE STAND BEHIND.

 |  | 

IT'S THOUGHTFUL. IT'S **Rustomjee**

WWW.RUSTOMJEE.COM

Site address: Rustomjee Crown, Gokhale Road South,
Prabhadevi, Mumbai - 400 025.



MahaRERA registration no: Phase 1 - P51900003268
Phase 2 - P51900006367.
Listed on the website: <https://maharera.mahaonline.gov.in/>

Disclaimer : All layouts, locations, plans, specification, designs, elevations, features, amenities, facilities, services, product / equipment type and brands mentioned are indicative of the kind of development proposed in this project and its finality is subject to the approval of the respective authorities or as required by the promoter / developer in the interest of continuing improvement, without prior notice or obligation. Minor variations in actual carpet areas may occur as a result of design / construction variances, finishing tolerances and column projections.

The pictures / images and perspective views of the premises, building, layout are an artist's impression of the development and for representational purposes only and are not a part of actual deliverables. Furniture, soft furnishing, gadgets etc are not part of the offering. The details, pictures and images contained in the leaflets, brochures or any other printed material does not constitute an offer and / or contract of any type between the promoter / developer and the purchaser.

All transactions in respect of this project shall be subject to the terms and conditions of the agreement for sale to be entered into between the promoter / developer and the purchaser.

IT'S THOUGHTFUL. IT'S **Rustomjee®**

Project Funded by HDFC Limited



WITH YOU, RIGHT THROUGH

Disclaimer: The property is funded by & mortgaged with HDFC Limited. The No Objection Certificate (NOC)/permission of the Mortgagee Bank/Security Trustee would be provided for sale of flats/units/property, if required.