

WELCOME TO AN ADDRESS  
WHERE YOU LIVE  
*EXTRAORDINAIRE*



☎ 022 6931 5169 | [www.runwalgroup.in](http://www.runwalgroup.in)

Site Address: 7 Mahalaxmi, Junction of N.M. Joshi Marg & Sane Guruji Marg, Mumbai 400 011.

Registered Address: Runwal Real Estates Private Limited, 4th Floor, Runwal and Omkar Esquare, Off Eastern Express Highway, Opp. Sion Chunabatti Signal, Sion (E), Mumbai 400 022.



This project has been registered via MahaRERA Registration No. PR1170002400011 available on <http://maharera.mahaonline.gov.in>.  
7 Mahalaxmi is a project being developed in phase wise manner jointly by Runwal Real Estates Pvt. Ltd. and Shreepati Build Infra Investment Limited. The offer is valid for a limited purpose only and on select apartments and the promoter reserves the right to modify or withdraw the same. This material does not constitute an offer and/or contract of any type between the owners and the recipient. Any purchaser/allottees of this project shall be governed by the terms and conditions of the booking form and agreement for sale to be entered into between the parties and no details mentioned in this material shall in any way govern such transaction. The project may undergo variations pursuant to change in plans, permissions and approvals of relevant authorities as per the prevailing government norms. The project is financed by IndusInd Bank Limited.





## Foreword By Our

### *Managing Director*

For over four decades, we have been redefining urban living through landmark developments that seamlessly blend expansive green spaces with thoughtfully curated premium amenities. Our commitment to innovation and excellence has set new benchmarks in creating vibrant communities that celebrate life at its finest.

As we continue to expand our horizons, our focus remains on crafting spaces that not only elevate lifestyles but also foster a sense of belonging. Each of our projects reflects a harmonious balance of cutting-edge design, functional elegance, and sustainable living that offer not just homes but enduring experiences.

With this legacy guiding us, we are proud to introduce our vision in South Mumbai, a development that aspires to redefine the meaning of luxury and community living in the heart of the city.

**Subodh Runwal**

Where Luxury Rises Sky High.

*In The Prime of South Mumbai.*

We're bringing to you a home unlike any other, distinguished by its premier location, strategic connectivity and prestigious community. With an unwavering commitment to excellence and luxurious innovation, this tower of sophistication is set to become the new symbol of arrival for the discerning few.

Come, Live Extraordinaire.



7 MAHALAXMI

Actual East View From 210 m.

The developer makes no representations regarding the existence/continuity of the view shown herein.

Where Breathtaking Views Enrich Your  
*Life In The Heart Of The City.*



The developer makes no representations regarding the existence/continuity of the view shown herein.

Actual East View From 210 m.

# Where Your Corner Of Eminence Lies In

*The Centre Of The City.*



**ROADS & CONNECTIVITY**

|                           |         |
|---------------------------|---------|
| • Eastern Express Highway | 950 m   |
| • Eastern Freeway         | 3.0 km  |
| • Coastal Road            | 4.5 km  |
| • Mahalaxmi Race Course   | 4.8 km  |
| • Atal Setu               | 5.4 km  |
| • Bandra Worli Sealink    | 6.0 km  |
| • Nariman Point           | 8.4 km  |
| • Western Express Highway | 9.0 km  |
| • SCLR                    | 12.0 km |
| • BKC                     | 14.0 km |
| • Domestic Airport        | 15.0 km |
| • International Airport   | 18.0 km |

**SCHOOLS**

|   |        |
|---|--------|
| • St Mary's School                        | 2.6 km |
| • JBCN, Parel                             | 2.7 km |
| • Hill Spring                             | 3.7 km |
| • D. Y. Patil International School, Worli | 4.2 km |
| • Poddar ORT International, Worli         | 4.5 km |
| • Bombay International School             | 5.4 km |

**HOSPITALS**

|                                       |        |
|---------------------------------------|--------|
| • Wockhardt Hospital                  | 1.5 km |
| • Reliance Hospital & Research Centre | 3.5 km |
| • Jaslok Hospital                     | 3.5 km |

**MALLS**

|                 |        |
|-----------------|--------|
| • The Palladium | 2.1 km |
| • Atria Mall    | 4.1 km |

**HOTELS**

|                       |        |
|-----------------------|--------|
| • ITC Grand Central   | 1.7 km |
| • Four Seasons        | 2.8 km |
| • St. Regis           | 2.8 km |
| • Taj Wellington Mews | 7.9 km |

**CLUBS**

|                                 |        |
|---------------------------------|--------|
| • Willingdon Sports Club        | 2.9 km |
| • NSCI                          | 5.0 km |
| • Royal Western India Turf Club | 6.3 km |

\*Map not to scale.

\*Distances as per Google Maps. Subject to traffic conditions.



Artist's Impression

7 MAHALAXMI

Grand Clubhouse

## Where Every Experience *Pampers You.*

The approximately 65,000 sq. ft. clubhouse is a sanctuary of indulgence and sophistication that sits on its own level. Immerse yourself in a curated collection of indulgent amenities, including a state-of-the-art game room, a private theatre, social lounges, a luxury spa and exclusive banquet halls. Here, every moment is an invitation to unwind and reconnect.

-  Amphitheatre
-  Pet Park
-  Yoga Deck
-  Reflexology Park
-  Badminton Court

## Where You Swim In

### *The Sky.*

Immerse yourself in the serene waters of the swimming pool, where tranquillity meets the stunning Mumbai skyline. With immersive views of the glimmering horizon in the distance, every dip here beckons you to wash away your worries.



Jacuzzi



Kids' Pool



Pool Deck



Poolside Party Lounge



Artist's Impression

Elegant Lap Pool



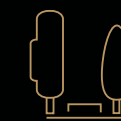
Serene Landscaped Garden

Artist's Impression

## Where Nature Charms You

*Every Day.*

Discover a serene oasis in the heart of the city with our meticulously designed landscaped garden. Lush greenery, exotic flowers and relaxing pathways combine to create a perfect oasis of relaxation and rejuvenation. Take in your daily dose of tranquillity right at your doorstep.



Stretching Lawn



Grand Lawn



Outdoor Gym



Mini Golf



Banquet Lawn

## Where Amenities

*Are Indulgences.*

A 20 m high grand entrance welcomes you to the podium deck that plays host to your every desire. With a world-class clubhouse and perfect avenues for a stroll to a gathering to a game of cricket to a hammock to laze in, it's a sanctuary that seamlessly blends together luxury and recreation.



Jogging  
Track



Senior  
Community  
Zone



Kids'  
Play Zone



Hammock



Cricket  
Net



Artist's Impression

Podium Deck

# Where Not Just Indulgence, *Even Wellness is Nurtured.*

Discover your fittest self with our top-of-the-line facilities, curated to maximize your wellness. Because a life that is extraordinary is one rooted in good health.



Pickleball



Squash



Padel Courts



Obstacle Wall



Yoga Room



Table Tennis



Meditation Centre



Artist's Impression

Gymnasium

Multi-play Court



Representative Image Only



Representative Image Only

Walking Track



Banquet

Artist's Impression

Mini-theatre



Artist's Impression



Artist's Impression

Crèche



Casual Sitting Lounge

Artist's Impression

## Where The Clouds Invite You

*To Pause.*

And when you're done exploring the podium, head to the rooftop and unwind with views of the city, sea and skies. Come home to a haven that cherishes all of you.



Artist's Impression

Rooftop Party Pool

## Where Splendour Finds

*You at Every Turn.*

It's a towering statement of luxury, where sleek design meets breathtaking views. Rising high above the city, it sets the stage for a life that is extraordinary.





Representative Image Only

## Where You Take Your Place Alongside *The Who's Who*.

Welcome to the heart of a city where the elite choose to reside. Discover a fine blend of state-of-the-art luxury, unparalleled convenience and ultra-modern amenities.



A sprawling clubhouse across  
approx. 65,000 sq. ft.



Sea views  
from higher floors



~1.5 acres of  
podium amenities



Prime location on N.M. Joshi Marg  
& Sane Guruji Marg



Exceptional 11 ft. floor to  
ceiling clear height



Temples within  
the premise



One of the tallest  
towers in Mumbai



Crafted with world renowned Indian  
expertise and international partners

## Where Every Arrival Is A *Grand Experience.*

Be welcomed by the majestic 7.5 m tall drop-off zone every time you come home. It's a first impression that you'll never tire of, and one designed to entice your guests. Step into an abode that celebrates your arrival.



Opulent  
Drop-off Arrival  
Zone



Triple Height  
Entrance  
Lobby



12 m Wide Entry and  
Exit Paths with Separate  
Pedestrian Walkway



Artist's Impression

Opulent Drop-off Arrival Zone

## Where The Gateway Makes *A Lasting Impression.*

This grand entrance lobby is more than just a passage. It is a statement of elegance, welcoming you with soaring ceilings, intricate designs and curated green walls. Every detail, from the refined textures to the bespoke lighting, reflects an unwavering commitment to sophistication and comfort.

Here, every arrival feels like a grand unveiling.





## Where Every Turn

*Delights You.*

As you move through your home, a sense of calm and refinement embraces you. From the fine details to the seamless flow of design, every corner invites admiration. This is an abode whose atmosphere speaks to your soul, where every moment feels elevated.



Artist's Impression

Master Bedroom

Where The Attention-to-detail  
*Captivates Your Senses.*

The cascade of delights continue as your eyes wander further. Every fitment and every fixture is crafted to impress, while the intricately lined marble floors exude elegance every step of the way. It's a home like no other, built for the ones more than a cut above.

*Choose from 2, 3 & 4 BHK  
luxurious residences*

Jodi Apartments Available.

## Where Every Step Elevates

### *Your Wellbeing.*

Step into a world where wellness and leisure come together in perfect harmony. Our expansive E-Deck is more than just a space. It's a sanctuary for your health and a canvas for endless enjoyment. Whether you're unwinding by the water feature, finding serenity in the meditation centre, or challenging yourself with a game of mini-golf, every corner is designed to nurture both your body and mind.

The mentioned layouts & floor plans are subject to construction exigencies. This document may be modified and amended as mentioned in the proforma agreement for sale.



### E- Deck amenities

- Cricket net
- Courtside Lounge
- Cantilevered Sky Pavilion
- Featured pavilion
- Relaxation Hammocks
- Serenity Water Feature
- Campfire seating
- Viewing deck
- Pool at podium level
- Kids' pool
- Hydrotherapy Jacuzzi
- Terrace garden
- Banquet lawn
- Mini golf
- Pickleball Court
- Padel Tennis Courts
- Pet park
- Outdoor gym
- Kids' play area
- Meditation Retreat
- Sunken deck
- Tranquil Yoga Pavilion
- Grand lawn
- Amphitheatre
- Obstacle wall
- Jogging/walking track
- Senior community zone
- Picnic lounge seating
- Temple
- Multipurpose court

# Where World-class Maestros

*Craft Your Residence.*

## Hafeez Contractor

Design Architect, Winner Of Padma Bhushan



Hiranandani Project

Imperial Edge

23 Dubai Marina

## HBA Architecture (London)

Interior Design For Club Lobby, Amenity Spaces



Raffles, Macau

Imperial Edge

23 Dubai Marina

## Landscape Design



## P Landscape

(Thailand)

## Structural Consultant



## Buro Happold

(London)

## Structural Consultant



## Mahimtura

# Where Your Home Is Built By A *Rich Legacy.*

Over the last half century, Runwal Group has not just made residential complexes, townships, malls and world-class offices, but created icons like the R City Mall in Ghatkopar and R Malls in Thane and Mulund which have grown to become marquee retail destinations.

65+

PROJECTS

45+

YEARS LEGACY

50+

DELIVERED PROJECTS

35,000+

HAPPY FAMILIES

*R MALL & R CITY*

OUR MARQUEE RETAIL DESTINATIONS

Representative image only.

## Our Flagship Projects



Runwal Bliss, Kanjurmarg

Actual Image

Nestled within the 36-acre large Runwal City Centre, Runwal Bliss is built on the live, learn, work, play ethos. It features stunning residences, beautifully landscaped open areas and exceptional recreational amenities.



Runwal Avenue, Kanjurmarg

Artist's Impression

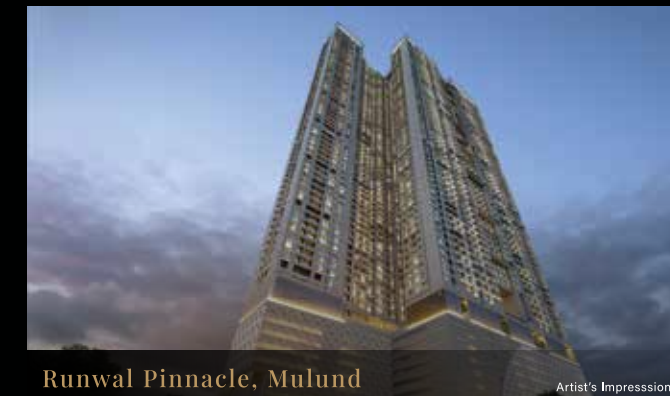
A perfect blend of fine living, sought-after comforts, high-street delights and green open spaces. Part of the sprawling 36-acre Runwal City Centre, it's your venue to lead the good life.



Runwal Forests, Kanjurmarg

Actual Image

A 15-acre large residential development on LBS Marg, close to Powai. Today, it's among the finest gated communities in Mumbai.



Runwal Pinnacle, Mulund

Artist's Impression

The finest high-rise address in the eastern suburbs of Mumbai. Embrace breathtaking views, cleaner air and tranquil surroundings in elegantly crafted homes. Experience a life of thoughtful luxury.



Runwal Garden City, Dombivli

Actual Image

A 250+ acre masterpiece where urban vibrancy meets lush serenity. Enjoy great amenities, convenience and the fresh air of tomorrow, today.

