



RUNWAL **AVENUE**

KANJURMARG (E)



Stock image shown for reference purpose only.

SMART LIFESTYLE
RESIDENCES AT



KANJURMARG

— THE NEW CITY CENTRE —

THE FINEST LIFESTYLE DESTINATION



You get the best of everything at Runwal City Centre. You can live, learn, work and play in our integrated lifestyle environment. Built with the intention of making residents' lives as easy as possible, this 36-acre mega campus features luxurious residences, a school for your children, a place for you to work, high-street shopping to unwind and an 8-acre Central Park. Runwal Avenue is a part of Runwal City Centre and offers a world-class lifestyle with mesmerizing views from your spacious home, as well as the finest comforts and conveniences.



Stock image shown for reference purpose only.

LIVE



Come home to the finest residences surrounded by beautifully landscaped green open spaces, resort-like club & recreational amenities and space for every family member. Runwal Bliss & Runwal Avenue bring the perfect blend of comforts and conveniences.



Artist's impression. The amenities shown are for reference purpose only. The furniture, fixtures, artifacts, equipments and fittings are not part of the standard actual club/amenity interiors/offers. The allottee must refer to the agreement for sale for actual details.

LEARN



Leave your child's education worries behind. At Runwal City Centre, a renowned school within the campus will offer the perfect venue for your kid to learn and flourish. It will offer world-class education within a safe and secure surrounding.



Stock image shown for reference purpose only.

WORK



Premium office spaces within the campus will allow Runwal City Centre residents to enjoy a walk-to-work lifestyle. Say goodbye to the daily commute hassles.



Stock image shown for reference purpose only.

PLAY



Shop, dine and entertain at Fifth Avenue, the integrated high-street of Runwal City Centre. With cafes, bistros, salons, brand stores, convenience stores, boutiques and much more, it will be the perfect place to relax & unwind.



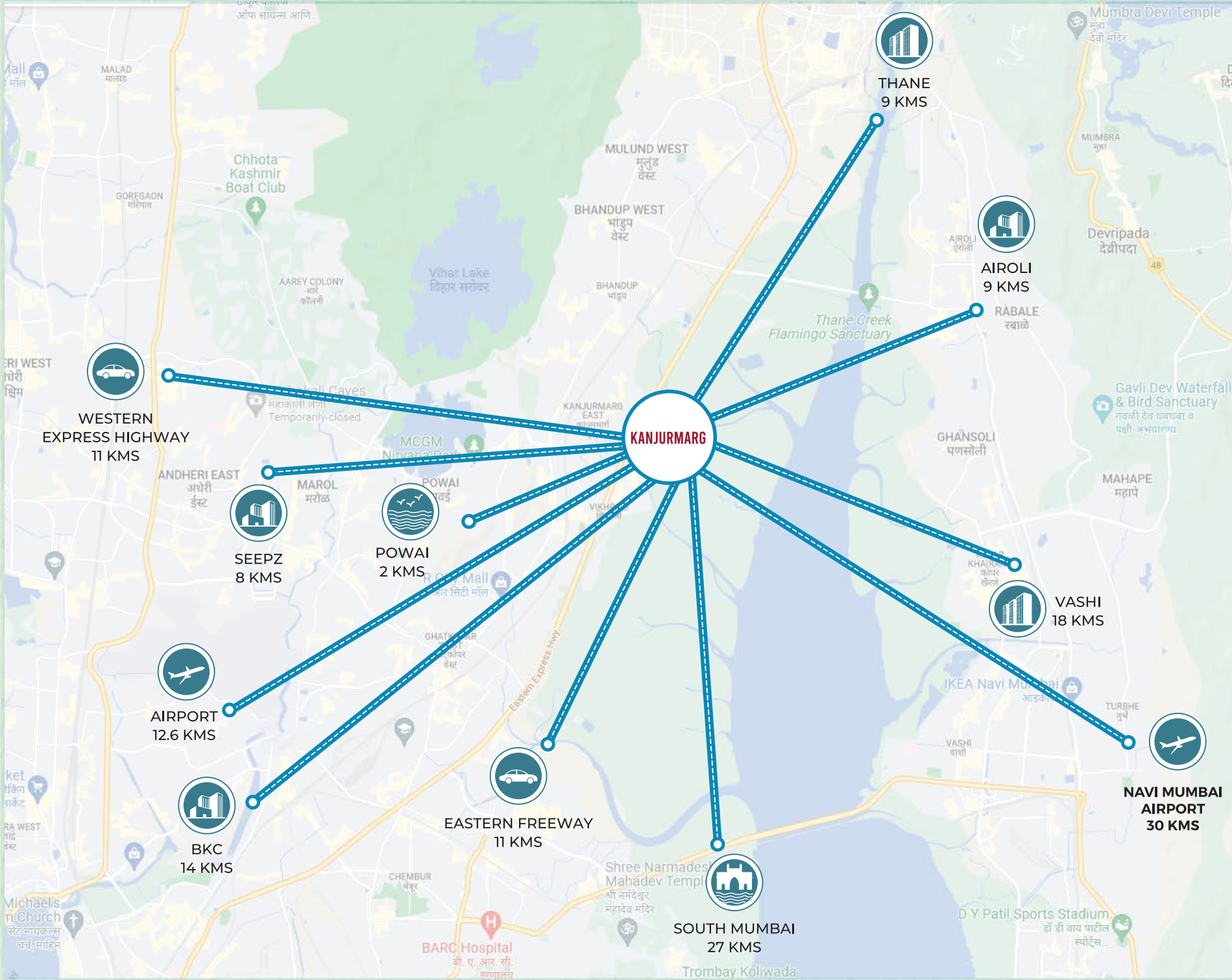
Stock image shown for reference purpose only.

WE LC O M E TO KANJURMARG: A VENUE FOR COUNTLESS POSSIBILITIES



LI FE AT THE NEW CITY CENTRE

It has excellent social & civic infrastructure and is close to top-notch educational institutes, business hubs, healthcare facilities, hotels, shopping destinations with great natural surroundings. Situated just 10 minutes from Powai, it offers all of Powai's advantages at a far more attractive price.



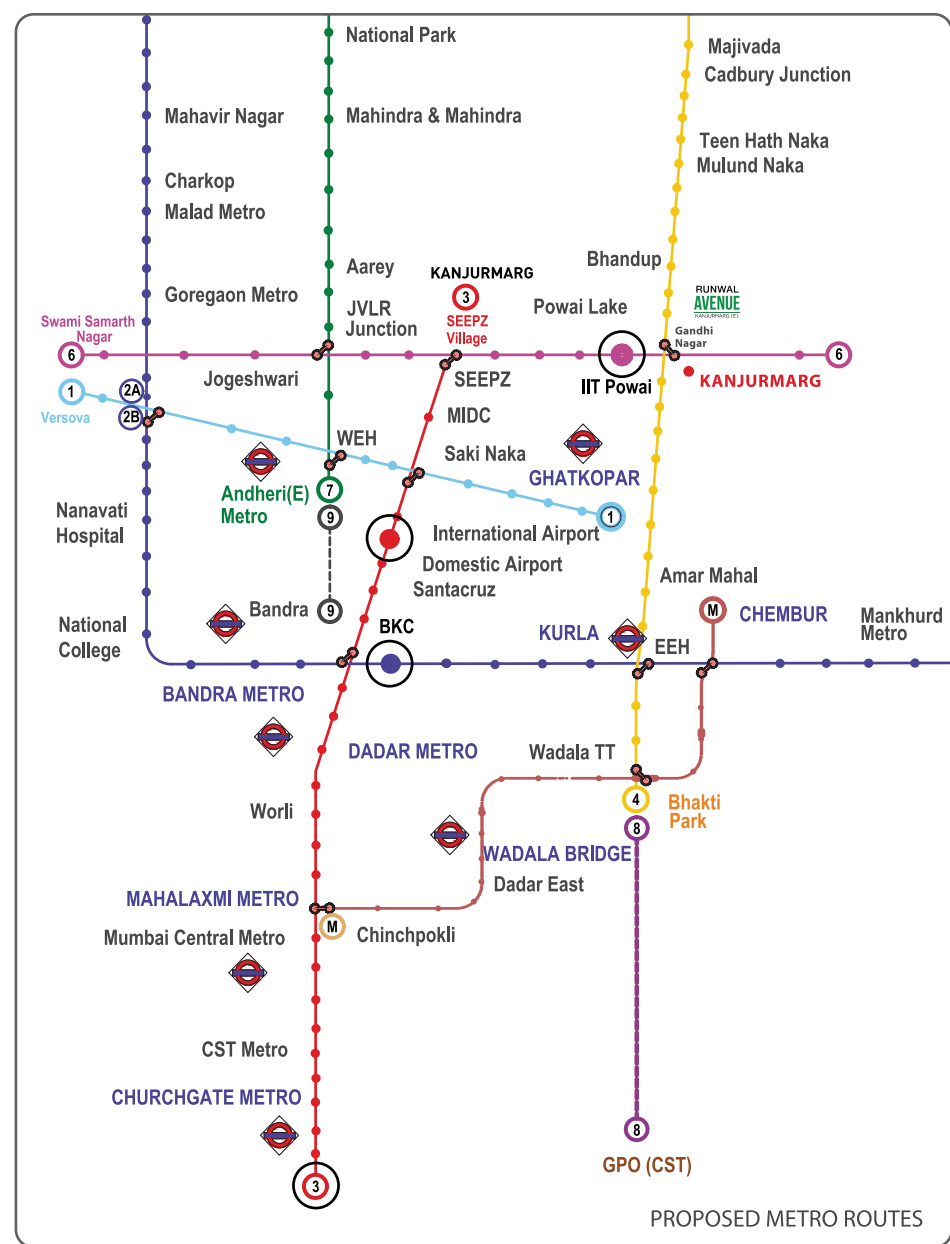
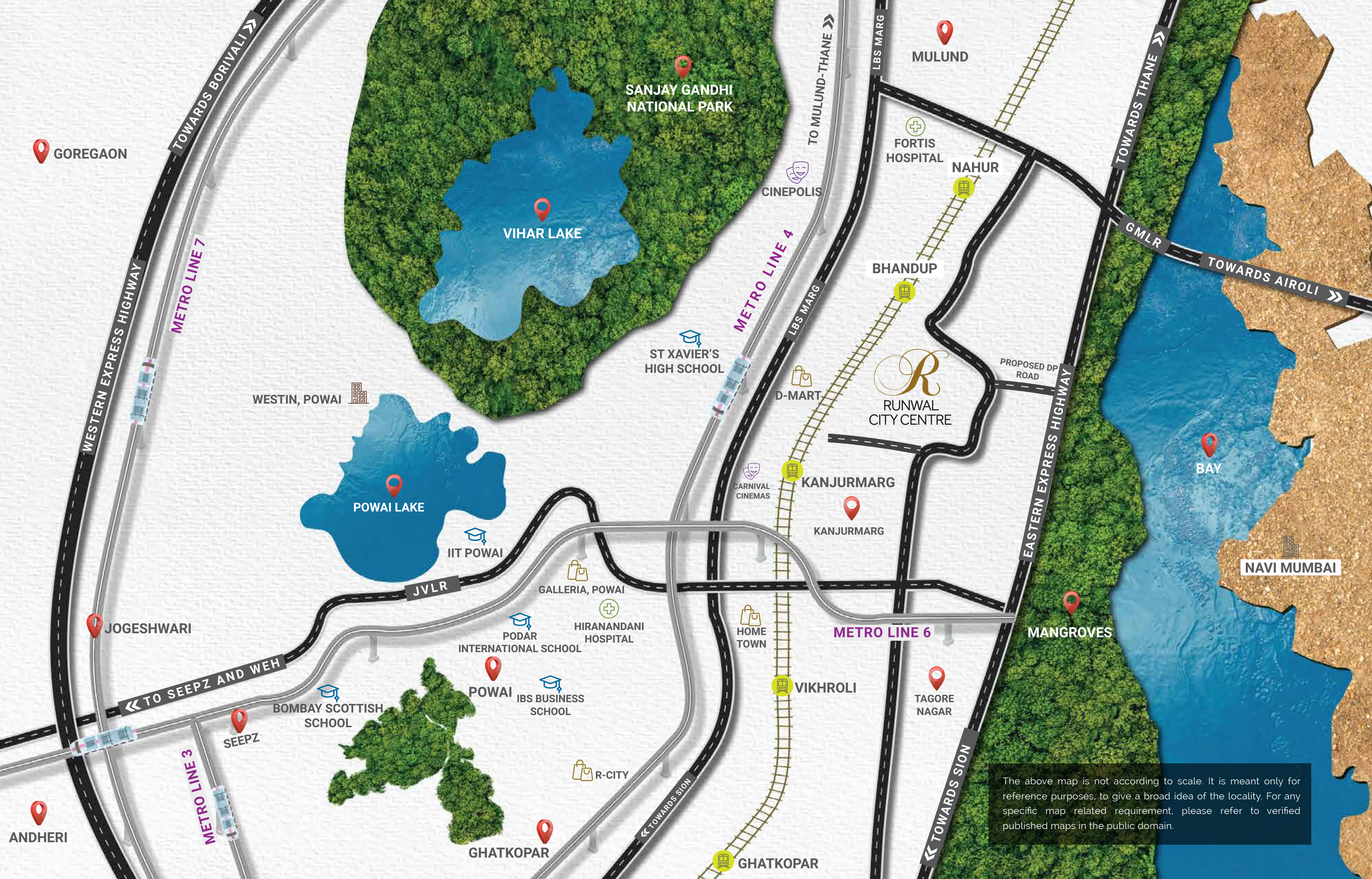
All distances mentioned are approximate & are meant for broad reference only.

The document is a pictorial, indicative and selective representation of certain elements present/ that may be present in and around Mumbai City/project site and is not a map. The Developer makes no representations regarding existence/continuity of existence of any landmarks/locations shown on this location map. These landmarks/locations may be subject to change from time to time and such changes are completely outside the control of the Developer. The above map is not according to scale. It is meant only for reference purposes, to give a broad idea of the locality. For any specific map related requirement, please refer to verified published maps in the public domain.

KANJU *R* MARG

— THE NEW CITY CENTRE —


YOUR VENUE FOR
CITY CENTRE LIVING

EXCELLENT METRO CONNECTIVITY



MOVE TO AN ADDRESS WHERE YOUR WORLD COMES CLOSER



DISTANCES TO KEY HUBS OF THE CITY

POWAI	3 Kms
SEEPZ	8 Kms
BKC	14 Kms
AIRPORT	12.6 Kms
ANDHERI	11 Kms
THANE	9 Kms
SOUTH MUMBAI	27 Kms

All distances mentioned are approximate & are meant for broad reference only.



ROAD CONNECTIVITY

LBS MARG	1.5 Kms
JVL R	0.9 Kms
E. EXP. HIGHWAY	1.5 Kms



RAIL CONNECTIVITY

UPCOMING METRO STATION	0.9 Km
KANJURMARG STATION	0.3 Km
BHANDUP STATION	0.8 Km



The Lifestyle Marg

R City Mall – 4.5 Kms
Galleria, Powai – 4 Kms
Westin, Powai – 7 Kms
Hometown – 2 Kms
D-Mart – 2 Kms
Carnival Cinemas – 2 Kms



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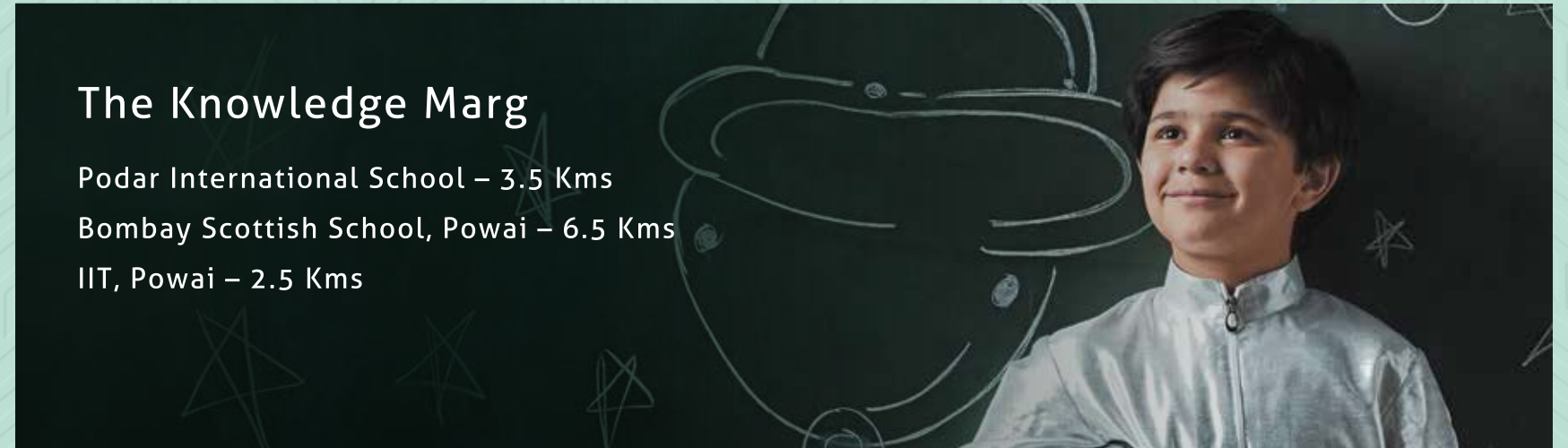
The Well-connected Marg

Airport – 12.6 Kms
SEEPZ – 8 Kms
BKC – 14 Kms



The Knowledge Marg

Podar International School – 3.5 Kms
Bombay Scottish School, Powai – 6.5 Kms
IIT, Powai – 2.5 Kms



The Nature Marg

Sanjay Gandhi National Park – 5.5 Kms
Powai Lake – 3 Kms
Bay & Mangroves – 1.5 Kms



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A VENUE FOR UNMATCHED CONNECTIVITY



Situated at the arterial location of Kanjurmarg, Runwal Avenue brings every significant landmark closer to you. From the strategically important business districts like SEEPZ & BKC to the International Airport, every key hub of the city is easily accessible. Runwal Avenue at Kanjurmarg enjoys fantastic road, rail and upcoming Metro connectivity. Live close to everywhere you want to be.



30 Minutes To BKC Via Eastern Exp. Highway & SCLR.



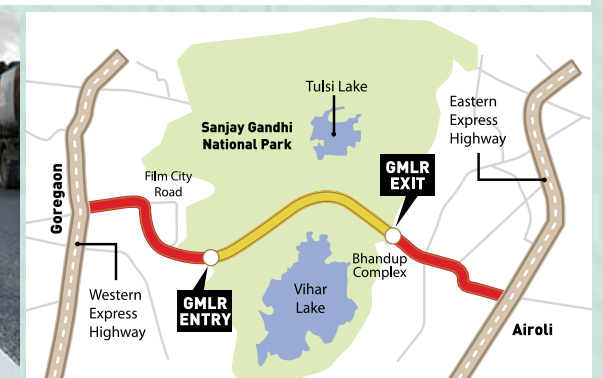
45 Minutes To South Mumbai
Via Eastern Exp. Highway & E. Freeway.



30 Minutes To The International Airport Via JVLR & Andheri Kurla Road.

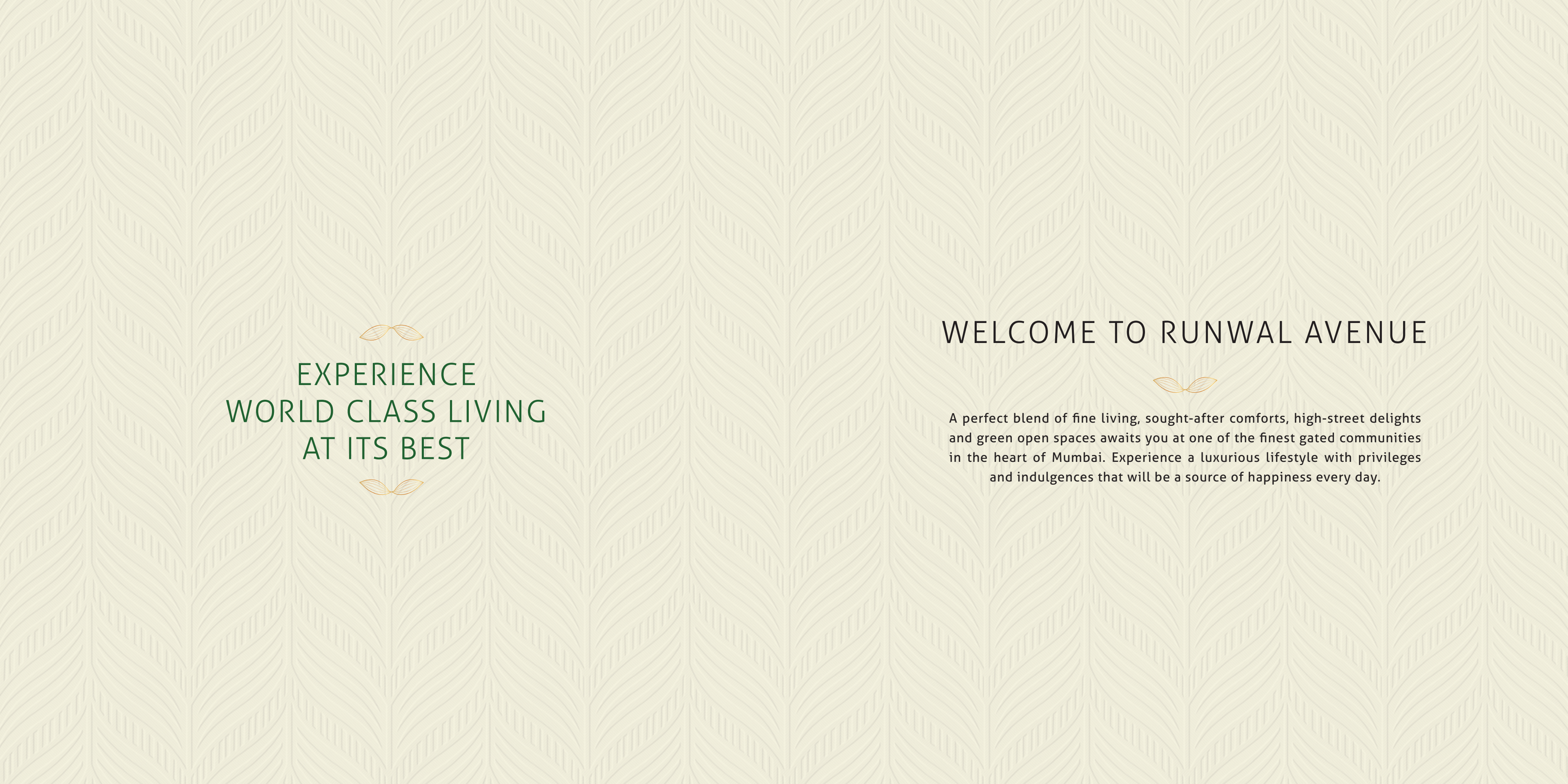


25 Minutes To BKC
Via The New Chunabhatti-BKC Connector.



30 Minutes To Goregaon
Via The Proposed GMLR Connector.

The drive times mentioned above are approximate estimations meant for broad references only. The actual time taken will depend on traffic conditions.



EXPERIENCE
WORLD CLASS LIVING
AT ITS BEST



WELCOME TO RUNWAL AVENUE



A perfect blend of fine living, sought-after comforts, high-street delights and green open spaces awaits you at one of the finest gated communities in the heart of Mumbai. Experience a luxurious lifestyle with privileges and indulgences that will be a source of happiness every day.



YOUR VENUE FOR A GOOD LIFE



Presenting urban living at its best. Welcome to Runwal Avenue.

Being a part of a larger township development, it offers the privilege of going beyond the ordinary in providing a lifestyle that you always wished for. Surrounded by the choicest of comforts, conveniences and excellent connectivity, this will be the venue for numerous happy memories, making it your venue for a good life.

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A VENUE FOR DELIGHTFUL BEGINNINGS



Your world, surrounded by comforts & conveniences.

RUNWAL AVENUE HAS BEEN DESIGNED
TO PAMPER YOU WITH COUNTLESS EXPERIENCES AND
COMFORTS YOU ALWAYS WISHED FOR.



HIGHLIGHTS



Part of Runwal City Centre
a 36-acre mixed use
development



State-of-the-art
club facilities



Health centre to keep you
and your loved ones fit and
worry free



Exquisitely designed
smart residences



Swimming pools and
recreational amenities



Integrated high-street retail
with cafes, bistros, stores
and much more



Business centre for
work from home lifestyle



A sprawling 8-acre
Central Park nearby

A renowned school within
the campus

A VENUE FOR WORLD-CLASS INDULGENCES



Welcome to a life full of joyful experiences.

UNWIND IN STYLE & PAMPER YOURSELF



EXCLUSIVE AMENITIES DESIGNED FOR YOU



Landscaped Gardens



Swimming Pools



Fully Equipped Gym



Aqua Gym/ Jacuzzi



Walking / Jogging Track



Multipurpose Court



Open Green Vistas



Badminton Courts



Yoga Pavilion



Kids' Play Area



Creche



Indoor Games

A PRIVILEGED LIFESTYLE



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LUXURY & SERENITY



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RELAX & REFRESH



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SPACES FOR LITTLE ONES



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OPEN SPACES FOR ALL



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THE JOY OF PRIVATE DECKS



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A VENUE FOR GRAND ARRIVALS



Majestic entrance lobbies will greet you as arrive home,
into a safe and secure environment.



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A VENUE FOR WARMTH & COMFORT



EXQUISITELY DESIGNED RESIDENCES, CRAFTED TO DELIGHT.

INTERNAL SPECIFICATIONS

Anodized aluminium windows

Laminated flush door for all internal doors

Solid Flush Door shutter both side laminate finish for main door

Vitrified tile flooring in living, dining & all bedroom

Acrylic /Plastic paint with gypsum finish walls

BATHROOM

Bathroom dado up to door height

Anti-skid tiles

Branded CP fittings and sanitary ware

KITCHEN

Exhaust fan

Provision for water purifier

Vitrified flooring

Polished granite kitchen platforms with stainless steel sink - single bowl

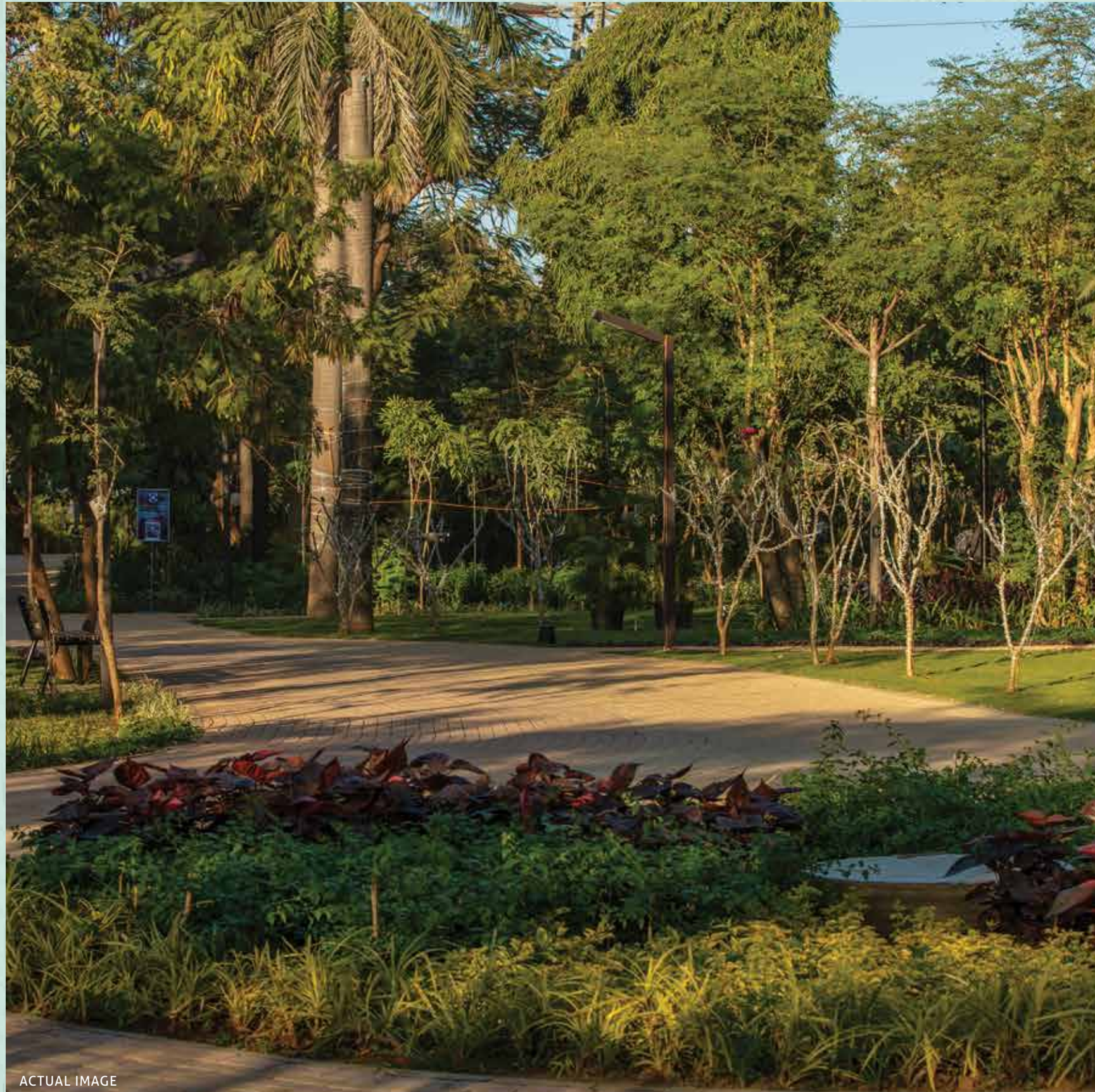
Branded CP fittings

Dado tiles 2 feet above kitchen platform

Above mentioned details are indicative and will vary across towers. Details and specifications mentioned herein are subject to change as may be necessary. The allottee/purchase must refer to the agreement for sale for actual details.



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ACTUAL IMAGE

THE JOYS OF NATURE & THE LUXURY OF EXPANSE



A sprawling 8-acre Central Park, situated just a 5 minute walk away, will bring the joys of nature and green spaces closer. Large green open spaces, a rare luxury in metro cities, will be enjoyed by the residents of Runwal Avenue every day. Walk, jog, run, play or just relax and soak in the beautiful surroundings.

AN 8-ACRE CENTRAL PARK



SHOT AT LOCATION

FIFTH AVENUE

KANJURMARG EAST

A VENUE FOR HIGH STREET INDULGENCES



Runwal Avenue will feature 'Fifth Avenue' - an integrated high street development with the best experiences in shopping, dining, and social hangout spots right at your doorstep. The upmarket retail galleria will feature branded stores, restaurants, cafes, salons, and much more.

Live, dine, entertain, play, and unwind at Runwal Avenue.



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SHOP, DINE, ENTERTAIN.



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A SPECIAL SPACE FOR YOUR WORK FROM HOME LIFESTYLE



Wi-Fi enabled business centre space.

Runwal Avenue has a Wi-Fi - enabled business centre, an idea space to cater to your work from home lifestyle. This is a space where you can focus on you work without the distractions of home, yet being at home.

WORLD-CLASS HEALTHCARE FOR YOU AND YOUR LOVED ONES



Health Clinic By A Reputed Healthcare Institution | Ambulance Service For Residents.

A health clinic within the premises by one of the top most healthcare institutions of the country will be taking care of you and your loved ones at Runwal Avenue. Additionally, an ambulance service for residents will ensure complete peace of mind about the well-being of your family.



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WORLD-CLASS HEALTHCARE FOR YOU AND YOUR LOVED ONES

Breath-taking views of mangroves, bay and hills to make
your every morning and evening blissful.



Actual East View | Above 30th Floor

Views from Select Apartments & Towers | The developer makes no representations regarding the existence/continuity of the view shown herein.

SCENIC PANORAMIC VIEWS



Actual West View | Powai & National Park from above 50th floor

Views from Select Apartments & Towers | The developer makes no representations regarding the existence/continuity of the view shown herein.



DESIGN CONSULTANT



HAFEEZ CONTRACTOR

Architect Hafeez Contractor is the name which is synonymous with the transformation of Powai. He brought his famed expertise to Kanjurmarg, in the form of Runwal Bliss and now continues the saga with Runwal Avenue. Architect Hafeez Contractor (AHC) is one of the finest design consultancy firms of India that prides itself on the unique design concept and bold execution.

"The creation of 'Runwal Avenue' was an important design idea for me. The mix of Retail & Residential, combined in a way that retail creates a lively spine of over a quarter of a kilometer along a covered drive, while the residential provides the tranquility with its separate entries and a large landscaped vehicle-free space at about 80 feet off the ground."



STRUCTURAL CONSULTANTS



JW Consultants LLP

Considered as one of the most reputed construction consultants in India, JW Consultants have created impressive structures with projects spanning residential, commercial, industrial, retail, institutional, hospitality and healthcare sectors among others.



REDEFINING FUTURE LIVING FOR YOU

The Mumbai-based Runwal Group was established in 1978 by its visionary Chairman - Mr. Subhash Runwal. Four decades later, the Group has emerged as one of the top developers of India with a huge portfolio and millions of square feet of quality developments. Apart from residential projects, the Group is also a pioneer in the mall development arena and is well known for its iconic project in Mumbai - R City. The Group's success lies in its dynamic approach, professional team and strong commitment to customer delight.

THE NAME OF TRUST



A strong legacy of
45+ years



Portfolio of
65+ projects



A strong legacy of
45+ years



Pioneers in mall &
retail development

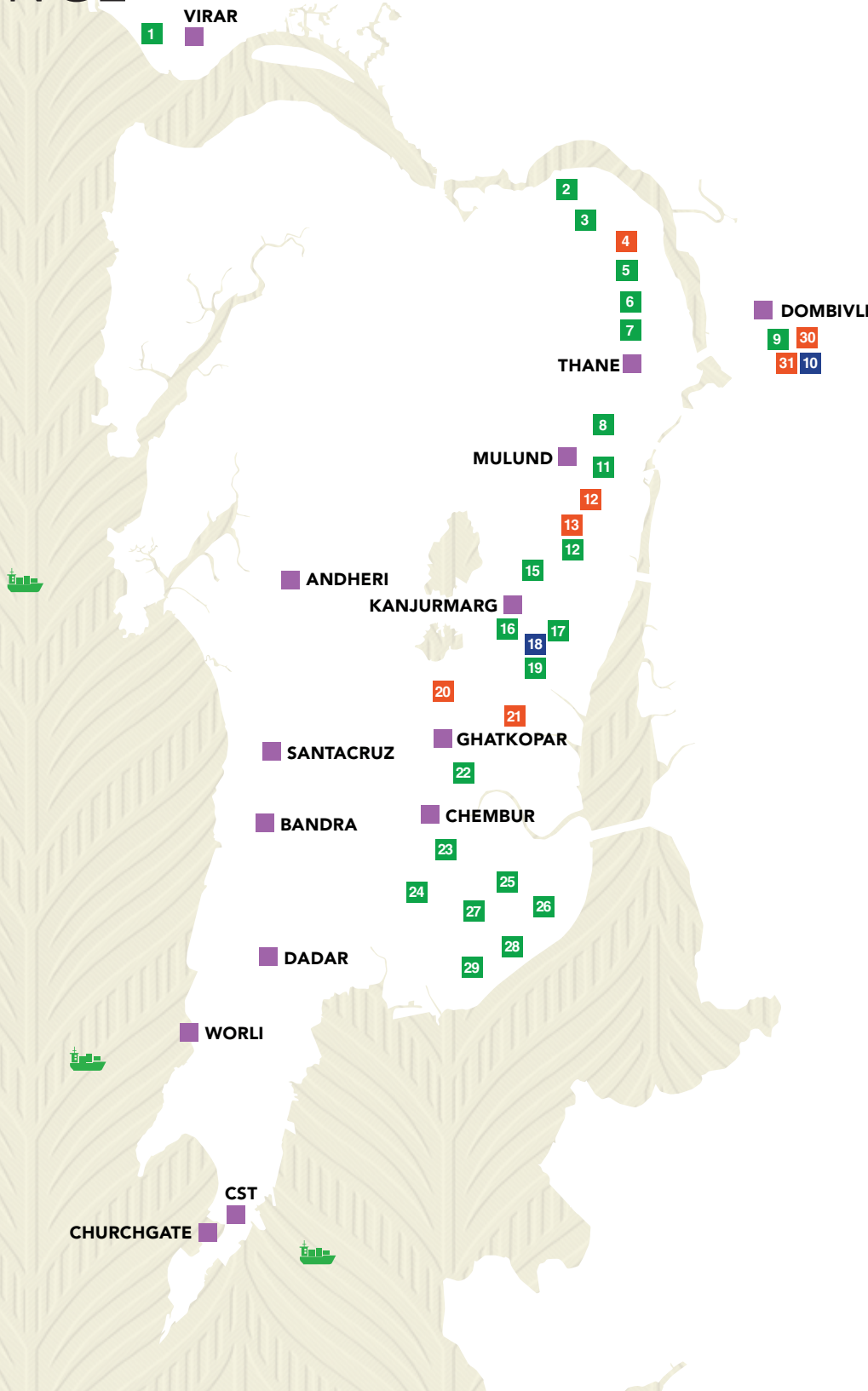


Known for quality,
trust & transparency



Customer base of
35,000+ happy families

OUR PRESENCE IN MUMBAI



- 1. RUNWAL VIHAR
- 2. RUNWAL ESTATE
- 3. RUNWAL PLAZA
- 4. R MALL
- 5. RUNWAL REGENCY
- 6. RUNWAL GARDEN CITY
- 7. RUNWAL HEIGHTS
- 8. RUNWAL PINNACLE
- 9. RUNWAL GARDENS
- 10. RUNWAL EDGE
- 11. RUNWAL GREENS
- 12. R GALLERIA
- 13. R MALL
- 14. RUNWAL TOWER
- 15. RUNWAL PRIDE
- 16. RUNWAL FORESTS
- 17. RUNWAL BLISS
- 18. RUNWAL COMMERZ
- 19. RUNWAL AVENUE
- 20. R ODEON
- 21. R CITY
- 22. RUNWAL SERENE
- 23. RUNWAL PARK
- 24. RUNWAL RESIDENCY
- 25. RUNWAL HILLS
- 26. RUNWAL CLASSIQUE
- 27. RUNWAL TERRACE
- 28. RUNWAL CENTRE
- 29. RUNWAL GRAND
- 30. R GALLERIA
- 31. R MALL

RESIDENTIAL

RETAIL / MALL

OFFICE

Map not to scale.
Locations are approximate.

ACCOMPLISHMENTS AND ACCOLADES



One thing matters more than any accomplishment - customer satisfaction. Runwal Group continues to deliver quality projects as part of it's legacy. We enjoy it when the world appreciates our work and creations.



RUNWAL GROUP
Developer of the Year
14th Realty+
Excellence Award-
West- 2022





RUNWAL GROUP
Developer of the Year
HT Real Estate Titans,
2021





RUNWAL AVENUE
Best Upcoming
Project of the Year
Real Estate & Business
Excellence Award,
2021





RUNWAL PINNACLE
Most Admired Upcoming
Project of the Year
- Real Estate & Infrastructure
Round Table & Awards,
- 2019



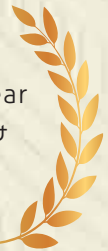


RUNWAL FORESTS
Luxury Project
of the Year - Mumbai.
Asia Real Estate Excellence
Awards, 2019





RUNWAL GARDENS
Iconic Township of the Year
- Mid-Day Real Estate &
Infrastructure Icons,
2019





RUNWAL BLISS
The Ultimate Luxury
Residential Project of
Central Suburbs
- HT Real Estate Awards,
2018





RUNWAL GREENS
Preferred Customer
Choice Luxury Project of
the Year
- Lokmat, 2015





R CITY
Best Retail Project
of the Year 2013 (MMR)
- CNBC Awaaz Real Estate
Awards, 2013



OUR LANDMARK PROJECTS



WHY SHOULD YOU BUY AT RUNWAL AVENUE?



- ✓ Prime location, in the heart of the city. Just 10 mins from Powai
- ✓ Excellent connectivity by rail, road and upcoming Metro
- ✓ Part of a 36-acre mega campus - Runwal City Centre
- ✓ Development with residential, school, office and high-street retail
- ✓ Perfect place to live, learn, work and play
- ✓ An 8-acre Central Park in the centre of the township
- ✓ Community living at its best
- ✓ Multiple club, recreation, fitness and lifestyle amenities
- ✓ Enhanced price appreciation potential
- ✓ Reputed developer with a strong track record of delivery

MAHARERA QR CODES



RUNWAL AVENUE WING - I
P51800048234



RUNWAL AVENUE WING - J
P51800026860



RUNWAL AVENUE WING - K
P51800028811



RUNWAL AVENUE WING - L
P51800031895



RUNWAL AVENUE WING - M
P51800033514



RUNWAL AVENUE WING - N
P51800047714





 **+91 22 6931 5223**

 **www.runwalgroup.in**

Site Address: Runwal Avenue, Runwal City Centre, Crompton Greaves Compound, Kanjurmarg (East), Mumbai – 400042.

Corporate Office: Runwal & Omkar Esquare, 4th Floor, Off Eastern Express Highway, Opp. Sion-Chunabhatti Signal, Sion (East), Mumbai – 400 022.

The project has been registered via MahaRERA registration no.: Runwal Avenue: Wing-I: P51800048234, Wing-J: P51800026860, Wing-K: P51800028811, Wing-L: P51800031895, Wing-M: P51800033514, Wing-N: P51800047714. Available on website <https://maharera.mahaonline.gov.in> under registered projects.

Disclaimer: Project Runwal Avenue Towers I to N are financed by HDFC Ltd. The property has been mortgaged in favour of HDFC Ltd. and the buyer will be required to obtain a no-objection certificate prior to entering into Agreement for the sale of any unit in the project. The plans, specifications, images and other details herein are only indicative and the developer/ owner reserves the right to change any or all of these in the interest of the development as per applicable rules & regulations. This material does not constitute an offer and/or contract of any type between the owner/ developer and the recipient. Any purchaser/ lessee of this development shall be governed by the terms and conditions of the agreement for sale/ lease to be entered into between the parties and no details mentioned in this material shall in any way govern such transaction. The Allottee must refer to the agreement for sale for actual details.