

WHY SHOULD YOU BUY AT RUNWAL AVENUE?

- ✓ Just 3 km from Powai, at a far more attractive price
- ✓ A stone's throw away from Kanjurmarg railway station
- ✓ Close to the proposed Metro interchange hub
- ✓ Integrated high-street development
- ✓ Numerous lifestyle amenities
- ✓ Trusted brand with a 40 year proven track record
- ✓ Great price appreciation potential
- ✓ Clear & marketable title

ACCOMPLISHMENTS AND ACCOLADES

More than any accomplishment, there's one significant thing which matters the most – customer happiness. Carrying forward the splendid legacy, Runwal Group continues its mission of delivering quality projects. It feels good when the world appreciates our work and our creations.



OUR LANDMARK PROJECTS



ABOUT US

In Mumbai, Runwal Group's name stands out in the real estate space for quality and consistency.

Established in 1978 by its visionary founder, Mr. Subhash Runwal, the group has developed over 65 projects and millions of square feet of real estate into quality projects. Today it is one of the top developers in the country.

The group, has brought smiles to over 25,000 happy families in all corners of Mumbai. Runwal Group also holds the distinction of being the first to introduce the concept of malls in the suburbs and is known for its landmark project—R City.



A strong legacy of
40 years



Portfolio of over
65 projects



60 delivered
projects

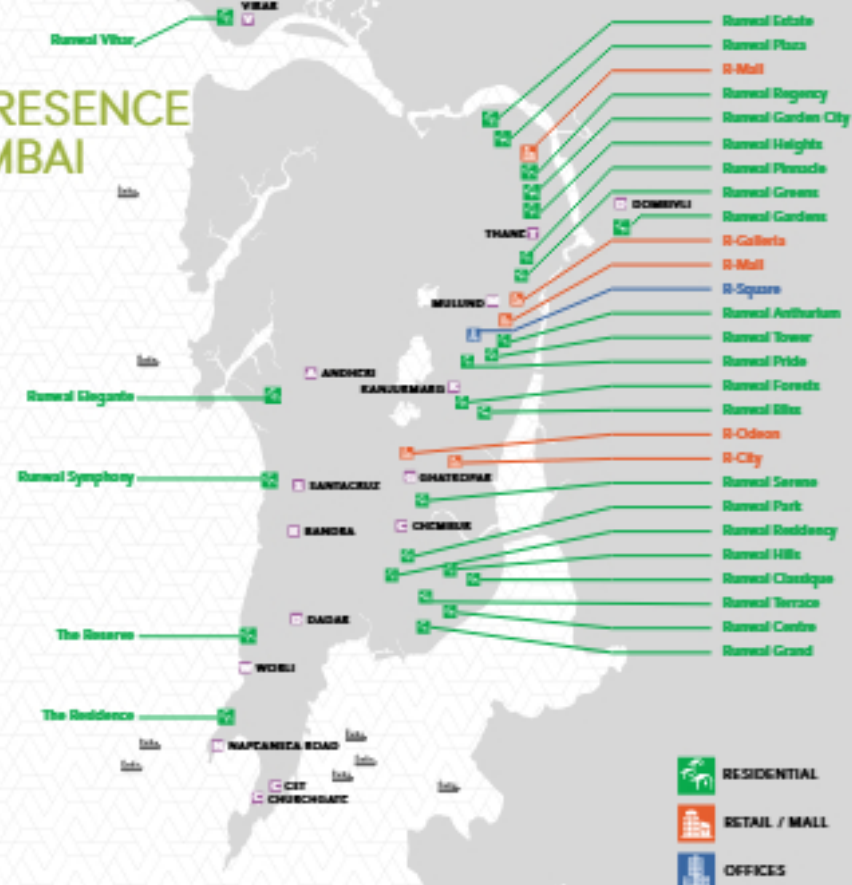


Known for
quality, trust &
transparency



Pioneers in
mall & retail
development

OUR PRESENCE IN MUMBAI





DESIGN CONSULTANT

Hafeez Contractor

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 Villas 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 kilometre along a covered drive, while the residential provides the tranquillity with its separate entries and a large landscaped vehicle-free space at about 20 feet off the ground."

LANDMARK PROJECTS:

- Hiranandani Gardens, Powai – Mumbai
- Infosys – Pune • The Imperial – Mumbai



Beau Monde

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.

LANDMARK PROJECTS:

- Beau Monde – Mumbai
- Infosys – Bangalore
- Grand Hyatt – Pune



A MESMERIZING VIEW EVERY DAY & EVERY MOMENT

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

Actual Photo

The developer makes no representation regarding the relative centrality of the view shown herein.

WORLD-CLASS HEALTHCARE FOR YOU AND YOUR LOVED ONES

Health Clinic By A Reputed Healthcare Institution | Dedicated 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, a dedicated ambulance service for residents will ensure complete peace of mind about the well-being of your family.



Images for representational purpose only

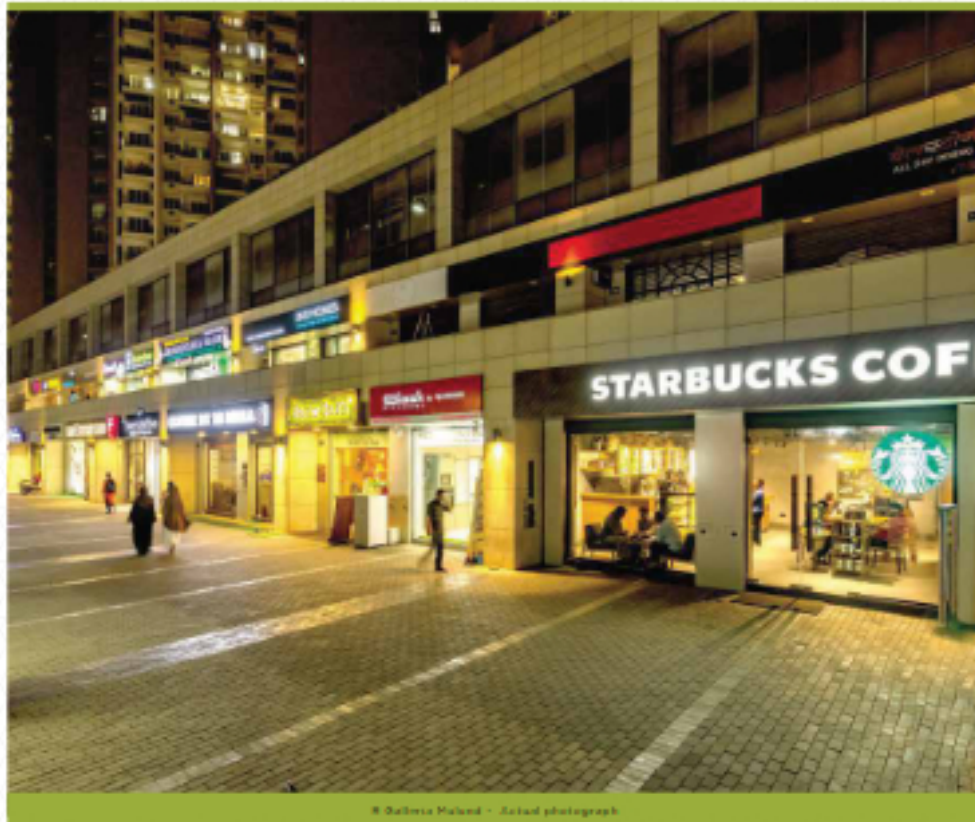


images for representational purpose only

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 ideal space to cater to your work from home lifestyle. Considering the new normal of work from home routine, this is a space where you can focus on your work without the distractions of home, yet being at home.

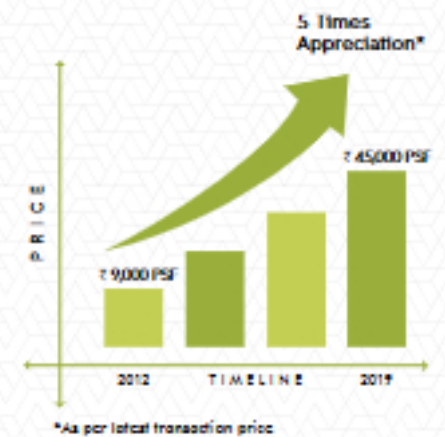


R Galleria Mulund - Actual photograph

A VENUE FOR TRANSFORMATION & GROWTH

Integrated high-street with Runwal Greens at Mulund in the form of R Galleria was a great game-changer for the entire micro-market. From elevating a sleepy neighbourhood to a bustling epicentre, R Galleria, Mulund has played a key role in bringing price appreciation in the region. Similar high-street development will be a part of Runwal Avenue, including rewarding transformations, it will lead to rapid price appreciation at Kanjur Marg. Get ready to enjoy high-street living.

R GALLERIA MULUND: THE GROWTH OVER TIME



'FIFTH AVENUE' - 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 gallery will feature branded stores, restaurants, cafes, salons, and much more. Live, dine, entertain, play, and unwind at Runwal Avenue.



Images for representational purpose only



Actual Image

THE JOYS OF NATURE & THE LUXURY OF EXPANSE

A beautiful public garden of approx. 5 acres, 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.



Actual Image

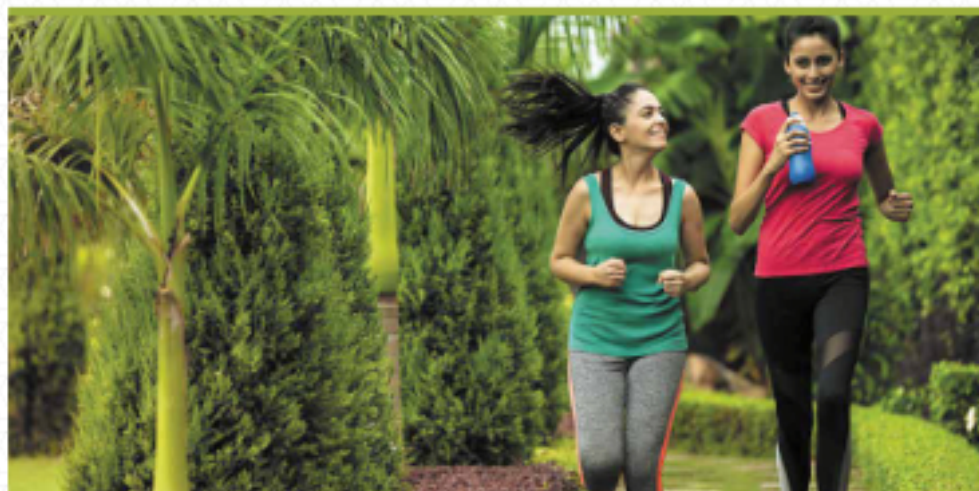


Actual Image

UNWIND IN STYLE & PAMPER YOURSELF

Recreational Amenities | State-Of-The-Art Gym | Swimming Pool

Discover the finer side of life at Runwal Avenue. With exclusive indulgences designed just for you, rise up to a lifestyle aspired by many. Relax, refresh and rejuvenate yourself with abundant green open spaces and numerous recreational amenities.



Clubhouse, Swimming Pools, Indoor Games and much more

Images for representational purpose only

An aerial photograph of a person swimming in a pool of clear, vibrant blue water. The person is wearing a red swimsuit and is positioned in the upper right quadrant of the frame, creating a splash. The water's surface is covered in intricate, shimmering ripples. On the left side, there is a white rectangular box containing text.

A VENUE FOR
WORLD-CLASS INDULGENCES

Welcome to a life full of joyful experiences.

A VENUE FOR DELIGHTFUL BEGINNINGS

Runwal Avenue is part of a larger township development and has been designed to pamper you with countless experiences and comforts you always wished for.

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HIGHLIGHTS



Part of a large township 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 beautiful public garden of approx.5 acres nearby



A VENUE FOR A GOOD LIFE

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

A perfect blend of fine living, sought-after comforts, high-street delights and green open spaces. 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.

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 SGPZ & 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 Western Exp. Highway & SGPZ.



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



30 Minutes To The International Airport Via JVR & Southern Kurla Road.



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



30 Minutes To Borjans
Via The Proposed BKC-B Connector.

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

KANJUR MARG

— MAKE YOUR MARG —

The Lifestyle Marg



R City Mall – 4.0 Km
 Galleria, Powai – 4 Km
 Renaissance – 7 Km
 Homatoun – 2 Km
 D-Mart – 2 Km
 Carnival Cinemas – 2 Km

The Well-connected Marg

Aligarh – 12.8 Km | SGGPZ – 8 Km
 DKT – 14 Km

The Knowledge Marg

Padar International School – 8.0 Km
 Gombay Scottish School, Powai – 8.0 Km
 IIT, Powai – 2.0 Km

The Nature Marg

Sarjay Gandhi National Park – 2.0 Km
 Powai Lake – 3 Km
 Bay & Mangroves – 1.0 Km

All distances mentioned are approximate

Images for representational purpose only



The tram line is not intended to take a passenger to the lake. It is a primarily a transport link to the lake and the surrounding area. The tram line is not intended to take a passenger to the lake.



A HUB WITH METRO CONNECTIVITY



MOVE TO AN ADDRESS WHERE YOUR WORLD COMES CLOSER



Metrolink tram

From 11:00 am to 11:00 pm
 11:00 am to 11:00 pm
 11:00 am to 11:00 pm
 11:00 am to 11:00 pm
 11:00 am to 11:00 pm
 11:00 am to 11:00 pm



Bus

From 11:00 am to 11:00 pm
 11:00 am to 11:00 pm
 11:00 am to 11:00 pm
 11:00 am to 11:00 pm
 11:00 am to 11:00 pm
 11:00 am to 11:00 pm



Car

From 11:00 am to 11:00 pm
 11:00 am to 11:00 pm
 11:00 am to 11:00 pm
 11:00 am to 11:00 pm
 11:00 am to 11:00 pm
 11:00 am to 11:00 pm

For more information, visit www.penninelakes.org

KANJU R MARG
— MAKE YOUR MARG —

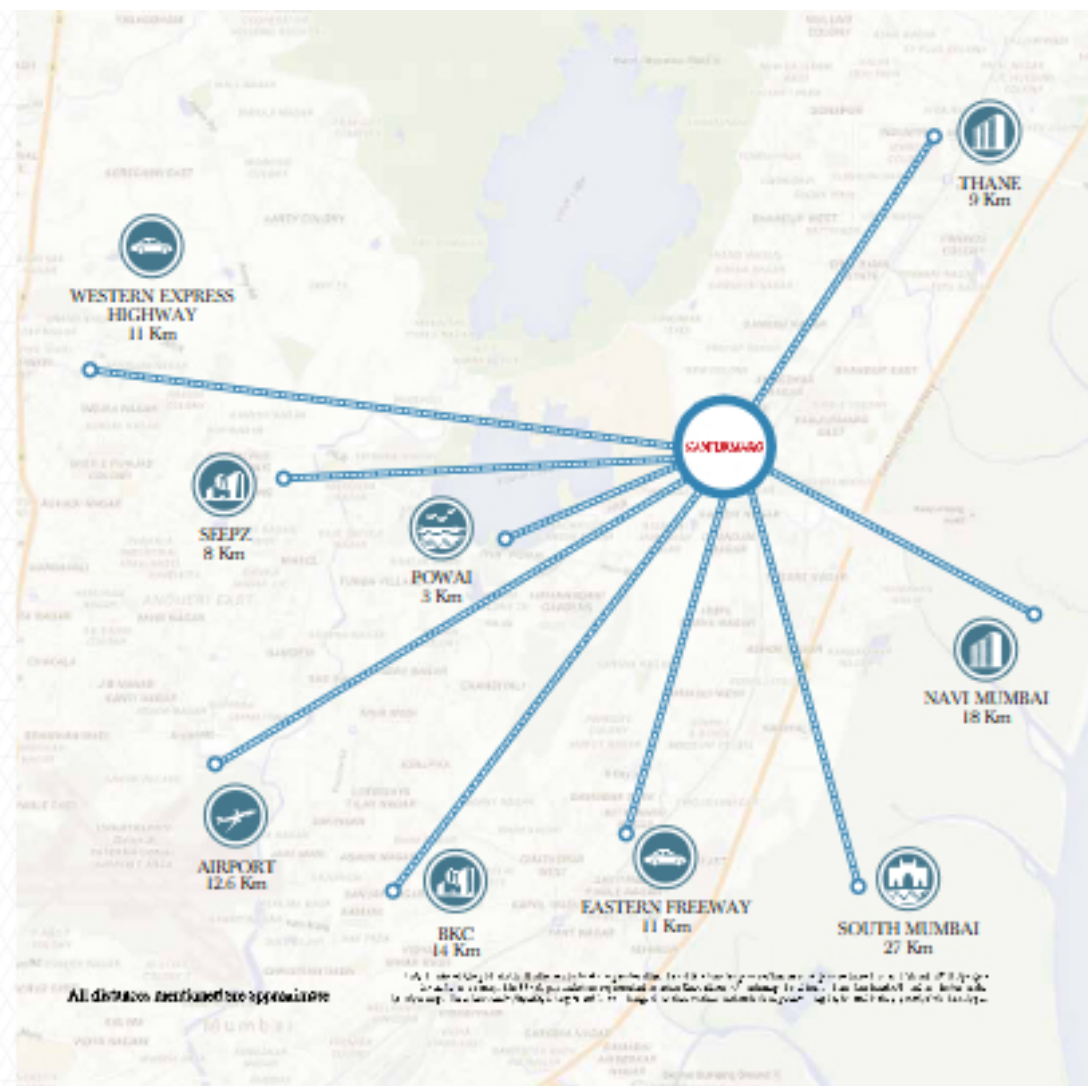
A VENUE FOR
CITY CENTRE LIVING

WELCOME TO KANJURMARG: A VENUE FOR COUNTLESS POSSIBILITIES

LIFE AT THE NEW CITY CENTRE

Kanjurmarg is a location that has emerged as the new city centre of Mumbai. Situated in the heart of Mumbai, it offers the three core accessibility, appreciation and abundant spaces. Kanjurmarg has grown rapidly and has become a much sought-after destination amongst home buyers.

Kanjurmarg is a well-developed location with a cosmopolitan population. It has excellent social and civic infrastructure and is in close proximity to top-notch educational institutes, business hubs, healthcare facilities, hotels, shopping destinations and great natural surroundings. It offers countless avenues to live a fulfilling life. Being strategically positioned, Kanjurmarg brings every destination close to you. Situated just 10 minutes from Powai, it offers all of Powai's advantages at a far more attractive price.





LAUNCHING SMART LIFESTYLE RESIDENCES AT

KANJURMARG (EAST)



ALL AVENUES LEAD TO KANJURMARG

— THE NEW CITY CENTRE —

PRESENTING

RUNWAL
AVENUE
KANJURMARG (E)

Site Address: Runwal Avenue, Crompton Gardens Compound,
Kanjurmarg (East), Mumbai - 400042.

The project has been registered in MahaRERA registration number: P215000000000 - Runwal Avenue, 10' leg '12' available on the website <https://maharera.maharashtra.gov.in> under registered projects.

Run of 2 acres project is owned by Runwal Phoenix Ltd. The Propeller has been developed in favor of IED Trusteeship Services Limited (hereinafter Runwal Phoenix Ltd.) and the Propeller has been developed in accordance with the plan in which the project is being developed.

Disclaimer: The plan, specifications, layout and other details herein are only illustrative and the developer/publisher reserves the right to change any or all of them in the interest of the development of project on any applicable rules & regulations. This printed material does not constitute an offer and no contract of any type shall arise from the presentation of this and the material. Any purchase/lease 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 printed material shall be any way govern such transactions. The pictures and layout along with the floor plan and fillings shown herein are not part of the offerings in the project. The same is just for reference and illustrative purposes only. The agreement for sale will govern the same in detail.