

Unwrap the suburb's finest lifestyle  
with naturally gifted homes.

#NaturallyGiftedHomes



RUNWAL  
SANCTUARY



## The beauty and charm that makes Runwal Sanctuary – Naturally Gifted Homes.

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Some homes are truly special.

Like the homes that are  
blessed by Mother Nature.

Homes that are gifted  
with enchanting indulgences.

Homes where nature, tranquillity  
and the finest lifestyle blend together.

Homes that are unlike any other home.

*Homes that are truly 'naturally gifted'.*

After creating Mulund's most iconic residences,  
**MASTERS OF MULUND** present yet another masterpiece.

—| Launching |—

# ASPEN

6 acres of development  
with **50% open spaces**

Located at the  
**Golden Mile, LBS Marg**

150 meters of  
**private driveway**

1.5 lakh sq.ft.  
**landscaped podium**

15,000 sq.ft. **clubhouse**  
with **guest rooms**

**T-shaped lobby** providing utmost  
privacy and natural ventilation

Spacious **Jodi**  
**apartments** available



# Unwrap naturally gifted homes

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◀  
Unwrap  
blissful  
mornings.

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▶  
Unwrap  
the natural  
lush greens.

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Unwrap the grandeur of abundant open spaces.

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Unwrap the soothing fresh breeze.

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**Unwrap warm conversations  
and breathtaking views.**

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**Unwrap your majestic  
150-meter private driveway.**

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# Unwrap

a bustling  
neighbourhood





# The **gift** of unmatched present-day connectivity

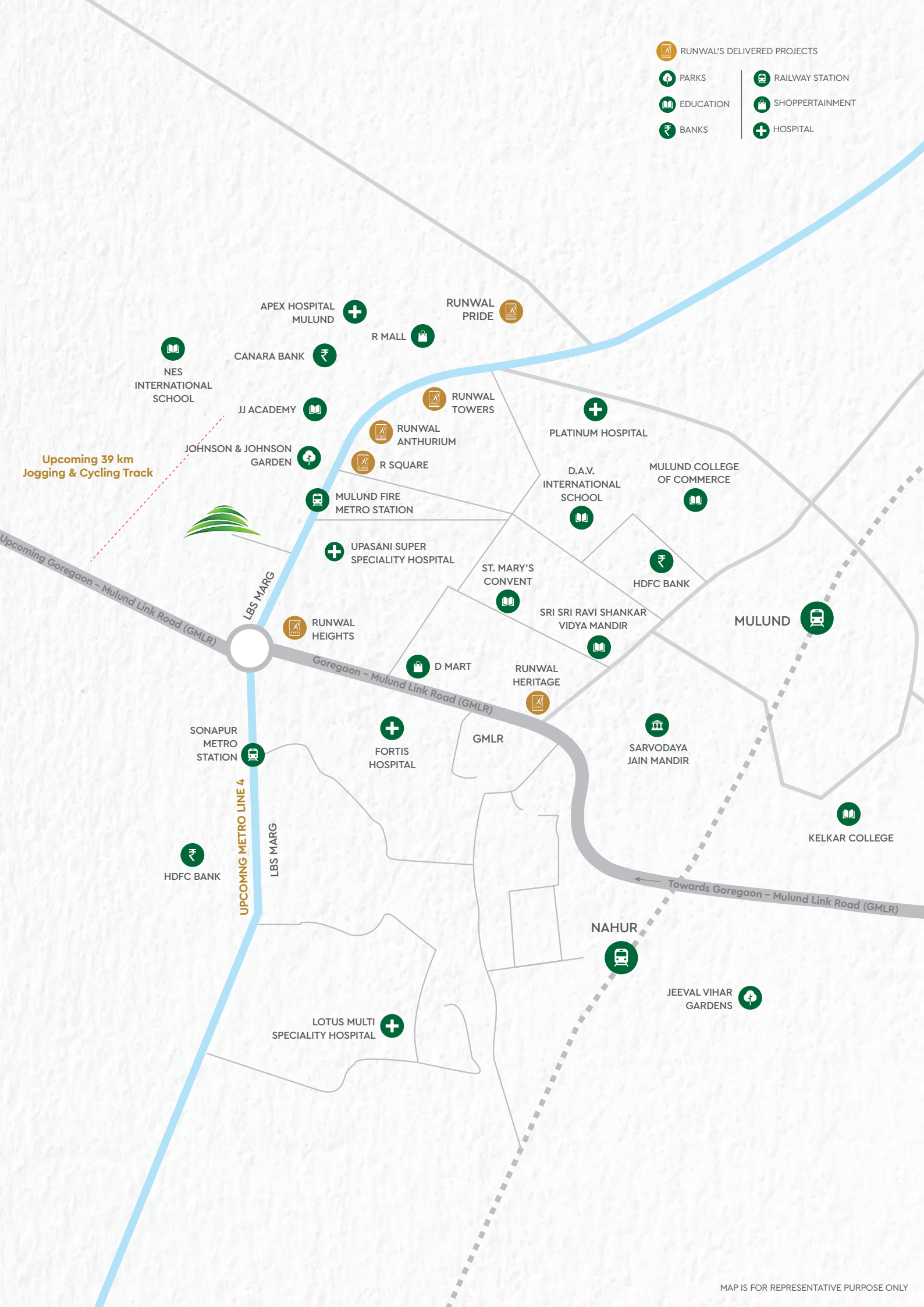
## EXPERIENCE THE BEST OF BOTH WORLDS

Live in the green lungs of Mulund and experience seamless connectivity for a hassle-free travel.

- Eastern Express Highway – 10 mins
- JVLR – 15 mins
- Thane – 15 mins
- Mulund & Nahur Railway Stations – 10 mins
- Kanjurmarg/ Vikhroli – 15 mins
- Bandra-Kurla Complex – 25 mins
- CBD Belapur – 40 mins
- Lower Parel CBD – 40 mins
- Nariman Point – 50 mins



-  RUNWAL'S DELIVERED PROJECTS
-  PARKS
-  EDUCATION
-  BANKS
-  RAILWAY STATION
-  SHOPPERTAINMENT
-  HOSPITAL



Upcoming 39 km  
Jogging & Cycling Track

Upcoming Goregaon - Mulund Link Road (GMLR)

LBS MARG

UPCOMING METRO LINE 4

LBS MARG

Goregaon - Mulund Link Road (GMLR)

GMLR

Towards Goregaon - Mulund Link Road (GMLR)

A high-angle photograph of a person riding a bicycle on a paved path in a park. The path is surrounded by lush green grass and trees. A wooden bench is visible on the left side of the path. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. The overall atmosphere is peaceful and scenic.

The **gift** of upcoming conveniences  
for a delightful future

**Pedal your way to  
Antop Hill from Mulund,  
in the near future.**

The upcoming longest jogging and cycling track that will cover a stretch of 39 kms and will connect Mulund to Antop Hill.



## Easy travel to GMLR

The upcoming six-lane Goregaon-Mulund Link Road will connect Mulund with GMLR, Goregaon via a 12.7 km six-lane road.



**Upcoming Metro – just a few steps away from your home.**

The upcoming Metro Line 4, that's at a stone's throw away from your home, will make daily commute a cakewalk for you.

# Unwrap

extravagant indulgences



# The gift of an extravagant lifestyle

The connoisseurs of fine living now have something to look up to. A thoughtful blend of amenities and lifestyle indulgences is sure to impress you and leave you pampered like never before.

## 42+ Awe-inspiring Amenities



**Banquet  
Lawns**



**Fresco  
Seating**



**Leisure  
Nook**



**Garden  
Lounge**



**Podium  
Lobby 1**



**Children's  
Play Area**



**Play Pit**



**Crèche Area**



**Pet Trail**



**Bookworm  
Garden**



**Library  
Spill Out**



**Library /  
Study Area**



**Serene  
Walkway**



**Podium  
Lobby 5**



**Fun Plaza**



**Celebration  
Area**



**Senior Seating  
Space / Corner**



**Amphitheatre**



**Huddle  
Game Zone**



**Cards  
Zone**



**Multipurpose  
Court**



**Hangout  
Space**



**Game Zone**



**Podium  
Lobby 3**



**Meditation  
Zone**



**Yoga Zone**



**Yoga Plaza**



**Viewing  
Deck**



**Solitude  
Niche**



**Tower  
Lobby 4**



**Dance Arena**



**Picnic Area**



**Flag Hoisting  
Area**



**Lounge**



**Garden  
By The Hill**



**Spiritual  
Zone**



**Feature  
Wall**



**Swimming  
Pool**



**Clubhouse**

# The gift of exquisite pleasure pursuits

## THE MAGNIFICENT CLUBHOUSE

The well-appointed G + 1 level Clubhouse is spread across 15,000 sq.ft. and hosts an array of lifestyle amenities that are sure to leave you delighted.

- Rooftop Swimming Pool • Kids' Pool • State-of-the-art Gymnasium
- Badminton Court • Squash Court • Landscaped Terrace • Indoor Games Room
- Party Hall with a Pre-function Area • Mini Theatre • Guest Rooms

### Additional amenities\*

- Salon • Spa • Doctor's Room • Convenience Store • Launderette



Image for representation purpose



Image for representation purpose



Artist's impression

\*Space will be provided: Amenities to be run by third party on chargeable basis.





# The **gift** of good health and fitness

Graced with the state-of-the-art equipments, the gymnasium at Runwal Sanctuary is ardently conceived to turn fitness into a lifestyle habit for all.

# The **gift** of immersive indulgences

Make waves, create a splash and sizzle at the swimming pool on the rooftop of the clubhouse blanketed by sprawling lawns.



# The **gift** of comfortable spaces

## WHERE FAMILY BONDS AND COMFORT DWELLS – THE LIVING ROOM

The thoughtfully-designed living rooms perfectly complement the needs of the urban aspiring family. Crafted to perfection, they are an ode to your larger-than-life persona.





Artist's impression

## TURN YOUR DREAMS SWEETER – MASTER BEDROOM

The place where you seek refuge after pursuing your aspirations, must offer you the warmth you seek.



Artist's impression

## FOR CHILDHOOD FILLED WITH EPIC STORIES, FAIRYTALES AND LULLABIES – KIDS' ROOM

At Runwal Sanctuary, we have designed the kids' rooms with dollops of love, care and affection. After all, it's the bedroom where your little ones' imaginations take flight.

## STAYING TRUE TO THE SPIRIT OF 'ATITHI DEVO BHAVA' – GUEST ROOM

In India, we hold our guests in high esteem. This essence finds a faithful extension in the guest rooms we have created.



# The **gift** of happy family get-togethers and celebrations

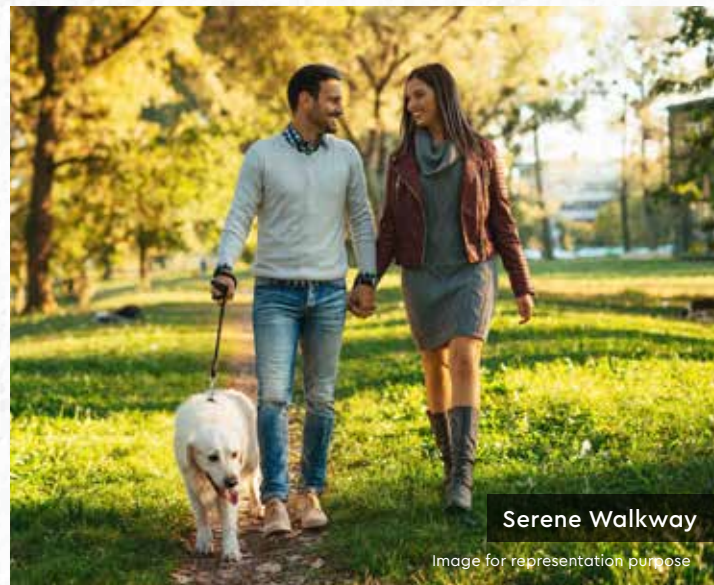
Merge two apartments into one and enjoy the blissful family time  
in your spacious Jodi apartment.



# The gift of solitude and peace

Greet your mornings with the abundant sunlight and sink into a meditative state with yoga, pranayama, morning prayers or simply traverse on your spiritual quest.

- SPIRITUAL ZONE • SOLITUDE NICHE • MEDITATION ZONE • VIEWING DECK
- GARDEN BY THE HILL • SERENE WALKWAY





# The gift of happiness and togetherness

Shed your inhibitions and embrace your childhood again to create unforgettable memories with your little ones.

- HUDDLE GAME ZONE • CARDS ZONE • GAME ZONE • HANGOUT SPACE
- DANCE ARENA • PICNIC AREA



Cards Zone



Game Zone



Dance Arena



Hangout Space



Huddle Game Zone



Picnic Area

# The gift of fun, games and friendships

Runwal Sanctuary's fetish for roping in Nature as your neighbour has more perks than you can imagine.

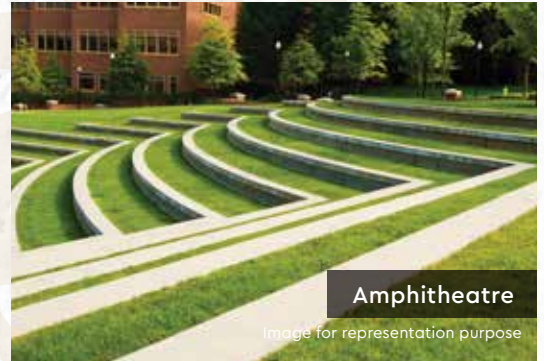
- CRECHE AREA • PLAY PIT • CHILDREN'S PLAY AREA • PET TRAIL



# The gift of immense warmth and bonding

Strike up a conversation, discuss, share and create eternal relationships.

- GARDEN CAFE ZONE • CAFE ZONE • CELEBRATION AREA
- AMPHITHEATRE • FRESCO SEATING • LEISURE NOOK



# The gift of an active and sporty life

Test your reflexes with a thrilling badminton game or simply unwind with a refreshing dip in the pool. There are myriad avenues for an active life here.

• SWIMMING POOL • SQUASH COURT • BADMINTON COURT • YOGA ZONE



# The gift of imagination and enchantment

Runwal Sanctuary with its vast expanse of the greens is perhaps one of the most beautiful and enigmatic playground for creative pursuits.

- BOOKWORMS GARDEN • LIBRARY SPILL OUT • STUDY AREA • MINI THEATRE
- SENIOR SITTING CORNER



Study Area

Image for representation purpose



Senior Sitting Corner

Image for representation purpose



Bookworms Garden

Image for representation purpose



Library

Image for representation purpose



Banquet Hall



Mini Theatre



Solitude Niche



Gym



Guest Rooms



Steam Room



Indoor Games Room



Image for representation purpose

# The **gift** of finesse and impeccable craftsmanship

## PROJECT CONSULTANTS

**Design Architect:**

RSP Design Consultants (India) Pvt. Ltd.

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**MEP:**

Integrated Technical Services

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**Structural Consultant:**

Mahimtura Consultants Pvt. Ltd.

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**Environmental Consultant:**

ULTRA-TECH Enviro Consultant & Research Laboratory

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**Liasoning Architect:**

Daisaria Associates

# The **gift** of trust and partnership

## THE **RUNWAL** Legacy

Established in 1978, the Runwal Group is one of Mumbai's premier real estate developers, operating in the residential, commercial and organized retails vertical.

The Group has also been awarded as the "Star Realty – Lords of the Land award" for its excellence in the field of real estate along with other accolades such as the 'CNBC AWAAZ Real Estate Award' & the 'Retail Property of the Year', just to name a few.

**4**

A four  
decade legacy

**51+**

Projects  
delivered

**30**

Million sq. ft.  
delivered

**14**

Projects  
under development

## THE **FIRST** AMONG EQUALS

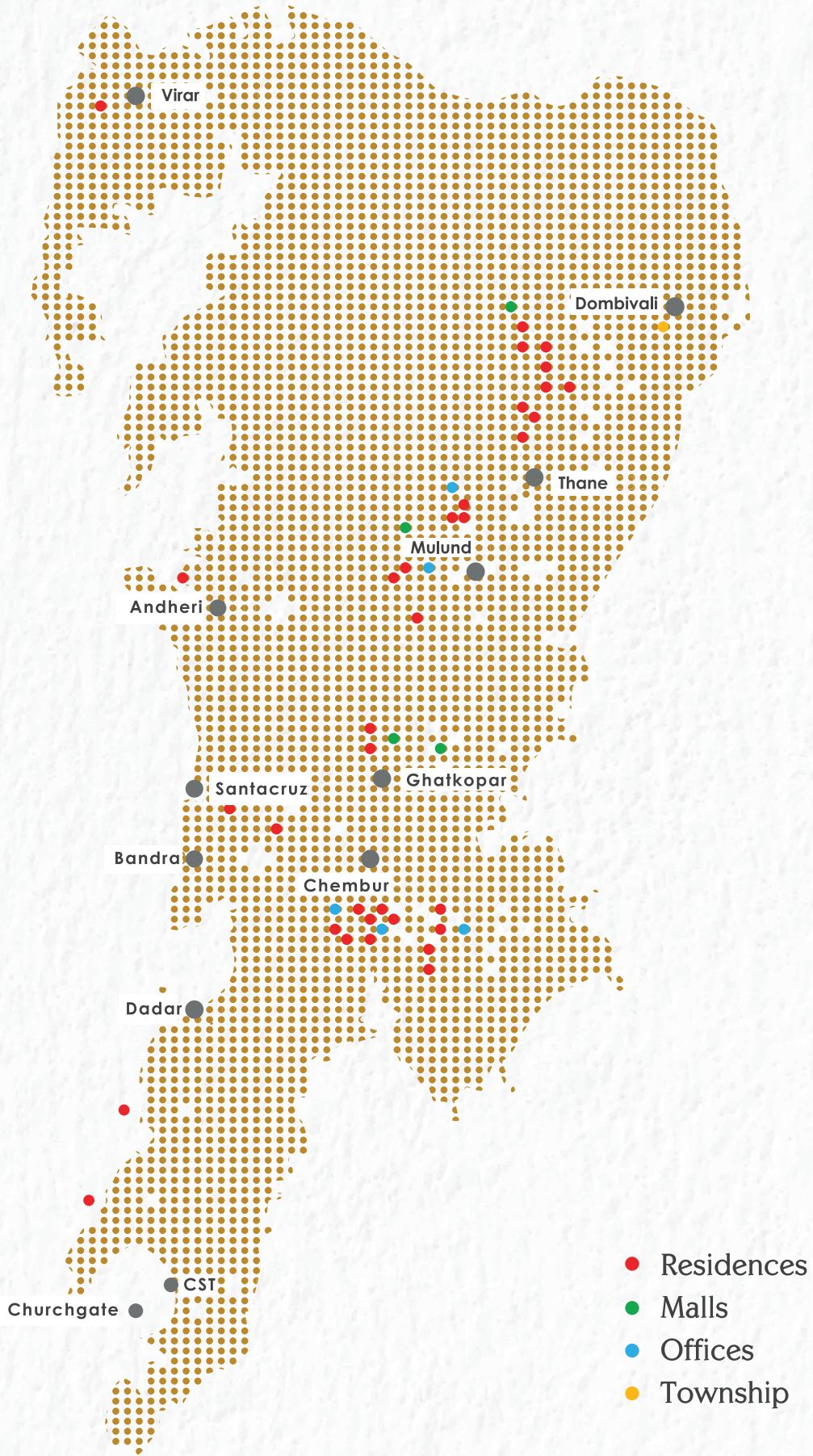
**1<sup>st</sup>** | To Get FD  
in Real Estate

**1<sup>st</sup>** | Mall in Mulund –  
R Mall

**1<sup>st</sup>** | Rooftop Connected Terrace Garden –  
Sky Promenade at Runwal Elegante, Andheri

**1<sup>st</sup>** | Single Largest Transaction of ₹ 240 Crs.  
At The Residence, Nepean Sea Road





#RunwalMulund



We promised to build homes, not apartments.

**We delivered.**

We promised to build innovation hubs, not offices.

**We delivered.**

We promised to build experience centres, not malls.

**We delivered.**

**WE PROMISED.  
YOU TRUSTED.  
WE DELIVERED.**

WE ARE THE PROMISE KEEPERS, WE ARE...

**Masters of Mulund**



Artist's impression

## Master Layout Plan

1. Banquet Lawns	15. Fun Plaza	29. Yoga Zone	<b>42. Clubhouse</b> • Mini Theatre • Indoor Games Room • Gym • Guest Rooms • Solitude Niche • Steam Room • Banquet Hall
2. Fresco Seating	16. Celebration Area	30. Yoga Plaza	
3. Leisure Nook	17. Senior Seating Space / Corner	31. Viewing Deck	
4. Garden Lounge	18. Amphitheatre	32. Solitude Niche	
5. Podium Lobby 1	19. Podium Lobby 2	33. Tower Lobby 4	
6. Children's Play Area	20. Garden Cafe Zone	34. Picnic Area	
7. Play Pit	21. Cafe Zone	35. Dance Arena	
8. Crèche Area	22. Huddle Game Zone	36. Flag Hoisting Area	
9. Pet Trail	23. Cards Zone	37. Lounge	
10. Bookworm Garden	24. Multipurpose Court	38. Garden By The Hill	
11. Library Spill Out	25. Hangout Space	39. Feature Wall	
12. Library / Study Area	26. Game Zone	40. Spiritual Zone	
13. Serene Walkway	27. Podium Lobby 3	41. Swimming Pool	
14. Podium Lobby 5	28. Meditation Zone		

For more information, call **022 6281 0387**.

**SITE ADDRESS: RUNWAL SANCTUARY, LBS MARG, MULUND WEST, MUMBAI 400 080.**



The Sanctuary, Tower 5 – MahaRERA Registration No. P51800029440 | Available at <https://maharera.mahaonline.gov.in>

[www.runwalsanctuary.com](http://www.runwalsanctuary.com) | [#RunwalMulund](https://twitter.com/RunwalMulund)

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