

Live The Vibe

MANHATTAN

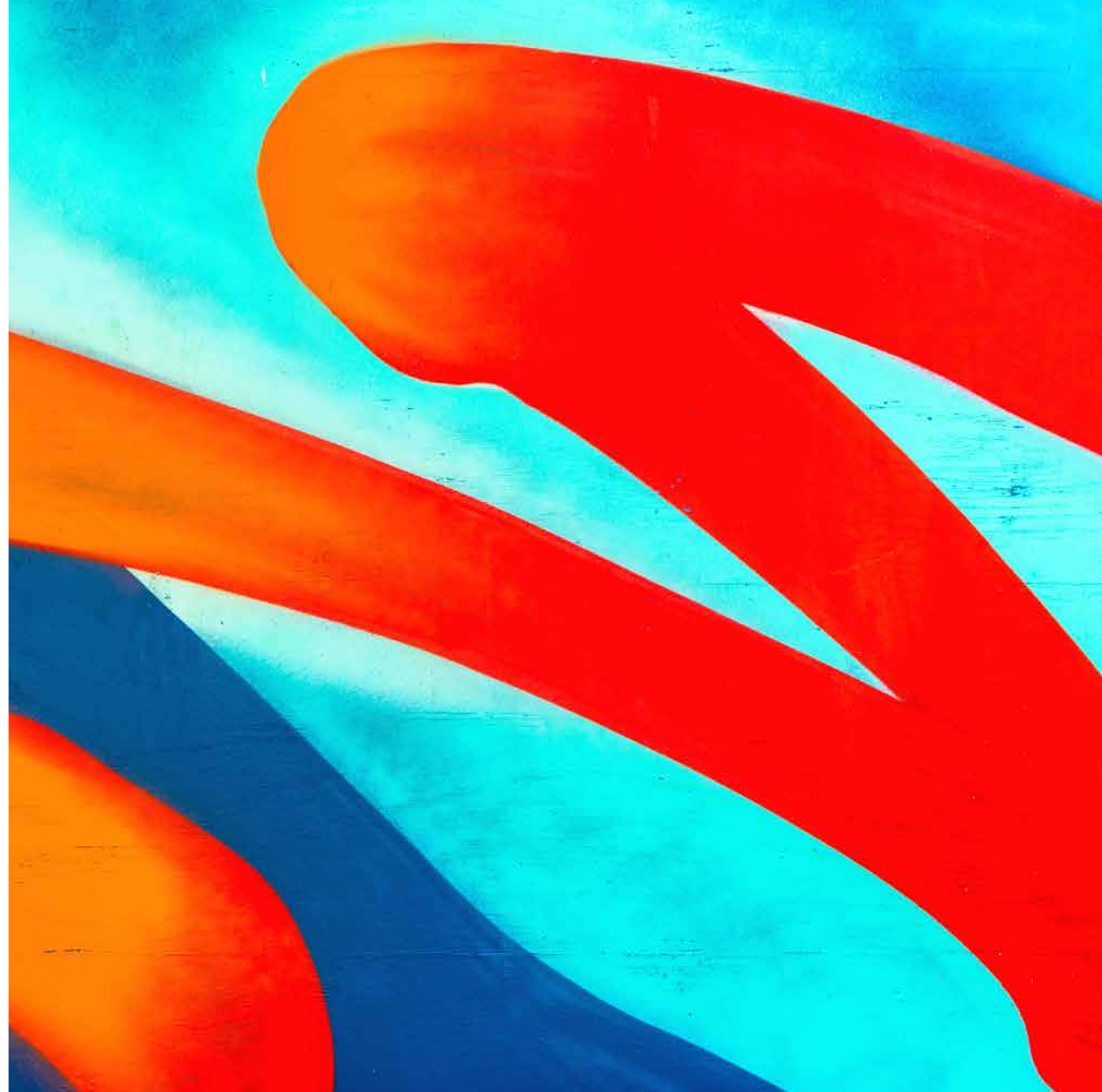
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RUNWAL
AVENUE
KANJIURMARG EAST



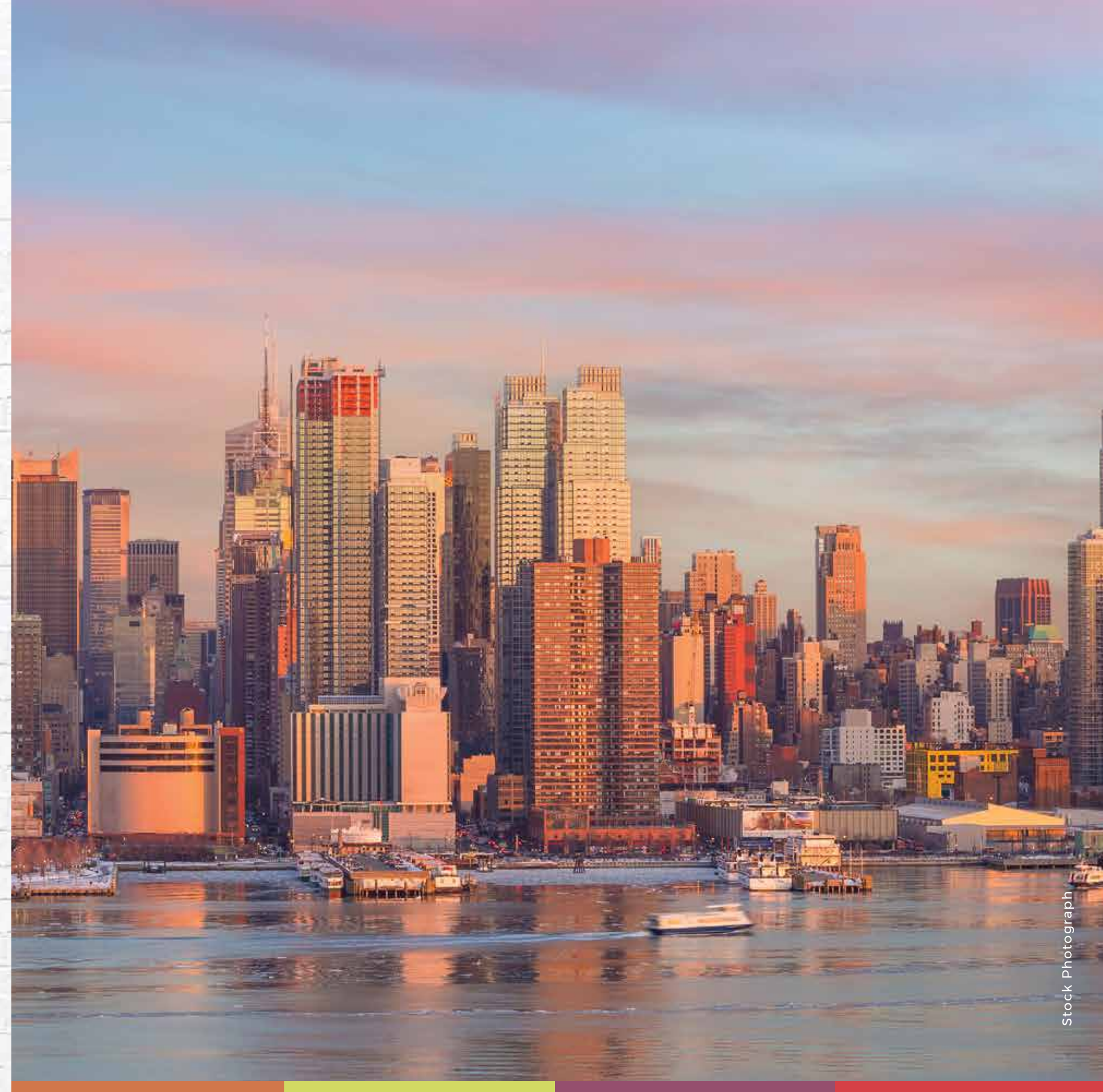
Manhattan has a pace, energy and lifestyle that makes it special. It's time to experience the vibe.





Our Inspiration

Welcome Manhattan to your city. The best way to live, they say, is to live the vibe. So, why should your lifestyle and location be compromised? Discover your chance to live the Manhattan vibe by adopting the cosmopolitan lifestyle that Runwal Avenue delivers to Kanjurmarg, the new city centre of Mumbai. Manhattan is the newest jewel at Runwal Avenue that brings to you a world-class lifestyle. It's time to soak in the vibe.



A woman and a young girl are running together on a grassy path in a park. The woman is wearing a white tank top, a plaid shirt, and jeans. The girl is wearing a white t-shirt and shorts. They are both smiling and holding hands. Behind them are large, colorful brushstrokes in shades of blue, purple, pink, and orange, giving the impression of wings or a magical trail. The background is a lush green forest with sunlight filtering through the trees.

**The Best Vibe
For A Delightful Life**

A Vibrant Lifestyle Within Your World



Your Daily Dose Of Freshness





Welcome to Kanjurmarg

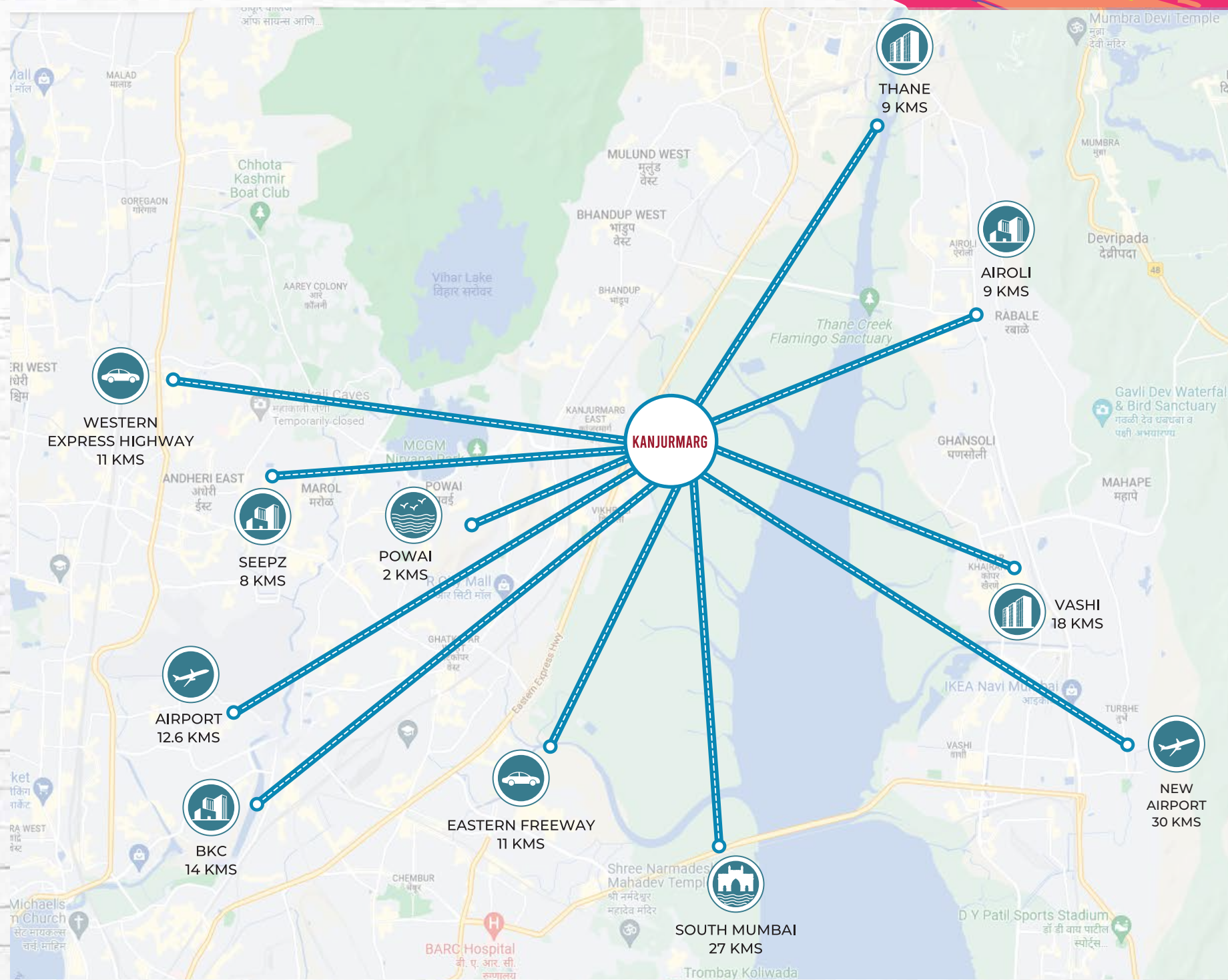
**The Perfect Location
Made Better**

LIFE AT THE NEW CITY CENTRE

Kanjurmarg has emerged as the new city centre of Mumbai. Situated in the heart of Mumbai, it offers three aces - accessibility, appreciation and abundant spaces. Kanjurmarg has grown rapidly and has become a much sought-after destination amongst home buyers. Located only 2 kms from Powai, it offers all the advantages at far more attractive prices.

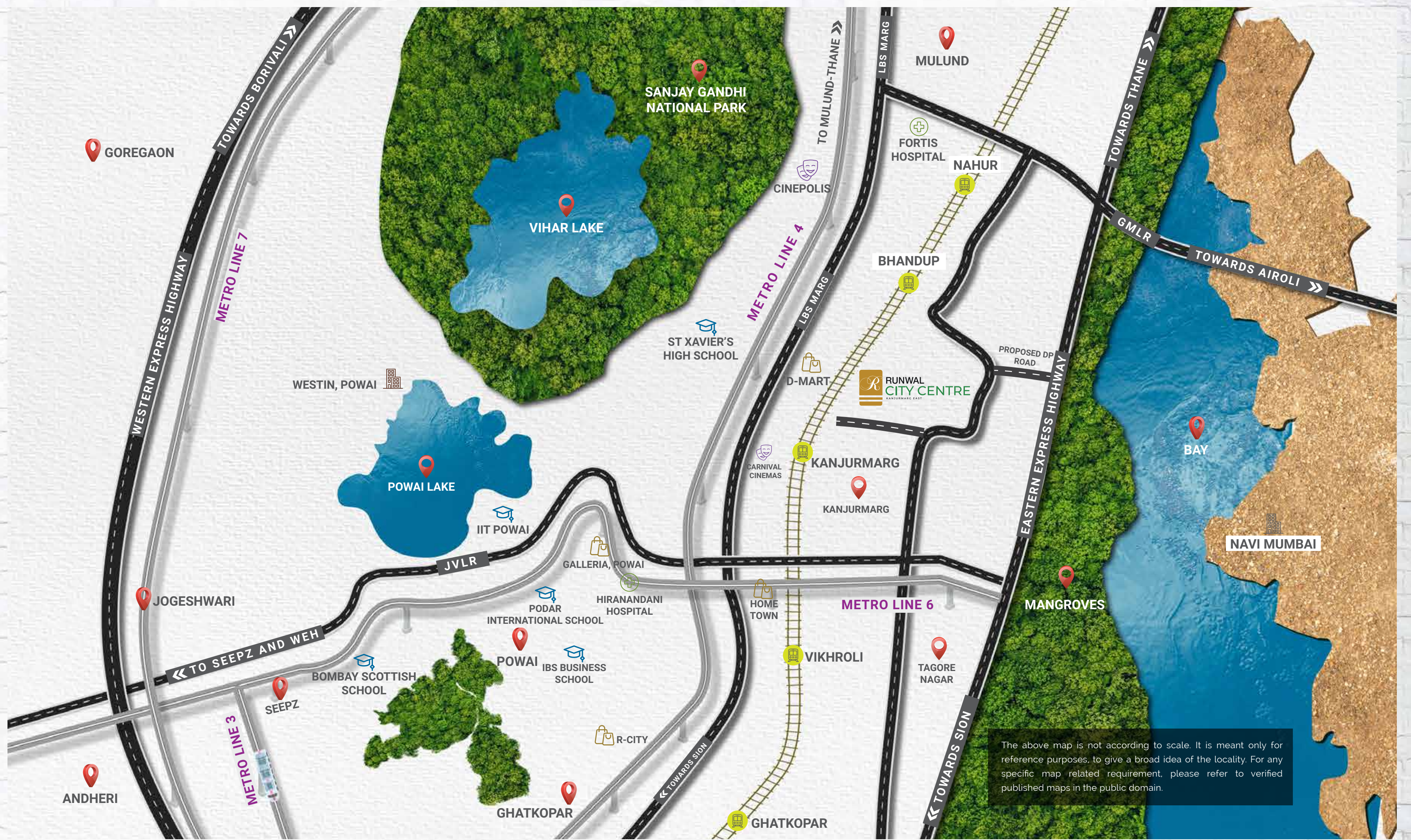
BRING YOUR WORLD CLOSER WITH
AN ADDRESS THAT RESONATES

The Manhattan Vibe



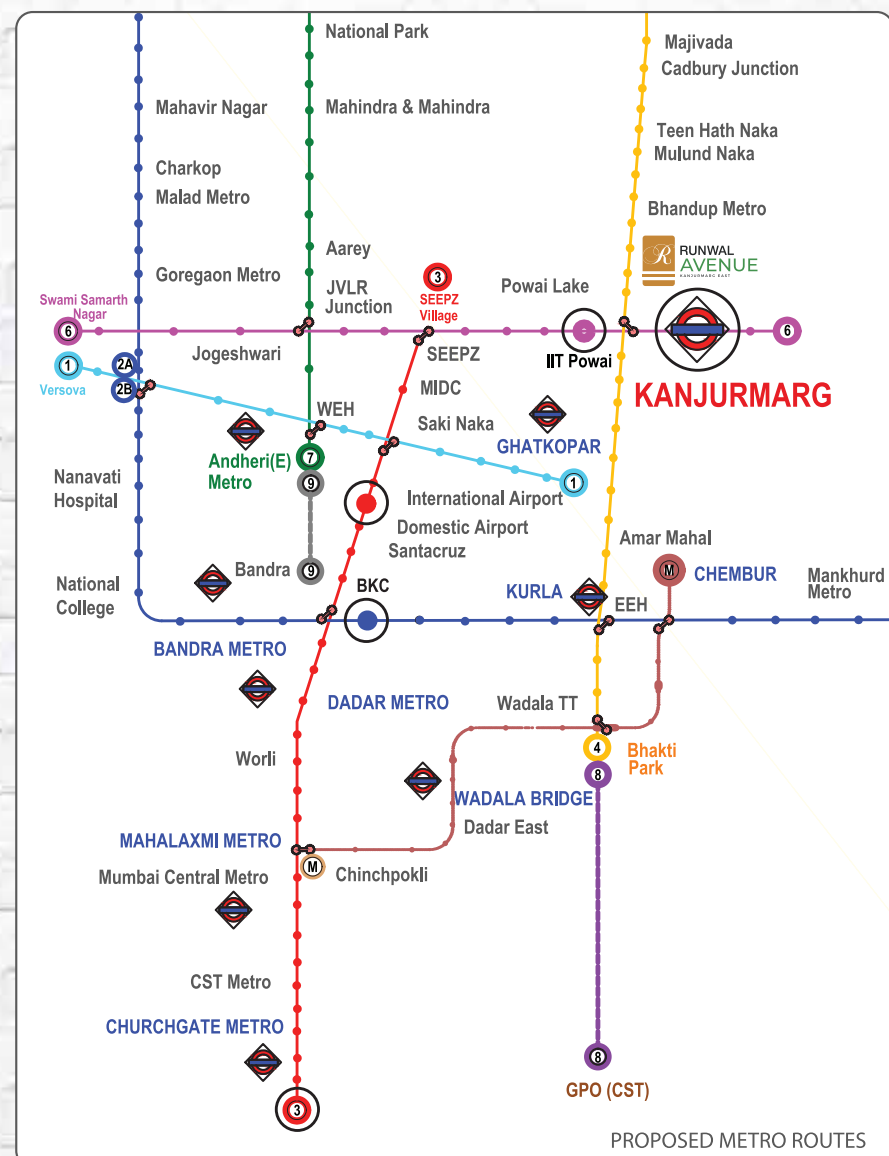
All distances mentioned are approximate & are meant for broad reference only.

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.



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Well-developed social infrastructure



Map taken from secondary sources

SHOPPING MALLS & ENTERTAINMENT

Home Town	2.0 Kms
D-Mart	2.0 Kms
Big Cinemas / Cinepolis	3.5 Kms
Galleria, Powai	4.0 Kms
R-City Mall	4.5 Kms

SCHOOLS & COLLEGES

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

5 STAR HOTELS

Meluha The Fern	4.5 Kms
Westin, Powai	7.0 Kms

HOSPITALS

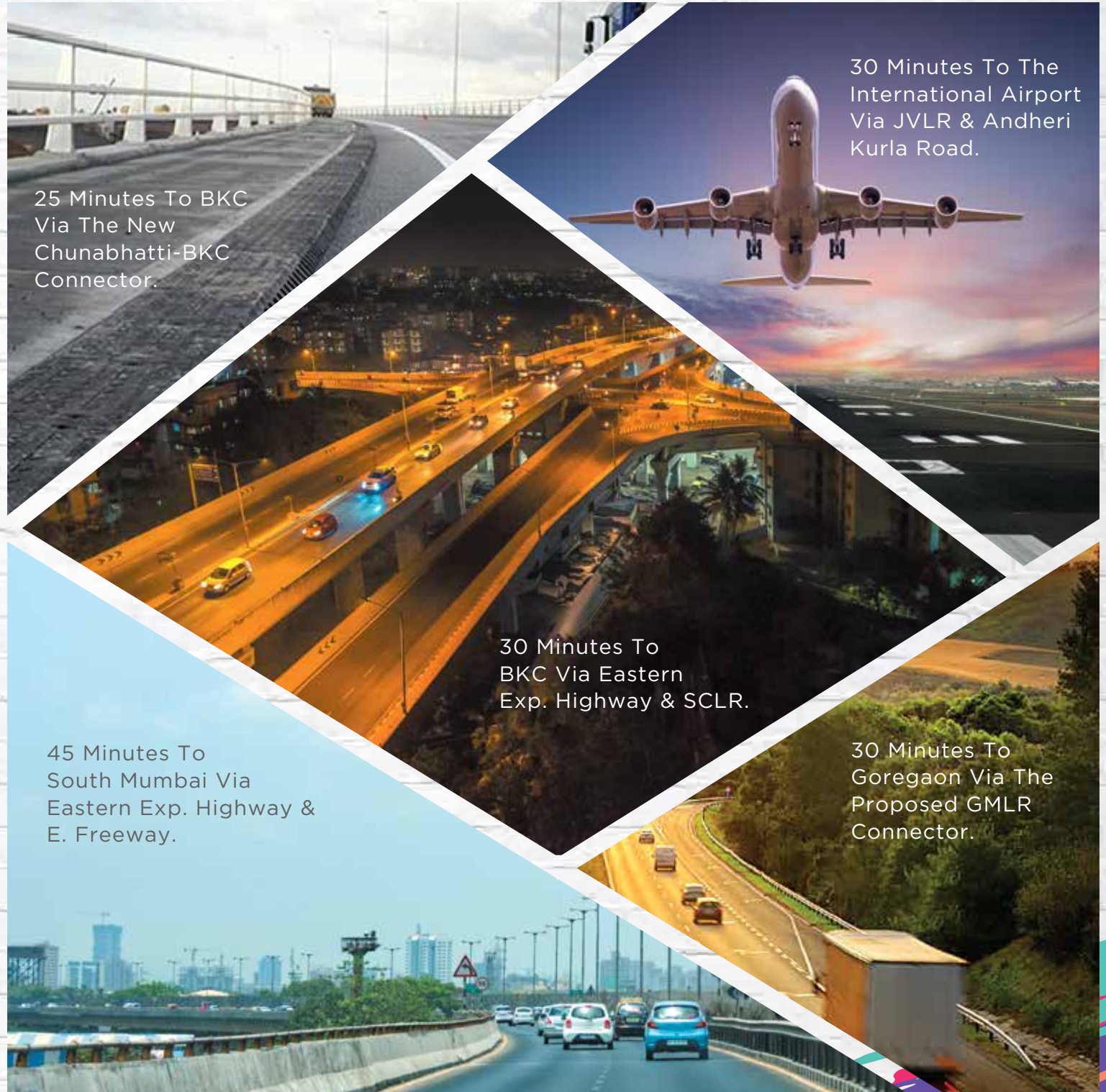
Hiranandani Hospital	3.5 Kms
Fortis Hospital	4.5 Kms
Godrej Hospital	5.3 Kms

STRATEGIC LOCATION BETWEEN TWO MAJOR SUBURBAN RAILWAY STATIONS

Kanjurmarg Railway Station	0.3 Km	JVLR	0.9 Km
Bhandup Railway Station	0.8 Km	Eastern Express Highway	1.5 Kms
Upcoming Metro Line	0.9 Km	Lal Bahadur Shastri Marg	1.5 Kms

A World Of Unmatched Connectivity

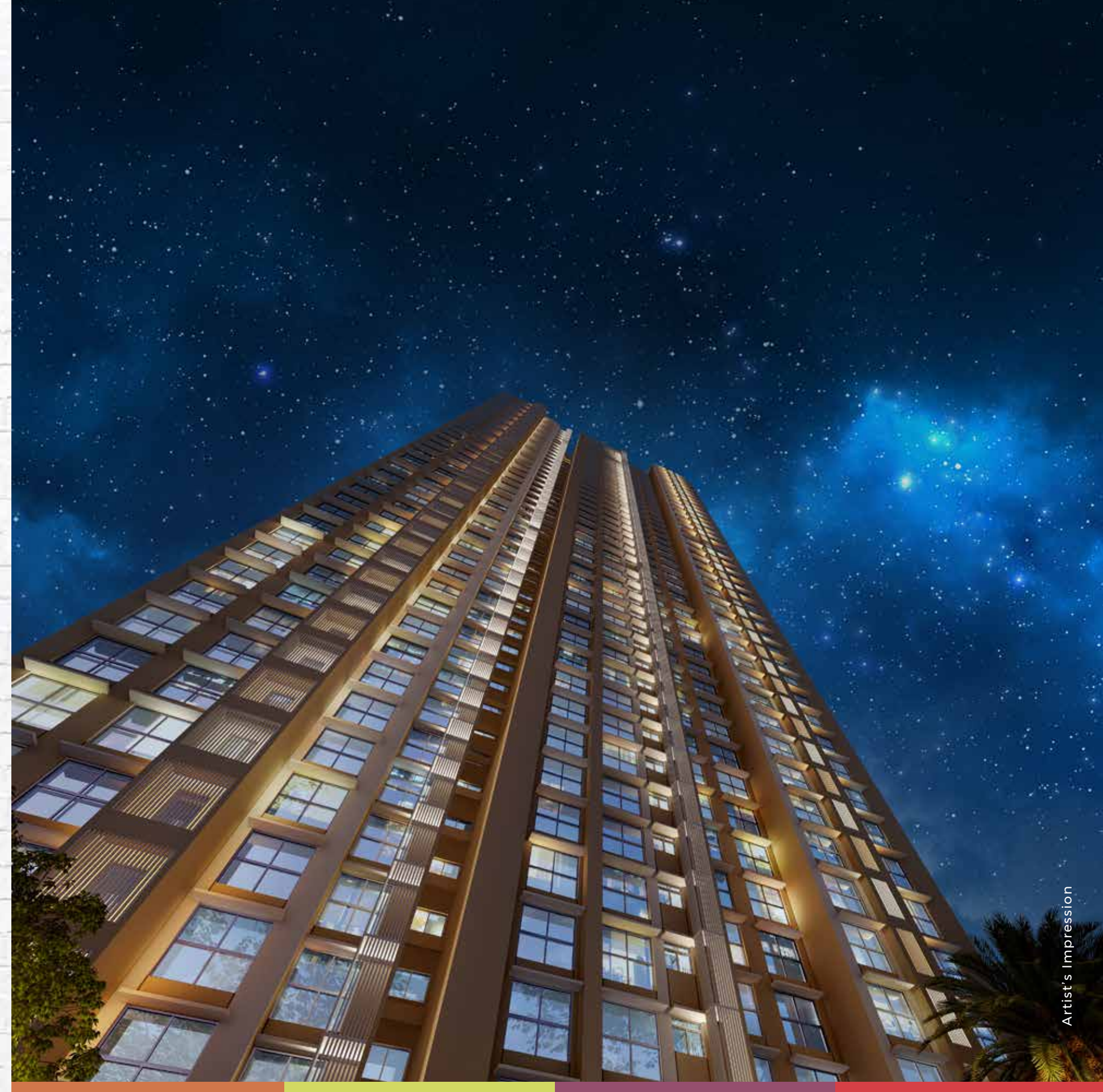
Kanjurmarg offers excellent rail, road and metro connectivity to all parts of the city. The Western Suburbs is accessible via the JVLR: International Airport and BKC via the SCLR & Chunabhatti Connector. South Mumbai is easily accessible via E. Exp. Highway and the Eastern Freeway, while Navi Mumbai is just across the Airoli Bridge. The new Metro lines will enhance connectivity to SEEPZ, BKC, Thane, Colaba and other key hubs of MMR.



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

Explore Life & Live The Vibe

Manhattan at Runwal Avenue is a perfect blend of fine living, sought-after comforts, high-street delights and green open spaces. Being part of a larger township development, it offers the privilege of going beyond the ordinary. Live the vibe while being surrounded by the classiest of comforts, & conveniences. This will be a venue for numerous happy memories, making it your world of positive vibes.



Vibe in style

Your world of conveniences and comforts at Manhattan, Runwal Avenue, has been designed to present you with a lifestyle that is above and beyond your regular routine. It has been created to pamper you with experiences and luxuries that you have always desired.

HIGHLIGHTS



Part of a large township development



State-of-the-art club facilities



Health clinic 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 cafés, bistros, stores and much more



Business centre for work from home lifestyle



A beautifully landscaped 6-acre Central Park nearby

A World Of Unlimited Indulgences

Welcome to a life full of joyful experiences. Runwal Avenue offers a wide range of amenities that make each day at Manhattan enjoyable.

EXCLUSIVE AMENITIES DESIGNED FOR YOU



Landscaped gardens



Swimming pools



Fully equipped gym



Aqua gym / Jacuzzi



Walking / Jogging track



Multi-purpose court



Open green vistas



Badminton courts



Yoga pavilion



Kids' play area



Crèche



Indoor games



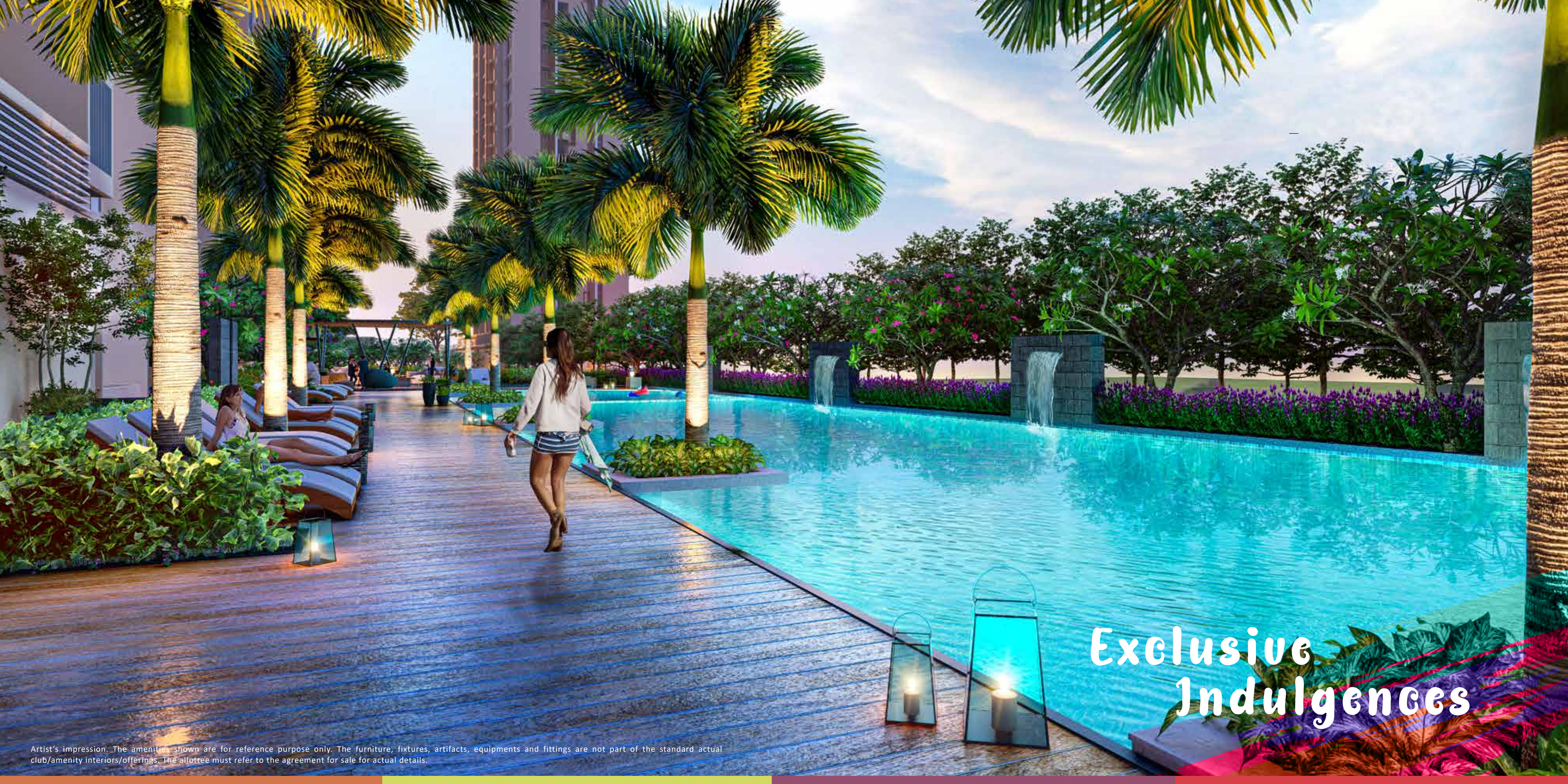
Luxury & Serenity

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.



A Privileged Lifestyle

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/offerrings. The allottee must refer to the agreement for sale for actual details.



Exclusive Indulgences

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/offering. The allottee must refer to the agreement for sale for actual details.



Spaces for Little Ones

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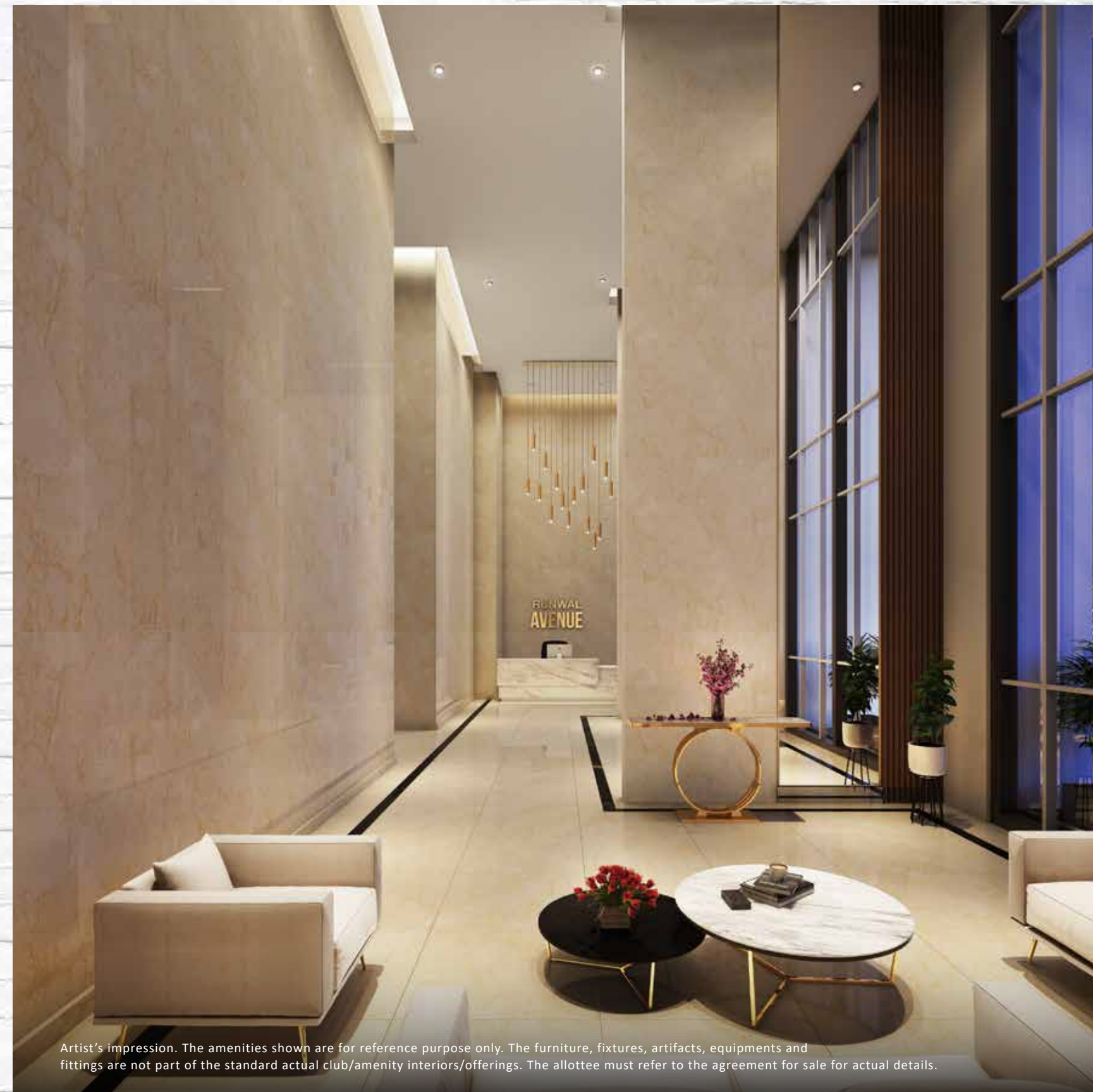
Open Spaces For All

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.

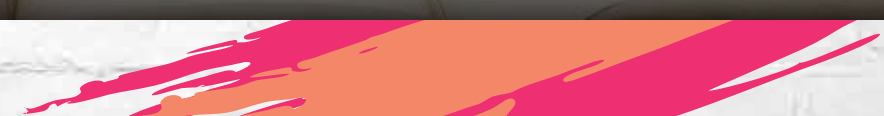


Start Each Day With A Good Vibe

At Runwal Avenue, you will enjoy the sheer grandeur that comes with living in a landmark development. An impressive majestic lobby will welcome you home, ushering you into a safe and secure environment.



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/offering. The allottee must refer to the agreement for sale for actual details.



Every Detail Is Mastered To Perfection

Inspired by world-class standards, Runwal Avenue residences have been crafted to delight.

INTERNAL SPECIFICATIONS

- Anodized aluminium windows
- Laminated flush door for all internal doors
- Solid flush door shutter; both sides laminate finish for main door
- Vitrified tile flooring in living, dining & all bedrooms
- 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 tile flooring
- Polished granite kitchen platforms with stainless steel sink single bowl
- Branded CP fittings
- Dado tiles 2 feet above kitchen platform



Vibe With The Views

In a world with more concrete and less natural surroundings, finding green vistas is difficult. But not at Manhattan in Runwal Avenue. The panoramic views of the surrounding greens will boost your mood and rejuvenate your soul.

**Actual View of Powai &
National Park from the 45th floor**

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



The Joy Of Nature & The Luxury Of Expanse

Life at Central Park now at your doorstep. Revel in the joy of nature with our beautiful 6-acre Central Park located at just 5 minutes walking distance. Experience the rare luxury of large, open and green spaces in the heart of the city. Walk, jog, run, play or just relax and soak in the beautiful surroundings.



Shot At Location



A 6-Acre Central Park

Shot At Location

FIFTH AVENUE

KANJURMARG EAST

A World Of High Street Indulgences

Runwal Avenue will feature it's very own "Fifth Avenue" - inspired by the most famous international retail destination. Experience world-class shopping, dining, and social hangouts right at your doorstep. The upmarket retail galleria will feature branded stores, restaurants, cafés, salons, and much more. Live, dine, entertain, play and unwind at Runwal Avenue.



Stock Photograph



Stock Photograph



Shop, Dine,
Entertain

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/offering. The allottee must refer to the agreement for sale for actual details.



Design Consultant

HAFEEZ CONTRACTOR

Hafeez Contractor is the name that 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 concepts 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 the lively spine of over a quarter of a kilometre along a covered drive, while the residential provides tranquillity with its separate entries and a large landscaped vehicle-free space at about 80 feet off the ground.”

LANDMARK PROJECTS:

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



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

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 a diverse portfolio of over 65 projects and it has developed 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 30,000 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

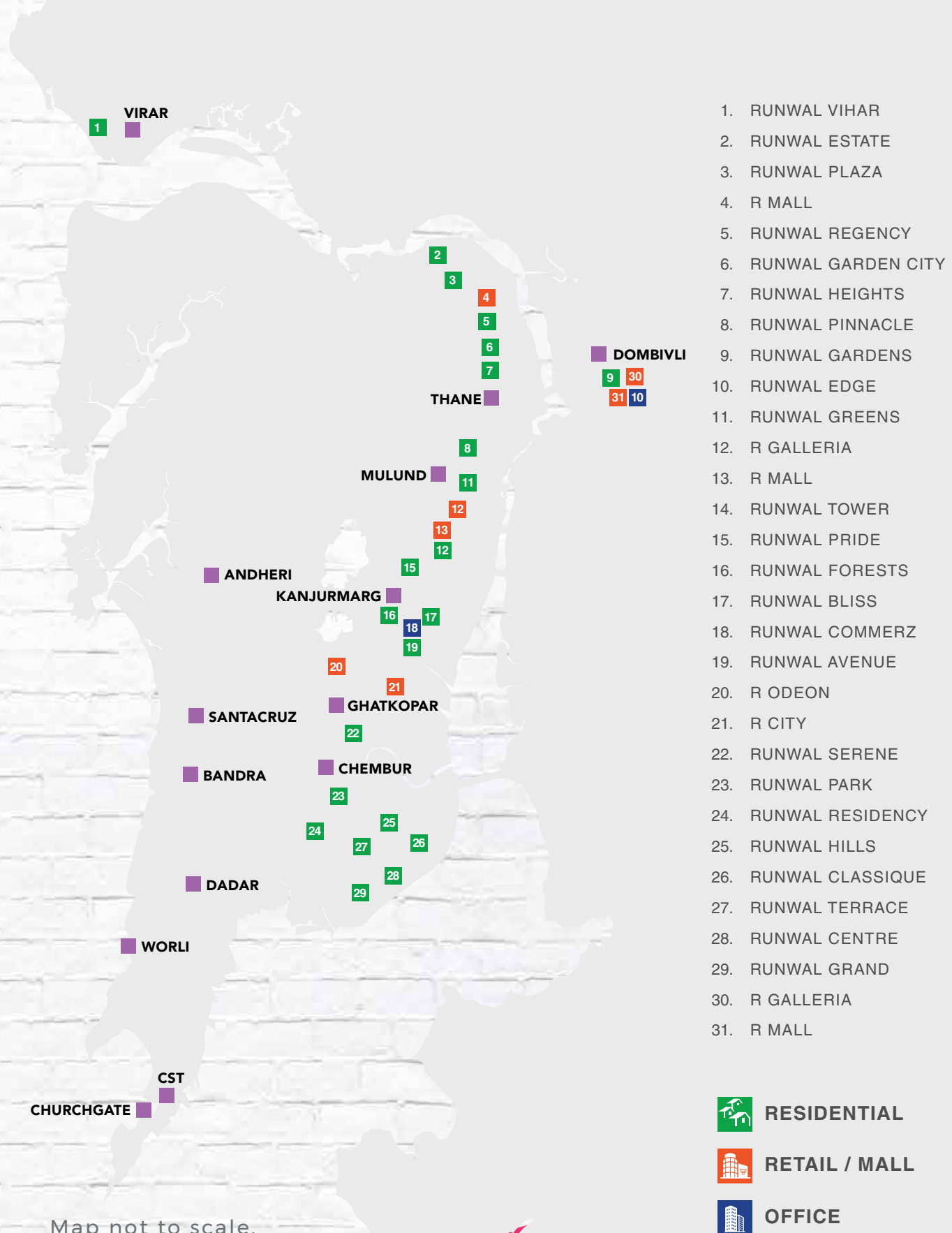

Portfolio of
65+ projects


50+ delivered
projects


Known for quality,
trust & transparency


Pioneers in mall &
retail development


30,000+ families
as customer base



Map not to scale.
Locations are approximate.

Accomplishments And Accolades

One thing that matters to us more than any accomplishment is customer satisfaction. While Runwal Group continues to transform the skyline of Mumbai and win accolades, the biggest motivation for us is when we see our customers live a happy life at our world-class developments.



RUNWAL BLISS
Best Residential Project
(Mid Segment)
CNBC Awaaz Real Estate
Awards, West - 2023



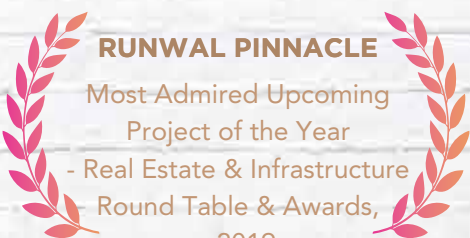
RUNWAL GROUP
Developer of the Year
14th Realty+
Excellence Award-
West- 2022



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



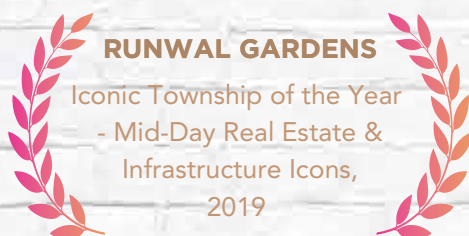
RUNWAL AVENUE
Best Upcoming
Project of the Year
Real Estate & Business
Excellence Award,
2021



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



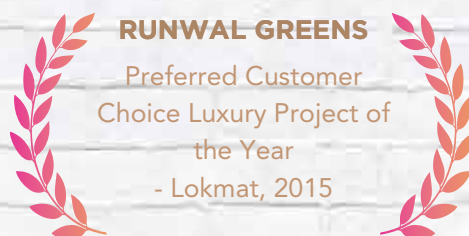
RUNWAL FORESTS
Luxury Project
of the Year - Mumbai.
Asia Real Estate Excellence
Awards, 2019



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

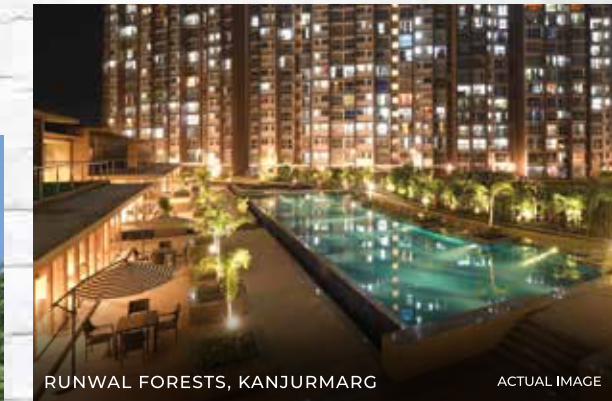



RUNWAL BLISS
The Ultimate Luxury
Residential Project of
Central Suburbs
- HT Real Estate Awards,
2018



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

Our Landmark Projects





Why Should You Buy At Runwal Avenue?

- ★ One of the most sought after addresses with highly successful launches of its towers-Madison, Broadway & Park View
 - ★ Consistent price appreciation
 - ★ Close to upcoming Metro lines and the proposed interchange hub
 - ★ Just 300 mtrs from Kanjurmarg railway station
 - ★ Integrated high-street retail within the development
 - ★ A sprawling 6-acre Central Park at just a 5-minute walking distance
 - ★ Trusted brand with a proven track record of 40+ years
 - ★ Construction in full swing
- 



 +91 22 6931 5223

 www.runwalgroup.in

Site Address: Runwal Avenue, Crompton Greaves Compound, Kanjurmarg (East), Mumbai – 400 042.

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

MahaRERA QR Code



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 Bank Ltd. The property has been mortgaged in favour of HDFC Bank 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. Images, specifications & details mentioned herein are indicative and subject to change. 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 printed material shall in any way govern such transactions. The Allottee must refer to the agreement for sale for actual details.