



RUSTOMJEE  
**VERDANT VISTAS**  
UPTOWN URBANIA | THANE (W)

IT'S THOUGHTFUL. IT'S **Rustomjee**®

LIMITLESS VERDANT VIEWS.



TIMELESS GRANDEUR.



A NEW ERA OF FINE LIVING  
ARRIVES IN THANE.





BOMAN R. IRANI  
CHAIRMAN &  
MANAGING DIRECTOR

“Over the last 28 years we have mastered the art of elevating fine living in Mumbai, our projects becoming landmarks in not just redefining community living, but also evolving the definition of luxury, in some of the most coveted locations across the city.

Our journey in Thane began more than a decade ago, with Rustomjee Urbania, our flagship project in the city. A vibrant flourishing community where we built more parks than parking lots and created spaces where neighbours became friends. We didn't just create brick and mortar structures, but an entire eco system to ensure this township was self-sufficient and had the best of community, culture and connectivity.

Rustomjee Cambridge International School, state of the art commercial and retail spaces for your work and daily needs, and a network of well-planned infrastructure are all a testament of our commitment.

Today we are delighted to bring the next level of splendour to Thane with our newest development Rustomjee Verdant Vistas. Surrounded by greenery and blessed with unending blues. This luxurious blissful paradise, I'm sure you will soon call home.

At Rustomjee, we understand luxury and with Verdant Vistas, we want it to be your way of life. Here, luxury has been built in the details, the quality, and each element from the marble to the timber, from the fittings to the finishes has been handpicked by us, from the best brands and authentic sources from around the world. Take for instance, the marble you will walk upon comes with a legacy of its own. Mined from the quarries in Isparta in West Turkey, this Ottoman beige marble has adorned some of the finest Turkish heritage structures. It is amongst the oldest and strongest marbles, giving you not just a fine finish now, but also durability for years to come. With this landmark project, we continue our pledge of creating spaces where luxury coexists with sustainability, to bring an unparalleled experience of 'Thoughtful Luxury' to you. Our engineers, environmentalists, designers, architects, manufacturers, thought leaders - all planet lovers have come up with innovative new age materials and technology to create a sustainable habitat.

We are creating your perfect world for relaxation, indulgence and daily adventures in collaboration with award winning global partners, Keppel, Architect Hafeez Contractor and COEN. Come experience the finest that Thane has to offer, find your community, and build a great life for you and your family at Verdant Vistas. ”

## ANOTHER GLORIOUS CHAPTER IN OUR PARTNERSHIP WITH KEPPEL.



“We are thrilled to partner with Rustomjee to create another transformative chapter in the neighbourhood's lifestyle story, Verdant Vistas- a collection of four distinctively designed, high-end residential towers. This will be a first for Thane.

Leveraging Rustomjee's unmatched expertise in the local arena spanning over two decades and our track record of delivering award-winning international projects, we aspire to craft niche residences that epitomize exclusivity and set new standards of living in Thane. ”

Singapore-based multi-national firm Keppel is bringing its award-winning expertise in creating urban spaces to Thane once more. This time with an additional touch of luxury to create Thane's finest luxury residential spaces at Verdant Vistas. Combining our depth of local insights and human centric intelligence with their own cutting edge architectural concepts that have community life at their very heart, here is a development that will push the metre of excellence and take lifestyles in Thane a notch above.



SPRAWLING SUNDECKS  
THAT OVERLOOK  
THE CITY'S MOST  
DRAMATIC SPECTACLE:  
VERDANT VIEWS.

*Welcome to Verdant Vistas, the newest addition to the Rustomjee Uptown Urbania township. This cluster of four residential towers, soaring to 46 storeys, is an introduction to elegance and refinement like Thane has not witnessed before.*



Ultra spacious residences



Large common spaces  
within each home



Niche amenities spread  
across various levels



## WHEN DESIGN MEETS THOUGHTFULNESS, IT SHOWS IN EVERY SQ. FT.

*We believe that exceptional design is the cornerstone of a life elevated. At Verdant Vistas, we have gone beyond the ordinary to create a work of art. The cluster of towers is open from all sides to let in fresh breezes, natural light and offer unobstructed views of the creek and internal podium from all sides.*



Dedicated towers for 3 & 4  
bedroom homes



Efficient planning with large open  
spaces across the property



THE SIGNATURE  
OF A TRUE  
MASTERPIECE:  
EXPANSIVE SPACE.

*Soaring ceiling heights to touches like walk-in wardrobes, from larger living areas to the connection with the views and greenery surrounding you, these are homes you may never want to step out of.*



Floor to ceiling height of 10' 3"



Walk-in Wardrobe in 4 and Select 3 Bed apartments



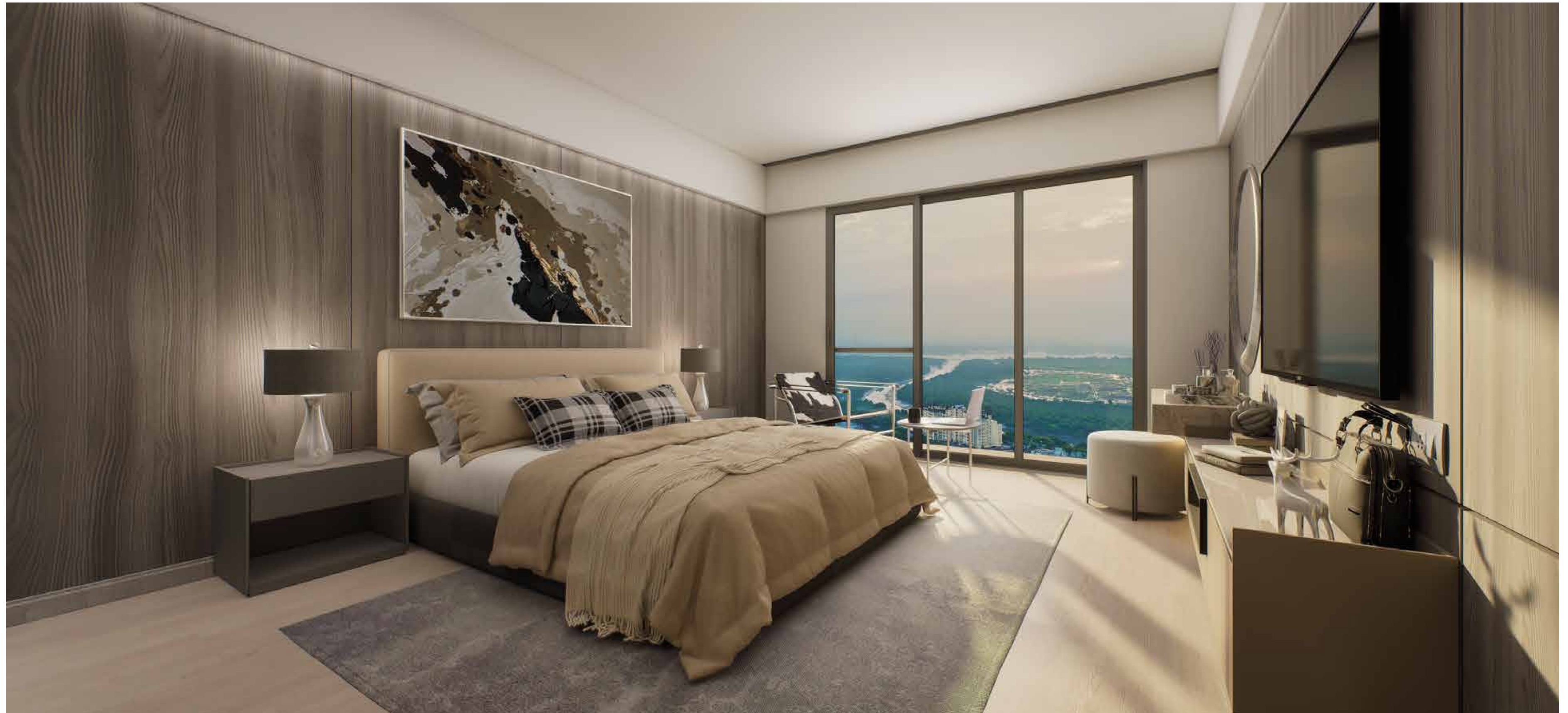
Expansive 3 bedroom homes with wide decks



Efficiently planned with large room sizes



Lavish 4 bedroom homes with 150 sq. ft. large sun decks





WORLDS OF  
REFINEMENT CREATED  
WITH ONE IDEA:  
THOUGHTFULNESS.



A WORLD-CLASS  
SELECTION OF LIFESTYLE  
AMENITIES SPREAD ACROSS  
THREE LEVELS THAT MAKE  
EVERYDAY EXTRAORDINARY.



Clubhouse with landscape gardens  
and play areas at the ground level



Social spaces across the  
recreational floor



A choice of lifestyle amenities  
at the rooftop





FOR YOU, NO DETAIL  
IS TOO SMALL  
AND NO INDULGENCE  
IS TOO BIG.

*Attention to detail is part of the floor plan of every landmark we build. We challenge the conventional notions of architecture and design, crafting architectural marvels that set the precedent for future designs.*

*From the selection of only the finest materials, innovative construction methods and excellence in engineering to premium finishes, every aspect of our homes is painstakingly curated.*

LANDSCAPING  
THAT BLURS THE LINES  
BETWEEN HUMAN  
DESIGN AND  
NATURAL WONDER.

*Imagine a hidden sanctuary nestled in the heart of Bali, where nature's artistry surrounds you. Vivid hues of greens and blues conjure an atmosphere of calm, making you forget you're in the city.*



AN EXCLUSIVE CLUB  
THAT INCLUDES  
EVERYTHING YOU DESIRE.  
AND GUESS WHAT?  
YOUR NAME'S ALWAYS  
AT THE TOP OF THE LIST.



IT'S HARD TO CHOOSE  
HOW TO UNWIND,  
WHEN THERE ARE ENDLESS  
OPTIONS AVAILABLE  
JUST STEPS  
AWAY FROM HOME.

SOCIAL DECK  
GRAND ENTRANCE  
ENCHANTED TRAIL  
SALON  
PETS' CORNER

FESTIVAL MEADOW  
HANGING GARDENS  
FLOATING RAMP  
CELESTIAL GARDEN PAVILION  
HEALTH CAFE





A TREAT FOR YOUR SENSES,  
AND A DELIGHT FOR  
YOUR SOUL. THE DEFINITION  
OF LEISURE, REIMAGINED.

*In our pursuit of crafting exceptional homes, we go beyond  
conventional ideas. Step into the grandeur of  
the lobby, where the three-level Clubhouse awaits.*

THREE-LEVEL CLUBHOUSE  
WITH SUNKEN POOL

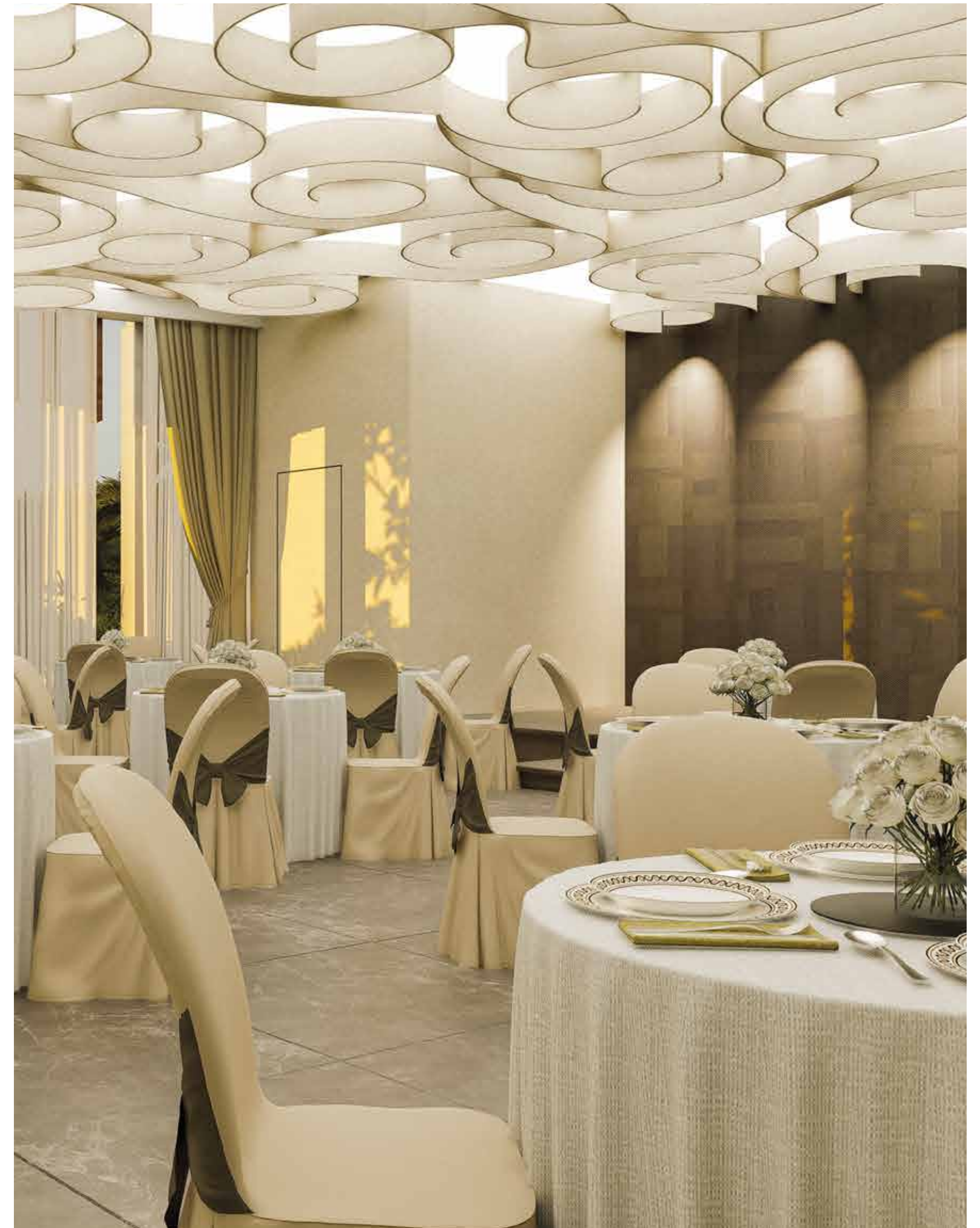
30 M LAP POOL

KIDS' POOL

BANQUET HALL WITH  
OPEN TERRACE

BUSINESS LOUNGE

SQUASH COURT





WIN AT FRIENDSHIP  
AS MUCH AS  
YOU DO AT SPORTS.

PICKLEBALL  
GOLF PUTTING GREENS  
FOOSBALL CHAMBER  
TABLE TENNIS

AIR HOCKEY  
GAMING DECK  
POOL TABLE



MORE WAYS  
TO MAKE KIDS  
BELIEVE LIFE IS  
ONE BIG  
PLAYGROUND.

*At Verdant Vistas, discover spaces designed to foster every aspect of your child's development. From interactive playgrounds sparking their imagination to zen gardens fostering a love for nature, each corner sets the stage for a holistic childhood.*



LITTLE ONES' PLAYZONE  
KIDS' NATURE PLAYZONE



THERE ARE INFINITE  
OPTIONS TO  
UNWIND AROUND  
EVERY CORNER.



- STARGAZING DECK
- STELLAR SKY BAR
- YOGA STUDIO
- GYMNASIUM
- JACUZZI PODS
- MASSAGE & SAUNA ROOMS



ADD A VERY  
IMPORTANT  
APPOINTMENT  
TO BUSY  
WORK DAYS:  
AN HOUR IN THE  
MASSAGE ROOM.



WHEN IT COMES  
TO ELEVATING  
YOUR LIFESTYLE,  
THE SKY'S THE LIMIT.





## AN ADDRESS THAT PROMISES MAGNIFICENCE IN EVERY SINGLE DETAIL.

*At Rustomjee Verdant Vistas, you will find luxury is in the details. Every nuance bears testimony to fine craftsmanship that sets a precedent for the future of fine living.*

### JUST SOME OF THE ELEMENTS THAT ELEVATE LIFE:



External paints that promise dust resistance, weather and UV ray resistance, and lower energy consumption because of their heat repellent property



Future ready homes with thoughtful fittings such as folding shower seats and grab rails for senior citizens



Wheelchair and walker accessible washroom



Patented dusk to dawn motion sensor lighting technology



Use of natural elements and premium materials

# OUR PLANS ARE DESIGNED TO CARE FOR OUR FIRST HOME: THE PLANET.



Energy management with 100% LED lighting for interiors and exteriors, as per national and global standards



Optimized building envelope to reduce heat and increase energy efficiency



Efficient storm water management



Rain water harvesting, including collection of condensation from air-conditioners



Grey and black sewage treatment plants to conserve water



Dry, wet and hazardous waste segregation



Organic composting and wet waste treatment for horticultural purposes



Automated irrigation system for efficient coverage of all landscaped areas



Monocrystalline solar panels for greater efficiency and enhanced energy output



Solar water heating system for the top 5 floors



Variable Refrigerant Volume (VRV) air-conditioning that works with minimum noise to optimize space-saving, energy and operational costs



EV charging stations at convenient points across the township



CREATING  
MASTERPIECES CALLS  
FOR WORKING WITH  
MASTERS FROM  
AROUND THE WORLD.



#### OUR PARTNERS:

##### **Coen Design International Pte. Ltd.**

*A Singapore based landscaping company that has over 15 years of experience and countless award winning landscape projects under its belt. It even holds a Guinness World Record for the Largest Vertical Garden in the World. Coen has partnered with Rustomjee on more than one of our signature addresses. Their unique design language connects indoor and outdoor spaces seamlessly. They specialise in bringing out the essence of each location they work on.*



##### **Architect Hafeez Contractor**

*Architect Hafeez Contractor (AHC) is India's leading architectural design consultancy firm, and the man himself needs no introduction. The firm prides itself on unique design concepts and bold executions. With over 30 years of experience and 75 international and national awards, it's safe to say that Hafeez Contractor has transformed the city's skyline with his idiosyncratic style.*



##### **Ministry of Design**

*Ministry of Design (MOD), Singapore, is an integrated architectural, interior design and branding firm that has won multiple awards not only in Singapore but also in the US. It questions convention and redefines spaces, forms and experiences that surround us, so that its creations progress seamlessly between form, site, object and space. MOD goes beyond merely designing solutions, they design holistic experiences.*

WELL-CONNECTED  
TO EVERYTHING,  
INCLUDING  
PEACE AND SERENITY.

CONNECTIVITY

Majiwada Junction: 2 kms | Eastern Express Highway: 2.5 kms Powai: 18 kms  
Airoli, Navi Mumbai: 6.8 kms | Mulund Check-naka: 6.8 kms | BKC: 25 kms

LAKES

Upvan Lake: 6 kms | Talao Pali Lake: 3.4 kms

TEMPLE

Tri-Mandir: Adjacent to Verdant Vistas

SCHOOL

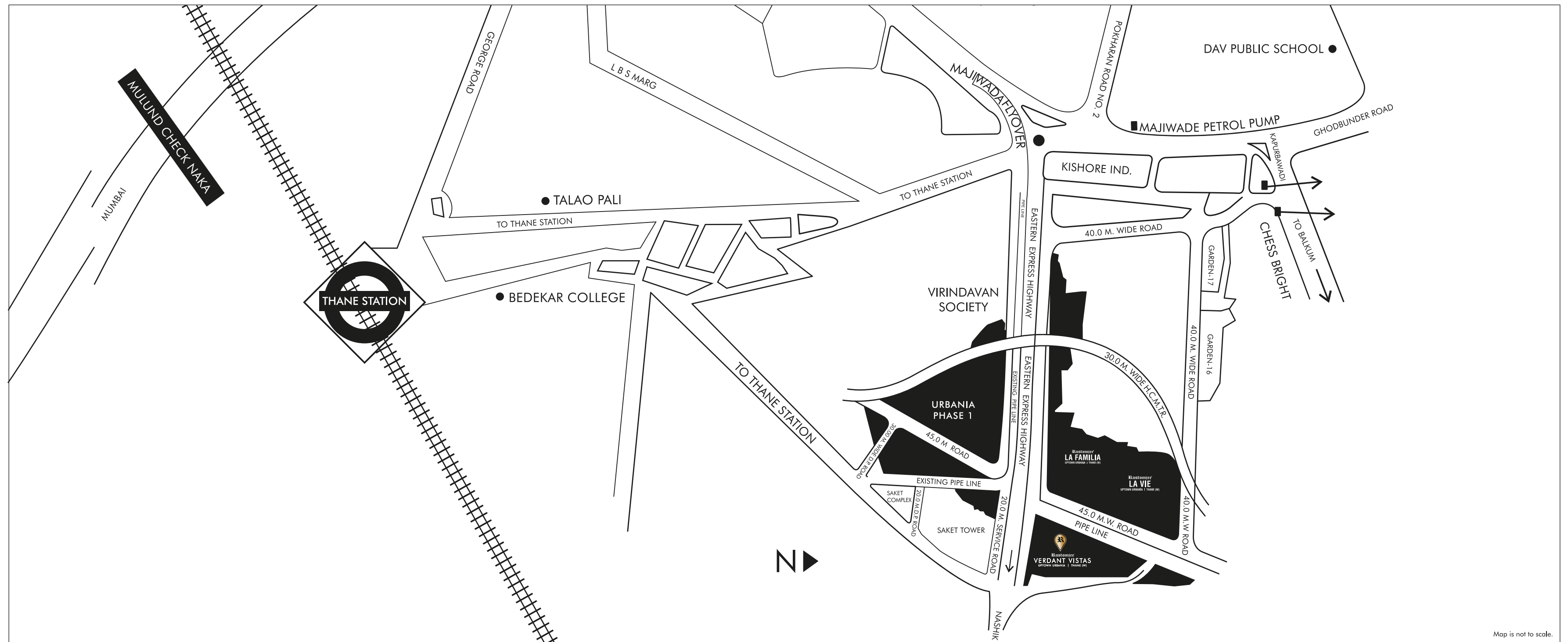
Rustomjee Cambridge International School Thane: Part of the 100+ acre township

MALLS

Viviana Mall: 2 km | Korum Mall: 3 km

HEALTHCARE

Jupiter Hospital: 2 km | Bethany Hospital: 3 km  
Horizon Hospital: 4.7 km



Map is not to scale.



ADDING OUR  
SIGNATURE MARK  
OF LUXURY  
TO THE  
CITY'S SKYLINE.

28+  
YEARS



25+  
MN. SQ. FT.  
DELIVERED

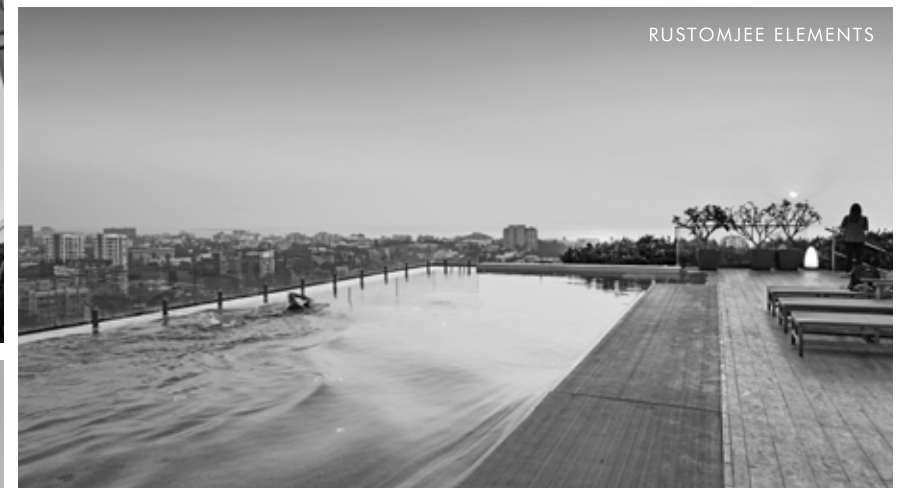


17000+  
HAPPY  
FAMILIES



42+  
MN. SQ. FT.  
IN THE  
PIPELINE

SHOT AT A RUSTOMJEE PROPERTY



SHOT AT LOCATION / ARTIST'S IMPRESSION



IT'S THOUGHTFUL. IT'S **Rustomjee®**

 [WWW.RUSTOMJEE.COM](http://WWW.RUSTOMJEE.COM)

Site Address: Rustomjee Verdant Vistas, Off Mumbai Nashik Highway, Saket Balkum Road, Next to Tri-Mandir,  
Majiwada Thane West 400601

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MahaRERA Registration No. Tower A - P51700077136.  
Tower B - P51700077134. Listed on the website:  
<http://maharera.mahaonline.gov.in/>

FOR RERA  
DETAILS,  
SCAN HERE.



Printed on recycled paper.  
We make thoughtful  
choices for the planet.