

RUSTOMJEE
PARISHRAM
PALI HILL

IT'S THOUGHTFUL. IT'S **Rustomjee**[®]

FOR A NEIGHBOURHOOD
THAT HAS MASTERED THE ART
OF FINE LIVING,
A MASTERCLASS IN LUXURY.

Kustomjee®
PARISHRAM
PALI HILL

NOT JUST ANOTHER
LUXURY LANDMARK.
A HERITAGE ADDRESS
WHERE THE PAST MEETS
THE FUTURE.

There is something historic about a Pali Hill address. I like to think of it as the most precious kind of heirloom that can pass down generations of a family. Rustomjee Parishram is a world designed to make every established notion of luxury look antiquated.

Its 20 storeys, countless idyllic spots will be daily reminders that life really doesn't get much better than this. From its location - one of the highest points on Pali Hill, to breathtaking views of the city, the surrounding forested nooks, the Arabian Sea down below - every inch of this project is immaculately crafted. God, after all, is in the details.

Rustomjee Parishram is an address that speaks for itself and for the select few who have the privilege to call it home.



*Boman R. Irani
Chairman & Managing Director, Rustomjee*



PALI HILL | SHOT AT LOCATION

SOMEWHERE IN
THE RECESSES OF BANDRA,
MUMBAI STILL KEEPS
ALIVE A PART OF BOMBAY.

What was once a sleepy, seaside suburb is today, arguably, the centre of the city. Bandra is home to the pulsing heart of the Zeitgeist.

Experiments with art, food, cafe culture, business, music and entertainment thrive here. Finding their rightful place in its quaint alleys, houses huddled on gentle inclines and streets that have witnessed over a hundred years go by. Aristocratic Portuguese bungalows sit alongside charming Koli villages, historic churches, mosques, temples and even the occasional Parsi agiary.

Bandra truly is the story of a melting pot like no other. Its cosmopolitan culture, walls awash with street art, scenic seaside promenades, lofty high-rises and heritage mansions have drawn celebrities, sports stars, business magnates, creative icons and expatriates alike. In this neighbourhood one tends to find the best things that money can buy. And then some.

*Nearby: The Western Express Highway | The business district of BKC | Premier educational institutions
Entertainment hubs | The domestic and international airports*

Design Thinking #101

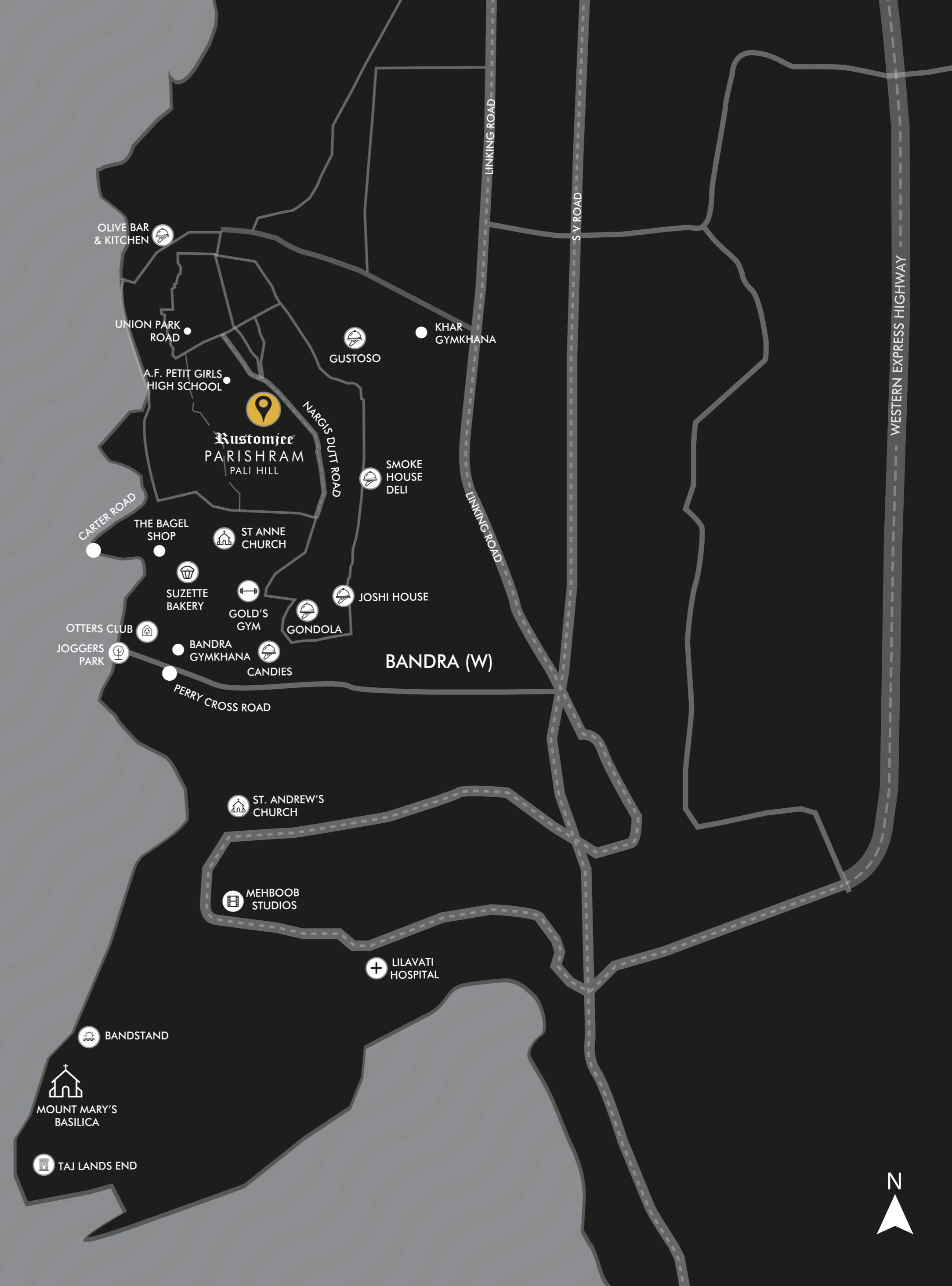
ONE LOOK OUT OF
THE WINDOW SHOULD BE ENOUGH
TO DISCOVER WHY MONET
WAS MOVED TO PAINT LANDSCAPES.

Life is different at Rustomjee Parishram, Pali Hill. Out here, ears accustomed to noisy streets and the busy bustle of the city discover the chirps of sunbirds, sparrows, wrens, koels, kestrels and woodpeckers. Eyes used to teeming crowds find sculpted gardens and grand canopies of Gulmohar, Ashoka, Laburnum, Jacaranda and wild Almond. And minds that assume that they have witnessed every definition of luxury in the city find that they are in for a surprise. One that is waiting for them at the end of a meandering lane, past colonial villas, beyond valleys and crests, crowning the bend of what was once a 9-hole Golf Course. From 1905 to 2022, a lot has changed in this neighbourhood and yet, nothing has.



PALI HILL | SHOT AT LOCATION

JUST A STROLL AWAY:
SUNSETS BY THE SEA,
THE NEIGHBOURHOOD'S
FINEST COFFEE, AND EVERYTHING
YOU'LL EVER NEED.





GLOBAL PROJECT PARTNERSHIPS TO CREATE A GLOBAL LIVING EXPERIENCE.



Founded in London in 2011, UHA is a 24 hour studio that is transforming urban spaces. In the last decade, they have designed over 40 projects across 3 continents. From London to Moscow, they have worked on award-winning designs and are now bringing their expertise to Pali Hill's crowning glory – Rustomjee Parishram. A team of renowned architects, designers, urbanists, visualisers and sustainability consultants help UHA deliver technologically and environmentally advanced buildings that are future proof.



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 Largest Vertical Garden in the World. Coen has partnered with Rustomjee to create an urban oasis in the heart of Pali Hill. A unique design language that connects indoor and outdoor spaces seamlessly. Distinctive architectural features that play with light and shadow, nature and city views, creating experiences that unfold on the gentle crests and valleys that define the neighbourhood.



Design Thinking #103

**EVEN THOSE WHO HAVE IT
ALL CAN DO
WITH HAVING SOME MORE.**

If a life of ultimate luxury and privilege had a fitting expression, it would likely be a residence at Rustomjee Parishram, Pali Hill. At the end of a quiet, tree-lined lane in one of the city's most exclusive neighbourhoods, this 20 storey tower is set to command attention and the desire to make it one's home. Only 3 residences per floor ensure the privacy to which you are accustomed. Offset by a full complement of lifestyle features for when you choose to mingle with the neighbours. Sweeping views of the city and the horizon are just one of the ways a residence here makes you feel like this is your piece of the sky.

*20 storeys | 3, 4 & 5 bedroom residences with sun decks
Multi-level conventional parking | Lifestyle amenities*

Design Thinking #107

ART SHOULDN'T
EXCLUSIVELY
BELONG IN MUSEUMS.

*Discover the city's most coveted indulgence: space.
Spacious 3, 4 and 5 bedroom residences designed to redefine
your interpretation of luxury. These residences are the platinum
standard in opulence. They are proof that art doesn't exclusively
belong in museums. And that the reward for having it all
should be coming home.*



LIVING ROOM & DINING AREA | ARTIST'S IMPRESSION

Design Thinking #167

A WORK OF ART
SHOULD HAVE ANTI-AGEING
PROPERTIES.

The attention to detail shows in every inch of the project.

The elegant façade is made of UV rays and pollution resistant material. It is self-cleaning and unaffected by the salt laden sea breeze. So that even a decade later, Rustomjee Parishram will look like it was built yesterday.



Design Thinking #165

A LOBBY CAN SAY MANY THINGS.
WELCOME HOME
IS JUST ONE OF THEM.

Every arrival at Rustomjee Parishram, Pali Hill feels like a special occasion thanks to majestic, double height entrance lobby with its illuminated ceiling and bronze screen. The elegant Veranda water feature creates a soothing ambience, while the stone and wood detailing elevates the warmth of the space. The perfect starting point for the life of privilege that follows.



DOUBLE HEIGHT ENTRANCE LOBBY | ARTIST'S IMPRESSION

Design Thinking #922

THE FINEST RED CARPET
WELCOMES WILL HENCEFORTH
INCLUDE SOME
GREENS AND BLUES.

The perks of privilege become immediately apparent once you enter Rustomjee Parishram, Pali Hill. Let the day in the city unravel as you feast your eyes and your senses on the greenery, blue waters and artful design of the lobby garden. It's the ideal buffer zone of calm that makes coming home a daily indulgence.

ARRIVAL PLAZA | WATER FEATURE | FEATURE PAVILION



ARRIVAL PLAZA | ARTIST'S IMPRESSION

Design Thinking #923

THE FINE ART
OF ENTERTAINING
CALLS FOR
A FITTING CANVAS.

When it comes to being the host with the most, you couldn't ask for more than Alfresco Dining at Rustomjee Parishram, Pali Hill. So go ahead, wine and dine your old friends and new neighbours with some unforgettable company – the moon and stars.



ALFRESCO LOUNGE | ARTIST'S IMPRESSION

Design Thinking #924

SOMETIMES,
THE PERFECT SPACE CAN BE
ALL THE INVITATION
YOU NEED TO HAVE A PARTY.

The open space is the kind of luxury that keeps on giving – from pleasurable evening strolls and first encounters with the neighbours to picnics with the family. This is where you will discover the magic of open spaces – bringing people together.



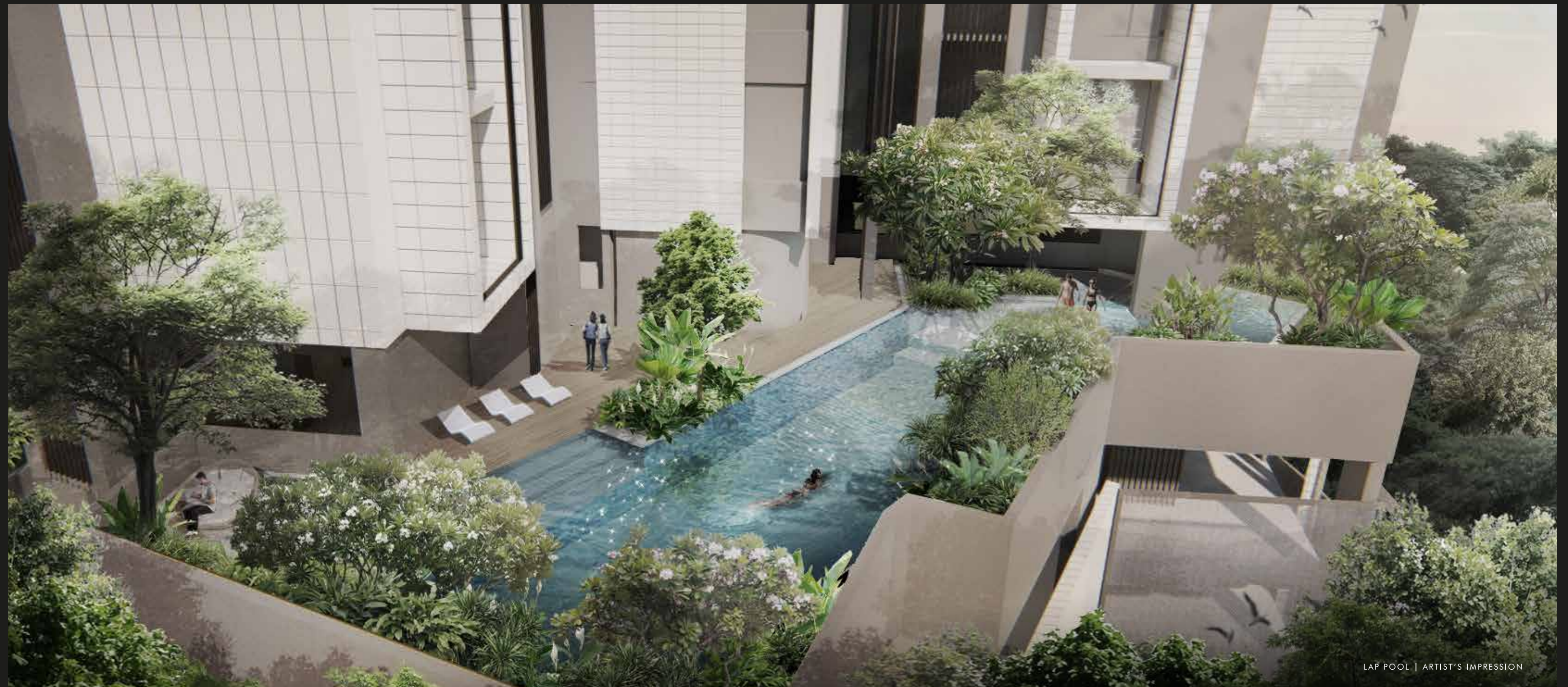
ALFRESCO LOUNGE | ARTIST'S IMPRESSION

Design Thinking #925

NO TWO DAYS
AT THE POOL NEED EVER
BE THE SAME AGAIN.

This is where you discover that choice is truly the finest indulgence. Our swimming pool area offers more than one way to enjoy the lap of luxury even as you increase the distance between you and your work day.

JACUZZI POOL | LAP POOL
SEATING CABANA | POOL DECK



LAP POOL | ARTIST'S IMPRESSION

Design Thinking #58

THE GREENEST
GRASS IS WHERE YOU
WATER IT.

*At Rustomjee Parishram, Pali Hill the colour green is
a treat for the senses that you can count on.
From the lush inclines outside laced by evergreen trees
to the softscapes inside the property, you'll
discover a new shade of green wherever you look.
A rare luxury in the city.*



LANDSCAPED PODIUM | ARTIST'S IMPRESSION

Design Thinking #340

LIFTING HEAVIER SHOULD
TRANSLATE TO
FEELING LIGHTER.

The state-of-the-art gymnasium is for celebrating everything the body can do.

*The best way to uplift any mood and turn around any day. It is equipped
with some of the best and most effective machines to motivate you into a new
lifestyle. And a better state of mind.*



GYMNASIUM | ARTIST'S IMPRESSION

Design thinking #201

SPACE SHOULD
SHAPE YOU, JUST AS
YOU SHAPE THEM.

Our large living rooms combine clean lines with bright feelings. Every element allows for customization depending on your mood. Whether it's T.V. time alone or a party with the neighbours, we've given you a blank canvas that lets you suit your lifestyle. The living room in our residences extends to a sunlit deck. Because who doesn't love natural light?



LIVING ROOM | ARTIST'S IMPRESSION



SUNDECK | ARTIST'S IMPRESSION

Design Thinking #106

THE CITY
OF DREAMS DESERVES
A VIEW THAT
LIVES UP TO ITS NAME.

The homes here come with spacious sundeck that offers views of the best that Bandra has to offer. Uninterrupted vistas of the cityscape, shaded boulevards, dotted with trees, the sight of fishing boats returning to the shore at dusk, the sun setting over the Arabian Sea. Out here, it's easy to lose track of time.

Design Thinking #502

ORGANISED
CLOSETS SHOULDN'T
JUST BE FOR
THE ORGANIZED.

*Large bedrooms with natural light ensuring they are warm
and well lit. The home here come
with a walk-in wardrobe space.
For last and next season's best fashions.*



MASTER BEDROOM WITH WALK-IN WARDROBE | ARTIST'S IMPRESSION

Design Thinking #108

TIME NOT SPENT
PARKING IN THE CITY, IS TIME
SPENT AT THE POOL.

*Solving one of the city's most pressing problems, Rustomjee Parishram
promises to ensure the preservation of conventional parking.*



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20+ MILLION SQUARE FEET.
280+ BUILDINGS.
WELL-KNIT COMMUNITIES.
JUST A FEW THINGS WE HAVE
BUILT IN THE LAST 26+ YEARS.

At Rustomjee, we believe ideas form the cornerstones of buildings. Brick and mortar are merely the blocks that help in realising them. Ideas transform houses into homes and offices into innovation centres.

These are thoughts that animate Rustomjee's design principles. The same principles that inspire the company to invent, discover and deliver newer lifestyle solutions. Since its inception in 1996, Rustomjee has heralded the rise of insightful design and eco-friendly construction technologies. Through its diverse projects, it has lived up to global benchmarks and set a few of its own.

Today, this commitment to excellence is converting millions of square feet of Mumbai, from Virar to Prabhadevi, into gated communities, premium townships, standalone landmarks and commercial spaces. Addresses that redefine the meaning of life in the city.



RUSTOMJEE SEASONS



RUSTOMJEE ELANZA



RUSTOMJEE PARAMOUNT



RUSTOMJEE URBANIA



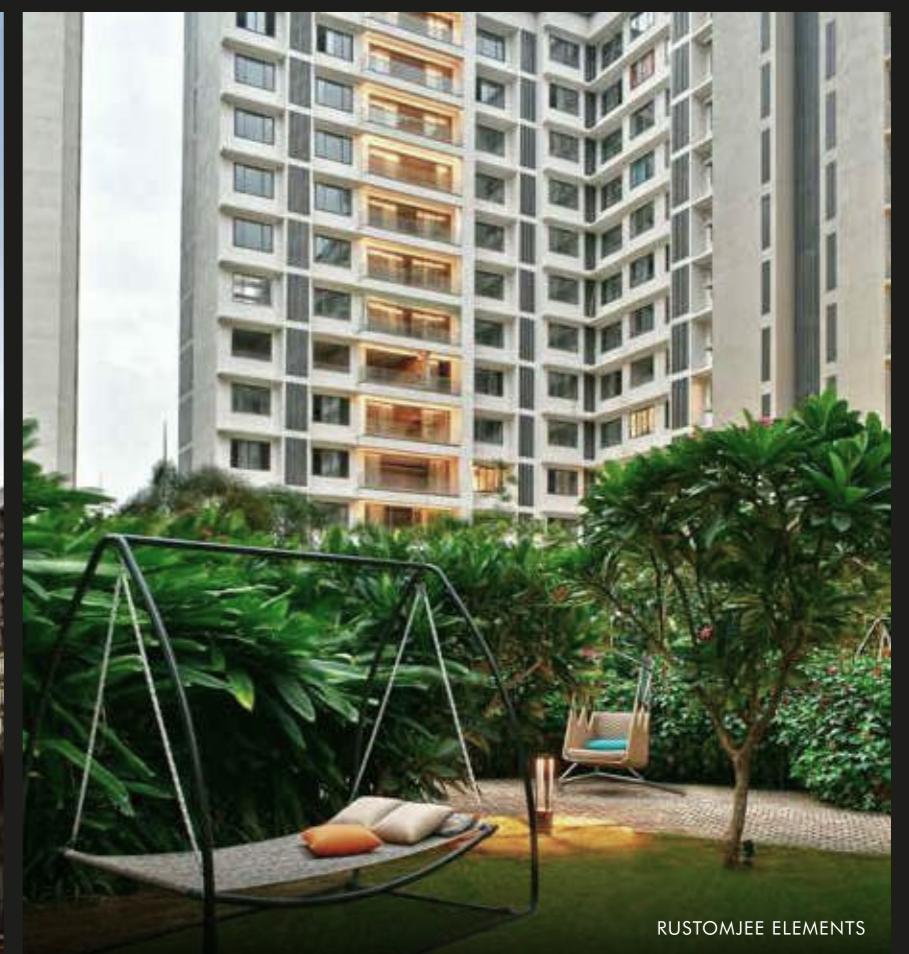
RUSTOMJEE SEASONS



RUSTOMJEE ELEMENTS



RUSTOMJEE ELEMENTS




RUSTOMJEE ELEMENTS

ALL IMAGES ARE SHOT AT LOCATION

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Site Address: Rustomjee Parishram, 40, Nargis Dutt Road, Pali Hill, Bandra (W), Mumbai - 400 050.

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 MahaRERA Registration No. P51800033333
Listed on the website: <http://maharera.mahaonline.gov.in/>

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