

www.runwal.com



SOMETIMES,
ALL IT TAKES IS
JUST A TWIST AND TURN
OF THE RIGHT KEY TO

uncage life

Far away from the madding crowd and above it;
catch the **Yogi hills** locked in a game of hide and seek.
with the **clouds and the sun**. Turn every syllable into a **timeless tale**;
while you are in the august company of **soliloquies**,
on the **private driveway** carved out for you.
Share your secrets with the **birds**; and let them **regale** you with stories.
Ride your way back to **childhood** through the foggy ruins of time
on that good old cycle of yours .
Explore the nation's **largest cycling and jogging track**
that connects the two hemispheres of the **City of Dreams**.
Experience **nature's majestic blanket**
surrounded with an **avant-garde lifestyle...**

...EXPERIENCE A LIFE SET *free*

Masters of Mulund

P R E S E N T



Discover the experience of living in a Sanctuary. Soak in the majestic sweep of the stoic Yogi Hills. Enjoy the privileges of a soliloquy in a city that never sleeps, on a private driveway that stretches up to 150 metres. And go for a ride on the good old cycle on the longest cycling and jogging track in the making that will connect Mulund and Antop Hill. Embrace an Uncaged Lifestyle. Welcome to Runwal Sanctuary.

**WELCOME TO AN UNCAGED LIFESTYLE
NURTURED BY NATURE AND
SURROUNDED BY
42 AVANT-GARDE AMENITIES.**

P R O J E C T H I G H L I G H T S

6 ACRES OF DEVELOPMENT
WITH 50% OPEN SPACES

150 METRES OF PRIVATE DRIVEWAY

A 15,000 SQ.FT. CLUBHOUSE WITH GUEST ROOMS

1.5 LAC SQ.FT. OF LANDSCAPED PODIUM

SCENIC VIEWS OF YOGI HILLS

LOCATED AT GOLDEN MILE, LBS MARG

nature

SET FREE...

6 ACRES OF DEVELOPMENT WITH 50% OPEN SPACE

When you are in the august company of nature, it's always a tryst with paradise. The six acres of development with 50% open space is your gateway to tranquility in the man-made EDEN on earth.



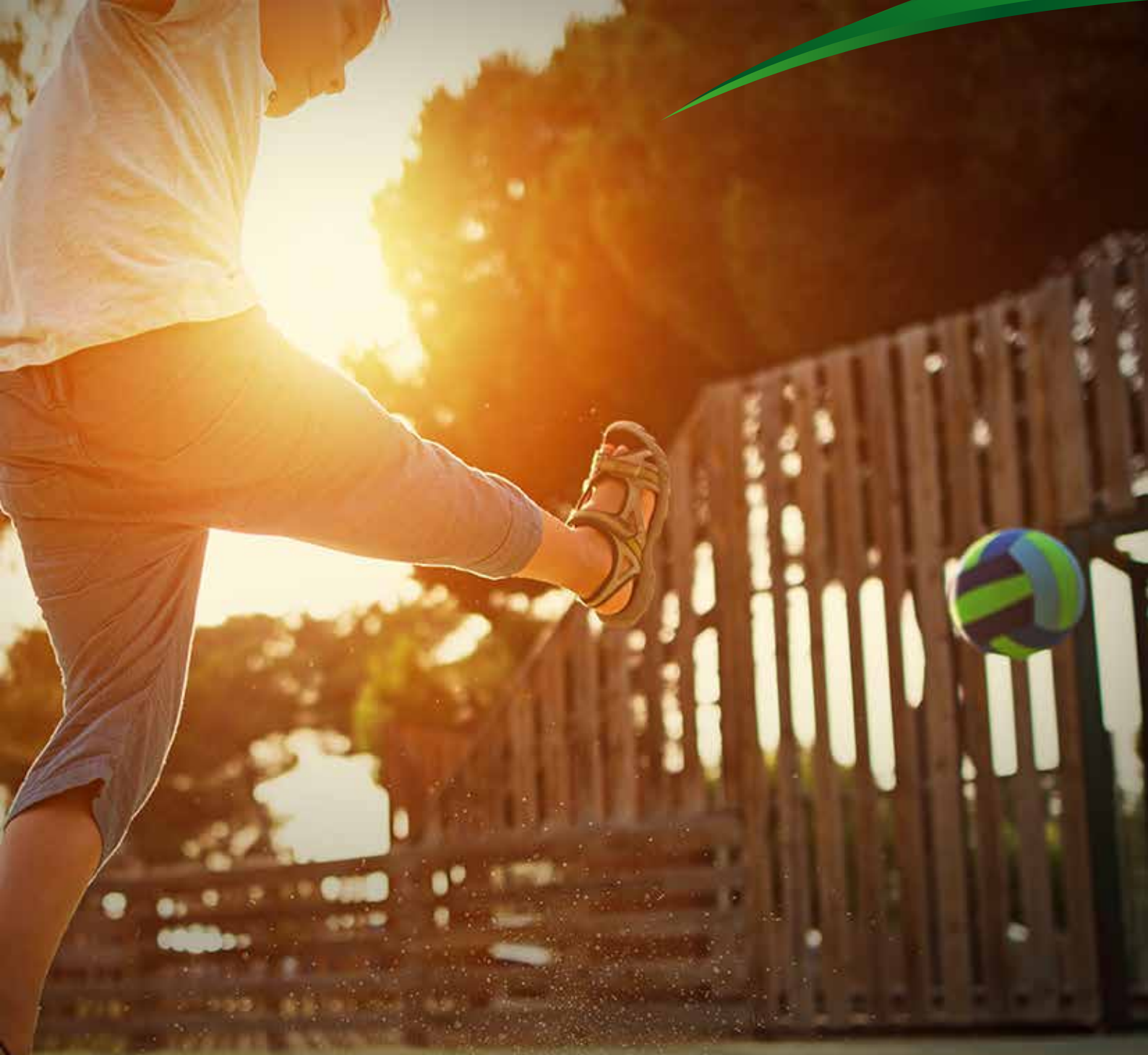
An aerial photograph of a two-lane asphalt road winding through a dense, lush green forest. The road has white dashed lines in the center and solid lines on the edges. A white SUV is driving away from the viewer, and a motorcycle is driving towards the viewer. The text 'exclusivity' is written in a large, white, cursive font across the middle of the image, with 'SET FREE...' in a smaller, white, sans-serif font below it. There are decorative green leaf-like shapes in the corners of the image.

exclusivity

SET FREE...

150 METRE PRIVATE DRIVEWAY

Away from the cacophony of the city, this 150 metre driveway sets up a rendezvous for you with your inner-self.



spaces SET FREE...

1.5 LAC SQ.FT. OF LANDSCAPED PODIUM

The 1.5 Lac SQ. FT. landscaped podium ensures that there's enough space to turn every syllable into a beautiful story, an acquaintance into a friendship of a lifetime and a bouquet of spectacular moments into timeless memories. Runwal Sanctuary sets life free in more ways than one.

vistas SET FREE...

A PANORAMIC CITYSCAPE VIEW

Regale yourself with the panoramic view of Mumbai from your apartment when the night turns young.

THE BREATHTAKING HILL VIEW

Wake up to the majestic views of the spectacular Yogi Hills. Experience a stoic calm in a city blanketed with cacophony.



connectivity

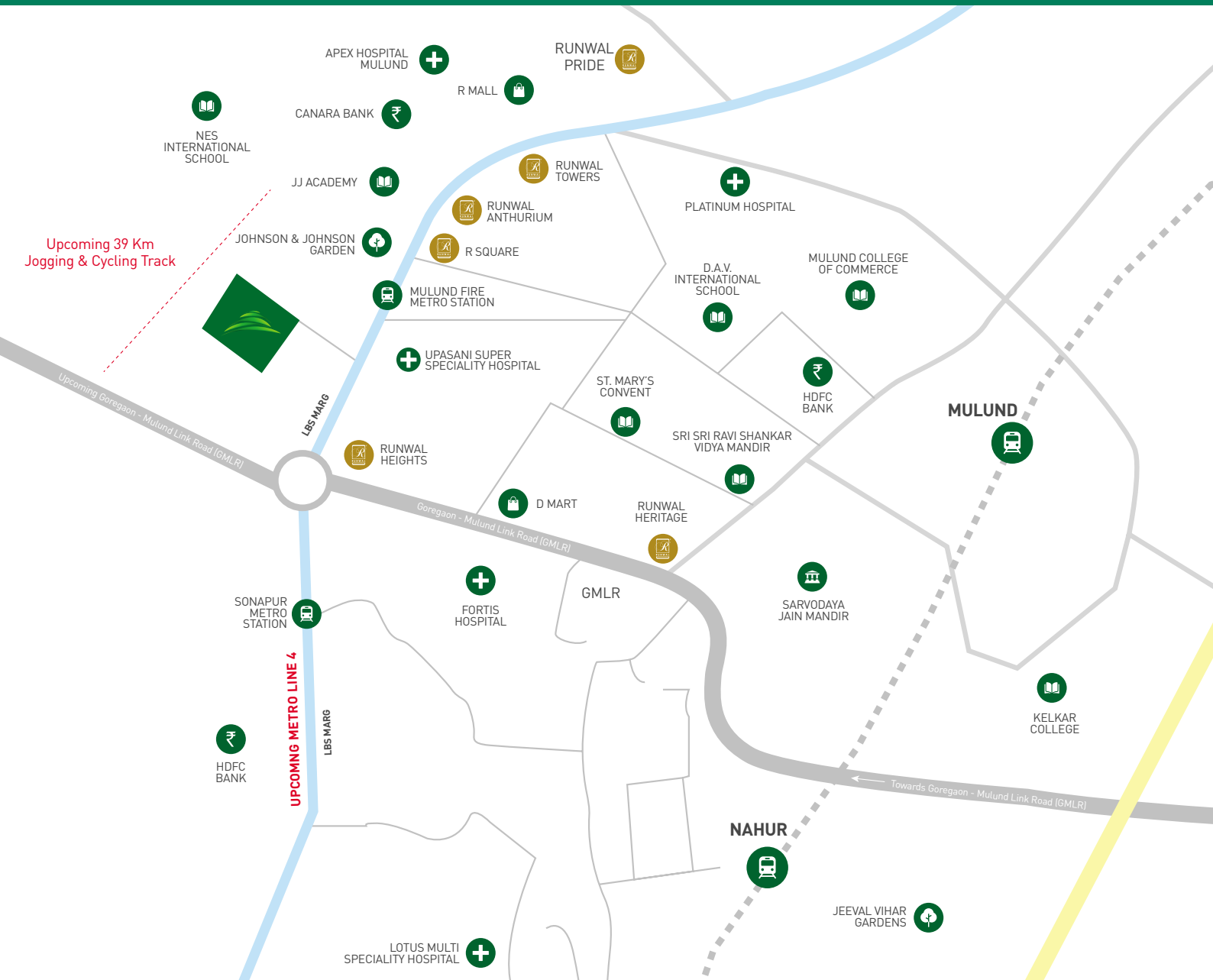
SET FREE...

EXPERIENCE THE BEST OF BOTH THE 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

DISCLAIMER: THE TRAVEL TIME MENTIONED ABOVE IS SUBJECT TO CHANGE DURING PEAK HOURS.



FILMCITY COMES CLOSER

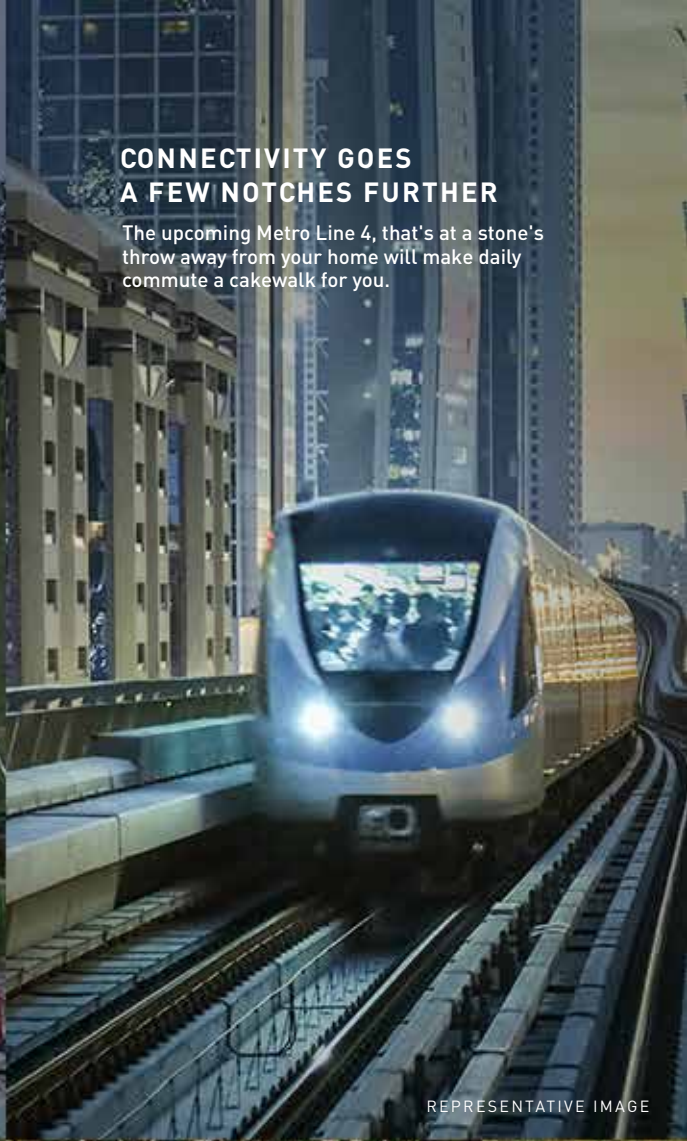
The upcoming six-lane Goregaon-Mulund Link Road will connect Mulund with Film City, Goregaon via a 12.7 KM six-lane road.



REPRESENTATIVE IMAGE

CONNECTIVITY GOES A FEW NOTCHES FURTHER

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



REPRESENTATIVE IMAGE

conveniences SET FREE...

Live in the green lungs of Mulund and experience seamless connectivity for a hassle-free travel, owing to a series of upcoming infrastructure projects in the vicinity.

PEDAL YOUR WAY TO ANTOP HILL FROM MULUND

Explore the longest jogging and cycling track in the making that covers a stretch of 39 KM and connects Mulund to Antop Hill.

REPRESENTATIVE IMAGE



indulgences

SET FREE...

A deluge of 42 amenities of the dernier cri greets and indulges you, once you embrace a Life Set Free, on the couch of Nature at Runwal Sanctuary.

Ensnconced in the heart of Mumbai's most vibrant suburbs, Mulund; this residential marvel by the Masters of Mulund, is yet another feather in their illustrious cap.

Since 1991, they have offered a new perspective to luxury. They don't need an introduction. Their creations that dot the City of Dreams are their best brand ambassadors.



THE CAPTIVATING 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
- LAUNDRATTE

*SPACE WILL BE PROVIDED: AMENITIES TO BE RUN BY THIRD PARTY ON CHARGEABLE BASIS.



ARTIST'S IMPRESSION

THE FITTER WAY EVERYDAY - THE GYM

Sweat it out in our state-of-the-art gymnasium to sculpt yourself. Get your coveted 8 packs or an hourglass figure by shedding the extra kilos. Flaunt your chiseled look and emerge as the cynosure of all eyes.



ARTIST'S IMPRESSION

GET. SET. DIVE. - SWIMMING POOL

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



150 METRE PRIVATE DRIVEWAY

Experience The Boons of Solitude on a 150 Metre private driveway carved for you.



CAPTURE THE MOMENTS COUCHED IN SOLITUDE - FEATURE WALL

Leave your footprints on the sands of time. Seize the day and live in the moment.
Because; when you live in the moment; you live uncaged.

Lifestyle

SET FREE...

Lifestyle isn't only about a plethora of amenities and indulgences. Lifestyle is an idea, a philosophy that introduces the world to the various facets of your personality.

And at Runwal Sanctuary; we celebrate those who love to live uncaged. Because; once you step in you experience what it takes to embrace a Life Set Free.



ARTIST'S IMPRESSION

A SNEAK PEEK INTO YOUR PERSONA - THE LIVING ROOM

The way you live reflects the way you think.
Our living rooms 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.



FOR CHILDHOOD FILLED WITH FAIRYTALES AND LULLABIES - KIDS ROOM

Your child is a piece of your heart and they figure supreme in your list of importance. That's why we have designed their bedrooms with dollops of love, care and affection. After all it's the bedroom where your little ones' imaginations take flight.



EVERY INDIAN BELIEVES IN 'ATHITI DEVO BHAWA' - GUEST ROOM

In India, we hold our guests in high esteem. We spare no trouble to offer them unforgettable experiences during their stay with us. This essence finds a faithful extension in the guest rooms we have created.

GET. SET. *explore*



THE MASTER LAYOUT
BY THE MASTERS OF MULUND.

ARTIST'S IMPRESSION

THE MASTER PLAN OF FREE LIFE

1 BANQUET LAWNS

2 FRESCO SEATING

3 LEISURE NOOK

4 GARDEN LOUNGE

5 PODIUM LOBBY 1

6 CHILDRENS PLAY AREA

7 PLAY PIT

8 CRECHE AREA

9 PET TRAIL

10 BOOKWORM GARDEN

11 LIBRARY SPILL OUT

12 LIBRARY / STUDY AREA

13 SERENE WALKWAY

14 PODIUM LOBBY 5

15 FUN PLAZA

16 CELEBRATION AREA

17 SENIOR SEATING SPACE / CORNER

18 AMPHITHEATRE

19 PODIUM LOBBY 2

20 GARDEN CAFE ZONE

21 CAFE ZONE

22 HUDDLE GAME ZONE

23 CARD'S ZONE

24 MULTIPURPOSE COURT

25 HANG OUT SPACE

26 GAME ZONE

27 PODIUM LOBBY 3

28 MEDITATION ZONE

29 YOGA ZONE

30 YOGA PLAZA

31 VIEWING DECK

32 SOLITUDE NICHE

33 TOWER LOBBY 4

34 PICNIC AREA

35 DANCE ARENA

36 FLAG HOISTING AREA

37 LOUNGE

38 GARDEN BY THE HILL

39 FEATURE WALL

40 SPIRITUAL ZONE

41 SWIMMING POOL

42 CLUBHOUSE

• MINI THEATRE

• INDOOR GAMES ROOM

• GYM

• GUEST ROOMS

• LANDSCAPED TERRACE

• STEAM ROOM

• BANQUET HALL



fun
SET FREE...

Turn smiles to gregarious laughters. Shed your inhibitions and embrace your childhood again to create unforgettable memories with your little ones. Replace stress with revelry. Forget about your grey strands of hair on your head and turn the unpredictable twists and turns of your life into a joyride.

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





childhood

SET FREE...

Catch me if you can, eyes-spies and marbles have entered the history books. And the childhood hops, skips and jumps from one virtual world to another. Nevertheless; when you live in a sanctuary it's easier to reclaim your childhood. 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





serenity
SET FREE...

Solitude is an understated luxury in a city that never sleeps.
However, with Runwal Sanctuary that's set to change.
Experience several acres of solitariness at your beck and call.
Live away from the madding crowd and also tower above it.

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

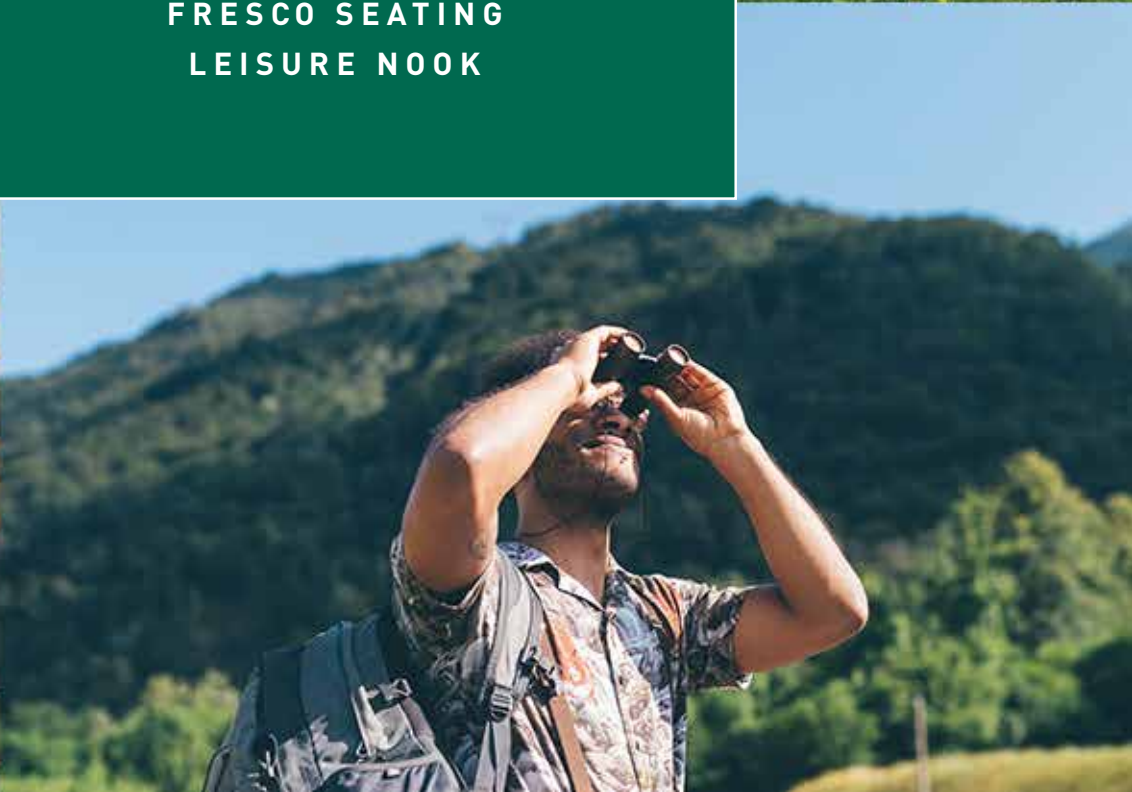




bonhomie
SET FREE...

A community thrives on camaraderie. Runwal Sanctuary is an oasis of like-minded people. And it just takes a stimulating conversation to break the ice and get along like a house on fire. Allay your inhibitions to embrace new names and add new numbers in your phonebook.

**GARDEN CAFE ZONE
 CAFE ZONE
 CELEBRATION AREA
 AMPHITHEATRE
 FRESCO SEATING
 LEISURE NOOK**

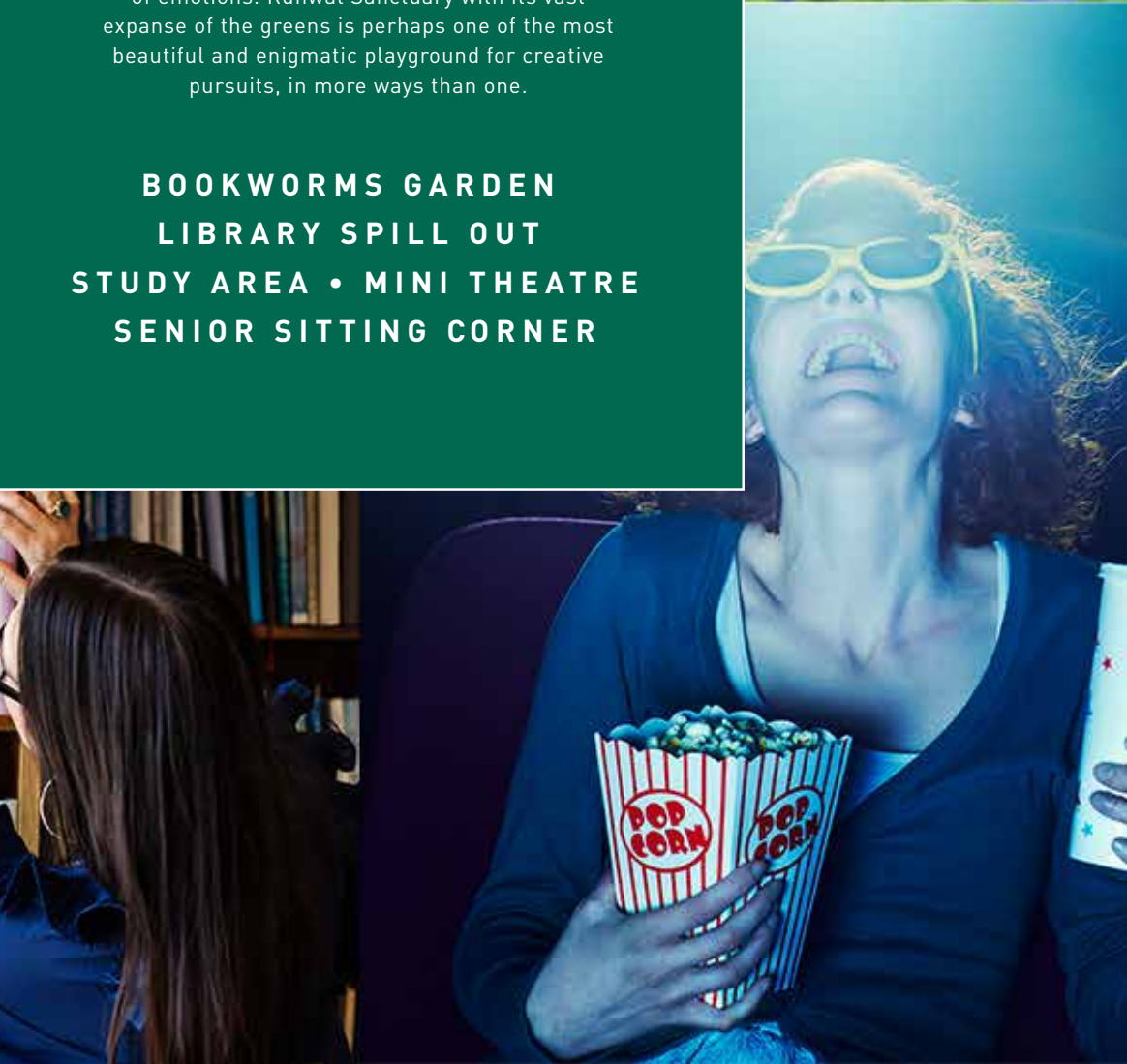




intellect
SET FREE...

Explore one Universe after another with every turn of the page. Populate your imagination with characters that have never failed to inspire you. Caress the words that captivate you with the rush of emotions. Runwal Sanctuary with its vast expanse of the greens is perhaps one of the most beautiful and enigmatic playground for creative pursuits, in more ways than one.

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





perfection

SET FREE...

REPRESENTATIVE IMAGE

The professionals behind your community and your future home at Runwal Sanctuary, Mulund are amongst the best in the world.

Experts par excellence in their areas of work, these teams bring the highest standards of global luxury living and adaptability to suit your needs. From the architecture to the construction and from the landscapes to the project management, your project is in the best hands.

PROJECT CONSULTANTS

DESIGN ARCHITECT:

RSP DESIGN CONSULTANTS (INDIA) PVT. LTD.

MEP:

INTEGRATED TECHNICAL SERVICES

STRUCTURAL CONSULTANT:

MAHIMTURA CONSULTANTS PVT. LTD.

ENVIRONMENTAL CONSULTANT:

ULTRA-TECH ENVIRO CONSULTANT & RESEARCH LABORATORY

LIASONING ARCHITECT:

DAISARIA ASSOCIATES

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. With a robust track record of 65 delivered projects with over 20 thousand families happily living, the group has continuously striven to keep the 'customer' as a focal point in the designing, planning, and construction of all its projects.

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. Today, the Group's steadfast focus on 'quality' has led it to become an industry leader and a market-driven construction company renowned for trust and quality-on-time.

4

A FOUR DECADE
LEGACY

51+

PROJECTS
DELIVERED

30

MILLION SQ. FT.
DELIVERED

14

PROJECTS UNDER
DEVELOPMENT

THE F1RST AMONG EQUALS



1ST | TO GET FDI
IN REAL ESTATE

1ST | MALL IN MULUND
- R MALL

1ST | ROOFTOP CONNECTED TERRACE GARDEN -
SKY PROMENADE AT RUNWAL ELEGANTE, ANDHERI

1ST | 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

www.runwal.com



RUNWAL SANCTUARY

L I F E S E T F R E E

Tower 4 - Maha RERA Registration No. P51800025926 | Available at <https://maharera.mahaonline.gov.in>

SALES OFFICE: RUNWAL R SQUARE, NEXT TO RUNWAL ANTHURIUM, LBS MARG, MULUND WEST, MUMBAI 400 080.
SITE ADDRESS: RUNWAL SANCTUARY, SAMBHAJI NAGAR, LBS MARG, MULUND WEST, MUMBAI 400 080.

www.runwalsanctuary.com

[#RunwalMulund](https://twitter.com/RunwalMulund)

Disclaimer: The images and other details herein are only indicative. The Developer / Owner reserves the right to change any or all of these in the interest of the development, as per provision of law. Artist's impressions are used to illustrate amenities, specifications, images and other details. Tolerance of +/- 3% is possible in the unit areas on account of design and construction variances. All brands stated are subject to final decision of the project architect. This electronic / printed material does not constitute an offer and/or contract of any type between the Developer / Owner and the recipient. No booking or allotment shall be deemed to have been made on the basis of this electronic / printed material. Any Purchaser / Lessee of this development shall be governed by the terms and conditions of the agreement for sale / lease entered into between the parties, and no details mentioned in this electronic / printed material shall in any way govern such transactions unless as may be otherwise expressly provided in the agreement for sale/lease by the Developer / Owner. The Developer / Owner does not warrant or assume any liability or responsibility for the accuracy or completeness of any information contained herein. Project presently financed by HDFC Bank Ltd and NOC / permission of HDFC Bank Ltd. will be obtained for sale of property, if required. This electronic / printed material has been created keeping in mind the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA) applicable for projects in Maharashtra. You are required to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Developer sales team only, by physically visiting the project site and the authorized website of RERA. You are requested NOT to visit any unauthorized or unverified website/broker [online / offline] to receive any information about any projects of the Developer and/or its sister concerns. ANAROCK Property Consultants Pvt. Ltd., MahaRERA registration no. A5190000108