



THERE IS NOTHING MORE PRECIOUS THAN HOME

THE  
CENTRAL  
PARK

PCMC'S JEWEL. YOUR PRIDE.



**RUNWAL GROUP**  
**MORE THAN 40 YEARS OF RESHAPING LIVES**

Bringing to life the mantra of Mr. Subhash Runwal, “nothing is impossible,” Runwal's journey began with the acquisition of a 22-acre land parcel in Thane. Since 1978, Runwal has cemented its position as a pioneer in the city, by building the 1<sup>st</sup> Sky Promenade in Runwal Elegante, developing the 1<sup>st</sup> mall in Mulund - R Mall, 1<sup>st</sup> to receive FDI

in real estate, The Orchid Residency and the 1<sup>st</sup> to cross ₹ 240 crore for a single residential purchase at The Residence, Nepean Sea Road. With a diversified portfolio of residential, commercial, and organised retail, Runwal has not only transformed the Mumbai skyline but also its lifestyle.

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**51+ DELIVERED PROJECTS**

**OVER 30  
MILLION SQ. FT.  
DEVELOPED AND  
DELIVERED**

**OVER 11  
MILLION SQ. FT.  
UNDER  
DEVELOPMENT**

**OVER  
20,000 HAPPY  
FAMILIES**

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## RUNWAL GROUP AWARDS & RECOGNITIONS

WINNER OF THE CNBC AWAAZ  
REAL ESTATE AWARDS 2013

REALTY PLUS EXCELLENCE  
AWARD (WEST) WINNER 2016

ASIA PACIFIC PROPERTY  
AWARDS WINNER 2019-2020

INTERNATIONAL PROPERTY  
AWARD ASIA PACIFIC REGION 2020-21

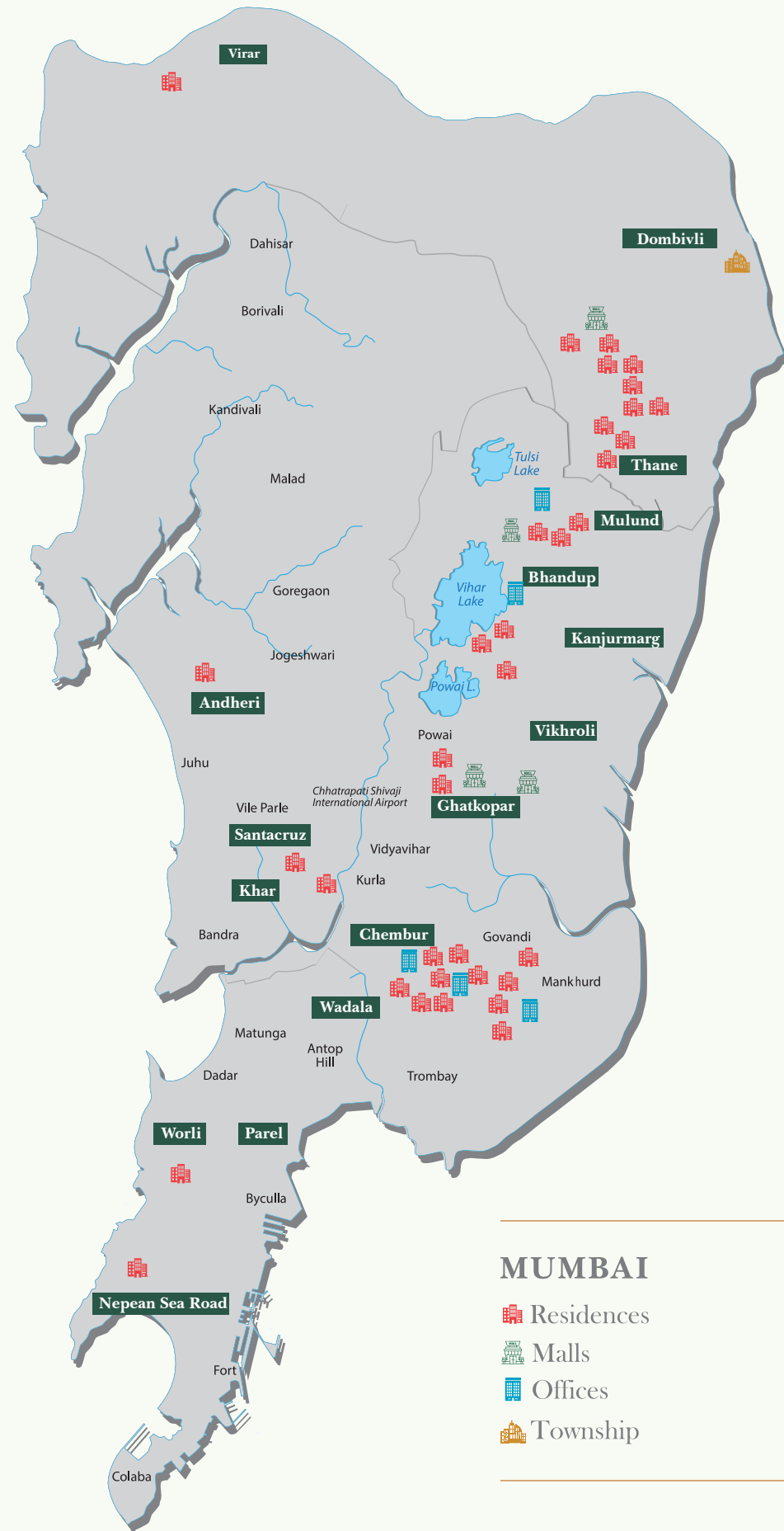
CNN NEWS 18 – REAL ESTATE  
& BUSINESS EXCELLENCE AWARDS,  
2020 TOWNSHIP PROJECT  
OF THE YEAR FOR RUNWAL MYCITY

CNN NEWS 18 – REAL ESTATE  
& BUSINESS EXCELLENCE AWARDS,  
2020 LUXURY PROJECT  
OF THE YEAR FOR THE RESERVE

CNN NEWS 18 – REAL ESTATE & BUSINESS EXCELLENCE AWARDS, 2020  
ULTRA LUXURY RESIDENTIAL PROJECT OF THE YEAR FOR THE RESIDENCE

## PRESENCE IN MUMBAI

Runwal is one of Mumbai's premier real estate developers. With the customer as a focal point in the designing, planning and construction of all its projects, it operates in the residential, commercial and organised retail verticals



### MUMBAI

- Residences
- Malls
- Offices
- Township

## CURRENT PROJECTS

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Runwal Eirene</li> <li>• Runwal Garden City - Dahlia</li> <li>• Runwal Elegante</li> <li>• Runwal MyCity</li> <li>• The Residence</li> <li>• Nirvana by Runwal</li> </ul> | <ul style="list-style-type: none"> <li>• Runwal Pearl</li> <li>• Runwal Elina</li> <li>• Runwal Serene</li> <li>• The Reserve</li> <li>• Runwal Sanctuary</li> <li>• Runwal Timeless</li> </ul> |
|--|---|

## COMPLETED PROJECTS

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li>• Sandeep Park</li> <li>• Runwal Shopping Centre</li> <li>• Runwal Park</li> <li>• Runwal Nagar</li> <li>• Runwal Plaza</li> <li>• Runwal Towers</li> <li>• Runwal Heritage</li> <li>• Runwal Regency</li> <li>• Runwal Garden</li> </ul> | <ul style="list-style-type: none"> <li>• Runwal Estate</li> <li>• Runwal Centre</li> <li>• Runwal Classique</li> <li>• Runwal Residency</li> <li>• Runwal Heights</li> <li>• Runwal Grandeur</li> <li>• Runwal Pride</li> <li>• Runwal Hills</li> <li>• Runwal Grand</li> </ul> | <ul style="list-style-type: none"> <li>• Runwal Symphony</li> <li>• R Euphorica</li> <li>• Runwal Bliss</li> <li>• Runwal Greens</li> <li>• Runwal Forests Olive</li> <li>• R Galleria</li> <li>• Runwal Chambers</li> <li>• Runwal Garden City</li> <li>• The Orchid Residency</li> </ul> |
|--|---|--|

## MALLS

- R City Mall, Ghatkopar
- R Mall, Odeon, Ghatkopar
- R Mall, Mulund (W)
- R Mall, Thane

## OFFICES

- R City Offices
- Runwal Square





**AN ARRAY OF OUR FLAGSHIP  
RESIDENTIAL LANDMARKS**



**RUNWAL ANTHURIUM**  
Mulund



**THE RESIDENCE**  
Nepean Sea Road



**THE RESERVE**  
Worli



**RUNWAL EIRENE**  
Thane



**RUNWAL MYCITY**  
Dombivli East



**RUNWAL ELEGANTE**  
Andheri West



**NIRVANA BY  
RUNWAL GROUP**  
Parel



**RUNWAL TIMELESS**  
Wadala



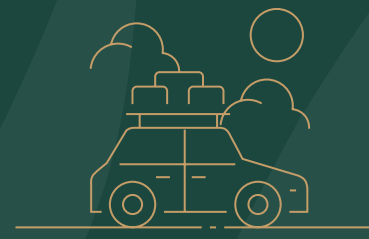
*#RunwalComesToPune*  
*with an iconic project in PCMC*

## PUNE'S LARGEST RESIDENTIAL COMMUNITY



PCMC is one of the most flourishing and quickly accelerating cities in the Pune Metropolitan Region. Thanks to its well-planned social and civic infrastructure, extensive road network, transit hubs and presence of key landmarks, PCMC is replete to sustain and enhance the living conditions of its people. The myriad privileges of the neighbourhood, makes it an ideal choice for new home buyers.

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## FEEL TRANSPORTED TO A NEW WORLD

Strategically located near the old Mumbai-Pune Highway, the site boasts a series of flyovers, high-speed road networks and railways. With such enhanced connectivity, reaching out to the world will be simply effortless.



Petrol	Hospital	Mall/Stores	Temple	Garden	Mosque
Commercial	Court	School	Cinema	Bank	Hotel





Stock Images for Representation Purpose only.



## SUPERIOR CONNECTIVITY. SUPREME ADDRESS.

PCMC has the best of conveniences without compromising your access to the world. With the upcoming metro station at Finolex Chowk on the Pimpri-Swargate route that's just minutes away from The Central Park.







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**HOTELS & RESTAURANTS**



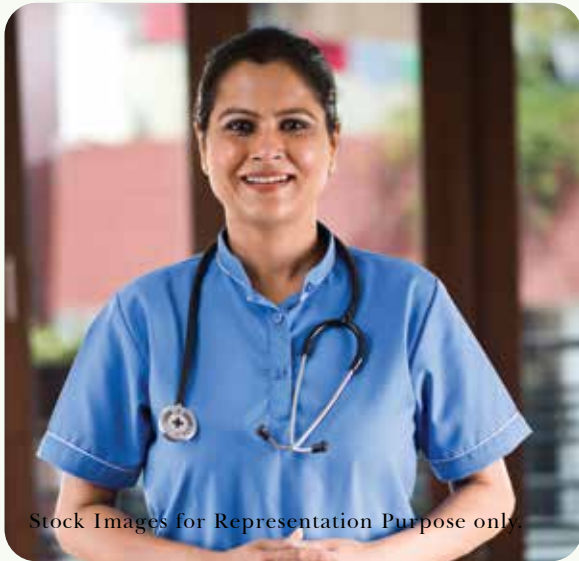
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**ENTERTAINMENT**



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**MANUFACTURING**



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**HOSPITALS**



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**IT**



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## IN AND AROUND THE VICINITY



**Classy hotels  
and restaurants**



**Best of entertainment  
and shopping**



**Prestigious schools  
and colleges**



**World-class  
health centres**



**IT and manufacturing giants**

— P R E S E N T I N G —

THE  
CENTRAL  
PARK

PCMC'S JEWEL. YOUR PRIDE.





**A QUINTESSENTIAL HAVEN  
A GREEN GEM OF THE CITY**



**26-acre integrated  
township**



**5-acres of open  
spaces**



**50+ amenities**

**Blending together a ritzy lifestyle with nature's charm The Central Park  
will be Runwal's crown jewel in Pimpri Chinchwad.**



# 26 - ACRE INTEGRATED TOWNSHIP



 **2.5 Million Sq. Ft.  
Residential Development**

 **1 Million Sq. Ft.  
Mall**

 **Commercial Space of  
1.02 Million Sq. Ft.**





**RESIDENTIAL  
CLUSTER  
SPREAD ACROSS  
8-ACRES**





Artist's Impression



**ELEVATE YOUR SENSES AT A GLANCE**

**Tallest development in PCMC  
with 12 towers**









**5-ACRES OF  
OPEN SPACE,  
ONE OF  
THE LARGEST  
IN PCMC**





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**2 lakhs Sq. Ft. of recreational ground  
one of the largest in PCMC**



Stock Images for Representation Purpose only.

**Thematic plantations**



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**Outdoor amphitheatre**



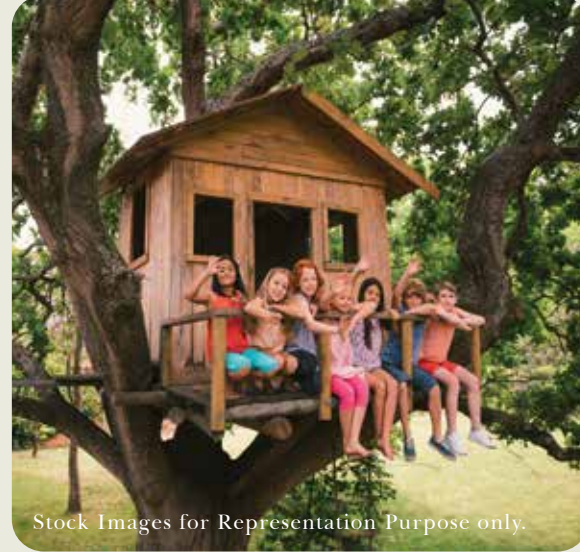
Stock Images for Representation Purpose only.

**Dedicated yoga and meditation deck**



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**Organic flourishing herb garden**



Stock Images for Representation Purpose only.

**Tree houses & kids' play areas**



## **SPREAD YOUR WINGS WITH A PLETHORA OF OUTDOOR AMENITIES IN THE OPEN SPACES**

**A scenic pleasure herb garden with air  
scented by beauty and refreshment of  
blossoms and tiny green leaves, pleasing  
your senses day and night.**





**LIVE THE  
FIRST DAY OF SPRING,  
EVERY DAY**

**2+ km bicycle paths and  
nature trails**







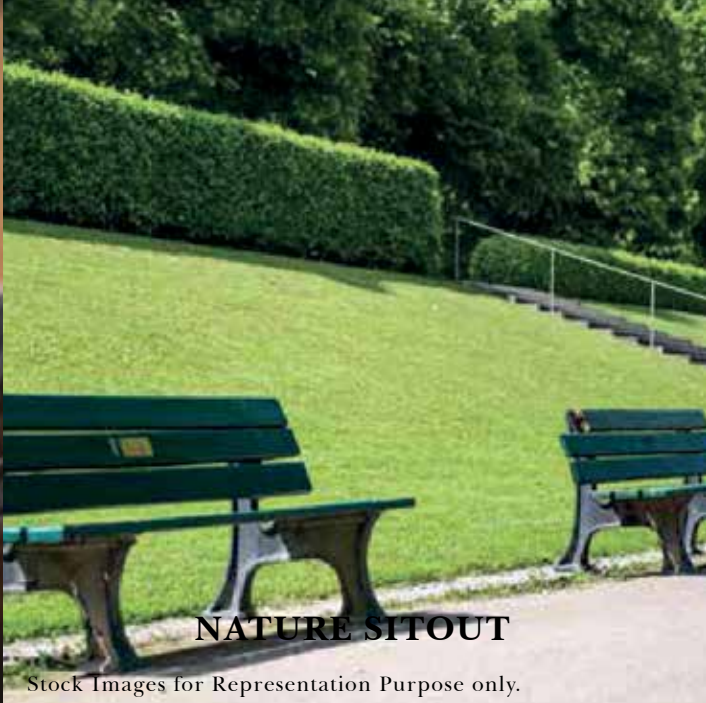
**SWIMMING POOL**

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**DIGITAL GAMING ZONE**

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**NATURE SITOUT**

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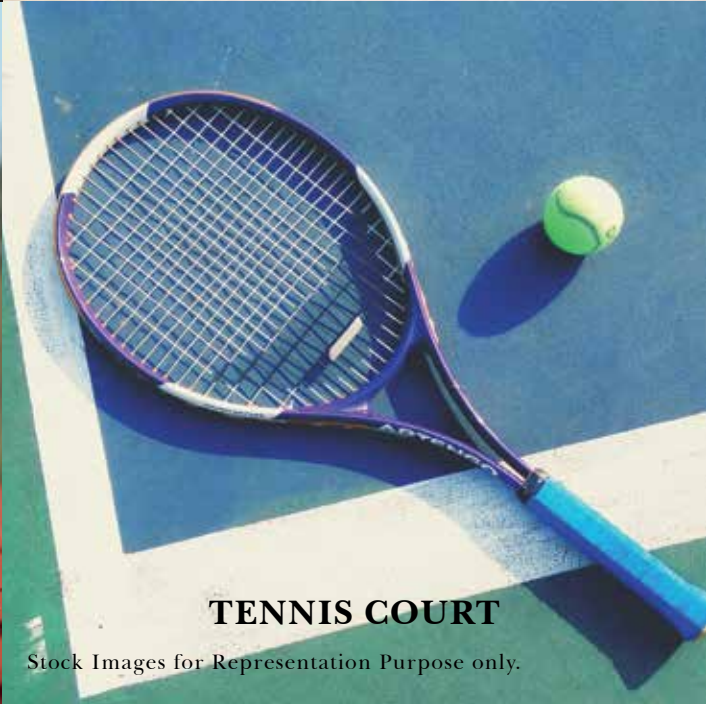
**BASKETBALL COURT**

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**WALKING TRACK**

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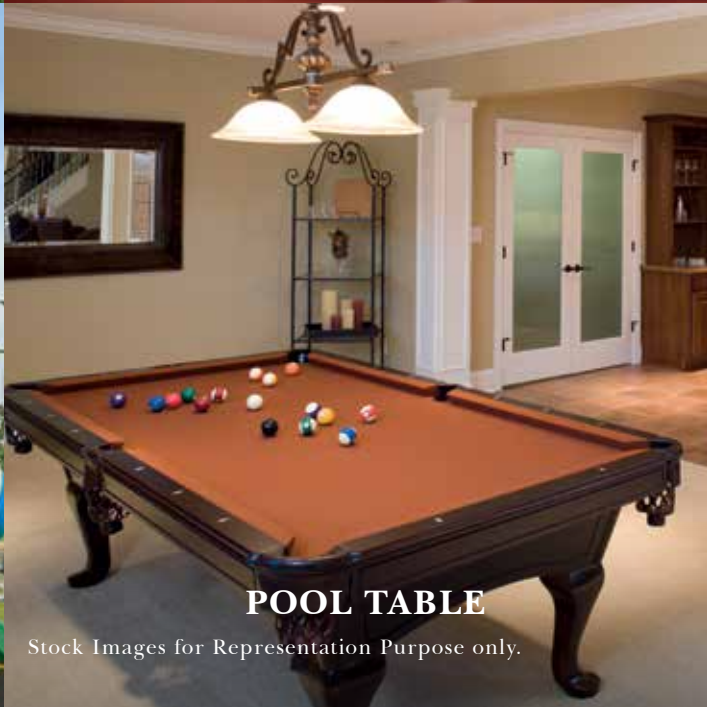
**TENNIS COURT**

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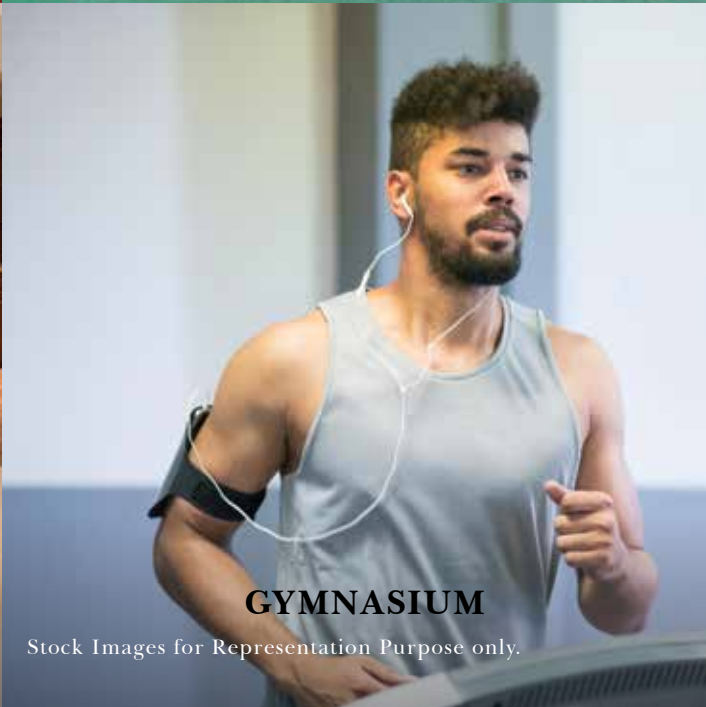
**KIDS' PLAY AREA**

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**POOL TABLE**

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**GYMNASIUM**

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**50+**

**ENTICING ACTIVITIES**

Over 50 engaging amenities, spanning across 2 lakh Sq. Ft. of recreational ground with the largest central podium and landscaped amenities space. The Central Park spoils you for choice. Your comfort and convenience means the world to us.



# MASTER LAYOUT PLAN



# A WORK OF ART THAT BREATHES LIFE INTO YOU

With an inspiring combination of planning, architecture and design, this masterpiece will prove to be a heavenly abode to you and an invaluable asset to the city.

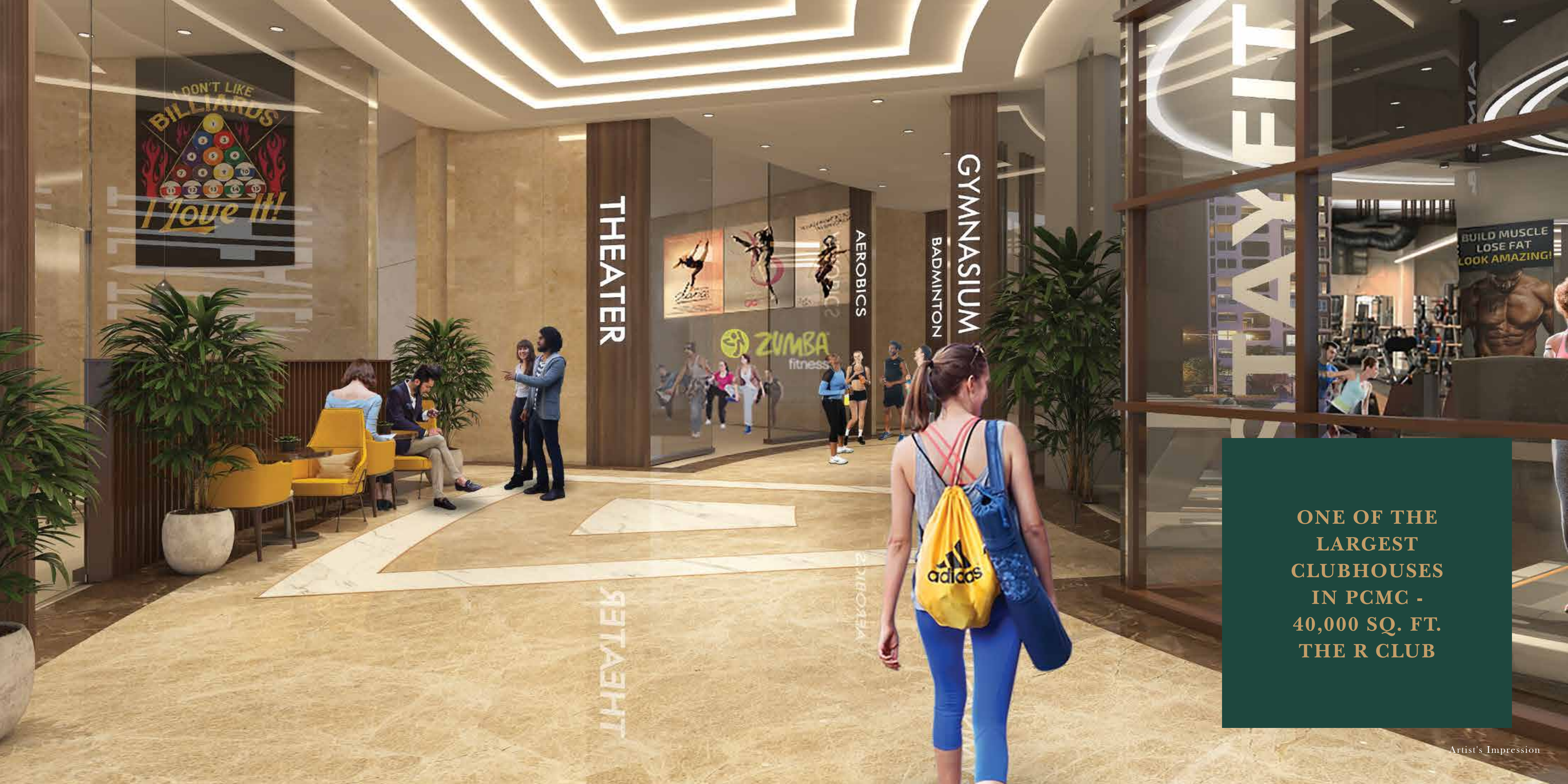
## GROUND LEVEL AMENITIES

- Cycling track - 830m
- Nature trail - 610m
- Walkway - 800m
- Internal road
- Boundary plantation
- Residential entry plaza
- Drop-off
- Strolling garden
- Feature pergolas
- Reading deck
- Organic farming
- Gazebo
- Senior citizens' plaza
- Bonfire deck
- Barbecue deck
- Alfresco dining
- Treehouse
- Tree court + clubhouse plaza
- Skate park
- Basketball court
- Lawn mounds
- Tennis court
- Multipurpose court
- Pets' park
- Artists' corner
- Youngsters' sitout

## PODIUM LEVEL AMENITIES

- Walking track
- Interactive plaza
- Central spine
- Thematic plantation
- Kids' play area
- Kids' hide & seek burrower
- Toddlers' play area
- Rock climbing wall
- Feature structure
- Entrance plaza
- Herbal garden
- Stage
- Multipurpose lawn
- Open amphitheatre
- Hobby garden
- Open gymnasium
- Nature sitout
- Yoga/meditation deck
- Lawn mound
- Tree court
- Reflexology path - 50m
- Zen garden
- Senior citizens' seating
- Social gathering plaza
- Sculpture court
- Cycling track
- Event space - 400 to 500 persons





I DON'T LIKE  
BILLIARDS  
I Love It!

THEATER

AEROBICS

BADMINTON

GYMNASIUM

ZUMBA  
fitness

FITNESS

BUILD MUSCLE  
LOSE FAT  
LOOK AMAZING!

ONE OF THE  
LARGEST  
CLUBHOUSES  
IN PCMC -  
40,000 SQ. FT.  
THE R CLUB





**THE LARGEST  
INDOOR POOL IN  
PCMC -  
HALF THE SIZE OF  
AN OLYMPIC POOL**





LOSE YOURSELF  
IN REVELRY



**PARTY HALL**

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**BANQUET HALL**

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**DANCE HALL**

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**MINI THEATRE**

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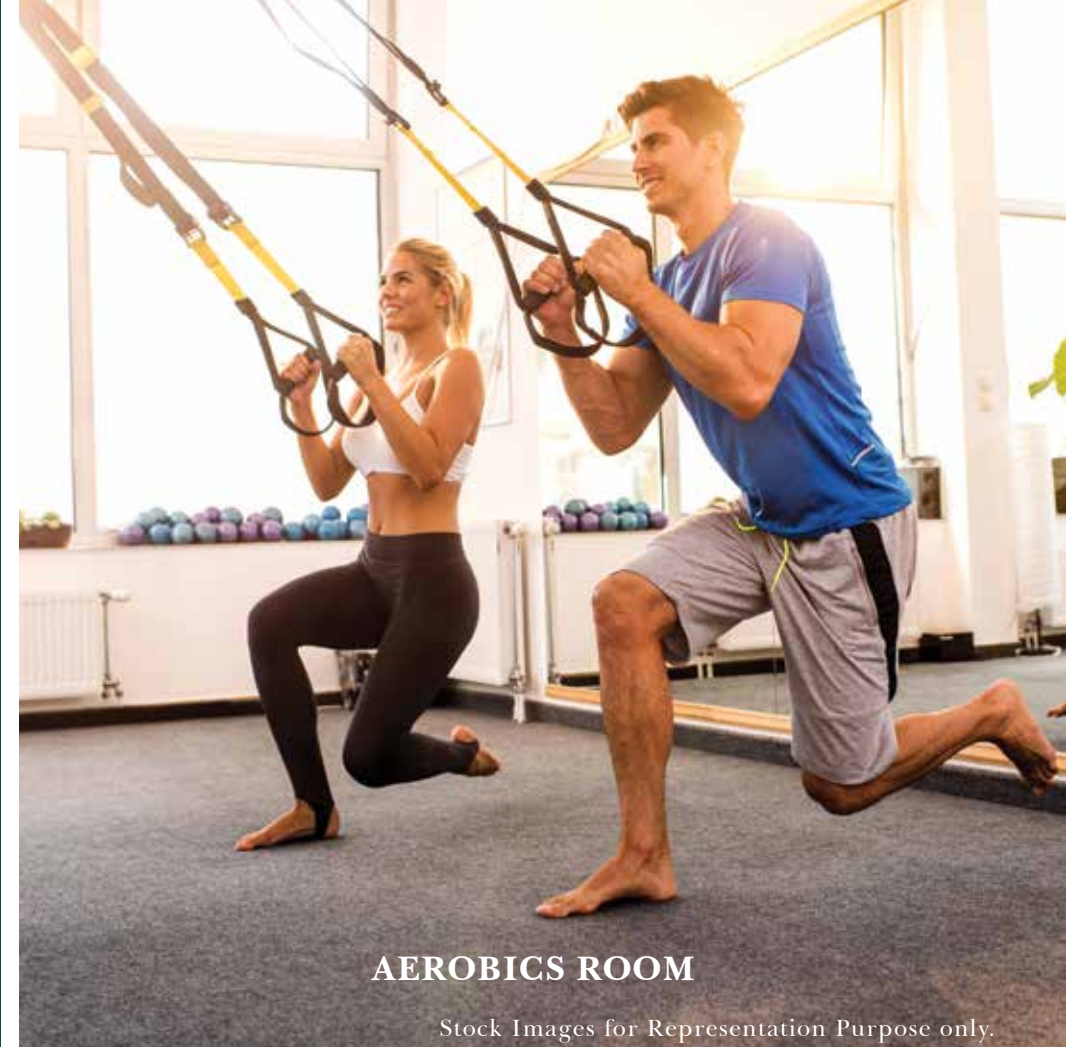
**AQUARIUM CAFÉ**

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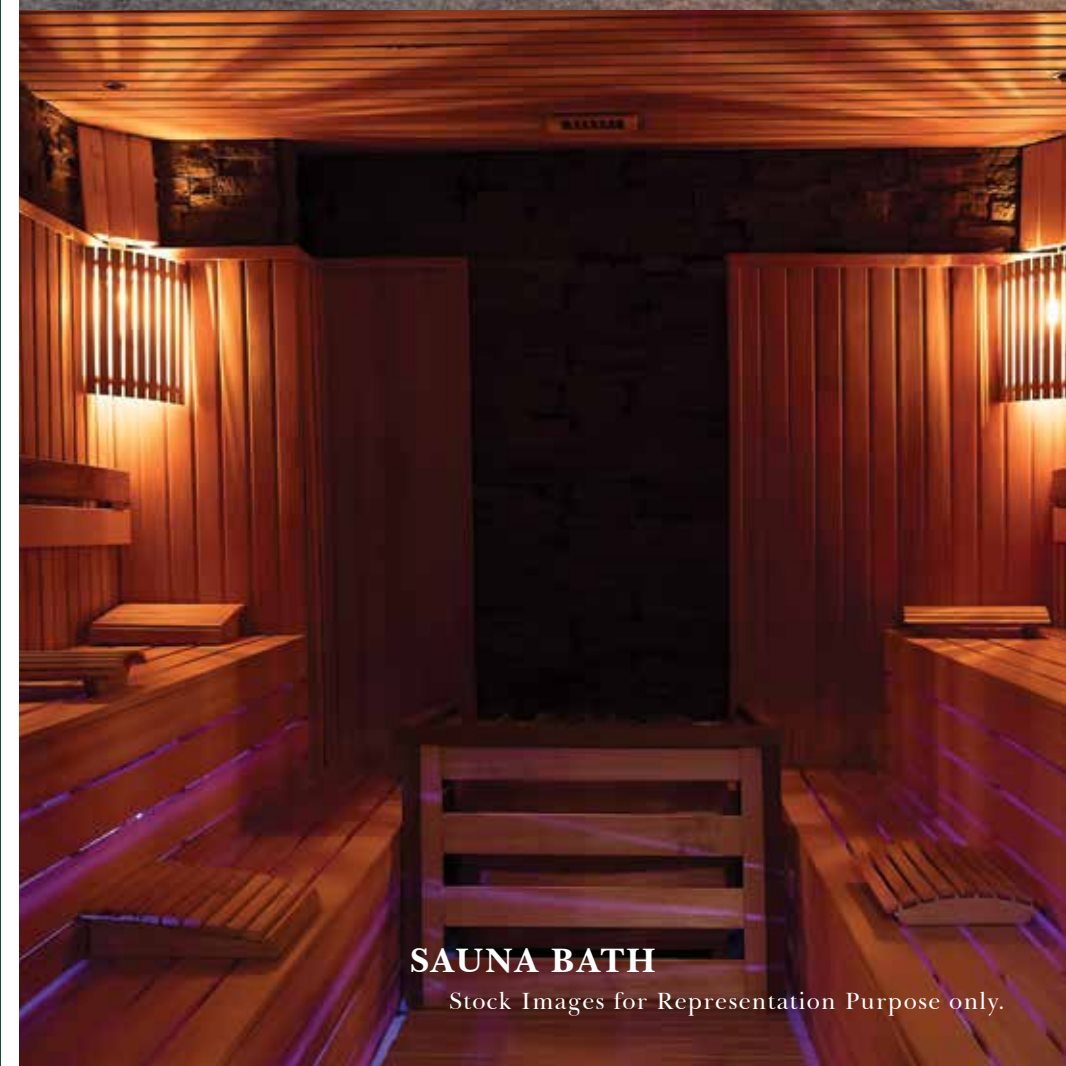


REJUVENATION FOR  
THE BODY,  
MIND AND SOUL



**AEROBICS ROOM**

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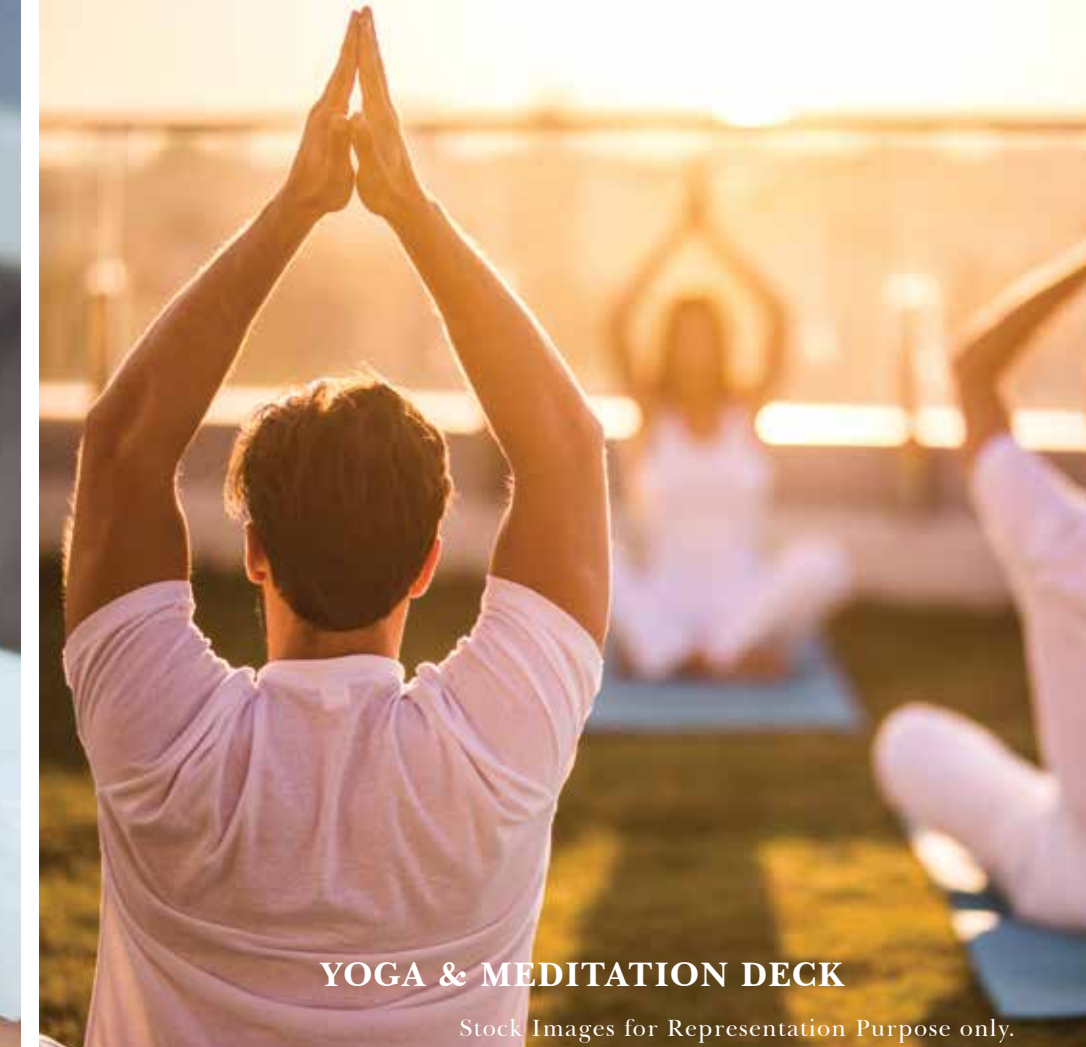
**SAUNA BATH**

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**SPA & WELLNESS**

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**YOGA & MEDITATION DECK**

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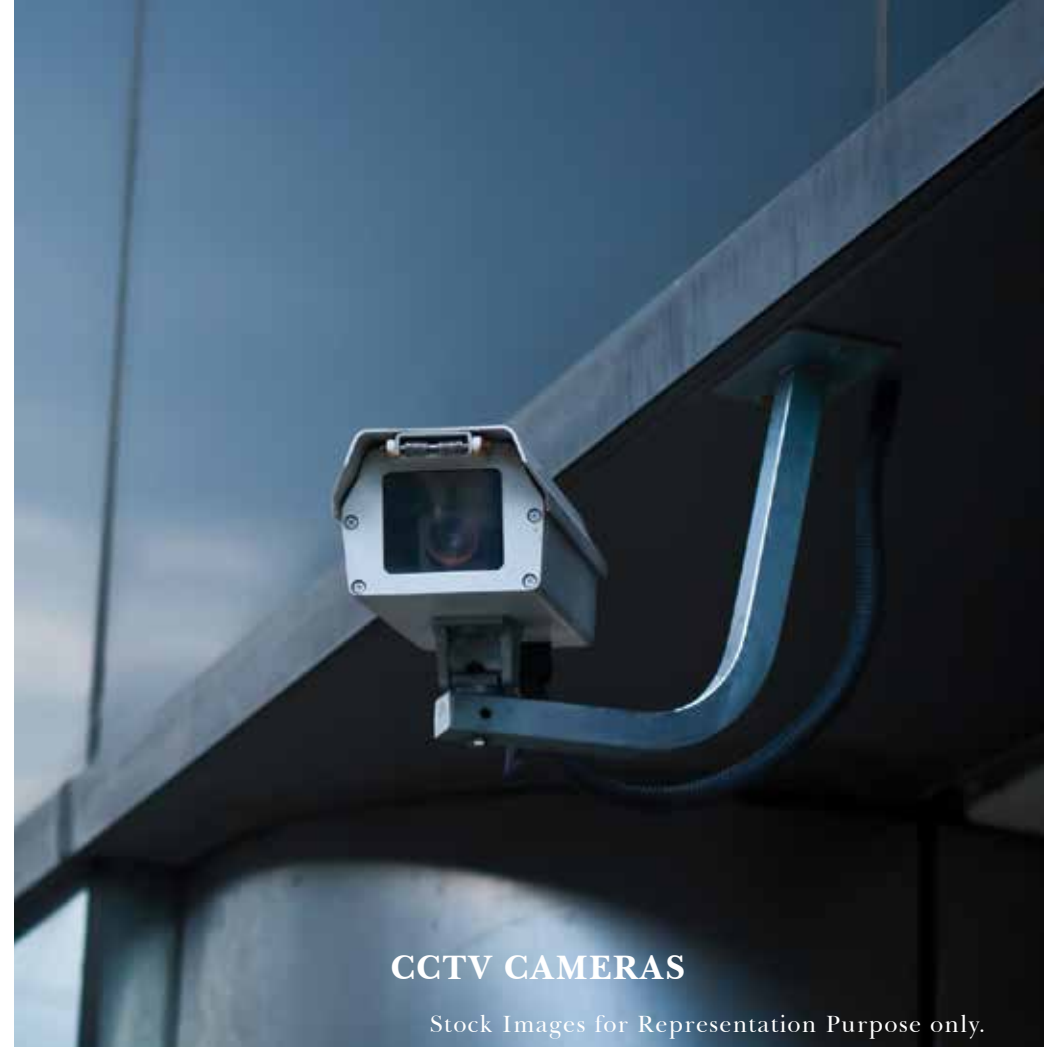


**DOCTOR'S ROOM**

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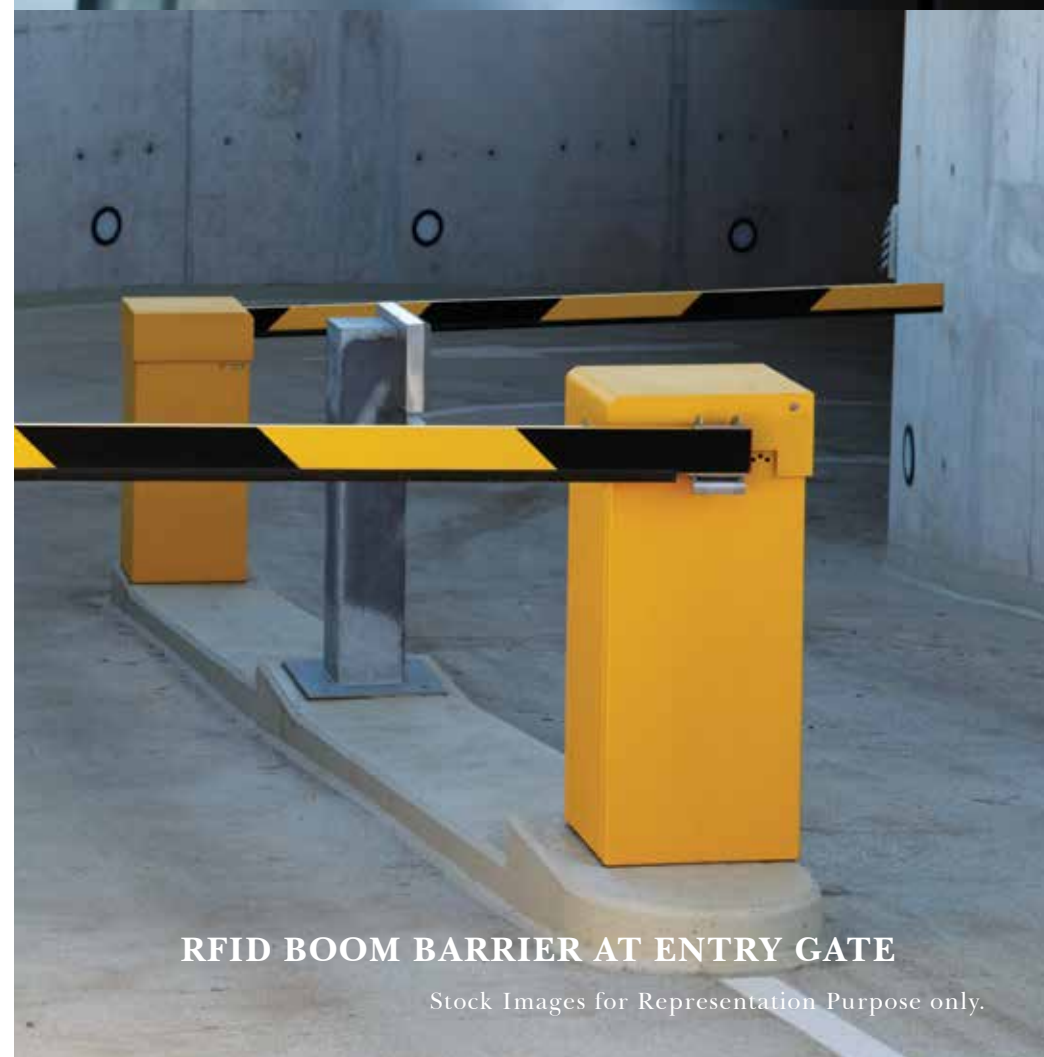


**YOUR SAFETY IS OUR  
HIGHEST PRIORITY**



**CCTV CAMERAS**

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**RFID BOOM BARRIER AT ENTRY GATE**

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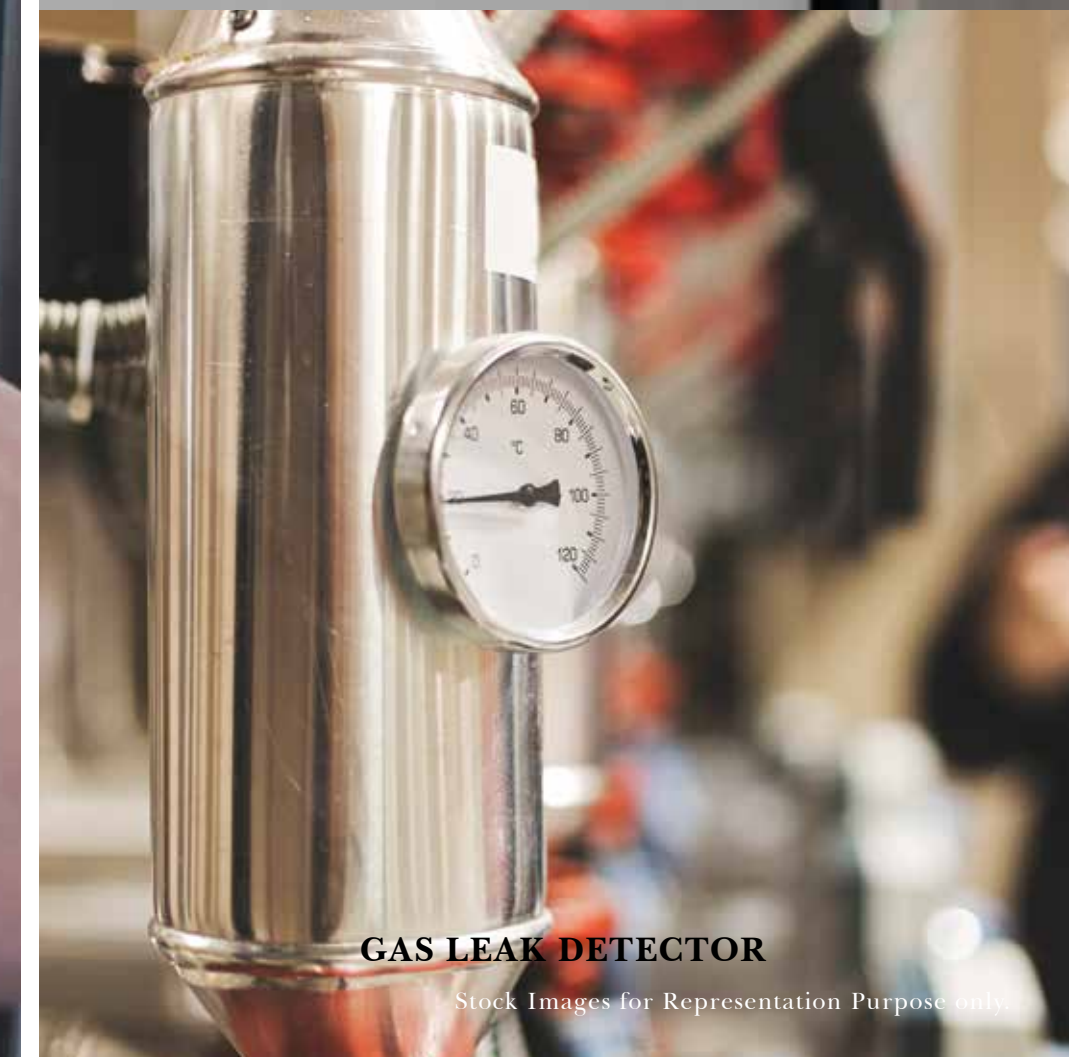
**ELECTRONIC ACCESS**

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**HIGH-TECH ALARM SYSTEM**

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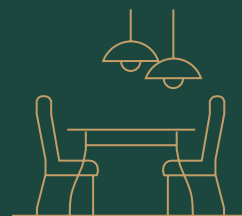


**GAS LEAK DETECTOR**

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LUXURIOUS SUNDECK  
RESIDENCES WITH  
PANORAMIC INDULGENCE







## SPACES THAT EXUDE SHEER COMFORT

Best layout for optimum  
space usage





## AN ARCHETYPE OF PREMIUM SPECIFICATIONS

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### DOORS & WINDOWS

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- Laminated main doors with night latch
- Laminated internal doors
- Powder-coated aluminium sliding windows with mosquito net
- Safety grill for all windows
- Acrylic paint with weather shield on external walls
- OBD finish for internal walls

### FLOORING

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- Vitrified tiles in living area, dining area, kitchen, master bedroom & other bedrooms
- Anti-skid flooring in utility area, balcony & bathrooms
- Vitrified tiles in corridors
- Glazed dado tiles up to lintel







## AN ARCHETYPE OF PREMIUM SPECIFICATIONS

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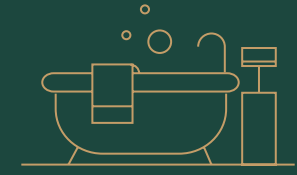
### KITCHEN

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- Granite counter top on platform with SS sink
- Provision for chimney
- Provision for water purifier
- Dado up to 2 ft.







## AN ARCHETYPE OF PREMIUM SPECIFICATIONS

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### BATHROOMS

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- C.P fittings of Jaguar/Kohler equivalent
  - Sanitary fittings of Jaguar/Kohler equivalent
  - Provision for geysers
- 

### ELECTRICAL

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- Branded modular concealed copper wiring
  - Electrical provision for AC in all bedrooms
  - Video door phone
-





## WE ONLY WORK WITH THE BEST

Aided by master craftsmen from the award-winning architectural firm of Bentel Associates and a team of professionals adept in their respective fields, every detail of The Central Park has been engineered to perfection.

## PARTNERS

DESIGN ARCHITECT  
**Bentel Associates**

ENVIRONMENT CONSULTANT  
**Rehau**

COST CONSULTANT  
**WTP Cost Management India**

LANDSCAPE CONSULTANT  
**Green Spaces Alliance**



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## **R Retail Ventures Private Limited**

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**R Retail Ventures Private Limited is a joint venture between the Runwal Group, India's leading real estate developers and Warburg Pincus LLC, one of the world's leading private equity firm. The collaboration pursues the vision of becoming India's largest retail-led mixed-use developer. It plans to develop properties in the metros and tier 1, 2 & 3 cities of India with a strong commitment towards delivering exceptional experiences to customers, retailers and shoppers. It operates in 3 major verticals – Retail, Commercial and Residential in the form of mixed-use developments to build the perfect balance to meet the consumer's needs of a futuristic lifestyle.**

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## **Warburg Pincus**

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**Warburg Pincus, LLC is an American private equity firm with offices in the United States, Europe, Brazil, China and India with a 50+ years track record of private equity investing. It has invested more than \$77 billion in more than 870 companies in 40 countries around the world. Warburg Pincus has a strong track record of investing in India since the mid-1990s.**





**For more information, call: 1800 210 1097**

R Retail Ventures Pvt. Ltd., Old Premier Factory, Mumbai Pune Road, Chinchwad, Pune - 411019  
Maha RERA Registration No. P52100025260/ P52100030291 | Available at <http://maharera.mahaonline.gov.in>

**[www.runwalthecentralpark.com](http://www.runwalthecentralpark.com)**

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