

LIFE HERE
POSES SOME SERIOUS
QUESTIONS:
LIKE, HOW MUCH FUN
IS TOO MUCH FUN?



GLOBAL CITY
VIRAR

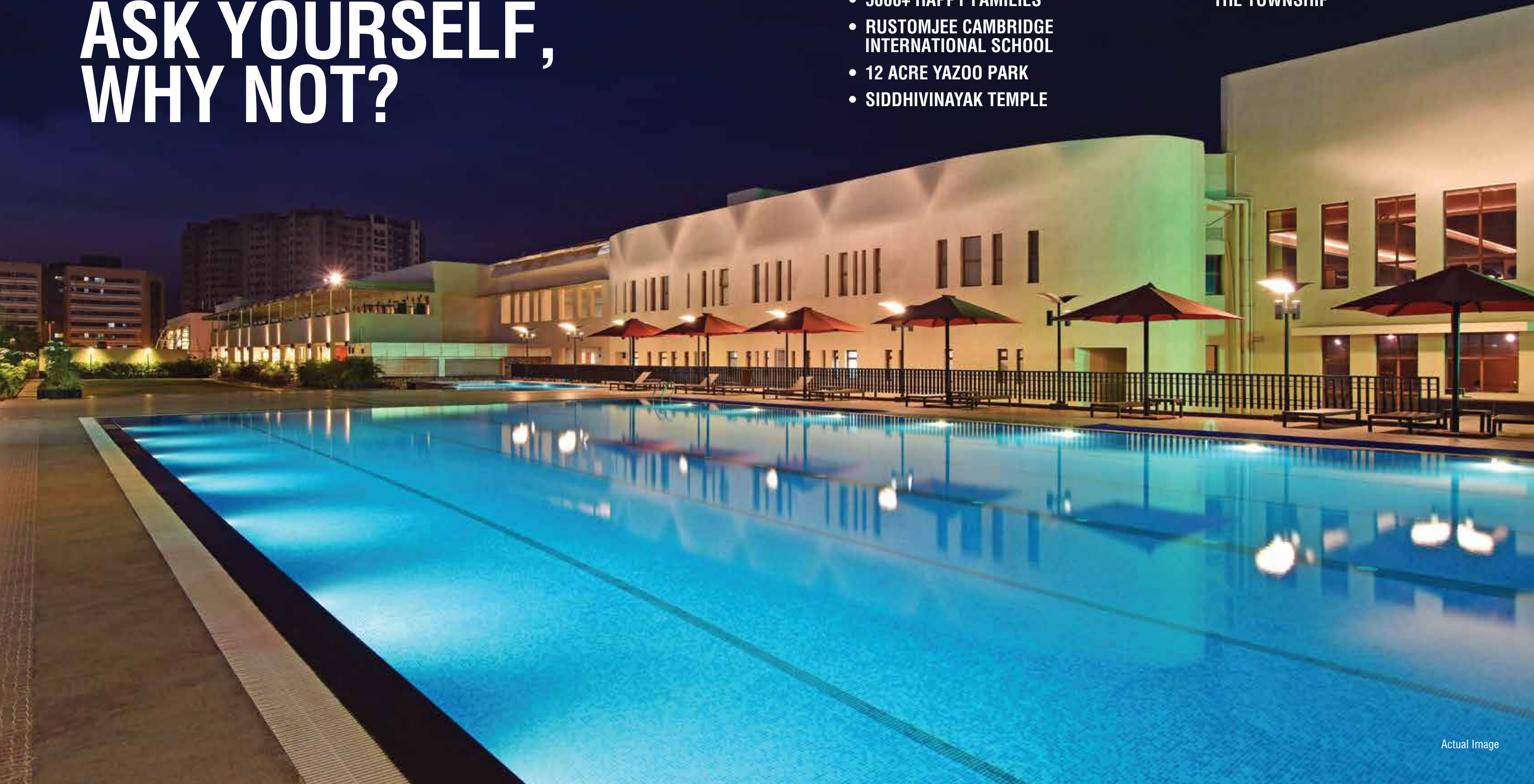
THE MAXIMUM LIFE

|

IT'S THOUGHTFUL. IT'S **Kustomjee®**

WHY MOVE TO GLOBAL CITY? ASK YOURSELF, WHY NOT?

- 200+ ACRE SELF-SUFFICIENT TOWNSHIP
- ONLY 10 MINUTES AWAY FROM VIRAR STATION
- 1 & 2 BHK HOMES
- 5000+ HAPPY FAMILIES
- RUSTOMJEE CAMBRIDGE INTERNATIONAL SCHOOL
- 12 ACRE YAZOO PARK
- SIDDHIVINAYAK TEMPLE
- RETAIL SPACES
- 2.35 LAC SQ. FT. CONSTRUCTED CLUBHOUSE
- 3 SEWAGE TREATMENT PLANTS
- 70-METER WIDE ROADS INSIDE THE TOWNSHIP



AVAILABLE IN THE NEIGHBOURHOOD:

1000+ RETAIL OPTIONS:

Big Bazaar | DMart | Vijay Sales | Snehanjali | Reliance Trends

500+ DINING OPTIONS:

Cafe Coffee Day | Dominos | Mc Donald's | Naturals | Belgian Waffle | Havmor
Amul | Gelato Italiano | Top N Town | Merwans | Wok Express | Monginis

20+ BANKS:

ICICI | HDFC | SBI | Kotak Mahindra | PNB | Dena Bank | Axis

15+ HOSPITALS:

Sanjeevani | Divekar | Vijay Vallabh | Abhinav | Sahyog Hospital
Joshi Children's Hospital | Kalyani Child Hospital | Param Maternity and Nursing Hospital



LESS ABOUT THE 9 TO 5 LIFE. MORE ABOUT THE 5 TO 9 LIFE.

Introducing Club One - a 2.35 lac sq. ft. constructed clubhouse. Invite the office gang over for a drink, challenge yourself to a round of power squash or just escape to the pool to unwind. This is your password to living it up.

- Gymnasium
- Yoga and Meditation Zone
- Banquet Hall
- Double Height Bar
- Swimming Pool
- Kids' Pool
- Chess and Carrom Room
- Tennis Court
- Basketball Court
- Football Court
- Squash Court
- Badminton Court
- Billiards Room
- Kids' Play Zone
- Food Court
- Guest Suites
- 37000 sq. ft. Basement Parking





RENEW THOSE LONG FORGOTTEN NEW YEAR RESOLUTIONS AT THE BADMINTON COURT.



INCH CLOSER TO INNER PEACE AT THE YOGA AND MEDITATION STUDIO.



PLAN A DAD VS KIDS FOOTBALL MATCH.



SETTLE BETS WITH FRIENDS OVER CARROM AND CHESS.



CHANNEL YOUR INNER MICHAEL JORDAN AT THE BASKETBALL COURT.



BURN OFF LAST NIGHT'S CHEESECAKE AT THE GYMNASIUM.



HOST A FAMILY REUNION AT THE PARTY LAWN.



RELIVE THOSE COLLEGE RIVALRIES OVER ENDLESS TABLE TENNIS MATCHES.



SCORE MAJOR POINTS WITH YOUR BOSS OVER A GAME OF TENNIS.



MAKE UP FOR ALL THE ANNIVERSARIES YOU FORGOT AT THE BANQUET HALL.



SPEND YOUR EVENINGS HERE AT THE POOL TABLE - ALSO KNOWN AS, THE REAL SOCIAL NETWORK.



INVITE THE WORK GANG OVER FOR HAPPY HOURS AT THE BAR.

WIN THE WORLD'S BEST DAD CONTEST. MOVE NEXT DOOR TO AN AMUSEMENT PARK.

A home here comes with a carnival of its own - a fully operational 12 acre Yazoo Park. So no child between the ages of 6 to 60 has to wait for a holiday to go on an adventure that will make them go "Wheeeeeeeeeee".

- Yazoo Express
- Free Fall
- Ferris Wheel
- Merry Go Round
- Bumping Car
- Dragon Express
- Musical Amphitheatre
- Aqua Peddler
- Archery
- Ball Pool
- Body Zorb
- Bungee Jumping
- Bumping Car
- Inflatable Castle
- Rock Climbing
- Rifle Shooting
- Rodeo Bull
- Zip Line
- Gaming Zone
- Yazoo Food Plaza
- Yazoo Floating Restaurant



**OUT HERE
YOU WILL MEET
SPECIMENS
OF A VERY RARE
SPECIES:
KIDS WHO
LOVE
SCHOOL.**



Rustomjee Cambridge International School ensures your little Einstein has access to the very best. An international curriculum. State-of-the-art facilities. A reputed faculty. And a playground. Don't be surprised if your little one looks for an excuse to go to school, for a change.

**COME MAKE
A WISH.
LORD GANESHA
IS ALL EARS.**



THE A TO Z OF AVENUE D1

The project is planned around certain central elements - the residents, the community, lifestyle options, and location. From the construction technologies to the architectural principles that ensure free play of wind and light - every little detail is intelligently planned. Cosy 1 and 2 BHK homes dot the perimeter of the plot and enclose a landscaped central courtyard that creates a feeling of connectedness. Abundant space is allocated for every need - from a parking zone to a green podium garden consisting of a futsal court, box cricket, a skating area, a jogging track and a senior citizens' zone.

OFFER HIGHLIGHTS:

- An incredible investment opportunity • 1 & 2 BHK homes
- A wide range of podium amenities • All approvals in place
- 25000+ sq.ft. Podium Garden that is open to sky



GLOBAL CITY AVENUE D1



Artist's Impression

MASTER LAYOUT

AMENITIES

- | | | | | |
|--------------------|---------------------------|------------------------|--------------------------|---------------------------|
| 1 SECURITY CABIN | 4 BUILDING ENTRANCE LOBBY | 7 SKATING AREA | 10 SENIOR CITIZENS' ZONE | 13 2-WHEELER OPEN PARKING |
| 2 ENTRY/EXIT GATE | 5 JOGGING TRACK | 8 CIRCULATION CORE | 11 BOX CRICKET | 14 TRANSFORMER |
| 3 6M WIDE DRIVEWAY | 6 MULTIPURPOSE LAWN | 9 CHILDREN'S PLAY AREA | 12 FUTSAL COURT | 15 D.G. |



EXTERNAL AMENITIES

Podium Features:

- Multi Purpose Lawn • Jogging Track • Box Cricket • Futsal Court
- Skating Area • Children's Play Area • Senior Citizens' Zone with Reflexology Path
- Landscape Features • Podium Parking





ENTRUST BABY SITTING DUTIES TO THE SLIDES AND SWINGS AT THE CHILDREN'S PLAY AREA.



HEAD OVER TO THE SENIOR CITIZENS' PLAZA TO DISCUSS LIFE, THE UNIVERSE AND THE MERITS OF CUTTING CHAI.



SETTLE THE FUTSAL VS BOX CRICKET DEBATE FOR THE EVENING.



GET YOUR FILL OF FRESH AIR AT THE MULTI PURPOSE LAWN.

INTERNAL AMENITIES

- Vitrified flooring with skirting in the living room, bedroom & kitchen
- Stainless Steel sink in kitchen
- Granite platform with dado tile upto 2 feet
- MCB & ELCB
- Telephone point in living room




- Cable T.V. provision in living room and bedroom
- Anti-skid tiles in the bathroom with ceramic tiles upto door height
- Provision for instant geyser
- Safety rail from inside on windows
- Mosquito net



- Aluminum anodized sliding windows with granite sill
- Branded sanitary ware & CP fittings
- OBD paint on internal walls
- Concealed Copper wiring with modular switches
- Concealed plumbing

- Loft in kitchen & toilets
- Provision for inverter
- Provision for water purifier
- Split A.C. provision in living room and bedroom/s



CONNECTIVITY

-  10 minutes away from the station
-  15 minutes away from NH8
-  55 minutes away from Borivali

-  75 minutes away from the international airport
-  80 minutes away from BKC



*TIME TAKEN FROM GOOGLE MAPS.

THE RUSTOMJEE EDUCATE A CHILD INITIATIVE

Rustomjee believes in giving back to society. Our education initiatives are just one of the many steps we have taken in this direction. By recognizing potential, creating equal opportunity and nurturing talent, we hope to create the next generation of leaders.

THE RUSTOMJEE
EDUCATE A CHILD
INITIATIVE
FOR EVERY HOME YOU BUY,
WE SPONSOR A CHILD'S EDUCATION.

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

Site address: Rustomjee Sales Gallery, Avenue D1, Global City, Close to McDonald's, Virar (W), Mumbai, Maharashtra - 401 303.

CALL: 6111 6111 | SMS: 'HOMES' TO 566778 | WWW.RUSTOMJEE.COM

All layouts, locations, plans, specifications, designs, elevations, features, amenities, facilities, services, product/equipment types and brands mentioned are indicative of the kind of development proposed in this Project and its finality is subject to the approval of the respective authorities or as required by the Promoter/Developer in the interest of continuous improvement, without prior notice or obligation. Minor variations (+/- 3%) in actual carpet areas may occur as a result of design/construction variances, finishing tolerances and column projections. The pictures/images and perspective views of the premises/building/layout are an artist's impression of the development and for representational purposes only and are not a part of actual deliverables. Furniture, soft furnishing, gadgets, etc. are not part of the offering. The details, pictures and images contained in the leaflets, brochures or any other printed material does not constitute an offer and/or contract of any type between the Promoter/Developer and the Purchaser. All transactions in respect of this Project shall be subject to the terms and conditions of the Agreement for Sale to be entered into between the Promoter/Developer and the Purchaser. Property in respect of Avenues D1, L1, L2 and L4 are mortgaged with Piramal Trusteeship Services Private Limited on behalf of Piramal Capital and Housing Finance Limited.



The project has been registered via MaharERA registration no: Avenue D1 Wing A and B - P99000018843, Wing C and D P99000017942 and is available on the website: <https://maharera.mahaonline.gov.in/> under registered projects.

In association
With



Construction
funding by



