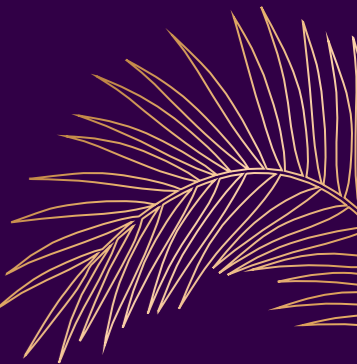


9 P B R

UBER LUXURY RESIDENCES  
NERUL, NAVI MUMBAI





**AN ELEGANT WORLD  
IN THE LAP OF SERENITY**

**PALM BEACH ROAD, NERUL**

Navi Mumbai wears the crown of one of the largest planned city in the world. Bestowing a world of its own, this city is a modern marvel and the fourth cleanest city in India.\* Navi Mumbai's transformative journey is enviable, as it has evolved as a preferred destination for residential townships and business parks.

The Palm Beach Road, located in the most affluent part of this city, with serene views of the Arabian Sea, offers a privileged way of life, having every convenience revolving around it.

## AN UNPARALLELED LOCATION

### MALLS

Nexus Seawoods	8 Mins
Inorbit Mall Vashi	15 Mins

### SCHOOLS

Delhi Public School	5 Mins
Orchids The International School	8 Mins
Ryan International School	12 Mins
D. Y. Patil International School	14 Mins

### HOSPITALS

Apollo Hospitals	8 Mins
Vedaant Hospital	9 Mins
D. Y. Patil Hospital	15 Mins

### SOCIAL INFRASTRUCTURE

Nerul Ferry Terminal	6 Mins
Nerul Railway Station	12 Mins
Vashi Railway Station	17 Mins
Mumbai Pune Expressway	20 Mins
*Upcoming Navi Mumbai International Airport	20 Mins
*Upcoming MTHL Connectivity	25 Mins

### PARKS

Wonders Park	5 Mins
Jewel of Navi Mumbai	9 Mins



Location distances are as per Google Maps. Map not to scale. Just for Indication. Travel time has been calculated and may vary under normal traffic conditions on Google Maps.

Source: <https://mmrda.maharashtra.gov.in/mthl> | <https://www.hindustantimes.com/cities/mumbai-news/navi-mumbai-international-airport-project-finally-takes-off-as-all-hurdles-cleared-101650978713962.html>



9 P B R

*#limitlesslylife*

A limitless life is not about having or wanting more; it's about celebrating and experiencing human potential to its fullest. It is a life that's sublime yet bursting with possibilities, where you rule over the skyline and set new stories to live up to.



9 P B R

Designed to perfection, 9 PBR offers uber-luxurious residences in a premium Navi Mumbai destination, Palm Beach Road. While the intricate design is rare, expansive living spaces, the open vistas of lush tropical palms and breathtaking views of the Arabian Sea make for a unique residential experience.

Decode the deep blue mystery of the shimmering bay or settle down slowly into the starry private night. Let the everyday fade away in a world of one's own.

Discover our magnificent creation, which enjoys seamless connectivity to prime city centres, commercial landmarks and entertainment spaces.



Artist's impression. Not an actual site photograph.

BOUNDLESS VIEWS, UNTOUCHED AND RARE



**MASTER LAYOUT PLAN**

**AN OPEN GREEN CARPET OF  
LEISURE, LUXURY & LIFESTYLE**



Artist's impression. Not an actual site photograph.



Artist's impression. Not an actual site photograph.



# A FINE BLEND OF EXCLUSIVITIES



DOUBLE HEIGHT LOBBY

Representational Image



BANQUET HALL



SWIMMING POOL

Representational Images





# LIFESTYLE THAT SETS YOU APART



JOGGING TRACK



GYM

Representational Images



LANDSCAPED GARDEN



TODDLER'S PLAY AREA

Representational Images



# FEATURES THAT ADD EASE TO LIFE



GAMES ROOM

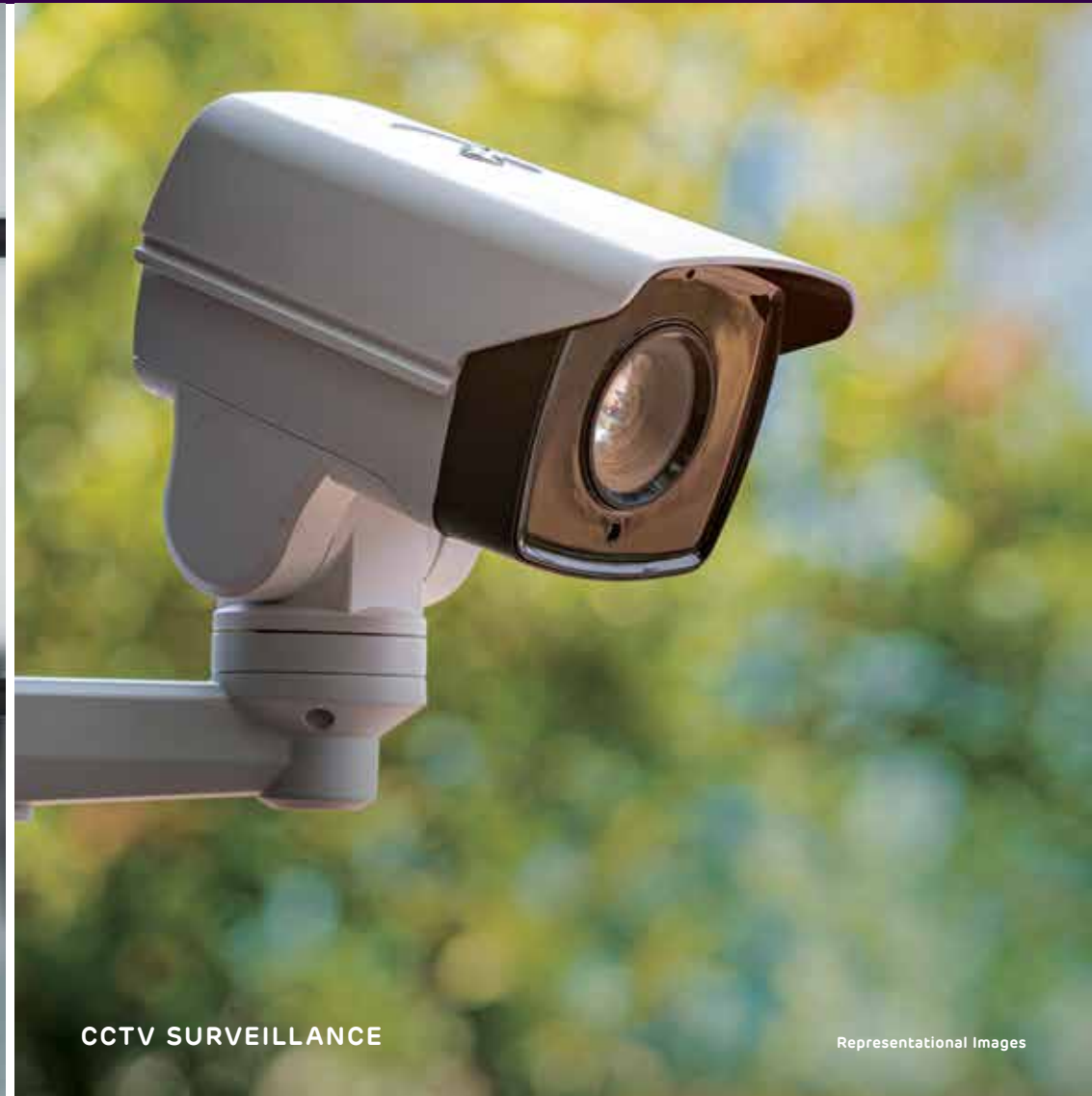


RECREATIONAL SPACE

Representational Images



ACCESS CONTROLLED LOBBIES



CCTV SURVEILLANCE

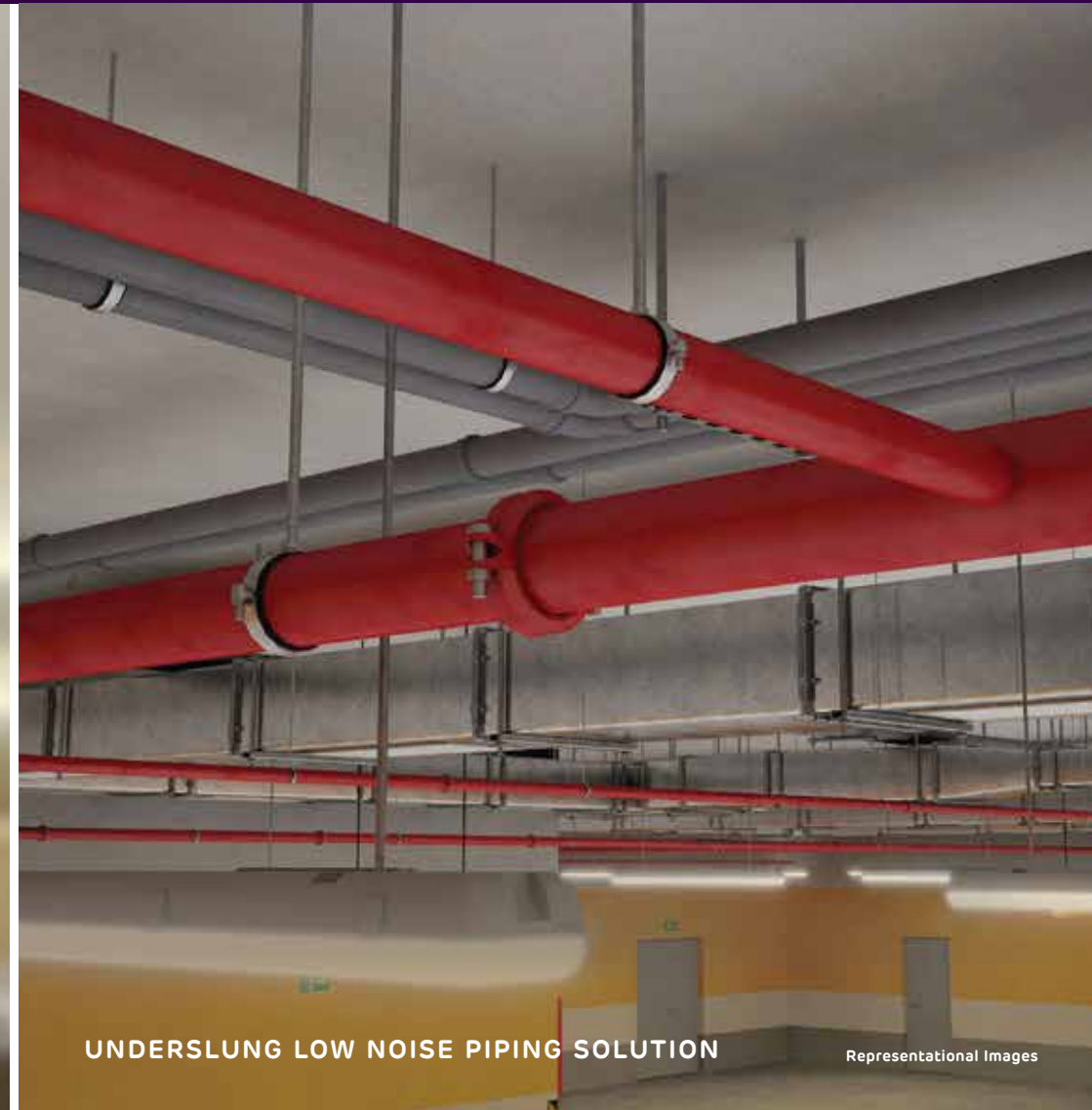
Representational Images



# A SUSTAINABLE LIFESTYLE



ENERGY EFFICIENT LED LIGHTS IN COMMON & EXTERNAL AREAS



UNDERSLUNG LOW NOISE PIPING SOLUTION

Representational Images

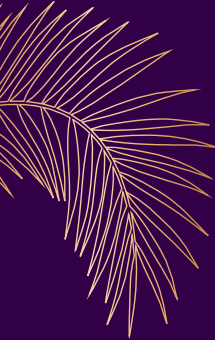


EV CAR CHARGING STATION



RAINWATER HARVESTING

Representational Images



## TIMELESS DESIGN WITH CURATED LUXURIES

An eternal living experience demands an exceptional setting, not just with spacious living spaces but with curated exclusivity that makes it rare. Every residence at 9 PBR is designed to offer precisely the same with the charm of modernity.

### PREMIUM FEATURES

Imported Marble In Living / Dining Room

Vitrified Tile Flooring In All Bedrooms

Video Door Phone

Acrylic Emulsion Paint

Premium Sanitary Ware, CP Fittings & Glass Shower Partition

Gas Leak Detector

Intercom Facility

PRIME. POISED. PRESTIGIOUS. INTERIORS TO MATCH YOUR PANACHE.



Artist's impression. Not an actual site photograph.



UNWIND IN BLISSFUL OPULENCE



WHERE THE SIZZLE & SPRINKLE ADD THE PERFECT AROMA



Artist's impression. Not an actual site photograph.



Artist's impression. Not an actual site photograph.

HIGH-STREET RETAIL

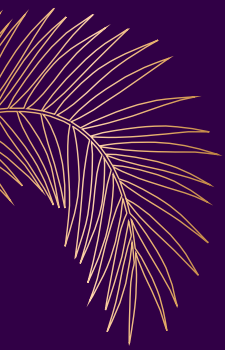


Artist's impression. Not an actual site photograph.

STREET STYLE SHOPPING TO EXPLORE



Representational Image



## ICONIC NAMES, ADDING TO OUR DISTINCT QUOTIENT

The most prestigious brands have collaborated from the conception to the creation of the luxurious masterpiece

— 9PBR —

by combining and realising their expertise.

## CONSTRUCTION PARTNERS

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### BroadwayMalyan<sup>BM</sup>

#### BROADWAYMALYAN

The renowned UK-based design studio is the Concept Design Architect for this development.



#### SITE CONCEPT INTERNATIONAL INC.

A Singapore-based landscape designer is on board as landscape consultant for our project.

### STERLING

ENGINEERING CONSULTANCY SERVICES PRIVATE LIMITED

#### STERLING ENGINEERING CONSULTANCY SERVICES PRIVATE LIMITED

A leading organisation providing structural engineering services in India is associated with us.



*Pankaj Dharkar & Associates*  
MEP Consultants

#### PDA-PANKAJ DHARKAR & ASSOCIATES

MEP & Green Building Consultants



#### RSP

Our Structure, MEP, and Beautiful Landscape Architect



#### CAPACITE INFRAPROJECTS LIMITED (CIL)

Capacite Infraprojects Limited (CIL) is a leading construction company in building high rise residential, commercial and institutional buildings in India.

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**SITE ADDRESS: 9PBR, Sector-60, Nerul, Palm Beach Road, Navi Mumbai - 400706.**

Disclaimer: The project has been registered under MahaRERA registration number Tower B1: P51700032812, Tower B2: P51700033690 & Tower C1: P51700033678 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects. The 9PBR Project is mortgaged to IDBI Trusteeship Services Limited (acting on behalf of Lender).