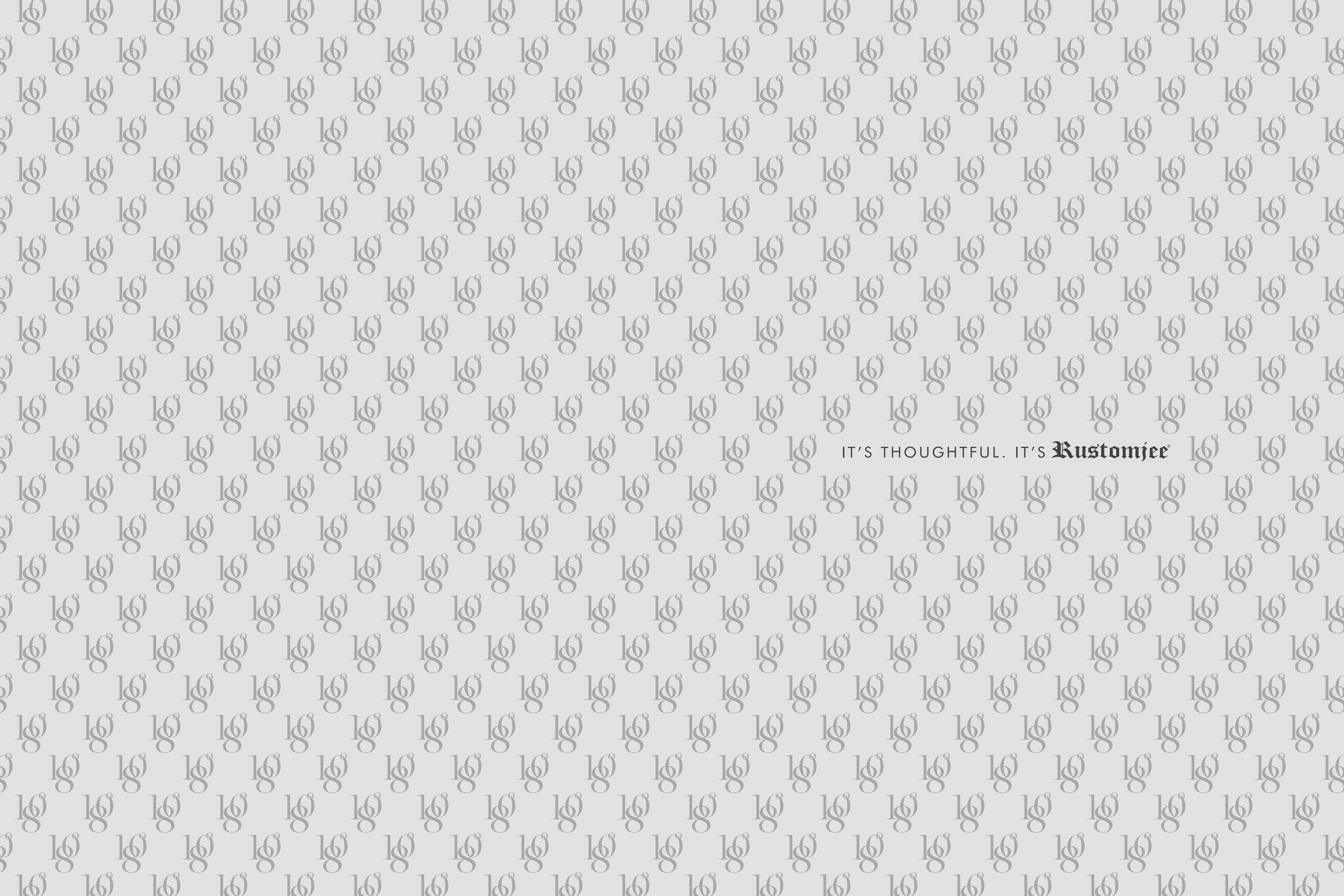


Kustomjee®
180 BAYVIEW
MATUNGA (W)





IT'S THOUGHTFUL. IT'S **Rustomjee®**



"AN ADDRESS THAT
PROMISES
TO BE A SANCTUARY
FOR THE MIND, BODY
AND SOUL."

BOMAN R. IRANI
CHAIRMAN & MANAGING DIRECTOR,
RUSTOMJEE GROUP

Rustomjee®
180 BAYVIEW
MATUNGA (W)

Over the years, we have endeavored to make homes that positively influence the way families live and grow.

We have created townships that offer a life not lived in square feet.

A world with pools, gardens and spaces where children can play and neighbours can come together as one big, happy family.

We have built landmark gated communities where weekends last the whole week, celebrations are a way of life, and every home comes with an ever growing list of friends.

Now we are all set to introduce midtown Mumbai to a whole new definition of life in the city.

Nestled in a quaint bylane of Matunga, Rustomjee 180 Bayview is where Matunga's age-old familiar charm meets a universe of coveted indulgences - including panoramic sea views and lifestyle amenities spread across three levels. Here's an address that promises to be a sanctuary for the mind, body and soul.



TRANSFORMING MILLIONS
OF SQ.FT. ACROSS
THE CITY WITH ONE IDEA:
DESIGN THINKING.





*Welcome to worlds co-created by architects, behaviourists,
child psychologists, environmentalists, sunlight experts, interior designers,
sculptors, artists and landscape designers.*

*A multi-disciplinary approach we like to call design thinking.
Where there are hundreds of delightful square feet of adventure, discoveries,
friendships, laughter, fun and family time built into the blueprint.*

*Where twelve hour workdays leave you with enough time for you.
Getting together with your friends for a jam session under the stars or a
poolside cocktail doesn't take a backseat to your commitments.*

*And the people next door turn into extended family over potluck
picnics in the garden and friendly tennis matches.*

*Think of it as a human-centric experience dedicated to everything
the city had forgotten about life.*



*Discover how the stress
of the world melts away at
the water's edge and how
hours spent by yourself can
feel like minutes.*



Shot at a Rustomjee property

*Find spaces that bring you
closer to weeknight reunions
with friends that take
you back to the good old days.*

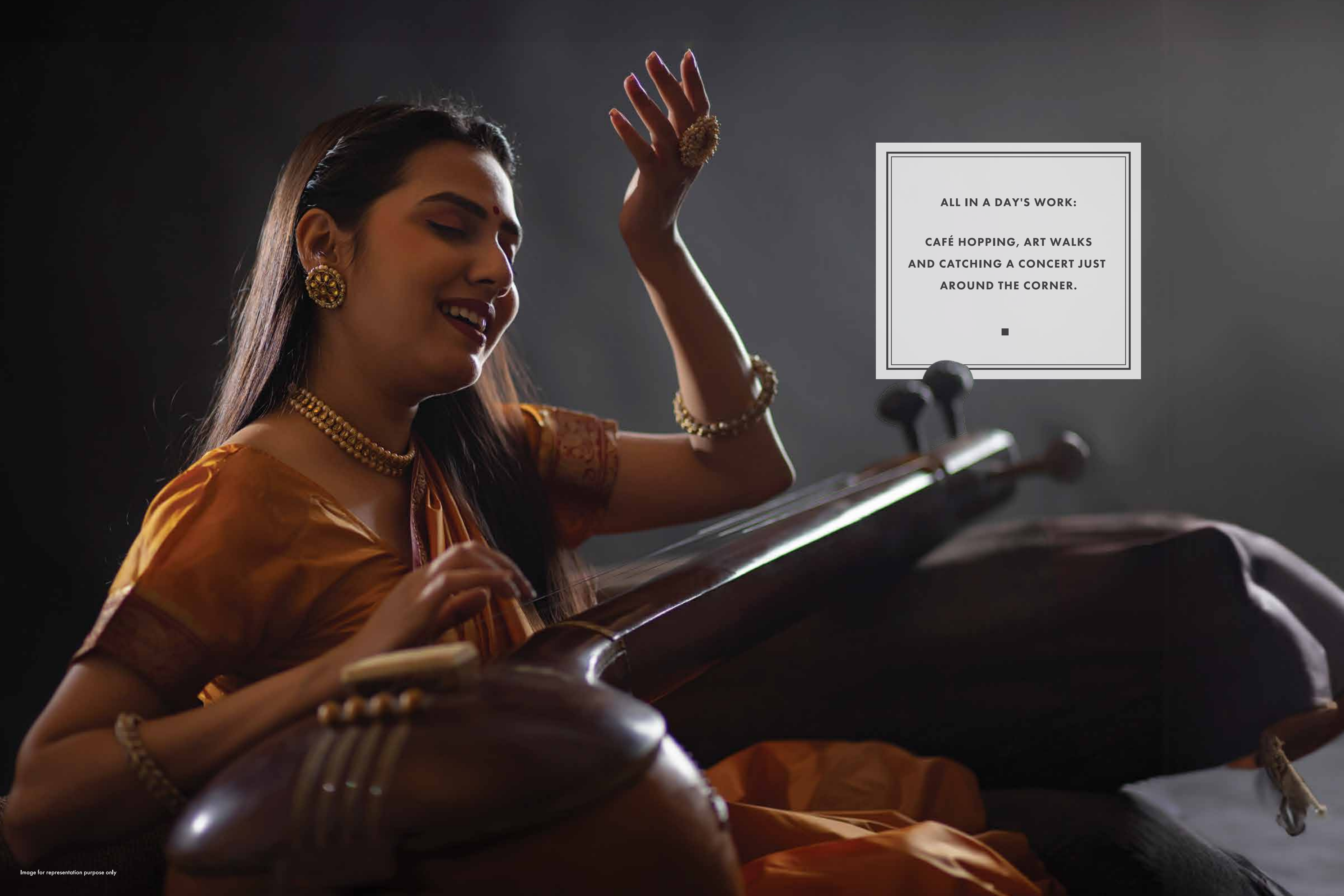


Shot at a Rustomjee property

*Here are views that make you
fall in love with the city over
and over again. And each time
feels like the first.*



Shot at a Rustomjee property



ALL IN A DAY'S WORK:

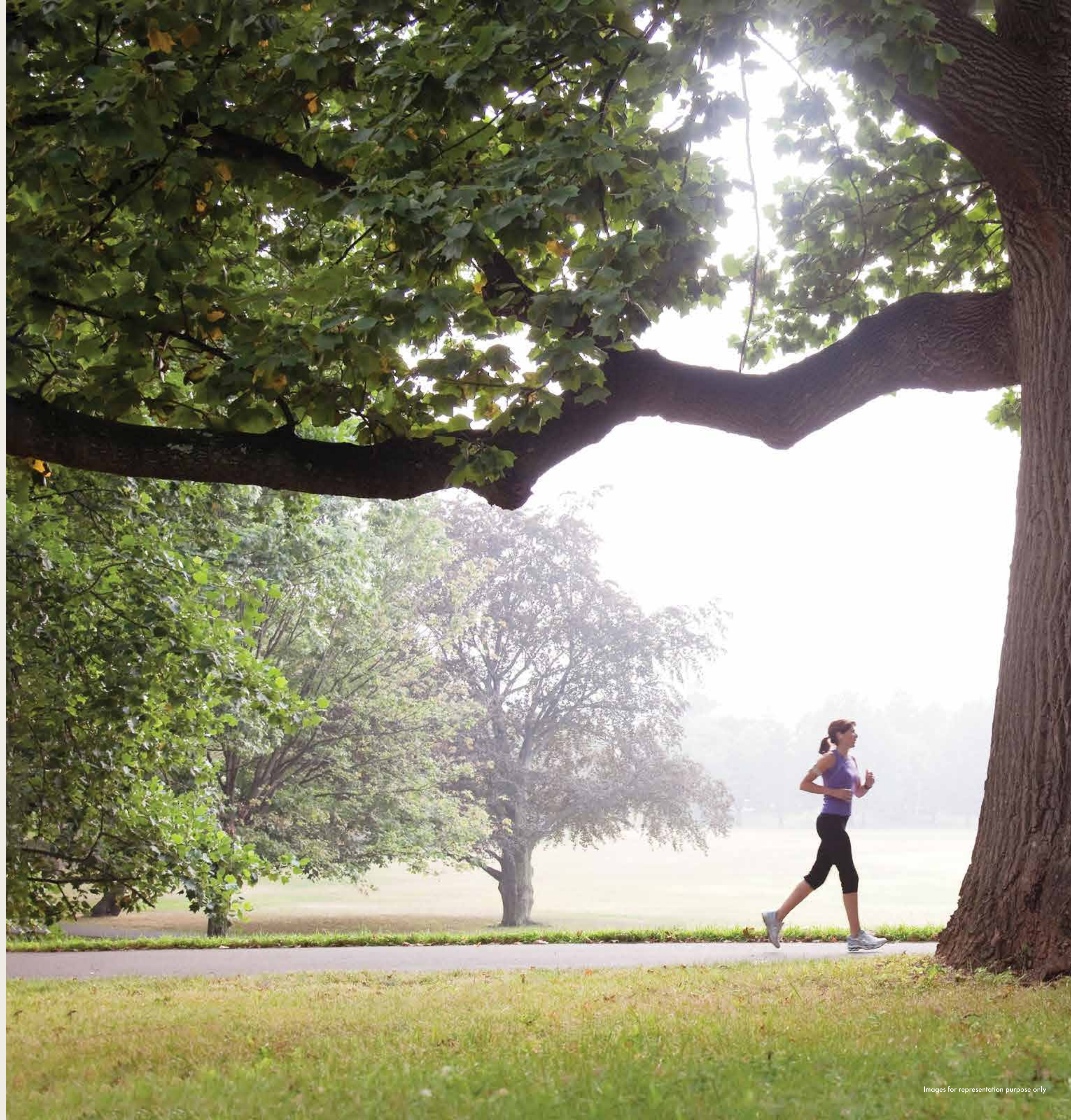
CAFÉ HOPPING, ART WALKS
AND CATCHING A CONCERT JUST
AROUND THE CORNER.





A WALK THROUGH MATUNGA IS A WALK THROUGH TIME.

Matunga is a special place for more reasons than one. It is where culture, and colonial era architecture share space with quaint cafés and tree-lined streets. Where a leisurely morning stroll around Shivaji Park, can take you back to a time gone by. Wherever you go, a close-knit community spirit animates everyday life. It is a kaleidoscope of tradition, a melting pot of diverse cultures, and a neighbourhood teeming with that quintessential energy that makes the maximum city a place like no other.





A central location, with great connectivity to the suburbs and to SoBo, a spot at the pulsating heart of the city, and stunning sea views are just a few of the things that make Matunga a great address. From bustling flower markets to the city's favourite South Indian restaurants, everything is just minutes away from here. And now, to one of Mumbai's oldest and most loved pin codes, we are introducing a new era of fine living. Crafting a luxury experience replete with every imaginable comfort. A perfect symphony of heritage and contemporary lifestyle that is truly exceptional.





INTRODUCING A NEW CHAPTER IN ELEVATED LIVING IN CHARMING MATUNGA.

COMING HOME MUST BE
THE MOST WONDERFUL FEELING
IN THE WORLD.





In a quaint bylane of Matunga is where you will find a soaring tower, nestled in 1.5 acres, with sweeping sea views on three sides of every home.

And that's just the start of the indulgences that await you at Rustomjee 180 Bayview.

Spacious homes, a plethora of amenities spread across several levels and an address that blends the charm of a historic precinct with new age indulgences make for the perfect welcome to a world where the exceptional is the norm.



SPACIOUS 2, 3 & 4 BEDROOM RESIDENCES

2 bedroom residences - 824 sq. ft. to 840 sq. ft.

3 bedroom residences - 1089 sq. ft. to 1407 sq. ft.

4 bedroom residences - 1664 sq. ft. - 1898 sq. ft.

OTHER HIGHLIGHTS:

37 storey tower | 2 wings | 1.5 acres

180-degree sea view | Amenities on 3 levels

*Rooftop amenities include
an open to sky swimming pool and more.*

AN ADDRESS IN THE HEART OF THE CITY
IS WHERE THE WORLD IS AT YOUR FEET.

CONNECTIVITY

Bandra-Worli Sea Link 6.0 kms
Matunga Station 0.6 kms
Western Express Highway 2.5 kms

MALLS & SUPERMARKETS

Kohinoor Square 1.2 kms | Phoenix Palladium 6.7 kms
Jio World Drive 4.2 kms

RESTAURANTS

Bastian - At the top 1.1 kms | The Bombay Canteen 4.7 kms
Ram Ashraya 3.7 kms | Café Madras 3.5 kms

RECREATION & LEISURE

Chatrapati Shivaji Maharaj Park 850 mtrs
Mahatma Gandhi Memorial Swimming Pool 1.5 kms
Dadar Chowpatty 1.6 kms | Veer Sawarkar Auditorium 1.8 kms

STAR HOTELS

Taj Land's End 5.4 kms | St. Regis 5.0 kms | Sofitel 6.5 kms
Trident 6.3 kms | Four Seasons 6.2 kms

CLUBS

Matunga Gymkhana 2.8 kms | Shivaji Park Gymkhana 1.0 km
Park club 1.1 kms

HOSPITALS

Hinduja Hospital 750 mtrs | S. L. Raheja Hospital 1.8 kms

SCHOOLS & COLLEGES

Victoria High School 700 mtrs | Bombay Scottish School 850 mtrs
Balmohan School 1.2 kms | DG Ruparel College 1.5 kms
RA Podar College 1.6 kms
Welingkar Institute of Mgt & Research 1.6 kms
Ruia College 1.8 kms | Gurunanak Khalsa College 1.8 kms
Don Bosco International School 2 kms

WORSHIP PLACES

Kashi Vishweshwar 250 mtrs
Sitladevi Temple 850 mtrs | Siddhivinayak Temple 3.1 kms

UPCOMING INFRASTRUCTURE NEARBY

Underground Metro Station (Sitladevi Metro Station) 500 mtrs
Promenade Connecting Mahim Beach to Bandra 1.1 kms
Versova-Bandra Sea Link 5.9 kms



LOVE AT FIRST SIGHT
AND OTHER SIDE EFFECTS OF
A 180-DEGREE VIEW.





Shot at a Rustonjee property

*Everything you've always imagined your
perfect home to be now comes with one irresistible
addition – breathtaking views on three sides.*

*Look West for a glimpse of Mumbai's skyline
and the glittering Arabian Sea beyond.*

*Turn to the Southwest and gaze out at the green expanse
of Shivaji Park. Then imagine waking up to
these masterpieces at your window, or coming home
to a welcome that makes deadlines disappear
and time stand still.*

*Rustonjee 180 Bayview is truly where you will fall
in love with the maximum city all over again.*



THE ROOFTOP HOLDS
THE SECRET
TO ESCAPING THE CITY
WITHOUT
EVER LEAVING IT.





*This is a place where convenience meets indulgence,
And every day feels like a resort vacation.*

*Within arm's reach, you'll find a wealth of world-class
amenities and a community of friends to enjoy them with.*

*These amenities are more than just luxuries;
they are an invitation to connect with your community.*

*Take a dip in the infinity pool with the kids,
overlooking the endless vista of the Arabian Sea, or work
up a sweat in the state-of-the-art fitness center with
your new gym buddy.*

*Gather for a movie marathon, or unwind with the
neighbours at the leisure deck, dotted with cozy seating areas.*

*Welcome to your own private sanctuary where the
world is at your doorstep.*



**PRICELESS RECIPES
FOR REJUVENATION JUST AN
ELEVATOR RIDE AWAY.**





Infinity Pool | Artist's Impression

ROOFTOP AMENITIES:

- Infinity Pool
- Multipurpose Lawn
- Sky Deck
- Stepping Stones
- Fountain Pond
- Spillover Lawn
- Cascading Pond
- Swing Pods
- Jacuzzi Pod
- Lounge Deck
- Kids' Pool
- Gazebo Pavilion
- Central Plaza
- Alfresco Deck



DATE NIGHT AT
THE MINI THEATRE OR A MOVIE
MARATHON FOR 20.

WELCOME TO THE MOST
ENJOYABLE TUG-OF-WAR.





Shot at a Kustomjee property

**DISCOVER A PLETHORA OF
LIFESTYLE AMENITIES.**

Fitness Centre



Indoor Games



Multipurpose Hall



Kids' Indoor Play Area



Preview Theatre



Shot at a Rustonjee property

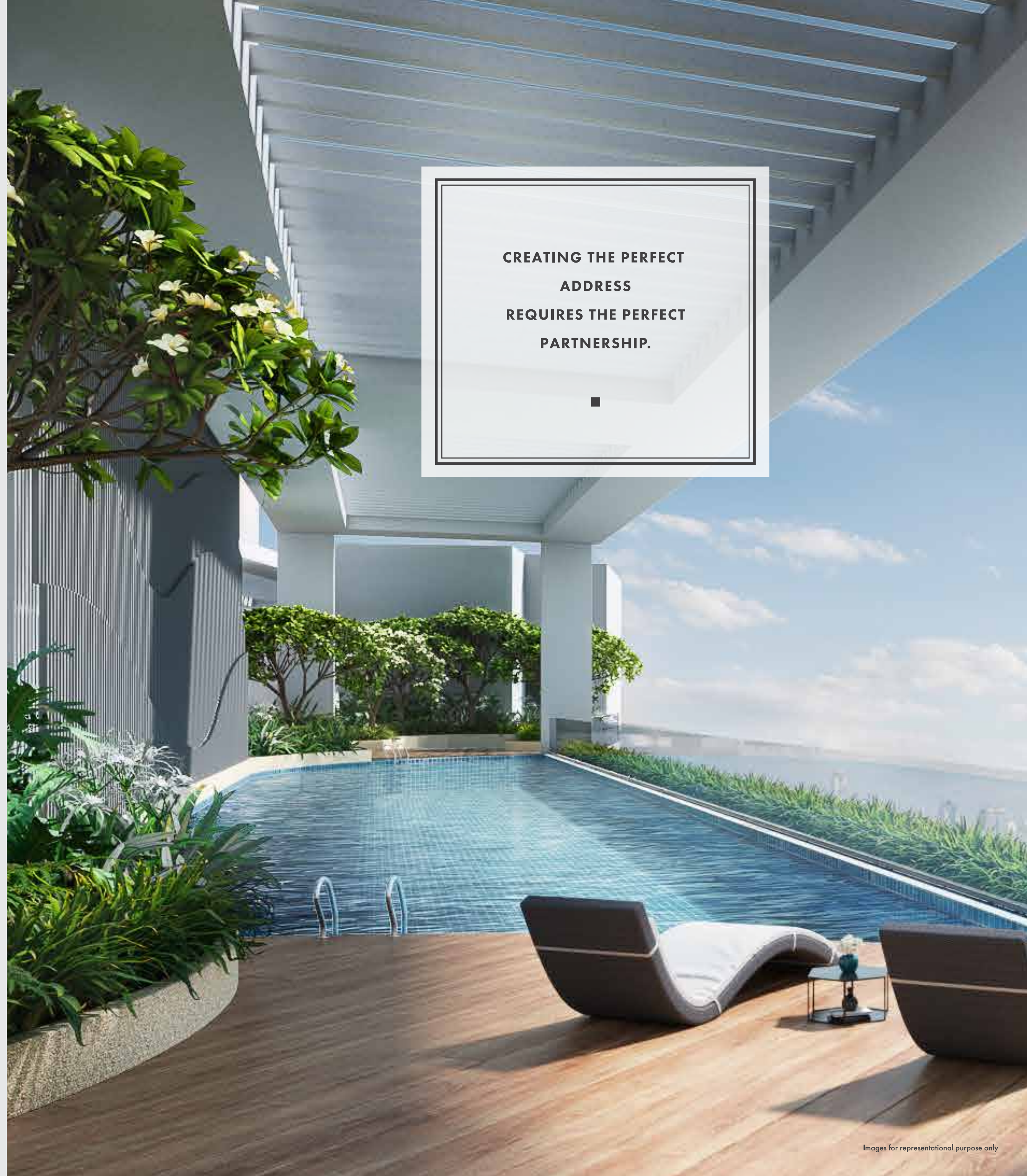


Coen Design International Pte Ltd. is a well-established landscape architecture practice based in Singapore with more than 15 years of experience and twice as many accolades. Having transformed the skyline in Singapore, their next stop is Mumbai. Their expertise lies in capturing the essence of every place they explore, and in Matunga, the focus will be on fostering togetherness, family bonds, and a sense of community.



Architect Hafeez Contractor

Architect Hafeez Contractor (AHC) is India's leading architectural design consultancy firm, and the man himself needs no introduction. The firm prides itself on unique design concepts and bold executions. With over 30 years of experience and 75 international and national awards, it's safe to say that Hafeez Contractor has transformed the city's skyline with his idiosyncratic style.



CREATING THE PERFECT
ADDRESS
REQUIRES THE PERFECT
PARTNERSHIP.



**HAPPINESS, COMMUNITIES
AND LIFELONG FRIENDSHIPS.
JUST A FEW THINGS WE'VE BUILT IN OUR
A 28-YEAR-OLD LEGACY.**

Since 1996, Rustomjee has transformed millions of square feet of the city into premium townships, luxury gated estates, corporate parks, retail spaces, standalone landmarks and affordable homes.

Built into our blueprints are ideas for a happier, healthier, more connected world.

Where neighbours become friends and friends turn into family. Sculpted into every sq. ft. we build, are new age concepts, technology and eco-friendly design. Rustomjee is the name the city relies on to bring back childhoods, create big, happy, well-knit communities, turn innovation into more than just a buzzword, and make trust a part of every floor plan.



17,000+ HOMES | 2 MEGA TOWNSHIPS | 25+ MN. SQ. FT. DELIVERED | 300+ BUILDINGS

42+ MN. SQ. FT. IN THE PIPELINE | ONE OF INDIA'S MOST AWARDED DEVELOPERS

Rustomjee Crown



Rustomjee Parishram



Rustomjee Elements



Rustomjee Erika



Rustomjee Seasons

Rustomjee Ashiana



Rustomjee Paramount



Rustomjee Summit





JUST A FEW IDEAS WE STAND BEHIND.

EDUCATE A CHILD.

**RUSTOMJEE MADE ITS FORAY INTO
THE FIELD OF EDUCATION**

In 1998 with the objective of making world - class education accessible.

*The 23 years since have seen us emerge as a reputed name in this sphere,
with over 6,500 success stories from high school students to
business graduates. Today, a portfolio that includes academies like RAGC,
the Rustomjee Cambridge International School & Junior College
(among the country's top 20 international schools) puts us in the
company of India's premier educational institutions.*

*And while we build landmarks in the city, we also make sure to build the
lives of children and people in it.*



CREST

We have a dedicated Property Management team that works on site to make sure every nook and cranny of your property, always looks as good as new.



Fifth Wall Designs is here to customise interiors and design solutions, down to the last detail, just for you.

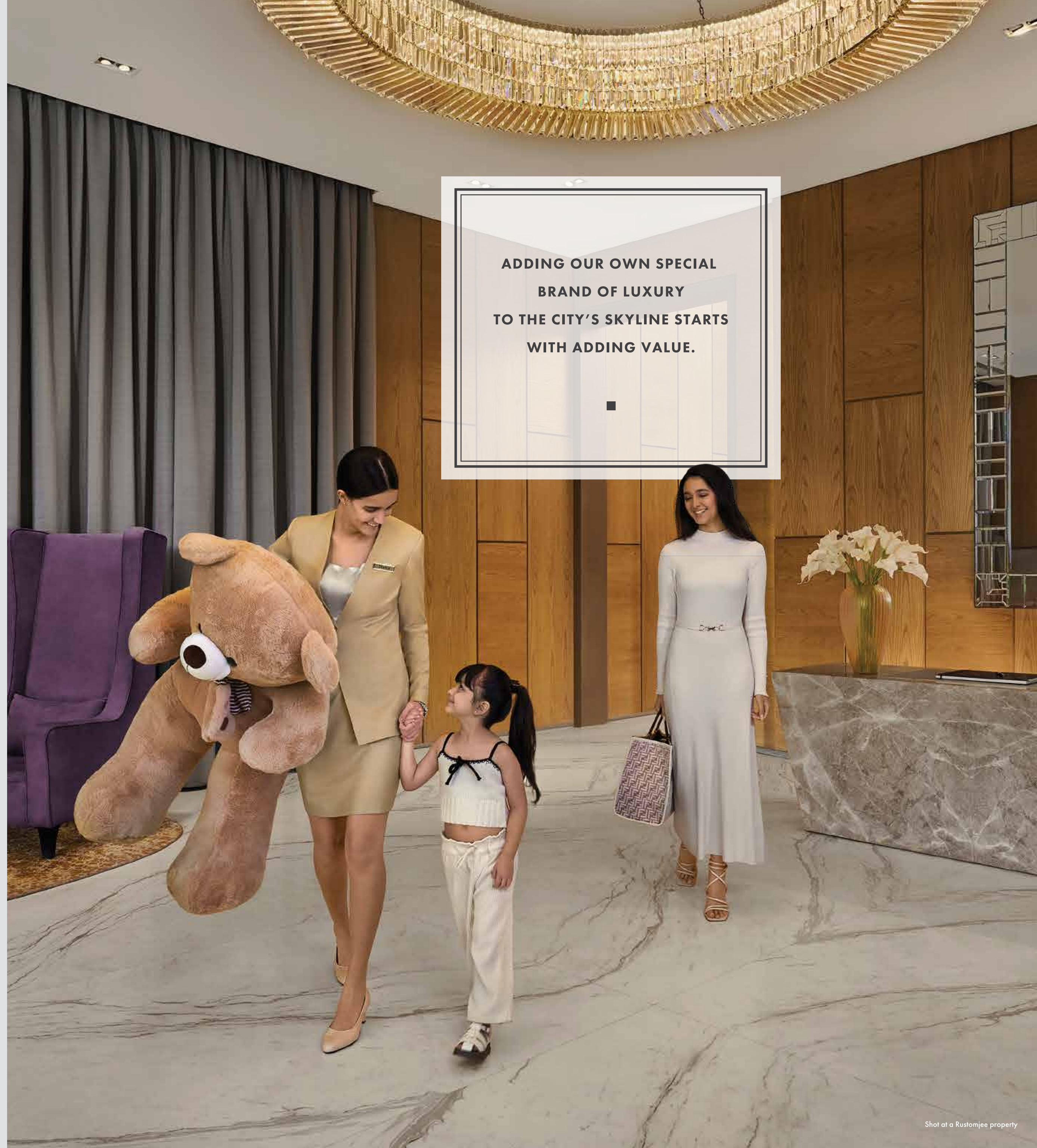
LEASE SMART

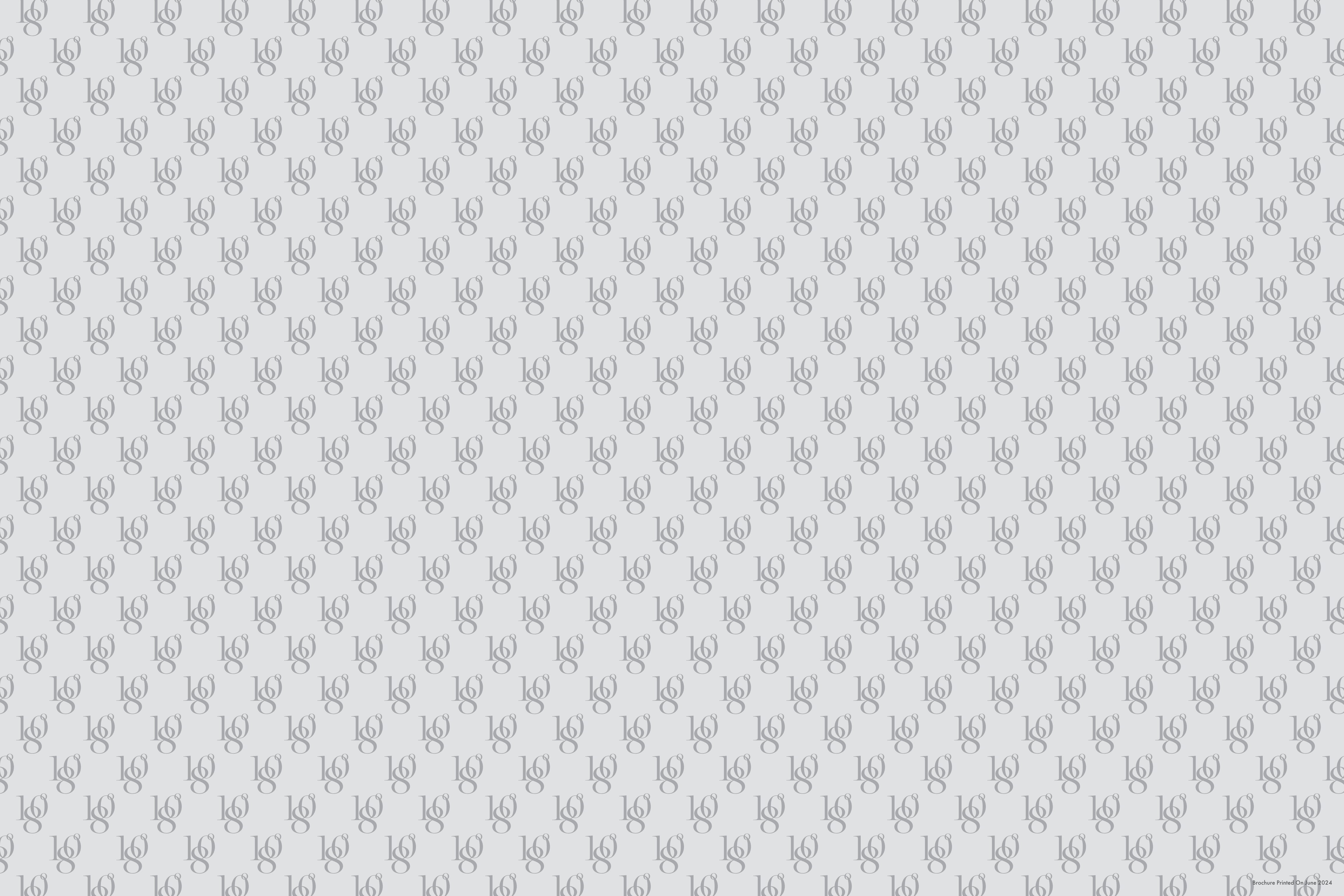
When you invest in a Rustomjee property our leasing experts make sure your residence is leased to the right gentry and that you get optimum returns on your investment from day one.

FINSERV

We offer comprehensive, end-to-end financial services and support that opens new doors to your new home.

**ADDING OUR OWN SPECIAL
BRAND OF LUXURY
TO THE CITY'S SKYLINE STARTS
WITH ADDING VALUE.**





IT'S THOUGHTFUL. IT'S **Rustomjee®**

Call: 022 6111 6111 | www.rustomjee.com

Rustomjee 180 Bayview, Jariwala Compound, Sitaram Keer Marg, VSNL Colony, Matunga (W), Mumbai - 400016.

 MahaRERA Registration No. WING A - P51900066547, WING B - P51900066548. Listed on the website: <http://maharera.mahaonline.gov.in/>

SCAN HERE FOR MORE DETAILS

WING A

WING B



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