

*Kustomjee*<sup>®</sup>  
ASHIANA  
Juhu

*Design Thinking #358*

LIVING IN  
THE LAP OF  
*luxury*  
STARTS WITH  
THE RIGHT  
PIN CODE.

*Design Thinking #567*

A SANCTUARY FOR  
URBAN ROYALTY SHOULD BE  
SPREAD ACROSS  
*a few thousand square feet.*

*7 JVPD, 9 JVPD, Rustomjee Ciroc, Rustomjee Elements - these are a few of our addresses that have introduced Juhu to a life of unabashed opulence. Rustomjee Elements for one, is replete with tropical softscapes, an infinity pool and an expansive rooftop lounge. If you're looking for the first and the last word in luxury living, a drive past our landmark addresses in Juhu is just the thing.*



*Design Thinking #790*

*A daily agenda*  
SHOULD INCLUDE  
MORNINGS AT THE BEACH  
AND BISTRO NIGHTS.

*Rustomjee Ashiana is within walking distance of the sun-kissed Juhu beach and is surrounded by popular nightclubs, fine-dining restaurants, bistros, lounges and pubs. It is located within a short drive of the Western Express Highway and the domestic and international airports.*



*Design Thinking #238*

*An escape*  
FROM THE DAILY GRIND  
SHOULD BE FOUND  
AT THE END OF EVERY DAY.

*Rustomjee Ashiana is an architectural marvel that combines the old world appeal of terracotta brickwork with contemporary functionality. With its bare-brick facade, this boutique landmark makes a lasting impression for more reasons than one.*

- 3 and 4 bedroom residences
- 3 apartments per floor
- Multi-tier security system



IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

*Design Thinking #309*

HOMES SHOULD DOUBLE UP  
*as an island of tranquility.*

- *Low density boutique property*
- *Well-planned homes with decks*
  - *3-side open apartments*
- *Separate staff quarters and staff washrooms in each home*
  - *Separate entry for staff in 3 bedroom homes*
    - *Fitness centre*



IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

*Design Thinking #89*

CREATING THE PERFECT  
*masterpiece*  
NEEDS THE PERFECT  
MASTER.

RSP ARCHITECTS:

*RSP is a globally renowned multidisciplinary architectural and engineering design firm, headquartered in Singapore. For over six decades, they have been dedicated to creating designs that are not only original and imaginative, but also enhance people's lives. Their notable collaborations include designing Changi airport, Singapore, and Palm Jumeirah Luxury Resort, Dubai.*

NEWARCH LANDSCAPES LLP:

*The NEWARCH® team comprises a diverse group of professionals and experts, including landscape architects, architects, horticulturists, visualizers, and site inspectors. This diversity enriches their creative process and empowers them to create environmentally sustainable, visually pleasing, and socially inclusive open spaces that enhance the quality of life*

IT'S THOUGHTFUL. IT'S **Rustomjee**<sup>®</sup>

CALL: 022 6111 6111 | WWW.RUSTOMJEE.COM

Site Address: Rustomjee Ashiana, Plot No 6, N S Road Number 10,  
Gulmohar Road, JVPD Scheme, Juhu, Mumbai 400 049.

MahaRERA Registration No: P51800049755. Available on  
the website: <http://maharera.mahaonline.gov.in>

FOR  
RERA DETAILS  
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