

RUSTOMJEE
CLEON
BKC ANNEXE

IT'S THOUGHTFUL. IT'S **Rustomjee®**

Design Thinking #554

A HOME
CAN BE YOUR
BEST KEPT
TIME MANAGEMENT
SECRET.



We are excited to add another iconic landmark to the Bandra East skyline. Rustomjee Cleon is a rare opportunity to say yes to a life where the end of a work day doesn't have to mean the end of day. Evenings here will always guarantee a good time and the city's finest restaurants, cafes and clubs will be a whim and a stroll away. And the only tough decision you will have to make is whether to stay in for a night of stargazing on the rooftop or step out for an evening of pub hopping with friends.

At Rustomjee Cleon, you will find that work-life balance is only a matter of choosing the right address.

*- Boman Irani
CMD, Rustomjee Group*



DOG PARK | RUSTOMJEE SEASONS



TODDLERS' CREATIVE STUDIO | RUSTOMJEE SEASONS



PODIUM | RUSTOMJEE SEASONS



FOREST WALK | RUSTOMJEE SEASONS



INDOOR GAMES ZONE | RUSTOMJEE ORIANA

Design Thinking #870

A LOCATION CAN
TRANSFORM INTO A
COVETED DESTINATION
ONE LANDMARK
AT A TIME.

The transformation of Bandra East began with Rustomjee Seasons and Rustomjee Oriana and has continued with Rustomjee Erika and Rustomjee Aden. By introducing the vicinity to the Rustomjee life, these successful redevelopment projects offered spaces where business people could exchange their power suits for swimsuits, where neighbours would become family and where home was another word for a getaway from the demands of the city. In a neighbourhood that has grown to offer distractions and entertainment that make stepping out as enchanting as coming home. This is where we bring you yet another landmark addition to Bandra East's skyline and lifestyle – Rustomjee Cleon.

Design Thinking #869

A HOME CAN MAKE
DISTANCES SHORTER AND
THE GOOD TIMES LONGER.

Rustomjee Cleon puts you within easy reach of the bustling, buzzing neighbourhood of BKC. With its array of dining out, shopping and entertainment options to choose from, it means you will never be far away from your corner office, get-togethers with friends, family reunions or days devoted to shopping till you drop. Discover life in a location that puts you at the center of the good life.

CONNECTIVITY

- BKC – 0.9 km • Bandra Railway Station – 1.7 km
- Western Express Highway – 0.3 km • Bandra-Worli Sea Link – 3.9 km
- Domestic Airport – 5.5 km • International Airport – 8.2 km



IMAGE FOR REPRESENTATIONAL PURPOSES ONLY



Map not to scale

Design Thinking #763

A HOME CAN ADD
SOMETHING SURPRISING
TO YOUR LIFE:
WORK-LIFE BALANCE.

RESTAURANTS & CAFÉS

- Cin-Cin • Yauatcha • Hitchki
- O Pedro • Bayroute
- Amazonia • Pizza Express

RECREATION

- Jio Garden • The Bay Club
- NMACC • MCA Club
- MIG Club • Jio Convention Centre

5-STAR HOTELS

- Sofitel BKC • Trident BKC • Grand Hyatt
- Taj Land's End

MALLS

- Jio World Drive • High Street Phoenix
- Phoenix Market City



9 AM - 5 PM

FITNESS

- Cult BKC
- Club Oasis Fitness Centre, Grand Hyatt
- Step One Fitness Gym
- Fusion Gym

EDUCATION

- Dhirubhai Ambani International School
- Mount Litera International School
- Ascend International School
- Arya Vidya Mandir
- American School Of Bombay
- Chetana College

CORPORATES

- National Stock Exchange • Google India
- NABARD Head Office • ICICI Bank
- Facebook India • Emirates NBD & many more.

HOSPITALS

- Asian Heart Institute • Lifeline Hospital
- Lilavati Hospital • Hinduja Hospital



IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

Design Thinking #347

AN ADDRESS CAN TAKE YOU TO THE HEART OF THE FUTURE.



The upcoming underground Colaba – Bandra – SEEPZ Mumbai Metro Line III will shorten the commute time between BKC and SEEPZ.



High-speed bullet train from Mumbai to Ahmedabad will start from BKC.



Upcoming coastal road will cut travel time between Marine Lines and Kandivali.



Mumbai Metro III (Aqua line) will connect Cuffe Parade – BKC – Aarey Colony.



Metro line 2B and line 7 to pass through BKC.



IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

Design Thinking #911

A NEIGHBOURHOOD
CAN BE AS GOOD
FOR YOUR PORTFOLIO
AS IT IS FOR YOUR
LIFESTYLE.

*We've studied all the indicators for Bandra East and here is what they say.
We thought you would like what you see. We certainly did.*

Price Appreciation: *There has been an 80% growth in the value
of homes for more than a decade.*

Exponential demand for residential real estate: *The demand for certain
localities in Bandra East has grown exponentially over the last few years.
With an influx of 2000+ families, Bandra - East is now regarded as the
coveted residential neighbourhood of Mumbai.*

**Global trends indicate the high-growth potential of areas around
the CBD:** *As the studies show, the areas surrounding the
Central Business District have grown at an exceptionally higher rate over
time. Similar to Manhattan in NYC & Canary Wharf in London,
the same trend is set to follow in Bandra East & other areas around.*



Design Thinking #234

AN ADDRESS
CAN ADD PIZZA AND
PUB CRAWLS TO
AVERAGE TUESDAYS.

Rustomjee Cleon invites you to a life of exclusivity in a standalone 22-storey tower. A home here is just a hop, skip and jump away from your 9 to 5 and your 5 to 9 life. Living in the midst of the BKC buzz means there are no dull moments. Whether it's the ease of grabbing a delicious morning cuppa on the way to work, heading out for happy hours in the evening, or spending the day reading your favorite book at home, you will never run out of options. The food. The energy. The art and culture scene - the neighbourhood has everything you love about Maximum City. From rock concerts to high octane events, a home here turns your bucket list dreams into reality, one day at a time.

- Well-planned 1, 1.5 and 2 bedroom homes
 - Rooftop amenities
 - Two high-speed elevators
 - Multi-tier security

Design Thinking #328

A GOOD MOOD
CAN BE A PART OF THE
FLOOR PLAN.

Life at Rustomjee Cleon reminds you that staying at home can be the best feeling. Spacious enough to accommodate family get-togethers as well as your need for privacy, these homes are designed to create the perfect ambience. The interiors are breezy, sunlit and fitted with all the plush comforts that make life less ordinary.

- Spacious living room
- Vaastu compliant - East-West exit



IMAGE FOR REPRESENTATIONAL PURPOSES ONLY



IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

Design Thinking #880

INNER PEACE
CAN BE FOUND AT
THE WINDOW.

*If you're searching for peace of mind,
all you have to do is look out and
enjoy expansive, serene views of
the MIG Club and lush greenery.*



IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

Design Thinking #873

GET-TOGETHERS, REUNIONS AND SOIREES CAN BE FOUND ON THE ROOFTOP.

Challenge your kids to a game of Life, plan that long-awaited reunion or enjoy a night of stargazing with your better half. At Rustomjee Cleon, making plans and enjoying them is only a matter of pressing the right elevator buttons.

ROOFTOP AMENITIES

- Game Zone • Loungers
- Senior citizens' zone • Outdoor screening zone
- Cabana seating • Vantage point • Lookout bar • Yoga deck

1ST FLOOR AMENITIES

- Crèche • Gymnasium • Kids' library

GROUND FLOOR AMENITIES

- Toddlers' play area • Rock climbing wall



IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

Design Thinking #345

THE PERFECT MOVIE
VENUE SHOULDN'T ASK
YOU TO CHOOSE
BETWEEN STARS AND
STARS.

- *Outdoor screening zone*



IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

Design Thinking #916

EVERY DAY SHOULD
START WITH THE MOST
IMPORTANT MEETING.
THE ONE WITH
YOUR SOUL.

• *Yoga deck*



IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

Design Thinking #302

ALL IT TAKES TO
TRANSPORT YOU TO
ANOTHER WORLD IS A
SPACE FULL OF
BOOKS.

• *Kids' library*



Design Thinking #372

EVERY CHILD
NEEDS A HOME
AWAY FROM HOME AND
EVERY PARENT,
A DAY OFF.

• *Crèche*

IMAGE FOR REPRESENTATIONAL PURPOSES ONLY



IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

Design Thinking #877

WHO KNEW
THAT THE MOTIVATION
TO HIT THE GYM
AT 6 AM COULD BE
AN ELEVATOR BUTTON?

• *Gymnasium*

Design Thinking #506

BUILDINGS SHOULD
SHAPE CITIES, LIFESTYLES
AND FUTURE.

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.

280+ BUILDINGS | 20+ MN. SQ. FT. DELIVERED | 14000+ HOMES
34+ MN. SQ. FT. IN THE PIPELINE | 2 MEGA TOWNSHIPS



RUSTOMJEE SEASONS



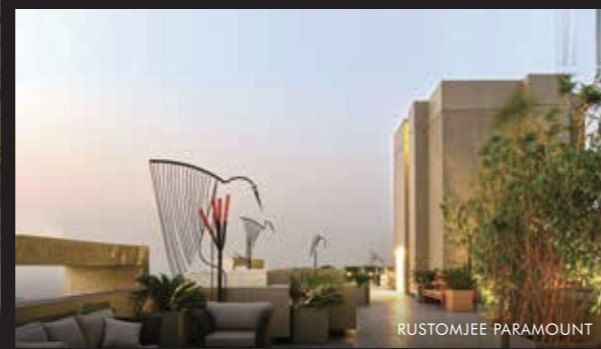
RUSTOMJEE ELANZA



RUSTOMJEE PARAMOUNT



RUSTOMJEE URBANIA



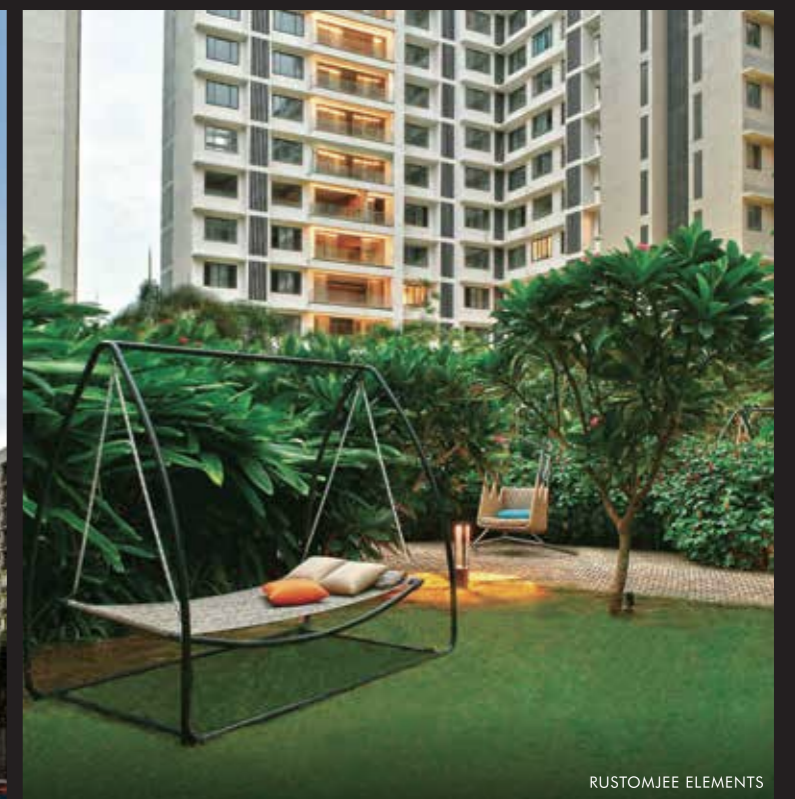
RUSTOMJEE PARAMOUNT



RUSTOMJEE ELEMENTS



RUSTOMJEE ELEMENTS



RUSTOMJEE ELEMENTS

ALL IMAGES ARE SHOT AT LOCATION

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

WWW.RUSTOMJEE.COM

Site Address: Rustomjee Cleon, Near MIG Club, Bandra (E), Mumbai 400 051.



MahaRERA registration no: P51800050269. Available at website: <https://maharera.mahaonline.gov.in/>

RERA DETAILS,
SCAN HERE



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