



**Kustomjee**  
**CROWN**  
PRABHADEVI





*Boman Irani*

*Over the years, we have endeavored to make homes that positively influence the way families live & grow. We have created townships that offer a life not lived in square feet. We have created a world with pools, curated gardens and spaces where children can play and learn.*

*We have built landmark gated communities that are designed to inspire people to pursue their long-forgotten passions. We have created 'My Spaces' helping remind artists, poets and guitarists (stuck in pinstriped suits) that there is a whole life beyond just chasing deadlines. Now, we are in South Mumbai to introduce you to a whole new way of life. Rustomjee Crown promises to be a sanctuary for the mind, body and soul.*

*We put in a great deal of thought into every project thereby creating a landmark in terms of design and lifestyle that encourages families to blossom.*



THIS ADDRESS  
IS DESIGNED TO  
CHANGE  
THE WAY THE  
NEIGHBOURHOOD  
GIVES  
DIRECTIONS:

- *I Live at Rustomjee Crown.*
- *I live not too far from Rustomjee Crown.*

*A quiet, upscale southern neighbourhood of Mumbai, Prabhadevi is one of the most coveted residential locations for the city's elite. Ideally located, only minutes away from high street retail destinations, fine dining restaurants and business districts, this neighbourhood is like a gateway to two worlds - the quaint charm of South Mumbai and the bustling vibe of the suburbs. Home to some of the city's premier educational and cultural institutions, Prabhadevi with its quiet tree lined boulevards is the perfect address to call home.*

NEARBY:

SIDDHIVINAYAK TEMPLE - 5 min | PALLADIUM & HIGH STREET PHOENIX - 10 min  
WORLI SEA FACE - 11 min | MAHALAXMI RACE COURSE - 22 min

# LOCATION MAP





SOME CALL IT  
5.75 ACRES  
OF UNABASHED  
*Indulgence*  
IN THE HEART OF  
THE CITY.  
A SELECT FEW  
CALL IT HOME.

*In a quiet corner of Prabhadevi, away from the hustle of Lower Parel lies the most expansive, palatial, elegantly appointed gated estate in the city. 5.75 sprawling acres with delightful surprises at every turn - from restful terraces to languid pools and idyllic nooks that hold out the promise of all the zen moments you may need. It is a world where whim is the first commandment and passion the only imperative. Where inspiration is found in a hundred hidden corners. It is a place that lets you escape from the world and find yourself, time and time again.*



WALK-IN  
CLOSET, WINE VAULT,  
A STEINWAY  
GRAND PIANO.

*Yes,  
you'll have space.*

*Two towers rising to 68 storeys, with a floor  
to ceiling clear height of 11 feet 9 inches. One tower rising  
to 67 storeys, with a floor to ceiling clear height  
of 10 feet 6 inches. Reminiscent of a bygone era when  
every chandelier had some dancing room.*

3 BEDROOM RESIDENCES 1335 - 1422 SQ FT

4 BEDROOM RESIDENCES 1907 - 2039 SQ FT

5 BEDROOM RESIDENCES 2475 - 2528 SQ FT



*They say*  
IT GETS LONELY  
AT THE TOP.  
DARE WE SAY  
THE VIEW  
MAKES UP FOR IT.

SHOT AT LOCATION





SHOT AT LOCATION



SHOT AT LOCATION



GROUND FLOOR PLAN

Kustomjee  
CROWN



DISCLAIMER

- PROPOSED AMENITIES ARE SUBJECT TO APPROVAL FROM MCDM & OTHER STATUTORY AUTHORITIES & INDICATIVE OF DEVELOPMENT ENVISAGED.
- DEVELOPER RESERVES THE RIGHT TO PROPOSE/AMEND LOCATION OF CERTAIN ENCLOSED AMENITIES IF NECESSITATED BY DESIGN/SITE LOGISTICS.

MASTER LAYOUT - LIFESTYLE AMENITIES  
 10<sup>TH</sup> FLOOR PODIUM / LOWER LEVEL

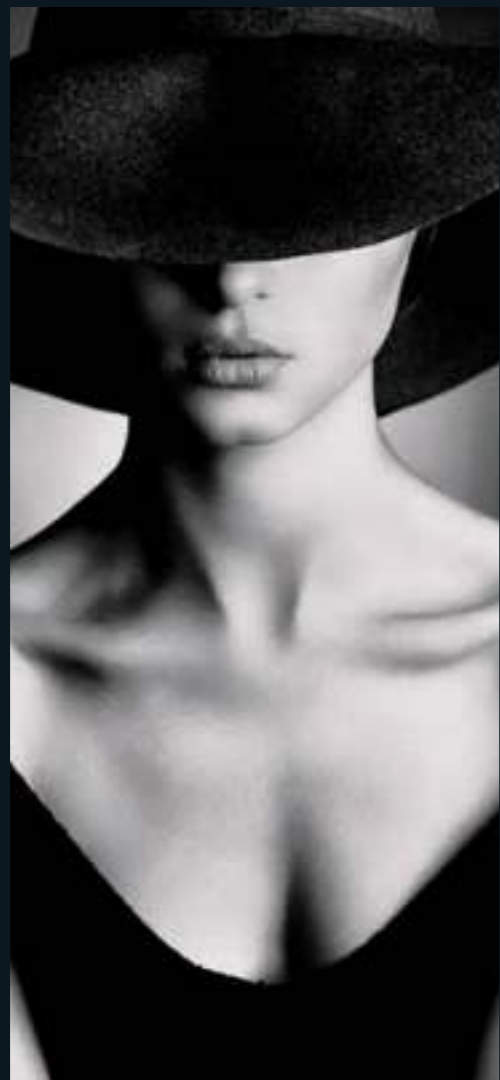
Rustomjee  
**CROWN**



MASTER LAYOUT - LIFESTYLE AMENITIES  
11<sup>TH</sup> FLOOR PODIUM / UPPER LEVEL

Rustomjee  
CROWN





*Discussed*  
AT GARDEN PARTIES,  
POLO MATCHES  
AND THE BETTER CLASS  
OF GENTLEMEN'S  
CLUBS.



ENTRANCE LOBBY AND DROP OFF



VIEWING DECK

ARTIST'S IMPRESSION





CLOUD WALK

ARTIST'S IMPRESSION



*Features include:*  
AN ALL-WEATHER POOL,  
A CINEMA AND YES,  
BRAGGING RIGHTS.





HOT TUBS

ARTIST'S IMPRESSION



TEMPERATURE CONTROLLED POOL WITH RETRACTABLE ROOF



*The Perfect*  
SETTING IN WHICH  
TO DISCOVER  
THE FINE ART  
OF BREATHING.





SUNKEN COURT

ARTIST'S IMPRESSION





WALKWAY

ARTIST'S IMPRESSION



KIDS' PLAY AREA



INDOOR GAMES ROOM





CAFE AND LOUNGE



GYMNASIUM

ARTIST'S IMPRESSION

AT LAST COUNT,  
THERE  
WERE 27,576 WAYS  
TO FORGET  
*A Monday.*

OVER 60  
LIFESTYLE AMENITIES  
INCLUDING:

LEVEL 10

- LEISURE POOL
- KIDS' POOL
- POOL AMPHITHEATRE
- JACUZZI
- GROTTO & HOT TUB
- LAGOON POOL
- ALL-WEATHER POOL
- MULTI PLAY COURT
- CABANAS
- ALFRESCO DINING
- TENNIS COURT
- BADMINTON COURT
- SQUASH COURT
- GYMNASIUM
- PLAY COURT
- CINEMA
- INDOOR GAMES
- KIDS' CREATIVE STUDIO
- THE BALLROOM
- LOUNGE & CAFÉ

LEVEL 11

- AMPHITHEATRE
- VIEWING DECK
- PARTY LAWN
- MINI GOLF
- SOLSTICE (YOGA DECK)
- AROMA GARDEN
- SOLITUDE FOREST
- SPA
- STAIRWAY TO HEAVEN
- HIDDEN FOREST
- CLOUD WALK
- INDOOR GAMES
- VISITOR SUITES
- MEETING LOUNGE
- CELEBRATION LOUNGE
- WALKWAY
- SUNKEN COURT
- CABANAS
- FLOATING LOUNGE
- ENGLISH COURT



*The distance*

BETWEEN YOUR  
FAVOURITE COUCH  
AND THE LIBRARY  
CAN BE QUITE  
DAUNTING.

THINK OF  
IT AS THE AYN RAND  
WORKOUT.





A FLOOR  
TO CEILING CLEAR  
HEIGHT OF  
UP TO 11.9 FEET.  
BECAUSE EVEN  
*The most successful*  
MAN IN THE WORLD  
NEEDS SOMETHING  
TO LOOK UP TO.



LIVING ROOM

ARTIST'S IMPRESSION



SETTLE THE  
*Tom Ford vs Gucci debate*  
ONCE AND FOR ALL.



MASTER BEDROOM

*There are homes  
that you invest in.*  
AND THEN OF COURSE,  
THERE ARE HOMES  
YOU ACTUALLY  
WANT TO LIVE IN.

## INTERNAL AMENITIES

### APARTMENT FEATURES

- AIR-CONDITIONED 3, 4 & 5 BEDROOM RESIDENCES
- IMPORTED MARBLE FLOORING IN LIVING ROOM & DINING AREA
- ENGINEERED WOODEN FLOORING IN BEDROOMS
- GYPSUM FINISHED LUSTER PAINT ON INTERNAL WALLS
- POWDER COATED ALUMINUM WINDOWS WITH PERFORMANCE GLASS
- USB CHARGER POINT IN ALL BEDROOMS
- PROVISION OF WIRELESS AUTOMATION SYSTEM
- SIP BASED IP VIDEO DOOR PHONE WITH MOBILE COMMUNICATION

### KITCHEN FEATURES

- IMPORTED MARBLE/VITRIFIED TILE FLOORING

### BATHROOM FEATURES

- IMPORTED MARBLE FLOORING IN BATHROOMS
- IMPORTED MARBLE DADO IN BATHROOMS
- STATE-OF-THE-ART SANITARY FIXTURES & CP FITTINGS

### COMMUNITY CONVENIENCES

- EV CHARGING STATIONS FOR ELECTRICAL CAR CHARGING
- ENERGY EFFICIENT VRF AIR CONDITIONING INSIDE THE HOMES
- AIR CONDITIONING IN ELEVATORS
- MULTI LAYER ACCESS CONTROL AND CCTV
- LIFE AND SAFETY FIRE FIGHTING AND FIRE ALARM SYSTEM
- PNG WITH ALL SAFETY FEATURES

THE VISION?  
A LANDMARK THAT  
WILL CHANGE  
ALL ESTABLISHED  
NOTIONS  
*of Luxury.*

THE ARCHITECT

*Architect Hafeez Contractor (AHC) is India's leading architectural design consultancy firm, and the man himself needs no introduction. Rustomjee Crown has been conceptualised, designed and executed by Hafeez Contractor. Hafeez firmly believes it to be one of the finest creations of his illustrious career.*

Architect  
Hafeez  
Contractor

CONSTRUCTION PARTNER

*Larsen & Toubro, India's largest and most trusted engineering and construction company, is part of this endeavour to bring a world of pure, unstinting pleasure to life in Prabhadevi. Headquartered in Mumbai, Larsen & Toubro Limited is one of the most reputed companies in the world. With a 75 year old legacy of customer focused approach and world-class quality.*



INTERIOR DESIGN

*PIA interiors is one of South East Asia's most influential design firms, based in Bangkok. For Rustomjee Crown, PIA draws from its diverse experience in design and execution, over 25 years, to create a new benchmark in high-end living. Its design concept is to apply luxury hospitality aesthetics and functionality to opulent living.*



LANDSCAPE ARCHITECTURE

*Landscape Collaboration (LCO) is an integrated landscape design company based in Bangkok, creators of the world famous Metro Forest Project, Bangkok. The lead designers and principals have extensive experience with high-end residential and hospitality projects, and LCO has used that experience to develop creative landscape solutions for Rustomjee Crown.*



# About Rustomjee

*At Rustomjee, we listen to our home buyers. We firmly believe suggestions that come from our customers form the cornerstones of buildings. Bricks and Mortar are merely the blocks that help in realizing them. Listening to our customers has enabled us to transform houses into homes and offices into centres of innovation.*

*The user of our spaces is at the very core of Rustomjee's design principles. The same principles that inspire us to invent, discover and deliver newer lifestyle solutions. Since its inception in 1996, Rustomjee has heralded the rise of insightful design and eco-friendly construction technologies.*

*We believe insights can change the way people live and behave – At Rustomjee, we want every home, every space to inspire people to incorporate a healthier lifestyle, spend quality time with their loved ones, pursue long-forgotten passions and re-imagine everyday living. We believe spaces are more than just square feet. Which is why we have roof top terraces equipped with everything you need for a reunion, or private theatres with performance decks for those impromptu dance steps or perhaps, large screens in the indoor games areas so you can catch all the on screen action too. We believe anybody can create spaces, but few can lend inspiration to truly experience them.*

*Throughout our diverse projects, we have lived up to global benchmarks and set a few of our own. Today, this commitment to excel is converting over 20 million sq ft of Mumbai into gated communities, premium townships, retail spaces and more.*

12,300 HOMEOWNERS | COMPLETED OVER 14.2 MILLION SQ FT OF CONSTRUCTION  
215 COMPLETED BUILDINGS | 30,000+ RUSTOMJEE FAMILY MEMBERS | 35 PROJECTS  
2 TOWNSHIPS SPREAD ACROSS HUNDREDS OF ACRES | GATED COMMUNITIES



**RUSTOMJEE ELEMENTS | OFF JUHU CIRCLE**  
*Located Off Juhu Circle, Rustomjee Elements is one of the most luxurious Gated Communities in the city of Mumbai.*



**RUSTOMJEE SEASONS | BKC ANNEXE**  
*Spread over 3.8 acres, BKC's foremost Gated Community offers bespoke living experiences.*



**RUSTOMJEE PARAMOUNT | KHAR (W)**  
*A signature Gated Community with breathtaking vistas of the Arabian Sea.*



## *Social Initiative*

### **EDUCATE A CHILD**

*Rustomjee believes in giving back to the society and our education initiatives are one of the many steps we have taken in this direction. By identifying potential, giving everyone equal opportunities and nurturing talent, we're helping create the next generation of leaders.*





**WWW.RUSTOMJEE.COM**

Site address: Rustomjee Crown, Gokhale Road South,  
Prabhadevi, Mumbai - 400 025.



MahaRERA registration no: Phase 1 - P51900003268  
Phase 2 - P51900006367.  
Listed on the website: <https://maharera.mahaonline.gov.in/>

SCAN THIS



PHASE - I



PHASE - II

Disclaimer : All layouts, locations, plans, specification, designs, elevations, features, amenities, facilities, services, product / equipment type 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 continuing improvement, without prior notice or obligation. Minor variations 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.

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