

IT'S THOUGHTFUL.IT'S
Rustomjee®

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Site Address: Rustomjee Ozone Skye, Goregaon Mulund Link Road, Near MTNL, Goregaon, Malad West, Mumbai - 400 064

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Add blue skies,
wispy clouds and
starry nights to
family time.

IT'S THOUGHTFUL.IT'S
Rustomjee®

OZONE SKYE
GOREGAON (WEST)



Boman Rustom Irani

CHAIRMAN & MANAGING DIRECTOR,
RUSTOMJEE

The true measure of a home is: how often it brings family together.

For nearly three decades, every Rustomjee home has begun with the same question: how will a family live here?

The answer has shaped townships, gated estates and landmark residences across Mumbai. Homes designed around kids finding the space to be kids, in the concrete jungle. Parents finding a little more balance. That thinking has guided over 19,000 families across the city.

It inspired Ozone. It shaped Elanza.

And today, it returns to Goregaon with Ozone Skye, a new landmark that takes the Rustomjee promise a little higher.

Nearly fifty storeys above the city, with the sky as your neighbour and everything you need at your doorstep, Ozone Skye is designed to bring together everything we've learned about thoughtful living.



Three decades of thinking
about family. One legacy of
thoughtful living.

30+ YEARS

19,000+ HAPPY FAMILIES

29+mn SQ. FT. DELIVERED

46+mn SQ. FT. IN THE PIPELINE

Built around the best part of your day. Coming back home to family.

The city will always move fast. But home should
move at the pace of the people you love. Welcome
to a landmark designed around both.





SHOT AT A RUSTOMJEE PROPERTY

THE
ADDRESS

04

Fifty storeys up. Countless family memories ahead.

Some landmarks transform a skyline. The rare ones transform the way people live. Rising nearly fifty storeys above Goregaon West, Ozone Skye combines expansive residences, breathtaking views and a rooftop lifestyle unlike anything else in the neighbourhood. A thoughtfully designed address where family life feels fuller.

50 STOREY
LANDMARK TOWER

2 & 3 BED
RESIDENCES

GRAND ENTRANCE
PLAZA

DOUBLE HEIGHT
LOBBY

MULTILEVEL AMENITIES
49TH & 50TH FLOORS

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Designed to hold a lifetime of growing up.

Open layouts bring everyone together. Thoughtful planning ensures everyone can still find a quiet corner when they need one. Generous living spaces, floor-to-ceiling windows and expansive balconies create spaces filled with light, air and flexibility. Because families grow, and a home should grow with them.

PANORAMIC VIEWS

BUTTERFLY LAYOUTS IN SELECT 3 BEDS

FULL HEIGHT WINDOWS

AUTOMATED PARKING



The best part of the view is
who you share it with.

The rooftop at Ozone Skye is designed to be a destination. Spread across the top two floors of the tower, the Sky Clubhouse transforms sunrise workouts, evening gatherings and family celebrations into experiences framed by open skies.

Welcome to a life where
sky feels close enough to touch.



SHOT AT A RUSTOMJEE PROPERTY

49th floor amenities



01 GYMNASIUM

03 BANQUET HALL



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02 INDOOR GAMES

04 OUTDOOR FITNESS DECK

50th floor amenities



REPRESENTATIONAL IMAGES

01 OUTDOOR THEATRE

02 EVENT SEATING

03 FITNESS DECK



AI GENERATED | REPRESENTATIONAL IMAGE



Family stories deserve a few trees, flowers and butterflies.

While the rooftop celebrates the sky, the landscape reconnects you with the ground beneath your feet. A generous green environment designed for play, movement and everyday family moments outdoors.

NATURE BEYOND YOUR BOUNDARY

The adjoining 1 acre of playground enriches the surroundings with enhanced biodiversity and open views - bringing the benefits of a greener neighbourhood to Ozone Sky residents.

01 PLAY AREA

02 WALKING TRACK

03 LUSH GREENERY & TREES

When it comes to a home,
we believe the little
things are never little.

Every detail at Ozone Skye has been carefully considered,
not to draw attention to itself, but to make everyday life
more comfortable, intuitive and joyful for everyone under
one roof.

NATURAL MARBLE FLOORING IN LIVING ROOM, DINING AND PASSAGE

VITRIFIED / CERAMIC TILE FLOORING IN ALL BEDROOMS AND KITCHEN

ANTISKID FLOORING IN BALCONY AND DECK

PREMIUM BATHROOM FITTINGS

VIDEO DOOR PHONE

CCTV MONITORING

ACCESS CONTROL AT LOBBY LEVEL

FIRE SAFETY SYSTEMS

MIVAN CONSTRUCTION TECHNOLOGY



REPRESENTATIONAL IMAGE

SUSTAINABILITY

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Designed for today's families. Mindful of tomorrow's.

At Ozone Skye, sustainability is simply an extension of thoughtful living. A recognition that every family home is part of a larger story. One that stretches beyond today and into the lives of generations yet to come.

RAINWATER HARVESTING

EV CHARGING INFRASTRUCTURE

HIGH WALL SPLIT AIR CONDITIONING PROVISIONS

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A good location saves time. A great one gives it back to family.

Every family wishes for a little more time together. At Ozone
Skye, Goregaon's strategic location helps make that possible.
By placing schools, workplaces, and conveniences within
easy reach, it creates more opportunities for life's daily joys.

PROXIMITY TO:
MAJOR COMMERCIAL HUBS

MAJOR ARTERIAL ROADS

RETAIL & SOCIAL INFRASTRUCTURE

FUTURE GROWTH CORRIDORS





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Close to the city's hubs. Closer to family time.

ROAD NETWORK

S.V. Road, Link Road, Western Express Highway.

New Link Road connecting Andheri, Goregaon, Malad, Kandivali.

Western Express Highway (WEH) connecting to BKC, Airport, South Mumbai.

Veer Savarkar Flyover connecting Goregaon West and East.

METRO & RAILWAY

Lower Malad Metro Station: 3 mins drive | 750 m

Aarey Metro Station: 8 mins drive | 2.6 km

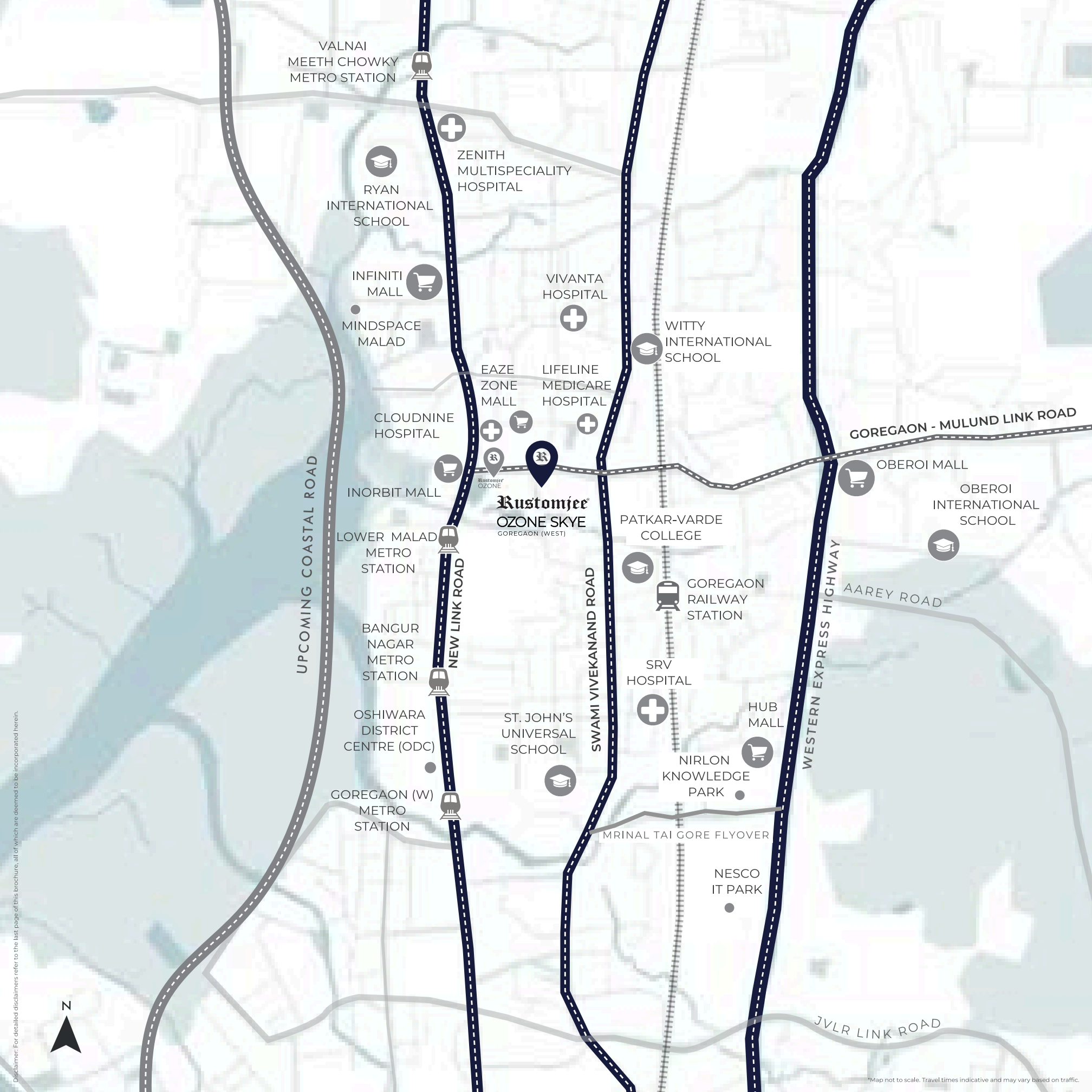
Goregaon Railway Station: 9 mins drive | 1.8 km

UPCOMING INFRASTRUCTURE

Goregaon-Mulund Link Road (GMLR) - connecting Goregaon, Powai, Bhandup, and Mulund.

Versova-Dahisar Coastal Road (VDCR) - decongesting SV Road and Link Road.

Oshiwara District Centre, GMLR.



When the commute shrinks, life expands.

From schools and business hubs to hospitals, shopping and entertainment, everything your family needs is close at hand.

ROADWAYS

- Goregaon-Mulund Link Road (GMLR) 15–20 mins
- Versova-Dahisar Coastal Road (VDCR) 7–10 mins
- Western Express Highway (WEH) 12–15 mins

- JVLR (Jogeshwari-Vikhroli Link Road) 10–12 mins
- Eastern Express Highway (EEH) 35–55 mins
- Proposed Airoli-Katai Naka Freeway 25–30 mins

RAIL & METRO

- Goregaon Railway Station 8–10 mins
- Andheri Railway Station 16–28 mins
- Borivali Railway Station 25–30 mins
- Metro Line 2A (DNH) 5–8 mins
- Proposed Metro Line 6
- Upcoming Connectivity (Lokhandwala-Vikhroli)

AIRPORTS

- Domestic 18–35 mins
- International 22–40 mins
- Proposed Navi Mumbai International Airport 1 Hour 30 mins

The next chapter of a Goregaon success story. Thoughtfully written for your family.

Before Ozone Skye came Ozone and Elanza, two addresses that helped shape a new definition of the good life in Goregaon. This landmark continues that journey, building on a legacy already trusted by families in the neighbourhood.

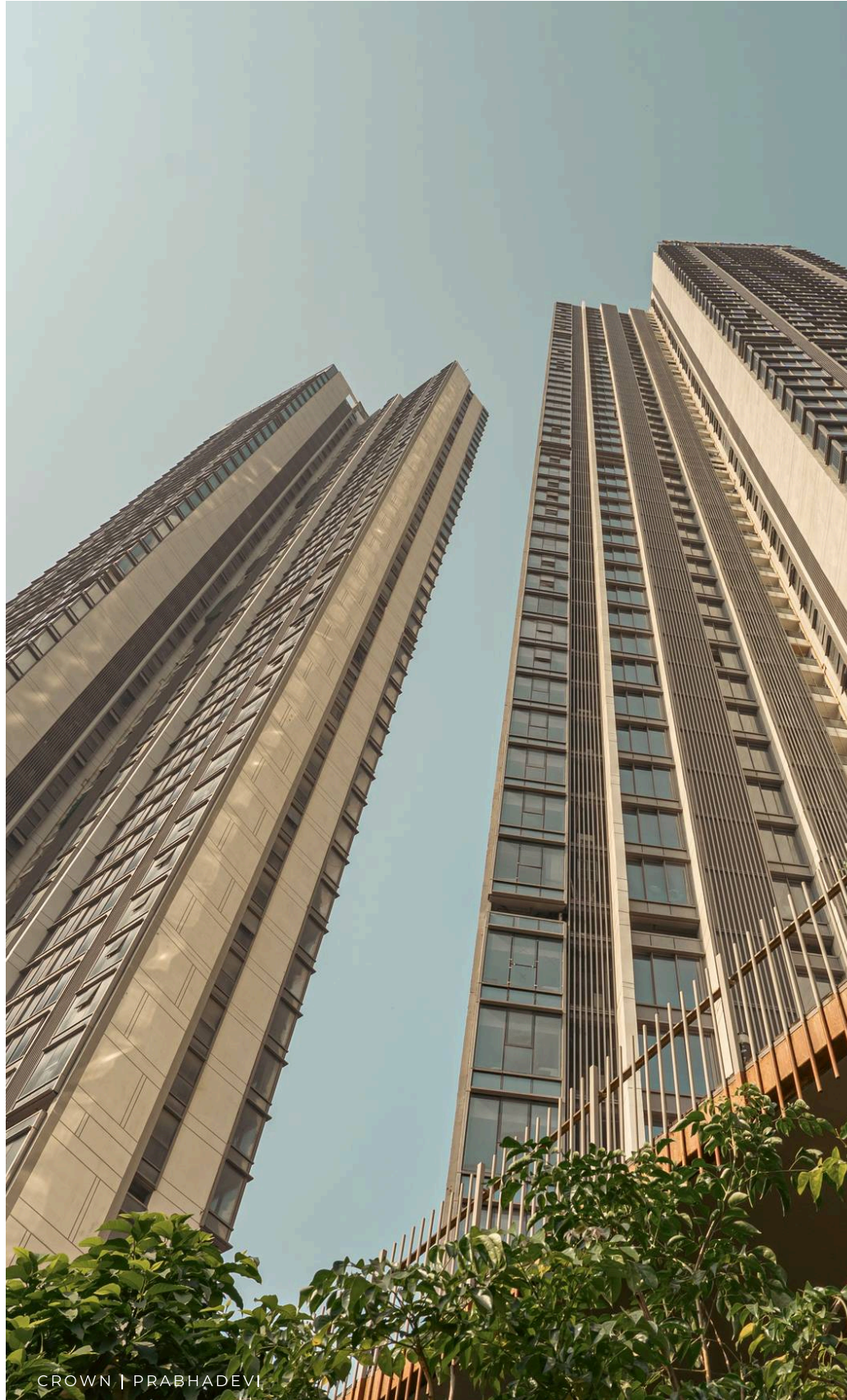


ARTIST'S IMPRESSION

THE
ELEVATION

Built to impress the city.
Designed to delight families.

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CROWN | PRABHADEVI



ELEMENTS | OFF JUHU CIRCLE



FOREST WALK | SEASONS



MINI THEATRE | CROWN

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THE RUSTOMJEE
PORTFOLIO

Some of Mumbai's most
loved addresses. Home to
generations of memories.



SEASONS | BKC ANNEXE

