

**RUNWAL**  
*Malabar*

NEXT TO THE GOVERNOR'S ESTATE  
MALABAR HILL







## ABOUT US

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For over 45 years, Runwal Realty has been crafting legacies, not just spaces. Our residential, commercial, and retail projects are built with trust, innovation, and precision, designed to stand the test of time and become a lasting part of your story.

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**45+** YEARS OF LEGACY

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**50K** HAPPY FAMILIES

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**50+** PROJECTS



## BUILT FOR GENERATIONS TO COME.

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At Runwal Realty, we don't just build spaces; we create living experiences where memories are made, generations bond, and legacies begin.

With a commitment to excellence, we craft enduring spaces that inspire pride and stand the test of time, laying the foundation for growth, success, and a lasting legacy.





AN ADDRESS  
FOR THE  
CITY'S MOST  
POWERFUL.







ONCE THE REALM  
OF NOBILITY,  
NOW RIGHTFULLY  
YOURS.

Eminence reflected in silent nods,  
a prestigious postcode, and an iconic  
landmark rising above Raj Bhavan,  
with the sea on one side and the city  
unfolding below.

GOVERNOR'S ESTATE  
(RAJ BHAVAN)



CM'S RESIDENCE







GODREJ  
FAMILY

BANGANGA  
TANK

WALKESHWAR  
JAIN TEMPLE

THE RAYMOND  
HOUSE

THE BIRLA  
FAMILY

GOVERNOR  
HOUSE

THE CHIEF MINISTER'S  
BUNGALOW

RUNWAL  
PROJECT

HANGING  
GARDENS

## ICONS ON THE HORIZON, POWER, AFTER ALL LIKES THE FAMILIAR.

An address that commands global  
recognition as one of the world's most  
expensive locales.



# MUMBAI'S ARISTOCRATIC ADDRESS.

EDUCATIONAL INSTITUTES	
Wilson College	4 Mins
DSB International School	9 Mins
Hill Spring International School	10 Mins
Jai Hind College	12 Mins

ART & CULTURE	
National Centre For Performing Arts (NCPA)	10 Mins
Jehangir Art Gallery	12 Mins
National Gallery Of Modern Art	12 Mins
Kalaghoda	16 Mins

CLUBS	
The Malabar Hill Club	4 Mins
Breach Candy Club	8 Mins
Cricket Club Of India	9 Mins
Willingdon Sports Club	10 Mins

TEMPLE	
Walkeshwar Jain Temple	2 Mins
Babulnath Temple	4 Mins
Babu Amirchand	6 Mins
ISKCON Temple	6 Mins
Chandanbala	9 Mins

RESTAURANTS	
Intercontinental Dome	8 Mins
The Bay View	9 Mins
Frangipani	10 Mins
Wasabi By Morimoto	10 Mins

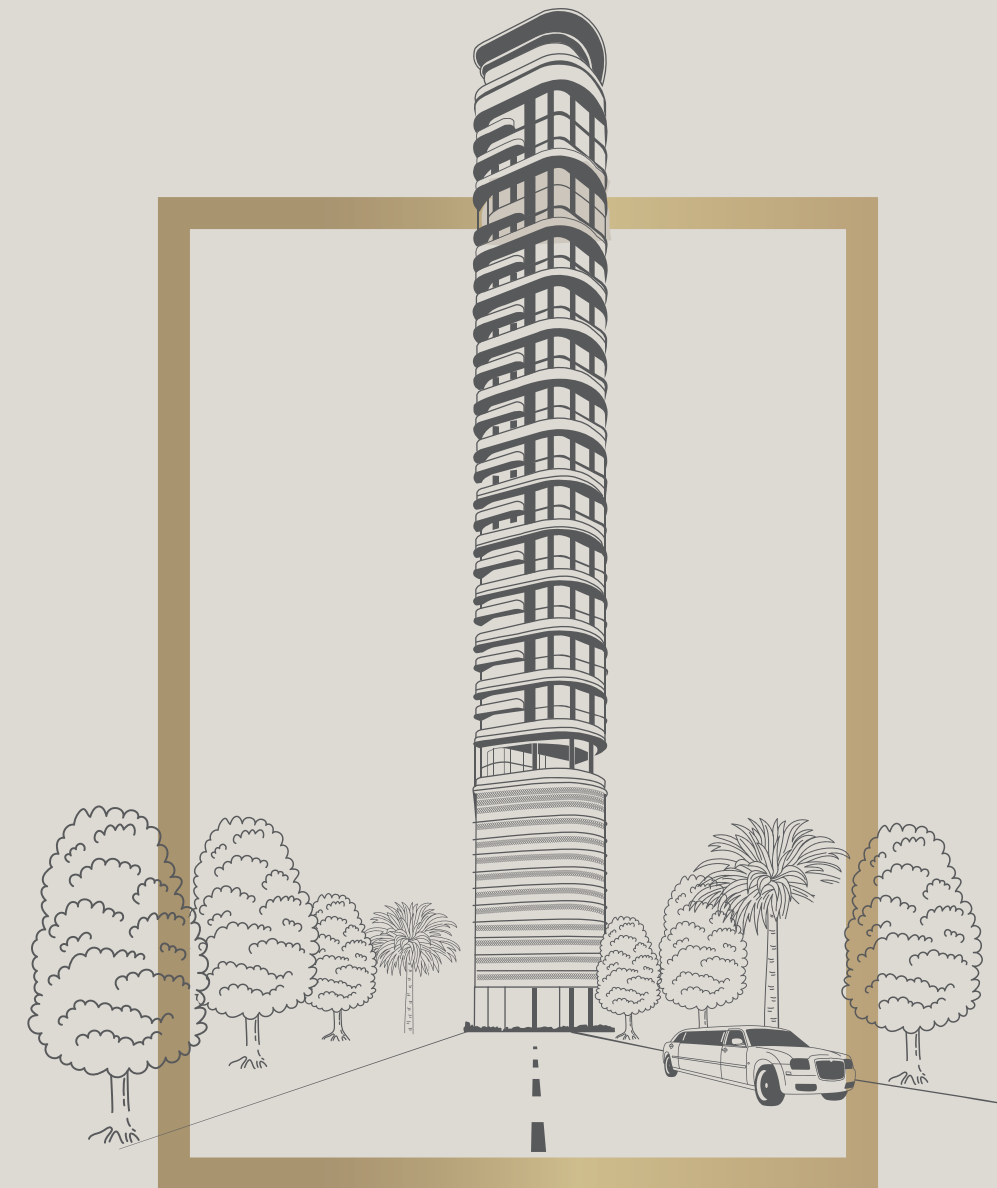
LUXURY HOTELS	
Trident	9 Mins
Intercontinental	10 Mins
The Taj Mahal Palace	12 Mins
Four Seasons	12 Mins
St. Regis	14 Mins
ITC	16 Mins

ENTERTAINMENT	
Wankhede Stadium	8 Mins
Mahalaxmi Race Course	10 Mins
Atria Mall	12 Mins





MALABAR HILLS'  
FINEST WILL  
PAUSE TO ADMIRE.





690 FT.

ABOVE THE CITY

270°

PANORAMA

54+ KM.

BOUNDLESS HORIZON





7500+  
sq.km.

DOMINION OF  
SEA, CITY AND ENDLESS SKIES.  
UNIQUELY YOURS.



A modern infinity pool with a curved edge, overlooking the ocean at sunset. The pool's water is a vibrant blue, reflecting the warm colors of the sky. A person is swimming in the pool, their head and shoulders visible. To the left, a contemporary lounge area features a white sofa with cushions, a potted plant, and two large, textured vases. The sky is a mix of soft pinks, oranges, and blues, with wispy clouds. The sun is a bright orb on the horizon, creating a shimmering path on the water's surface. The overall mood is serene and luxurious.

SO RARE, YOU'LL BE THE  
FIRST TO GREET THE CITY'S  
SUNRISE AND LAST TO BID  
FAREWELL TO ITS SUNSET.

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An iconic lifestyle Malabar Hill has yet to witness.





11 PRIVATE SKY MANSION,  
CRAFTED TO REIGN OVER  
THE CITY.

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Craft your legacy at Mumbai's most prestigious enclave.





ANY MORE  
EXPANSIVE AND YOU  
MIGHT NEED A GPS  
TO NAVIGATE.

A testament to impeccable taste,  
'Runwal Malabar' embodies the grandeur  
of your cherished chateau and the warmth  
of an ancestral manor.



YOU,  
10 OTHERS LIKE YOU  
AND ABSOLUTELY  
NO ONE ELSE.

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'Runwal Malabar' captures the serenity of sky and sea – with eleven exclusive residences overlooking the Arabian Sea. Here, your address quietly asserts your place in a world of distinction.

**RUNWAL**  
*Malabar*





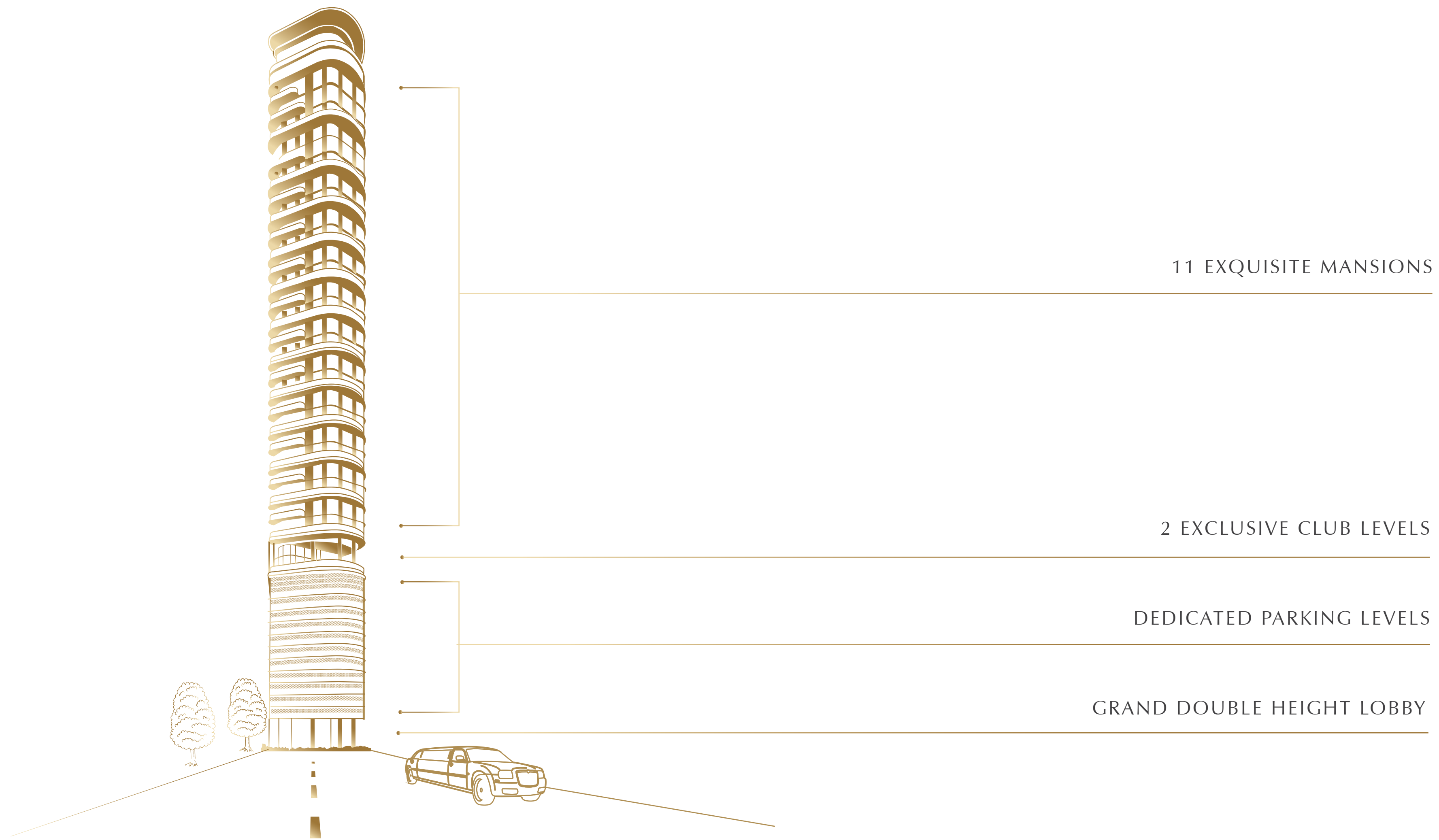
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11 EXQUISITE MANSIONS

2 EXCLUSIVE CLUB LEVELS

DEDICATED PARKING LEVELS

GRAND DOUBLE HEIGHT LOBBY





MAKE A STATEMENT  
EVEN BEFORE  
YOU STEP IN.

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Your arrival marks a moment of  
distinction – a drive that sets the  
stage for the world within.





## A CREATION WORTHY OF PICASSO'S SIGNATURE.

The entrance lounge, a modernist sculpture capturing shifting light and shadow – echoing Cubist artistry.

- DOUBLE HEIGHT ENTRANCE LOUNGE
- SIGNATURE LANDSCAPE
- 3 SIDE DROP-OFF SPACE AND LOBBY ACCESS
- 3 ELEVATORS





## FOR THE ONES WHO REIGN, A VAULT FOR YOUR FLEET.

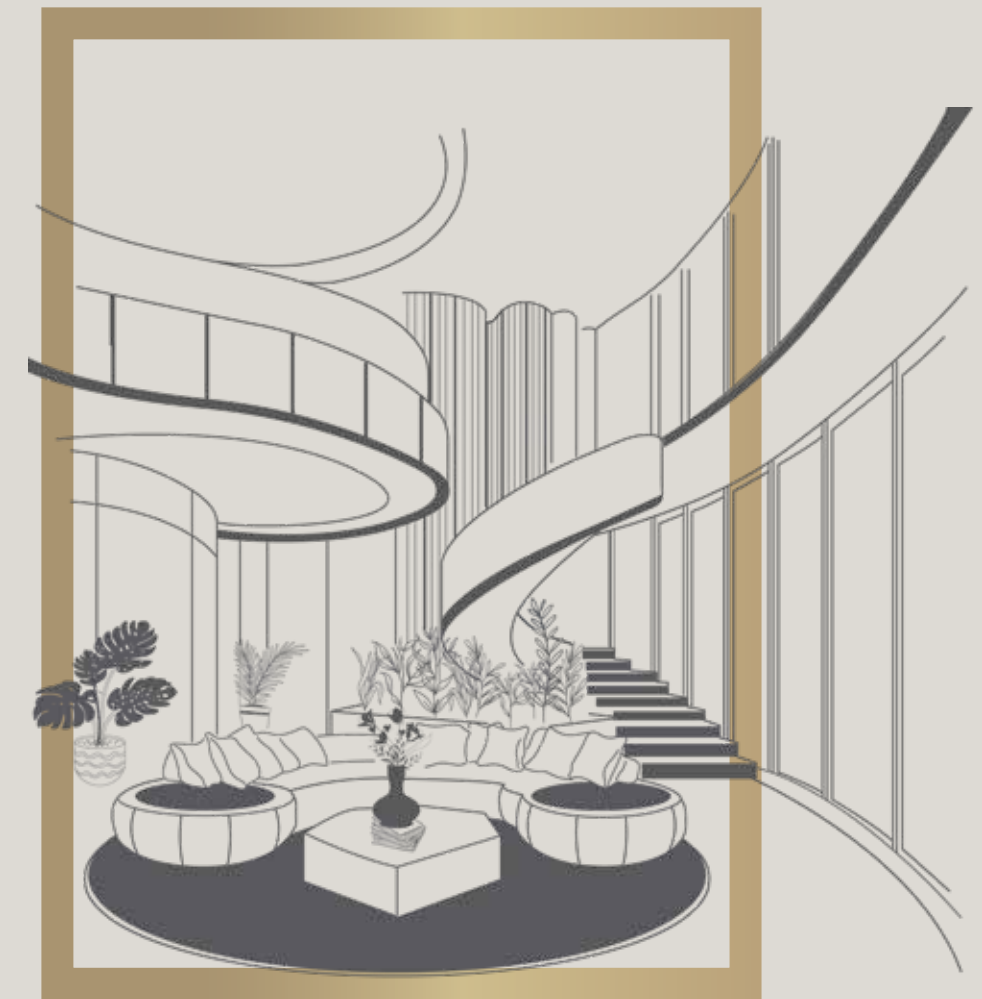
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For every marque you collect, a sanctuary reflecting your exceptional lifestyle.

- DEDICATED PARKING LEVELS
- SERVICE BASEMENT
- BASEMENT PARKING



11 PRIVATE  
MANSIONS.  
EACH, A CHAPTER  
IN A LEGACY  
UNFOLDING  
SKYWARD.







# YOUR ARRIVAL. YOUR COMMAND.

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A Lobby That's Yours and Yours  
Alone. Where Privacy Reigns, and  
Neighbors Don't Exist – your private  
realm in the sky.

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- PRIVATE FLOOR LOBBY





11 PRIVATE  
MANSIONS.  
EACH, A CHAPTER  
IN A LEGACY  
UNFOLDING  
SKYWARD.

- MANSION-LIKE DUPLEX LAYOUT
- BARE-SHELL RESIDENCES
- 11 FT. FLOOR-TO-CEILING HEIGHT
- 270° PANORAMIC VIEWS





## AN OUTHOUSE THAT HOLDS ITS OWN PURPOSE, AND PRESENCE.

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It's a realm that bends to your every desire, much like the world you command. Craft a bespoke office, a private gym, or any space that echoes your unparalleled lifestyle. Here, every inch is an expression of your taste.

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- THE PAVILION SUITE

- CURATED ALCOVE





## RECEIVES LIKE A PALACE AND LISTENS LIKE A HOME.

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Where family moments are shared and legacies are built, your home reflects your unique taste. With bare-shell mansions and a limited offering , Malabar Hills' finest address awaits.

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- SOVEREIGN LOUNGE





## SEA, SKY AND POWER, AS FAR AS THE EYE CAN SEE.

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Your residence offers panoramic views from three sides with floor-to-ceiling glass and balconies. Admire the ocean, Haji Ali Mosque, Breach Candy hotspots, Governor's House, Queen's Necklace, and cityscape, all from your exclusive hilltop perch.

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- PANORAMIC 270° VIEWS





## YOUR MANSION'S QUIETEST STATEMENT. WRAPPING SKY, SEA AND SILENCE.

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A Piece of Sky Within Your Home. From morning coffee to sunset views, a skydeck that offers the best of Malabar Hill's skyline.

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- 36 SQ. FT. WRAP AROUND DECK  
IN SOVEREIGN LOUNGE





## A CULINARY CHAMBER. EQUIPPED FOR CONNOISSEURS. AND CHEFS ALIKE.

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A kitchen designed for the connoisseur,  
where every detail reflects  
uncompromising elegance.

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- GOURMET ATELIER





## WHERE RELAXATION BECOMES AN ART.

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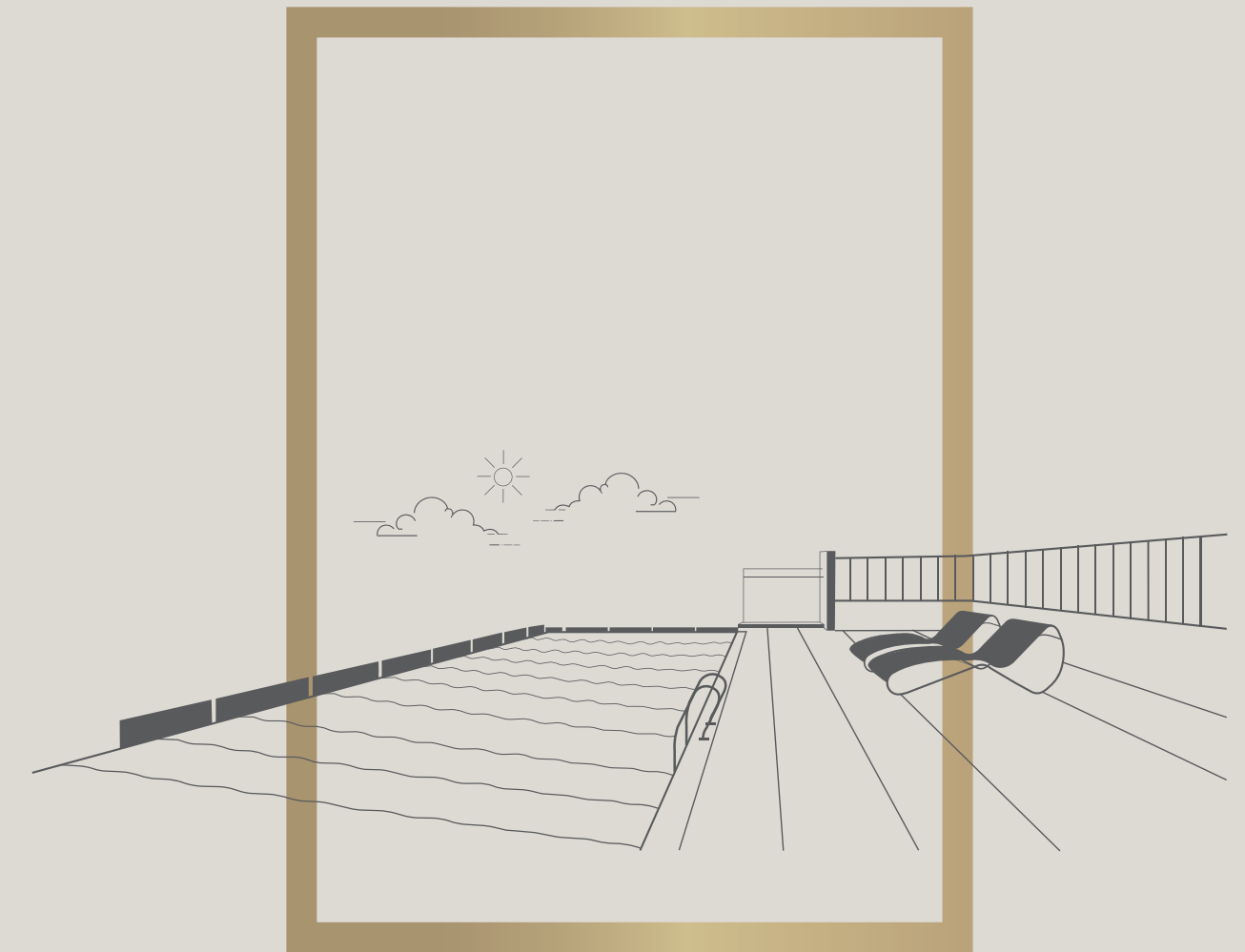
An oasis of calm, thoughtfully designed  
to embrace you in tranquility, with  
views that are yours alone.

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- AQUA CHAMBER



EVERY CORNER  
ORCHESTRATED  
FOR A LIFE  
BEYOND COMPARE.







# TWO REALMS. ONE PRIVILEGE. YOURS.

## TWO LEVEL CLUBHOUSE

- SERENE INFINITY POOL
- SUNLIT SUNDECK
- TRANQUIL JACUZZI
- ICE LOUNGE
- GYMNASIUM
- PRIVATE BUSINESS SUITE
- GRAND ARRIVAL LOBBY
- PRIVATE DROP-OFF AND THREE-SIDED VERDANT LANDSCAPE





## RISE ABOVE THE CITY. ONLY THE HORIZON ACCOMPANIES YOU.

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A private reflection of your supremacy,  
under the skies. A dip surrounded by a  
view only the powerful can demand.

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- SERENE INFINITY POOL





YOUR WORLD  
IS ELEVATED,  
SO IS YOUR  
REPOSE.

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A Jacuzzi fit for royalty, where  
indulgence is as constant as your  
influence.

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- THE JACUZZI





## THE MOST REFINED WAY TO RESET.

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A space where the temperature  
matches your caliber.  
Exclusive. Detached. Exquisite.

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- THE ICE LOUNGE





## POWER ISN'T DISPLAYED. IT'S SCULPTED.

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A space where every rep, every  
movement, is an extension of your  
personal journey.

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- THE GYMNASIUM





## A SUITE FOR VISIONARIES WHO SHAPE THE WORLD.

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Business from the comfort of home.  
A private suite where managing time  
zones is effortless and exclusively yours.

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- THE BUSINESS SUITE





## A RESIDENT CONCIERGE AT YOUR BECK AND CALL.

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Remembering your preferences to orchestrating your quietest exits or flying in your favourite orchids, a quick call to the concierge desk can make it happen – anytime, anywhere.

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- CONCIERGE





EVERY ELEMENT,  
WORLD-CLASS.  
EVERY DETAIL,  
TIMELESS.

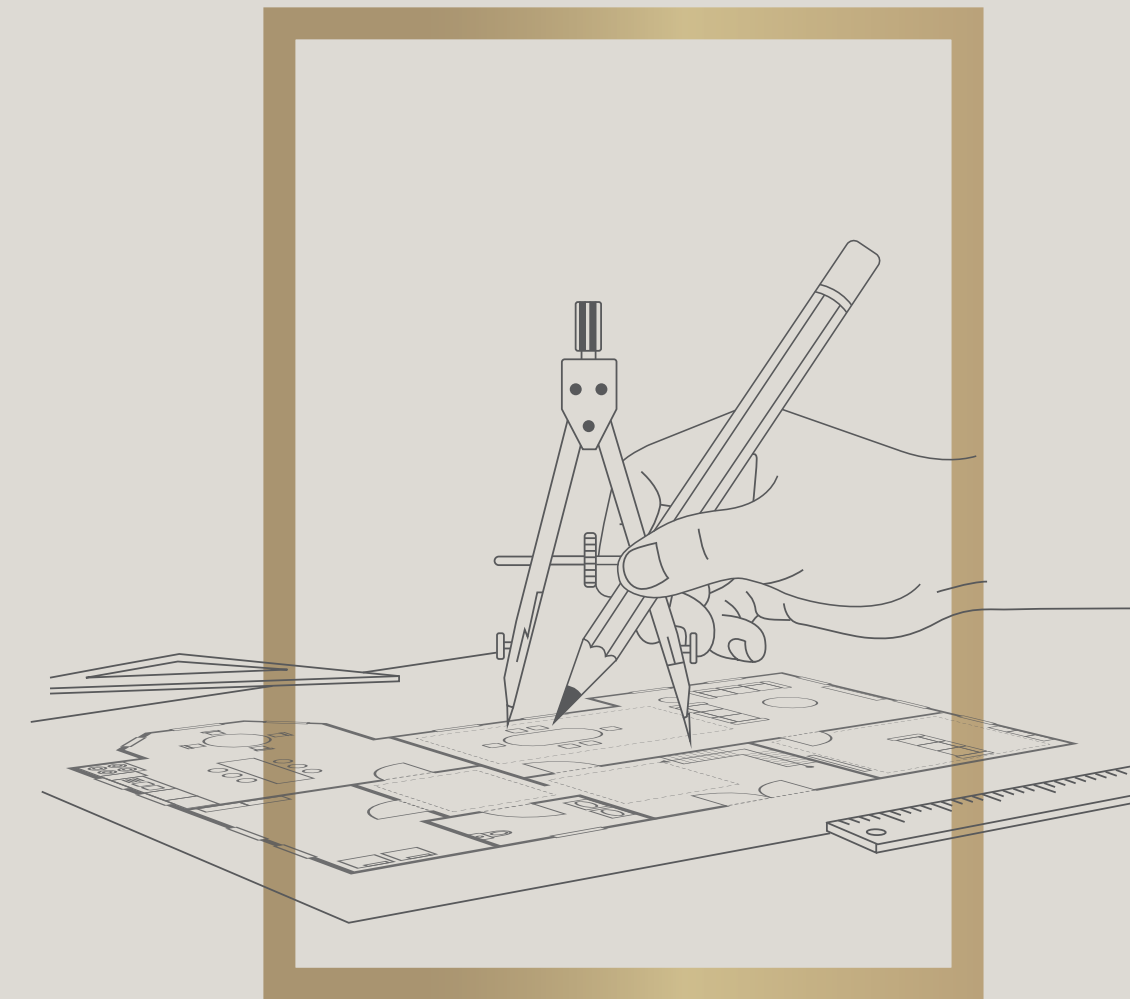
Bare-shell residences offered  
with curated finishes:



- MARBLE-CLAD PRIVATE LOBBIES
- GRANITE STAIRCASES
- DESIGNER TILES IN LIFT LOBBIES
- PRIVATE ELEVATOR AND PRIVATE LOBBY
- FLEXIBLE OUTHOUSE SPACE
- INTEGRATED WITHIN THE RESIDENCE



ARCHITECTURE  
THAT SPEAKS YOUR  
LANGUAGE.  
SPACE THAT  
UNDERSTANDS YOU.







## BROADWAY MALYAN MASTERS OF GLOBAL ARCHITECTURE AND TIMELESS DESIGN.

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Broadway Malyan is renowned for designing some of the world's most iconic landmarks, blending innovation, precision, and a strong sense of identity. With expertise in creating purpose-driven spaces, their projects span luxury residences, commercial spaces, and urban developments that endure and inspire. Their commitment to visionary design makes them a trusted partner for prestigious global projects.

### LANDMARKS DESIGNED BY BROADWAY MALYAN

- TAJ CROWNE PLAZA HOTEL, LONDON, UK
- KYOTO BAGMANE, BENGALURU, INDIA
- NOVOTEL NEW DELHI, NEW DELHI, INDIA
- MIAMI CRUISE TERMINAL, MIAMI, USA
- GOOGLE BAGMANE, BENGALURU, INDIA



## PLANS & LAYOUTS





WITH JUST 11  
PRIVATE MANSIONS,  
WE APOLOGISE  
IN ADVANCE FOR  
OUR INABILITY  
TO CATER  
TO EVERYONE.

THEN AGAIN,  
YOU ARE NOT  
EVERYONE.