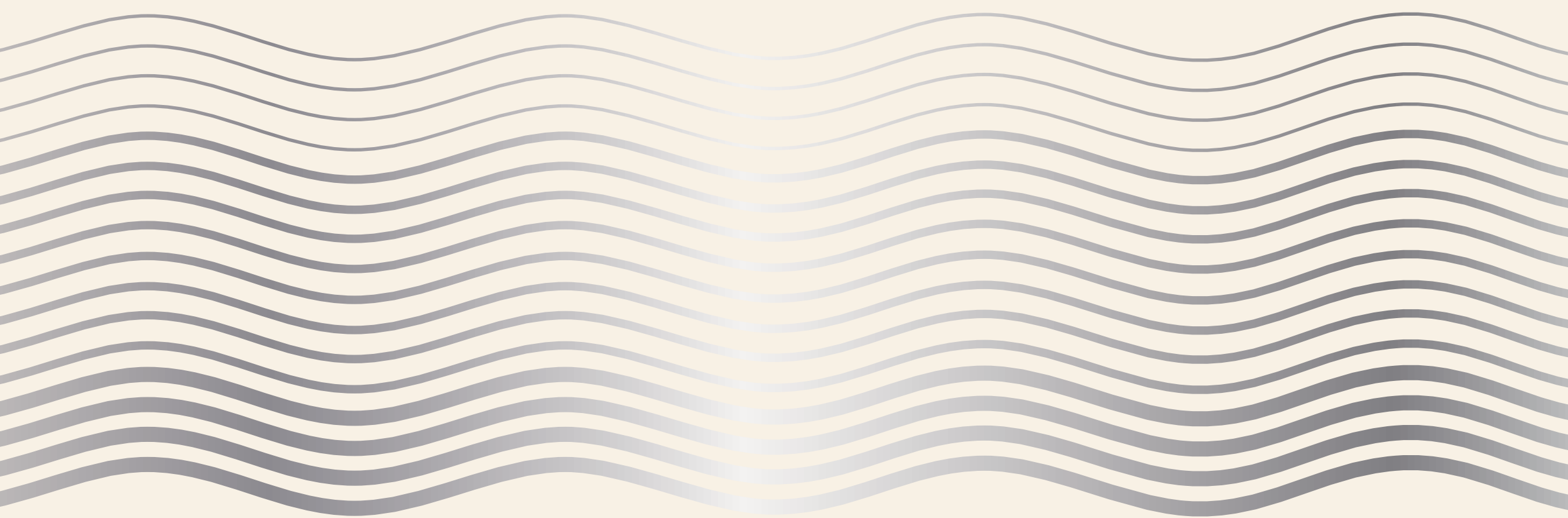


CRESCENT

PALI HILL



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

IT'S THOUGHTFUL. IT'S **Kustomjee**®

MAKING WAVES
IN PALI HILL:
ROOFTOP POOL
NIGHTS.



SHOT AT A RUSTOMJEE PROPERTY

“ For 29 years, we have taken pride in crafting a legacy of luxury landmarks that have defined the skyline of Mumbai. We have brought to life world-class amenities, like-minded communities, and unparalleled lifestyles - rooted in our design philosophy of blues and greens, in perfect harmony with nature.

At Rustomjee Crescent, we took this vision further, creating an exceptional 1.2-acre gated estate, the only one of its kind in Pali Hill. Here, every detail is designed for the extraordinary. From world-class amenities to a like-minded community, Rustomjee Crescent is a seamless blend of luxury and nature. Brought to life by the finest international minds, our landscape and architecture partners: SOG Design and COEN International.

And at its heart lies a true masterpiece: one of Mumbai's longest rooftop pools. Conceived to be more than just an architectural feat, this immersive experience mirrors the city's vibrant energy and elegant lifestyle. With an infinity-edge illusion, breathtaking panoramic views, and intelligent lighting that transforms from day to night, it's a space where exhilaration meets serenity.

Whether you're diving in for a swim or hosting the most talked-about soirée in town, here, life is your canvas. ”

BOMAN R. IRANI

*Chairman &
Managing Director,
Rustomjee Group*





A 1.2-ACRE GATED
ESTATE: WHERE
SOPHISTICATED
MEETS SERENITY.

*Discover a one-of-a-kind
address.*

CRESCENT

PALI HILL

DISCOVER YOUR
SANCTUARY
OF ENDLESS
POSSIBILITIES.

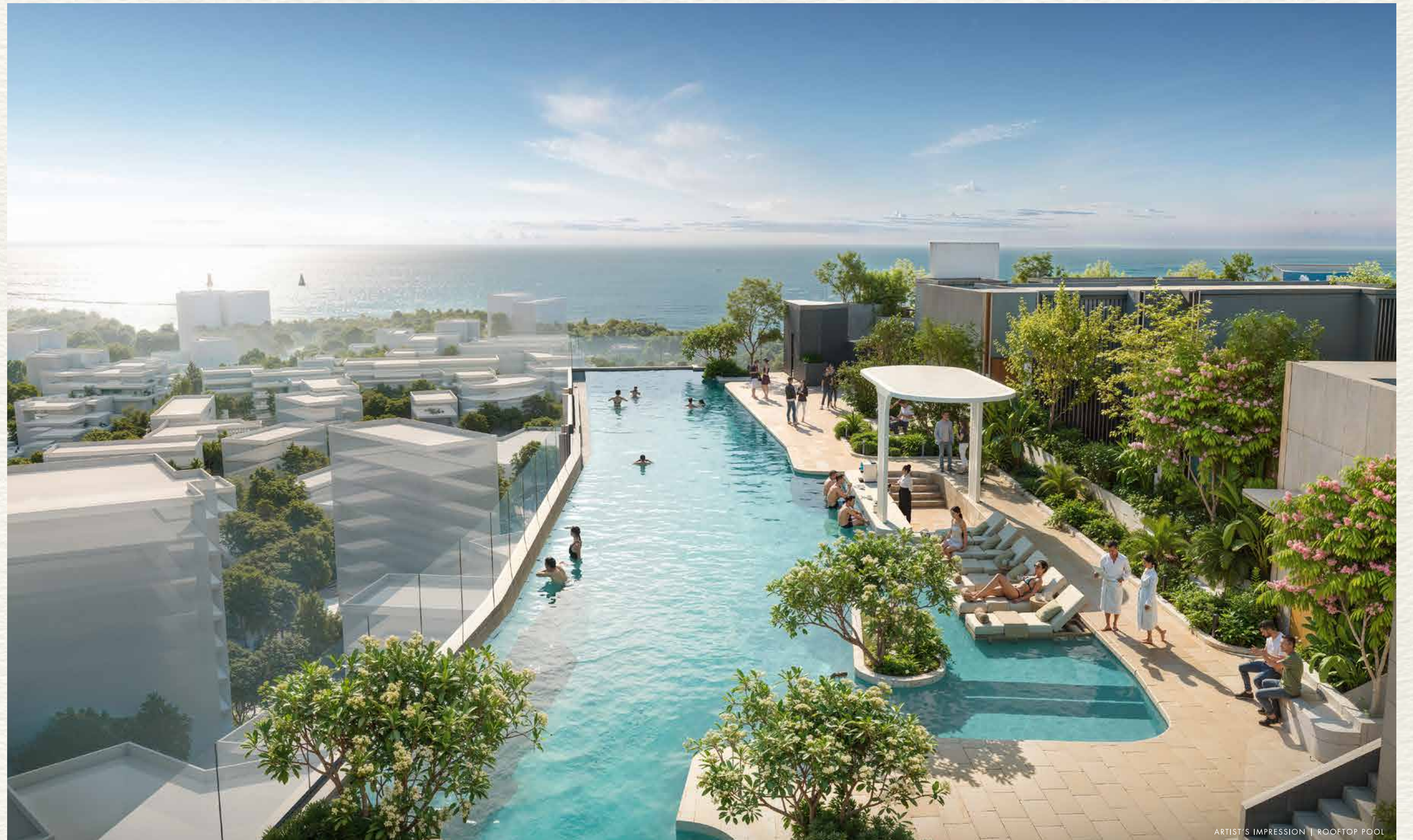
*Every day is an invitation to
reimagine. And every moment is
yours to redefine.*



ARTIST'S IMPRESSION

THE ART OF LIVING
THE DREAM,
PERFECTED TWICE
IN PALI HILL.

Rustomjee's luxury landmarks, such as Parishram and The Panorama, are where timeless heritage meets contemporary grandeur. Situated in the illustrious enclave of Pali Hill, these exquisite residences have had an extremely positive response within months of their launches. And now the third chapter in Pali Hill is poised to redefine what it means to reside in one of Mumbai's most prestigious pincodes.



ARTIST'S IMPRESSION | ROOFTOP POOL



Welcome to your private sanctuary spread across 1.2 acres in the heart of Pali Hill. As a one-of-a-kind gated estate in the Bandra-Khar belt, Rustomjee Crescent redefines fine living with one of the longest rooftop pools in Pali Hill, pockets of greenery and a suite of thoughtfully curated amenities.

Nestled within the quiet lanes of the city's most iconic neighbourhood, you'll find every moment is an invitation to indulge. To bask in the neighbourhood's lively charm, turn neighbours into lifelong friends at soirees or rejuvenate in a blue oasis. Rustomjee Crescent transforms living into an extraordinary experience.

**A PALI HILL ADDRESS
IS WORTH A
THOUSAND WORDS.
AND NOW, NEW LENGTHS
OF PRESTIGE.**



A WELCOME
FIT FOR THE CITY'S
CHOSEN FEW.



EXPERIENCE
THE ART OF LIVING WELL,
ONE MOMENT AT A TIME.

Gather in the warmth of a home where elegance unfolds effortlessly. Let the grandeur of space and the quiet grace of soaring ceilings set the stage for cherished family moments.

- SPACIOUS 3 AND 4 BEDROOM RESIDENCES
- DUPLEX PENTHOUSES
- OPTIMALLY DESIGNED BESPOKE LAYOUTS
- FULL-HEIGHT FRENCH WINDOWS
- AMPLE NATURAL LIGHT AND VENTILATION



SHOT AT A RUSTOMJEE PROPERTY

WHERE MENUS,
CONVERSATIONS AND
TIME TOGETHER
FIND A SEAT AT THE TABLE.



A COMFORT ZONE
YOU MAY NEVER
WANT TO
STEP OUT OF.



A PRIVATE
DOMAIN
OF STYLE
AND SERENITY.





Step out onto a sundeck, get blown away by the magnificent views of the city and the sea. Let the greens and blues outside induce an unshakeable sense of tranquility and well-being.

- SPACIOUS SUNDECKS
- VIEWS OF THE CITY, AND THE SEA FROM HIGHER FLOORS

THE CITY'S BUZZ
ON ONE SIDE,
A BLISSFUL SEASCAPE
ON THE OTHER.



THE SECRET
INGREDIENTS TO
ELEVATE
THE EVERY DAY.

Rustomjee Crescent offers an unparalleled living experience with 24 thoughtfully curated amenities spread across two levels. The ground floor brings you closer to nature while the rooftop opens to the sky so you can enjoy the moon and stars. All in the company of like-minded neighbours who share your appreciation for finer living.



THE BEST
INSPIRATION FOR
HOBBIES:
A GREAT VIEW AND
NEW FRIENDS.

The rooftop offers a serene escape with open-air amenities spread over 15000 sq. ft., designed for relaxation and leisure. Every space invites residents to unwind under the sky, creating a perfect blend of nature, luxury, and comfort.

- AQUA DECK
- SKY POOL
- SKY YOGA DECK
- HEALTH CENTRE
- OUTDOOR THEATRE
- CHILL-OUT DECK
- VIEWING DECK



THE HORIZON BEGINS AT
THE WATER'S EDGE.

*Dive into a 50-metre long Sky Pool with breathtaking views
that blur the line between sea and sky. With a sprawling
pool deck, every swim feels like an escape.*



IMAGE IS FOR REPRESENTATIONAL PURPOSES ONLY

**DISCOVER NATURE
IN THE CITY AND
FRIENDS AMONGST
NEIGHBOURS.**

The ground floor is thoughtfully designed to bring people together. A harmonious mix of relaxation, activity, and connection, offering something for everyone.

- SOCIAL LAWN
- FITNESS CENTRE
- BANQUET HALL
- PLAYGROUND
- SWING GARDEN
- VEHICLE-FREE KIDS' PLAY AREA

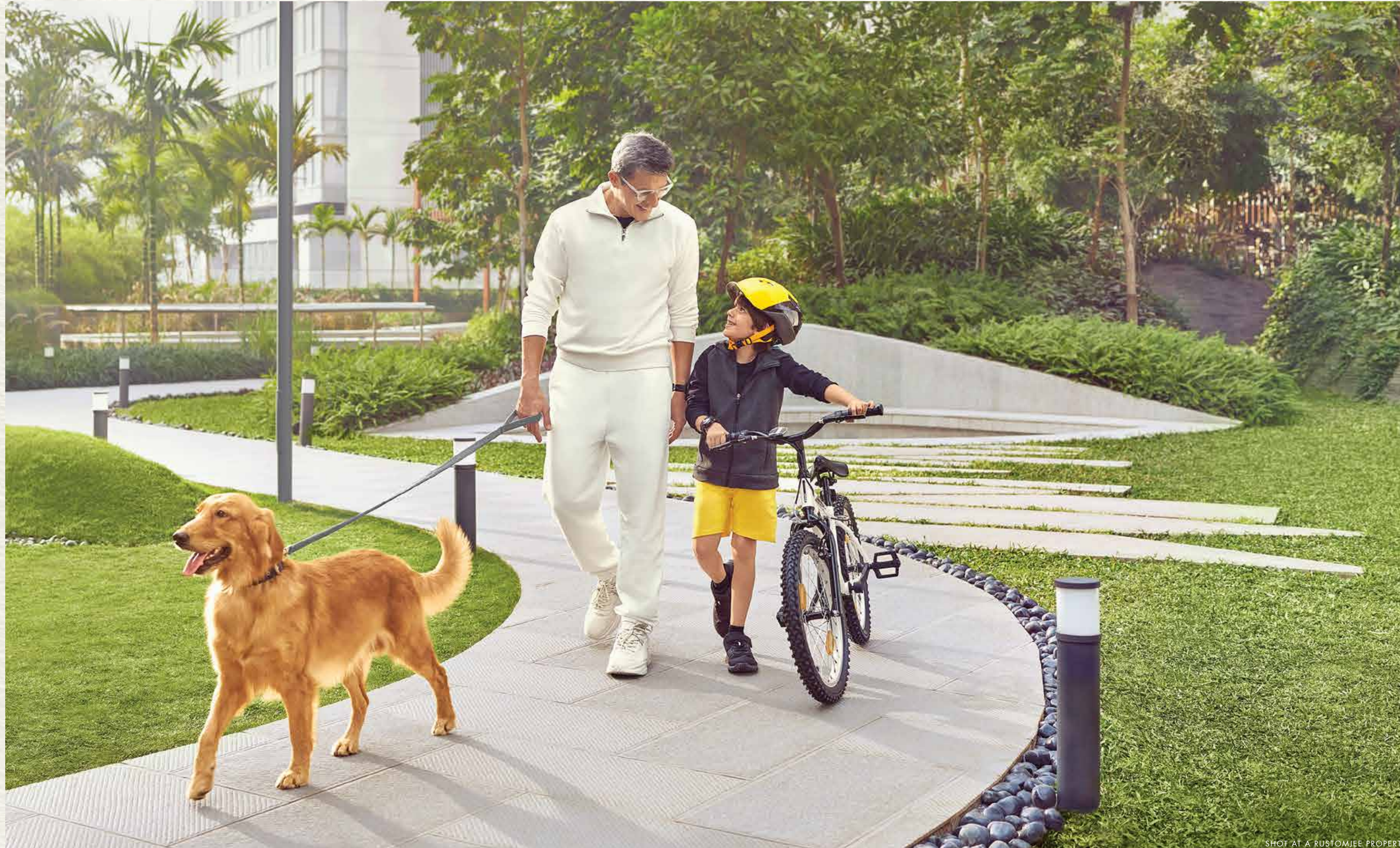


WHERE KIDS
CREATE UNIVERSES
AND A LIFE
WITHOUT LIMITS.



ALL THE
MOTIVATION
YOU NEED
FOR 6 A.M
WORKOUTS.





**WHERE YOU'LL
DISCOVER
THAT HEAVENLY
HOMES REACH
FOR THE SKY.**

At Rustomjee Crescent, we've reimagined what it means to live luxuriously by blending celestial inspiration with grounded practicality. Drawing from the beauty of the moon, the landscape feels like a dreamy escape into nature's embrace.

The green spaces here aren't just patches of foliage; they're immersive sanctuaries. Expansive canopies create a serene retreat. Every plant and tree is placed with precision, creating a layered jungle-like effect that's kissed with a gentle mist, evoking the soft, hazy allure of drifting clouds.

The pathways trace gentle curves, connecting seamlessly to thoughtfully integrated amenities. It's a home that brings you closer to the clouds, both in design and experience.



CREATING AN ADDRESS THAT'S
A WORLD APART,
REQUIRES COLLABORATING WITH
WORLD-CLASS VISIONARIES.

LANDSCAPE CONSULTANT:
COEN INTERNATIONAL

A Singapore-based, landscaping company that has over 15 years of experience and countless award-winning landscape projects under its belt. Their unique design language connects indoor and outdoor spaces seamlessly, bringing out the essence of each location they work on. Led by design mastermind Ms. Ann Teo, whose vision has contributed to shaping the skyline of several Asian nations, including Singapore's marquee projects such as Sky Habitat, DUO, and V on Shenton.

CONSULTING DESIGN
ARCHITECT: SOG DESIGN

SOG Design is a renowned architecture and design firm based in Singapore, focused on creating sustainable, innovative solutions. They are committed to transforming environments with thoughtful, purpose-driven designs. Helmed by Design Director Guido Bigolin - a talented architect, master planner, and interior designer known for his innovative approach to design. His signature projects span across Europe and Southeast Asia.



**A LANDMARK THAT
SETS NEW STANDARDS,
BUILT BY MINDS THAT
REDEFINE THE NORM.**

DESIGN CONSULTANTS:
VIVEK BHOLE ARCHITECTS
PVT. LTD.

One of the leading architectural firms in Mumbai, they transform the needs and aspirations of clients into inventive, engaging environments. The residences created often honour the unique qualities of its purpose and place, and are environmentally responsible.

STRUCTURAL CONSULTANTS:
DR. H.M. RAJE STRUCTURAL
CONSULTANT PVT. LTD.

Raje Consultants is a leading provider of engineering consultancy, with over two decades of Experience. It is known for its expertise in diverse sectors such as real estate, infrastructure, and healthcare.

MEPF CONSULTANT:
CLANCY GLOBAL

Clancy Global, a premier Mechanical, Electrical, Plumbing, and Fire consulting firm, offers integrated solutions focused on sustainability and energy efficiency, and ensures that each design not only meets but exceeds modern standards.

TRAFFIC CONSULTANT:
TRANSPORTATION & TRAFFIC
ENGINEERING CONSULTANTS

TTEC is a leading consultancy specializing in traffic studies, parking demand analysis, and traffic management plans, primarily for real estate development projects with over a decade of experience.



AT THE CORE OF OUR BLUEPRINT: GREEN THINKING.

Our commitment to thoughtful sustainability is reflected in every detail of our design and every part of our floor plan. Every design decision, from the materials used to the services provided, is made with a focus on minimizing environmental impact while maximizing comfort and quality of life.

Here are just a few thoughtful features that create a space to prioritize both luxury and the environment:



Organic waste composting

An on-site composting system to efficiently treat biodegradable waste.



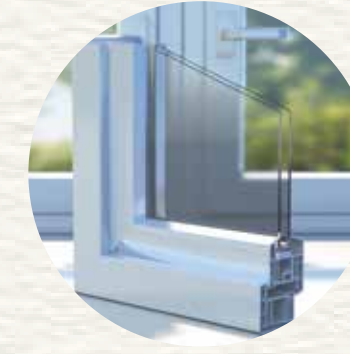
Water-saving fixtures

Low-flow taps and fixtures designed to minimize fresh water usage without compromising comfort.



Energy-efficient lighting and equipment

LED lights and high-efficiency pumps in common areas to cut down on energy use and operational costs.



Double-glazed, full-height windows

These windows optimize natural light by blocking harmful UV rays and heat, ensuring an ideal quality of light without compromising on energy efficiency.



Green roof

A landscaped roof absorbs sunlight, and enhances overall sustainability.



Solar panels

Harnessing solar energy to power lighting in common areas, reduces reliance on conventional sources.



Rainwater harvesting

A dedicated tank to collect and store rainwater, promoting water conservation and self-sufficiency.



Eco-friendly services

VOC paints, rainwater harvesting, sewage treatment plants and organic waste converters are a few services we provide to support sustainable living.



EV charging points

Enable sustainable transportation by supporting electric vehicles with efficient charging solutions.

THE HEART
OF ELEGANCE,
THE SOUL
OF HERITAGE.

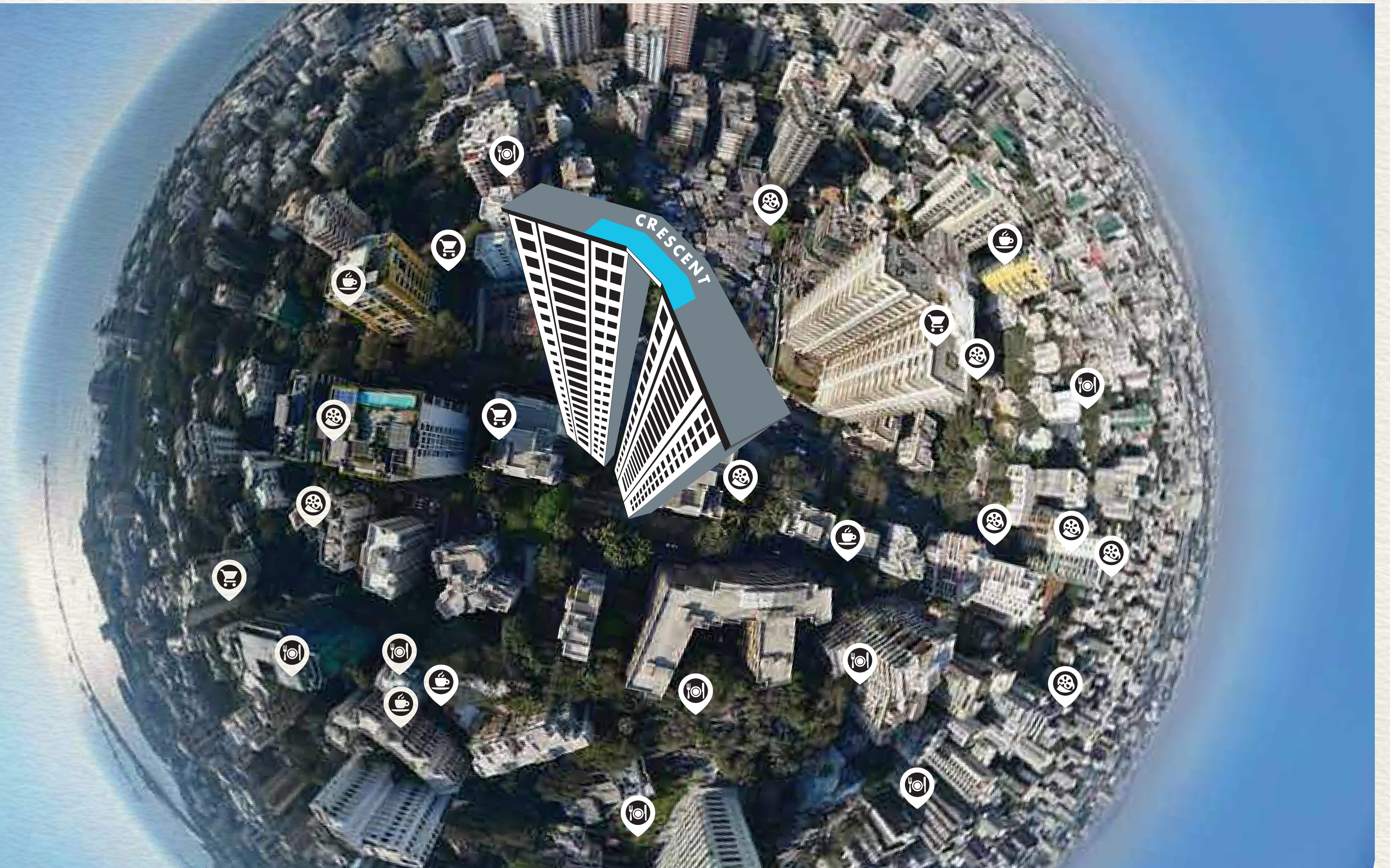
Amidst lush green canopies and winding lanes, Rustomjee Crescent rises as a tribute to the timeless charm of Pali Hill. History lingers in the Art Deco facades, quaint churches, and charming bungalows while Pali Hill buzzes with gourmet restaurants and lively cafés.

It's where the vibrant red of Gulmohar trees meets the serene blue of the distant sea.

Once a quiet suburb, Pali Hill has grown into Mumbai's beating cultural heart. Here walls come alive with street art, and the air hums with the spirit of a quiet sophistication.



IN THE NEIGHBOURHOOD:
GASTRONOMICAL
ADVENTURES, CULTURAL
EXPLORATIONS
AND UNFORGETTABLE
EXPERIENCES.



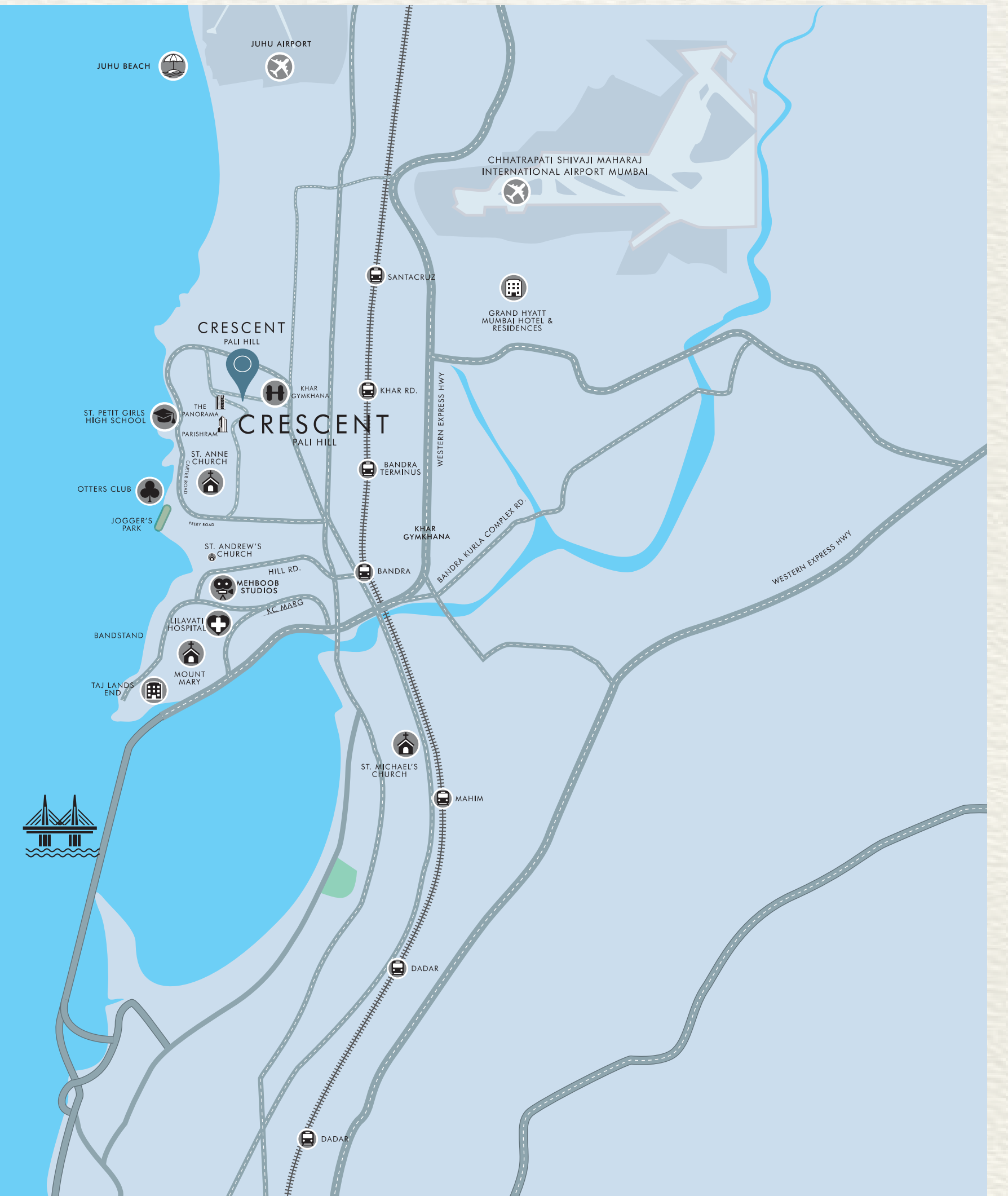
KEY LANDMARKS:

BKC: 10.2 KM.
SUBURBS: 11.5 KM.
SOUTH BOMBAY: 16 KM.
AIRPORT: 12 KM.

CONNECTIVITY:

BANDRA-WORLI SEA LINK: 13.1 KM.
WESTERN EXPRESS HIGHWAY: 19.6 KM.

UPCOMING INFRASTRUCTURE NEARBY:
COASTAL ROAD: 14.5 KM



HAPPINESS,
COMMUNITIES AND
LIFELONG FRIENDSHIPS.
JUST A FEW THINGS
WE'VE BUILT IN OUR
29-YEAR-OLD LEGACY.

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.



SHOT AT A RUSTOMJEE PROPERTY

LET YOUR ENTRÉE
TO LIFE IN PALI HILL
BE A TRULY
DISTINCTIVE ONE.

IT'S THOUGHTFUL. IT'S **Rustomjee®**

WWW.RUSTOMJEE.COM

Site Address: Rustomjee Crescent, Pali Hill road, Khar (W), Mumbai 400052.

Project Equity Partner



MahaRERA Registration No. P51800080217. Listed on the website: <http://maharera.mahaonline.gov.in/>

FOR RERA DETAILS
SCAN THIS



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