

# DISCOVER WHAT IT TAKES TO MAKE THE WHOLE FAMILY HAPPY. |

GLOBAL CITY  
VIRAR (W)

IT'S THOUGHTFUL. IT'S **Rustomjee®**

Site Address: Rustomjee Sales Gallery, Avenue D1, Global City, Close to McDonald's, Virar(W), Mumbai – 401303.

CALL: 6111 6111 | [WWW.RUSTOMJEE.COM](http://WWW.RUSTOMJEE.COM)

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Property Approved & Financed by:



The project has been registered via MahaRERA registration no: Avenue L1 L2, L4 Wing A B & Retail Building P99000018622, Wing C & D P99000018694, Wing E & F and Retail P99000020234, Wing G P99000020273, Wing H & Retail P99000020272, Wing I & J and Retail P99000020216 & Wing K P99000020235 and is available on the website <https://maharera.mahaonline.gov.in/> under registered projects.

THE MAXIMUM LIFE |

IT'S THOUGHTFUL. IT'S **Rustomjee®**

# REINVENTING MODERN CITY LIVING, ONE IDEA AT A TIME. ■

At Rustomjee, we believe ideas form the cornerstones of buildings. Ideas transform houses into homes and offices into innovation centres. Since its inception in 1996, Rustomjee has heralded the rise of insightful design and eco-friendly construction technologies to deliver newer lifestyle solutions. Through its diverse projects, it has lived up to global benchmarks and set a few of its own. Today, this commitment to excellence is converting millions of square feet of Mumbai into premium gated estates, townships, corporate parks, retail spaces and iconic standalone landmarks.

# THE PRIDE OF COMING HOME TO AN AWARD-WINNING TOWNSHIP.

MOST WELL-PLANNED  
UPCOMING PROJECT IN  
MIG – CATEGORY IN  
THE STATE OF MAHARASHTRA  
AT THE PMAY EMPOWERING  
INDIA AWARDS – 2019

AFFORDABLE HOUSING  
PROJECT OF  
THE YEAR (WEST) AT ZEE BUSINESS  
NATIONAL REAL ESTATE  
LEADERSHIP CONGRESS  
AWARD – 2019

CNBC AWAAZ – 100% COMPLETED  
RESIDENTIAL PROJECT – 2013

INTEGRATED TOWNSHIP OF  
THE YEAR AT  
THE REALTY PLUS EXCELLENCE  
AWARDS – 2012

BEST URBAN  
DEVELOPMENT PROJECT  
AT THE 4<sup>TH</sup> GIEM LEADERSHIP  
AWARDS – 2011

# JUST MINUTES AWAY FROM THE NEXT FAMILY ADVENTURE.

## Amazing beaches:

Popular beaches and tourist attractions such as Arnala, Rajodi, Navapur and Vatar are a short drive away. Making those beachside picnics a weekend affair rather than the stuff of annual holidays.

## Religious sites:

The area is famous for the Jivdani Temple, Vajreshwari Temple, Baronda Devi Temple, St. James Church, Jain Temple, amongst others. In case you want to say a little prayer, you might consider a temple run.

## Heritage to explore:

The Arnala Fort is a heritage site that looks like it belongs to an epic movie surrounded by water on all sides. It is another adventure spot to add to the kids' list of favourites and maybe yours too.

# DISCOVER THE PERKS OF LIVING IN A TOWNSHIP.

## Convenience

Everything you need and want is within walking distance, including supermarkets, cafés, retail stores, the school, healthcare facilities and restaurants.

## Community

Neighbours are more than just a door number. So whether it's a tennis match, pool race or a spa date, you'll never be short of company.

## Amenities

A game or two for the family at the tennis court, a gymnasium for working out and swimming pools to explore a kingdom underwater - life here comes with a host of amenities for you and your family to enjoy.

## Greenery

Homes here come attached with parks and playgrounds where you can discover a cocoon within the city and your kids can discover a childhood like no other.

# LAYOUT PLAN OF GLOBAL CITY



# WHY MOVE TO GLOBAL CITY? ASK YOURSELF, WHY NOT?

- 200+ ACRE SELF-SUFFICIENT TOWNSHIP
- ONLY 10 MINUTES AWAY FROM VIRAR STATION
- 1 & 2 BHK HOMES
- 9000+ HAPPY FAMILIES
- RUSTOMJEE CAMBRIDGE INTERNATIONAL SCHOOL
- 12 ACRE YAZOO PARK
- SIDDHIVINAYAK TEMPLE
- RETAIL SPACES
- 2.35 LAC SQ. FT. CONSTRUCTED CLUBHOUSE
- 3 SEWAGE TREATMENT PLANTS
- 70-METER WIDE ROADS INSIDE THE TOWNSHIP

Actual Image

# AVAILABLE IN THE NEIGHBOURHOOD:

## 1000+ RETAIL OPTIONS:

Westside | Star Bazaar | Zudio | D Mart | Croma | Mr. DIY | Reliance Trends | Reliance Footwear  
Smart Bazaar | Pantaloons | Reliance Digital | Vijay Sales | Snehanjali

## 500+ DINING OPTIONS:

Mc Donald's | Pizza Hut | Barbeque Nation | KFC | Domino's Pizza | Jumbo King Burger  
Merwans | Naturals | Monginis

## 20+ BANKS:

ICICI | HDFC | SBI | Kotak Mahindra | PNB | Dena Bank | Axis

## 15+ HOSPITALS:

Global | Sahyadri | Poonam | Vijay Vallabh | Sanjeevani | Sahyog

Actual Image

# LESS ABOUT THE 9 TO 5 LIFE. MORE ABOUT THE 5 TO 9 LIFE.

- Gymnasium
- Yoga and Meditation Zone
- Banquet Hall
- Double Height Bar
- Swimming Pool
- Kids' Pool
- Chess and Carrom Room
- Tennis Court
- Basketball Court
- Football Court
- Squash Court
- Badminton Court
- Billiards Room
- Kids' Play Zone
- Food Court
- Guest Suites
- 37000 sq. ft. Basement Parking

Introducing Club One - a 2.35 lac sq. ft. constructed clubhouse. Invite the office gang over for a drink, challenge yourself to a round of power squash or just escape to the pool to unwind. This is your password to living it up.



Actual Image



RENEW THOSE LONG FORGOTTEN NEW YEAR RESOLUTIONS AT THE BADMINTON COURT.



INCH CLOSER TO INNER PEACE AT THE YOGA AND MEDITATION STUDIO.



PLAN A DAD VS KIDS FOOTBALL MATCH.



SETTLE BETS WITH FRIENDS OVER CARROM AND CHESS.



CHANNEL YOUR INNER MICHAEL JORDAN AT THE BASKETBALL COURT.



BURN OFF LAST NIGHT'S CHEESECAKE AT THE GYMNASIUM.



HOST A FAMILY REUNION AT THE PARTY LAWN.



RELIVE THOSE COLLEGE RIVALRIES OVER ENDLESS TABLE TENNIS MATCHES.



SCORE MAJOR POINTS WITH YOUR BOSS OVER A GAME OF TENNIS.



MAKE UP FOR ALL THE ANNIVERSARIES YOU FORGOT AT THE BANQUET HALL.



SPEND YOUR EVENINGS HERE AT THE POOL TABLE - ALSO KNOWN AS, THE REAL SOCIAL NETWORK.



INVITE THE WORK GANG OVER FOR HAPPY HOURS AT THE BAR.

Actual Images

Actual Images



# HOMES THAT COME WITH AN AMUSEMENT PARK ATTACHED.

A home here comes with a carnival of its own - a fully operational 12 acre Yazoo Park. So no child between the ages of 6 to 60 has to wait for a holiday to go on an adventure that will make them go "Wheeeeeeeeeee".

- Yazoo Express
- Free Fall
- Ferris Wheel
- Merry Go Round
- Bumping Car
- Dragon Express
- Musical Amphitheatre
- Aqua Peddler
- Archery
- Ball Pool
- Body Zorb
- Bungee Jumping
- Bumping Car
- Inflatable Castle
- Rock Climbing
- Rifle Shooting
- Rodeo Bull
- Zip Line
- Gaming Zone
- Yazoo Food Plaza
- Yazoo Floating Restaurant



Actual Image

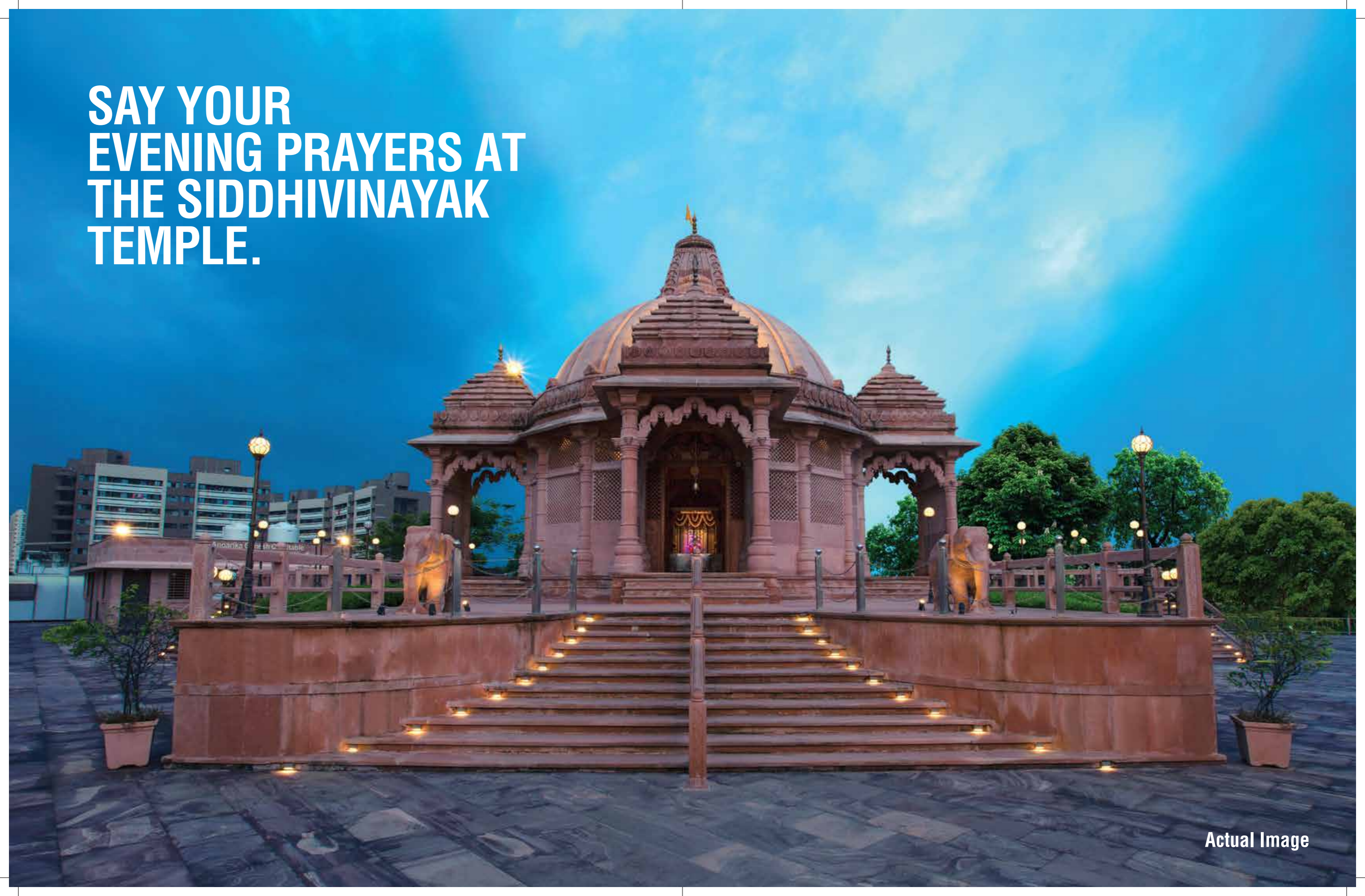
**SCHOOL IS  
JUST A CYCLE  
RIDE AWAY.**



Rustomjee Cambridge International School ensures your little Einstein has access to the very best. An international curriculum. State-of-the-art facilities. A reputed faculty. And a playground. Don't be surprised if your little one looks for an excuse to go to school, for a change.

**Actual Image**

**SAY YOUR  
EVENING PRAYERS AT  
THE SIDDHIVINAYAK  
TEMPLE.**



Actual Image

# AVENUE D1 HIGHLIGHTS

- Avenue D1 delivered almost one apartment per day thanks to the latest construction technology.
- 468 apartments comprising of 1 & 2 BHK.
- 38, 000 sq. ft. ready podium garden that is open to sky.



Podium | Actual Image



CHILDREN'S PLAY AREA



FUTSAL COURT



SENIOR CITIZENS' AREA



MULTIPURPOSE LAWN



BOX CRICKET



SKATING AREA

**Actual Images**

**Actual Images**

# THE A TO Z OF HOMES AT GLOBAL CITY

The project is planned around certain central elements - the residents, the community, lifestyle options, and location. From the construction technologies to the architectural principles that ensure free play of wind and light - every little detail is intelligently planned.

Cosy 1 and 2 BHK homes dot the perimeter of the plot and enclose a landscaped central courtyard that creates a feeling of connectedness.

Abundant space is allocated for every need - from a parking zone to a green podium garden consisting of a futsal court, box cricket, a skating area, a jogging track and a senior citizens' zone.

## **Avenue L1, L2 & L4 – Key highlights**

- An incredible investment opportunity
- Open Air Sit-Outs
- 34,000 sq. ft. podium garden open to sky
- All approvals in place



Artist's Impression

GLOBAL CITY  
**AVENUE L1, L2 & L4**



Artist's Impression

**L1 L2 L4 MASTER LAYOUT**

**AMENITIES**

- |                           |                                  |                               |                                 |                                  |
|---------------------------|----------------------------------|-------------------------------|---------------------------------|----------------------------------|
| <b>1</b> SECURITY CABIN   | <b>4</b> BUILDING ENTRANCE LOBBY | <b>7</b> SKATING AREA         | <b>10</b> SENIOR CITIZENS' ZONE | <b>13</b> 2-WHEELER OPEN PARKING |
| <b>2</b> ENTRY/EXIT GATE  | <b>5</b> WALKING/JOGGING TRACK   | <b>8</b> CIRCULATION CORE     | <b>11</b> BOX CRICKET           | <b>14</b> TRANSFORMER            |
| <b>3</b> 6M WIDE DRIVEWAY | <b>6</b> MULTIPURPOSE LAWN       | <b>9</b> CHILDREN'S PLAY AREA | <b>12</b> FUTSAL COURT          | <b>15</b> D.G                    |





ENTRUST BABY SITTING DUTIES TO THE SLIDES AND SWINGS AT THE CHILDREN'S PLAY AREA.



HEAD OVER TO THE SENIOR CITIZENS' PLAZA TO DISCUSS LIFE, THE UNIVERSE AND THE MERITS OF CUTTING CHAI.



SETTLE THE FUTSAL VS BOX CRICKET DEBATE FOR THE EVENING.



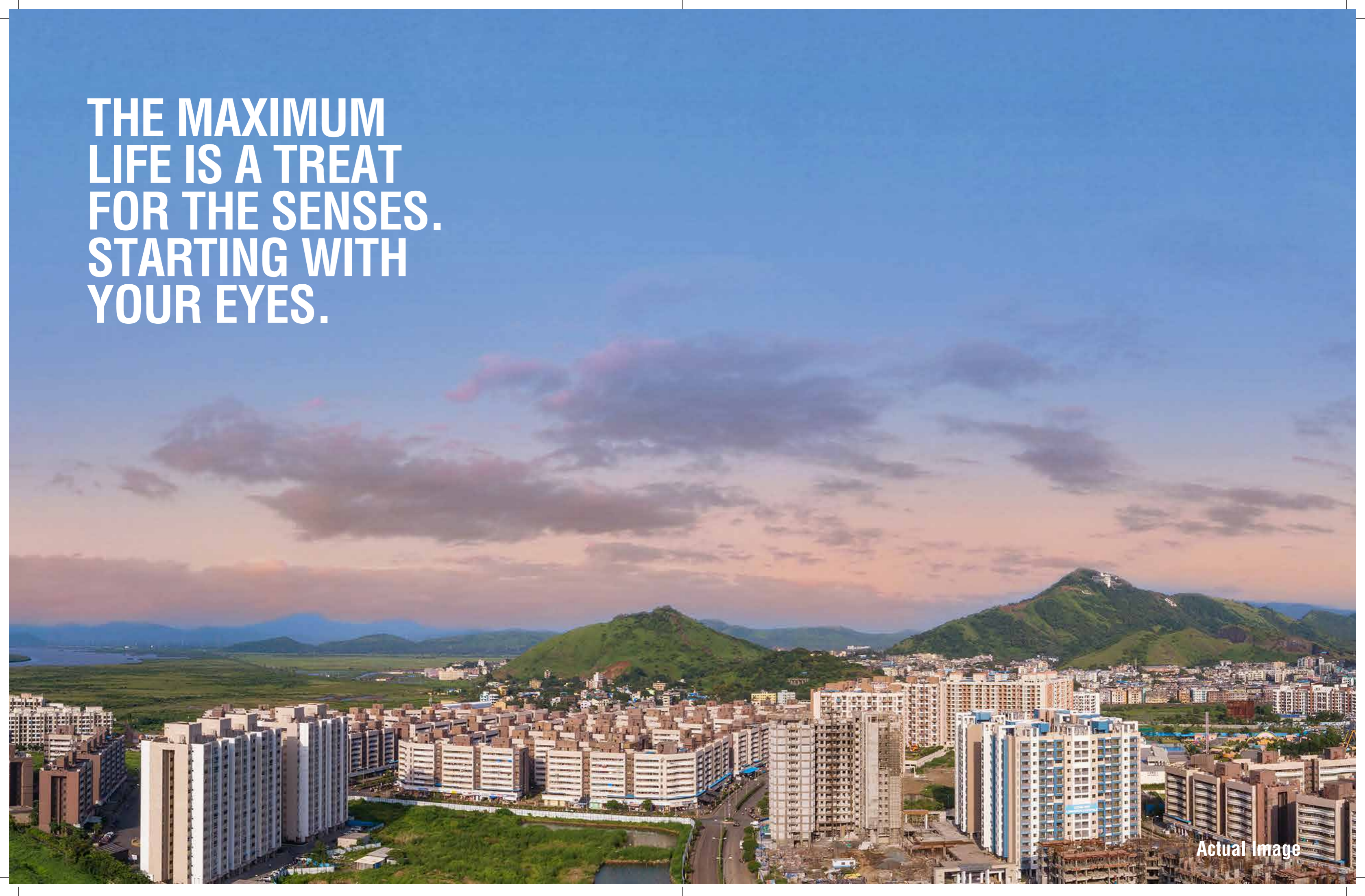
GET YOUR FILL OF FRESH AIR AT THE MULTIPURPOSE LAWN.

**Artist's Impression**

**Artist's Impression**



**THE MAXIMUM  
LIFE IS A TREAT  
FOR THE SENSES.  
STARTING WITH  
YOUR EYES.**



Actual Image

# INTERNAL AMENITIES

- Vitrified flooring with skirting in the living room, bedroom & kitchen
- Stainless Steel sink in kitchen
- Granite platform with dado tile upto 2 feet
- MCB & ELCB
- Telephone point in living room

- Cable T.V. provision in living room and bedroom
- Anti-skid tiles in the bathroom with ceramic tiles upto door height
- Provision for instant geyser
- Safety rail from inside on windows
- Mosquito net

- Aluminum anodized sliding windows with granite sill
- Branded sanitary ware & CP fittings
- OBD paint on internal walls
- Concealed Copper wiring with modular switches
- Concealed plumbing

- Loft in kitchen & toilets
- Provision for inverter
- Provision for water purifier
- Split A.C. provision in living room and bedroom/s

All decor items, furnitures, electronics & modular kitchen shown in the image are not the part of actual offerings.

Show Flat | Actual Image



All decor items, furnitures, electronics & modular kitchen shown in the images are not the part of actual offerings.

**Show Flat | Actual Images**

# CONNECTIVITY

-  10 minutes away from Virar station
-  15 minutes away from NH8
-  55 minutes away from Borivali
-  65 minutes away from Andheri
-  75 minutes away from the International airport
-  80 minutes away from BKC



# INFRASTRUCTURE DEVELOPMENTS IN VIRAR:

## Coastal Road proposed extension up to Virar \*

A 42.75-km sea bridge is likely to connect the Versova-Bandra Sea Link (VBSL) to Virar, with connectors at Charkop, Uttan, Vasai and Virar. With the coastal road, the travel time will be reduced between Nariman Point and Virar.

Source: Hindustan Times

## Mumbai-Ahmedabad bullet train to have 12 stations\*

The proposed 12 stations along the bullet train corridor include Mumbai, Thane, Virar, Boisar, Vapi, Bilimora, Surat, Bharuch, Vadodara, Anand and Ahmedabad, Sabarmati. The bullet train will cover the Mumbai-Ahmedabad distance in three hours.

Source: Hindustan Times

## Alibaug-Virar multimodal corridor to take off soon\*

The project is expected to provide accessibility to Navi Mumbai International airport, Mumbai Trans Harbour link and Jawaharlal Nehru Port.

The project will reduce travelling time between Virar and Alibaug by 50 percent.

Source: Hindustan Times

## Mumbai Metro network expansion\*

The Metro will be extended to satellite towns surrounding Mumbai such as Thane, Mira-Bhayander, Vasai-Virar, Kalyan-Dombivali and Bhiwandi.

Source: Mint

\*Upcoming developments are indicative and to be developed by appropriate authorities

# THE RUSTOMJEE EDUCATE A CHILD INITIATIVE

Rustomjee believes in giving back to society. Our education initiatives are just one of the many steps we have taken in this direction. By recognizing potential, creating equal opportunity and nurturing talent, we hope to create the next generation of leaders.

THE RUSTOMJEE  
EDUCATE A CHILD  
INITIATIVE

FOR EVERY HOME YOU BUY,  
WE SPONSOR A CHILD'S EDUCATION.