



**NAVROZE**

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Timeless Life



## TIMELESS LIFE

Embark on a sojourn of unrivalled experiences,  
tailored to taste,  
A sanctuary of quiet comforts where pavilion of  
dreams are perfectly placed.

Designed for unprecedented possibilities,  
welcome to the new crest,  
Where every toast you raise resonates your zest.

A melange of discrete distinctions where seeker  
meets the seer  
In the company of visionaries, the finest of Pali  
resides here.

INDIA'S  
FINEST ADDRESS





## ONE OF THE WORLD'S MOST GLAMOROUS NEIGHBOURHOODS

Reflecting a global lifestyle, a neighbourhood in league with the world's finest.

Dedicated to the savants, Pali Hill is Mumbai's most sought after location and India's finest address.

Striking a balance between Pollock's Path, Hong Kong and Beverly Hills, LA, it is an address that commands the prestige of history and the awe of the dream city.

# A SANCTUARY OF EXCLUSIVITY

Classic bungalows, modern residences, quiet roads, and lush greenery paves the way into India's most affluent neighbourhood.



# THE VANTAGE OF POWER

Preferred by the high society, Pali Hill is one of the tallest hills in the city, capturing the magnetism of the high-life.



# AT THE CONVERGENCE OF THE GOOD LIFE

## ICONS - ART & FILM



AAMIR KHAN  
Actor



RANBIR KAPOOR  
Actor



JOHN ABRAHAM  
Actor



KUNAL KAPOOR  
Actor



SANJAY DUTT  
Actor



TIGER SHROFF  
Actor



MAHESH BHATT  
Producer



EMRAAN HASHMI  
Actor



PREM CHOPRA  
Actor

## ICONS - BUSINESS



HAREESH CHAWLA  
Partner, True North Co.



DILIP SANGHVI  
Founder & MD, Sun Pharma



A M NAIK  
Group Chairman, L&T



ANIL AMBANI,  
Chairman, Reliance ADA



SAMEER MITTAL  
Managing Partner,  
Sameer Mittal & Associates



VIJAY LAZARUS  
President & Managing Director,  
Universal Music

## POLITICIANS



NARAYAN RANE  
Ex. Chief Minister

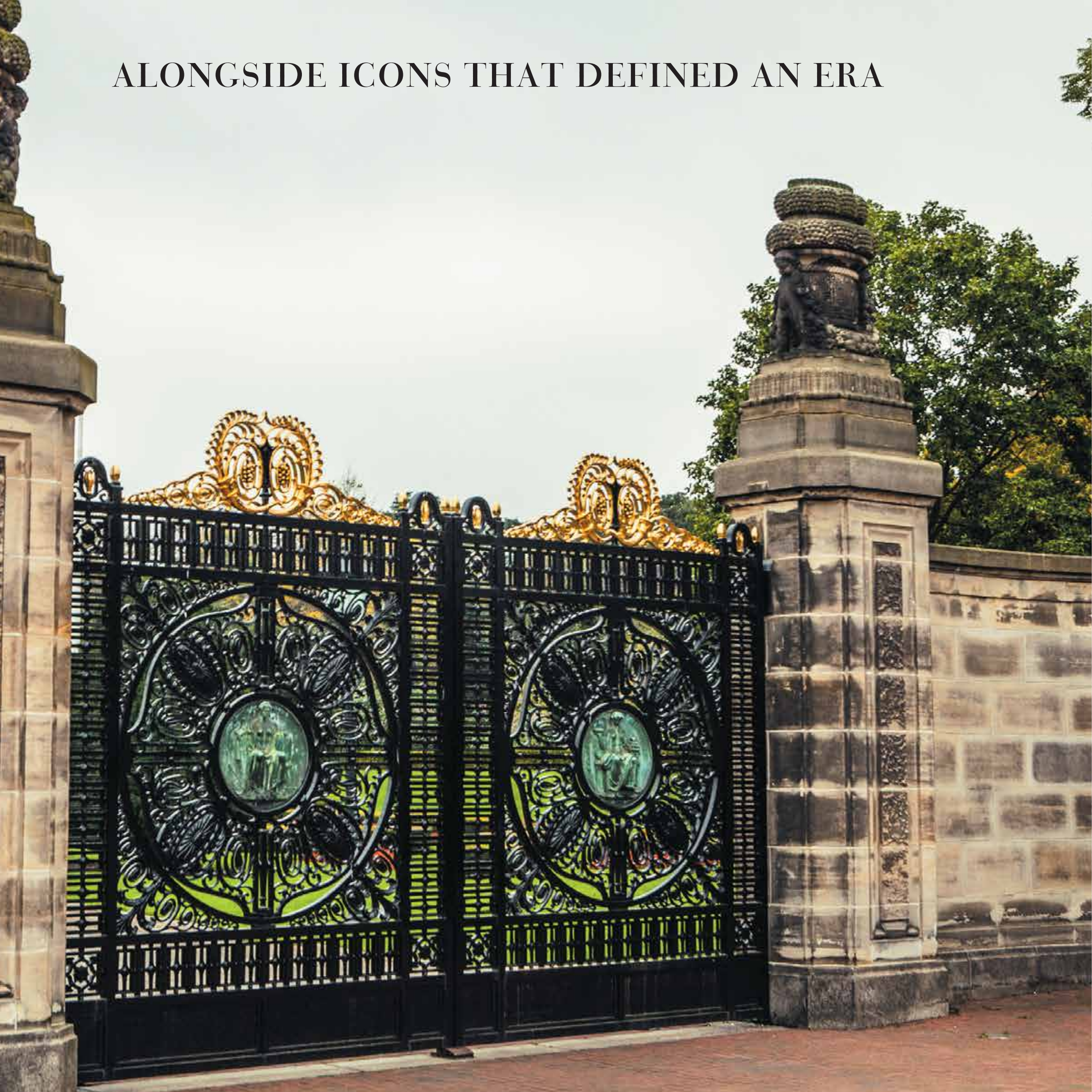


SUSHILKUMAR SHINDE  
Former Chief Minister  
of Maharashtra



PRIYA DUTT  
Politician

# ALONGSIDE ICONS THAT DEFINED AN ERA



BOSKIYANA  
GULZAR'S BUNGALOW

At the top of Pali Hill, Boskiyana is the home of eminent lyricist, Gulzar. Situated next to Krishna Raj, the sprawling property is among Pali Hill's key landmarks.



DILIP KUMAR'S  
BUNGALOW

Dilip Kumar and Saira Banu shifted to Pali Hill, making it their home at the height of fame. This heritage bungalow is a key landmark along the curving by-lanes of the neighbourhood



KRISHNA RAJ  
RISHI KAPOOR'S BUNGALOW

The residence of actor Rishi Kapoor, the iconic property was purchased from nuclear scientist Homi Sethia in the 1980s. The name pays homage to the legendary actor Raj Kapoor and his wife, Krishna.



ANAND NIWAS  
DEV ANAND'S BUNGALOW

Situated along the famed Zig-Zag road, the bungalow of veteran actor Dev Anand has been redeveloped to make way for a 16 storey luxury residential tower



INCREDIBLE EXPERIENCES,  
EVERY DAY



# AT THE HEART OF THE HIGH LIFE. ABOVE IT ALL.

## FASHION

ANOKHI  
MONISHA JAISINGH  
HERRINGBONE AND SUI  
HOUSE OF ANITA DONGRE LIMITED  
KRÉSHA BAJAJ  
ENROBE BY VARSHA  
DE ELITE MULTIDESIGNER FASHION  
STUDIO  
RAGHVENDRA RATHORE STORE  
PERNIA'S POP-UP STORE  
SHANTANU & NIKHIL STUDIO

## RETAIL

KULTURE SHOP  
THE BOMBAY ART SOCIETY

## HEALTHCARE

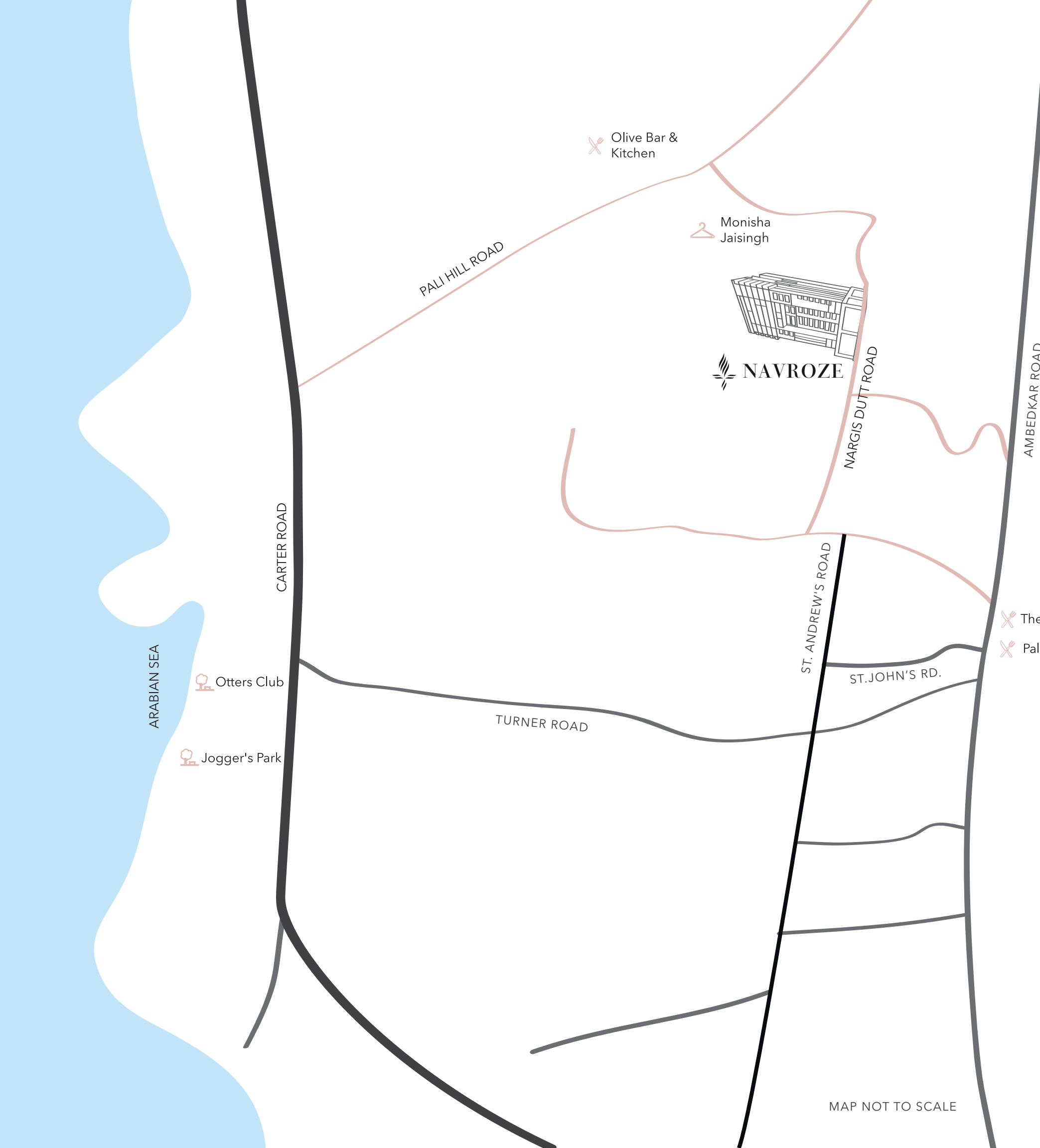
LILAVATI HOSPITAL  
HINDUJA HEALTHCARE

## RESTAURANTS

VERANDA  
PALI VILLAGE CAFÉ  
TOTO'S GARAGE  
CANDIES  
OLIVE BAR AND KITCHEN  
THE BANDRA PROJECT BY PIZZAEXPRESS  
ARTH RESTAURANT  
THE BOSTON BUTT  
145 BANDRA  
OHEKA  
ARHAB  
LEAVESENCE  
PALI BHAVAN  
HOUSE OF TYPSTY  
IRISH HOUSE  
JAI HIND

## EDUCATION

PODAR INTERNATIONAL SCHOOL  
B. A. F. PETIT GIRLS' HIGH SCHOOL



MAP NOT TO SCALE



**NAVROZE**

Timeless Life



# THE FINEST OF PALI HILL IN ONE PLACE

Towering above the rest, contemporary  
architecture creates a distinct landmark.



# NAVROZE

Timeless Life



# A HOLISTIC LIFESTYLE EXPERIENCE

Orchestrated to reflect the tenets of high society,  
a lifestyle of discrete distinction at India's finest  
address that redefines the Pali Hill Living



TIMELESS  
LANDMARK



# ARCHITECTURED FOR AFFLUENT

A modern architectural marvel and a distinctly visible landmark from the sea, this high-rise is a beacon of exclusivity. It features a bold interplay of modern and colonial influences.



# CONSPICUOUS LANDMARK OF PALI HILL

A statement of visual extravagance, the grand entrance lobby is designed to leave a mark.

Stone, glass, and heightened security come together to create a fortress of discrete living. Crafted by the master architects, The Navroze is a statement of ritzy lifestyle.





TIMELESS  
EXPERIENCES



# A MAGNIFICENT ENTRANCE

A sublime experience designed to leave a mark. Crafted with opulent interiors to capture the dynamism of unabashed living.



# THE POOL

Jacuzzi Therapy.  
Temperature Controlled Blues.  
And the serenity of the moving skies.



# THE LOUNGE

Plush Seating. Quiet Ambience.  
And the company of connoisseurs.



# THE PARTY DECK

Sleek Landscape. Enchanting Surroundings.  
And white-glove servers to set the ambience.



# THE GYM

Finest Equipment. Renowned Interiors.  
And a dramatic view of the city beyond.



# THE ZEN ZONE

Emerald Lawns. Manicured Landscapes.  
And a breath of fresh air.



TIMELESS  
LEGACY







# A LEGACY OF THE FINEST

## KUBELISQUE

Pali Hill's most coveted refined luxury residences, Kubelisque flaunts tailored to taste lease only residences with intuitive concierge, thoughtful amenities, 10 car parks per residence, and tight security that further adds to its fierce privacy.

## ICONIC HOSPITALITY



Curating a legendary hospitality experience from the operators of India's finest restaurants, Kubelisque ensures a lifestyle dedicated to the residents.

With customised experiences and an intuitive service, it offers the finesse of a concierge that caters to your every whim.





## UNRIVALLED QUALITY



Everything, with a promise of perfection.

The legendary quality of Kubelisque is reflected in every aspect. The façade remains unchanged for over 2 decades, while the timeless interiors capture the hypnotism of refined living. Each space is designed for the residents, orchestrating an architectural symphony, tailored to taste.

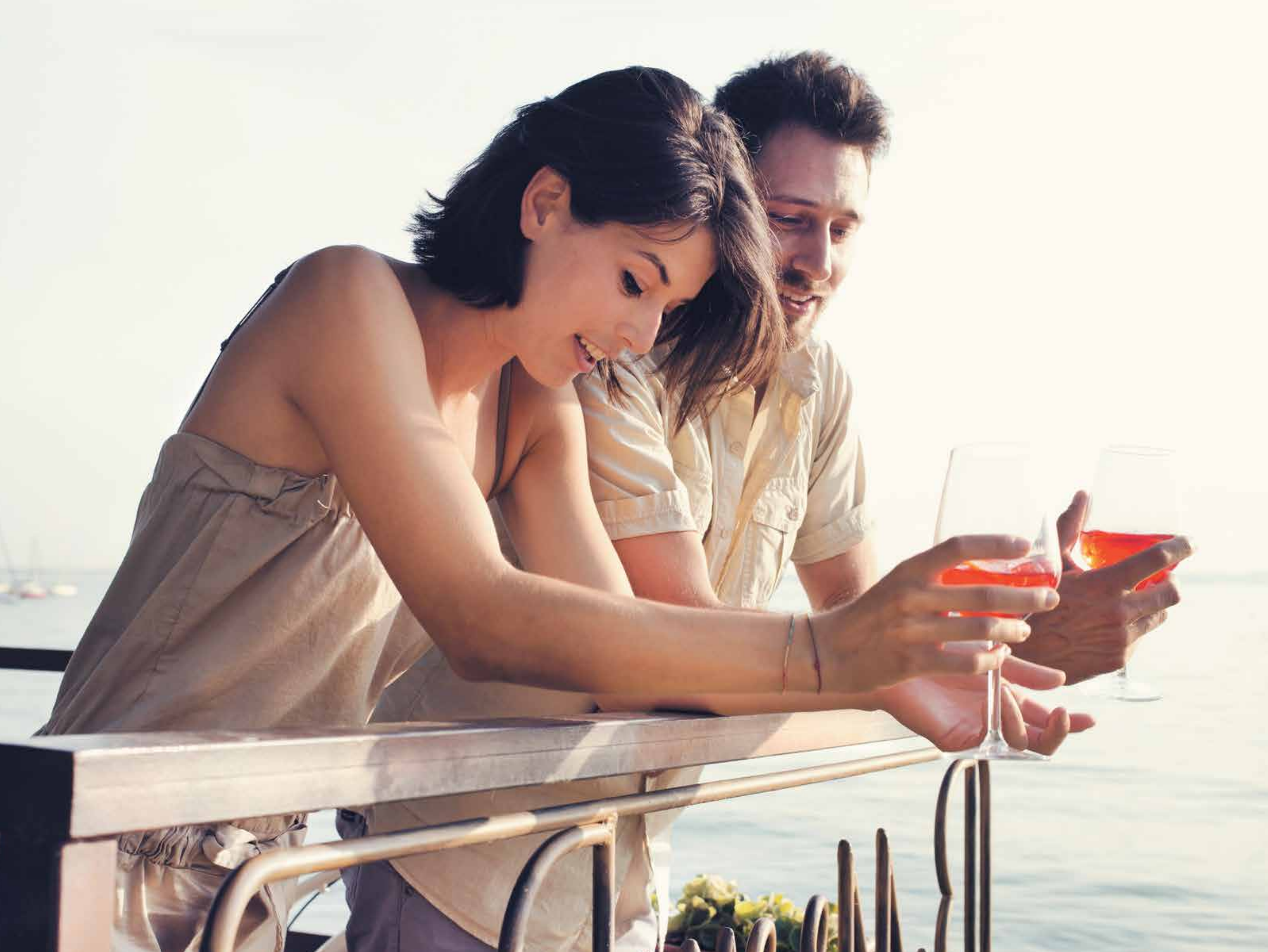
TIMELESS  
RESIDENCES



## IN A NEIGHBOURHOOD OF PANACHE, LUXURY ELEVATED

Just one residence per floor, a private elevator, and a personal lobby; the fully-customisable spaces are enhanced with dedicated access, expansive sky decks, and floor to ceiling windows to let the world in. In the backdrop of 360° views, live life, as it is meant to be.





**ADAPTED TO YOU,  
LET YOUR  
HOME BE YOUR SPACE**



In the lap of panoramas, step into spaces designed for possibilities. Each bespoke residence is accented with floor to ceiling windows to let the world in. Above the city, craft the pavilion of your dreams as you reimagine your world.

At the apex, your sanctuary of quiet comforts.

TIMELESS  
VIEWS



# UNMATCHED VISTAS, HORIZONS AHEAD

The finest residences come with a view to rival it all.  
Continue to uncover 360° panoramas.





NORTH VIEW



Actual view

SOUTH VIEW



Actual view

EAST VIEW



# WEST VIEW



Actual view

# THE NEW CREST OF PALI HILL

Combining the expertise of leading business houses, two renowned names come together.



Reflecting a history in luxury and lifestyle, the Badasaab Group has several strategic outreaches across real estate, hospitality (KA Hospitality) and fashion.

Drawing on an extensive expertise in development - the Ashar Group is one of Mumbai's leading real estate houses with a development portfolio of over 4 million sq. ft.

Actualising their expertise, the Badasaab Group and the Ashar group have joined hands for the creation of a premier lifestyle asset.

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