

WEST
AVENUE



RUNWAL
GARDENS

KALYAN - SHIL RD, DOMBIVLI EAST



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A CITY OF GARDENS AT THE CENTER OF DOMBIVLI

Welcome to Runwal Gardens. This thoughtfully planned property has an expanse of lush green grass, over 1,800 trees and more than 14 breathtaking gardens; making life truly evergreen. Most of the apartments face the garden and bring you beautiful views of nature. Runwal Gardens is aptly named so as it lets you live amidst this magical setting.





DISCOVER A LIFE SURROUNDED BY CHERISHED MOMENTS

Welcome to the stunning Central Park at Runwal Gardens. Spread across a sprawling 11 acres, it is designed to transform the way you and your family will live. Buzzing with activities, filled with excitement, laughter and alive with beautiful human emotions; it is planned and designed to let you and your family bond, play and live an active life.



The central gardens will be usable by the residents of the whole Runwal Gardens and also by the general public. It should not be construed as exclusive amenities for Runwal Gardens residents.

115 ACRES. A LANDSCAPE OF JOY

Runwal Gardens is a heritage that you would gift to the next generation as it seamlessly weaves convenience, thoughtfulness and technological innovations amidst a safe and secure environment. It addresses all socio-environmental concerns that urban life presents to us and adds a sense of balance to your living.

ALL THAT MATTERS, CLOSER TO YOU

Runwal Gardens, spread across 115 acres, is truly an integrated township. Within its premises is a renowned school, mall, offices, high street retail and a multispecialty hospital.

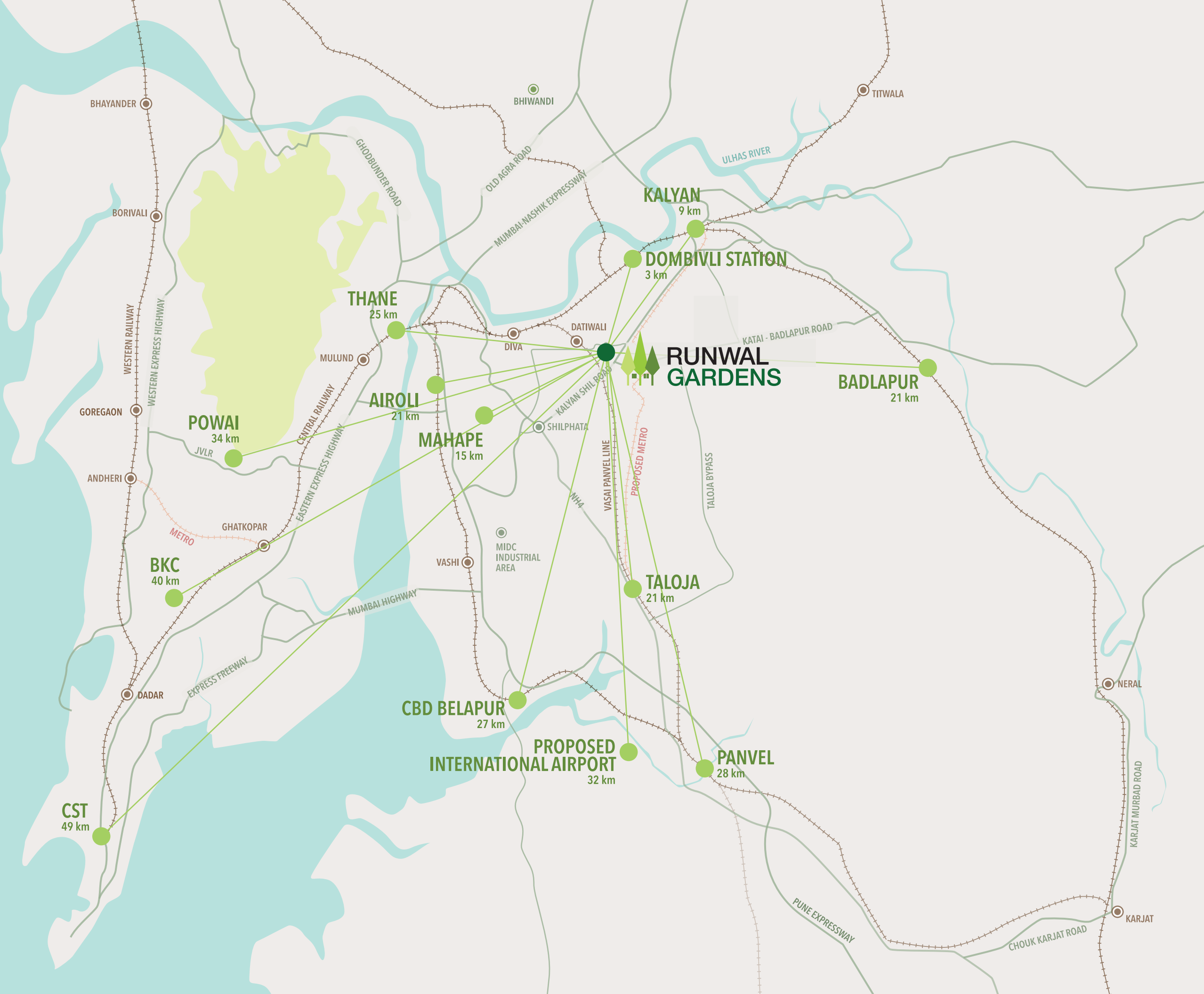
It is built to fulfill all your basic as well as lifestyle needs. Everything you need is here, so that you can enjoy convenience and peace of mind inside your township.



Artist's Impression







CONVENIENCE OF LOCATION COMES COMPLIMENTARY

- Situated at the centre of the Economic Triangle of Navi Mumbai, Thane and Kalyan
- Well-connected by rail. Nearby stations include Dombivli, Diva & Dativali
- Planned expansion of roads, leading to Vashi, Dombivli and Kalyan
- MMRDA has identified Dombivli as a growth centre like BKC and CBD Belapur





LOCATION: FUTURE READY, TO ENSURE YOU ARE CLOSER TO YOUR DESTINATIONS

- 
Kalyan-Shil Road (0.0 Km)
 The current arterial lifeline of this locality is getting wider through a 30 meter road with a new flyover which connects to Airoli - Katai Tunnel and MMC.
- 
Multimodal Corridor [MMC] (0.0 Km)
 The 126 Kms long corridor planned from Virar to Alibaug will run adjacent to Runwal Gardens. It will consist of wide roads, rail lines and change the perspective of faster travel.
- 
Kalyan-Taloja Metro Line (0.2 Kms)
 The proposed 20.75 Kms metro line will cut down the travel time by 75%, reducing road congestion and the dependency on local trains. The proposed Diva-Manpada station will be a pleasant 5 minute walk from your home in Runwal Gardens.
- 
Airoli-Katai Tunnel Road (1.5 Kms)
 The proposed tunnel will directly connect Airoli and other Central Suburbs, bypassing Shilphata, Mahape and Mumbra roads.
- 
Vasai-Panvel Rail Expansion (2.2 Kms)
 The proposed 70 Kms railway line will provide connectivity to Panvel and Vasai. Datiwali station is very close to Runwal Gardens.
- 
Mankoli-Mothagaon Bridge (7.0 Kms)
 The six lane 980 meter long bridge will be built over the Ulhas River. It will connect thane to Dombivli as well as circumvent Airoli and Mahape from the other side, reducing the travel time to just 15 minutes.

Map not to scale. For reference only.

ADMIRE THE
BEAUTY OF
EFFICIENT
DESIGN



TOWNSHIP AMENITIES

- 01 Sculpture Garden
- 02 French Garden
- 03 Gazebo with Seating
- 04 Arcadia
- 05 Amphitheatre
- 06 3.4 Kms Jogging - Walking Track
- 07 3.4 Kms Cycling Track
- 08 Rain Water Harvesting Pond
- 09 Yoga Deck
- 10 Gazebo
- 11 Kids Nurture Zone
- 12 Chess Club Garden
- 13 Health Juice/Food Kiosks
- 14 Picnic Area
- 15 Multi-Sports Arena
- 16 Picnic Gazebo
- 17 Skating Rink
- 18 Teens Play Area
- 19 Pet Zone
- 20 Yoga Cabanas
- 21 Reflexology Zone
- 22 Club House
- 23 Cluster Gardens
- 24 Grand Entry Avenue
- 25 Future Development
- 26 Central Piazza

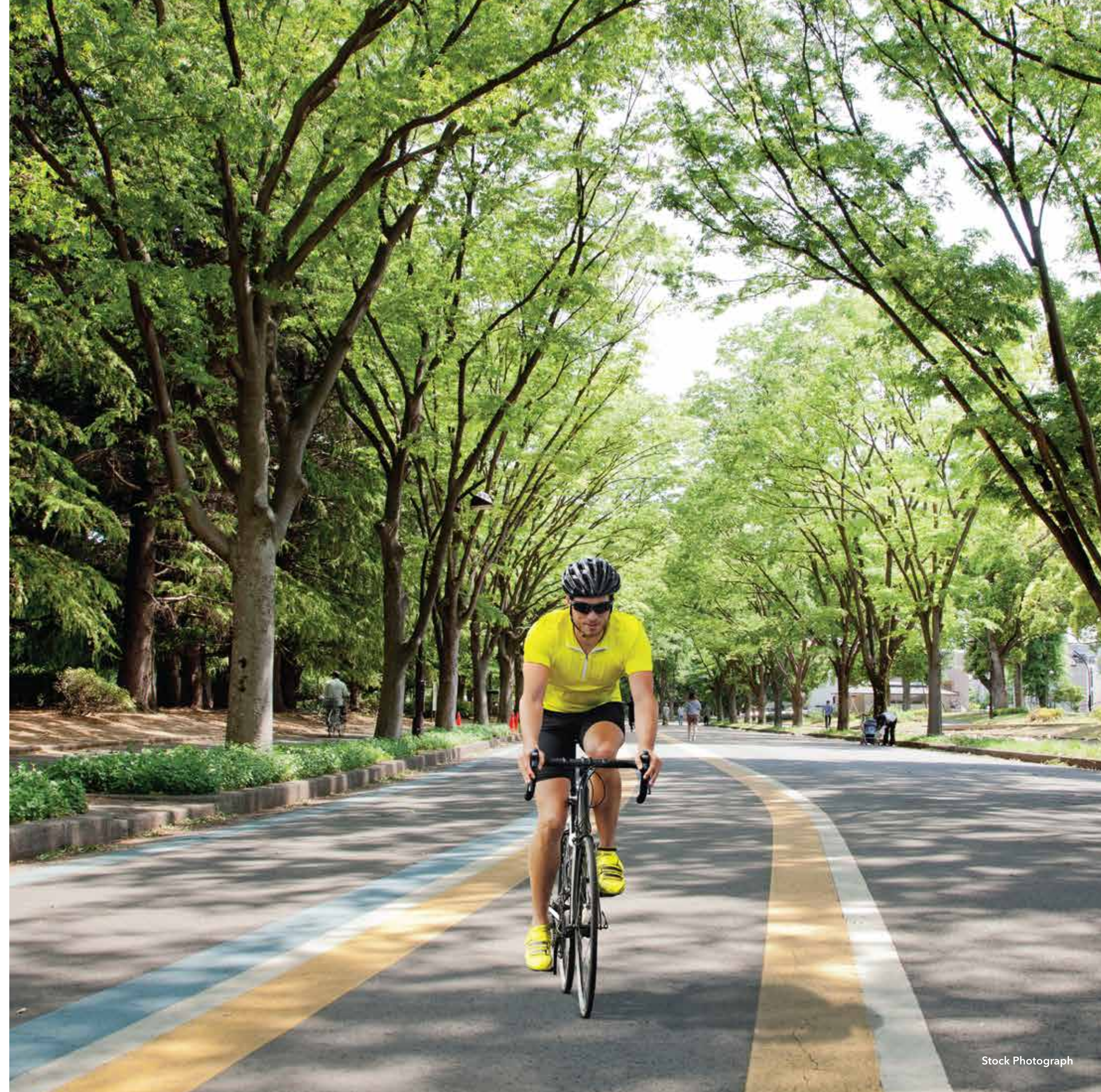
SHOWCASING THE LITTLE MASTERS AND SUPERSTARS

The Multipurpose Sports Arena hosts India's passion – cricket. Brought to you in association with Cricket Australia, a world class Cricket Education Program (CEP) will nurture your children's talent under expert supervision. The large cricket ground will also host the exciting Runwal Gardens Premier League, and with it you will get an opportunity to shine on the field. Runwal Gardens is open for little masters, stars and champions.



ENJOY A FITNESS REGIME IN THE LAP OF NATURE

The jogging and cycling track is built around the stunning 11 acre Central Park. It is 3.4 Kms long, making it one of the longest tracks in your locality. Its natural contour gives you an elated experience. Now keep fit and healthy in a natural environment.



SHOPPING, FOOD & ENTERTAINMENT; ALL CLOSE TO HOME

Enjoy the best of Retail, High street, entertainment, multi-dimensional shopping experience and more, all under one roof at R Mall, Dombivli. The mall is located within the township and is just a five-minute walk from your apartment, which means you don't have to postpone shopping, catching up with friends or celebrating with family due to traffic jams or long distance travels.



Artist's Impression

WORLD-CLASS EDUCATION IN A SECURE ENVIRONMENT

Runwal Gardens will also have a renowned school and will provide a secure childhood for your children. Since the entire township has CCTVs and the school is located within the township, your children will never be out of your sight. Your children will also get first preference during school admission, ensuring you are free from their education worries.



Artist's Impression

ONE OF THE MOST SUCCESSFUL PROJECTS LAUNCHED

ALREADY A DREAM HOME TO 3000+ HAPPY FAMILIES


CONSTRUCTION IN FULL SWING


ALL APPROVALS IN PLACE


EXCELLENT CAPITAL APPRECIATION


GROUP WITH 40+ YEARS LEGACY



“ “
WHATEVER I WANTED
IN MY DREAM HOME
IS HERE “ “

“ “
EVERYTHING YOU NEED
IS WITHIN RUNWAL GARDENS.
YOU JUST HAVE TO TRAVEL FOR
JOB & FAMILY
GATHERINGS “ “

“ “
RUNWAL IS GIVING US
A PALACE
WHICH IS AFFORDABLE
FOR EVERYONE “ “

CUSTOMERS SPEAK

“ “
WHAT
ATTRACTED US IS THE FACT
THAT WHATEVER FACILITY
IS NEEDED IN TOWNSHIP,
EVERYTHING IS PROVIDED
IN
RUNWAL GARDENS “ “

“ “
WE LOVED THE TOWNSHIP.
IN THE FIRST VISIT ITSELF,
WE HAVE BOOKED THE FLAT “ “

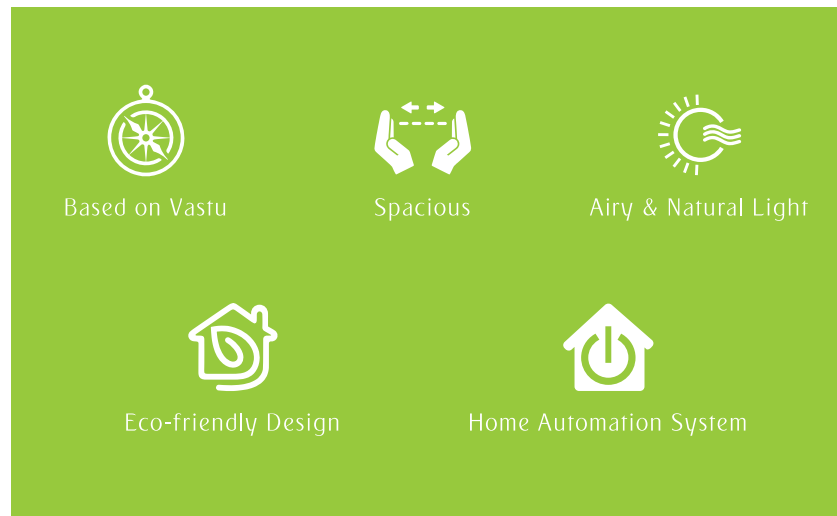
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THE
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ARE AWESOME. I BOOKED
A HOME HERE IMMEDIATELY
AFTER THE
SITE VISIT “ “

LAUNCHING
WEST AVENUE
AT RUNWAL
GARDENS.
EXQUISITELY
DESIGNED 1, 2 & 3
BED RESIDENCES



DESIGN STORY, WOVEN AROUND YOUR LIFESTYLE

The architecture of Runwal Gardens intelligently uses the space to give you the advantage of living in a spacious, airy and aesthetically pleasing apartment. Since most of the apartments face the park and the gardens, you and your family will always be closer to the lush views of greenery.





TOWNSHIP WITH 100+ AMENITIES

DISCOVER JOY, EVERY DAY

The stunning Central Park, spread over 11 acres, is the soul of the township. It is a place to enjoy lush greenery, take up health and fitness activities, meet friends and spend time with your family.

CENTRAL PARK AMENITIES

- French Garden
- Gazebo with Seating
- Toddler Park
- Arcadia
- Maze Garden
- Multi-Sports Arena
- Amphitheatre
- Reflexology Garden
- Jogging Track
- Cycling Track
- Natural Water Holding Pond
- Yoga Deck
- Kids Play Area
- Chess Plaza
- Health Kiosks
- Play Ground
- Picnic Gazebo
- Bonfire Pit
- Herbs Garden
- Skating Rink
- Teens Play Area
- Pet Zone
- Yoga Cabanas
- Bonsai Garden
- Cacti Garden
- Bulbs and Tubers Garden
- Palm Court
- Floral Plantation
- Sculpture Garden
- Iconic Sculptures
- Trellis with Creepers
- Gravel Pathway
- Rock Seating
- Seasonal Garden
- Barbeque Zone
- Stargazing Deck with Telescope
- Cultural Events Zone
- Central Piazza

TOWNSHIP WITH 100+ AMENITIES

DELIGHTFUL MOMENTS, RIGHT OUTSIDE YOUR HOME

Step out of your home and enjoy a panoramic view of nature as well as indulge in a host of activities right outside your building. What's more, these amenities are exclusively designed for your building and let you enjoy a great lifestyle at your own pace.

CLUSTER AMENITIES

- Flag Hoisting Area
- Yoga Zone
- Amphitheatre
- Doodle Corner
- Outdoor Gym
- Kids Play Area
- Seating Alcoves
- Flower Garden
- Plaza
- Multipurpose Court
- Bonfire Area
- Organic Farming
- Temple
- Senior Citizen Corner
- Walking Jogging Tracks
- Sculpture Garden
- Hammock Garden
- Reading Zone
- Basketball Court

TOWNSHIP WITH 100+ AMENITIES

MOVE UP TO AN ELEVATED LIFESTYLE

Conveniently located just besides the West Avenue is the MLCP-2 which hosts useful township amenities, and a luxurious clubhouse on the top. The R Club is spread over a massive 50,000 sq. ft. and has an infinity pool which overlooks the stunning Central Park and the enchanting surroundings. Made for connoisseurs like you, its membership is by invitation only.

CLUB HOUSE AMENITIES

- Terrace Lawns
- Multiple Tennis Courts
- Swimming Pools
- Indoor Pool for Women
- Aqua Gym
- Squash Court
- 24 x 7 Café
- Banquet Hall
- Gymnasium
- Multiple Badminton Courts
- Mini Theatre
- Golf Putting Zone
- Children's Play Area
- Music Room
- Library Zone
- Podcasting Studio
- Snooker Room
- TT Room

TOWNSHIP UTILITIES

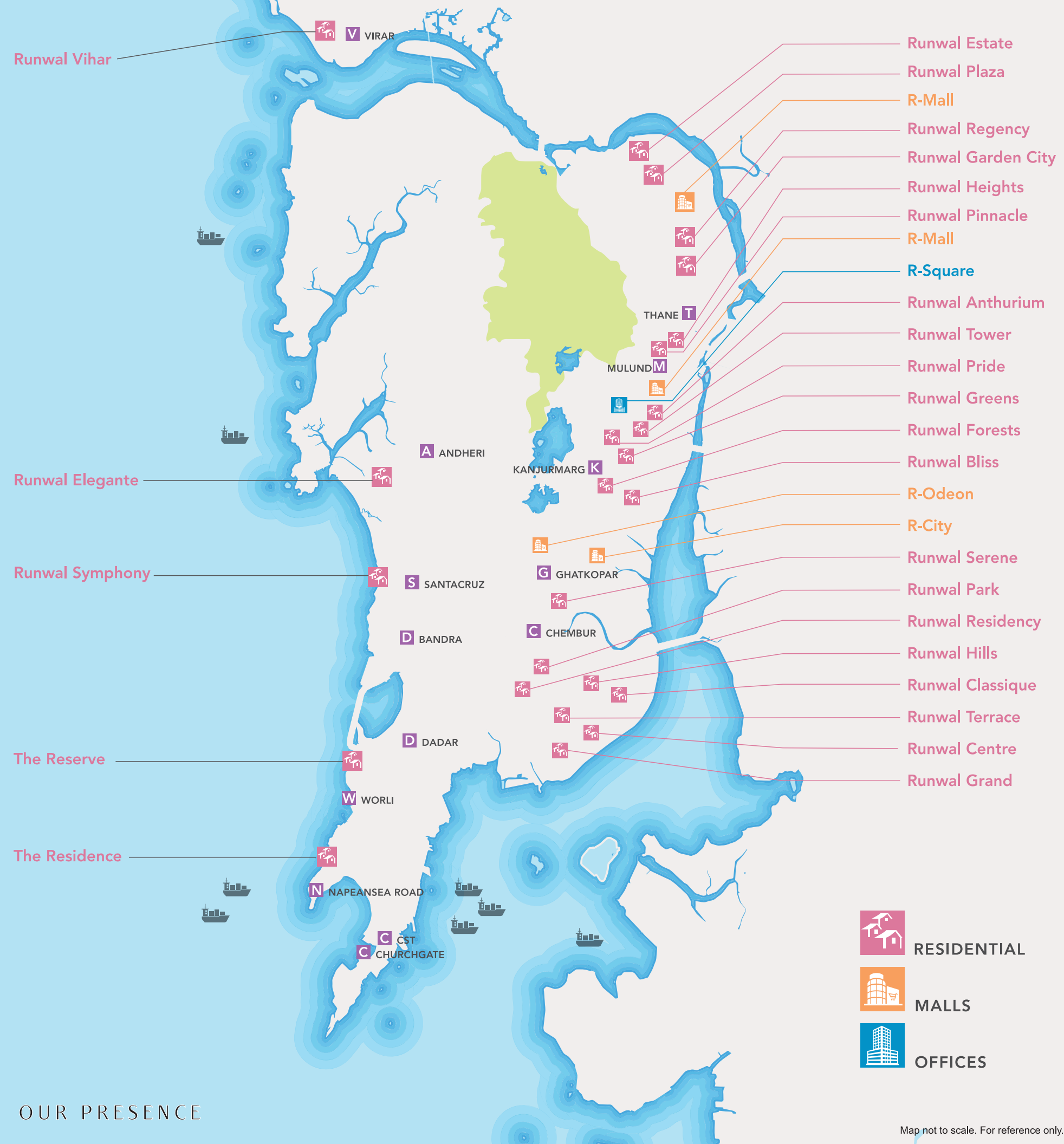
- Laundromat
- Supermarket
- Convenience Shops
- ATM
- Crèche with Digital Eye
- Co-Working Spaces
- Spa & Salon

The Promoter will construct a club house on a portion of the multi-level car park by using the FSI. The said Club House is not a common area and facility and/or a common amenity and will always remain separate and independent.



Artist's Impression

RUNWAL GROUP,
CHANGING
MUMBAI'S
SKYLINE AND
LIFESTYLE



OUR PRESENCE

- RESIDENTIAL
- MALLS
- OFFICES

Map not to scale. For reference only.

RUNWAL GROUP: INTEGRATING VISION AND CUSTOMER NEEDS

The Mumbai based Runwal group was established in 1978 by its visionary Chairman - Mr. Subhash Runwal. Four decades later, the group has emerged as a leading name in Mumbai's real estate sector with a huge portfolio that comprises of over 65 projects and millions of square feet of quality developments. The group has a strong customer base of more than 25,000 happy families across all corners of Mumbai. Apart from residential projects, the group is also a pioneer in the mall development arena and is well known for its iconic project in Mumbai - R City.

Much of the Group's success lies in its dynamic approach, professional team and strong commitment to customer delight.

- Proven track record of 40 years
- Legacy of trust and transparency
- Clear and marketable titles
- Highest quality standards



More than any accomplishment, there's one significant thing which matters the most - customer happiness. Carrying forward the splendid legacy, Runwal Group continues its mission of delivering quality projects. It feels good when the world appreciates our work and our creations.



Runwal Forests



Runwal Bliss



Runwal Greens



Runwal Pinnacle



RUNWAL GARDENS
Iconic Township of The Year,
Mid-Day Real Estate &
Infrastructure Icons 2019



RUNWAL GARDENS
Integrated Township of The Year,
ET NOW Global Real Estate
Congress, 2020



RUNWAL FORESTS
Luxury Project of The Year -
Mumbai, Asia Real Estate
Excellence Awards, 2019



RUNWAL GREENS
Preferred Customer Choice
Luxury Project of the
Year - Lokmat 2015



RUNWAL GREENS
The Best Residential Project of
the Year - CNBC Awaaz
Real Estate Awards,
2013



RUNWAL BLISS
The Ultimate Luxury Residential
Project of Central Suburbs
- HT Real Estate Awards 2018

MEET THE MIND BEHIND THE MODERN MASTERPIECES



Architect Hafeez Contractor is a renowned name known in architecture and smart living. He promotes sensible use of land to build sustainable and compact cities which strikes a balance between the increasing population and the available land. A recipient of Padman Bushan, Hafeez Contractor is the name behind some of the most awe inspiring architectural marvels in the world. He describes his vision for Runwal Gardens: "I would like the residents of Runwal Gardens to have lifestyle which will let them wake up and walk into a large garden within a few minutes. This is a luxury which apartment owners in the city can only dream of."



PARTNERING EXCELLENCE FOR A 'NON COMPROMISING' LIFE

**BUROHAPPOLD
ENGINEERING**

"Burohappold has utilised its international expertise and global experience to bring in the best global practice for Runwal gardens. The water, power and urban transport problem in suburban Mumbai has been studied in depth for understanding the root cause and a sustainable, resilient engineering solution has been achieved.

A state of the art security system with complete site wide coverage integrated with a stable communication network only adds to the success of this mega project."

Infra consultant, Burohappold Engineering



"Runwal Gardens is a unique project. It is one of the few projects where the residents can be close to nature while living in a city. A large park centrally located within the project with playgrounds, themed play areas, jogging and cycling tracks, botanical gardens, nested recreational areas and more than a thousand trees provides the residents with an opportunity to engage with nature on a day-to-day basis." **Landscape consultant, PS Designs**

**EFL EPICONS
CONSULTANTS PVT. LTD**

To give Highrise living experience to the occupant with assured structural safety and durability. Robust structural configuration to ensure comfort of living during adverse natural conditions. State of art Engineering has been put in to practice.

Judicious placement of structural members shall give flexibility of internal planning to the end-user.

Quality construction and use of latest technology ensures low maintenance of cost of structure." **Structural consultant, EPICONS Consultants Pvt. Ltd.**

MEP MEP CONSULTING ENGINEERS

MEP consultants, MEP Consulting Engineers.



Call: 1800 102 3939 | Email: contact@runwal.com | www.runwalgardens.com

Site Address: Runwal Gardens, Kalyan - Shilphata Rd., Manpada, Dombivli (E), Maharashtra 421 204.

Corporate Address: Runwal & Omkar Esquare, 5th Floor, Off. Eastern Express Highway, Sion (E), Mumbai 400 022.

The project has been registered via MahaRERA registration number for Runwal Gardens Phase 1 - P51700022699, Runwal Gardens Phase 2 Bldg No 13-17 - P51700025677, Runwal Gardens Phase 2 Bldg No 18-23 - P51700024154, Runwal Gardens Phase 3 Bldg no 24- 26 - P51700026228 and is available on the website: <https://maharera.mahaonline.gov.in> under registered projects.

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