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AN OPPORTUNITY TO EXPERIENCE  
**TIMELESS**  
**LIFE** *once again!*

www.runwalmartimeless.com



**SITE ADDRESS :** RUNWAL TIMELESS, NEAR WADALA MONORAIL STATION, WADALA, MUMBAI  
RUNWAL TIMELESS AT BKC-WADALA GROWTH CORRIDOR  
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**BKC-WADALA GROWTH CORRIDOR**

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# A LEGACY IN CREATING



*life spaces that stand the test of time*

WE PROMISED TO BUILD HOMES,  
NOT APARTMENTS. **WE DELIVERED.**

WE PROMISED TO BUILD INNOVATION HUBS,  
NOT OFFICES. **WE DELIVERED.**

WE PROMISED TO BUILD EXPERIENCE CENTRES,  
NOT MALLS. **WE DELIVERED.**

## WE PROMISED. YOU TRUSTED. WE DELIVERED.

WE ARE THE PROMISE KEEPERS.

### 42+

**PROJECTS DELIVERED**

24 PROJECTS UNDER  
CONSTRUCTION

### 35+

**AWARDS & ACCOLADES**

REALTY PLUS EXCEL AWARD (WEST), 2016  
ULTRA LUXURY RESIDENTIAL PROJE VCT, 2020  
BEST REAL ESTATE COMPANY OF THE YEAR 2021

### 35k+

**HAPPY FAMILIES**

HAVE CHOSEN THEIR DREAM  
HOME AT RUNWAL

### 45+

**YEARS OF LEGACY**

PIONEERS IN ORGANIZED RETAIL &  
RESIDENTIAL ESTATE



# LANDMARKS THAT ARE TIMELESS.



## *Redefining the city's skyline*

Founded in 1978, Runwal is one of Mumbai's premier real estate developers, operating in the residential, commercial, and retail verticals. With a robust track record of 42+ delivered projects with over 35 thousand happy families, it has always kept the 'customer' as a focal point in the designing, planning, and construction of all its developments. In their residential vertical, Runwal operates in luxury, premium, and large-format township developments. It owns and manages the largest retail mall chain in Mumbai that includes R City, Ghatkopar (W) - which is one of Mumbai's largest Mall, R Mall, Mulund, R Mall, Thane and R Odeon, Ghatkopar (E). It manages a portfolio of 24 ongoing projects under development across Mumbai, the MMRDA region & Pune.

Today, the Group's focus on 'quality' has led it to become an industry leader and a market-driven construction company renowned for trust and on-time delivery. The brand has been transforming the landscape of Mumbai for over 4 decades with the highest quality standards in mind. In this glorious journey, Runwal has achieved multiple milestones and has also set a benchmark in the real estate industry. "Some of the pillars that the brand has been standing on are our pioneering the future, respect for individuals, integrity, delighting the customers, and excellence."

## Ongoing Projects



CODENAME 25HOURLIFE,  
THANE



CODENAME ENCHANTED,  
THANE



RUNWAL ZENITH,  
THANE



RUNWAL EIRENE,  
THANE



RUNWAL SANCTUARY,  
MULUND



RUNWAL TIMELESS,  
WADALA



CODENAME RARE,  
OFF JUHU CIRCLE ANDHERI (W)



RUNWAL NIRVANA,  
PAREL








RUNWAL THE CENTRAL PARK,  
PUNE








**EXISTING**

-  AIRPORT
-  TRAIN TERMINAL
-  MONORAIL
-  FLYOVER
-  COMMERCIAL HUB

**FUTURE**

-  SEWRI-WORLI ELEVATED CORRIDOR
-  METRO
-  MUMBAI TRANS-HARBOUR SEA LINK (PROPOSED)





STOCK IMAGE

### UPCOMING **BANDRA VERSOVA SEA LINK**

CONNECTING  
WADALA - BANDRA - VERSOVA



The Versova-Bandra Sea Link is an under construction bridge in Mumbai. The 17.17 km bridge will connect Versova, a neighbourhood in the suburb of Andheri to the Bandra-Worli Sea Link in Bandra, as part of the Coastal Road.



STOCK IMAGE

### UPCOMING **MUMBAI TRANS- HARBOUR SEA LINK**

CONNECTING WADALA TO  
NAVI MUMBAI AND BEYOND



The Mumbai Trans Harbour Link (MTHL) is a 22 km long sea bridge being developed over the Mumbai Harbour in the Mumbai Metropolitan Region (MMR), Maharashtra, India. When completed, the MTHL will become the longest sea link in India.

### UPCOMING **METRO LINE**

CONNECTING WADALA  
ACROSS MUMBAI

The 32.32 km (20.08 mi) line is planned to be fully elevated, and is expected to consist of 32 stations from Wadala (Mumbai) to Kasarvadavali (Ghodbunder Road, Thane) via Ghatkopar, Mulund and Teen Hath Naka, a popular traffic crossing in Thane.

SOURCE: MEDIA ARTICLES



STOCK IMAGE

### UPCOMING **SEWRI-WORLI ELEVATED CORRIDOR (SWEC)**

5 KM ELEVATED CORRIDOR  
CONNECTING SEWRI WITH WORLI



SWEC is a 4.5 km elevated corridor connecting the under-construction MTHL at Sewri on the east and the upcoming coastal road at Worli. The project includes two rail overbridges (RoB) at Sewri and another two-tier bridge at Prabhadevi.



STOCK IMAGE



# timeless location



A central location in Mumbai's most central address brings you closer to all parts of Mumbai, be it South Mumbai, Western & Central Mumbai as well as Navi Mumbai.

## CONNECTIVITY

MONORAIL - 4 MIN  
 EASTERN FREEWAY - 5 MIN  
 EASTERN EXPRESS HIGHWAY - 5 MIN  
 LOCAL RAIL (HARBOUR & WESTERN) - 7 MIN  
 INTL. AIRPORT - 10 MIN  
 BANDRA WORLI SEA LINK - 10 MIN

## HEALTHCARE

KIKABHAI TRUST HOSPITAL - 6 MIN  
 NOWROSJEE WADIA MATERNITY HOSPITAL - 10 MIN  
 WADALA TB HOSPITAL - 12 MIN  
 BAJAJ ORTHOPEDIC HOSPITAL - 12 MIN  
 TATA/ KEM HOSPITAL - 12 MIN  
 HINDUJA HOSPITAL - 14 MIN

## NATURE PARKS

BHAKTI PARK GARDEN - 5 MIN  
 MANCHERJI JOSHI PARK - 8 MIN  
 KARVE GARDEN - 8 MIN  
 FIVE GARDENS - 9 MIN

## EDUCATIONAL INSTITUTES

### SCHOOLS

DON BOSCO HIGH SCHOOL - 7 MIN  
 SOUTH INDIAN EDUCATION WELFARE SOCIETY SCHOOL - 8 MIN  
 NATIONAL KANNADA EDUCATION SOCIETY HIGH SCHOOL - 9 MIN  
 J.B.C.N. INTERNATIONAL SCHOOL - 9 MIN  
 AUXILIUM CONVENT HIGH SCHOOL - 10 MIN  
 DADAR PARSII YOUTH HIGH SCHOOL - 10 MIN  
 ST. GREGORIOS HIGH SCHOOL - 10 MIN  
 AMBANI INTL. SCHOOL - 10 MIN  
 BOMBAY SCOTTISH SCHOOL - 12 MIN

### COLLEGES

NEW SIES COLLEGE - 7 MIN  
 SIWS COLLEGE - 9 MIN  
 VJTI - 9 MIN  
 RUIA COLLEGE - 9 MIN  
 KHALSA COLLEGE - 9 MIN  
 R A PODAR COLLEGE - 10 MIN  
 MUMBAI B. ED. COLLEGE FOR WOMEN - 10 MIN  
 WELINGKAR COLLEGE - 10 MIN

## CBD

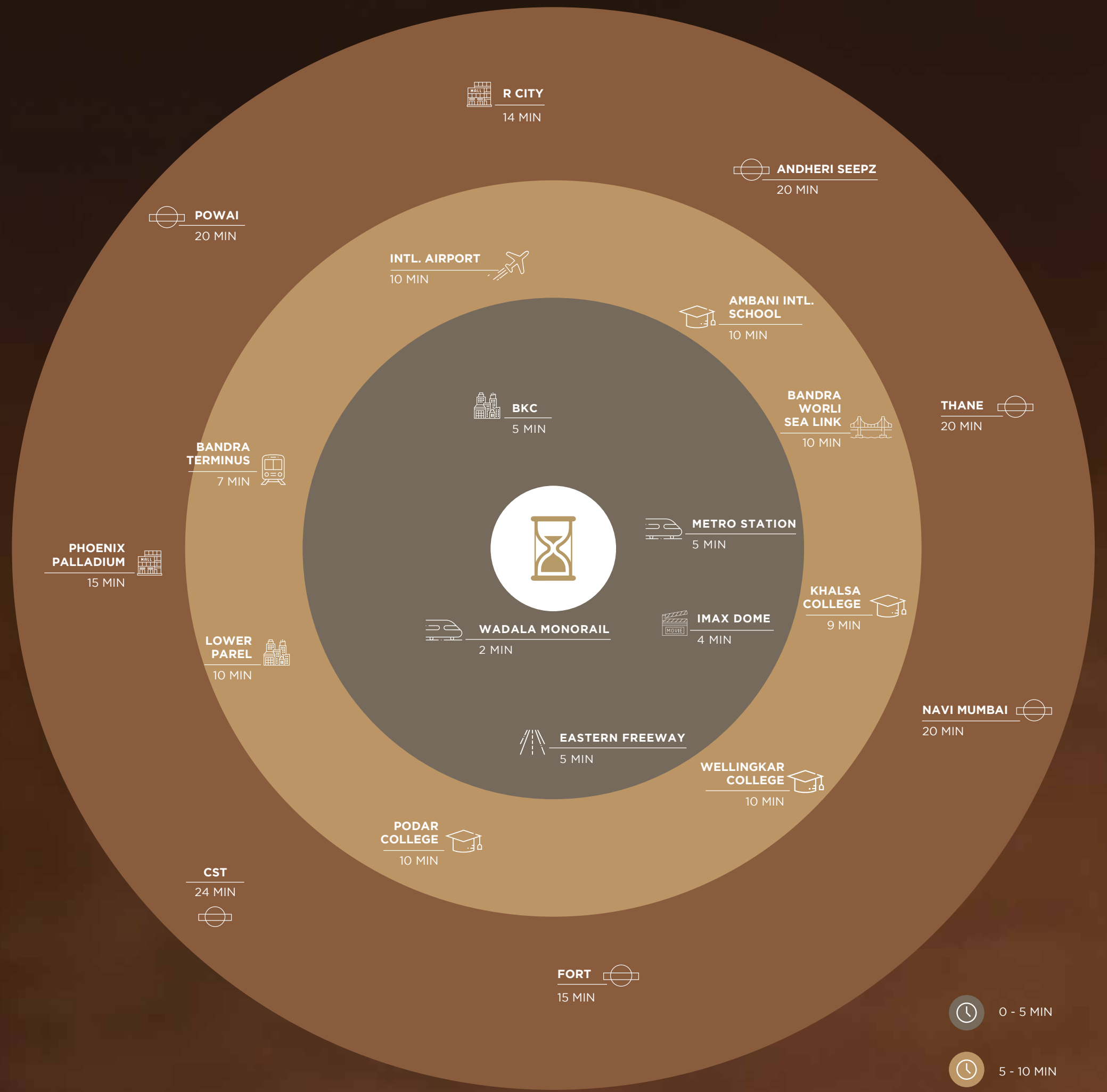
WADALA BUSINESS DISTRICT - 4 MIN  
 BANDRA KURLA COMPLEX - 5 MIN  
 LOWER PAREL - 10 MIN  
 SEWRI - 14 MIN  
 FORT - 20 MIN  
 NARIMAN POINT - 20 MIN

## SHOPATAINMENT

IMAX DOME - 4 MIN  
 PVR SION - 6 MIN  
 SHANMUKHANANDA HALL - 7 MIN  
 MCA CLUB - 7 MIN  
 JIO GARDEN - 8 MIN  
 R CITY - 14 MIN  
 PHOENIX PALLADIUM - 16 MIN

## FUTURE CONNECTIVITY

SEWRI-WORLI ELEVATED CORRIDOR (SWEC)  
 BANDRA VERSOVA SEA LINK  
 MUMBAI TRANS-HARBOUR SEA LINK  
 METRO LINE



- 0 - 5 MIN
- 5 - 10 MIN
- 10 - 20 MIN

*Time to pursue your hobby.  
Time to engage with self.  
Time to bond with family.  
Time to cherish memories.  
Time to rejoice every moment.  
Time to celebrate every occasion.*



*own your time,  
once again!*





*experience*  
*timeless life*

Own Your Time and live the moment by choosing a home at Runwal Timeless. A pioneering life space featuring time-luxury 2 & 3 BHK homes with 50+ thoughtfully planned lifestyle amenities spread over 22,000 Sq. Ft. of Sky Promenade at Wadala-BKC Connector.

PRESENTING

 **RUNWAL**  
**TIMELESS**

BKC-WADALA GROWTH CORRIDOR





# Ground Level



## AMENITIES AT GROUND LEVEL

- |                                 |                             |                      |                       |                        |
|---------------------------------|-----------------------------|----------------------|-----------------------|------------------------|
| 1. ENTRY/EXIT PORTAL            | 6. SENIOR CITIZEN AREA      | 11. ROCK CLIMBING    | 16. SELFIE WALL       | 21. KID'S CYCLING PATH |
| 2. DROP OFF AREA                | 7. REFLEXOLOGY PATH         | 12. BUOY BALL SWINGS | 17. ART CRAFT SECTION | 22. CLUB               |
| 3. DOUBLE HEIGHT ENTRANCE LOBBY | 8. MEDICINAL HERBS / PLANTS | 13. BALL EXERCISE    | 18. PHOTO BOOTH       | 23. LOTUS POND         |
| 4. KID'S CRECHE AREA            | 9. KID'S PLAY AREA          | 14. LAWN SIT OUTS    | 19. TRELLIS           | 24. POOL DECK          |
| 5. HIGH STREET RETAIL           | 10. TODDLERS PLAY ZONE      | 15. INTERACTIVE AREA | 20. INFORMAL SIT OUTS | 25. BAR COUNTER        |



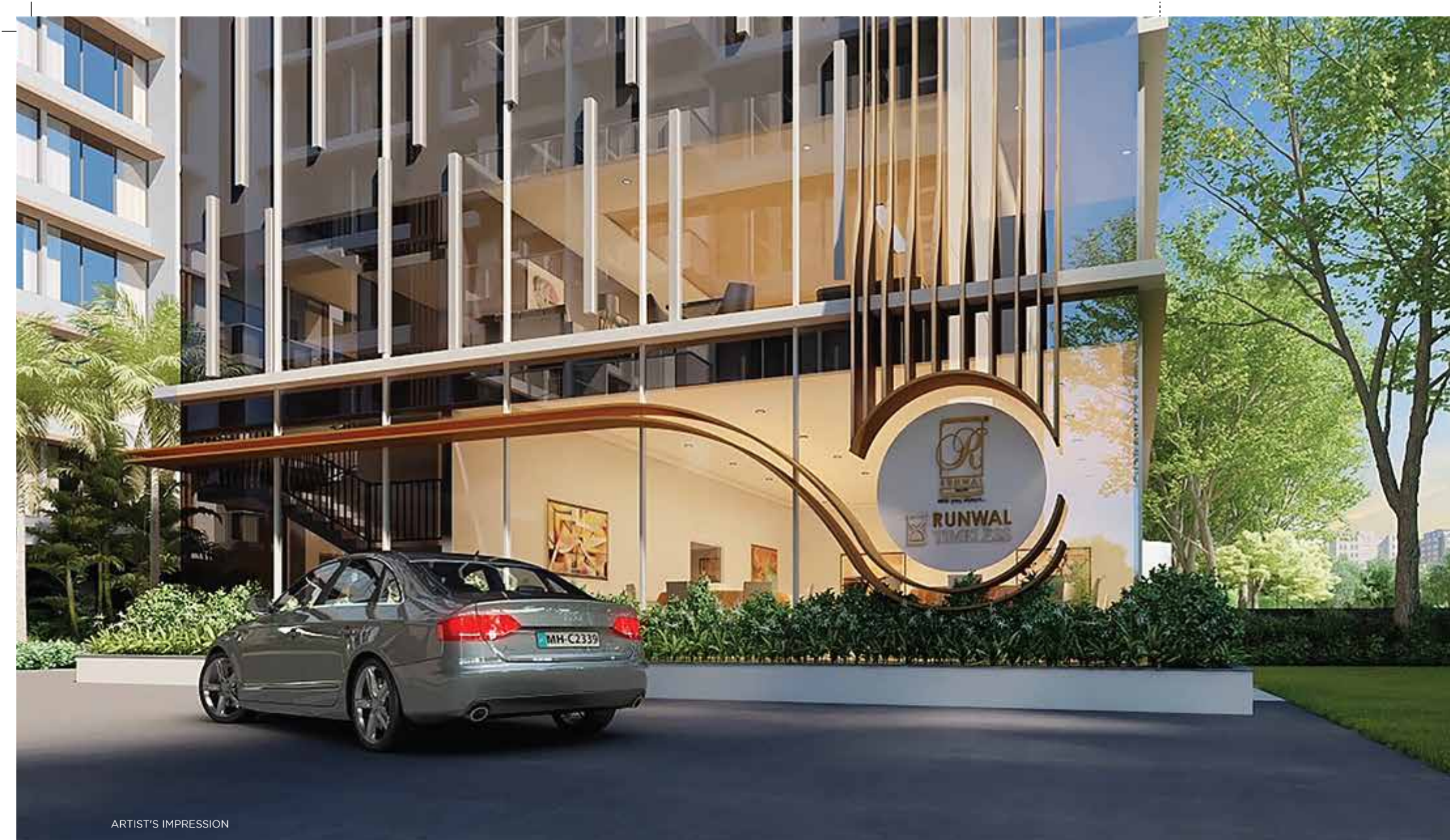
A woman with long dark hair is shown in profile, facing right. She is wearing a dark, short-sleeved top and holding a champagne flute glass filled with bubbly liquid. The background is a warm, golden sunset over a cityscape, with the sun low on the horizon, creating a soft glow and lens flare effects. The overall mood is elegant and sophisticated.

# *timeless privilege*



Celebrate your arrival to the higher echelons by choosing home that befits your dream of a life extraordinary. High up the city, above all, in the company of the exclusives, with privileges that put you right on the top





ARTIST'S IMPRESSION

*timeless arrivals*

## MAJESTIC ENTRANCE GATE



A grand entry gate leading to a spectacularly designed lobby ensures that every day homecoming feels special.

## *the club*

### 50 + LIFESTYLE AMENITIES

- BANQUET
- SPILL OVER PARTY SPACE
- GYM & FITNESS CENTRE
- BOXING ARENA
- DANCE STUDIO
- AERIAL FITNESS
- CHANGING ROOM & LOCKERS
- GUEST SUITES
- POOL
- KID'S POOL
- LOTUS POND
- POOL DECK
- BAR COUNTER
- DAY BEDS
- POOL LOUNGERS
- WATER JETS & JACUZZI
- SPA WITH MASSAGE ROOMS
- PARTY DECK
- BAR COUNTER



ARTIST'S IMPRESSION



# *timeless serendipity*



Get high on life's indulgences with a spectacularly designed Sky Promenade. Offering avenues from the sports bar to the outdoor library to cabana seatings, overlooking the panoramic vistas of Mumbai.





# 22,000 Sq. Ft. Sky Promenade



## SKY PROMENADE AMENITIES

- |                            |                        |                   |                           |
|----------------------------|------------------------|-------------------|---------------------------|
| 1. SPORTS BAR              | 6. OUTDOOR GYM         | 11. YOGA DECK     | 16. PERGOLA WITH SEATINGS |
| 2. BARBEQUE AREA           | 7. BAR / JUICE COUNTER | 12. MEDITATION    | 17. INFORMAL SEATINGS     |
| 3. CABANA / LOUNGE SEATING | 8. JUNGLE ADVENTURE    | 13. URBAN FARMING | 18. LANDSCAPED GARDEN     |
| 4. SUNDOWNER PARTY AREA    | 9. ART CAFE            | 14. SIT OUT AREA  | 19. FEATURE WALL          |
| 5. AMPHITHEATRE            | 10. OUTDOOR LIBRARY    | 15. JOGGING TRACK |                           |





ARTIST'S IMPRESSION

*limitless sky*  
THE OUTDOOR LIBRARY



*endless celebrations*  
SUNDOWER LOUNGE



ARTIST'S IMPRESSION

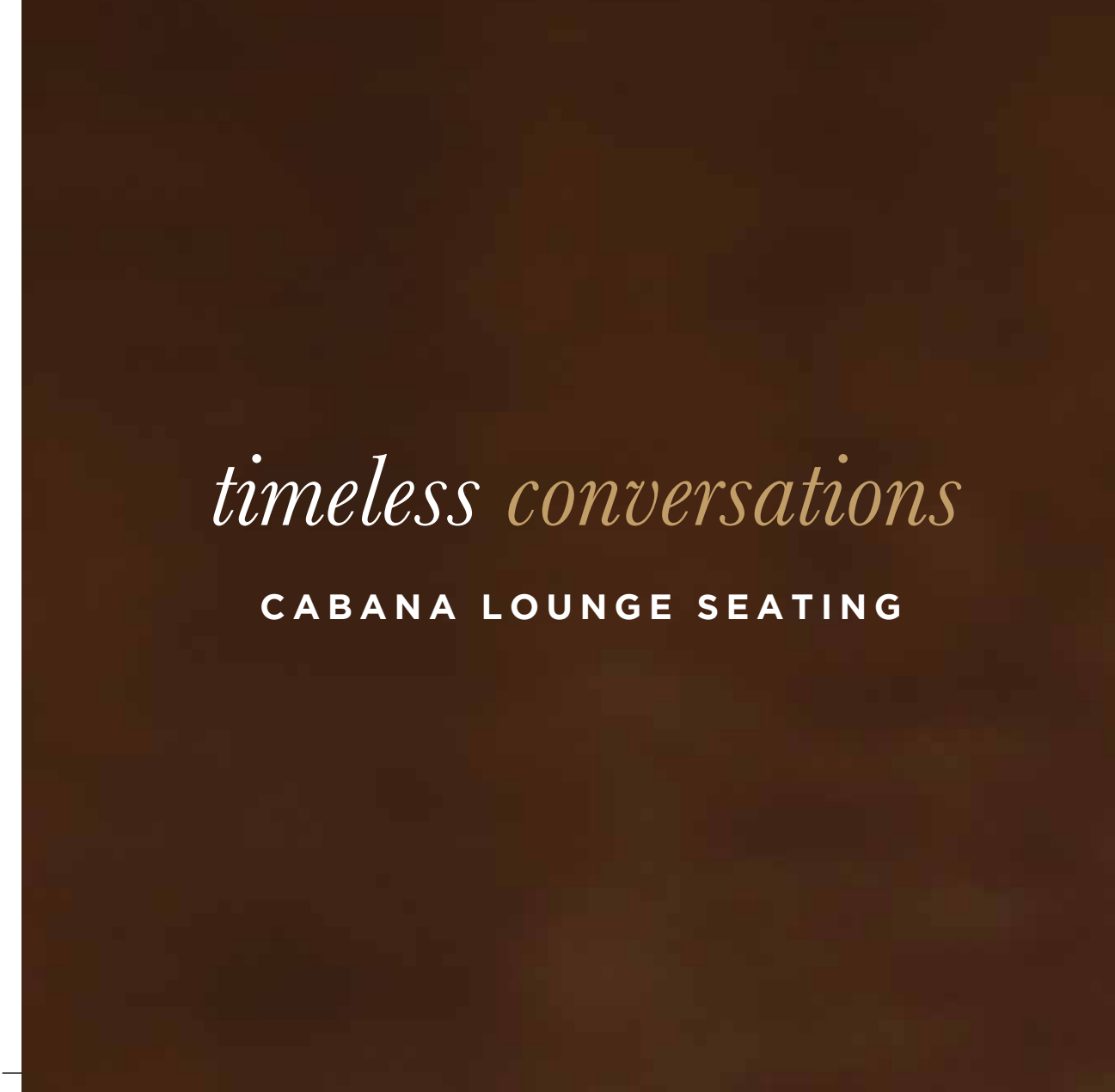




ARTIST'S IMPRESSION

*timeless excitement*

THE SPORTS LOUNGE



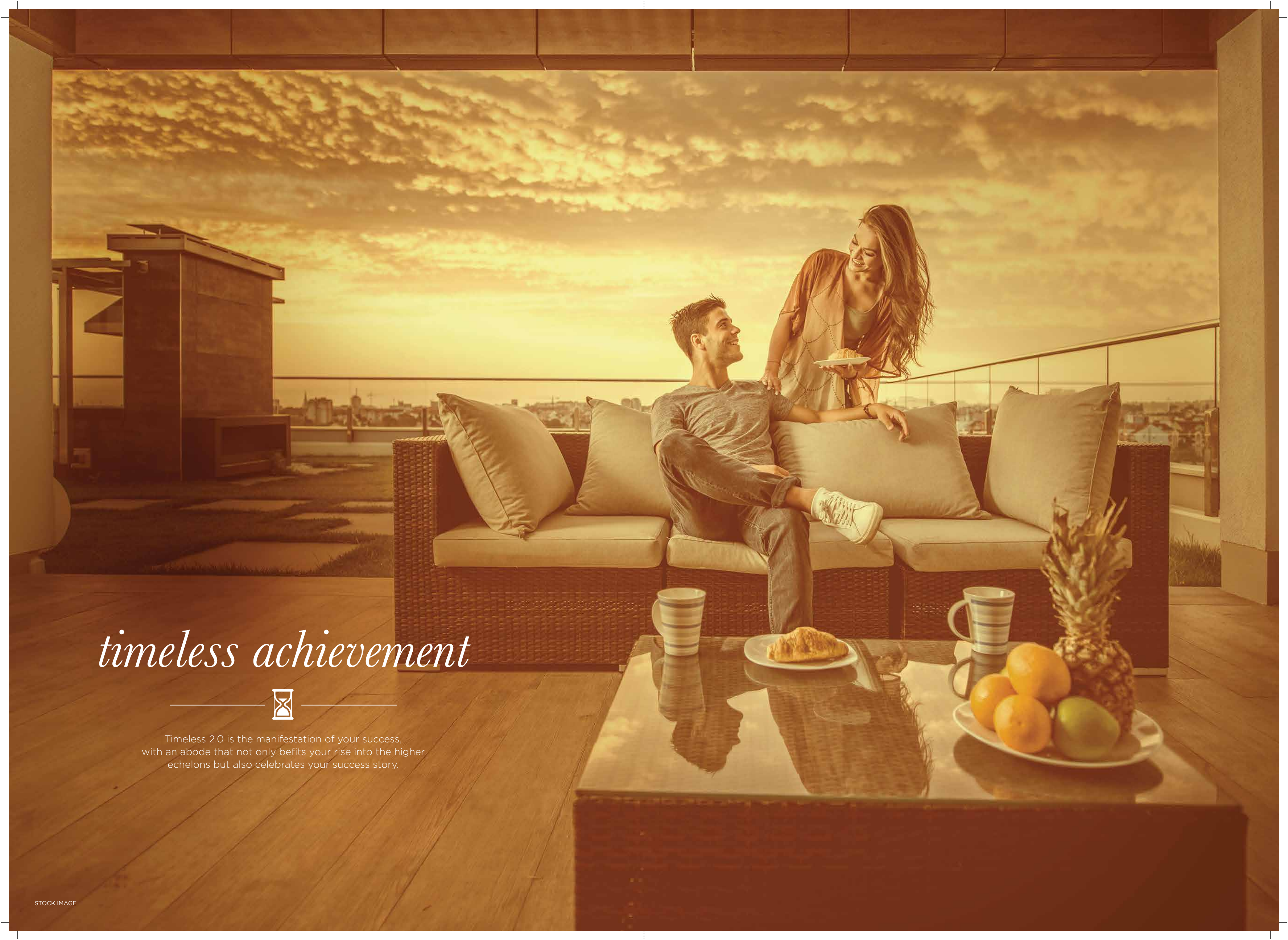
*timeless conversations*

CABANA LOUNGE SEATING



ARTIST'S IMPRESSION





*timeless achievement*



Timeless 2.0 is the manifestation of your success, with an abode that not only befits your rise into the higher echelons but also celebrates your success story.





ARTIST'S IMPRESSION

*limitless expanse*

**BASK IN THE LIMITLESS EXPANSE**



Space is in plenty at the 'Timeless 2.0'. Bask in the spacious rooms embellished with premium fixtures and grand experiences.

*timeless vistas*

**SELECT RESIDENCES WITH DECKS**



Choose from our few limited Deck residences that open to uninterrupted views of the city & nature.



ARTIST'S IMPRESSION





*timeless partnership*

**DESIGN ARCHITECT**

M/S. MANDVIWALA QUTUB & ASSOCIATES

**STRUCTURAL CONSULTANT**

M/S. MAHIMTURA CONSULTANTS PVT. LTD.

**MEP**

M/S. ELECTRO-MECH CONSULTANTS PVT. LTD.

**ENVIRONMENTAL CONSULTANT**

M/S. ENVIRO ANALYSIS AND ENGINEERS PVT. LTD.



