

ADEN

BKC ANNEXE



IMAGE IS FOR REPRESENTATIONAL PURPOSES ONLY

IT'S THOUGHTFUL. IT'S **Rustomjee®**

CALL: 022 6111 6111

Site Address: Rustomjee Aden, Off N.Dharmadhikari Road,
Opposite Rustomjee Seasons, Kala Nagar, Bandra (East), Mumbai - 400 051.



MahaRERA registration no: P51800049222
Available at website: <https://maharera.mahaonline.gov.in/>

FOR RERA
DETAILS
SCAN THIS



Disclaimer: All layouts, locations, plans, specifications, designs, elevations, features, amenities, facilities, services, product/equipment type and brand mentioned are indicative of the kind of development proposed in this Project and its finality is subject to the approval of the respective authorities or as required by the Promoter/Developer in the interest of continuing improvement, without prior notice or obligation. Minor variations (+/- 3%) in actual carpet areas may occur as a result of design/construction variances, finishing tolerances and column projections. The pictures/images and perspective views of the premises/building/layout are for representational purposes only and are not a part of actual deliverables. This printed material does not constitute an offer and/or contract of any type between the Promoter/Developer and the Purchaser. All transactions in respect of this Project shall be subject to the terms and conditions of the Agreement for Sale to be entered into between the Promoter/Developer and the Purchaser. *T&C apply

ADEN

BKC ANNEXE

IT'S THOUGHTFUL. IT'S **Rustomjee®**

BKC'S BEST KEPT SECRET.
and for a very lucky few, home.

IMAGE IS FOR REPRESENTATIONAL PURPOSES ONLY



Boman Rustom Irani
Chairman & Managing Director, Rustomjee Group

Rustomjee Aden is BKC's little known masterpiece. A standalone landmark in the heart of Bandra East that will be home to an exclusive community of like-minded neighbours. Privacy will be paramount here. As will be the access to a rare lifestyle, coupled with the convenience of having the buzz of BKC right next door.

We're bringing balance back to life with Rustomjee Aden. Here, the hours once lost to traffic become a thing of the past. Coming home now means unwinding with a leisurely swim or enjoying a beautiful sunset at the rooftop, while your nights out are spent exploring the city's best restaurants with loved ones. The time you save on your commute can now be invested in perfecting your backstroke or nailing that headstand.

Every amenity is designed to enrich your lifestyle, revealing one truth - a residence here is your key to joining the BKC elite.



IMAGE IS FOR REPRESENTATIONAL PURPOSES ONLY

**DISCOVER A LIFE OF RARE
REFINEMENT BEYOND**
four walls and square feet.

Experience exclusivity at its finest at Rustomjee Aden. This ideally located standalone tower situated in the quiet bylanes of Bandra East, offers the perfect blend of privacy at home and rooftop amenities to elevate your social life.

Limited residences spacious enough for extended family dinners, a home office or a play room and a neighbourhood with enough options for a night out with friends. In short, it's all you need to add more life to life.

- Premium multi-storeyed tower
- 4 apartments per floor
- 3 bedroom residences
- Amenities spread over 2 levels
- Rooftop amenities include an open to sky swimming pool and more
- Multi-tier security

Spaces that turn a weekday
**INTO A WEEKEND AND NEIGHBOURS
INTO FRIENDS.**

Our two topmost floors are dedicated to helping you enjoy some of the most important things in life. Like finding the perfect asana for inner peace, connecting with the fellow party animals that live next door or playing Marco Polo with the kids in the pool after work. Our rooftop amenities are where you discover a lifestyle where every moment can be a new memory.

Lifestyle amenities on 21st floor:

- Well-equipped gymnasium
- Multi-function room

Lifestyle amenities on the rooftop:

- Rooftop swimming pool • Pool deck
- Party lawn • Yoga deck
- Outdoor fitness area • Kids' play area
- Open gym



SAY HELLO TO SERENITY AT
the water's edge.

Rooftop swimming pool | Pool deck



IMAGE IS FOR REPRESENTATIONAL PURPOSES ONLY

Find your balance
HIGH ABOVE THE EVERYDAY.

Rooftop yoga deck



IMAGE IS FOR REPRESENTATIONAL PURPOSES ONLY

DISCOVER THE PERFECT
ADDITIONS TO EVERY PARTY
GUEST LIST:
the sky, moon and stars.

*Rooftop party lawn
Multi-function room*



SHOT AT A RUSTOMJEE PROPERTY

MORNING WORKOUTS
WON'T HAVE
TO COMPETE WITH
morning commutes.

Well-equipped gymnasium



SHOT AT A RUSTOMJEE PROPERTY



Find every little known shortcut
**TO JOY, BLISS AND PEACE OF
MIND JUST AROUND THE CORNER.**

IMAGE IS FOR REPRESENTATIONAL PURPOSES ONLY

The BKC insider's
**GUIDE TO HAVING A HOME
THAT HAS IT ALL.**

An address that is close to BKC means minimising the distance between you and life's best moments. It means you can live a life of shorter commutes to work or school and more time spent enjoying all that the maximum city has to offer.

So whether it's after work get-togethers, long, lazy weekend brunches or some mood-boosting retail therapy, Rustomjee Aden puts you minutes away from it all. And gives you the ideal distance from life as usual.

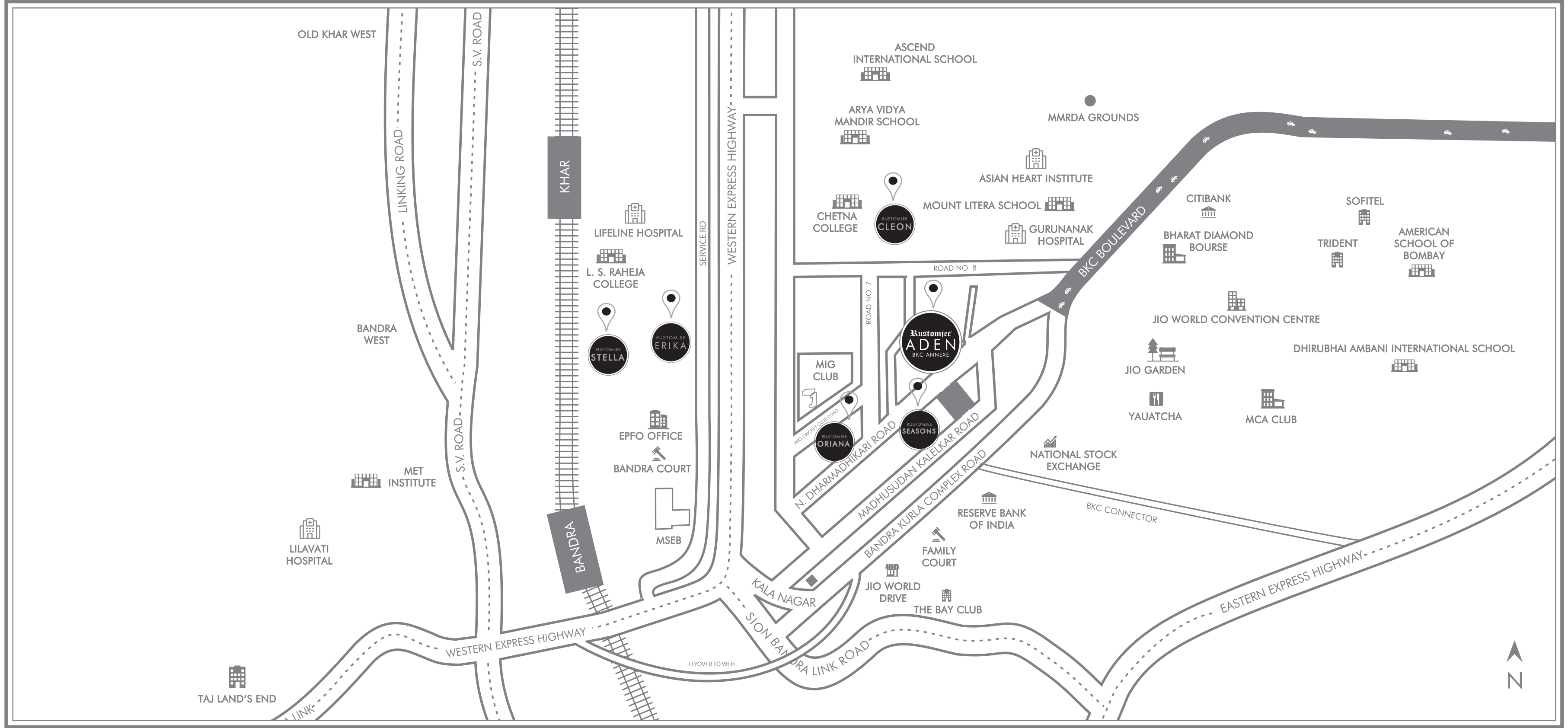
The secret to living it up in BKC is right here.

Connectivity

- BKC – 400 mts
- Bandra-Worli Sea Link – 3.5 km
- Domestic Airport – 6 km
- International Airport – 8 km
- Mumbai Metro line 3 (Aqua line),
Aarey Colony to Colaba – 200 mts
- Western Express Highway – 1 km
- Bandra Railway Station – 1.6 km





IMAGE IS FOR REPRESENTATIONAL PURPOSES ONLY




LIFESTYLE CONVENIENCES

 Recreation: • Jio Garden • The Bay Club • MCA Club • MIG Club • NMACC


 Education: • Dhirubhai Ambani International School • Arya Vidya Mandir • American School of Bombay • Ascend International • Chetna College • Mount Litera International School • Raheja College


 Hospitals: • Asian Heart Institute • Lilavati Hospital • Hinduja Hospital • Gurunanak Hospital


 5-Star Hotels: • Sofitel BKC • Trident BKC • Grand Hyatt • Taj Land's End

 Malls: • Jio World Drive • High Street Phoenix • Phoenix Market City • Jio World Plaza

UPCOMING INFRASTRUCTURE

 Upcoming Metro line 2B that passes through BKC will connect DN Nagar to Mankhurd

 Upcoming coastal road will cut travel time between Marine Lines and Kandivali

 High-speed bullet train from Mumbai to Ahmedabad will start from BKC


 Mumbai Metro line 3 (Aqua line) will connect Cuffe Parade – BKC



IMAGE IS FOR REPRESENTATIONAL PURPOSES ONLY

Be among the few to
DISCOVER BKC'S HIDDEN GEM.

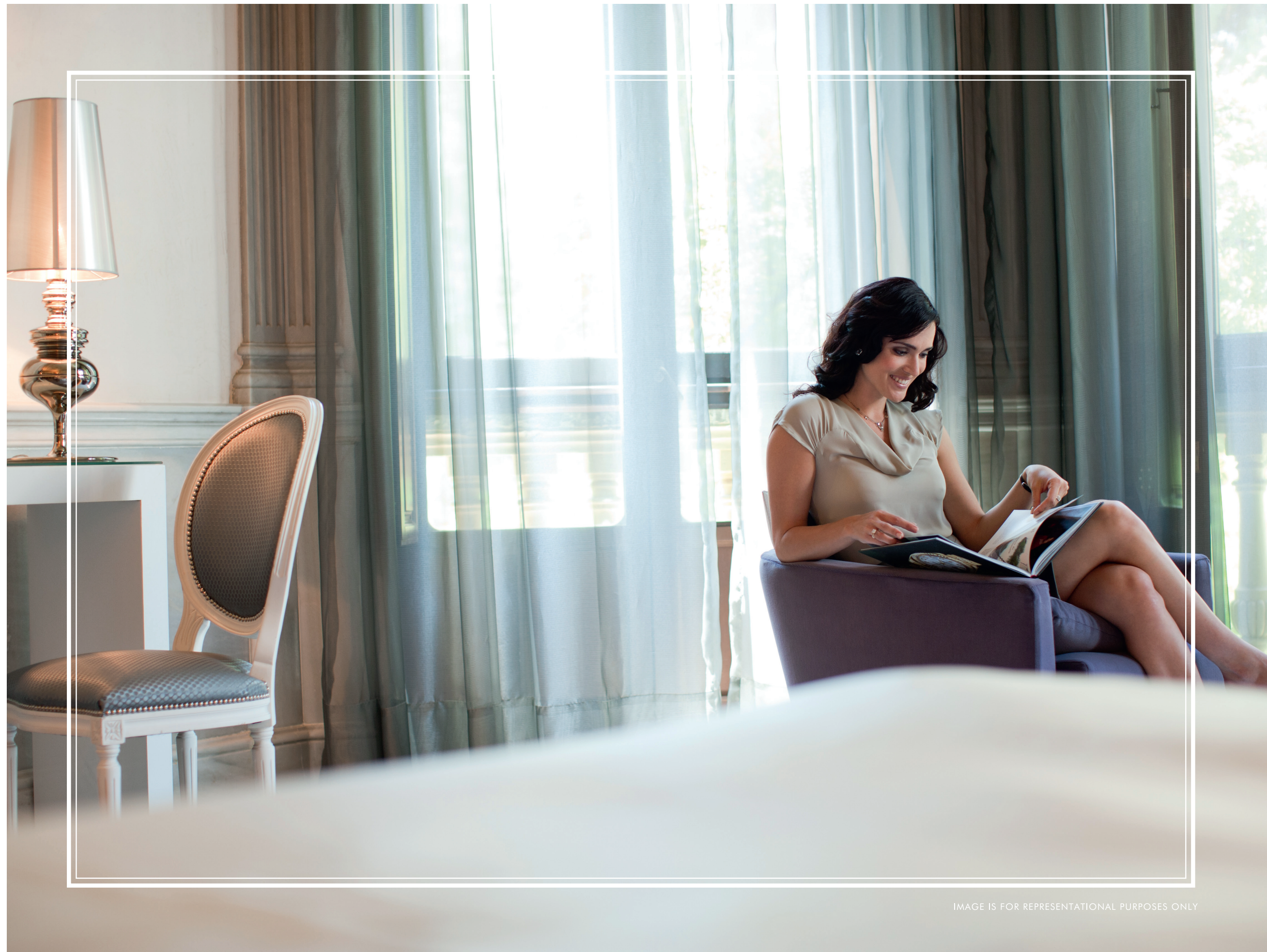


IMAGE IS FOR REPRESENTATIONAL PURPOSES ONLY



SHOT AT A RUSTOMJEE PROPERTY

**HAPPINESS, COMMUNITIES
AND LIFELONG FRIENDSHIPS.
JUST A FEW THINGS
WE'VE BUILT IN OUR
*28-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. Where neighbours become friends and friends turn into family.

Sculpted into every sq. ft. we build, are new age concepts, technology and eco-friendly design. Rustomjee is the name the city relies on to bring back childhoods, create big, happy, well-knit communities, turn innovation into more than just a buzzword, and make trust a part of every floor plan.

*17,000+ homes | 2 mega townships
25+ mn. sq. ft. delivered | 300+ buildings
43+ mn. sq. ft. in the pipeline*

**ADDING OUR OWN SPECIAL
BRAND OF LUXURY TO THE CITY'S SKYLINE
STARTS WITH ADDING VALUE.**



CREST

*We have a dedicated Property Management team
that works on site to make sure every nook and cranny of
your property always looks as good as new.*



Fifth Wall
Designs

*Fifth Wall Designs is here to customise interiors
and design solutions, down to the last detail, just for you.*

LEASE SMART

*When you invest in a Rustomjee property our leasing experts
make sure your residence is leased to the right gentry and
that you get optimum returns on your investment from day one.*

FINSERV

*We offer comprehensive, end-to-end financial services and
support that opens new doors to your new home.*