



THE RESIDENCE  
91 NEPEAN SEA ROAD

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BEYOND EXCEPTIONAL

*KINGS. QUEENS. ROYALTY.*  
WELCOME HOME.





## NEPEAN SEA ROAD

FOR GENERATIONS ROYALTY LIVED HERE .

NOW , IT'S YOUR TURN .

Nepean Sea Road is named after Sir Evan Nepean (1751-1822), 1st Baronet and the Governor of Bombay from 1812-1819.

When he was appointed as the Governor of Bombay, the Queen granted Sir Nepean a 2-acre land parcel set along the Arabian Sea for his residence. Thus began the royal sojourn where Rajas and Maharajas from across India, in a bid to be closer to British Royalty, chose to build a royal abode here, marking a turning point in the history of the region.

### THE RESERVE OF THE ROYALS

Since then, Nepean Sea Road has remained the epitome of a luxury address. Stately private villas, princely palaces, old bungalows and luxury residences always graced Nepean Sea Road. Many Maharajas, including those from Baroda, Gwalior, Indore, Wankaner, Hyderabad, Rewa and Kutch, built palatial homes in and around Nepean Sea Road.

Through the centuries, and pages of history and time, Nepean Sea Road has continued to reign as the address of royalty. Home to the who's who. The South Mumbai of South Mumbai. The reserve of the royals.



## 91 NEPEAN SEA ROAD

A ROYAL LEGACY

THE ROYALS OF BANSDA  
FROM GUJARAT TO MUMBAI

Bansda (or Vansda), is a princely state in the southern part of Gujarat.

Believed to be descendants of the fierce Rajput clan, the Royals of Bansda were renowned for visionary architecture, urban town planning and art.

Given the dry, hot, desert-air summers of Gujarat, like many Maharajas and Princes of Gujarat, Mewar and Rajasthan, they commissioned a Summer home in Mumbai, the jewel overlooking the sea.

It goes without saying that they selected the turf of royals even then – 91, Nepean Sea Road.



# NEPEAN SEA ROAD

## THE CONFLUENCE OF ART & CULTURE

The epitome of a luxury address, Nepean Sea Road is the reserve of all things royal. This is the address of those who enjoy the sophisticated passions and leisures of the South Mumbai lifestyle. A magical confluence of art & culture, your address is truly flavoured to the tastes of royalty. For men of idulgence, an extravagant spread on a silver platter.

THE RESIDENCE  
91 NEPEAN SEA ROAD



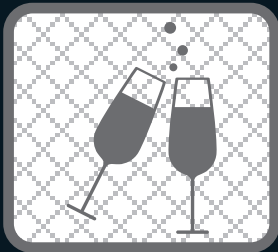


## ARTS

**National Centre for the Performing Arts** - India's first premier cultural centre, it has been committed to preserving and promoting Indian and international arts and culture as well as presenting new and innovative work in the field of the performing arts.

**Jehangir Art Gallery** - Built in 1952, it has evolved as the center of art activity in the city over the years and is a rendezvous point for artists, patrons and art lovers.

**Chhatrapati Shivaji Maharaj Vastu Sangrahalaya (CSMVS)** formerly Prince of Wales museum - The city's main museum built in the Indo-Saracenic style of architecture in the early 20th century to commemorate the visit of the then Prince of Wales.

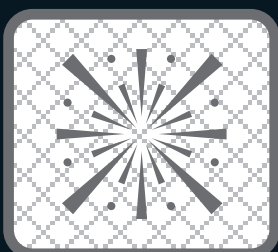


## INDULGENCE

**The Palladium Hotel** - A decadent and luxury oasis for leisure and business travelers owing to its proximity to the city's entertainment districts and commercial properties in the heart of Mumbai.

**Trident Hotel by The Oberoi Group** - An iconic Mumbai landmark soaring 35 storeys tall with 555 rooms and suites, it offers panoramic views of the Queen's necklace. **Taj Hotel** - The flagship hotel of the Taj group with 560 rooms and 44 suites is a historical and architectural marvel that has hosted many notable guests, from presidents to captains of industry and stars of show business.

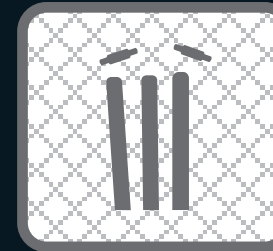
**Vivanta by Taj Hotels, Cuffe Parade** - Premium hotel created for the cosmopolitan global traveller and bon vivant that combines contemporary luxury, cool informality and the charming Taj hospitality.



## CULTURAL FESTIVALS

**Banganga Festival** - A two-day music festival celebrated in January in Malabar Hills witnesses musical performances of renowned artists from all over India to promote the preservation of the historical Banganga tank and its environment.

**Kala Ghoda Arts festival** - This nine-day annual festival featuring a variety of cultural events organized by the Kala Ghoda Association takes place in January or early February in the Kala Ghoda area of South Mumbai.



## CRICKET STADIUMS

**Wankhede Cricket Stadium** - Built in 1974, with a seating capacity of 33,482, it is the city's main cricketing venue and has been host to numerous high profile cricket matches.

**Brabourne Stadium** - India's first permanent sporting venue, the ground has played host to tennis and football matches as well as music shows and concerts.



## RELIGIOUS CENTRES

**Mahalaxmi Mandir** - A famous temple built in 1831 dedicated to Mahalakshmi, the central deity of Devi Mahatmyam. During Navratri celebrations, the temple is beautifully decorated and devotees from all over the country throng for Darshan.

**Babulnath Temple** - One of the oldest temples in the city, where lakhs of devotees worship Lord Shiva in the form of a Babul tree. Devotees climb up to obtain the blessings of the Shivling. Elevator facilities can also be availed.



## HISTORICAL DESTINATIONS AND PLACES OF BEAUTY

**Gateway of India** - A 26-metres high basalt arch overlooking the Arabian Sea which earlier served as a jetty for British governors and other luminaries.

**Hanging Gardens** - Laid out in 1881 over Bombay's main reservoir, they are terraced gardens perched at the top of Malabar Hil which provide sunset views over the Arabian Sea and feature numerous hedges carved into the shapes of animals.



## HIGH ENERGY EXCITEMENT

**Mahalaxmi race course** - A vast oval shaped 2,400 metres horse-racing track, spread over 225 acres of land facing the sea. The ground is opened to joggers, and is also rented out for outdoor events and weddings.



*ROYAL. OPULENT. LUXURIOUS.*  
WELCOME TO YOUR HOME.





# THE RESIDENCE

9 1 N E P E A N S E A R O A D

Rising majestically into the sky,  
The Residence celebrates exclusivity like no other.  
After all, it stands where once royalty lived. Specially  
designed to stand apart from the elemental,  
the magnificent tower exudes regal elegance,  
underlining its presence.

In early 19th century, land north of the then Breach  
Candy Baths, on Warden Road,  
was reclaimed and two large plots created.

One plot was sold to the Maharaja of Bansda,  
on the condition that he would carry out the  
reclamation at his own cost.

The Maharaja erected the magnificent royal Bansda  
Residence, which was designed by  
Master, Sathe & Bhuta.

Over time, the property exchanged hands  
and owners.

The Runwal Group acquired this legacy in 2012,  
giving rise to The Residence.

With a single apartment per floor,  
we give your majesty the honour you deserve.



*JETS. YACHTS. BMWs.*  
ON CALL.



## A PRIVATE JET

Fly high, soar away to your favourite holiday destinations. Your private jet is a call away.



## RULE THE SEAS

Now, the ocean is your fiefdom.  
When you wish to go on a day-long  
cruise with friends and family, Your  
luxury yacht awaits you.





## LUXURY DRIVE

In princely style, two luxury chariots are stationed and ready, to chauffeur your family and you around the city.





*P*RIVILEGES & *L*UXURIES.

PREPARE TO BE PAMPERED





## DOUBLE HEIGHT ENTRANCE LOBBY

Where am I? In a grand durbar hall of a palace or a gloriously rich castle hall or the splendidly urbane Raffles Hotel. The tall, imposing double-height lobby with high, never-ending ceilings and marble decks, envelope you in this grandeur and exclusivity, every time you come home.



TWO PRIVATE  
LIFTS DEDICATED  
TO EACH WING

Your Majesty and his royal clan  
never have to wait. High-speed  
elevators are ready to whisk you  
away, at the press of a button.

ELEVATOR





## THE CLUB

Step into The Club and experience a royal world of international class, contemporary design and stately elegance. Exclusively for residents, it pampers you with princely comforts from recreation to a world spa, and more.





## THE CLUB LOUNGE

Spacious, sophisticated and truly royal is the coveted The Club Lounge. With chandeliers gracing the ceilings, plush couches, marbles decks and club chairs create an intimate setting where you can socialize. In private.





## THE CLUB POOL

Should you get a tan, or hone your backstroke? The inviting blue waters, overlooking Mumbai's cityscape, invite a million refreshing questions.





## THE CLUB GYMNASIUM

A svelte, size zero or washboard abs... for you, staying in shape is ever so easy. From body sculpting to toning, you can refigure yourself in a modern gymnasium with special weight, cardio and aerobic zones.





## BAY VIEW APARTMENTS

Draw similarities between Mumbai and Manhattan as the Southern tip snakes into the horizon. The spectacular cityscape. The Queen's Necklace... Your views were always out of the ordinary – even from your royal nest.





## SEA VIEW APARTMENTS

The rarest of the rare privileges...  
Aquamarine mornings will regale you.  
Wake up to 270° horizon views of the  
mighty Arabian ocean and enjoy  
dreamy sunsets. Some privileges only a  
select few share. Yours alone, to enjoy.





A wide-angle photograph of a modern, minimalist lobby. The space is characterized by tall, slender wooden pillars that create a rhythmic pattern as they recede into the distance. The floor is made of large, light-colored tiles that reflect the ambient light. Several large potted plants are placed throughout the space, adding a touch of nature. The ceiling is white with recessed lighting. In the background, there are glass doors and a curved wall. The overall atmosphere is clean, bright, and sophisticated.

## PRIVATE LIFT LOBBY

Step out to find an exclusive porch. Like having your own private space or welcoming den outside your home.



## LIVING ROOM

When your royal friends and relatives come visiting, leave them spellbound. No less than a Royal Hall, the large and spacious living room with panoramic views of the sea and the city, is designed to be the envy of the haves.





## MASTER BEDROOM

The dreamiest dreams. The deepest sleep. And a sun-deck with panoramic views. A royal bedroom that offers you more than space.





## PRIVATE WALK-IN WARDROBE

A personal ramp to slip into the new Prada gown from your weekend trip to Milan - your own private, fashion alcove.





## ROYAL KITCHEN

Say Oui to scrumptious macaroons,  
cronuts and financiers... whip up  
the daintiest of parisian pastries from  
your cordon blue course...  
in your dream kitchen, worthy  
of a Masterchef.





## WALK-IN-BATHROOM

Immerse yourself in day-long freshness. Walk into a spacious, well-appointed bath and get refreshed even before you take your royal bath.



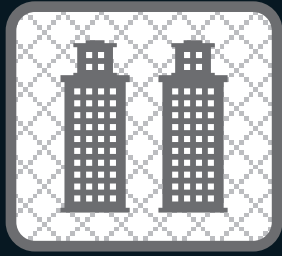


EXCLUSIVITY CLOAKED IN LUXURY:

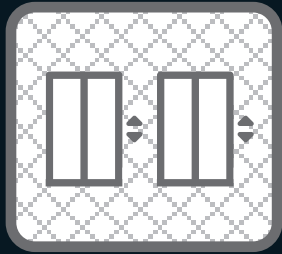
The Residence has been thoughtfully designed to ensure your every need is cared for. In exclusive style. From the select number of bareshell residences that give you freedom to embellish them in your signature style, you will find an array of thoughtful touches befitting your royal expectations.



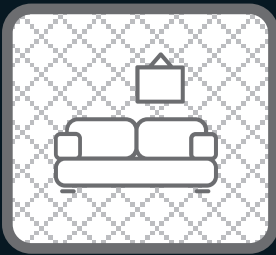
DOUBLE HEIGHT ENTRANCE LOBBY



2 WINGS AND ONLY ONE  
APARTMENT PER FLOOR, PER WING



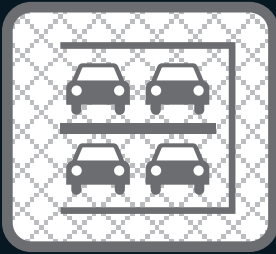
TWO PRIVATE LIFTS PER WING



PRIVATE LIFT LOBBY FOR  
EACH APARTMENT



BARESHELL RESIDENCES



MULTI-LEVEL CAR PARKS





# RUNWAL GROUP

WHERE YOU ALWAYS COME FIRST.

## Residences | Offices | Malls

Since 1978, the Runwal Group has given the city more than 65 landmark projects in the residential, commercial and retail space. In this multi-dimensional portfolio, one similarity stands out in each project. Every single one is built around your needs and wants.

Our customers are the centre of our universe, and everything revolves around our customers' desires. We believe in earning your trust and building a long lasting relationship. It reflects in our brand's positioning statement "*With you, always...*"

The three dots in the statement signify a relationship that continues forever.

That's why even before we think about architects and blueprints, we think about you. Our focus has always been on providing you nothing but the best. Working under the guidelines set by our visionary Founder-Chairman Shri. Subhash S.

Runwal, we strictly adhere to ethical codes of conduct. That is why, we are privileged to enjoy the trust of thousands of people across the city.

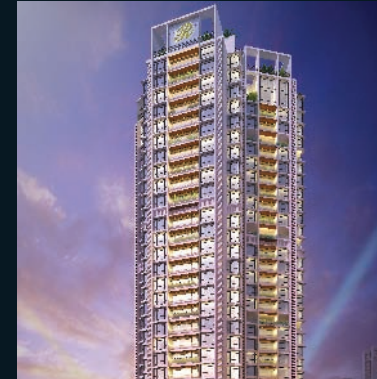
## RETAIL

The Runwal Group owns and manages the largest retail mall chain in Mumbai with over 3 million sq.ft. of B.U.Area.

Our portfolio includes:

- R City, Ghatkopar (W)- Mumbai's Biggest Mall
- R Mall, Mulund- Mulund's Pretigious Mall
- R Mall, Thane- The Largest Mall in Thane
- R Odeon, Ghatkopar (E)- The Boutique Mall of Ghatkopar

THE RESERVE  
NEXT TO FOUR SEASONS, WORLI



3 & 4 BHK

RUNWAL ANTHURIUM  
NEXT TO R MALL, MULUND (W)



2, 3 & 4 BHK

EIRENE  
BALKUM, THANE



1, 2 & 3 BHK

RUNWAL ELEGANTE  
LOKHANDWALA, ANDHERI (W)



3, 4 & 5 BHK

RUNWAL ELINA  
SAKI NAKA



2 & 3 BHK

RUNWAL GREENS  
MULUND (W)



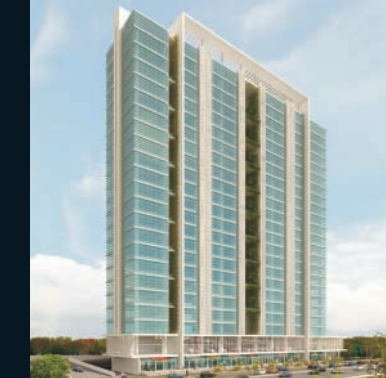
2, 3 & 4 BHK

RUNWAL PEARL  
GHODBUNDER RD., THANE (W)



2 & 3 BHK

RUNWAL R SQUARE  
OPP. R MALL, MULUND



HI- TECH OFFICES  
1000-4000 sq.ft.

RUNWAL SYMPHONY  
VAKOLA, SANTACRUZ (E)



2 & 3 BHK





# RUNWAL GROUP

## Residences | Offices | Malls

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## RUNWAL GROUP

Residences | Offices | Malls

Over 3 decades of leadership | More than 60 landmark projects | Mumbai's largest retail mall chain

Corporate Address:

Runwal & Omkar Esquare, 5th Floor, Eastern Express Highway, Sion (East), Mumbai - 400 022

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