

RUSTOMJEE  
**ERIKA**  
BANDRA (E)

IT'S THOUGHTFUL. IT'S **Rustomjee**<sup>®</sup>

LIFE  
SHOULDN'T BE  
LIVED IN  
SQUARE FEET.

*"Our design thinking principles have inspired every sq. ft. of this project. So that an average Monday can include tea on the terrace, a game or two with the kids followed by a walk to work. At Rustomjee Erika, you'll be located in the heart of tomorrow."*

*Boman R. Irani  
CMD, Rustomjee Group*

## A HOME CAN ADD AN EXTRA HOUR TO YOUR DAY.

*We believe distances should be measured in leisurely strolls and bicycle rides.  
Traffic shouldn't eat into dinner plans. Cuisines from around the  
world should be found just around the corner. And everyone should reach home  
from work just in time for a Rooftop sundowner five times a week.  
At Bandra East, you will find the high points of life within arm's reach.*



*Bustling upcoming  
location*



*Minutes away from the Sea Link  
and the Western Express Highway*



*Close to BKC*



*Well developed social  
infrastructure - schools, hospitals,  
malls, restaurants nearby*



*Well-connected to  
the Western Suburbs  
and South Mumbai*



*Proposed infrastructure  
projects under way*



*Design Thinking #47*

## A SHORTER COMMUTE TO THE OFFICE USUALLY MEANS MORE TIME IN BED.

*Living in Bandra - East means you can hit that snooze button every morning. Because the proposed infrastructure projects that are underway mean you won't be late for work and can be home in time for dinner with the family, bedtime stories with the kids or even an impromptu evening with friends.*

## PROPOSED INFRASTRUCTURE



*The upcoming Coastal Road will make travel a breeze from Marine Lines to Kandivali*



*Mumbai Metro-III (Aqua line) will connect Cuffe Parade, BKC and Aarey Colony*



*Metro line 2B and line 7 will pass through BKC connecting D.N. Nagar to Mankhurd and Andheri (E) to Dahisar (E)*



*The high-speed Bullet Train from Mumbai to Ahmedabad will start from BKC*



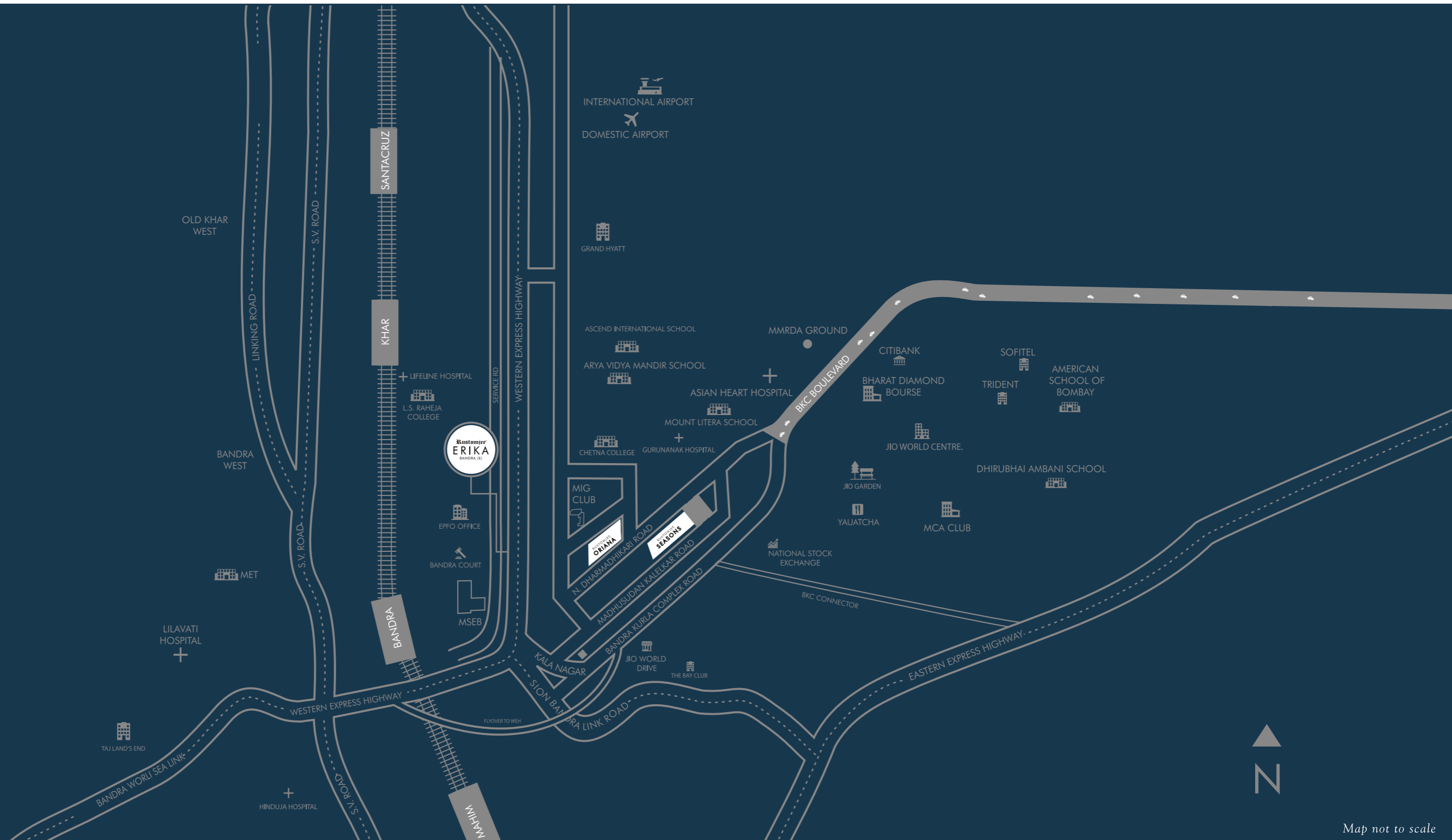
IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

Design Thinking #500

# TRAFFIC SHOULDN'T EAT INTO DINNER PLANS.

## Connectivity:

- Western Express Highway - 0.3 km
- Bandra Railway Station - 1.1 km
- BKC - 1.6 km
- Bandra Worli Sea Link - 3.5 km
- Domestic Airport - 5.5 km
- International Airport - 8.5 km



# SOCIAL INFRASTRUCTURE



Recreation - within 3 km

- Jio Garden
- MIG Club
- MCA Club
- The Bay Club (Upcoming)



Education - within 3 km

- Ascend International School
- Arya Vidya Mandir
- Mount Litera International School
- L.S. Raheja College
- Chetna College



Hospitals - within 4 km

- Lifeline Hospital
- Gurunanak Hospital
- Asian Heart Institute
- Lilavati Hospital
- Hinduja Hospital



5 Star Hotels - within 6 km

- Sofitel BKC
- Trident BKC
- Grand Hyatt
- Taj Lands End



Malls - within 12 km

- Jio World Drive
- High Street Phoenix
- Phoenix Market City



LONG STORY SHORT,  
THIS NEIGHBOURHOOD IS GOLD.  
DON'T TAKE OUR WORD FOR IT.  
DO THE MATH YOURSELF.



IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

*We've studied all the indicators for Bandra-East and here is what they say.  
We thought you would like what you see. We certainly did.*



**Price Appreciation:** *There has been 100% growth in value of homes over the last 10 years from ₹30,000 psf to ₹60,000 psf.*

**Exponential demand for residential real estate:**

*The demand for certain localities in Bandra East has grown exponentially over the last few years. With an influx of 2000+ families, Bandra - East is now regarded as the coveted residential neighbourhood of Mumbai.*



**Global trends indicate the high-growth potential of areas around the CBD:** *As the studies show, the areas surrounding the Central Business District have grown at an exceptionally higher rate over time. Similar to Manhattan in NYC & Canary Wharf in London, the same trend is set to follow in Khernagar & other areas around.*



*Design Thinking #401*

ONE ADDRESS CAN TURN  
A LOCATION INTO  
A DESTINATION. TWO CAN  
TURN IT INTO THE  
CITY'S MOST COVETED  
NEIGHBOURHOOD.

*Crowning the neighbourhood of Bandra East are Rustomjee Seasons and Rustomjee Oriana. Two successful redevelopment projects that introduced this part of the city to the many joys of life in a gated community. From spaces designed to enable busy corporates to pursue their long forgotten passions, nooks and corners that bring communities together, to plush homes that look like works of art, Rustomjee Seasons and Rustomjee Oriana delivered just what the city needed.*





*Design Thinking #302*

JUST BECAUSE  
THE 9-5 IS ROUTINE  
DOESN'T MEAN  
THE 5-9 HAS TO BE.

*After the 9-5 ends the truly important part of your day begins. Wish to pencil in some me-time? Want to catch up with friends? In the mood for a gourmet dinner date or a night of pub hopping? Great. A home at Rustomjee Erika makes sure you are just minutes away from your next whim. This elegant multi-storeyed tower features cosy 2 bedroom residences that invite you to discover a life beyond routine - curl up with a novel, stare at the star spangled sky, smile that smug smile to yourself. You've earned it.*

- Multi-storeyed tower with 2 wings
- Well-planned 2 bedroom residences • Spacious entrance lobby
- Envious rooftop amenities • Advanced security system

*Design Thinking #515*

## LIFELONG FRIENDSHIPS HAVE TO START SOMEWHERE.

*Sometimes, all you need to turn neighbours into friends, every get-together into a celebration and time with family into precious memories is the right venue. At Rustomjee Erika, you can find the perfect one for every occasion. Go ahead, pick the one that makes friendships and moments last.*



IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

## LEISURE AMENITIES:

- East sky observatory • West sky observatory
- Reading alcove • Yoga deck • Herb garden
- Gymnasium • Game zone • Swing zone
- Kids' play area • Party lawn • Island seating
- Seating lounge • Projection screen • Chit-chat nook
- Performance stage • Barbecue counter • Look-out bar
- Cabanas • Multipurpose court with viewing gallery • Party hall

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## APARTMENT AMENITIES:

- Imported marble flooring in passage, living & dining area
  - Split ACs in living room & all bedrooms
  - Vitrified tiles in all bedrooms and kitchen
- Ceramic tile flooring in all bathrooms with laminated flush door
  - Premium CP fittings - Jaquar or equivalent
  - Sanitaryware of American standard or equivalent
    - Video door phone







LOOKOUT BAR AND SERVICE COUNTER | ARTIST'S IMPRESSION





IT'S THOUGHTFUL. IT'S **Rustomjee**<sup>®</sup>

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WWW.RUSTOMJEE.COM

Site Address: Rustomjee Erika, Building No. 15, Road No. 6, Khernagar,  
Bandra East, Mumbai - 400 051.

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