



Experience The Royal Privacy At Palatial Living

PRIVATE 3 BED PALACES

# COME HOME TO THE ROYAL PRIVACY OF PALATIAL LIVING



*Representative image*

# IN THE REALM OF MUMBAI WEST PRIME KANDIVALI WEST – A DESTINATION FIT FOR KINGS



RUPAREL PALACIO IS LOCATED AND EPICENTRE OF KANDIVALI-W



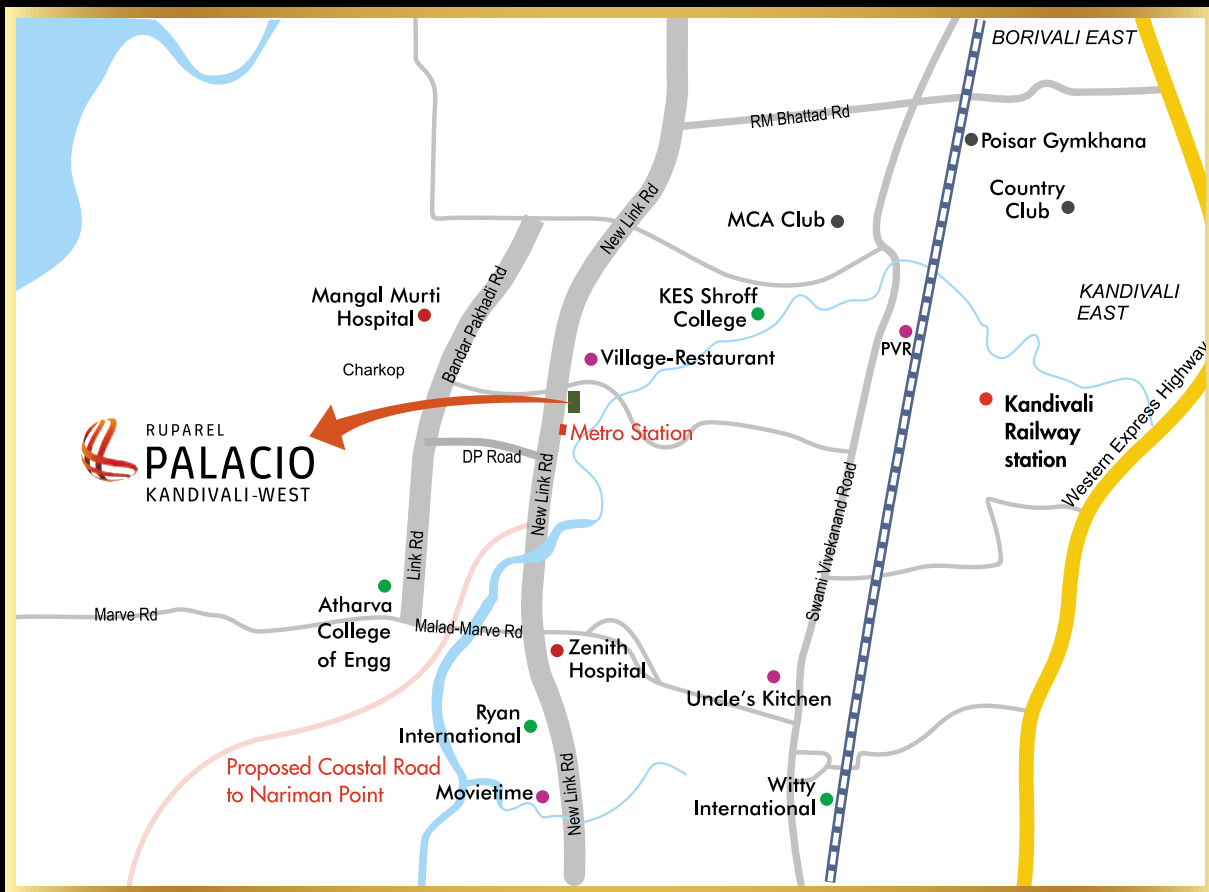
- In Prime Kandivali West, Just 10 mins from Western Express Highway.
- Upcoming Metro station literally 0 mins away!
- A Hotspot of Development – With Metro Line 2A. Kandivali is also the end point of Mumbai's dream coastal road project which will cut down the commute time for travel to Nariman Point from 2 hours to just 40 minutes.
- The Luxury Residential Epitome, Kandivali is one of the hottest Real Estate destinations with a 10%+ return on investment in the last 10 years\*

\*Source: Magicbricks

# MOST SUPERIOR ECOSYSTEM



THE EPICENTRE OF KANDIVALI - W  
WITH ONE OF THE MOST WELL-DEVELOPED RESIDENTIAL ECOSYSTEMS



- MARVE BEACH
- AKSHA BEACH



- NEW JOGGERS PARK
- SVP GARDEN
- KVIS GARDEN
- ASPEE CULTURE
- AUDITORIUM



- ARYA WOMEN'S
- HEALTH CARE CENTER
- CHAVAN HOSPITAL
- RAICHURA MATERNITY
- OSCAR HOSPITAL
- TRIDENT HOSPITAL



- TECHNI PLEX
- MINDSPACE
- WEST-IN HOTEL
- NESCO



- GOREGAON SPORTS CLUB
- KANDIVALI RECREATION CLUB
- M.C.A. GYMKHANA



- ST. JOSEPH'S HIGH SCHOOL
- DR. RAM MANOHAR LOHIA
- BALAK VIHAR VIDYALAYA
- SHIVSHAKTI ENGLISH SCHOOL
- ST. MARIA ENGLISH SCHOOL
- KAPOL COLLEGE
- JITEN MODI JUNIOR COLLEGE
- K.E.S. COLLEGE

# THE NEW CROWN OF PRIME MUMBAI WEST RUPAREL PALACIO



ONE LANDMARK TO RULE THEM ALL!



- A 40-storey scintillating tower, making Ruparel Palacio – A Royal address
- A limited edition neighbourhood of 70+ elite families
- Exclusive 3-bed palatial residences
- Just 2 signature residences per floor, a testament to the finest privacy
- All residences will enjoy the spectacular western views and a stunning skyline
- Double height entrance lobby for a grand welcome of all the residents and guests alike
- Spectacular 360-degree view of the Mumbai Skyline

# EMBELLISHED OUTDOORS ONLY SEEN IN PALACE COURTYARDS



3,000 SQ.FT. OF PRIVATE AVENUES.  
BECAUSE ROYALTY IS ALWAYS SPOILT FOR CHOICE!



## SKY ZONE

- Viewing decks to enjoy infinity views embellished with Golden Pagoda
- Gazebo – a classic royal pavilion to enjoy spectacular sunsets
- Elderly Sit-out Area for catching up on conversations
- Outdoor Yoga Space to maximize its benefits in open air and morning sunlight
- Party Deck to set the ambience right to host rooftop parties

## AQUA ZONE

- A large lap pool
- Rain shower head by the pool
- Sun deck with pool umbrella
- Jacuzzi to relax at the end of tiring day
- High-tech health club
- Indoor games room
- Yoga & Meditation deck





*Representative image*

## EDEN ZONE

- Well-equipped kids' play area & senior citizens' relaxation zone
- Acupressure Pathway
- Aroma Garden

## ARCADE ZONE

- Indoor Games Room
- Business Centre Enabled with Wi-fi
- High-Tech Health Club
- Meditation / Zumba Room



*Representative image*

# AN ULTIMATE TRIBUTE TO THE CITY'S ROYAL HIGH-FLYERS



ROYAL FIRST IMPRESSIONS FOR A LASTING IMPACT



- A vibrant retail arcade
- Grand entrance – an instant landmark
- Automated car parking tower
- Green building with eco-friendly features
- Double-height entrance lobby to announce your arrival



# PRIVATE 3 BED PALACES



A PRIVATE PALATIAL LIFE FIT FOR KINGS - THE ONLY PRIVATE  
3 BED PALACES THAT PRIME MUMBAI WEST HAS TO OFFER



- Large L-shaped living/dining with French windows
- Toughened high reflective glass with veneer finish main door
- Imported Flooring in living, dining, passage areas and bedrooms
- Elegant Master Bedroom
- Magnificent floor-to-ceiling height at 10'6" ft
- Energy efficient light fixtures
- 3-fixture bathrooms with hi-end fittings
- Dado tiles up to door height

# YOUR HOME AT YOUR COMMAND



IMPECCABLE STANDARDS OF LIVING FIT FOR ROYALTY



*Representative image*

- Best-in-class Safety & Security System
- Smart-access and RFID biometrics
- 24x7 manned security and CCTV surveillance system
- Addressable fire zone detection and safety system
- Fire sprinklers in common areas of entrance and lift lobby
- Generator backup for lifts, lift lobbies, fire & water pumps
- Dedicated tower with automated car parking
- Reserved parking for guests

# A GLIMPSE OF PRIVACY ONLY FOUND IN PALACES



EXPERIENCE THE LUXURY OF TRUE PRIVACY



Representative image

- Only 2 residences per floor
- 3-tier security where no one can enter your palace without an invitation
- Private entrance lobby
- Private elevator by ThyssenKrupp\* with swipe card/facial recognition access with each residence

\*equivalent

# AN OFFERING SO ROYAL, WE HAD TO MAKE THE OPPORTUNITY KING-SIZED!



Representative image



**RUPAREL**  
REALTY  
LIVE ICONIC

**2 Decades of**

A Legacy of  
Iconic Development

**Over 6 Million Sq. Ft.**

of Ongoing Projects  
in Mumbai

Projects Delivered  
in Navi Mumbai

**Over 30 Acres of**

Land Parcel  
in Kandivali

**Over 5 Acres of**

Ongoing Projects  
in Parel

**Over 18 Acres of**

Land Parcel  
in Chembur

Disclaimer: The Developer/s/Promoter/s shall reserve its right to change or revise or make any additions, alterations, etc. in plans, specifications, internal layouts, and features, without giving any prior notice at their sole discretion due to planning constraints or otherwise and in the interest of the development and in compliance with the requisitions of the competent/government authorities in force from time to time and the same shall be binding upon the prospective buyer/s. Pictures and write-ups and other details shown in this booklet are only indicative and tentative and for reference purpose only. The photographs contained herein are the actual photographs of the show flat project which have been modified and/or enhanced and/or touched up/airbrushed for display and creative purposes. The furniture, fittings, features, etc. herein are not part of the unit/project. All architectural views and images, renderings, tentative floor plans, pictures and maps are the artist's conceptions only and not actual depictions of the building and the actual design may vary, subject to approval from the concerned authorities including its walls, roadways, or landscaping. Nothing contained herein shall be ever deemed to constitute an offer/representation and/or contract of any type between the Developer/s/ Promoter/s and the prospective buyers. All the rights and obligations of the parties shall be strictly governed by the Agreement for Sale to be executed between the Developers and the prospective buyer/s and this material shall not form or be ever deemed to form a part of such Deed/s, Document/s, Writing/s, including the Agreement for Sale or any transactions between the Developer/s, Promoter/s and the prospective buyer/s. The area specifications on the proposed tentative floor plans shown may have some increase or decrease /variations in its actual carpet area may occur on account of column position, if arises, due to planning constraints, amendment in the plan, etc. and the actual carpet area to be allotted are subject to approvals from the concerned authorities and shall be governed by the terms and conditions contained in the Agreement for Sale to be entered between the Developer/s, Promoter/s, and the prospective buyer/s. The prospective buyer/s is advised practicing discretion in placing reliance on this material, without any obligation of any kind upon or against the Developer/s/ Promoter/s, in any manner whatsoever. The Development of Ruparel Palacio is the part of SRA scheme whereby tenants/slum, dwellers/occupants, RERA building/s shall also be part of the layout. By reading this, the customer confirms the Information displayed is for information purposes only. Nothing stated here constitutes advertising, marketing, booking, selling, or an offer for sale, or invitation to purchase a unit in any project by the company. Please get in touch with our sales team for updated project information, before making any purchase decision. \*T&C apply