

# FUTURE AVENUE

AT



RUNWAL  
GARDEN CITY  
KALYAN-SHIL RD. DOMBIVLI EAST

250+ ACRE | 250+ AMENITIES



An aerial photograph of Runwal Garden City in Dombivli, India, taken during a golden sunset. The city features a mix of high-rise apartment buildings and low-rise commercial structures, interspersed with lush green parks and a winding river. In the background, a large lake is visible, surrounded by rolling hills under a dramatic, orange-hued sky.

# WELCOME TO RUNWAL GARDEN CITY

## STEP INTO THE LIFE THAT HAS IT ALL

Live the future at Runwal Garden City, Dombivli, a 250+ acre masterpiece where urban vibrancy meets lush serenity. Enjoy world-class amenities, convenience, and the fresh air of tomorrow, today.

# WHERE LIFE UNFOLDS UNDER ONE SKY



## RESIDENTIAL

Nestled in nature, where dreams take root.



## COMMERCIAL

Where ambition takes flight, every business has wings. R Edge upcoming commercial offices.



## RETAIL

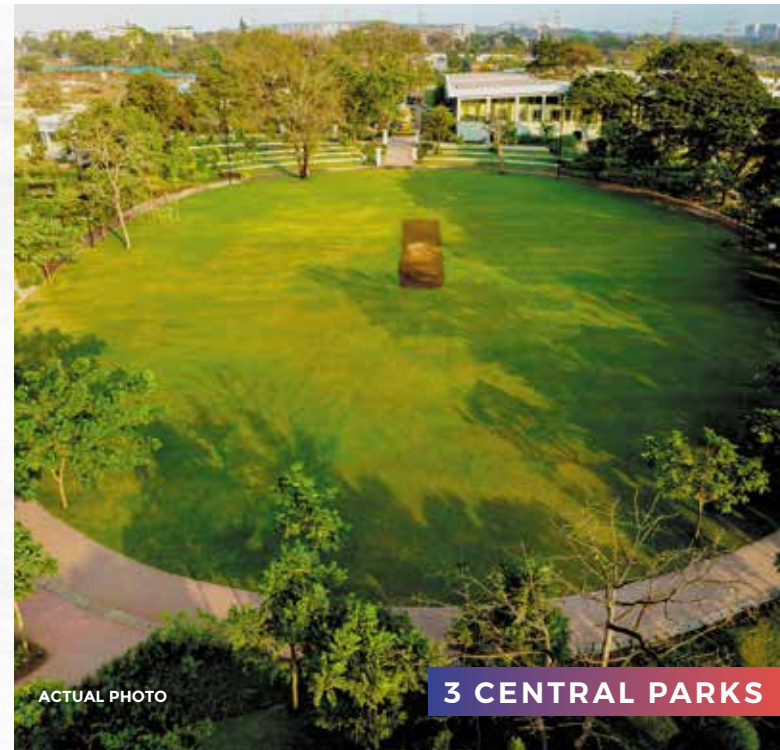
A world of desires within reach, convenience at your doorstep. R Galleria 1 (Operational) & 2. Upcoming KDMCs largest mall - R Mall.



## RECREATIONAL

Laughter bubbling in parks, joy blooming in every corner.

LIVE GRAND. LIVE WELL.



250+  
ACRE



250+  
AMENITIES



# LIVE AT THE CROSSROADS OF PROGRESS

Nestled in the dynamic economic trinity of MMR, Dombivli offers a life on the fast track. Convenient commutes, thriving businesses and endless opportunities. Your future starts here. Seize the moment.



Kalyan-Shil Road  
0.0 Km



virar - Alibaugh  
Multimodal Corridor  
0.0 km



Proposed Manpada  
Metro Station  
0.2 Km



Airoli-katai  
Tunnel  
1.2 Km



Bullet Train  
Station  
2.0 Km



Navi Mumbai  
International Airport  
32 Km



MAP NOT TO SCALE

The above map is not according to scale. It is meant only for reference purposes, to give a broad idea of the locality. For any specific map related requirement, please refer to verified published maps in the public domain.



## A MASTER LAYOUT THAT'S A LIVING MASTERPIECE

Revel in the embrace of nature and find unmatched serenity and comfort in our expansive integrated township, where the beauty of the surrounding seamlessly blends with a grand living experience.

PRESENTING

# FUTURE AVENUE

## WAKE UP TO NATURE'S MASTERPIECE

Elevated living, exclusive amenities. Elevate your life. Own a piece of this paradise. Spacious 1, 2 and 3 BHK homes await in Future Avenue. Grab this exclusive opportunity to secure your future, today.

ARTIST'S IMPRESSION

## EXPERIENCE THE SPLENDOR OF WELL-CRAFTED HOMES

Experience the allure of meticulously designed 1, 2 & 3 BHK homes that elevate your daily living to unprecedented heights. Your ideal home is on the horizon, where exquisite interior design meets an exceptional lifestyle.

**90% GARDENS &  
HILL FACING HOMES**





## EXCLUSIVE CLUSTER AMENITIES

Experience a diverse range of amenities catering to all ages and interests, including a kids' play area, butterfly and Zen gardens, jogging track, outdoor gym, picnic area, amphitheatre, party hall, and more. Stay connected with WiFi at the cloud garden, enjoy the kids' pool, or relax in the reading lounge. This community offers something for everyone, from active lifestyles to serene retreats.

## GROUND LEVEL CLUSTER AMENITIES

Swing Garden	Scribbling Wall	Floral Garden
Gazebo	Badminton Court	Mini Golf
Picnic Garden	Skating Area	Futsal Court
Play / Meditation Lawn	Orchard Garden	Cloud Garden With Wifi

## PODIUM LEVEL CLUSTER AMENITIES

Kids' Play Area	Plaza Seating	Gazebo
Jogging Track	Outdoor Gym	Party Lawn
Butterfly Garden	Reflexology Path	Zen Garden
Infants Play Area	Amphitheatre Seating	Floral Garden
Creche	Pool Deck	Library
Lap Pool	Party Hall	Indoor Games Area
Kids' Pool	Reading Lounge	Recreational Zone
Aqua Gym	Semi Open Play Zone	Senior Citizens Area



**LOBBY  
AREA**



**MODERN  
KITCHEN**

**LIVING  
AREA**



**SPACIOUS  
BEDROOMS**





ARTIST'S IMPRESSION

PODIUM LEVEL



GYMNASIUM

STOCK PHOTO



LIBRARY

ARTIST'S IMPRESSION



MINI GOLF

STOCK PHOTO



BADMINTON

STOCK PHOTO



SENIOR CITIZENS AREA

STOCK PHOTO



JOGGING TRACK

STOCK PHOTO



CRICKET GROUND

ARTIST'S IMPRESSION



AMPHITHEATRE

ARTIST'S IMPRESSION

## EXCLUSIVE CITY PARK AMENITIES

Discover an array of cluster amenities designed for your enjoyment, from a kids' pool and aqua gym to a party hall and reading lounge. Plus, there's a dedicated space for working from home, indoor games, recreational areas, and serene spots like a gazebo, lotus pond, and a timeless clock tower to enjoy.

TOPIARY GARDEN	FLOWER GARDEN	SCULPTURE
SEASONAL GARDEN	MIYAWAKI FOREST	AMPHITHEATRE
ORCHARD TREE TRAILS	BUTTERFLY GARDEN	OUTDOOR GYM
SENIOR CITIZENS CORNER	BOARD GAMES PLAZA	SUNDIAL
CRICKET GROUND	SKATING RINK	PET PARK
JOGGING TRACK	PICNIC SEATING	LOTUS POND
CYCLING TRACK	HEALTH JUICE KIOSKS	CLOCK TOWER
kids' AMUSEMENT ZONE	GAZEBO WITH SEATING	



## CURIOUS ABOUT WHY FUTURE AVENUE IS THE ULTIMATE PLACE TO CALL HOME?

Discover a visionary living experience at our future-ready community, where you can simply walk to work, provide your children with world-class education, and relish the serenity of open green spaces.

- ◆ Future Ready Location
- ◆ Walk to Work
- ◆ World Class Education
- ◆ Open Green Spaces
- ◆ Garden & Hill Facing Homes
- ◆ Sports Academy
- ◆ Community Living
- ◆ Dedicated Cluster Amenities
- ◆ Private Clubhouse
- ◆ Safety & Security





## THE SUCCESS OF RUNWAL GROUP



### OVER 4000 HAPPY FAMILIES

HAVE FOUND THEIR DREAM HOMES IN THE THRIVING  
RUNWAL GARDEN CITY



### OVER 14,000 HOMES SOLD!

INDIA'S TOP-SELLING PROJECT, CONSISTENTLY FOR 2 YEARS



### KDMC CROWN JEWEL

SINCE 2019, RUNWAL GARDENS REIGNS SUPREME  
AS KDMC'S BEST-SELLING PROJECT



MODERN RESIDENCES IMAGINED  
BY PADMA BHUSHAN  
HAFEEZ CONTRACTOR

A name that is synonymous with Powai's transformation is Hafeez Contractor. His famed expertise now comes to Dombivli in the form of Runwal MyCity. Architect Hafeez Contractor (AHC) has a reputation for creating innovative design concepts and bold township execution.

### LANDMARK PROJECTS

- Hiranandani Gardens, Powai - Mumbai
- Infosys - Pune
- The Imperial - Mumbai



PARTNERING WITH THE BEST,  
FOR WORLD-CLASS LIVING IN DOMBIVLI

**Structural Consultant**  
Mahimtura Consultants Pvt. Ltd.

**MEP Consultant**  
Consistent Engineering Consultants Pvt. Ltd. (Dubai)

**Landscape Consultant**  
PS Landscape Design & Ecology

**Infra Consultant**  
Econ Pollution Control Consultants

## REDEFINING FUTURE LIVING FOR YOU

The Mumbai-based Runwal Group was established in 1978 by its visionary Chairman - Mr. Subhash Runwal. Four decades later, the Group has emerged as a leading name in Mumbai's real estate sector with a huge portfolio of over 65 projects and millions of square feet of quality developments. The Group has a strong customer base of more than 35,000 happy families across all corners of Mumbai. Apart from residential projects, the Group is also a pioneer in the mall development arena and is well known for its iconic project in Mumbai - R City. Much of the Group's success lies in its dynamic approach, professional team and strong commitment to customer delight.



### THE NAME OF TRUST



A STRONG LEGACY OF  
45+ YEARS



PORTFOLIO OF  
65+ PROJECTS



50+ DELIVERED  
PROJECTS



PIONEERS IN MALL &  
RETAIL DEVELOPMENT



KNOWN FOR QUALITY,  
TRUST & TRANSPARENCY

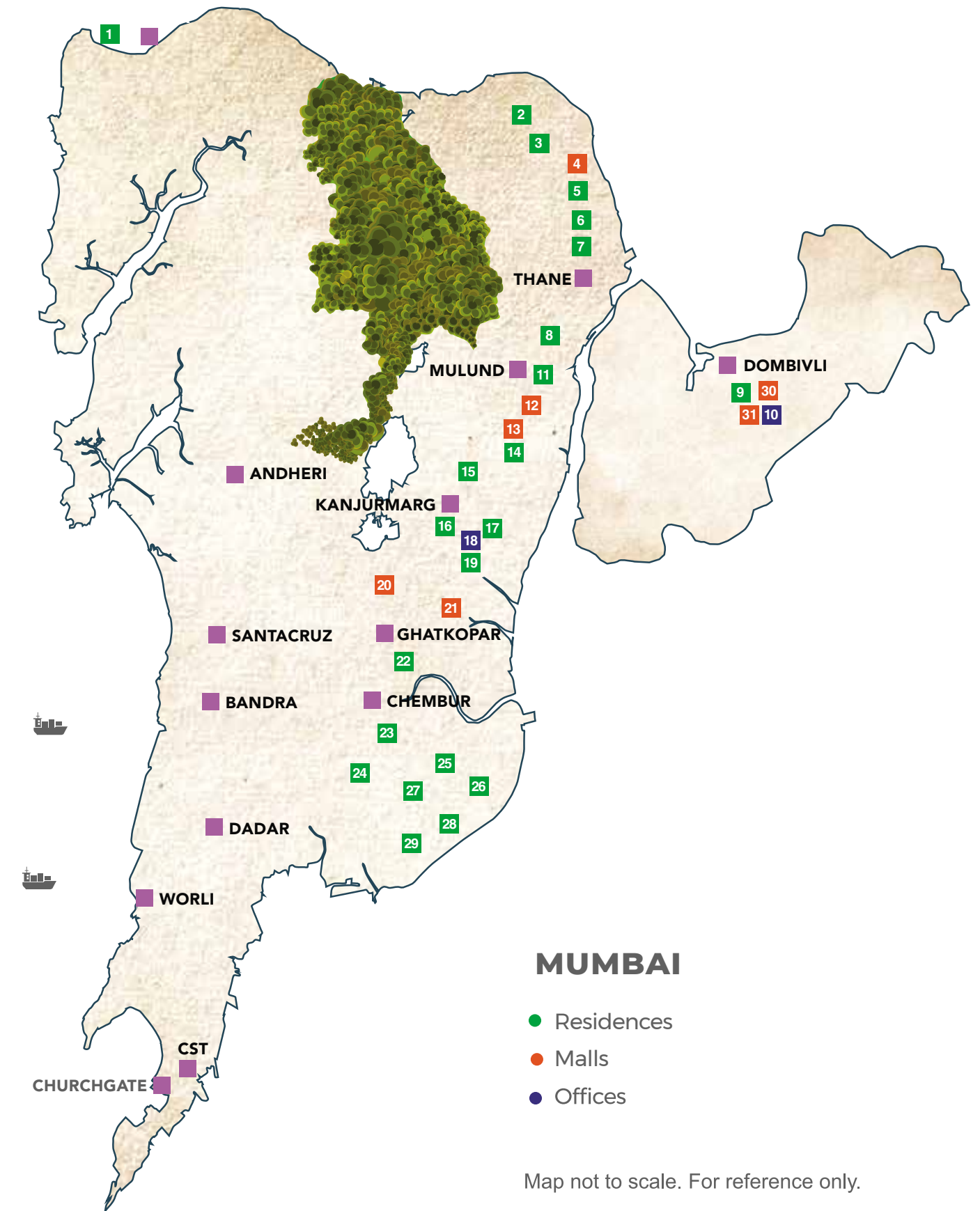


CUSTOMER BASE OF  
35,000+ HAPPY FAMILIES

# RUNWAL GROUP: CHANGING MUMBAI'S SKYLINE AND LIFESTYLE

## RESIDENTIAL & COMMERCIAL

- |                       |                    |                      |
|-----------------------|--------------------|----------------------|
| 1. RUNWAL VIHAR       | 12. R GALLERIA     | 23. RUNWAL PARK      |
| 2. RUNWAL ESTATE      | 13. R MALL         | 24. RUNWAL RESIDENCY |
| 3. RUNWAL PLAZA       | 14. RUNWAL TOWER   | 25. RUNWAL HILLS     |
| 4. R MALL             | 15. RUNWAL PRIDE   | 26. RUNWAL CLASSIQUE |
| 5. RUNWAL REGENCY     | 16. RUNWAL FORESTS | 27. RUNWAL TERRACE   |
| 6. RUNWAL GARDEN CITY | 17. RUNWAL BLISS   | 28. RUNWAL CENTRE    |
| 7. RUNWAL HEIGHTS     | 18. RUNWAL COMMERZ | 29. RUNWAL GRAND     |
| 8. RUNWAL PINNACLE    | 19. RUNWAL AVENUE  | 30. R GALLERIA       |
| 9. RUNWAL GARDENS     | 20. R ODEON        | 31. R MALL           |
| 10. RUNWAL EDGE       | 21. R CITY         |                      |
| 11. RUNWAL GREENS     | 22. RUNWAL SERENE  |                      |





www.runwalgroup.in

6931 5223

Strategic Partner

**ANAROCK**  
RESIDENTIAL

SITE ADDRESS: RUNWAL GARDEN CITY, KALYAN – SHILPHATA ROAD, MANPADA, DOMBIVLI (E), MAHARASHTRA 421204. | CORPORATE ADDRESS: RUNWAL & OMKAR ESQUARE, 4TH FLOOR, OFF. EASTERN EXPRESS HWY., SION (E), MUMBAI 400 022.

Disclaimer: Runwal Garden City comprises of the Projects, 'Runwal Gardens' and 'Runwal MyCity'. The master plan for the project Runwal Gardens city is for the purpose of illustration only. Industnd Bank is providing project finance for the development of the project 'Runwal Gardens' & the Project Runwal My City is financed by ICICI Bank Ltd. No-objection certificate of Industnd Bank Ltd. will be required to be obtained prior to entering into any agreement for the sale of any unit in Phase I, Phase II, Phase III, Phase IV, Phase V, Phase VIA, Phase VIII, Shopping Arcade, and Runwal Edge of Runwal Gardens. No-objection certificate of ICICI Bank Ltd. will be required to be obtained prior to entering into any agreement for sale of any unit in Runwal My City. The plans, specifications, images, and other details herein are only indicative, and the owners reserve the right to change any or all of these in the interest of the development as per applicable rules & regulations. This material does not constitute an offer and/or contract of any type between the owners and the recipient. Any purchaser/lessee of this development shall be governed by the terms and conditions of the agreement for sale/lease to be entered into between the parties and no details mentioned in this material shall in any way govern such transaction. The Allottee must refer to the agreement for sale for actual details. Further, Runwal Gardens City is a brand name for the larger project and the information given herein also pertains to the larger project. We will be registering separate real estate projects, from time to time.

The project "Runwal Gardens" is being developed in a phase-wise manner and the various phases have been registered with MahaRERA bearing registration numbers as follows: Runwal Gardens Phase 1 - P51700022699, Runwal Gardens Phase 2 Bldg no 13-17 - P51700025677, Runwal Gardens Phase 2 Bldg no 18-23 - P51700024154, Runwal Gardens Phase 3 Bldg no 24-26 - P51700026228, Runwal Gardens Phase 3 Bldg no 27-28 - P51700026927, Runwal Gardens Phase 3 Bldg no 29-30 - P51700028344, Runwal Gardens Phase, 4 Bldg no. 31-32 - P51700029155, Runwal Gardens Phase 4 Bldg no. 33-34 - P51700030533, Runwal Gardens Phase 4 Bldg no. 35-36 - P51700031319, Runwal Gardens Phase 4 Bldg No. 37 - P51700033206, Runwal Gardens Phase 4 Bldg No. 38 - P51700046550, Runwal Gardens Phase 5 Bldg no. 39-42 - P51700031609, Runwal Gardens Phase 6A Bldg No.53-54 - P51700051346, Runwal Gardens Phase 8 Bldg No.44 - P51700047512, Runwal Gardens Phase 8 Bldg No. 43 and 45 - P51700052441, Runwal Edge P51700048175, Runwal Shopping Arcade P51700026438, Runwal Commerz - Tower 1 P51800047579, MyCity Phase I Part I - P51700000528, Phase I Part II - P51700009168, Phase II Cluster 4 - P5170008440, Phase II Cluster 5 Part I - P51700019085, Cluster 5 PART II, - P51700032157, Cluster 5 PART III - P51700027171, Runwal Gardens City Cluster 6 Tower 6 to 9 - P51700052561. Available on website <https://maharera.mahaonline.gov.in> under registered projects.

