



RUNWAL
REALTY
SINCE 1978



Building for Generations to come.

For 45 + years, Runwal Realty has been shaping more than just spaces, we create legacies that stand the test of time.

Every foundation we lay is an opportunity to build environments where people thrive, connections flourish, and stories unfold across generations.

Rooted in trust, driven by innovation, and built with precision, our developments - spanning residential, commercial, and retail—become the backdrop for life's most defining moments, evolving and standing strong for generations to come.

45+

Years of Legacy

35

Projects Delivered



- Connectivity
- Mall & Super Markets
- Recreational Spaces
- Educational Institutions
- Health Care
- Hospitality
- Corporate Parks
- Runwal Properties

The one location that has it all.

Remarkably connected for a fulfilled lifestyle.



The one address
where landscapes links lives.

Manpada – city convenience
meets nature's serenity

Benefit from key road networks and the upcoming
metro connectivity that place Manpada
at the heart of convenience and growth.

The majestic Yeoor Hills as your backdrop, offering
lush greenery and fresh air, and the soothing presence
of the Ulhas River nearby.

The one at the heart of it all

Driven by Future Infrastructure,
Grounded in Today's Networks.



MUMBAI METRO LINE 4 Wadala to Kasarvadavli

Will cut down travel time from 75 min to 30 min

100 mtrs / 1 min



BORIVALI – THANE TUNNEL

Will cut down the Thane- Borivali travel time
to just 15 mins

2 km / 5 min



MUMBAI METRO LINE 5 Thane-Bhiwandi-Kalyan

Will cut down travel time by 75%

3 km / 9 min

EDUCATION

• University of Mumbai Sub-Campus	4 mins
• Hiranandani Foundation School	5 mins
• RustomjeeCambridge Intl High School	8 mins
• C.P. Goenka International School	12 mins
• St. Xaviers English High School and Junior College	13 mins
• D.A.V. Public New Generation School	13 mins
• Smt. Sulochanadevi Singhanian School	15 mins

CORPORATE PARKS

• Hiranandani Business Park, Hiranandani Estate	5 mins
• MBC Infotech Park, Ghodbunder Road	7 mins
• G Corp Tech Park, Ghodbunder Road	7 mins
• Kalpataru Prime, Wagle Industrial Estate	8 mins

HEALTHCARE

• CurraeMulti-Speciality Hospital	3 mins
• Bethany Hospital	6 mins
• Life Line Hospital	7 mins
• Highland Super Speciality Hospital	7 mins
• Horizon Prime Hospital	11 mins
• Hiranandani Hospital	12 mins
• Jupiter Hospital	14 mins

SHOPPING AVENUES

• R Mall	1 min
• D Mart -GB Road	4 mins
• The Walk High Street	4 mins
• Big Centre	5 mins
• Korum Mall	6 mins



I N T R O D U C I N G

RUNWAL ONE

MANPADA, THANE

Where you find your ONE
Becoming ONE with you.

There comes a place that feels like alignment.

Where every detail flows with who you are.

Where your rhythm meets calm, your pace finds space,
and your vision sees its reflection.

Crafted with care. Designed with depth.

This is more than a home—it's your world,
composed for you.

Singular. Serene. Complete.

This is One.



ASIA PACIFIC
PROPERTY
AWARDS
DEVELOPMENT

in association with

*American
Standard*



BEST MIXED USE
DEVELOPMENT
INDIA

Runwal 25 Hour Life
by Runwal Realty

2025-2026



Honoured with Real Estate's
most coveted Award

Internationally Acclaimed as Asia Pacific's
BEST MIXED-USE DEVELOPMENT

*Runwal One was formerly known as Runwal 25 Hour Life

01

The One. Because
there won't be another.

- Prime 21-acre land parcel
- Located directly on Eastern Express Highway
- One of the last large-scale developments in the area

It's not just location.
It's your mark on the map.

THE BEST. FOR A REASON.



02

One Ecosystem.
Where You're at the
Centre of It All.

- Luxury residences
- Curated high street retail
- Cutting-edge commercial spaces
- All in one rare urban sanctuary

Because the rarest luxury is time;
and here, you reclaim it.

THE BEST. FOR A REASON.



03

One Community.
Crafted for
Every Generation.

- 50+ world-class amenities
- 4.5 acres of open, breathable spaces

The future begins
with timeless values

THE BEST. FOR A REASON.



04

One Design.
For a Life that Breathes.

- Towers positioned for natural light, air, and views
- Homes planned for maximum usable space
- Liveability that's balanced, bright, and breathable

Form, function,
and freedom.

THE BEST. FOR A REASON.



05

One With Nature.
IGBC Gold Pre-Certified.

- 44% of original vegetation respectfully relocated
- Nature preserved, not compromised
- A development that carries nature forward

Where progress remembers
its roots.



THE BEST. FOR A REASON.



The Hallmarks of a Higher Order.

Project Highlights

-  21-acre master-planned community
-  4.5 acres of lush open space
-  50+ world-class amenities
-  One of Thane's largest clubhouses
-  Premium 1, 2, & 3 BHK residences
-  Signature Runwal quality, legacy, and trust



A Complete Urban Habitat

1. Main Gateway - Residential
2. Main Gateway - Retail + Commercial
3. Retail Plaza
4. F&B Street
5. Cinema
6. Town Square
7. Dine in Trees
8. Commercial Offices
9. Proposed Club House
10. Sunken Garden
11. Sports Zone
12. Leisure Zone
13. Children's Zone
14. Wooded Trail
15. Multipurpose Courts
16. Pet Park
17. Drop Off
18. Retail / Residential Exit
19. Amenity Area
20. Inclusive Housing



Unwind, Celebrate, Connect.

Step into one of Thane's largest clubhouses
an expanse dedicated to your wellbeing,
leisure, and celebrations.

Host grand events in stately banquets,
collaborate in modern co-working zones,
or unwind in the spa. Every day is yours
to design, share, and savor.

One World. Seven Realms.

A universe of experiences
crafted for every member
of the family.

01 | The World *of* Indulgence



02 | The World *of* Togetherness



03 | The World *of* Cheer



04 | The World *of* Wellness



05 | The World *of* Fitness

06 | The World *of* Tranquility



07 | The World *of* Comforts



A woman with dark hair styled in a low bun, wearing a long, flowing blue gown with thin straps and a deep V-neckline, stands on a balcony. She is looking off to the side with a slight smile. To her left is a large, white, geometric lattice screen that filters the light. In the background, a swimming pool is visible, surrounded by lush greenery and a modern building with large windows. The scene is bathed in the warm, golden light of sunset or sunrise, creating a luxurious and serene atmosphere.

01 *The World of Indulgence*

Where luxury becomes
lifestyle.



— Cascading Fall with Infinity Pool

— Pet Park



Herb Garden —





02 The World of Togetherness

For shared celebrations and
meaningful connections.



— Banquet Hall



Guest Suites



Indoor Café

Outdoor Party Area



Sky Club



A young girl with brown hair in a ponytail, wearing a blue cape over a gold sequined top, is walking towards the right. In the background, a young boy in a blue long-sleeved shirt is walking away. They are in a modern building with large glass windows and wooden frames. The lighting is warm and golden, suggesting late afternoon or early morning.

03 The World of Cheer

For the little dreamers
and creators.



— Crèche



Kids' Swimming Pool —



— Children's Sand Play Area



04 The World of Wellness

For inner balance and
mindful living.

— Yoga & Meditation



Spa & Salon —



Seniors' Park



Health Clinic Pharmacy

A woman with long brown hair in a ponytail is running on a treadmill in a modern gym. She is wearing a black and gold patterned sports bra and black leggings. She is holding a yellow water bottle in her right hand. The gym has large windows, modern lighting, and other people in the background.

05 The World of Fitness

Where the driven
push further.

— Badminton Courts



Cricket Pitch —



Indoor Gym



Squash Courts



Putting Greens



Outdoor Gym



06 The World of Tranquility

Where nature speaks
in silence.



— Sunken Garden / Central Garden





— Covered Walkway

A woman in a gold sequined dress and a man in a tuxedo are standing in a modern, elegantly lit interior. The woman is in the foreground, looking to the side, wearing a high-collared, sleeveless gold sequined dress and large, ornate earrings. The man is standing behind her, looking in the same direction. The background features a long, white marble counter with various decorative items, and the ceiling is adorned with modern, glowing light fixtures and a large, multi-tiered chandelier. The overall atmosphere is sophisticated and luxurious.

07 *The World of Comforts*

Seamless living for
the modern day.



Homes Designed for You. Singular, Serene, Complete.

Radiant 1, 2, and 3 BHKs, each crafted to maximize
natural light, fresh air, and mesmerizing views.

Marble-finish vitrified tiles, elegant bedrooms, and
thoughtful storage—every home is your sanctuary,
a private reflection of world-class living.



— Grand Arrival

Enter grand marble lobbies — where light and warmth create an experience.

Wide, well-lit corridors with premium floors balance comfort and privacy.

Spacious Corridors —





— Living & Dining

Enter a living space that flows – open, inviting, and framed by sweeping views.

Personal havens of calm with plush floors, built-ins, and serene hues.

Sanctuary Bedrooms —





Gourmet Kitchens & Utilities



Bathrooms



Our Trusted Partners

The ONE collaboration that brings global design excellence to life.

We are proud to collaborate with Broadway Malyan, an internationally acclaimed architecture and design firm, and Design Accord, known for their contextual and contemporary design approach. Together, they bring global expertise and local insight to create spaces that inspire and endure.

THE BEST. FOR A REASON.

One Vision. Global Architects.

- Crafted by architects of Muscat, Oman, & Singapore
- A rare creation for future shapers
- Global expertise, singular ambition

Born of the world.
Built to stand apart.

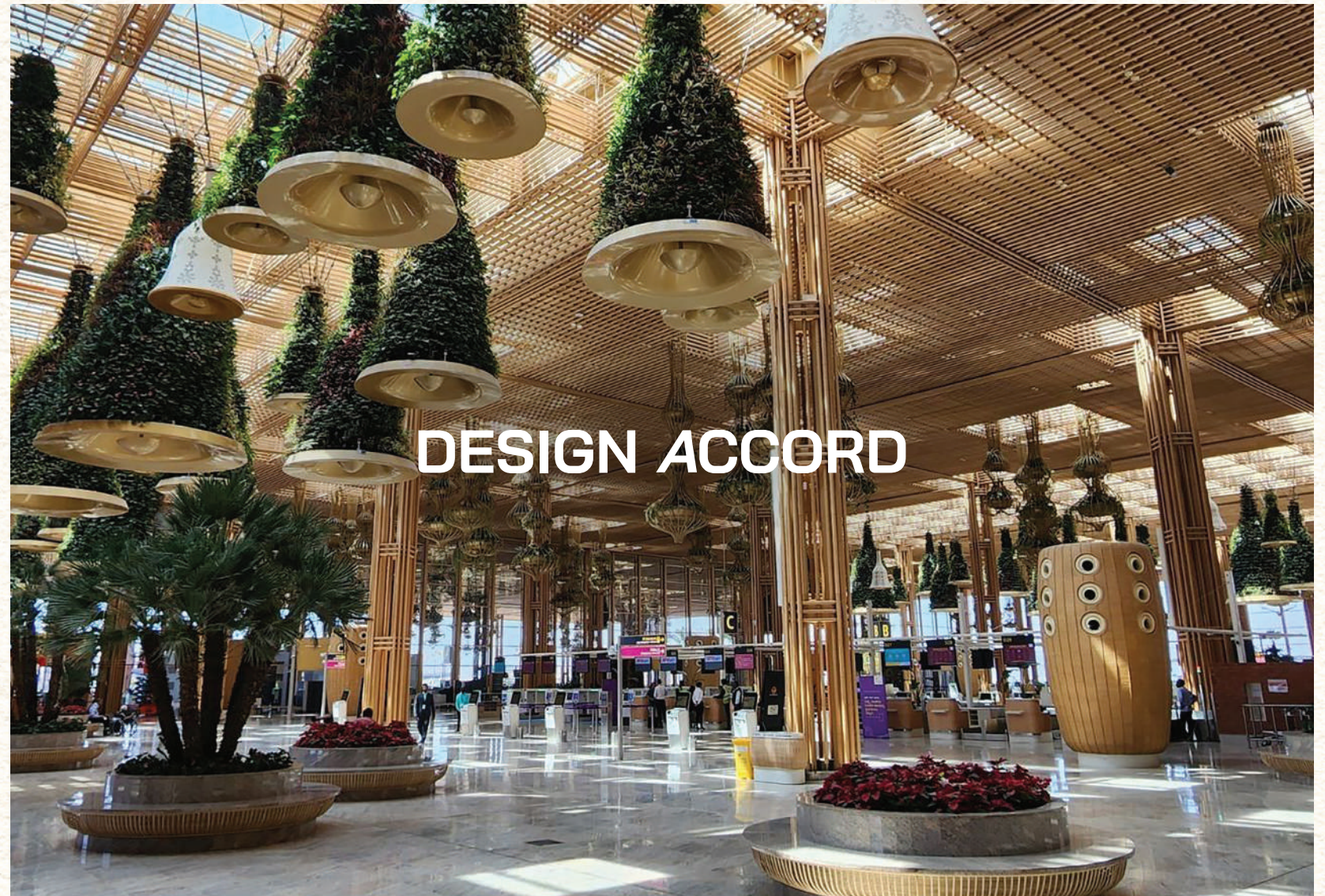


THE BEST. FOR A REASON.

One Harmony. Many Dimensions.

- Landscape architects of India's landmarks
- Crafting design through culture and context
- Where beauty meets thoughtful function

A seamless symphony of
design and distinction.



DESIGN ACCORD



RUNWAL
REALTY
SINCE 1978



MahaRERA Registration Number- P51700053696, P51700048270, P51700048278
<https://maharera.maharashtra.gov.in/>

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