

RUNWAL
Raaya



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ABOUT US

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

50,000 
Happy Families

50+ 
Delivered Projects



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BUILT FOR GENERATIONS TO COME.

Throughout history, these walls may appear humble, but within their embrace, memories are forged, generations connect, and legacies are built. At Runwal Realty, we are not simply constructors, but visionary craftsmen obsessed with redefining extraordinary living standards. With our solid foundations, our passion for world-class excellence never rests.

We look beyond today's wants to create spaces that inspire pride for years to come. We build with an eye on long-term value and enduring quality. We're Runwal Realty, and we are and will be with you always as you establish a foundation for growth, achievement, and pride that will resonate.



UNCOMPROMISED LUXURY

True luxury lies in perfection, where no detail is overlooked, no compromise is made, and every aspect is designed to elevate the living experience to an exceptional level.

Much like the promise it embodies, Runwal Raaya delivers uncompromised luxury- a realm where life doesn't adjust.

It dazzles.

Index

LOCATION, UNCOMPROMISED

All of Mumbai within 30 minutes
In the Heart of the Golden Triangle

WORLI'S CROWN JEWEL

LIFESTYLE, UNCOMPROMISED

Unwind

Move

Connect

DESIGN, UNCOMPROMISED

The Floor Plan for Happiness

DESIGNED BY THE BEST

Principal Architects - Broadway Malyan

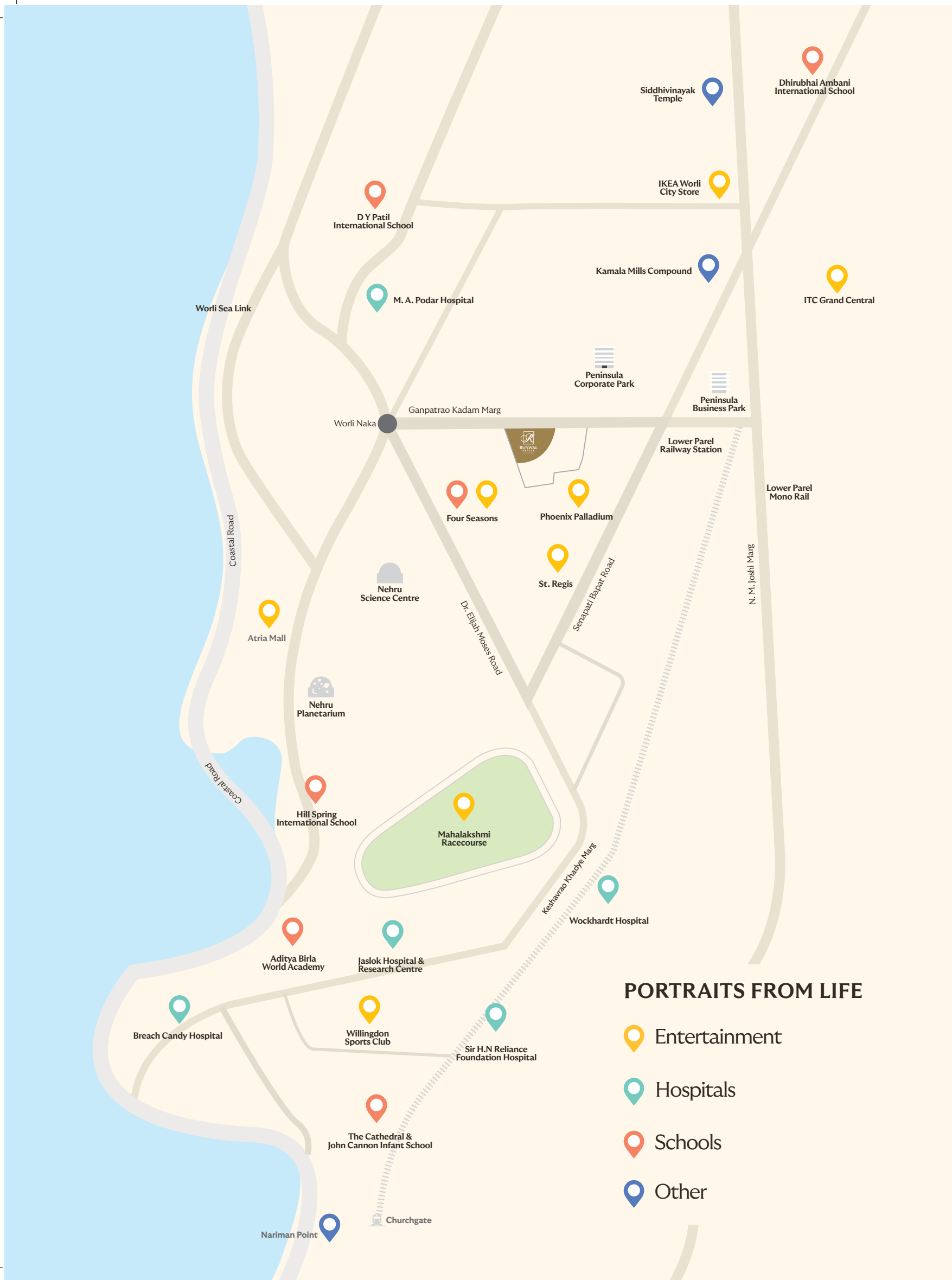
Landscape Architects - STX



Location, Uncompromised







PORTRAITS FROM LIFE

- Entertainment
- Hospitals
- Schools
- Other

IN THE HEART OF
THE GOLDEN TRIANGLE

Worli's Golden Triangle isn't just about iconic landmarks like the Bandra-Worli Sea Link, Mahalaxmi Racecourse, and Worli High Street. It's about living at the epicentre of unparalleled connectivity. Here, all of South Bombay is effortlessly within reach—every time. From bustling business hubs to cultural hotspots and vibrant high streets, Runwal Raaya places you at the heart of it all, ensuring the pulse of the city is always only a step away.



Raaya isn't just a name.

It's a statement of a life defined by
royalty, warmth,
and exclusivity, creating a truly
extraordinary life.

राय

— Raay —

Meaning in Sanskrit
Royalty. Grandeur. Prestige.

राया

— Raaya —

Meaning in Hindi
King. Emperor. Monarch.

רַעְיָה

— RAY-uh —

Meaning in Hebrew
Vision. Clarity. Aspiration.

WHERE INNOVATION MEETS NATURE,
AND DESIGN MEETS LIFE.
WORLI'S CROWN JEWEL

Artist's Impression



3, 4 & 5 Bed Private Residences



Expansive Decks



Private Elevators & Lobbies



State-of-the-Art Clubhouse



≈ 2 Acres Wellness-First Landscaping



Low-Density Living





Artist's Impression



Artist's Impression

Lifestyle, Uncompromised





Stock Image

UNWIND



2-Acre Wellness-First
Landscaping



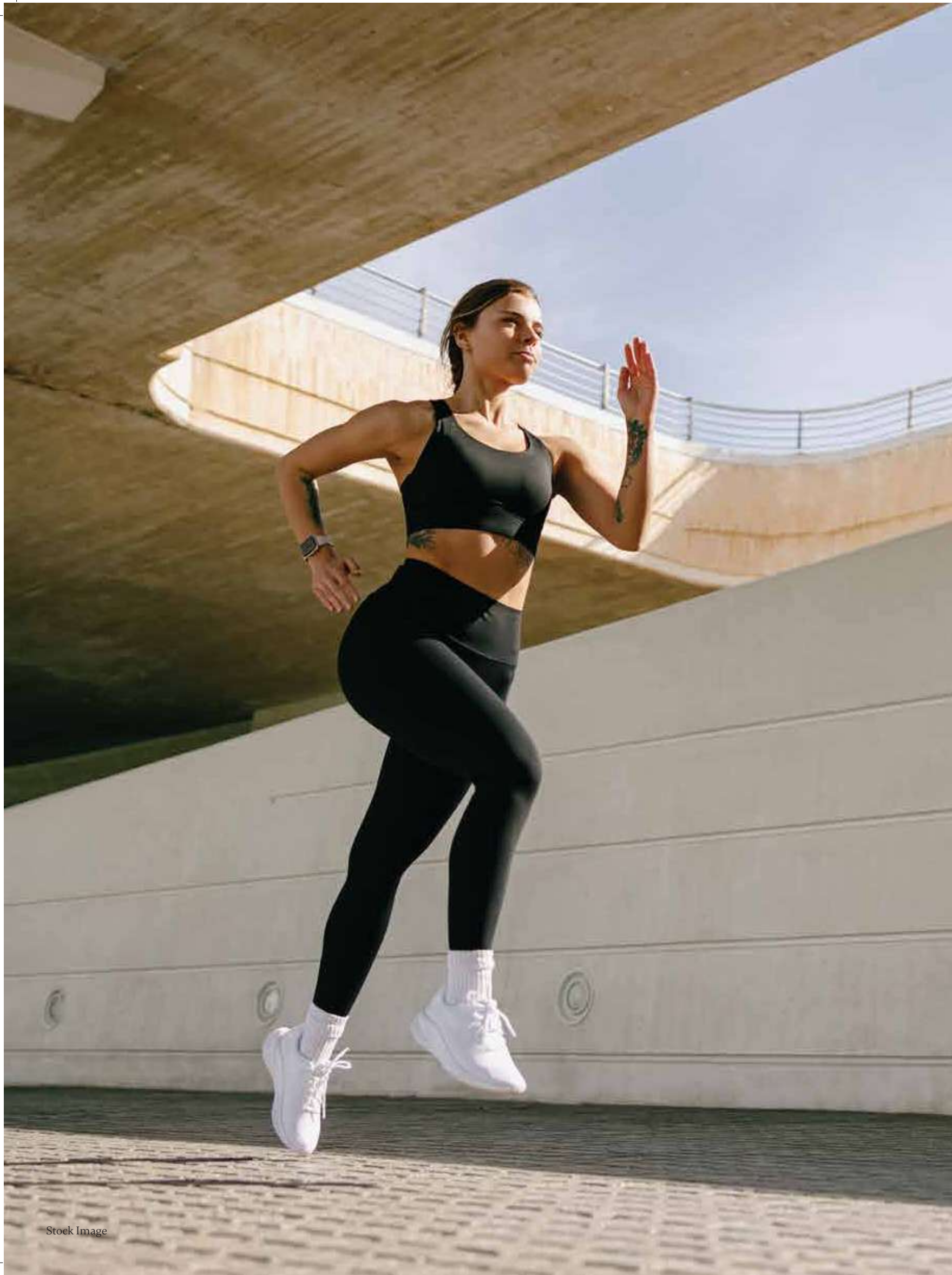
Shallow Water Paths
Landscape Gardens



Indoor Wellness Pool
& Spa



Library &
Art Café



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MOVE



Cycling Track



Pickle-Ball & Padel Courts



Badminton Courts



Kids' Creche & Outdoor Play Area



Sports Bar & Gymnasium



Rock-Climbing Wall



Multipurpose Studio



Stock Image

CONNECT



Barbeque Area & Senior Plaza



Rooftop Retreats



Amphitheatre



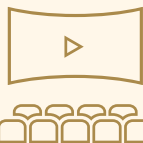
Pet Zone



Game Zone



Banquet Hall & Business Centre



Private Theatre



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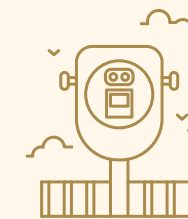
CELESTIAL CLUB



Sky Deck



Party Café



Observation Deck



Barbecue

Design, Uncompromised





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THE FLOOR PLAN FOR HAPPINESS

Experience the grandeur of spacious homes with soaring ceilings, offering an open, airy
ambiance and a touch of architectural elegance. Each residence is thoughtfully crafted as
a sacred space where every detail is designed to honor and protect your privacy.



Stock Image



EXPANSIVE LIVING SPACES

Elevated ceilings



PRIVATE DECKS

6 ft. wide exclusive decks adjoining
all living rooms



EXCLUSIVE ELEVATORS

Two private accessed elevators for
each unit and common lift for house help



WALK-IN WARDROBE

Stunning Walk-in Wardrobes
for Enhanced Storage



PRIVATE LOBBY

A majestic entrance designed for
those who value privacy & elegance.

Details, Uncompromised





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WHAT MAKES A HOUSE A HOME

A house is built with walls, beams, and bricks, but it becomes a home when crafted with love, memories, and moments. It's not just the structure or the design that gives a space its soul; it's the people who live within it and the stories they create.

Here's to your story.



Stock Image



TIMELESS ELEGANCE
Italian marble-clad entrance lobby



SOPHISTICATED BATH SPACES
Designer sanitary-ware and CP fittings
for all bathrooms



SMART LIVING
Video door-phone and intercom facilities
for secure communication



FUTURE-READY
EV charging points for modern,
sustainable living



PREMIUM FINISHES
Aluminium sliding windows
Italian marble flooring



HOUSE HELP QUARTERS
Private room with an attached
toilet for each unit

Designed by the best





Artist's Impression

PRINCIPAL ARCHITECTS BROADWAY MALYAN

Broadway Malyan is a global urbanism leader shaping the future of human settlements. Committed to resilience and resource efficiency, Broadway Malyan integrates diverse design disciplines to drive impact in the world's most dynamic growth regions.

PROJECTS DELIVERED

BANDAR MALAYSIA

Transit Oriented Development

MANN ISLAND, UK

Landscape & Public Realm

TANJUNG ARU DEVELOPMENT, MALAYSIA

Landscape & Public Realm

ROCHDALE STATION GATEWAY, UK

Landscape & Public Realm



Artists Impression

LANDSCAPE ARCHITECTS - STX

Since 1995, STX has been a trusted partner in landscape architecture, master planning, and urban design, delivering integrated, memorable spaces. Combining creativity, expertise, and a client-focused approach, STX transforms landscapes into timeless, inspiring environments that seamlessly align with each project's vision.

PROJECTS DELIVERED

SIIRRU FEN FUSHI, MALDIVES

Hospitality

ONE AMBER, SINGAPORE

Residential

SETIA SKY RESIDENCES, MALAYSIA

Residential

ARCHIPELAGO, SINGAPORE

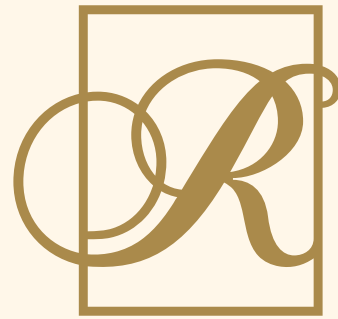
Residential



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YOUR HOME YOUR SPACE YOUR LUXURY

Living without compromise takes on
a new meaning, here, at Runwal Raaya.



RUNWAL
REALTY
S I N C E 1 9 7 8



MahaRERA Registration No.
P51900080218



MahaRERA Registration No.
P51900080252

Corporate Address : Runwal Realty, Runwal & Omkar Esquare, 5th Floor, Eastern Express Highway, Opp. Sion Chunabhatti Signal, Sion East, Mumbai – 400022

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