

RUNWAL  
*Auris*





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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 with every generation and standing strong for generations to come.

45+   
Years of Legacy

50+   
Delivered Projects

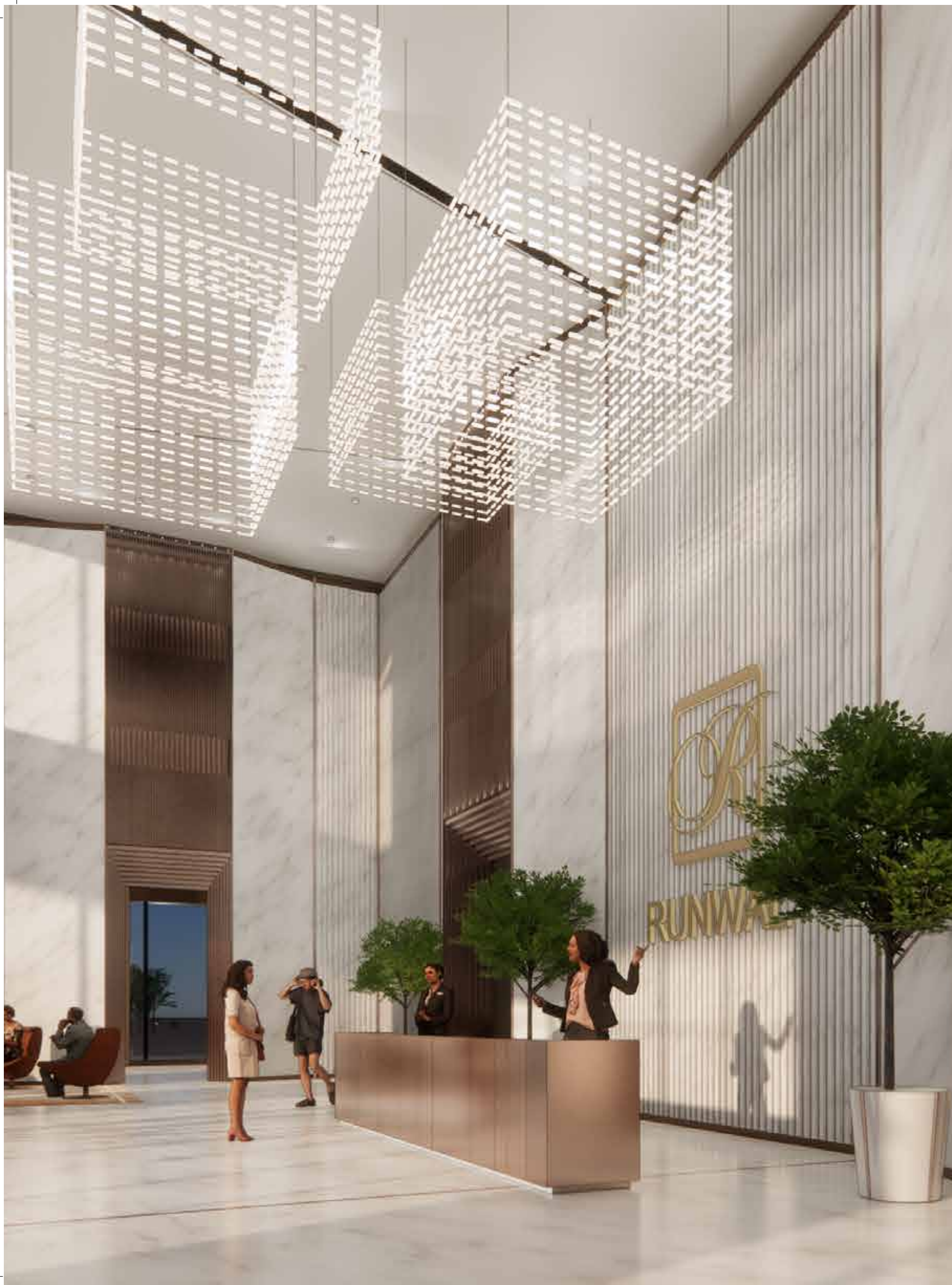


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## BUILT FOR GENERATIONS TO COME.

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 will always be with you as you establish a foundation for growth, achievement, and pride that will resonate.



## REAL LUXURY BEGINS AT RUNWAL

For those who seek more than an address, Runwal Realty has long been a name that defines aspiration.

Across Mumbai's skyline, its elegant high-rises, premium commercial spaces, and landmark retail destinations have reimagined what modern luxury feels like: effortless, refined, and enduring.

Rooted in decades of excellence, the brand continues to set new standards for urban living, creating homes that resonate with grace and purpose across generations.



## THE FACE OF AMBITION

Sonam Kapoor represents everything Runwal Realty stands for, ambition shaped with poise, progress marked by grace.

Her presence brings to life the brand's vision of contemporary living that balances sophistication with substance.

Together, they embody a shared philosophy, that true luxury lies not only in what surrounds you, but in what drives you forward.

It's this spirit of ambition that continues to define Runwal Realty's journey, and every home it creates.

## LANDMARK PROJECTS



Runwal Raaya – Worli



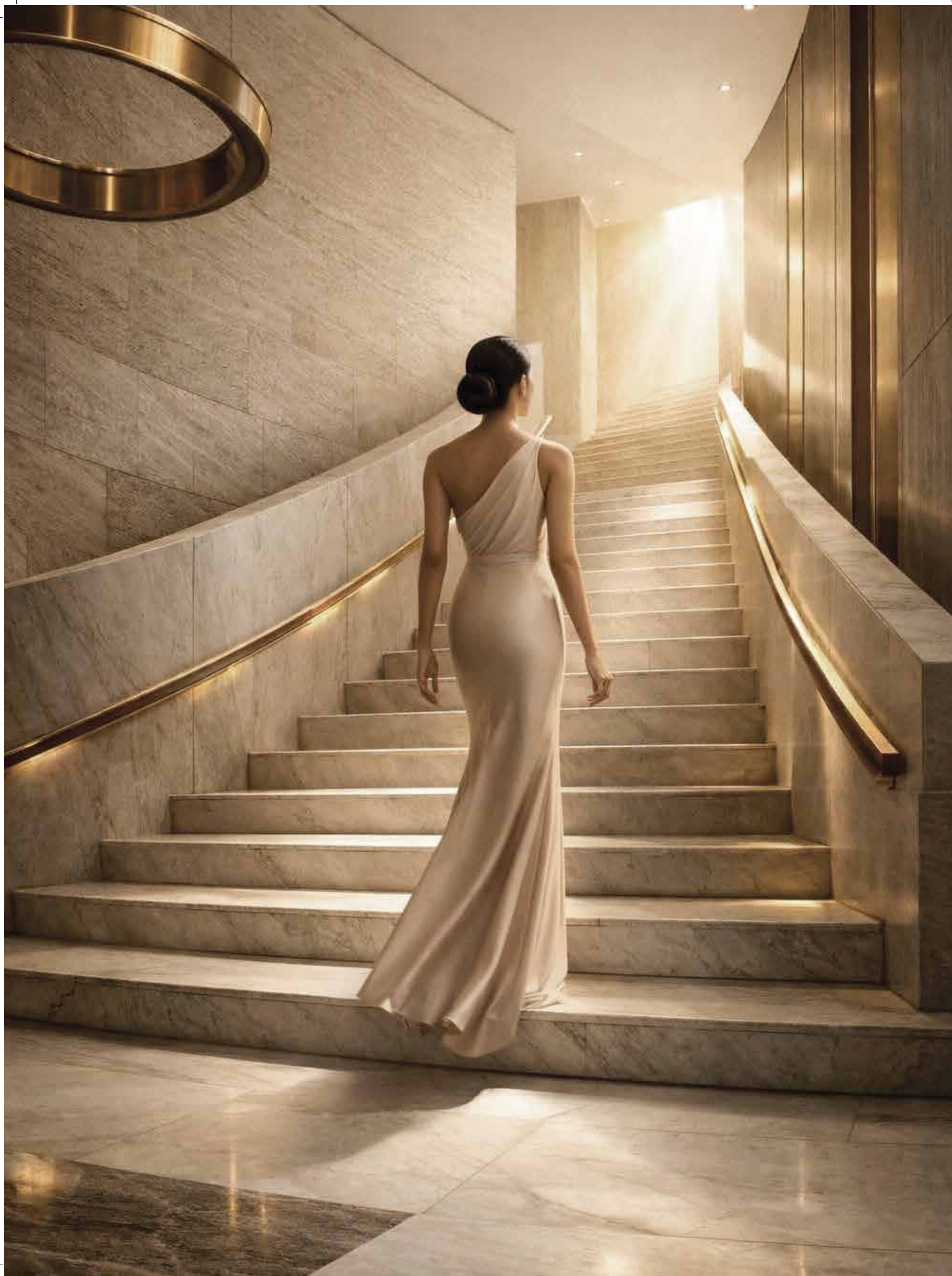
Runwal The Reserve – Worli



Runwal Elegante – Andheri



Runwal The Residence – Napean Sea Road



## A LEGACY MOVES FORWARD

Every legacy reaches a moment where it must reaffirm what it stands for. This moment marks a new chapter for Runwal Realty, one that builds on decades of trust, experience, and delivery, while reaffirming the brand's commitment to creating enduring value across generations.



## A NEIGHBOURHOOD, NOW ELEVATED

Malad West has evolved into one of the western suburbs' most complete residential destinations.

Defined by strong connectivity, established social infrastructure, and a mature urban fabric, it offers a rare balance of everyday ease and long-term relevance.

This is not an emerging address.

It is one that has found its footing, and held it.



## RUNWAL HAS MET ITS MATCH.

*Malad's icon, now as Runwal Auris.*



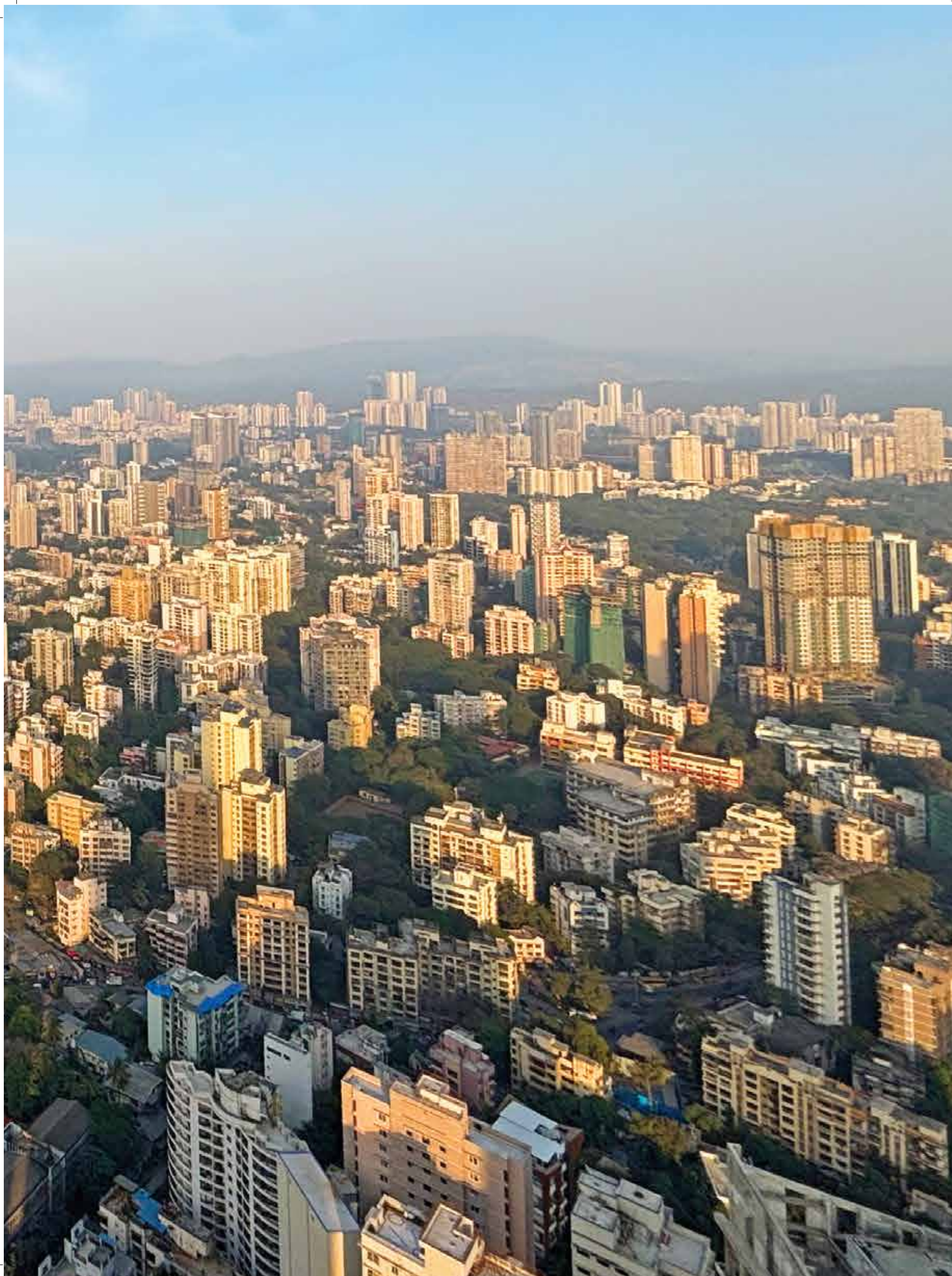
## CALM BY DESIGN

In a city that rarely pauses, calm must be designed.

At Runwal Auris, elevation, spacing, and planning come together to create a quieter experience of the city. With the first habitable residences beginning at approximately 100 feet above ground level, privacy and openness are elevated from the very first home. Landscaped decks rise above parking podiums. Views open out, noise recedes.

Calm here is not incidental.

It is intentional.



## SEAMLESSLY PLANNED

Positioned along Link Road, Malad West, Runwal Auris remains connected without feeling congested.

With easy access to rail, metro, arterial roads, business districts, retail hubs, and everyday conveniences, the location allows movement across the city while keeping daily life effortless.

Here, connectivity supports living, not the other way around.

A rare convergence of Link Road convenience and sea-facing orientations, bringing openness, views, and accessibility together.

# AROUND MUMBAI IN 20 MINUTES

## Connectivity



- Western Express Highway .....6 Km
- Domestic Airport ..... 16.1 Km
- International Airport ..... 17.8 Km
- Malad West Metro Station ..... 1.4 Km
- Mith Chowky Metro Station ..... 1.6 Km
- Malad Railway Station ..... 2.9 Km

## Hospitals



- Zenith Hospital ..... 0.9 Km
- Lifeline Hospital ..... 1.9 Km
- Cloudnine Hospital ..... 1.8 Km
- Surana Hospital & Research Centre ..... 2.2 Km

## Schools



- Pinnacle High International School .....0.5 Km
- Shri Balaji International School .....0.5 Km
- Ryan International School..... 1.3 Km
- Witty International School ..... 2.7 Km
- Carmel of St. Joseph School .....1 Km

## Entertainment



- Infiniti Mall ..... 1.3 Km
- Inorbit Mall .....2.3 Km
- Oberoi Mall ..... 4.8 Km
- Goregaon Sports Club ..... 1.3 Km





## STILLNESS WITHIN THE CITY



2-Acre Wellness-First  
Landscaping



4-Acre Elevated  
Eco-deck



Shallow Water Paths  
Landscape Gardens



Indoor Wellness Pool  
& Spa



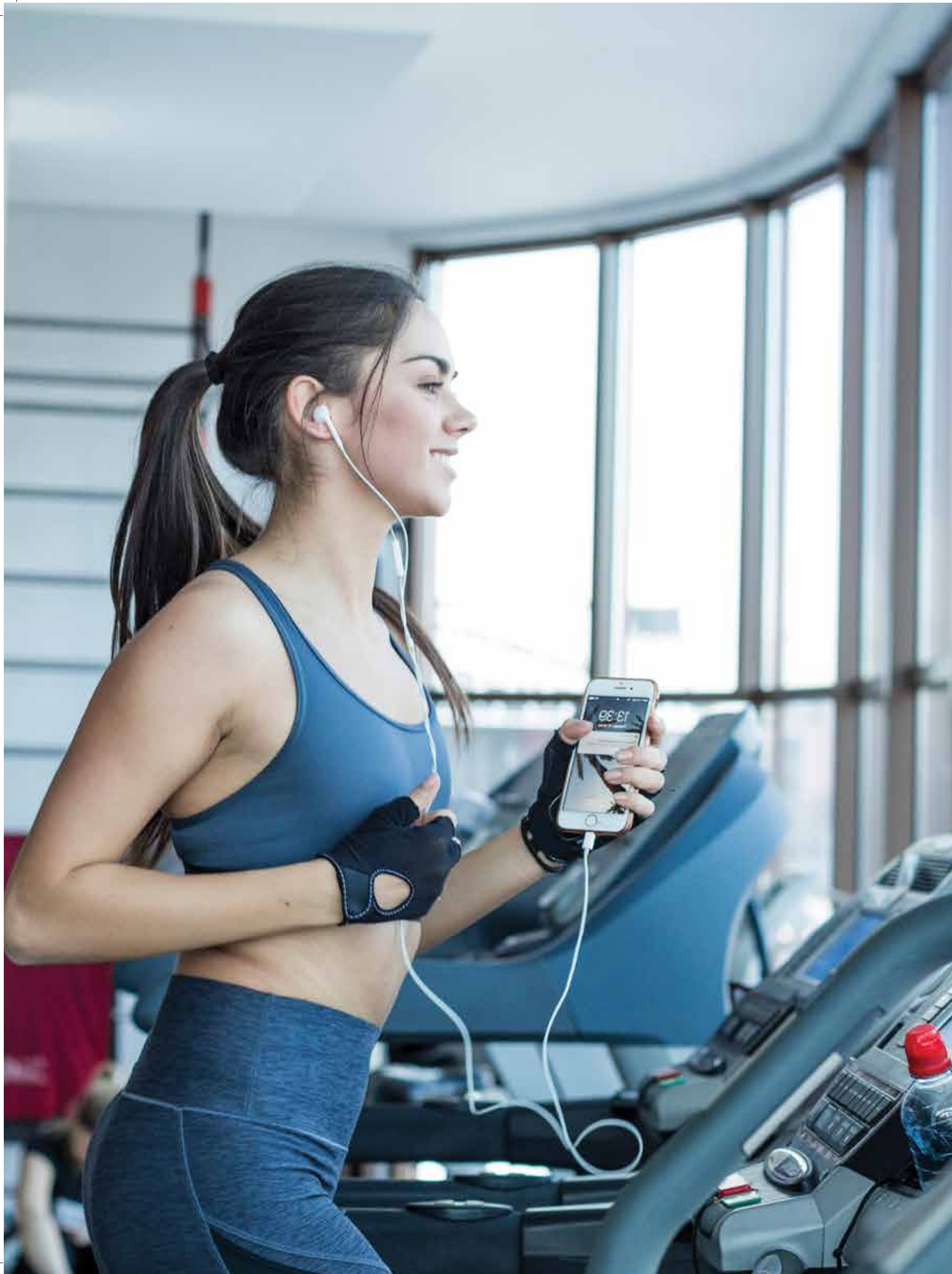
Library &  
Art Café



Rooftop Retreats



Yoga Room



## MADE TO MOVE



Cycling Track &  
Jogging Track



Pickle-Ball &  
Padel Courts



Badminton Courts



Sports Bar &  
Gymnasium



Rock-Climbing Wall



Multipurpose Studio



Kids' Crèche &  
Outdoor Play Area



Full-size Olympic-standard  
Tennis Court



# DESIGNED TO CONNECT



Barbeque Area &  
Senior Plaza



Amphitheatre



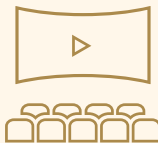
Pet Zone



Game Zone



Banquet Hall &  
Business Centre



Private Theatre

## CONFIGURATION

58 storeys

3 & 4 bed residences

6 apartments per floor

8-acre land parcel

2-level landscape podium

Expansive decks

Low-density living

Secure, gated residential community



## COMFORT, BUILT INTO THE PLAN

### Caption: Stretch Out

Expansive 200 sq.ft+ decks

### Caption: Room to Breathe

3.35 m floor-to-floor heights

### Caption: Let the Light In

Large-format windows

### Caption: Air, Designed

Cross-ventilated layouts



## COMFORT, BUILT INTO THE PLAN

### Caption: Above the City

Residences from the 8th habitable level

### Caption: Every Room, Mastered

Thoughtfully planned bedroom layouts

### Caption: Privacy Preserved

Only six residences per floor

### Caption: Designed for Ease

Separate staff rooms and service areas

## PRINCIPAL ARCHITECT

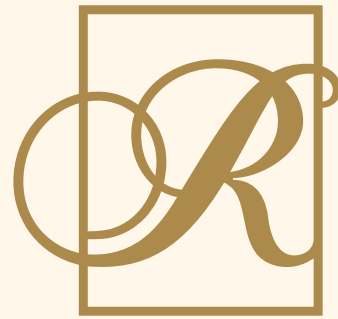
### Reza Kabul Architects

Reza Kabul Architects is known for shaping premium residential landmarks that balance strong architectural identity with long-term livability. With a focus on clarity, proportion, and enduring form, the practice brings a deep understanding of urban high-rise living, designing homes that remain relevant across time, scale, and context.

## PRINCIPAL ARCHITECT

### J+W Consultants

J+W Consultants specialise in layered, resort-inspired landscape architecture that integrates wellness, ecology, and community. Their work focuses on creating immersive outdoor environments that complement built form, offering residents spaces that feel calm, expansive, and intuitively planned.



**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, 5<sup>th</sup> Floor, Eastern Express Highway, Opp. Sion Chunabhatti Signal, Sion East, Mumbai – 400022

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