

RUSTOMJEE  
**STELLA**  
BANDRA (E)

IT'S THOUGHTFUL. IT'S **Rustomjee**<sup>®</sup>

DISCOVER  
HOMES WHERE  
YOU WILL  
FIND TIME WAITING  
FOR YOU.



*Our newest landmark right next to the BKC buzz, makes time stretch in the happiest ways possible. Built into the floor plan of Rustomjee Stella are a few design thinking principles dedicated to maximizing daily joys. Here are spaces that invite you to discover the stargazer, barbeque aficionado, sports enthusiast, and zen master within. A world of amenities that elevate the definition of family time.*

*Boman R. Irani  
CMD-Rustomjee Group*



RUSTOMJEE ADEN | ARTIST'S IMPRESSION



RUSTOMJEE CLEON | ARTIST'S IMPRESSION



RUSTOMJEE SEASONS | SHOT AT LOCATION



RUSTOMJEE ORIANA | SHOT AT LOCATION



RUSTOMJEE ERIKA | ARTIST'S IMPRESSION

*Design Thinking #401*

EVERY ADDRESS  
SHOULD BE SOMETHING  
MORE - A BENCHMARK.

*The canvas of Bandra (E) has been redefined by our iconic completed landmarks such as Rustomjee Seasons, Rustomjee Oriana, and upcoming landmarks like Rustomjee Erika, Rustomjee Aden and Rustomjee Cleon, amongst others. These milestones have changed the definition of redevelopment projects in Maximum City and created worlds where neighbours become friends, every weekday comes with a weekend attached, pools, gardens and play areas are found at your doorstep, and happiness is a part of the fabric of life.*

*Design Thinking #923*

DINNER PLANS, MOVIE DATES  
AND ART WALKS SHOULD  
BE MINUTES AWAY, NOT HOURS.

*A home close to BKC means you are a hop, skip and jump away from everything you love about this buzzing neighbourhood. Whether it's getting to work or making after-work plans, a home at Rustomjee Stella ensures you spend all your time enjoying the BKC lifestyle. Including family dinners at fine-dining restaurants, movie marathons, music concerts, afternoons at art and culture events or just shopping dates with the girls. Living here promises to make every day extra-ordinary.*



**Recreation - within 4 km**

Jio Garden | Jio World Convention Centre | MIG Club  
MCA Club | The Bay Club | NMACC



**5-Star Hotels - within 6 km**

Sofitel BKC | Trident BKC | Grand Hyatt | Taj Lands End



**Hospitals - within 6 km**

Lifeline Hospital | Guru Nanak Hospital | Asian Heart Institute  
Lilavati Hospital | Hinduja Hospital



**Education - within 6 km**

Dhirubhai Ambani International School | Mount Litera International School  
Arya Vidya Mandir | Ascend International School  
American School of Bombay | L.S. Raheja College | Chetana College



**Malls - within 12 km**

Jio World Drive | Jio World Plaza | High Street Phoenix  
Phoenix Market City

AN ADDRESS CAN  
PUT THE BEST PARTS OF LIFE  
WITHIN ARM'S REACH.

Connectivity:

- Western Express Highway - 0.45 kms
- BKC - 1.6 kms | Bandra Worli Sea Link - 3.5 kms
- Bandra Railway Station - 1.1 kms
- Domestic Airport - 5.5 kms | International Airport - 6 kms
- Upcoming Metro Station in BKC (ITO) - 2 kms

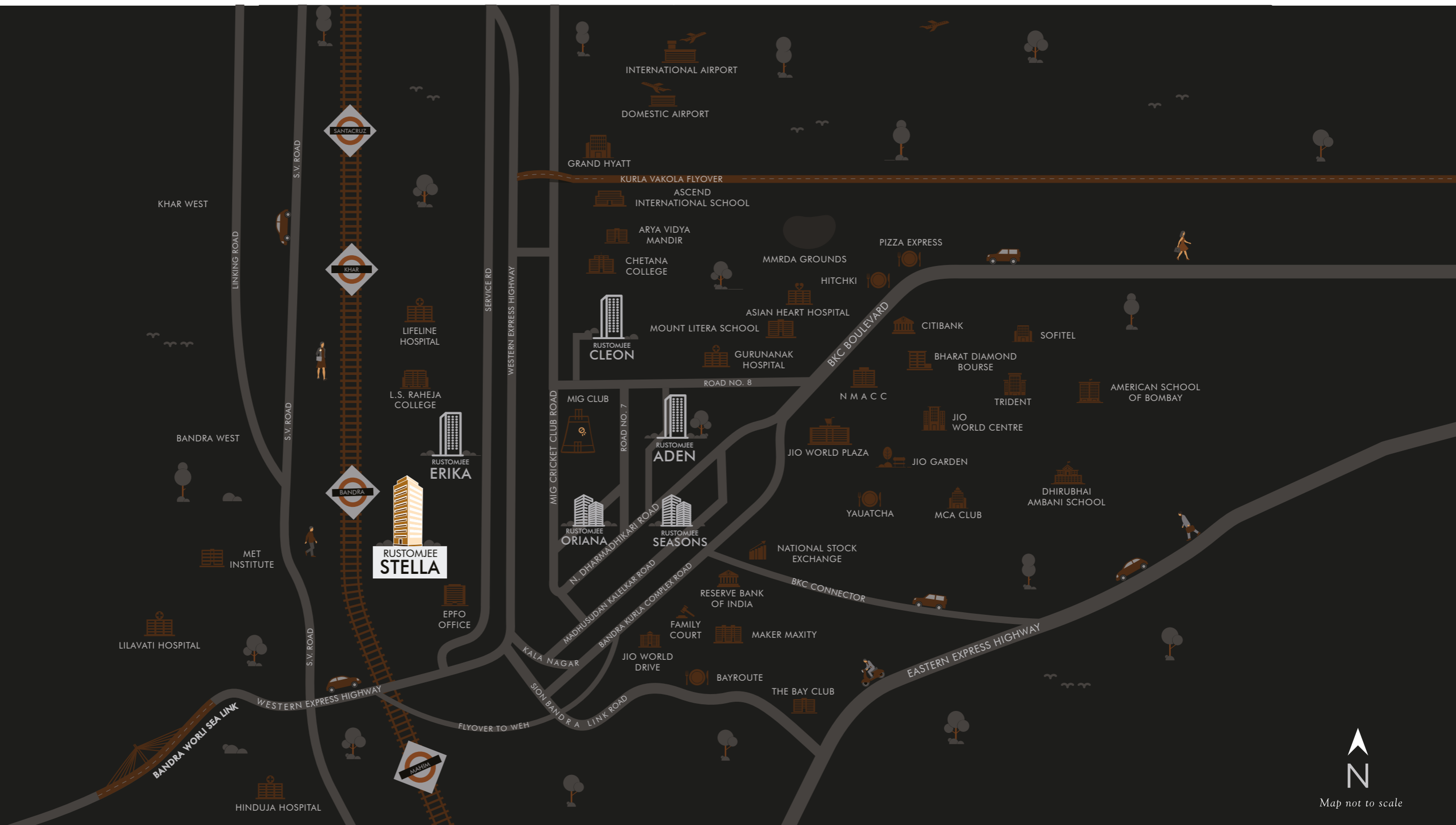




IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

*Design Thinking #941*

# LIVING IN THE HEART OF TOMORROW CAN START FROM TODAY.

*Living in Bandra-East means you can hit that snooze button every morning. Because the proposed infrastructure projects that are underway mean you won't be late for work and can be home in time for dinner with the family, bedtime stories with the kids or even an impromptu evening with friends.*

## PROPOSED INFRASTRUCTURE



*The upcoming Coastal Road will make travel a breeze from Marine Lines to Kandivali*



*Mumbai Metro-III (Aqua line) will connect Cuffe Parade, BKC and Aarey Colony*



*Metro line 2B and line 7 will pass through BKC connecting D.N. Nagar to Mankhurd and Andheri (E) to Dahisar (E)*



*The high-speed Bullet Train from Mumbai to Ahmedabad will start from BKC*

Design Thinking #946

A NEIGHBOURHOOD  
SHOULD ELEVATE  
YOUR PORTFOLIO AND  
YOUR LIFESTYLE.

*We've studied all the indicators for Bandra-East and here is what they say.*

*We thought you would like what you see. We certainly did.*



**Price Appreciation:** *There has been 80% growth in value of homes over the last 10 years in Bandra East.*

**Exponential demand for residential real estate:**

*The demand for certain localities in Bandra East has grown exponentially over the last few years. With an influx of 2000+ families, Bandra - East is now regarded as the coveted residential neighbourhood of Mumbai.*



**Global trends indicate the high-growth potential of areas around the CBD:** *As the studies show, the areas surrounding the Central Business District have grown at an exceptionally higher rate over time. Similar to Manhattan in NYC & Canary Wharf in London, the same trend is set to follow in Khernagar & other areas around.*



*Design Thinking # 929*

**A HOME SHOULD  
ADD IMPROMPTU DINNERS,  
FOOTBALL GAMES  
AND BEDTIME STORIES TO  
YOUR DAILY AGENDA.**

*A 23-storey standalone tower close to the buzzing neighbourhood of BKC - that's just the start of what our newest landmark, Rustomjee Stella, has in store for you. This is where you discover a life with shorter commutes to and from work leave you with all the time you need to enjoy long breakfasts with the family, after-hours cocktails with friends, date night dinners, evenings at the movies, weekends catching the latest plays and art shows or indulging in some much-needed retail therapy. And when you've had your fill of heading out, staying in is no less enchanting. There's an array of lifestyle features for you to enjoy with your family or neighbours. And when your reading list beckons, simply retreat to your favourite armchair and know that your spacious home offers every convenience and is the perfect buffer between you and the world. Rustomjee Stella is truly an address that gives rise to thoughts like 'What more could one ask for?'*

*Contemporary design multi-storeyed tower  
Spacious 2 and 3 bedroom homes | Amenities spread over 3 levels  
Rooftop lifestyle across 5 leisure zones*



IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

*Design Thinking # 932*

## THERE SHOULD BE MANY WAYS TO MAKE LIFE LESS ORDINARY.

*Hide-and-seek with the kids. A barbecue with the neighbours.  
Football with the college gang. An hour in a hammock with your favourite  
book. Why choose one when you can do it all? Three levels of lifestyle  
amenities at Rustomjee Stella means you can choose your comfort zone  
depending on your mood.*

### GROUND FLOOR AMENITIES:

*Kids' Play Area | Rock Climbing Wall*

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### FIRST FLOOR AMENITIES:

*Gymnasium | Indoor Games | Party Hall*

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IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

*Design Thinking # 720*

## THE HIGH POINT OF EVERY DAY CAN BE FOUND ON THE ROOFTOP.

*20+ amenities spread over 5 zones. So many things to do with  
all the time you save, thanks to shorter commutes.*

### ROOFTOP AMENITIES:

*20+ amenities spread over 5 zones.*

#### **Senior Citizens' Zone:**

*Herb Garden | Wide Seating | Chit Chat Nook*

*Yoga Deck | Games Alley*

#### **Sports Zone:**

*Multiplay Court | Cabana Seating | Upper Viewing Deck*

#### **Event Zone:**

*Look-out Bar | Pathway | Service Counter*

*Barbecue Corner | Hammock Zone | Lounge Deck*

#### **Multipurpose Zone:**

*Community Gathering Patio | Floral Patio | Fireplace Patio*

*Viewing Deck | Stage | Amphitheatre Seating*

#### **Theatre Zone:**

*East Sky Observatory | Outdoor Screen | Long Seating*

*Fragrance Patio*

*Design Thinking #561*

A HOME SHOULD  
ADD FAMILY TIME TO YOUR  
DAILY AGENDA.

## APARTMENT FEATURES:

*Imported marble flooring in passage, living & dining area*

*Split ACs in living room & all bedrooms | Vitrified tiled flooring in all bedrooms and kitchen*

*Ceramic tile flooring in all bathrooms with laminated flush door*

*Premium CP fittings - Jaquar or equivalent | Sanitaryware of American standard  
or equivalent | Video door phone*



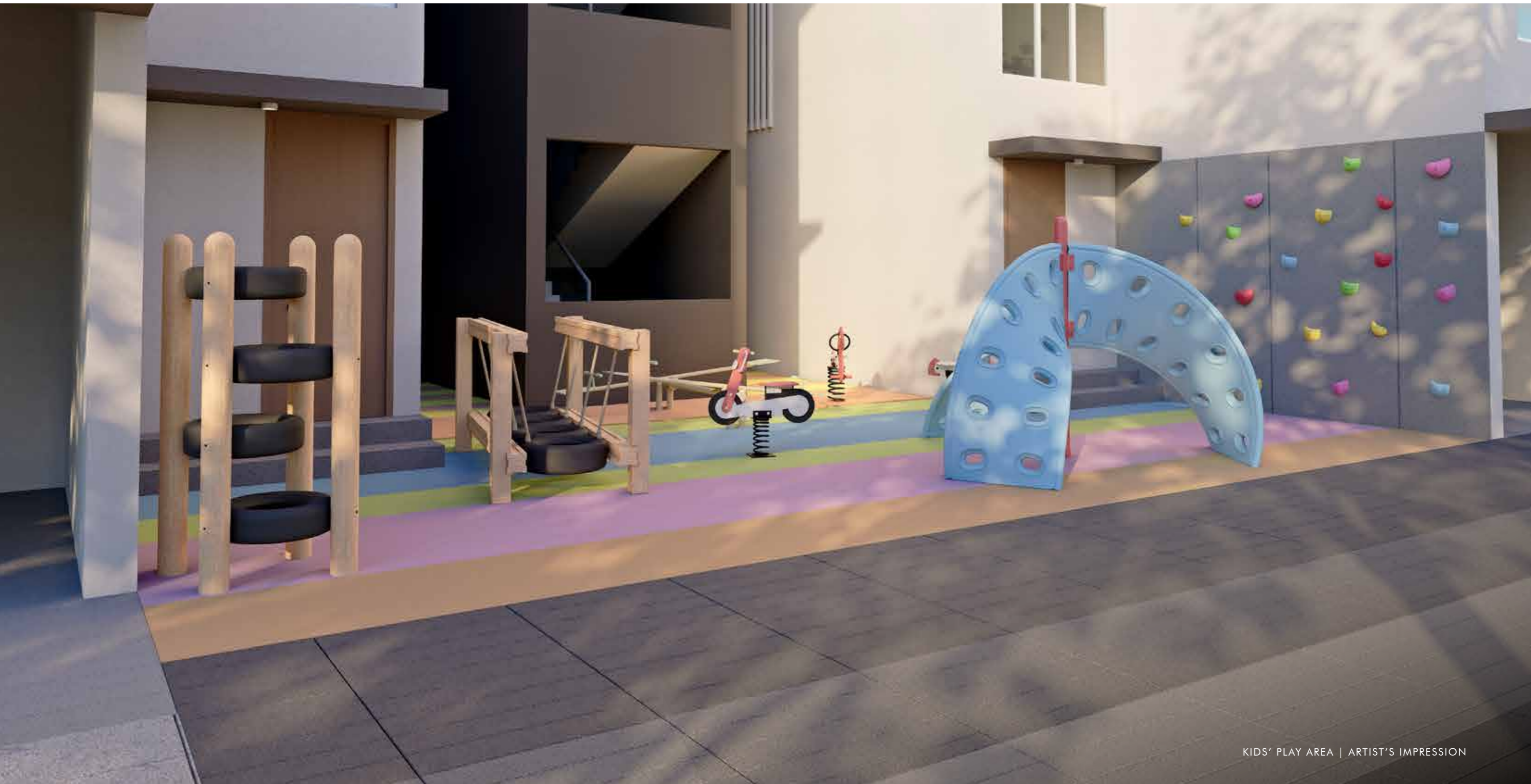
*Design Thinking #196*

SUNSETS CAN BE A  
PART OF YOUR ME-TIME ROUTINE  
AT THE ROOFTOP.



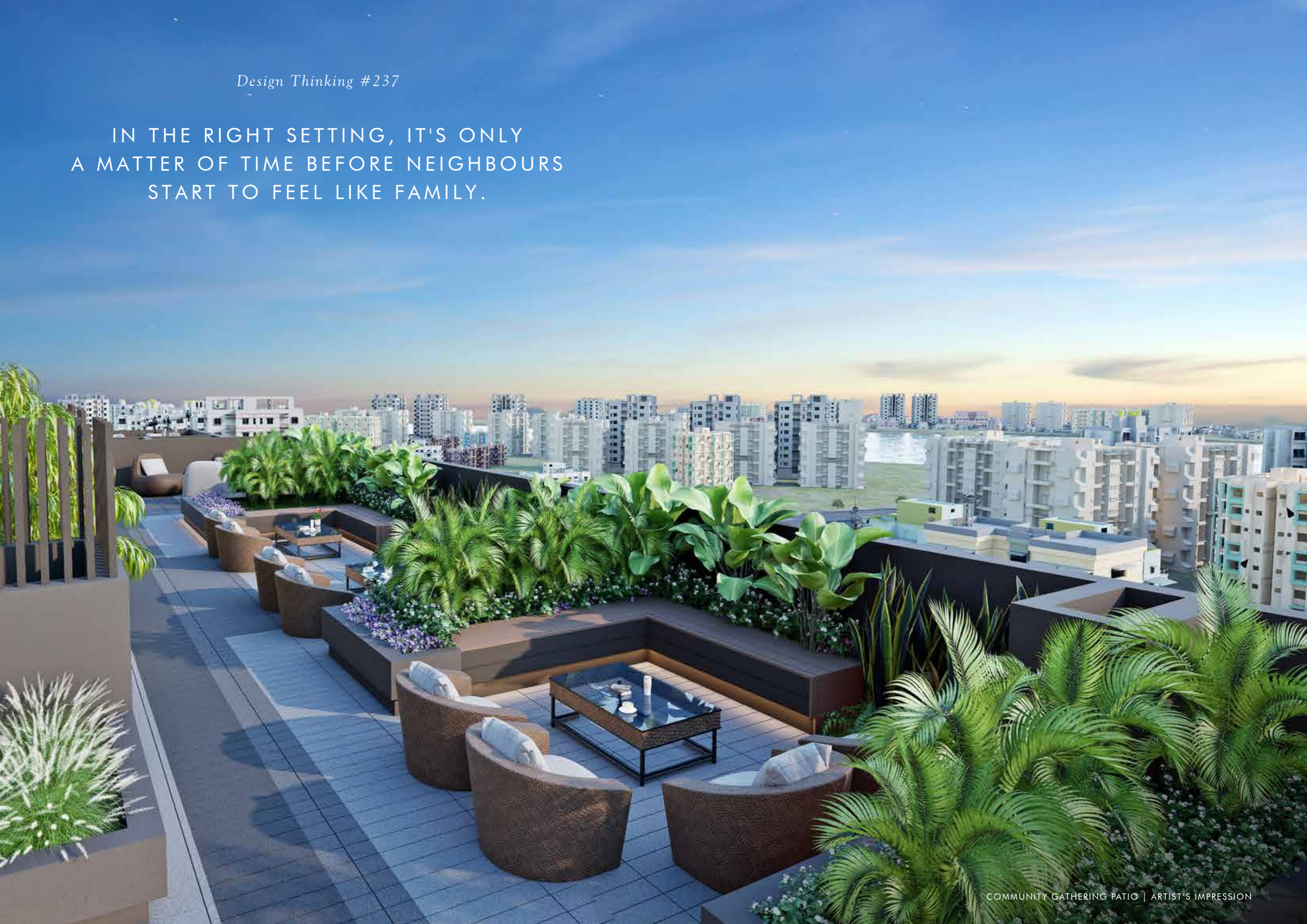
*Design Thinking #236*

THE MOST IMPORTANT  
LIFE LESSONS CAN BE LEARNED  
ON THE PLAYGROUND.



*Design Thinking #237*

IN THE RIGHT SETTING, IT'S ONLY  
A MATTER OF TIME BEFORE NEIGHBOURS  
START TO FEEL LIKE FAMILY.



*Design Thinking #234*

WORKOUTS SHOULD BE  
LESS WORK AND MORE FUN.

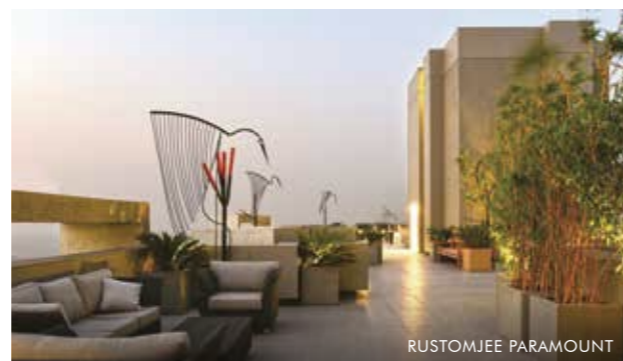


Design Thinking #506

BUILDINGS SHOULD  
SHAPE CITIES, LIFESTYLES  
AND FUTURE.

Since 1996, Rustomjee has transformed millions of square feet of the city into premium townships, luxury gated estates, corporate parks, retail spaces, standalone landmarks and affordable homes. Built into our blueprints are ideas for a happier, healthier, more connected world. Where neighbours become friends and friends turn into family. Sculpted into every sq. ft. we build, are new age concepts, technology and eco-friendly design. Rustomjee is the name the city relies on to bring back childhoods, create big, happy, well-knit communities, turn innovation into more than just a buzzword, and make trust a part of every floor plan.

280+ BUILDINGS | 20+ MN. SQ. FT. DELIVERED | 15000+ HOMES  
34+ MN. SQ. FT. IN THE PIPELINE | 2 MEGA TOWNSHIPS






Kustomjee

IT'S THOUGHTFUL. IT'S **Rustomjee**<sup>®</sup>

WWW.RUSTOMJEE.COM

Site Address: Rustomjee Stella, Road No. 7, Khernagar, Bandra East, Mumbai - 400 051.

 **MahaRERA Registration No.:** P51800053988. Listed on the website: <https://maharera.mahaonline.gov.in/>

FOR RERA DETAILS,  
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