

MahaRERA Registration No.
Wing F - P51800032824
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Site Address: Runwal Meadows, Runwal City Centre, Kanjurmarg (E), Mumbai 400 042.
Corporate Office: Runwal & Omkar Esquare, 4th Floor, Off. Eastern Express Highway, Sion (E), Mumbai 400 022.

www.runwalenterprises.com

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Where life is greener on your side.



Where Mumbai's future finds balance.

Kanjurmarg is emerging as Mumbai's new city centre, shaped by strong infrastructure, expanding connectivity, and rare green presence. As the neighbourhood evolves, a new chapter takes form, one defined by balance, growth, and long-term value.





A complete lifestyle.

It begins with space. With greenery that opens out, and design that allows life to breathe. At Runwal Meadows, homes, leisure spaces, and everyday comforts are thoughtfully composed to create a calm, effortless way of living.

A life that moves with ease.

Runwal Meadows is located in the heart of Kanjurmarg, within Mumbai's fast-growing eastern corridor. Neighbouring Powai, yet offering far more attractive prices, it combines strong city access with a calm, thoughtfully planned environment.

Stock Image.



Effortless road connectivity.

Key arterial roads surround the address, enabling faster, more efficient daily travel.

- × Close to the Eastern Express Highway, connecting South Mumbai, Thane, and the wider city.
- × Linked via LBS Marg and JVLR, with easy access to Powai, Vikhroli, SEEPZ, and Andheri.
- × Connected to the Eastern Freeway and SCLR for simpler cross-city commutes.
- × Easy access to Navi Mumbai via the Airoli Connector.
- × Easy access to Atal Setu and the Coastal Road for enhanced all-round connectivity.



Everyday essentials within minutes.

Work, education, healthcare, and leisure remain close and accessible.

- × Business hubs including Powai, BKC, SEEPZ, Andheri, and Thane are within easy reach.
- × Reputed schools and healthcare facilities are a short drive away.
- × Retail, dining, and entertainment options are conveniently located nearby.



Rail and Metro convenience.

Rail access and upcoming Metro lines strengthen everyday connectivity.

- × Kanjurmarg Railway Station on the Central Line offers direct citywide access.
- × Bhandup Station nearby adds travel flexibility.
- × Upcoming Metro Lines 4, 6 and 14 will enhance east-west and north-south movement.



The advantage of being central

Kanjurmarg offers a balanced rhythm, where connectivity feels effortless and the city stays close without overwhelming daily life.

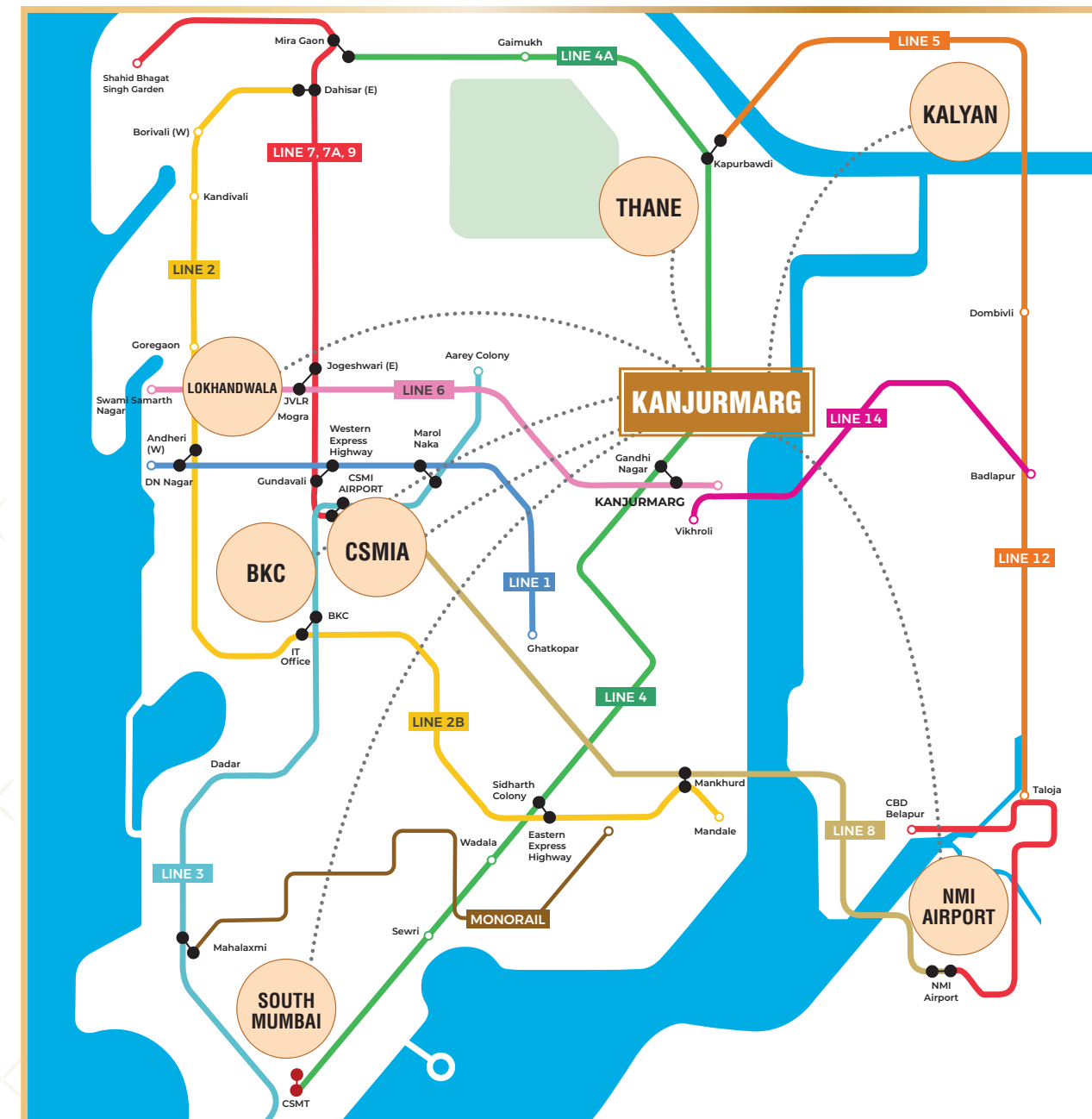


At the centre of ease.



This 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. Metro line placements are approximate.

360 degree connectivity with multiple metro routes



all distances and locations are approximate.

Excellent Rail Connectivity

Kanjurmarg Station 300 mtrs.

Amrit Bharat station with seamless access to Thane, Dombivli, Kalyan, Vikhroli, Dadar and CSMT, plus interchange to Western and Harbour lines. Approx. 45-60 mins to key hubs.

Bhandup Station 800 mtrs.

Additional rail access with similar citywide connectivity.

Multi-line Metro Access

Metro Line 6 900 mtrs.

Swami Samarth Nagar to Vikhroli, linking Powai, SEEPZ, Jogeshwari and Andheri-Lokhandwala. Approx. 35 mins.

Metro Line 4 1 km

Wadala to Kasarvadavali, connecting Thane, Powai, Vikhroli and Ghatkopar. Approx. 30 mins.

Metro Line 14 1 km

Kanjurmarg to Badlapur, with access to Dombivli, Ambarnath and Badlapur. Approx. 45-60 mins.

Enhanced Road Connectivity

JVLR 900 mtrs.

Eastern Express Highway 1.5 kms

Elevated Eastern Freeway Extension (Connecting South Mumbai) 1.5 kms

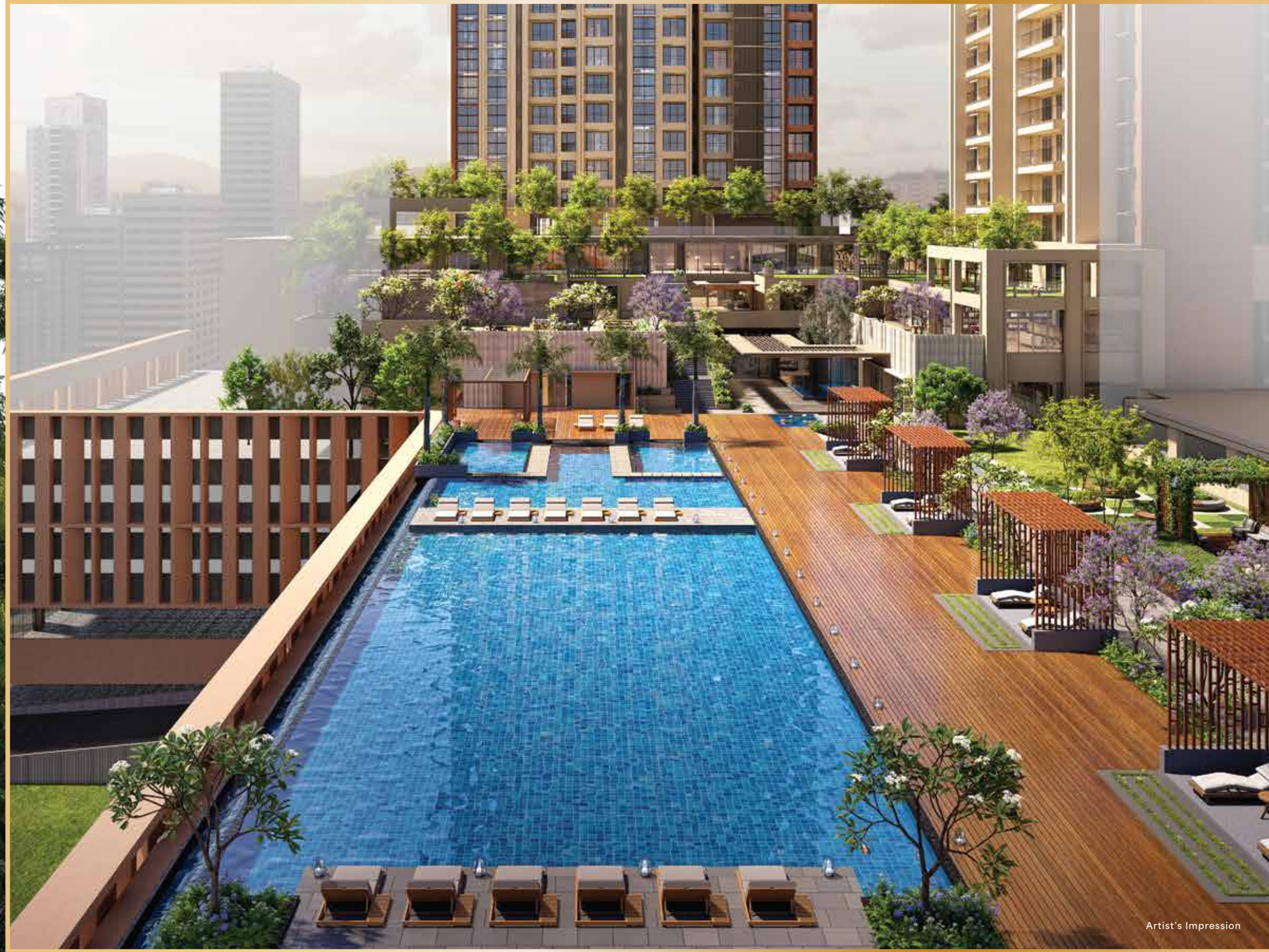
LBS Road 1.5 kms

Eastern Freeway 9.5 kms

SCLR 10 kms

Western Express Highway 11 kms

All commute times are indicative and may vary.



Artist's Impression

Kanjurmarg's finest chapter.

At Runwal Meadows, world-class recreational amenities, thoughtfully designed luxury homes, and beautifully landscaped gardens come together in a setting that feels expansive and elevated, creating a sense of scale and luxury that transforms everyday living into a moment of distinction.

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An entrance that feels like an embrace

The arrival at Runwal Meadows is conceived as a moment of quiet grandeur. Expansive landscaped approaches and generous setbacks lead into double-height entrance lobbies that rise with light, volume, and calm confidence. It is a transition from the city into a world of scale, elegance, and refinement, where every arrival feels considered, welcoming, and unmistakably elevated.





Homes that make every day feel effortless.

The development offers 2, 3, and 4 BHK homes with private decks that invite light and air, complemented by refined finishes and thoughtfully planned layouts.



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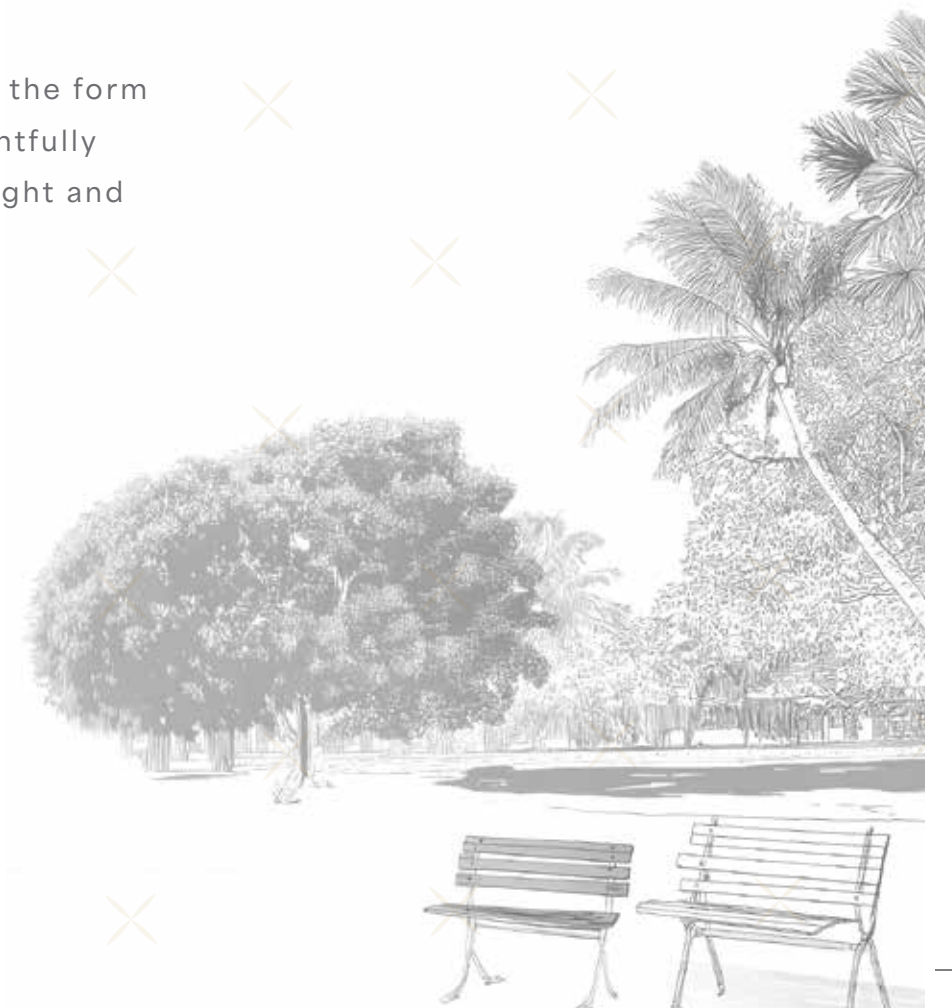


Actual Image Of 5+ Acres of Central Park

5+ acres of green, beginning at your balcony.

Runwal Meadows overlooks 5+ acres of lush greens, in the form of the central park that defines the address. Thoughtfully landscaped, it forms a living canvas that brings air, light and openness into everyday life.

View from select apartments/towers. The Developer makes no representations regarding the existence/continuity of the view shown herein.



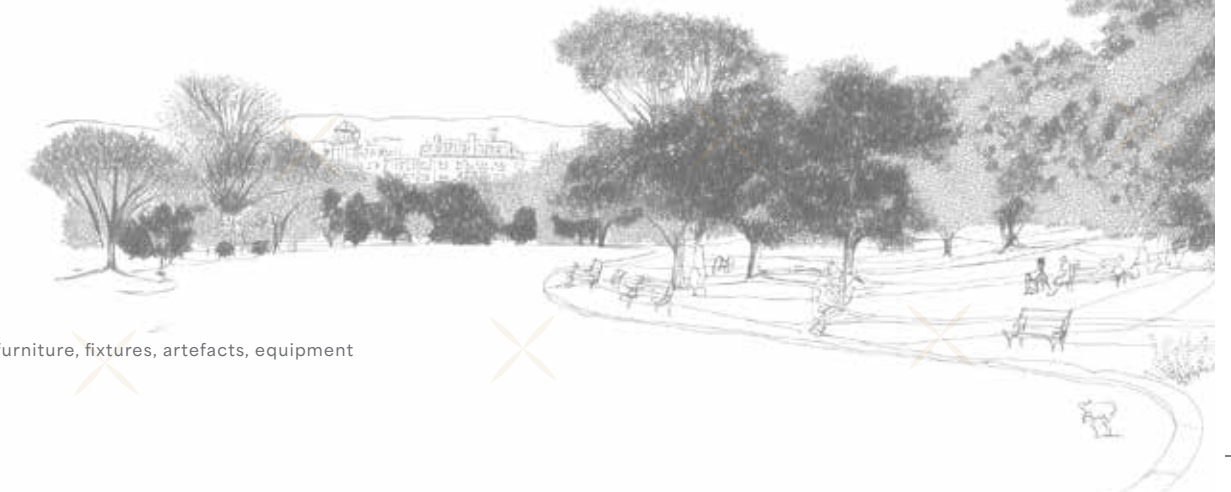


Artist's Impression

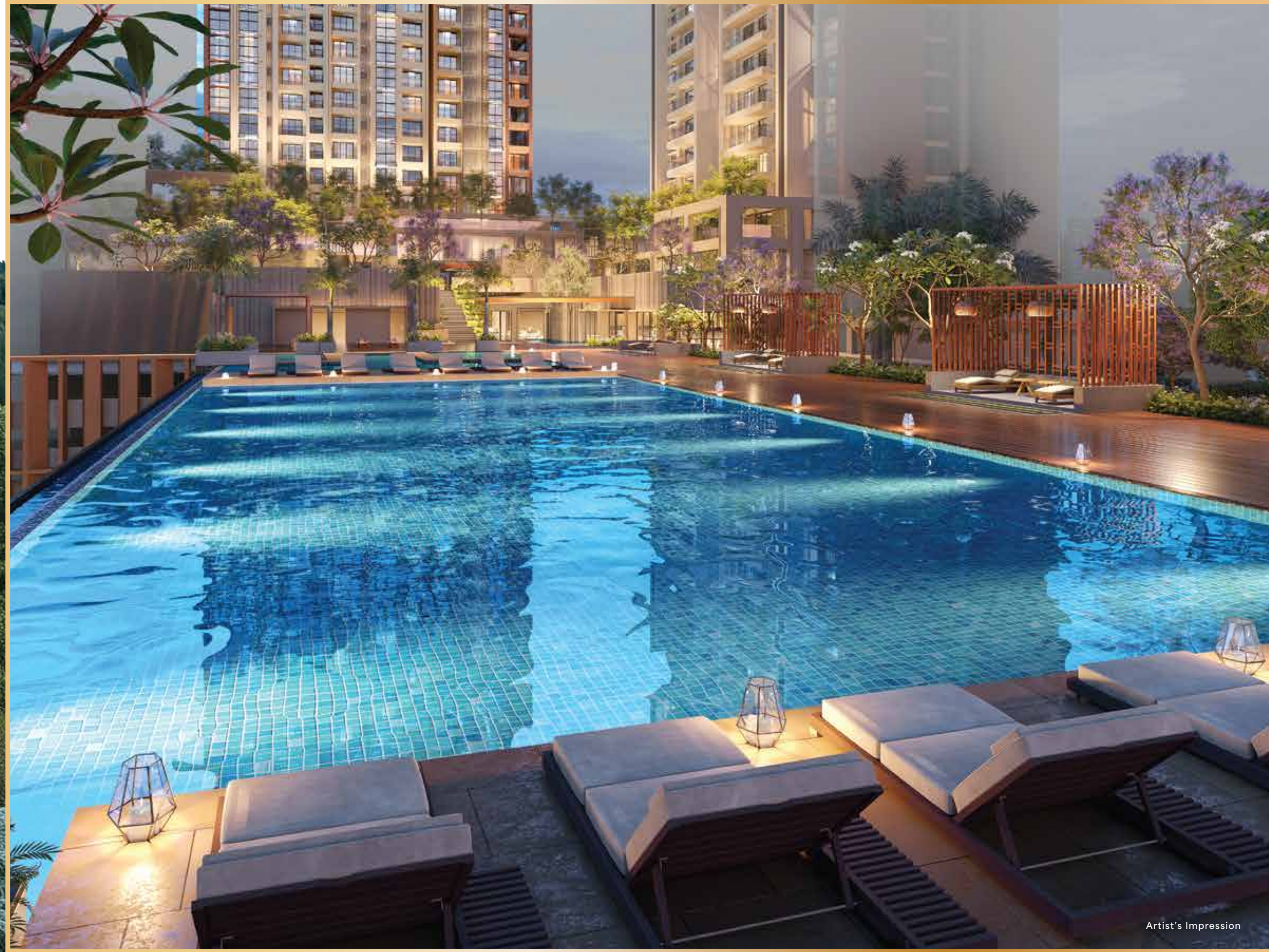
A life surrounded by green.

The landscaped podium is an expansive internal green, distinct from the Central Park beyond.

It brings together gardens, open lawns, the pool deck, and the clubhouse within an elevated retreat. Designed as an extension of the home, it offers fresh air, light, and a calm everyday escape.



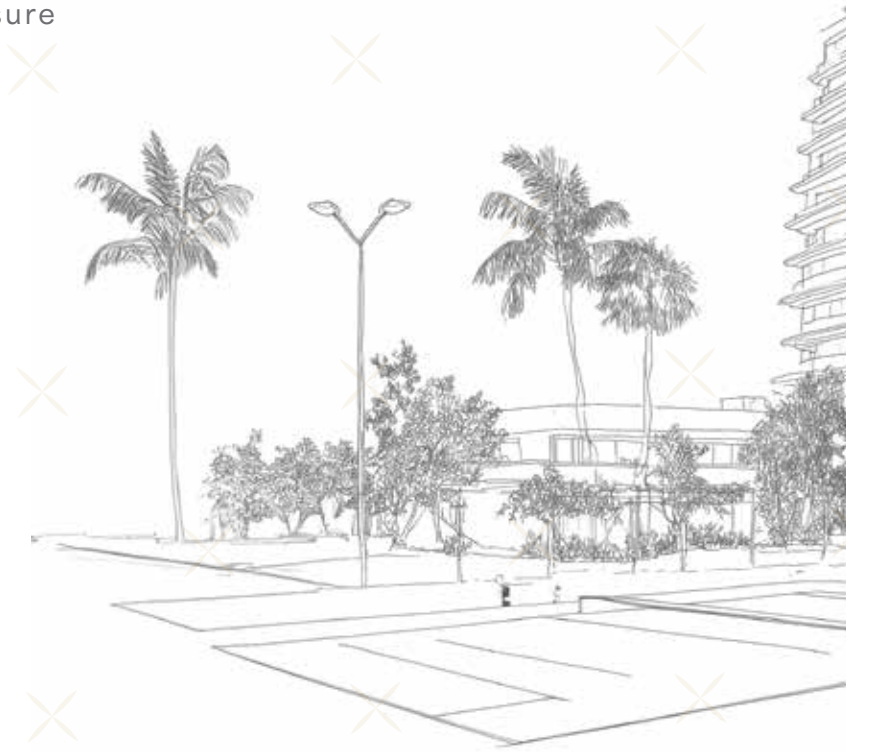
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Artist's Impression

A landmark of wellness and leisure.

Runwal Meadows brings together over 2,00,000 sq. ft. of thoughtfully curated amenities. One of the largest clubhouses in the region, along with an expansive green podium, offers a considered blend of wellness, fitness, recreation, and leisure for residents of all ages.



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Life curated across 2,00,000 sq. ft.



State of The Art
Clubhouse



Landscaped Gardens



Walking & Jogging Track



Reflexology Path



Seating Cabanas



Adventure Play Wall



Amphitheatre



Barbeque Area



Temple



Kids' Outdoor
Play Area

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Artist's Impression

Designed to enrich the body. And the mind.



Swimming Pool



Kids' Pool



Jacuzzi



Aqua Gym



Outdoor Gym & Yoga Terrace



Fully Equipped
Gymnasium



Yoga & Dance
Studio



Wellness Centre with
Spa & Sauna



Indoor Temperature-
Controlled Pool



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Artist's Impression

For conversations, celebrations,
and everything between.



Senior Citizen Lounge



Banquet Hall
with Kitchen



Café With Indoor Seating



Juice Bar



Co-Working Spaces &
Business Centre



Indoor Games Zone



Badminton Court



Squash Court



Padel Court



Pickleball Court



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Designed to endure. Built to refine.



Lobby

- × Imported marble flooring in tower entrance lobbies.
- × GVT flooring in typical lobbies.



Layouts & Living Spaces

- × Spacious 2, 3 & 4 BHK residences with efficient layouts and private decks.
- × Living room with imported marble#/GVT flooring.
- × Bedrooms with GVT flooring.
- × Engineered wood doors.



Kitchen & Utility

- × Kitchen with Quartz*/ Quartz tile platform.
- × GVT flooring in the kitchen.
- × Utility with anti-skid GVT flooring.



Washrooms

- × Kohler or equivalent sanitary ware.
- × Quartz*/ Quartz tile washbasin counter.
- × GVT anti-skid flooring.



Electrical

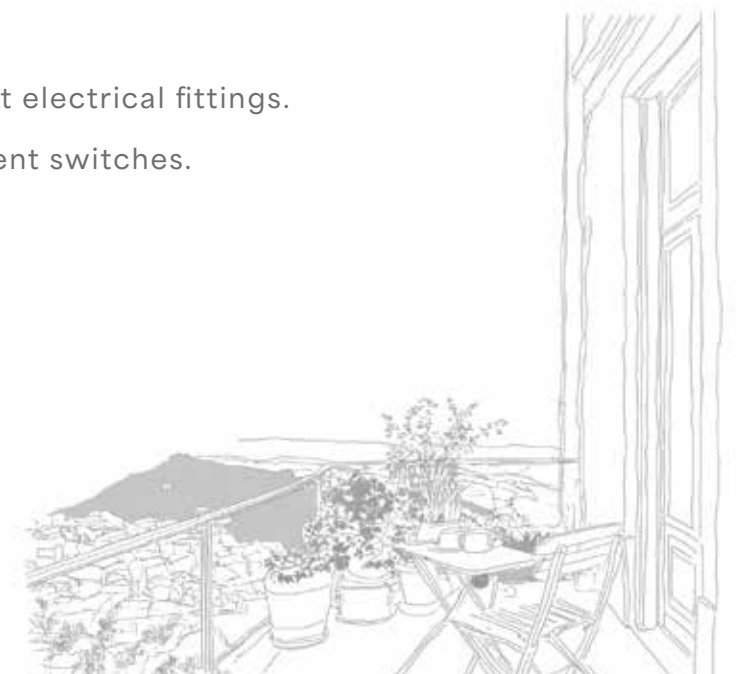
- × Orient or equivalent electrical fittings.
- × Legrand or equivalent switches.

Imported marble flooring in Aster (Tower 6).

*Quartz platform and washbasin counter in Aster (Tower 6)

GVT: Glazed Vitrified Tile

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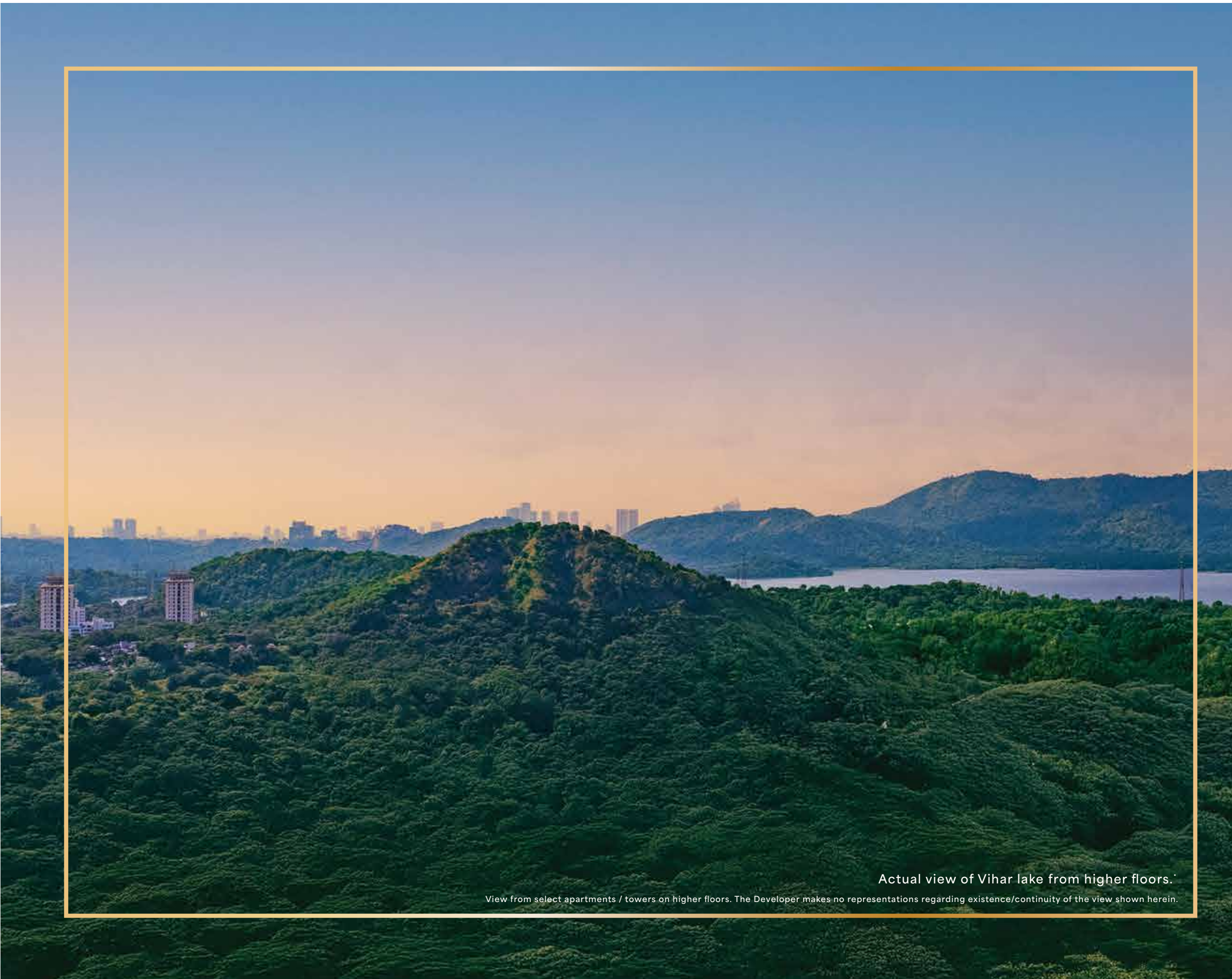
Stock Image.

Where everyday living meets quiet devotion.

Runwal Meadows brings together thoughtful living and quiet reflection. Serene temples within the development offer moments of devotion close to home, seamlessly integrated with the surrounding green and community spaces.

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Actual view of Vihar lake from higher floors.

View from select apartments / towers on higher floors. The Developer makes no representations regarding existence/continuity of the view shown herein.

Where the horizon comes closer.

Designed to embrace openness, the homes look onto expansive green landscapes below, while higher floors reveal panoramic views of lakes, mangroves, and the bay beyond. Every elevation offers a distinct sense of light, space, and quiet luxury.



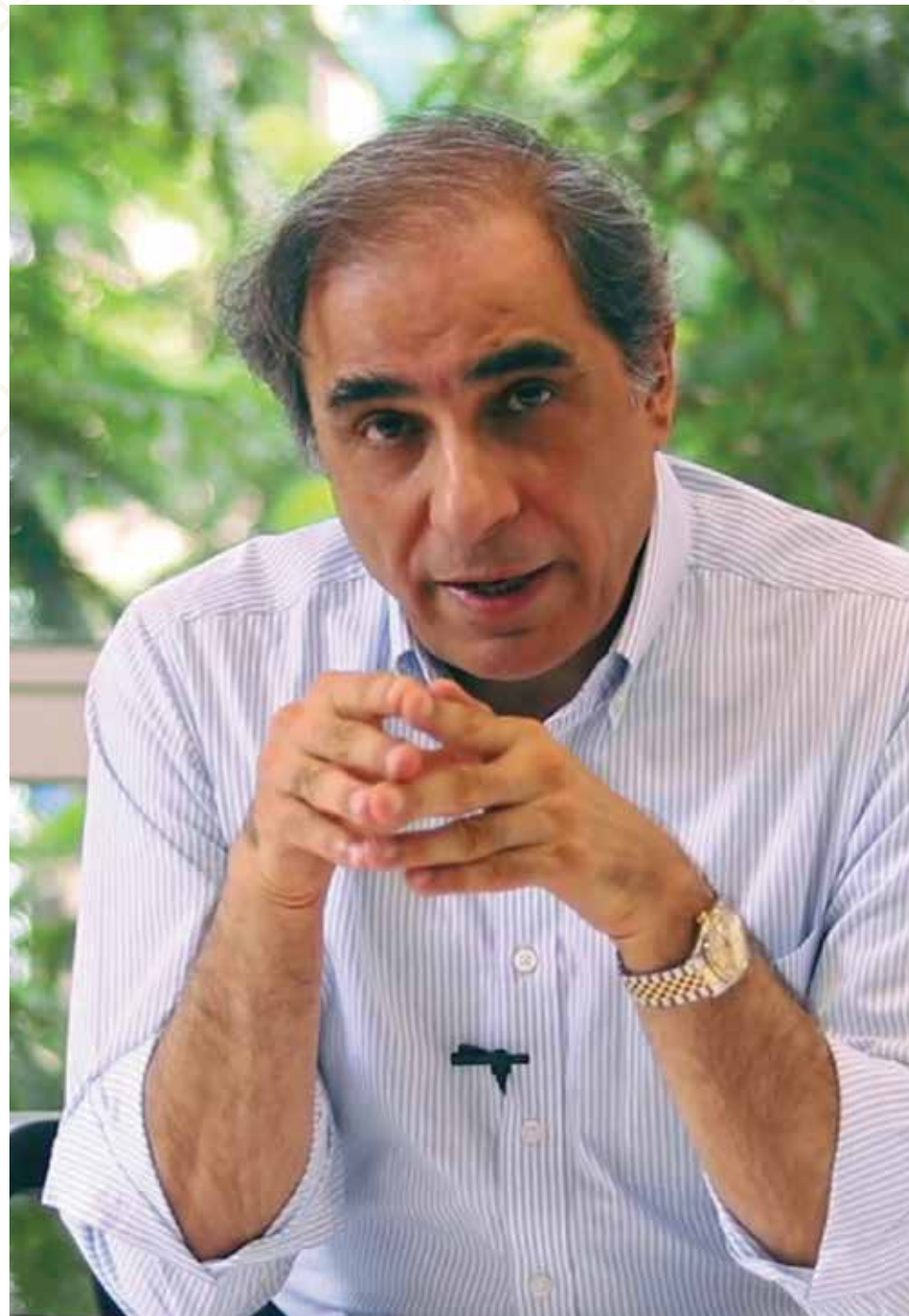


Stock Image.

Where work, leisure, and living align.

Runwal Meadows forms part of a larger 36 acres integrated township, bringing together high-street retail, dining, and leisure. With proposed Grade A offices nearby, it supports a walk-to-work lifestyle shaped around ease, balance, and everyday convenience.





Hafeez Contractor

Design Architect, Padma Bhushan Awardee



Hiranandani Township



Imperial Edge



23 Dubai Marina



Mahimtura (India)

Structural Consultant

Crafted by the finest minds.

Runwal Meadows is envisioned and crafted by leading specialised consultants across architecture, landscape, engineering, and design. At its helm is Hafeez Contractor, Padma Bhushan awardee and one of India's most distinguished architects. Their collective expertise shapes a refined development designed not only to inspire, but to endure.





Where your home is built by a legacy.

From Kanjurmag's 36-acre township Runwal City Center to Mulund's iconic Runwal Greens and Dombivli's game-changing 250-acre township Runwal Garden City, Runwal Enterprises has consistently transformed the way Mumbai lives. Now, with 7 Mahalaxmi, an ultra-luxury address in South Mumbai, Runwal Enterprises continues its legacy of creating destinations that do not just add to Mumbai. They define it.

With years of distinguished excellence, Runwal Enterprises has been a driving force in shaping the residential landscape of the Mumbai Metropolitan Region (MMR). With a portfolio of over 10,000 units and ~57 million square feet of developments, including two integrated townships, we are pioneers in crafting premium communities that seamlessly blend modern luxury, nature, and holistic living.

Stock Image.



~57
MSF
Developments

2
Integrated
Townships

10,000+
Units Developed



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OUR PRESENCE IN MUMBAI

1. 7 Mahalaxmi (Mahalaxmi)
2. Runwal Forests (Kanjurmarg West)
3. Runwal Bliss (Kanjurmarg East)
4. Runwal Avenue (Kanjurmarg East)
5. Fifth Avenue (Kanjurmarg East)
6. Runwal Commerz (Kanjurmarg East)
7. Runwal Greens (Mulund West)
8. R Galleria (Mulund West)
9. Runwal Pinnacle (Mulund West)
10. Runwal Chestnut (Mulund West)
11. Runwal Garden City (Dombivli East)
12. R Galleria Dombivli East (Dombivli East)
13. Runwal Edge (Dombivli East)
14. R Mall (Dombivli East)
15. Runwal Woods (Chembur East)
16. Runwal BKC (BKC Annex)

RESIDENTIAL
 RETAIL / MALL
 OFFICE

Come home to the calm.

Runwal Meadows is more than an address, it is a quieter, more composed way of living in the heart of Kanjurmarg. With strong connectivity to business hubs and city corridors, it offers everyday ease without losing a sense of balance and calm.

Shaped by thoughtful planning and long-term growth, it also presents a sound investment in one of Mumbai's fastest-evolving neighbourhoods. A place that feels right today, and grows in value over time. This is where life is greener on your side.

