

VISTA BAY  
PAREL EXTN

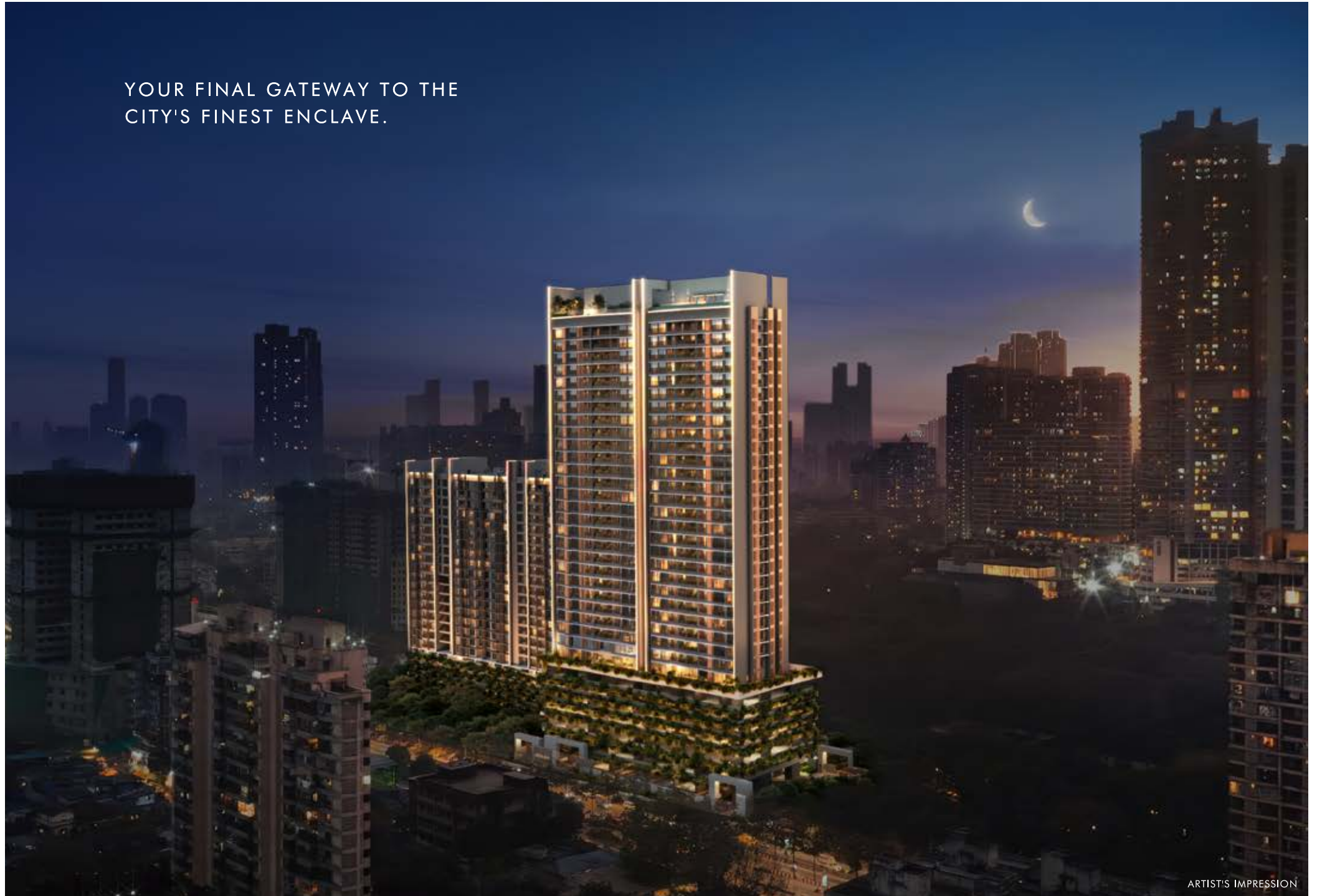
IT'S THOUGHTFUL. IT'S **Kustomjee®**

WHERE THE SKYLINE  
AND THE SEASCAPE MEET.



SHOT FROM LOCATION

YOUR FINAL GATEWAY TO THE  
CITY'S FINEST ENCLAVE.



ARTIST'S IMPRESSION

WORLDS OF  
REFINEMENT CREATED  
WITH ONE IDEA:  
THOUGHTFULNESS.



ACTUAL VIEW\* | SHOT AT A RUSTOMJEE PROPERTY

\*IMAGE IS FOR REPRESENTATIONAL PURPOSE ONLY

A NEW ERA OF  
FINE LIVING ARRIVES  
IN PAREL EXTENSION.



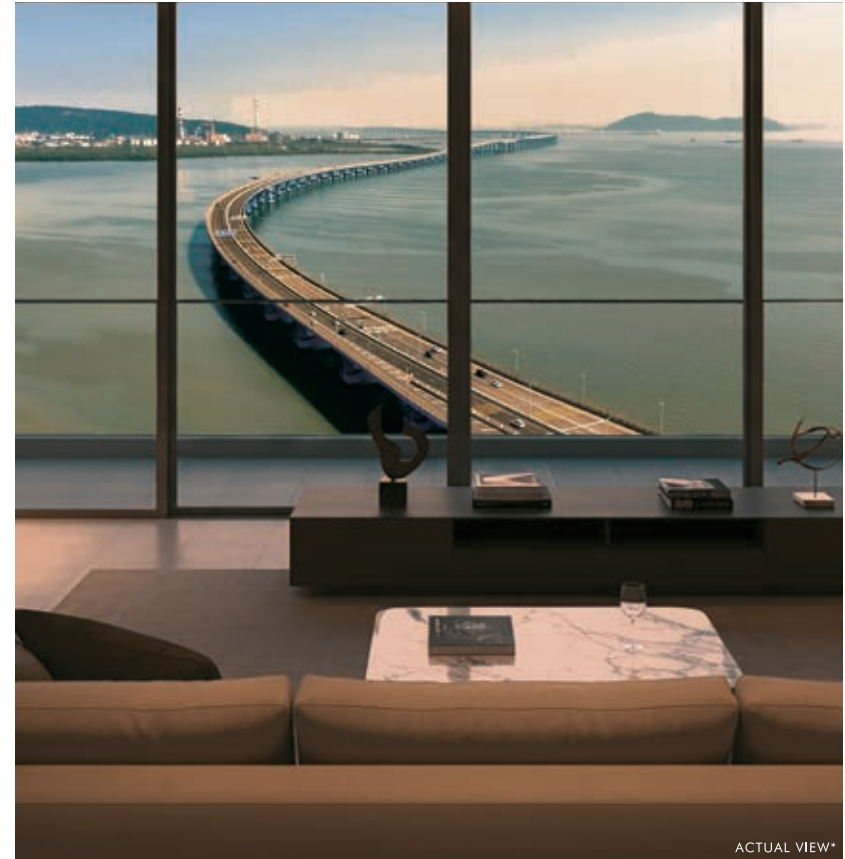
ARTIST'S IMPRESSION

WHERE  
REJUVENATION  
IS PAR FOR  
THE COURSE.



*Boman R. Irani*

Chairman & Managing Director,  
Rustomjee Group



\*IMAGE IS FOR REPRESENTATIONAL PURPOSE ONLY

*"At Rustomjee, our vision has always been broad enough to encompass perfection in the present and anticipation of the future. It has allowed us to meet your needs today and lead the way to where lifestyles and luxury are headed tomorrow. Which is why I'm so pleased to introduce our foray into a new doorway to South Mumbai – Parel Extn. This neighbourhood in the city's eastern precincts is where Mumbai's future is going to unfold. And where we are taking the next step in creating a landmark where privacy meets presence and design meets the drama of sea and city views. Rustomjee Vista Bay, an address that will be your welcome to peace for the soul, in the heart of the city."*



IMAGE IS FOR REPRESENTATIONAL PURPOSES ONLY

THE SEA, THE SKYLINE,  
THE FLAMINGOS.  
SOBO'S NEXT BIG  
DESTINATION AWAITS.

*On the eastern edge of South Mumbai, where the city's pulse softens to the rhythm of the sea, lies Parel Extension, a neighbourhood that's quietly redefining urban living.*

*Here, heritage stands shoulder to shoulder with modernity. The timeless Sewri Fort gazes out over the harbour, while every winter, flocks of flamingos turn the mudflats into a blush-pink spectacle. Nature's own reminder that calm can exist even in the heart of a metropolis.*

*With new infrastructure rising and connections strengthening, Parel Extension is fast becoming one of Mumbai's most coveted addresses. A place where convenience meets calm, and city life finds its balance.*

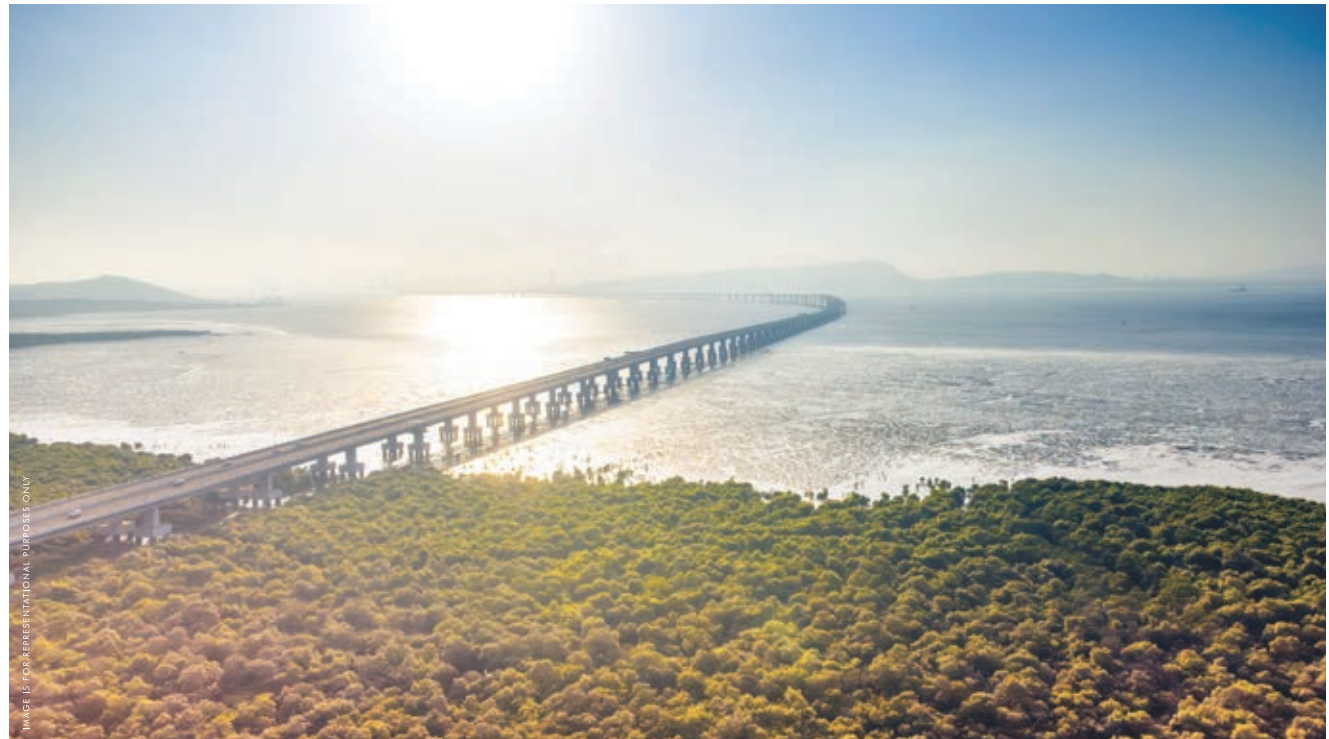
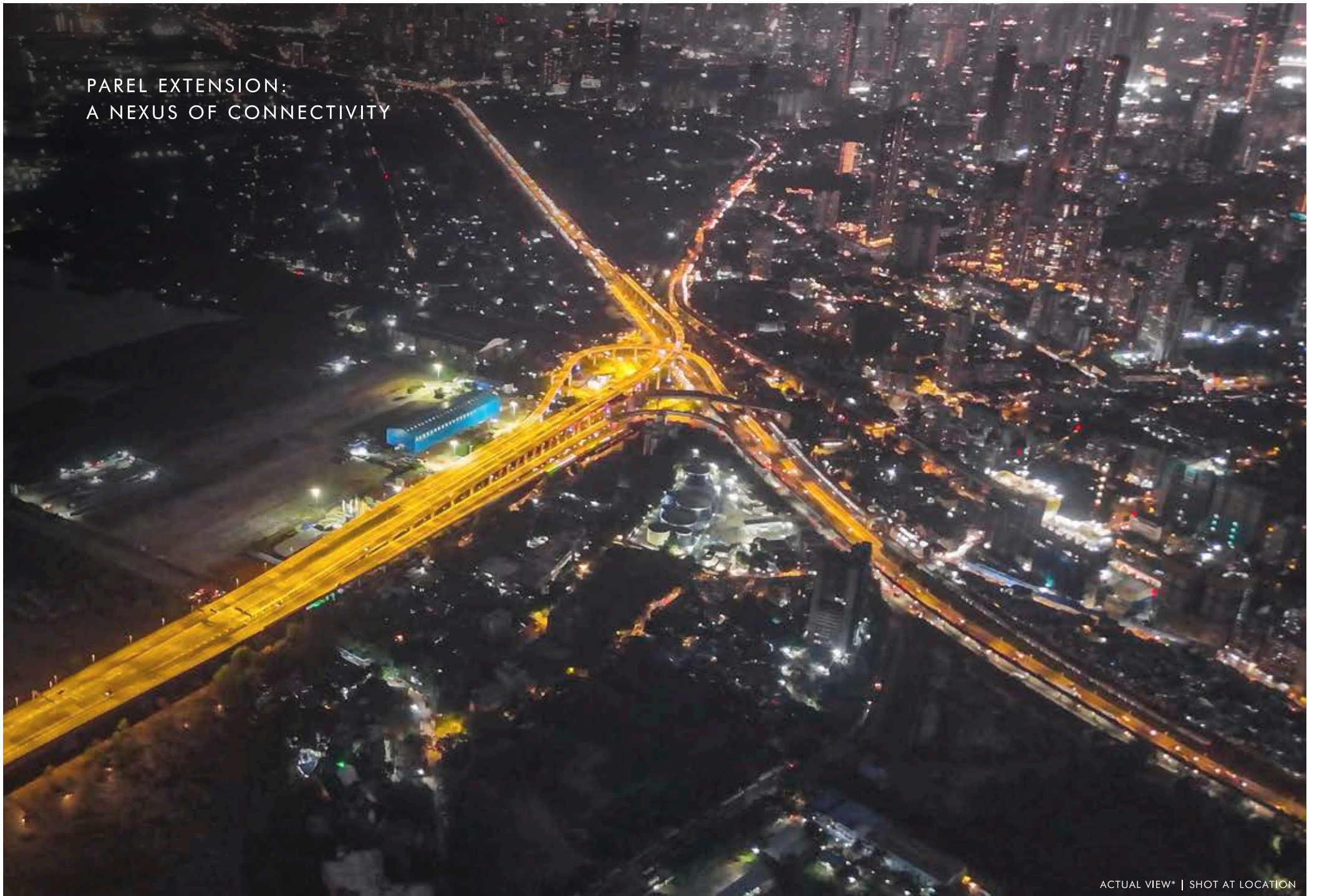
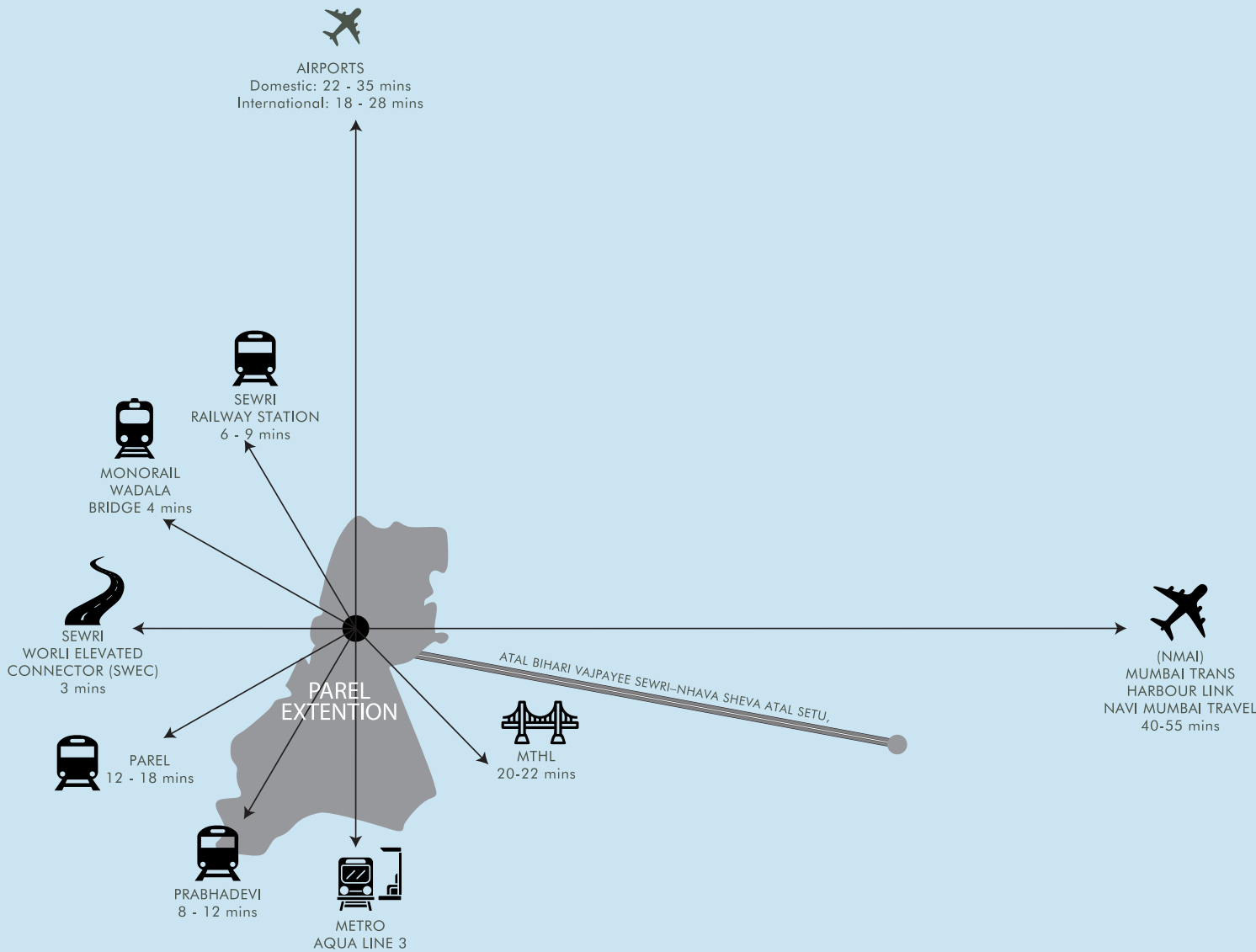


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PAREL EXTENSION:  
A NEXUS OF CONNECTIVITY



ACTUAL VIEW\* | SHOT AT LOCATION



Map not to scale

## THE CITY'S FUTURE UNFOLDS HERE.

Parel Extn. is transforming into one of Mumbai's most promising residential and investment destinations. With world-class infrastructure projects shaping its skyline, the area promises unmatched convenience, seamless connectivity, and long-term growth potential.

Every development is designed to bring the city closer, making daily commutes effortless and lifestyle choices richer.

### ROADWAYS

Mumbai Trans Harbour Link (MTHL):  
Cuts South Mumbai-Navi Mumbai travel to 20-22 mins

Mumbai Coastal Road:  
South Mumbai to Western suburbs in ~40 mins

**Proposed Sewri-Worli Elevated Connector (SWEC):**

Seamless 4-8 km east-west link

**Proposed Orange Gate Tunnel**  
(Connecting to Marine Drive)

### RAIL AND METRO

Harbour Line: Sewri - 1.5 km

Central Line: Parel - 3.2 km

Western Line: Prabhadevi - 2.3 km

Monorail: Wadala Bridge - 1.7 km

**Proposed Metro Line 11:**

Wadala-CSMT, connecting Sewri to South & Central Mumbai

**Proposed Metro Aqua Line 3:** Future extension via Sewri

**Proposed Metro Line 4:** (Wadala to Kasarvadavali)

### AIRPORTS

Domestic T1: 13.1 km

International T2: 12.5 km

Navi Mumbai International Airport: 21 km  
(via MTHL)

\*Travel times may vary depending on traffic conditions and time of day.

## EVERYDAY CONVENIENCE, EXCEPTIONAL LIFESTYLE.

Parel Extn. is more than a location, it's a community designed for modern living. From top-tier schools and colleges to world-class hospitals, premium shopping, and recreational hubs, everything you need is just minutes away.

### EDUCATION

1. JBCN International – 2 km
2. Mumbai Public School – 170 mtr
3. Ruia College, Welingkar Institute, Poddar College – 3.7 km
4. D.G. Ruparel College – 4.2 km
5. Vivekananda Education Centre – 8.7 km
6. VJTI – 2.3 km

### HEALTHCARE

7. Tata Memorial Hospital – 1.7 km
8. KEM Hospital – 1.8 km
9. ESI Mahatma Gandhi Memorial Hospital – 2.3 km
10. Wadia Hospital & Global Hospital – 2.9 km
11. Sewri TB Hospital – 350 mtr

### RETAIL & LIFESTYLE

12. High Street Phoenix & Palladium – 5.4 km
13. Atria Mall – 7.7 km
14. Local retail clusters

### RECREATION & HERITAGE

15. Sewri Fort & Flamingo Point – 2.8 km
16. Matunga Gymkhana – 3.2 km
17. Shivaji Park – 4.1 km
18. NSCI Dome & Nehru Science Centre – 8.7 km

### HOTELS, BUSINESS, COMMERCIAL ZONES

19. Lower Parel / Parel - 5.8 km
20. BKC - 10.2 km
21. Navi Mumbai - 29 km



Map not to scale

\*Travel times may vary depending on traffic conditions and time of day.

SPLENDOUR,  
CONVENIENCE,  
PRIVILEGE.  
THE NEW SOBO  
HAS IT ALL.



ACTUAL VIEW\* | SHOT AT A RUSTOMJEE PROPERTY

Welcome to Rustomjee Vista Bay, the newest addition to the legacy of Rustomjee. Nestled in the most upcoming location of South Bombay, Parel Extension, Rustomjee Vista Bay is a new lifestyle statement.

A world where each home is a work of art. An address that offers panoramic sea views and easy connectivity to the city's vital arteries and locations.

Vista Bay is designed to be one of the finest gated estates of the city, a cluster of 2 wings soaring up to 34 storeys, it will be your private cocoon of peace and prestige. In the heart of a location that is destined to be the city's most coveted pincode of tomorrow.



Spacious  
2 and 3 bed residences



Niche amenities spread  
across 3 levels



Sundecks in every home  
that overlook the city's most  
dramatic spectacle



Strategically designed-  
East-West facing homes



Only 4 homes per floor  
and 4 high speed  
elevators per wing

\*IMAGE IS FOR REPRESENTATIONAL PURPOSE ONLY

WHEN DESIGN MEETS  
THOUGHTFULNESS,  
IT SHOWS IN  
EVERY SQ. FT.



ARTIST'S IMPRESSION



Limited units in a  
1.52 acre estate

*We believe that exceptional design is the cornerstone of a life elevated. At Rustomjee Vista Bay, we have gone beyond the ordinary to create a work of art. The towers are designed to let in fresh breeze, natural light and offer breathtaking views of the majestic Atal Setu winding across the Arabian Sea at one end, to acres of unobstructed greens at the other.*

THE SIGNATURE  
OF A TRUE  
MASTERPIECE:  
EXPANSIVE SPACE  
AND EFFICIENT  
LAYOUTS.

*Soaring ceiling heights, well planned layouts, large living areas with breathtaking views, these are homes you may never want to step out of.*



Floor to floor  
height of 10' 4"



Efficiently planned  
with large room sizes



Expansive homes with  
wide sundecks



ARTIST'S IMPRESSION

FOR YOU,  
NO DETAIL IS  
TOO SMALL AND  
NO INDULGENCE  
IS TOO BIG.

*Attention to detail is part of the floor plan of every landmark we build. We challenge the conventional notions of architecture and design, crafting architectural marvels that set the precedent for future designs.*

FLEXIBLE LAYOUTS FOR CURATED LIVING

POWDER ROOMS IN 2 & LARGER 3 BED HOMES

EXPANSIVE 3 BED HOMES WITH A WIDE DECK,  
A STAFF ROOM AND WASHROOM

FUTURE READY SENIOR CITIZEN FRIENDLY  
WASHROOM WITH HANDRAILS, WIDER DOOR AND  
A SHOWER SEAT

THOUGHTFULLY DESIGNED FOR CREATING  
EXPANSIVE COMBINATION DUO HOMES

CONVENIENT SURFACE PARKING

PROVISION FOR SPLIT HIGH WALL AC



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

A TREAT FOR YOUR SENSES, AND A DELIGHT FOR YOUR SOUL: METRES OF CALM ON THE ROOFTOP.

*Feel the stress melt away in our temperature controlled infinity edge pool on the rooftop with breathtaking views of the eastern seaboard. Give into the exclusive water-based rooftop lifestyle, the perfect escape from the city's hustle.*

INFINITY EDGE TEMPERATURE CONTROL POOL

POOL DECK

KIDS' POOL



## LANDSCAPING THAT BLURS THE LINES BETWEEN HUMAN DESIGN AND NATURAL WONDER.

*Imagine a hidden sanctuary where nature's artistry surrounds you. Vivid hues of greens conjure an atmosphere of calm, making you forget you're in the city.*



Miyawaki forest, native urban forest ecosystem for high density and diverse greenery



Unique inside-outside concept with spillover green open areas attached with every amenity at the E-deck level

IT'S HARD TO  
CHOOSE HOW TO  
UNWIND, WHEN  
THERE ARE  
ENDLESS OPTIONS  
AVAILABLE JUST  
STEPS AWAY FROM  
HOME.

FLOOR GAMES PLAZA  
ARRIVAL ISLAND  
DRIVEWAY  
DROP-OFF PLAZA  
MIYAWAKI FOREST  
FLORAL TRELLIS



SHOT AT A CUSTOMER PROPERTY



THERE ARE INFINITE  
OPTIONS TO  
UNWIND AROUND  
EVERY CORNER.

- BANQUET HALL WITH  
SPILLOVER LAWN
- INDOOR GAMES ROOM  
WITH SPILLOVER DECK
- GYM WITH SPILLOVER  
YOGA LAWN
- KIDS' PLAY AREA
- PARTY LAWN
- BARBEQUE PLAZA
- SEATING DECK
- PLANTER BED
- PARENTS / SENIOR CITIZENS DECK

ARTIST'S IMPRESSION

WHEN IT COMES  
TO ELEVATING  
YOUR LIFESTYLE,  
THE SKY'S THE LIMIT.

ARRIVAL PLAZA  
POOL DECK  
INFINITY EDGE POOL  
KIDS' POOL  
PARTY LAWN  
BAR DECK  
SERVING DECK  
COMMUNITY TABLE  
MOVIE LOUNGE  
STARGAZING DECK  
WALKWAY LOOP



ACTUAL VIEW\* | SHOT AT A RUSTOMJEE PROPERTY

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## DISCOVER THE PERKS OF LIVING IN A GATED COMMUNITY.

### PRIVACY

*Situated in the heart of the city, but just far enough from it, this a gated community is like your own private island.*

### SAFETY

*With outsiders having controlled access to the communities, you can enjoy perhaps the most luxurious of amenities here - a good night's sleep.*

### COMMUNITY

*Corporate heads, CXOs and celebrities are just some of the neighbours that you'll find in our gated communities, so whether it's a pool race or a party, you'll never be short of company.*

### AMENITIES

*A private screening for you and your better half at the mini theatre, a rooftop lounge for soirees and gardens to explore a calmer side to the city - life here comes with a host of luxuries and amenities for you to enjoy.*

### EXCLUSIVITY

*As part of the Rustomjee gated community family, you enjoy exclusive access to events and activities curated for you to pursue your interests and hobbies.*



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WWW.RUSTOMJEE.COM

Site Address: CTS No. 447 (Pt.), Dnyaneshwar Nagar,  
Parel-Sewri Division, Mumbai - 400 031.



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