Rustomjee CLIFF TOWER MOUNT MARY, BANDRA

A QUIET LEDGE ABOVE THE CITY,

OPEN TO NOTHING BUT SKY AND SEA.

AN ADDRESS

IS MORE THAN A

LOCATION.

IT'S A PERSONAL

INTRODUCTION.



THE LAST QUIET STATEMENT IN A LOUD CITY.









DISCOVER A LIFE WHERE THE SEA IS ALWAYS IN SIGHT.



ACTUAL VIEW FROM THE PROPERTY

PANORAMIC VIEW OF THE ARABIAN SEA & MUMBAI SKYLINE



ACTUAL VIEW FROM THE PROPERTY





MOUNT MARY ISN'T

JUST AN ADDRESS
IT'S A LEGACY.

Perched atop a natural cliff overlooking the Arabian Sea, Mount Mary is one of Mumbai's most elevated residential enclaves — both geographically and socially.

With limited land parcels, strict heritage regulations, and zero scope for high-density development, the area remains exclusively low-supply — making every square foot rare.

It is home to Mumbai's most influential families, legacy homeowners, and celebrities — offering both privacy and pedigree.

In a city that's always vertical, **this is where the elevation comes with perspective.**

ARCHITECTURE AND LANDSCAPE

IN QUIET DIALOGUE — SHAPED BY

PARTNERS WHO UNDERSTAND

THE POWER OF RESTRAINT.



ARCHITECT SANJAY PURI, SP&A

Sanjay Puri is one of India's most internationally awarded architects, with over 360 accolades across global platforms including the World Architecture Festival, LEAF (UK), and Architizer A+ Awards.

Known for bold geometries balanced with climatic responsiveness, his work seamlessly blends sculptural form with grounded functionality.





"Good architecture doesn't compete with its context. It completes it."

ARCHITECT SANJAY PURI - CREATOR OF THE FINEST LANDMARKS IN BKC.







Rustomjee Seasons

Rustomjee Oriana







AWARD-WINNING

LANDMARKS ACROSS

INDIA - BY

SANJAY PURI.





PATTY MAK, SINGAPORE

Patty Mak is a celebrated Singapore-based architect and interior designer, renowned for her ability to craft spaces that are as emotionally resonant as they are visually timeless. With a portfolio that spans over 20 global cities, her work seamlessly blends modern elegance with purposeful functionality.

Her design philosophy centers on quiet luxury: spaces that don't shout, but speak — thoughtfully, beautifully, and with lasting impact. Internationally sought after and deeply respected within design circles, Patty Mak continues to redefine what it means to live well — one inspired space at a time.

"True elegance never shouts. It whispers, then lingers."

PATTY MAK - TIMELESS INTERIORS SHAPED BY GLOBAL SENSIBILTY.















KUNAL MANIAR & ASSOCIATES

Kunal Maniar is among India's most sought-after landscape architects, especially revered in high-end residential development.

His work graces some of the country's most prestigious addresses—
from gated communities and luxury villas to urban sanctuaries and
private estates. Frequently chosen by marquee architects and visionary
developers, he is trusted for his instinctive ability to blend form, flora,
and feeling into spaces that are both evocative and enduring.

Kunal has worked on greenspaces for Mukesh and Nita Ambani,
Shahrukh and Gauri Khan, Ranbir Kapoor and Alia Bhatt,
MS and Sakshi Dhoni.







"Landscape isn't décor — it's the memory you carry of a place."

KUNAL MANIAR - TIMELESS LANDSCAPES ROOTED IN CALM.













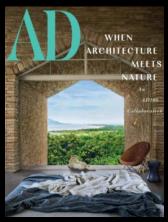
KUNAL MANIAR - MASTERPIECES OF LANDSCAPE DESIGN







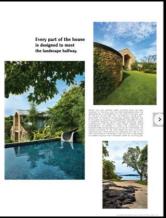
KUNAL MANIAR: CELEBRATED ACROSS ICONIC LIFESTYLE & ARCHITECTURE MAGAZINES











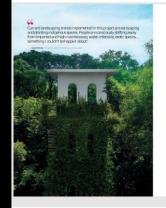


















"TWENTY-SEVEN FLOORS OF

TIMELESS DISTINCTION,

PERFECTLY POISED IN A

RARE SETTING."

4 BASEMENTS

+

GROUND

+

5 LEVELS OF PODIUM

+

20 INHABITABLE FLOORS

+

ROOFTOP





REFINED LINES,

QUIET STRENGTH.

A FORM THAT SPEAKS IN

DESIGN.



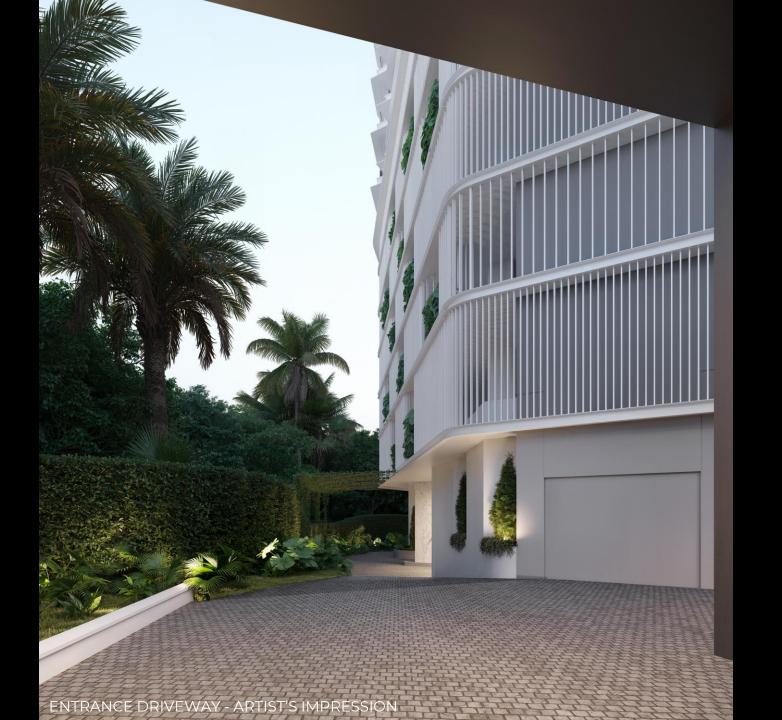


GROUND LEVEL — ARRIVAL & LANDSCAPE DESIGN

- ENTRANCE DRIVEWAY
- 2. EXIT DRIVEWAY
- 3. PORTE-COCHÈRE
- 4. SECURITY PAVILION
- 5. BOTANICAL PERIMETER PLANTING
- 6. DROP-OFF COURT WITH LUSH CREEPER-CLAD PERGOLA
- 7. SIGNATURE REFLECTING WATER FEATURE
- 8. ARTISAN COBBLE-PAVING IN RADIAL PATTERN
- 9. PEDESTRIAN RAMP
- 10. BOUNDARY WALL
- 11. FIRE TENDER ACCESS GATE (SLIDING)
- 12. PEDESTRIAN PROMENADE WITH SCULPTED SEATING & MEDIAN GREENERY
- 13. ENTRY TO BASEMENT PARKING







EVERY

ARRIVAL IS

SEAMLESS
BY DESIGN &

BY INTENTION.





A WELCOME
DESIGNED TO
FEEL LIKE A
QUIET
UNVEILING.

RARE BY DESIGN:

ONLY TWO PRIVILEGED HOMES

ON EVERY LEVEL







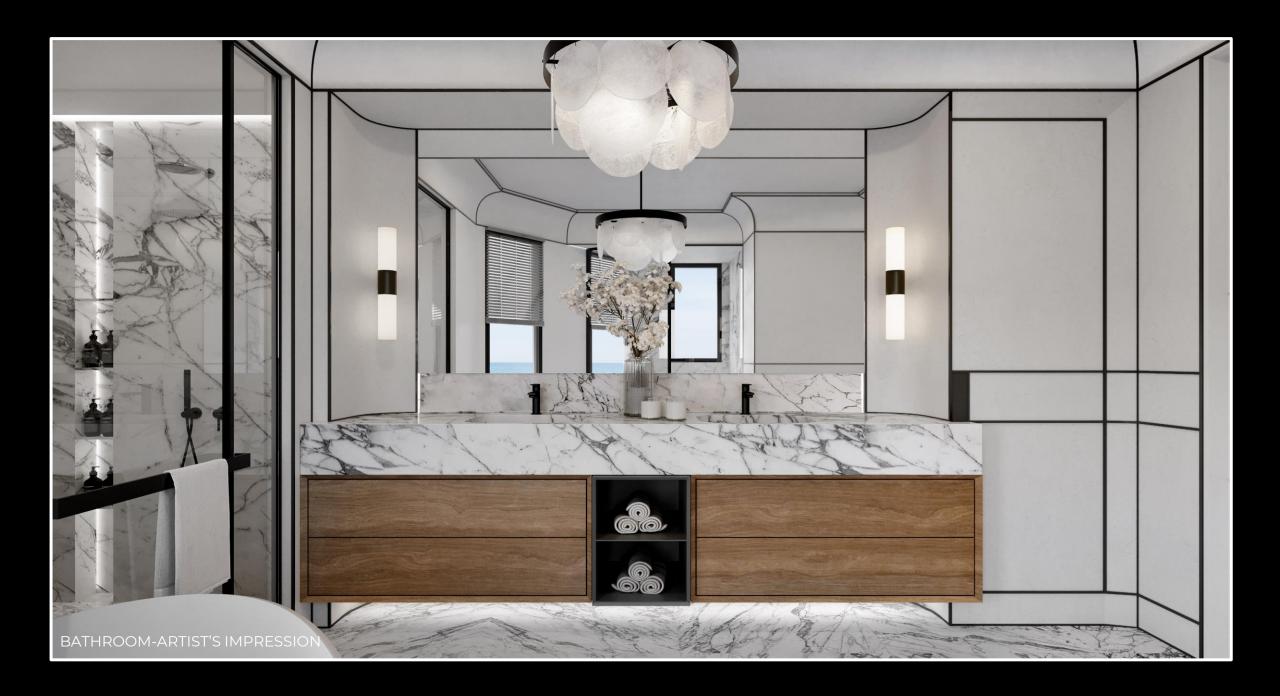














ABOVE IT ALL — A QUIET COLLECTION OF EXPERIENCES, DEFINED BY PURPOSE.

ROOFTOP

INFINITY POOL | ALFRESCO LOUNGE | FITNESS ATELIER

ROOFTOP LEVEL - CURATED EXPERIENCES





- 1. ACCESS POINT TO POOL TERRACE
- 2. POOL DECK
- 3. SIGNATURE INFINITY POOL
- 4. IN-WATER LOUNGER
- 5. WHIRLPOOL LOUNGE

- 6. PERGOLA-COVERED BAR PAVILION
- 7. ELEVATED LOUNGE DECK WITH PERGOLA
- 8. ALFRESCO LOUNGE WITH DESIGNER FURNITURE
- 9. LUSH TROPICAL GREENERY

- 10. SCULPTED LAWN FOR LEISURE & EVENTS
- 11. ART FEATURE WATER BODY WITH CURATED LANDSCAPING
- 12. INFINITY POOL OVERFLOW EDGE





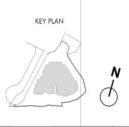




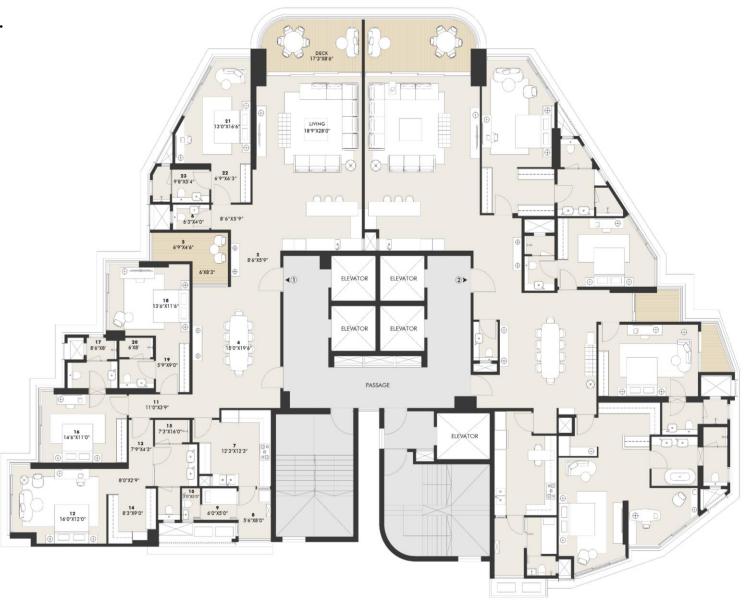


TYPICAL FLOOR PLAN.

Disclaimer: 1. Room dimensions & usable area indicated are measured considering unfinished wall surfaces. 2. Minor variations (+ / - 3%) in actual carpet areas may occur as a result of finishing tolerances & column projections. 3. The furniture fixtures & equipment (ff & e) indicated above depicts proposed interior arrangement as envisaged by the architect & is not a part of the product offering. 4. This is a proposed plan & is subject to approval from municipal authorities. 5. Series is mentioned for Flat number.



FLATE NUMBER	FLATE TYPE	RERA CARPET AREA(SQ.FT.)	DECK (SQ.FT.)	USABLE CARPET AREA(SQ.FT.)
		A'	В	D=(A'+B)
1	4 BHK	2464.96	258.34	2723.29
2	4 BHK	1		





TYPICAL UNIT PLAN.

PARTICULARS (AS PER REEA)	SQ. M.	SQ. FT.
RERA CARPET AREA	229.00	2464.96
AREAS UNDER DECK / SERVICE YARD	24.00	258.34
TOTAL	253.00	2723.29

Disclaimer: 1. Room dimensions & usable area indicated are measured considering unfinished wall surfaces. 2. Minor variations (+ / - 3%) in actual carpet areas may occur as a result of finishing tolerances & column projections. 3. The furniture fixtures & equipment (ff & e) indicated above depicts proposed interior arrangement as envisaged by the architect & is not a part of the product offering. 4. This is a proposed plan & is subject to approval from municipal authorities. 5. Series is mentioned for Flat number.





	METERS	AREA (SQ.FT.)
1 LIVING & ENTERTAINMENT LOUNGE	*5.70 X 8.54	511.29
	*2.15 X 2.25	40.69
2 ENTRANCE FOYER	2.58 X 1.77	49.08
3 DECK	*5.23 X 2.57	137.35
4 DINNING	4.58 X 5.92	291.81
5 DECK	2.07 X 1.39	30.89
	1.85 X 2.50	49.73
6 POWDER ROOM	1.90 X 1.22	24.86
7 KITCHEN	*3.74 X 3.74	143.27
8 UTILITY	1.69 X 2.43	44.13
9 STAFF ROOM	1.80 X 1.55	30.00
10 STAFF BATH	0.95 X 1.55	15.82
11 PASSAGE	3.32 X 1.15	41.01
12 BEDROOM 01	*4.89 X 3.65	186.64
13 FOYER	2.40 X 1.27	32.72
	2.43 X 0.94	24.11
14 WALK IN WARDROBE	*2.50 X 2.71	68.46
15 BATHROOM 01	*2.20 X 4.89	92.03
16 BEDROOM 02	*4.43 X 3.35	160.70
17 ELDERLY FRIENDLY BATHROOM	*2.47 X 2.61	54.14
18 BEDROOM 03	*4.21 X 3.49	153.28
19 FOYER	1.76 X 2.77	52.42
20 BATHROOM 03	*1.80 X 2.47	48.22
21 BEDROOM 04	*3.93 X 5.05	172.33
22 FOYER	2.05 X 1.92	42.30
23 BATHROOM 04	*2.95 X 1.62	51.34

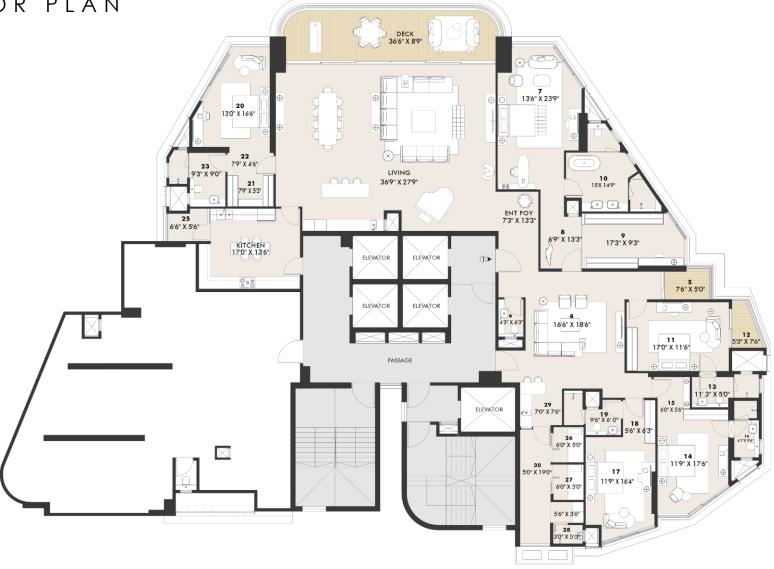




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FLATE NUMBER	FLATE TYPE	RERA CARPET AREA(SQ.FT.)	DECK (SQ.FT.)	USABLE CARPET AREA(SQ.FT.)	
		A'	В	D=(A'+B)	
1	5 BHK	3870.84	484.38	4355.22	





2 ND & 9 TH REFUGE FLOOR UNIT PLAN

PARTICULARS (AS PER REEA)	SQ. M.	SQ. FT.
RERA CARPET AREA	359.61	3870.84
AREAS UNDER DECK / SERVICE YARD	45.00	484.38
TOTAL	404.61	4355.22

Disclaimer: 1. Room dimensions & usable area indicated are measured considering unfinished wall surfaces. 2. Minor variations (+ / - 3%) in actual carpet areas may occur as a result of finishing tolerances & column projections. 3. The furniture fixtures & equipment (ff & e) indicated above depicts proposed interior arrangement as envisaged by the architect & is not a part of the product offering. 4. This is a proposed plan & is subject to approval from municipal authorities. 5. Series is mentioned for Flat number.



	METERS	AREA (SQ.FT.)
1 LIVING & DINING LOUNGE	*11.18 X 8.49	990.93
2 ENTRANCE FOYER	2.04 X 4.06	95.26
3 DECK	*11.16 X 2.67	291.81
4 FAMILY TV LOUNGE	*5.04 X 5.95	375.99
5 DECK	*2.30 X 1.56	36.71
6 POWDER TOILET	1.27 X 1.90	25.94
7 BEDROOM 01	*4.12 X 7.22	282.99
8 FOYER	*2.09 X 4.01	76.96
9 WALK IN WARDROBE	*5.23 X 2.80	147.79
10 BATHROOM 01	*4.56 X 4.47	143.48
11 BEDROOM 02	5.20 X 3.50	195.90
12 DECK	*1.60 X 2.31	29.06
13 BATHROOM 02	*3.40 X 1.54	50.16
14 BEDROOM 03	*3.60 X 5.31	189.23
15 FOYER	*1.85 X 1.64	31.32
16 ELDERLY FRIENDLY BATHROOM	1.25 X 2.88	48.22
17 BEDROOM 04	*3.55 X 4.97	177.82
18 FOYER	1.65 X 1.90	33.75
19 BATHROOM 04	*2.90 X 1.80	49.41
20 BEDROOM 05	*3.93 X 5.05	177.82
21 WALK IN WARDROBE	2.35 X 1.64	177.82
22 FOYER	*2.35 X 1.39	33.75
23 BATHROOM 05	*2.85 X 2.73	49.41
24 KITCHEN	*5.15 X 4.08	
25 UTILITY	1.95 X 1.65	31.65
26 STAFF ROOM 01	1.80 X 1.53	30.00
27 STAFF ROOM 02	1.80 X 1.53	30.00
28 STAFF BATH	0.95 X 1.55	15.00
29 PANTRY	*2.13 X 2.25	
30 UTILITY	1.55 X 5.79	CO. C.
	1.68 X 1.08	19.38



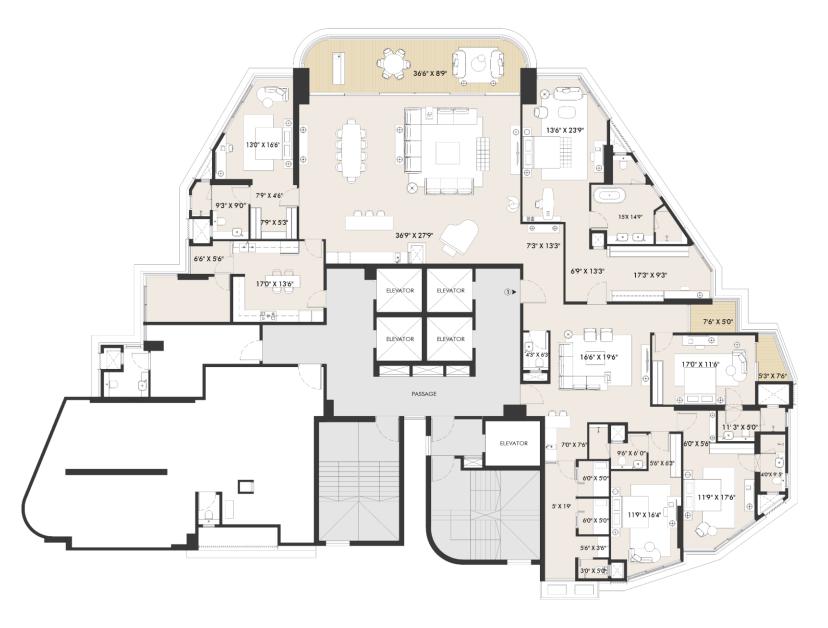


16TH FLOOR PLAN

considering unfinished wall surfaces. 2. Minor variations (+ / - 3%) in actual carpet areas may occur as a result of finishing tolerances & column projections. 3. The furniture fixtures & equipment (ff & 6) indicated above depicts proposed interior arrangement as envisaged by the architect & is not a part of the product offering. 4. This is a proposed plan & is subject to approval from municipal authorities. 5. Series is mentioned for Flat number.



FLATE NUMBER	FLATE TYPE	RERA CARPET AREA(SQ.FT.)	DECK (SQ.FT.)	USABLE CARPET AREA(SQ.FT.)
		A'	В	D=(A'+B)
1	5 BHK	3966.53	484.38	4450.91





16TH FLOOR UNIT PLAN

PARTICULARS (AS PER REEA)	SQ. M.	SQ. FT.
RERA CARPET AREA	368.50	3966.53
AREAS UNDER DECK / SERVICE YARD	45.00	484.38
TOTAL	413.50	4450.91

Disclaimer: 1. Room dimensions & usable area indicated are measured considering untinished wall surfaces. 2. Minor variations (+ / - 3%) in actual carpet areas may occur as ia result of finishing tolerances & column projections. 3. The furniture fixtures & equipment (ff & e) indicated above depicts proposed interior arrangement as envisaged by the architect & is not a part of the product offering. 4. This is a proposed plan & is subject to approval from municipal authorities. 5. Series is mentioned for Flat number.



	METERS	AREA (SQ.FT.
1 LIVING & DINING LOUNGE	*11.18 X 8.49	990.93
2 ENTRANCE FOYER	2.04 X 4.06	95.26
3 DECK	*11.16 X 2.67	291.81
4 FAMILY TV LOUNGE	*5.04 X 5.95	375.99
5 DECK	*2.30 X 1.56	36.71
6 POWDER TOILET	1.27 X 1.90	25.94
7 BEDROOM 01	*4.12 X 7.22	282.99
8 FOYER	*2.09 X 4.01	76.96
9 WALK IN WARDROBE	*5.23 X 2.80	147.79
10 BATHROOM 01	*4.56 X 4.47	143.48
11 BEDROOM 02	5.20 X 3.50	195.90
12 DECK	*1.60 X 2.31	29.06
13 BATHROOM 02	*3.40 X 1.54	50.16
14 BEDROOM 03	*3.60 X 5.31	189.23
15 FOYER	*1.85 X 1.64	31.32
16 ELDERLY FRIENDLY BATHR	1.25 X 2.88	48.22
17 BEDROOM 04	*3.55 X 4.97	177.82
18 FOYER	1.65 X 1.90	33.75
19 BATHROOM 04	*2.90 X 1.80	49.41
20 BEDROOM 05	*3.93 X 5.05	177.82
21 WALK IN WARDROBE	2.35 X 1.64	177.82
22 FOYER	*2.35 X 1.39	33.75
23 BATHROOM 05	*2.85 X 2.73	49.41
24 KITCHEN	*5.15 X 4.08	214.42
25 UTILITY	1.95 X 1.65	31.65
26 STAFF ROOM 01	1.80 X 1.53	30.00
27 STAFF ROOM 02	1.80 X 1.53	30.00
28 STAFF BATH 29 PANTRY	0.95 X 1.55 *2.13 X 2.25	15.00 51.02
30 UTILITY	1.55 X 5.79	96.34
oo onen	1.68 X 1.08	19.38





WHAT MAKES RUSTOMJEE CLIFF TOWER ONE-OF-A-KIND?



A niche community of only 37 exclusive residences



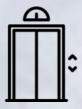
Generous floor-to-floor height of 10' 3"



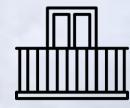
Grand double height entrance lobby of 18'



Almost-private floor lobby for each residence – ensuring absolute privacy



4 lifts + a dedicated fire elevator serving only 2 apartments per floor to ensure utmost accessibility



An expansive 8.5 feet deep sundeck with the city's most coveted views

WHAT MAKES THIS OPPORTUNITY EXTRAORDINARY?

- o A prestigious location at the highest point of Bandra.
 - o 270° uninterrupted sea views.
- o A brand that nurtures families trust to understand the value of culture & linage.
 - o An address shared by families of lineage & culture.
 - o Crafted by Rustomjee a name that defines luxury.
 - o A panorama of the Mumbai skyline like no other.
 - o Shaped by design minds in architecture, interiors, and landscape.

IT'S LEGACY, LOCATION AND STATURE - IN ONE RARE ADDRESS.

