

URBAN WOODS  
DOMBIVLI (E)

IT'S THOUGHTFUL. IT'S **Kustomjee®**

**HAPPINESS  
IS A HOME WHERE  
GENERATIONS  
CAN GROW.**



IMAGE IS FOR REPRESENTATIONAL PURPOSES ONLY

**HAPPINESS  
IS FINDING AN  
EXTENDED FAMILY  
BEHIND EVERY  
FRONT DOOR.**

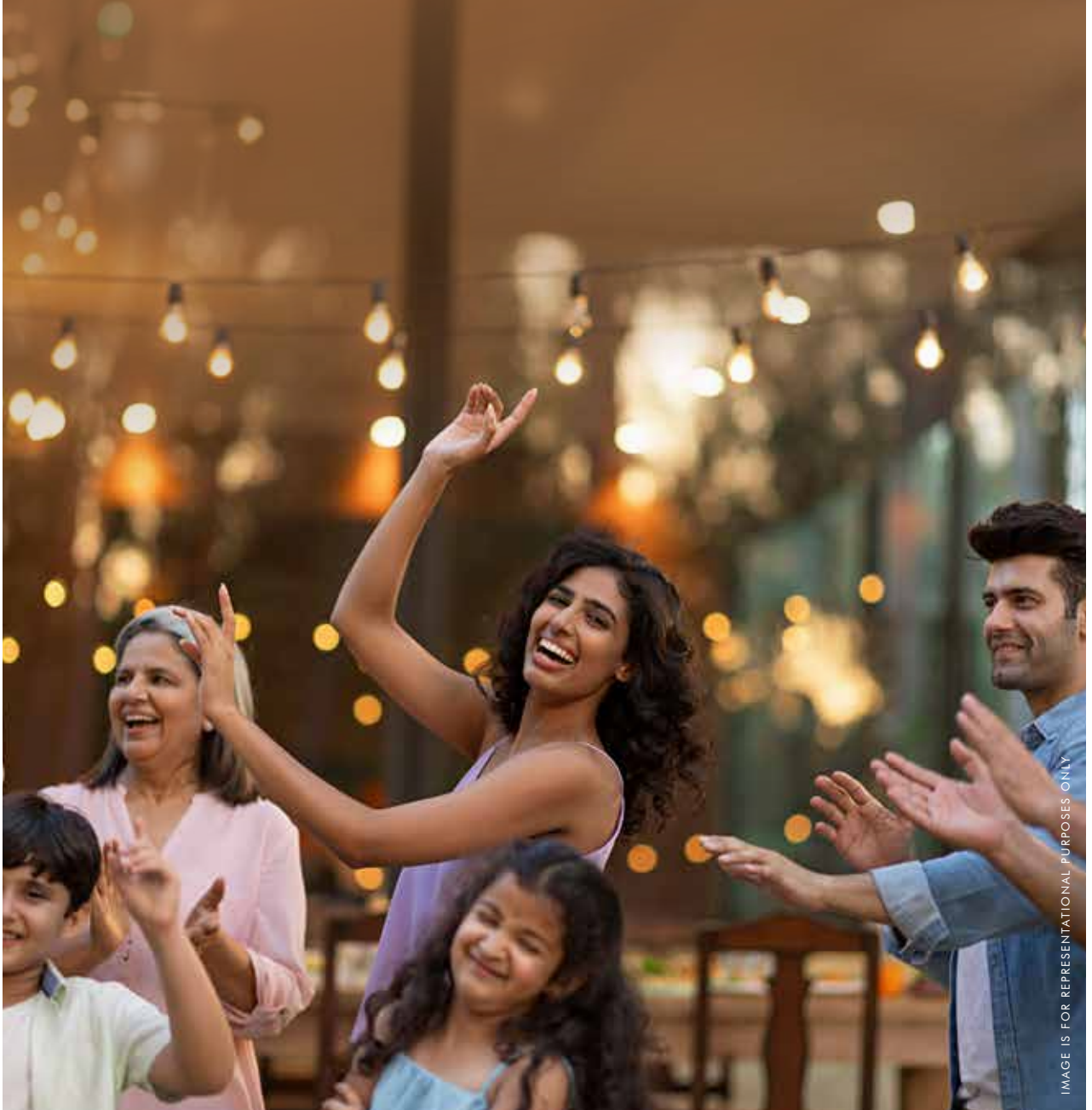


IMAGE IS FOR REPRESENTATIONAL PURPOSES ONLY



**HAPPINESS  
IS MORE  
SUNSHINE,  
POOL TIME AND  
GARDENS IN  
FULL BLOOM.**





# WELCOME HOME TO HAPPINESS SUPERSIZED.



IMAGE IS FOR REPRESENTATIONAL PURPOSES ONLY

# 28 YEARS OF ADDING THOUGHTFULNESS TO LIFE IN THE CITY.

*Rustomjee has always believed that ideas and innovations form the cornerstones of buildings and communities. Bricks and mortar are merely the blocks that help in realising them. Since its inception in 1996, Rustomjee has heralded the rise of insightful design and eco-friendly construction technologies.*

*Through its diverse projects, it has lived up to global benchmarks and set a few of its own. Today, this commitment to excellence has converted over 25 million square feet of Mumbai into gated communities, premium townships, standalone landmarks, commercial spaces and plotted projects.*

*We don't just build homes, we build communities. This is the idea that is at the heart of everything we do. We believe that life shouldn't be lived in square feet.*



SHOT AT A RUSTOMJEE PROPERTY



**OUR ICONIC  
ADDRESSES THAT  
THE CITY LOVES  
TO COME  
HOME TO.**

CROWN | PRABHADEVI



SHOT AT A RUSTOMJEE PROPERTY





CINEMA | CROWN



SEASONS | BKC ANNEXE



BALLROOM | CROWN



FOREST WALK | SEASONS



ELEMENTS | OFF JUHU CIRCLE



BUSINESS CENTRE | ELEMENTS



“ For 28 years, we have redefined what it means to live in Mumbai. From transforming skylines to building the city's finest gated communities where no day is ever ordinary, we've created more than homes. We've crafted adventures, joys, and lifelong friendships just next door. This legacy of thoughtful design and happy communities inspires everything we do.

Now, we're bringing this vision to Dombivli, a location poised to be the next big chapter in Mumbai's story. With its rise as a hub for business, infrastructure, and lifestyle, Dombivli is ready for a new way of life. And we are proud to lead this transformation.

Spanning 8 acres, with eight meticulously planned towers, our upcoming premium gated estate will introduce a lifestyle upgrade unlike anything the neighbourhood has seen before. It will bring all the advantages of gated community living within your reach - 24/7 security, more amenities, like-minded neighbours, professional maintenance, higher property value appreciation and much more. Like our other gated communities, you can expect great construction quality and faster possession.

Here, every detail will be crafted to meet world-class standards of excellence, and every moment will bring you and your loved ones closer to the life you've always dreamed of. A life where happiness is supersized.”



**BOMAN RUSTOM IRANI**  
Chairman & Managing Director,  
Rustomjee Group

# AN ADDRESS THAT PUTS YOU CLOSE TO WHAT YOU WANT: EVERYTHING.

## **METRO STATIONS:**

*Pisalvi Metro - 3.2 km  
Golavli Metro - 2.7 km  
MIDC Metro - 3 km*

## **RAILWAY STATIONS:**

*Dombivli - 5.6 km  
Thakurli - 5.6 km  
Kopar - 6.6 km  
Kalyan - 5.9 km  
Thane Bullet Train Station - 9.6 km*

## **ROADWAYS:**

*Airoli-Katai Naka Freeway - 7.5 km  
Ring Route - 4.9 km*

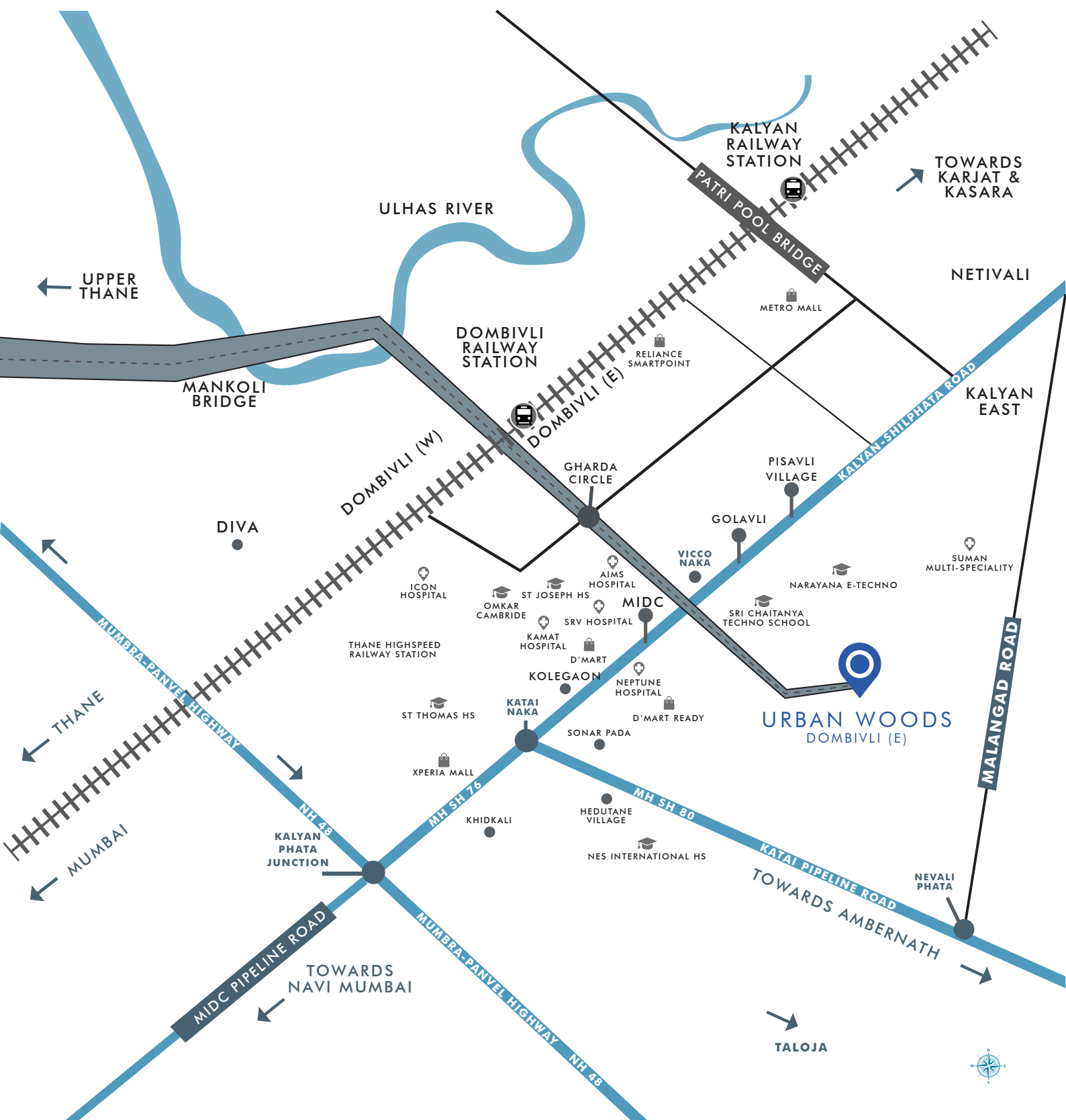
## **AIRPORTS:**

*Domestic Airport,  
Terminal 1 - 50.5 km  
International Airport,  
Terminal 2 - 42.4 km*

## **KEY HUBS:**

*Kalyan - 6.3 km  
Navi Mumbai - 18.4 km  
Thane - 24.9 km  
Mumbai - 30.5 km*





# RAPID INFRASTRUCTURE DEVELOPMENT PAVING THE WAY FOR DOMBIVLI'S FUTURE.

*Dombivli is undergoing rapid infrastructural growth, with key projects like the Bullet Train and enhanced road networks revolutionizing connectivity. These developments are set to elevate the neighbourhood, driving real estate growth and boosting property values in the years to come.*







**Kalyan-Dombivli-Taloja Metro Line 12**  
**EXPECTED TIMELINE: 2026**

*Navi Mumbai International Airport, just 30 minutes away, is one of the biggest infrastructure developments in the area.*

**EXPECTED TIMELINE: 2025**

*The Mumbai-Ahmedabad Bullet Train, starting from BKC, will transform Thane, Dombivli, and Kalyan-Shil Road, driving real estate growth. With 12 stations and just a 25-minute ride to BKC, development in these areas will surge.*

**EXPECTED TIMELINE: 2028**

*The Mumbra-Panvel highway, just 10 minutes away, featuring two six-lane flyovers at Kalyan Phata and Shilphata, will ease congestion in Dombivli.*

*It will offer a dedicated route between Thane, Panvel, Kalyan, and Navi Mumbai.*

**EXPECTED TIMELINE: 2026**

*The Taloja Bypass expansion and Ambernath-Badlapur street concretisation, just 25 minutes away, will enhance connectivity across the MMR region.*

**EXPECTED TIMELINE: 2025**

*Katai-Airoli limited-access highway will relieve traffic congestion on Shilphata Road and cut travel time to Airoli by 30 minutes,*

*bringing Dombivli closer to commercial and corporate hubs.*

**EXPECTED TIMELINE: 2026**

*Establishment of new industrial hubs and logistics parks in Dombivli, boosting local employment opportunities, and attracting both small-scale and large enterprises.*

**EXPECTED TIMELINE: 2027**

*Proposed SATIS project aims to ease congestion and streamline transportation infrastructure in Dombivli.*

**EXPECTED TIMELINE: 2026**

*The Thane Motagaon Mankoli Bridge is a vital link for Kalyan-Dombivli residents, currently reliant on two routes to Mumbai.*

*Alibaug-Virar Multimodal Corridor is an upcoming 126 km long, 8-lane multimodal corridor connecting Alibaug in Raigad district to Virar in Palghar district, integrating road, rail, metro, and water transport.*

*The Samruddhi Mahamarg or Mumbai-Nagpur Expressway will fuel economic growth, generate employment, and enhance connectivity to industrial and economic hubs.*

# A PREMIUM GATED ESTATE THAT ADDS MORE LAUGHTER, MEMORIES AND ADVENTURES TO LIFE.

*Experience a lifestyle upgrade like never before in Dombivli. A premium 8-acre gated community, Rustomjee Urban Woods is designed for growing families. Enjoy open spaces and a plethora of amenities that feel like all your dreams come true.*

- 8-acre gated community
- Spacious 1, 2, 3 BHK homes with balconies
- A choice of lifestyle amenities
- 2+ acres of open spaces\*



ARTIST'S IMPRESSION

RECREATION GROUND ON MOTHER EARTH AND PODIUM\*.



# MASTER LAYOUT PLAN

## LEGENDS:

- |   |                          |
|---|--------------------------|
| 1 ENTRY / EXIT                                | 23 CHILDREN'S PLAY AREA  |
| 2 ENTRANCE PORTAL                             | 24 AMPHITHEATRE          |
| 3 ARRIVAL PLAZA                               | 25 FLAG HOISTING         |
| 4 BUILDING ENT.DROP OFF POINT                 | 26 2M WIDE WALKING TRACK |
| 5 MIYAWAKI FOREST                             | 27 6M WIDE FTM DRIVEWAY  |
| 6 SKATING RINK                                | 28 CYCLE STAND           |
| 7 SENIOR CITIZEN'S PLAZA                      | 29 STP                   |
| 8 OPEN AIR GYM                                | 30 DG/TRANSFORMER        |
| 9 SIT-OUT AREA                                | 31 OWC                   |
| 10 TODDLER'S PLAY AREA                        | 32 RECEIVING STATION     |
| 11 MULTIPURPOSE LAWN                          | 33 SHOPPING PLAZA        |
| 12 BOX CRICKET                                | 34 OFF-STREET PARKING    |
| 13 SLAM DUNK                                  |                          |
| 14 PICKLE BALL                                |                          |
| 15 PET WALK                                   |                          |
| 16 CLUBHOUSE                                  |                          |
| - BADMINTON COURT                             |                          |
| - SQUASH COURT                                |                          |
| - PROPERTY MANAGER'S ROOM                     |                          |
| - MINI THEATRE                                |                          |
| - DISPENSARY                                  |                          |
| - CRECHE                                      |                          |
| - INDOOR GAMES                                |                          |
| - LIBRARY/ STUDY CENTRE                       |                          |
| - GYMNASIUM                                   |                          |
| - PANTRY                                      |                          |
| - CHANGING ROOMS AND LOCKER ROOMS             |                          |
| - MULTIPURPOSE HALL                           |                          |
| - PARTY LAWN (AT TERRACE)                     |                          |
| 17 MUGA COURT                                 |                          |
| 18 SWIMMING POOL                              |                          |
| 19 MULTIPURPOSE LAWN                          |                          |
| 20 FESTIVAL PAVILLION CUM GAZEBO              |                          |
| 21 CELEBRATION LAWN                           |                          |
| 22 SENIOR CITIZEN PLAZA AND TODDLER PLAY AREA |                          |







ARTIST'S IMPRESSION | CLUB HOUSE FACADE



**JUST ANOTHER  
WORD FOR A LIFE  
THAT LETS YOU  
HAVE IT ALL:  
HAPPINESS.**



ARTIST'S IMPRESSION | CHILDREN'S PLAY AREA



*At Rustomjee Urban Woods, you will find a world of exclusivity designed to elevate your every day. Homes here balance luxury and functionality, creating a sanctuary where grand comforts and the joys of community coexist.*



**SUNDECKS IN EVERY HOME**  
**THOUGHTFULLY DESIGNED LAYOUTS**  
**SPACIOUS KITCHENS**  
**FLOOR-TO-CEILING WINDOWS**  
**WELL VENTILATED AND SUN-LIT**  
**GRAND FLOOR TO CEILING HEIGHTS**  
**VAASTU COMPLIANT**

# A LIFESTYLE WITH ACRES AND ACRES OF SOMETHING FOR EVERYONE.

*Experience lifestyle amenities crafted for a lifetime of joy. Where family bonds grow stronger and connections with friends deeper.*

- Sprawling 20,000 sq. ft. Clubhouse
- Amenities for all age groups
- Lavish Swimming Pool and Kids' Pool



ARTIST'S IMPRESSION | SWIMMING POOL



# SOME TRIED AND TESTED RECIPES FOR HAPPINESS DAILY.

*At the heart of the gated community lies a curation of sports and wellness amenities designed to take care of your mind, body, and soul.*

## WELLNESS AMENITIES:

- *Gymnasium*
- *Open-air Gym*
- *Reflexology Path*

## SPORTS AMENITIES:

- *Multipurpose Court*
- *Walking Track*
- *Skating Rink*
- *Pickle Ball*
- *Badminton Court*
- *Squash Court*
- *Box Cricket*
- *Slam Dunk*



IMAGE IS FOR REPRESENTATIONAL PURPOSES ONLY





# THE EASIEST WAY TO MAKE NEW FRIENDS? SHARING SOME HAPPY SPACES.

*Spread across the landscape of Rustomjee Urban Woods you will come across a plethora of features created to foster a sense of community, bring people closer and serve as the perfect backdrop for a lifetime of joyful memories.*

## COMMUNITY FEATURES:

- *Senior Citizens' Plaza*
- *Mini Theatre*
- *Festival Pavillion cum Gazebo*
- *Celebration Lawn*
- *Multipurpose Lawn*
- *Banquet Hall*
- *Indoor Games*
- *Activity Rooms*
- *Sit-out Area*
- *Amphitheatre*
- *Toddlers' Play Area*
- *Crèche*
- *Children's Play Area*
- *Pet Park*





ARTIST'S IMPRESSION | BANQUET HALL







ARTIST'S IMPRESSION | INDOOR GAMES AREA



# OUR HOMES ADD A WHOLE NEW LAYER TO HAPPINESS: SAFETY AND SECURITY.

*Rustomjee Urban Woods is a cocoon of  
safety, created with the latest technology.*



IMAGE IS FOR REPRESENTATIONAL PURPOSES ONLY

## *A glimpse of the security systems in the gated estate*

### **AT THE MAIN GATE:**

- *Infrared, sensor based car stickers and boom barrier for residents' cars*
- *CCTV cameras*
- *Authorisation through individual flat intercoms*

### **IN THE WINGS AND TOWERS:**

- *CCTV cameras in the main lobby & elevators*
- *Intercom connecting the main gate, the lobby and residences*
- *PA systems in the main lobby and lift lobby*

### **IN THE RESIDENCES:**

- *Future-ready bathroom designed for seniors*
- *Smoke detectors inside apartments*

### **OTHERS:**

- *Emergency contact numbers like local police station, fire station, ambulance, etc.*
- *Power backup to common areas and emergency load*
- *Water supply*
- *2 and 4 wheeler conventional parking space*
- *Provision for inverters*



# HOMES HERE MAKE THE PLANET HAPPY TOO.

*Safeguarding the environment and our future is part of the world we have designed for you at Rustomjee Urban Woods. Our sustainable principles protect our planet and add to the ways that homes here supersize happiness.*



IMAGE IS FOR REPRESENTATIONAL PURPOSES ONLY

## **SUSTAINABLE FEATURES:**

- *Rain water harvesting*
- *Solar panels*
- *Waste management*
- *LED Lighting*
- *Water Saving Plumbing Fixtures*
- *Community EV Charging Station*



IMAGE IS FOR REPRESENTATIONAL PURPOSES ONLY



**ADDING OUR OWN SPECIAL  
BRAND OF LUXURY TO THE CITY'S SKYLINE  
STARTS WITH ADDING VALUE.**



*We have a dedicated Property Management team that works on site to make sure every nook and cranny of your property always looks as good as new.*



*Fifth Wall Designs is here to customise interiors and design solutions, down to the last detail, just for you.*


**LEASE SMART**

*When you invest in a Rustomjee property our leasing experts make sure your residence is leased to the right gentry and that you get optimum returns on your investment from day one.*

**FINSERV**

*We offer comprehensive, end-to-end financial services and support that open new doors to your new home.*

IT'S THOUGHTFUL. IT'S **Rustomjee®**

 MahaRERA registration no: Palm - P51700079096. Maple - P51700079209.  
Listed on the website: <http://maharera.mahaonline.gov.in/>

: Sales Office: Near Vicco Naka, Village Bhal,  
: Off Kalyan Shilphata Road, Dombivli (E) - 421 306

FOR RERA  
DETAILS,  
SCAN HERE.



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