

RUSTOMJEE
BELLA
BHANDUP

A PROJECT IN PARTNERSHIP WITH **TREC**
20 YEARS OF TRUST

IT'S THOUGHTFUL. IT'S **Rustomjee®**



Mr. Boman R. Irani
CMD, Rustomjee Group

“Our purpose at Rustomjee is to help people thrive through meaningful connections. It is to help build a neighbourhood where people feel safe, secure and grow together. Where every member is valued, the young & the forever young.

They say it takes a village to raise a child. We say it takes us all to build a society. At Rustomjee, we’ve made it our mission to build spaces that bring people together and make the world a happier place.

For the last 25 years we have created townships where kids can be kids and gated estates with spaces where business heads can reconnect with their inner artist, author and musician. We haven't just built landmarks, we have transformed people's lives and brought communities together.”



CHANGING THE DEFINITION OF LIFE IN THE CITY.

At Rustomjee, we believe ideas transform houses into homes and offices into innovation centres. This thought has inspired us to innovate, discover and deliver newer lifestyle solutions since 1996. From child friendly parks, play areas and learning centres in our townships created with the help of eminent child psychologists, to nooks and corners that allow business magnates to pursue their long-forgotten hobbies and passions in our gated estates, ideas have been at the heart of our blueprints.

Today, thoughtful design and people-friendly practices are the hallmarks of a Rustomjee property.

With a projected 22 million sq. ft. of development planned across the most prime locations of Mumbai Metropolitan Region, we are poised to add some significant new landmarks to our existing portfolio of townships, gated estates, standalone residential spaces, commercial and retail developments, schools, and centres of learning.

After introducing Prabhadevi, BKC Annexe, Khar, Juhu Circle, Borivali, Virar and Thane to a life beyond the four walls of home, we are delighted to be in Bhandup.

THOSE LOOKING TO
MOVE UP IN LIFE,
MAY WE RECOMMEND
THE GOOD LIFE.



YOU SENSE JOY.
YOUR CHEST SWELLS
UP WITH PRIDE. IT IS, AFTER ALL,
YOUR NAME ON THE PLATE.

*They tell you owning a home in the Maximum City is an impossible dream.
But you know it's not impossible. At Bella, you don't just own an address in one of city's
fastest growing neighbourhoods, you own a home in a gated community.
One that comes with some coveted features. After work matches at the multipurpose court,
nights of stargazing on the terrace, picnics in the garden,
get-togethers at the Banquet Hall. What's not to be proud of?*

*A home at Bella by Rustomjee and TREC proves that the good life shouldn't cost you the world
and new beginnings should be the stuff of reality, not dreams.*



HOME. SHOPPING.
WORK. SCHOOL.
GET FROM ANYWHERE
TO ANYWHERE
IN A BREEZE.

METRO CONNECTIVITY
TO REDUCE TRAVEL TIME BY HOURS.

- Metro Line 4 from Wadala to Kasarvadavali is 32.32 km long
- It is an elevated corridor with 32 stations
- It will connect Eastern Express Roadway, Central Railway, Mono Rail, the ongoing Metro Line 2B (D N Nagar to Mandale), and the proposed Metro Line 5 (Thane to Kalyan), Metro Line 6 (Swami Samarth Nagar to Vikhroli) and Metro Line 8 (Wadala to General Post Office)

Road Connectivity:

- Eastern Express Highway: 3.2 kms
- Domestic airport: 16.1 kms
- International airport: 16.5 kms
 - Thane: 9.2 kms
 - Powai: 6.2 kms
- Bhandup Railway Station: 1.8 kms
 - Eastern Freeway: 23.4 kms
 - CST: 31.5 kms
- Upcoming Bhandup Metro Station: 2.5 kms



"LOCATIONS TAKEN FROM GOOGLE"

RESTAURANTS:

- Gopala's Restaurant: 100 m
- Varanda: 600 m
- Namaste Restaurant: 900 m
- McDonald's, Mulund: 1.6 kms
- McDonald's, Bhandup: 1.7 kms
- Thambi Veg Restaurant: 1.8 kms

SCHOOLS & COLLEGES:

- G.S. Shetty: 600 m
- Pawar Public School: 1.2 kms
- Holy Angel: 1.4 kms
- Ratnam College: 1.4 kms
- Menon College: 1.5 kms
- Friends Academy: 1.6 kms
- St. Xavier's: 2.4 kms

MALLS & SUPERMARKETS:

- D Mart: 1.3 kms
- R Galleria: 2 kms
- Magnet Metro: 2.5 kms
- R Mall: 3.7 kms

HOSPITALS:

- Lotus Multispeciality: 750 m
- Sunrise Hospital: 1.1 kms
- Sarathi Hospital: 1.2 kms
- Sanjivani: 1.5 kms
- Fortis Hospital: 1.6 kms

FUEL STATIONS:

- Bharat Petroleum and Hindustan Petroleum: 200 m

LANDMARKS:

- Bhagwati Banquets: 10 m
- Govind Banquets: 20 m
- Hyundai Service Centre: 20 m
- Shangrila Biscuit Factory: 190 m
- Filix Tower: 500 m



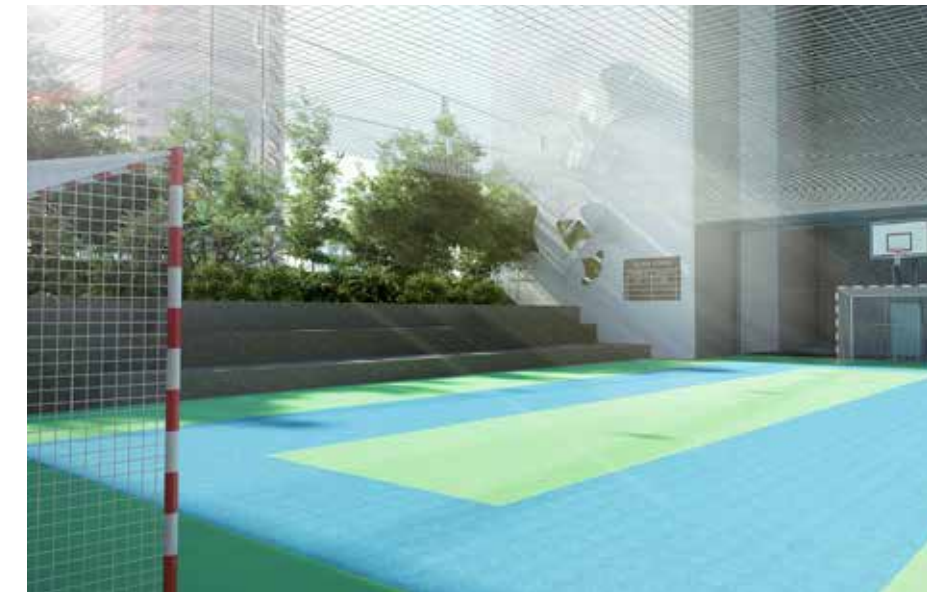
A Banquet Hall
for celebrations that turn into
unforgettable memories.



A Fitness Centre
to make self-care part of the routine.



An Indoor Games Room
to turn neighbours into friends.



Multipurpose Court:
Where fun times with the kids meet a good workout.



Open To Sky Podium:
So you never miss the sun, the breeze
and the great outdoors.



A Children's Play Area
where there's just one rule: Run.



Rooftop Bar and Party Lounge:
To turn ordinary evenings with friends
into evenings to remember.



Rooftop Seating Area:
The perfect place to enjoy a sunrise,
a sunset and everything in between.

CLIMBING CAN TEACH
YOUR KID SOME VERY
IMPORTANT LESSONS:
LIKE AIMING HIGH FOR
INSTANCE.



THE SUNSET, FRESH BREEZES,
AND NEW FRIENDS.
WHEN IT COMES TO THE PERFECT
HOME, YOU'RE INVITED
TO TAKE YOUR PICK.

LAUNCHING NEW TOWERS IN
BHANDUP'S FINEST GATED COMMUNITY.

This could be the day you make the good life, your life. With a home in Rustomjee Bella. One that offers great connectivity to work, play and everything in between. Homes that welcome you with uninterrupted breeze, stunning sunrise and sunset views, a thoughtful layout that makes me-time and family time special. And a gated community with a host of lifestyle features that offer so many delightful ways to turn your neighbours into lifelong friends. So what are you waiting for?



SHOW RESIDENCE | SHOT AT LOCATION

THE RUSTOMJEE EDUCATE A CHILD INITIATIVE.

Rustomjee believes in giving back to the society and our education initiatives are one of the many steps we have taken in this direction. By identifying potential, giving everyone equal opportunities and nurturing talent, we're helping create the next generation of leaders.



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CALL: 022 6111 6111 | WWW.RUSTOMJEE.COM

Site address: Plot No.279, Off LBS Marg, Opp. Modi Hyundai Service
Centre, Bhandup (West), Mumbai - 400078.



MahaRERA registration no: BELLA - Wing A & B - P51800031973,
Wing C & D - P51800029526.
Available at website: <https://maharera.mahaonline.gov.in/>

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