



9 P B R

UBER LUXURY RESIDENCES  
NERUL, NAVI MUMBAI



A person with a backpack is walking on a beach at sunset. The sun is low on the horizon, creating a bright orange glow that reflects on the wet sand. The sky is filled with soft, golden light and some clouds. In the background, there are some trees and a distant building.

**AN ELEGANT WORLD  
IN THE LAP OF SERENITY**

**PALM BEACH ROAD, NERUL**

Navi Mumbai wears the crown of one of the largest planned city in the world. Bestowing a world of its own, this city is a modern marvel and the fourth cleanest city in India.\* Navi Mumbai's transformative journey is enviable, as it has evolved as a preferred destination for residential townships and business parks.

The Palm Beach Road, located in the most affluent part of this city, with serene views of the Arabian Sea, offers a privileged way of life, having every convenience revolving around it.

## AN UNPARALLELED LOCATION

<b>MALLS</b>		
Nexus Seawoods	8 Mins	
Inorbit Mall Vashi	15 Mins	
<b>SCHOOLS</b>		
Delhi Public School	5 Mins	
Orchids The International School	8 Mins	
Ryan International School	12 Mins	
D. Y. Patil International School	14 Mins	
<b>HOSPITALS</b>		
Apollo Hospitals	8 Mins	
Vedaant Hospital	9 Mins	
D. Y. Patil Hospital	15 Mins	
<b>SOCIAL INFRASTRUCTURE</b>		
Nerul Ferry Terminal	6 Mins	
Nerul Railway Station	12 Mins	
Vashi Railway Station	17 Mins	
Mumbai Pune Expressway	20 Mins	
*Upcoming Navi Mumbai International Airport	20 Mins	
*Upcoming MTHL Connectivity	25 Mins	
<b>PARKS</b>		
Wonders Park	5 Mins	
Jewel of Navi Mumbai	9 Mins	





9 P B R

*#limitlesslylife*

A limitless life is not about having or wanting more; it's about celebrating and experiencing human potential to its fullest. It is a life that's sublime yet bursting with possibilities, where you rule over the skyline and set new stories to live up to.

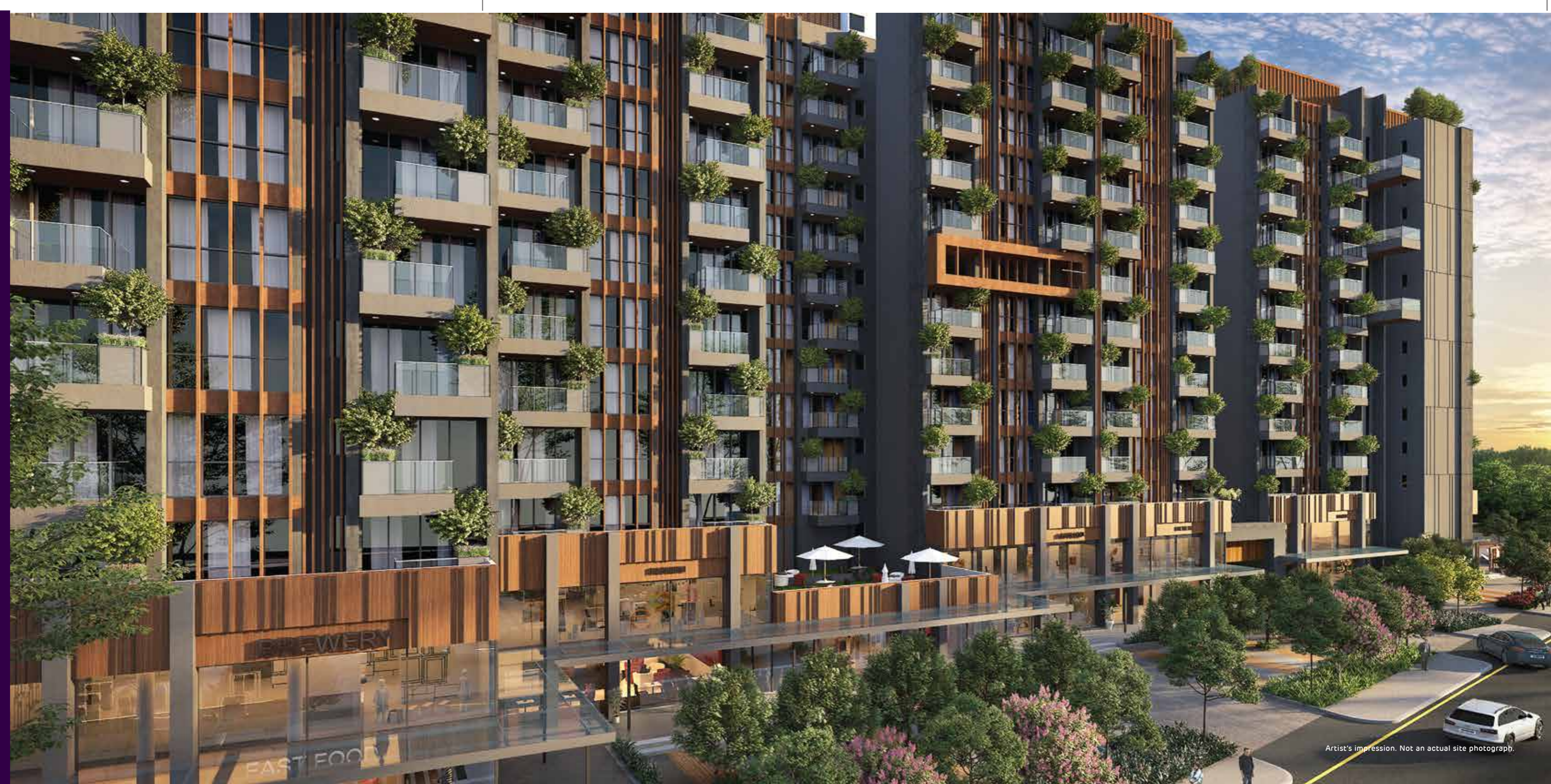


## 9 P B R

Designed to perfection, 9 PBR offers uber-luxurious residences in a premium Navi Mumbai destination, Palm Beach Road. While the intricate design is rare, expansive living spaces, the open vistas of lush tropical palms and breathtaking views of the Arabian Sea make for a unique residential experience.

Decode the deep blue mystery of the shimmering bay or settle down slowly into the starry private night. Let the everyday fade away in a world of one's own.

Discover our magnificent creation, which enjoys seamless connectivity to prime city centres, commercial landmarks and entertainment spaces.



Artist's impression. Not an actual site photograph.

BOUNDLESS VIEWS, UNTOUCHED AND RARE



Actual Image. Shot taken from 64 meters.

# MASTER LAYOUT PLAN

AN OPEN GREEN CARPET OF  
LEISURE, LUXURY & LIFESTYLE



Artist's impression. Not an actual site photograph.



Artist's impression. Not an actual site photograph.

A FINE BLEND OF EXCLUSIVITIES



DOUBLE HEIGHT LOBBY

Representational Image



BANQUET HALL



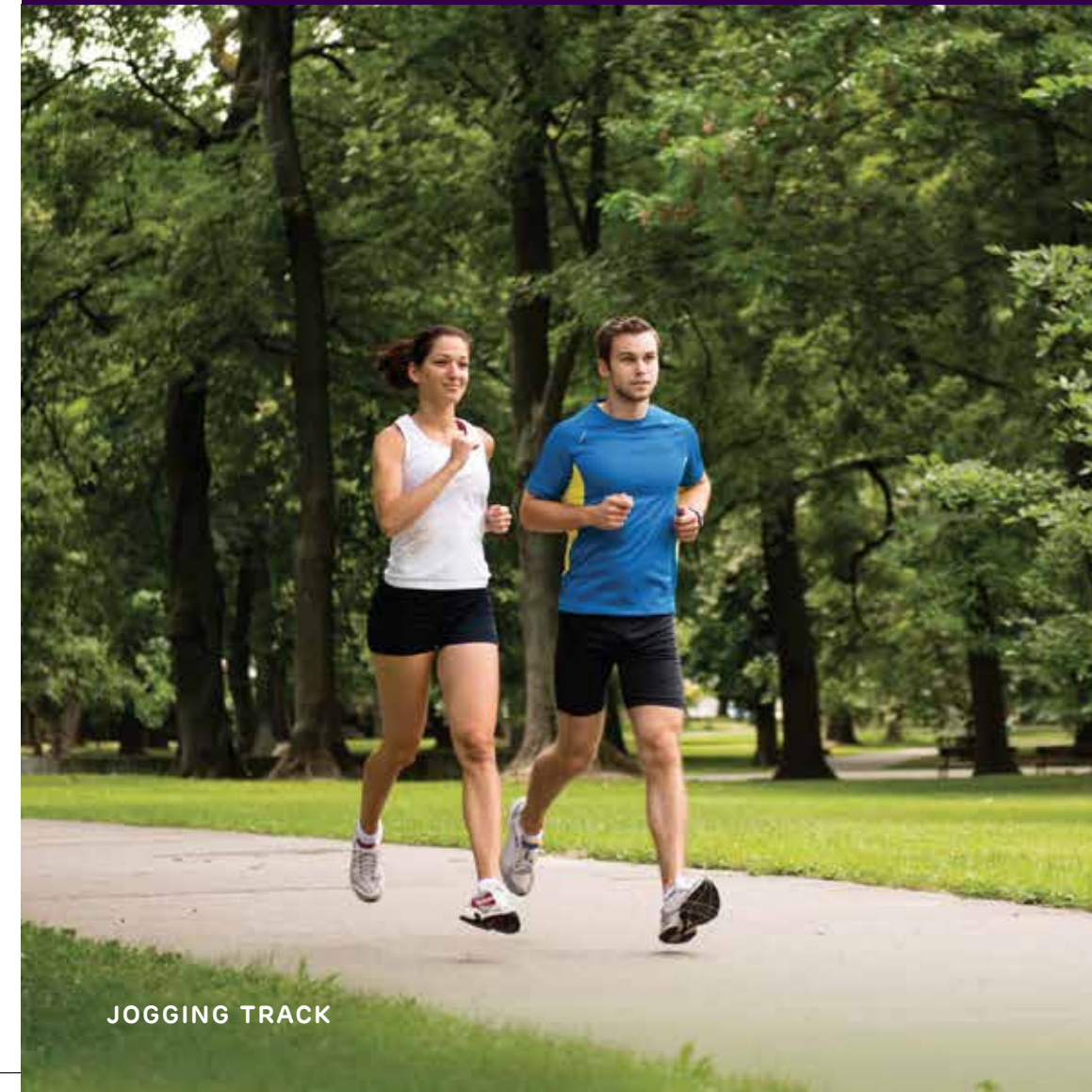
SWIMMING POOL

Representational Images





# LIFESTYLE THAT SETS YOU APART

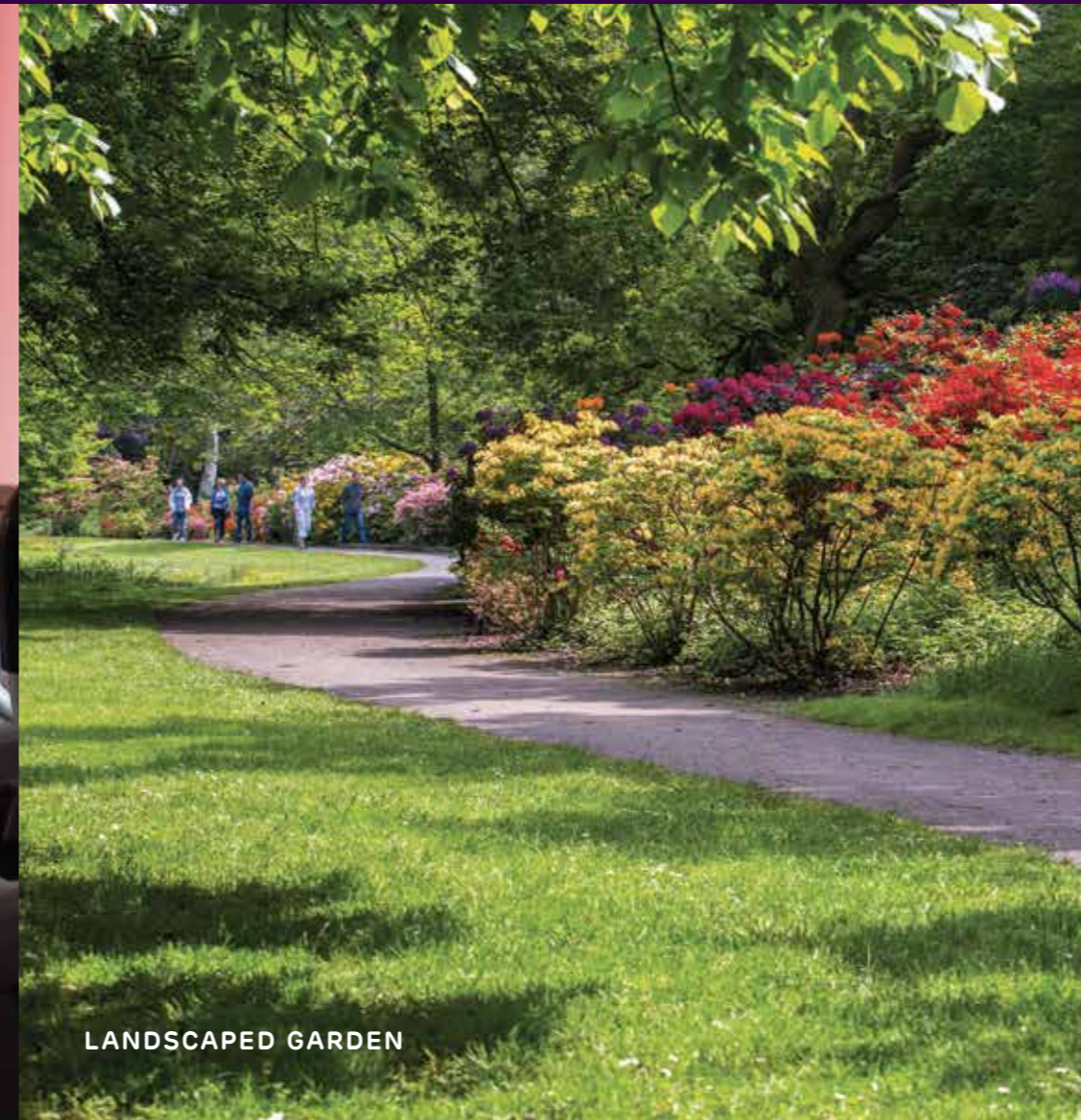


JOGGING TRACK

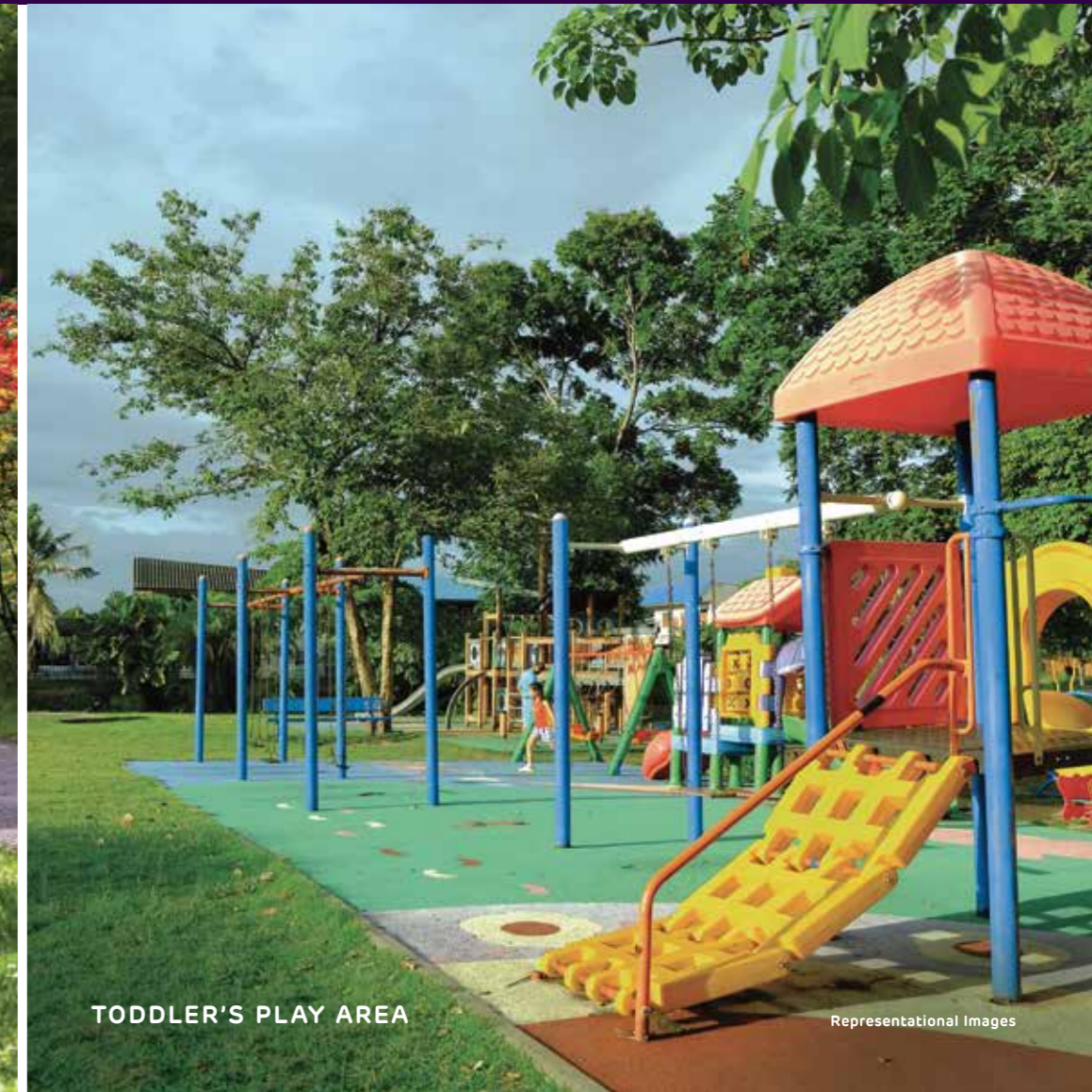


GYM

Representational Images



LANDSCAPED GARDEN



TODDLER'S PLAY AREA

Representational Images

FEATURES THAT ADD EASE TO LIFE

A SUSTAINABLE LIFESTYLE



GAMES ROOM



ACCESS CONTROLLED LOBBIES



ENERGY EFFICIENT LED LIGHTS IN COMMON & EXTERNAL AREAS



EV CAR CHARGING STATION

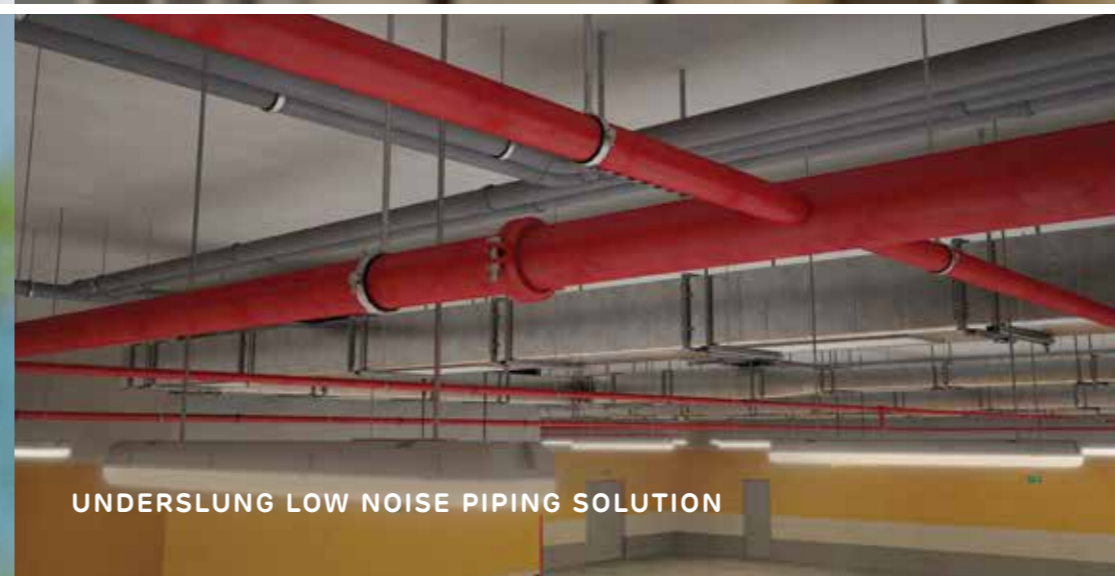


RECREATIONAL SPACE



CCTV SURVEILLANCE

Representational Images



UNDERSLUNG LOW NOISE PIPING SOLUTION



RAINWATER HARVESTING

Representational Images

PRIME. POISED. PRESTIGIOUS. INTERIORS TO MATCH YOUR PANACHE.

## TIMELESS DESIGN WITH CURATED LUXURIES

An eternal living experience demands an exceptional setting, not just with spacious living spaces but with curated exclusivity that makes it rare. Every residence at 9 PBR is designed to offer precisely the same with the charm of modernity.

### PREMIUM FEATURES

Imported Marble In Living / Dining Room

Vitrified Tile Flooring In All Bedrooms

Video Door Phone

Acrylic Emulsion Paint

Premium Sanitary Ware, CP Fittings & Glass Shower Partition

Gas Leak Detector

Intercom Facility



Artist's impression. Not an actual site photograph.



UNWIND IN BLISSFUL OPULENCE



WHERE THE SIZZLE & SPRINKLE ADD THE PERFECT AROMA



Artist's impression. Not an actual site photograph.



Artist's impression. Not an actual site photograph.

HIGH-STREET RETAIL


STREET STYLE SHOPPING TO EXPLORE



Artist's impression. Not an actual site photograph.



Representational Image



## ICONIC NAMES, ADDING TO OUR DISTINCT QUOTIENT

The most prestigious brands have collaborated from the  
conception to the creation of the luxurious masterpiece

— 9PBR —

by combining and realising their expertise.

## CONSTRUCTION PARTNERS

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### BroadwayMalyan<sup>BM</sup>

#### BROADWAYMALYAN

The renowned UK-based design studio is the Concept  
Design Architect for this development.



#### SITE CONCEPT INTERNATIONAL INC.

A Singapore-based landscape designer is on board as  
landscape consultant for our project.

### STERLING

ENGINEERING CONSULTANCY SERVICES PRIVATE LIMITED

#### STERLING ENGINEERING CONSULTANCY SERVICES PRIVATE LIMITED

A leading organisation providing structural engineering  
services in India is associated with us.



*Pankaj Dharkar & Associates*  
MEP Consultants

#### PDA-PANKAJ DHARKAR & ASSOCIATES

MEP & Green Building Consultants



#### RSP

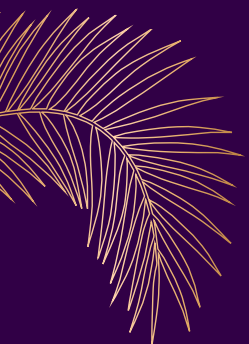
Our Structure, MEP, and Beautiful Landscape Architect



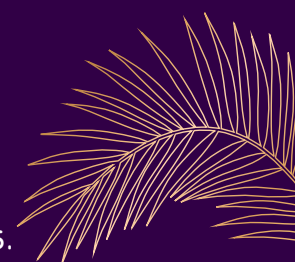
#### CAPACITE INFRAPROJECTS LIMITED (CIL)

Capacite Infracore Limited (CIL) is a leading  
construction company in building high rise residential,  
commercial and institutional buildings in India.

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# 9 P B R



B1 - P51700032812



B2 - P51700033690



C1 - P51700033678

**SITE ADDRESS: 9PBR, Sector-60, Nerul, Palm Beach Road, Navi Mumbai - 400706.**

Disclaimer: The project has been registered under MahaRERA registration number Tower B1: P51700032812, Tower B2: P51700033690 & Tower C1: P51700033678 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects. The 9PBR Project is mortgaged to IDBI Trusteeship Services Limited (acting on behalf of Lender).

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