



RUNWAL
REALTY
SINCE 1978

T H E E P I T O M E O F

Y O U

RUNWAL
ZENITH

— BALKUM - THANE —

ZENITH



The highest point representing the top or the pinnacle, Zenith is an embodiment of the exceeding standards, one that clearly surpasses everything else. A life space that celebrates your journey to the top, and rewards you with a home that is **above all. And worthy of you.**



THE EPITOME OF 'YOU'



Rising high up in the sky and offering unstinted views that captivate your senses, Zenith is a manifestation of a life that is above the ordinary. It's expansive spaces and understated luxury is reflective of your fine taste.

A series of curated indulgences hosted over 3 levels and an exclusive neighbourhood of like minded people complement your desire to belong to a top-notch address that celebrates your being.



THE NEW BENCHMARK OF LUXURY

The point of reference for luxury living.
The new hallmark of excellence.
Quite simply the new standard of life.

RUNWAL ZENITH

— BALKUM - THANE —

An exclusive life space that is an epitome of you
and celebrates your being.

PRESENTING

RUNWAL ZENITH

THE EPITOME OF
'YOU'



ARTIST'S IMPRESSION

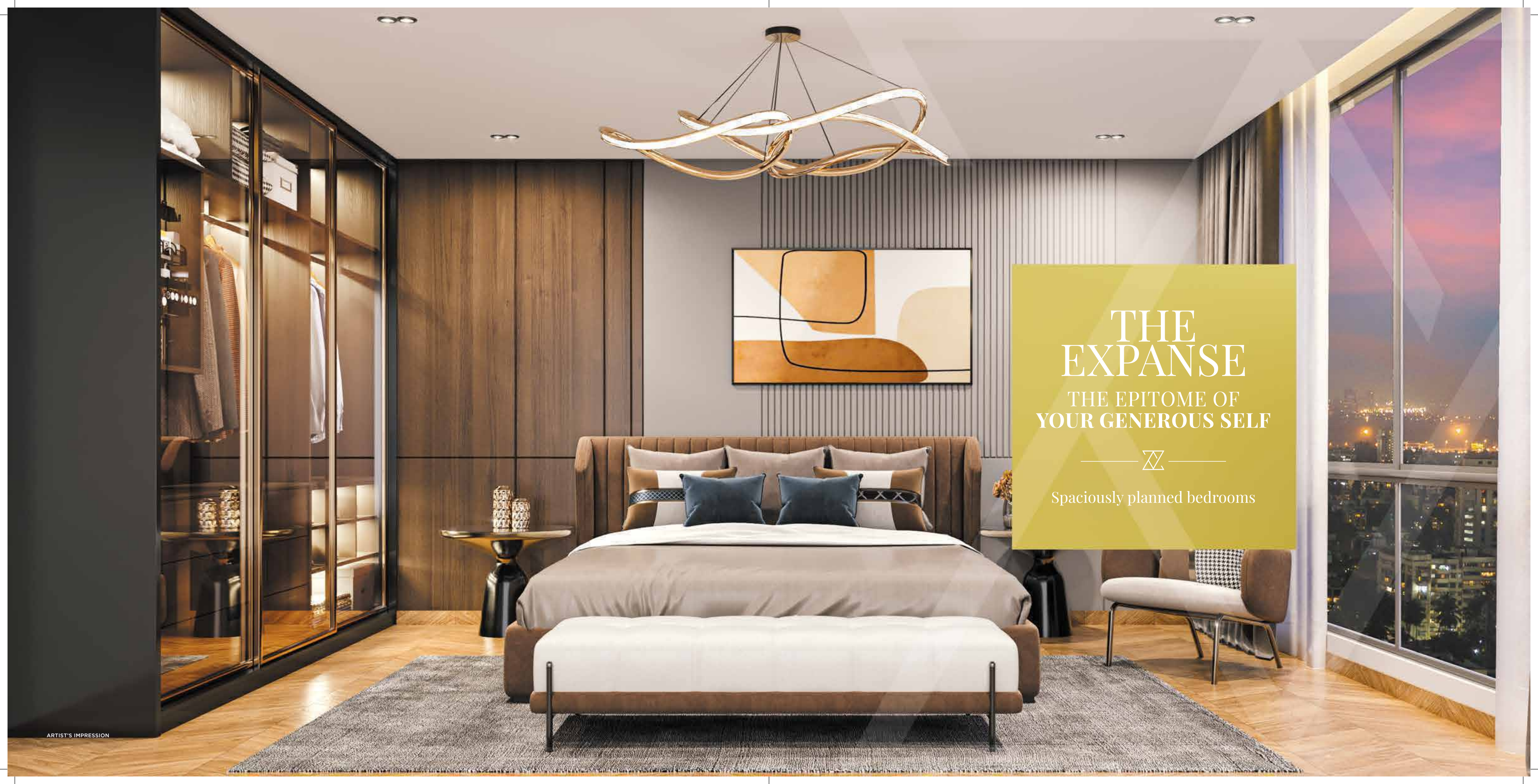


THE SPACE

THE EPITOME OF
YOUR HEART



A luxury tower dedicated to
expansive 3 Bed Residences only



THE EXPANSE

THE EPITOME OF
YOUR GENEROUS SELF



Spaciously planned bedrooms

THE VIEWS

THE EPITOME OF
YOUR VISION



Majestic Panoramic views
of the Thane creek & the city

THE SKY DECKS

THE EPITOME OF
YOUR DESIRES



Breathtaking Decks
overlooking the Cityscape

THE MASTERPLAN



CLUB
THE SKYDECK

ALTIS
THE CAFE LOUNGE & BAR

NIRVANA
THE YOGA DECK

ARENA
THE PODIUM



THE LIFESTYLE

THE EPITOME OF
YOUR DREAMS



A 10,000 sq. ft. podium
offering a host of curated
lifestyle amenities



ARTIST'S IMPRESSION

ARENA

THE PODIUM

CURATED INDULGENCES
THAT BEFIT YOUR EVOLVED TASTE



An expansive 10,000 Sq.ft. landscaped podium located on the 8th level opens to the most breathtaking views of the creek. Soaking your body in the pristine infinity edge pool and enjoying the views itself is a refreshing experience that invigorates your soul from within. And as if that is not enough, there's even a gymnasium for you to workout and an indoor games room to indulge in a friendly duel.

Pick your way to good health at Zenith. And when you are not sweating it out, escape into a world of your own at the well-appointed library or simply enjoy time resting at the sit-out lounge.

THE PODIUM

MASTER PLAN

INDOOR

1. MULTI-PURPOSE HALL
2. MINI THEATRE
3. GYM
4. CHANGING ROOM + TOILET
5. INDOOR GAMES AREA
6. LIBRARY

OUTDOOR

7. SENIOR CITIZEN ZONE
8. BANQUET LAWN
9. CHILDRENS PLAY AREA
10. SWIMMING POOL
11. KIDS PLAY AREA
12. POOL DECK





THE INDULGENCES

THE EPITOME OF
YOUR SUCCESS



2 Level Signature Sky Lounge
with curated rooftop amenities.



ARTIST'S IMPRESSION

CLUB

THE SKYDECK

TOP NOTCH
IMMERSIVE EXPERIENCES
FOR THE ONE OF A KIND



Those who believe that life is an endless celebration will appreciate the 2 level Signature Sky Deck 'Club Z' at Zenith.

The city's highest socializing and recreation place located at the rooftop, it features a meditation zone, a sky lounge, a dance arena, a barbeque area and much more for you to indulge in. So enjoy weekend bashes with your family, friends or fellow residents like never before.



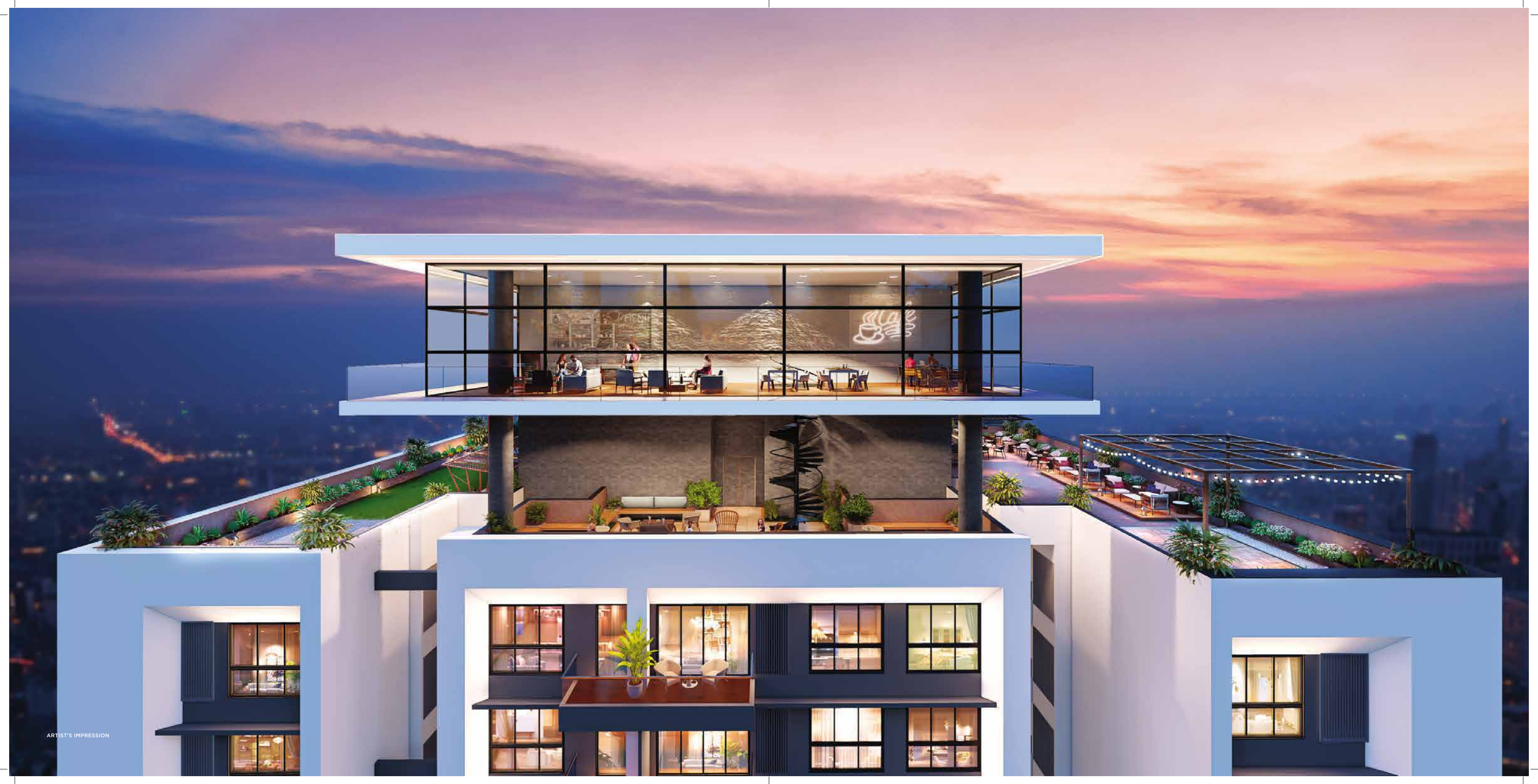
UPPER TERRACE MASTER PLAN

1. CAFÉ LOUNGE FOR APPROX 30 PAX

THE SKYDECK MASTER PLAN

1. TERRACE LAWN
2. MEDITATION AREA
3. LOUNGE
4. DANCE ARENA
5. BARBEQUE DECK







ARTIST'S IMPRESSION

NIRVANA

THE YOGA DECK

FOR THOSE
WHO BELIEVE IN EQUANMITY OF
THE BODY, MIND & SOUL



Our business and work life tends to be hectic and does take a toll. But for residents at Zenith, that is the least of worries. Thanks to the Nirvana, the sky-level yoga deck located at the 40th floor. Breathing the freshest of air and being up and above the entire world provides for the best space to engage in Yoga and mindful breathing exercises. Breathe in the peace. Breathe out the stress and feel free.



ARTIST'S IMPRESSION

ALTIS

THE CAFE LOUNGE & BAR

THE EPITOME OF YOUR SUCCESS



When success takes you to great heights celebrate it at no place less. The 'Altis' - Cafe Lounge & Bar at 2nd level is the perfect place to enjoy a quiet sundowner or let your feet do the talking under the stars with your spouse and friends.

THE GRAND LOBBY

THE EPITOME OF YOUR ARRIVAL



4.2 m high designer lobby



ARTIST'S IMPRESSION

THE HOMECOMING

THE EPITOME OF YOUR PRIVATE SELF



6 Apartments per floor
with 5 Elevators

STOCK IMAGE FOR REPRESENTATION PURPOSE ONLY

THE PARKING SPACE

THE EPITOME OF YOUR STATURE



3 Basement and
5 Podium levels of Car Park

STOCK IMAGE FOR REPRESENTATION PURPOSE ONLY



STOCK IMAGE FOR REPRESENTATION PURPOSE ONLY

THE EMBELLISHMENTS *A reflection of your regal aura.*

APARTMENT SPECIFICATIONS

Living/Dining/Passage/Bedrooms

- Vitrified tile Flooring
- Wall and ceiling finished in acrylic emulsion Paint
- Veneer Finished Main Door and Both Side Laminate finished for doors

Kitchen/Utility

- Vitrified tile Flooring
- 600mm Vitrified tile dado above counter and Balance areas finished with Acrylic emulsion paint
- Granite Counter in Kitchen
- SS Single Bowl Sink
- Ceiling finished in acrylic emulsion paint

Toilets

- Vitrified Tiles upto false ceiling
- Anti-Skid Vitrified Tiles for Flooring
- Calcium silicate Gird ceiling with paint
- Stone Counter as applicable
- Parryware- Mid Range Series or Equivalent Sanitary ware
- Roca or Equivalent CP Fittings
- Granite door frame

Balcony

- Anti skid tiles Flooring
- Exterior Grade paint for Ceiling
- Railing with SS and Toughened glass
- Schneider Clipsalx series or equivalent Electrical Switches
- Powder coated Aluminium sliding windows with bottom fixed panel

APARTMENT SPECIFICATIONS

Entrance lobby

- Marble Flooring
- Stone cladding for Lift Facia and Acrylic Emulsion Paint as per design
- Ceiling finished in acrylic emulsion Paint

Typical floor Lift Lobby

- Vitrified Tile flooring
- Stone cladding for Lift Facia and Acrylic Emulsion Paint as per design
- Ceiling finished in acrylic emulsion Paint

Staircases

- Tile Flooring (Johnson or equivalent)
- Walls and Ceiling finished with putty and paint
- Fire rated metal door with vision panel

Power Backup only for Essential Services

Video door phone



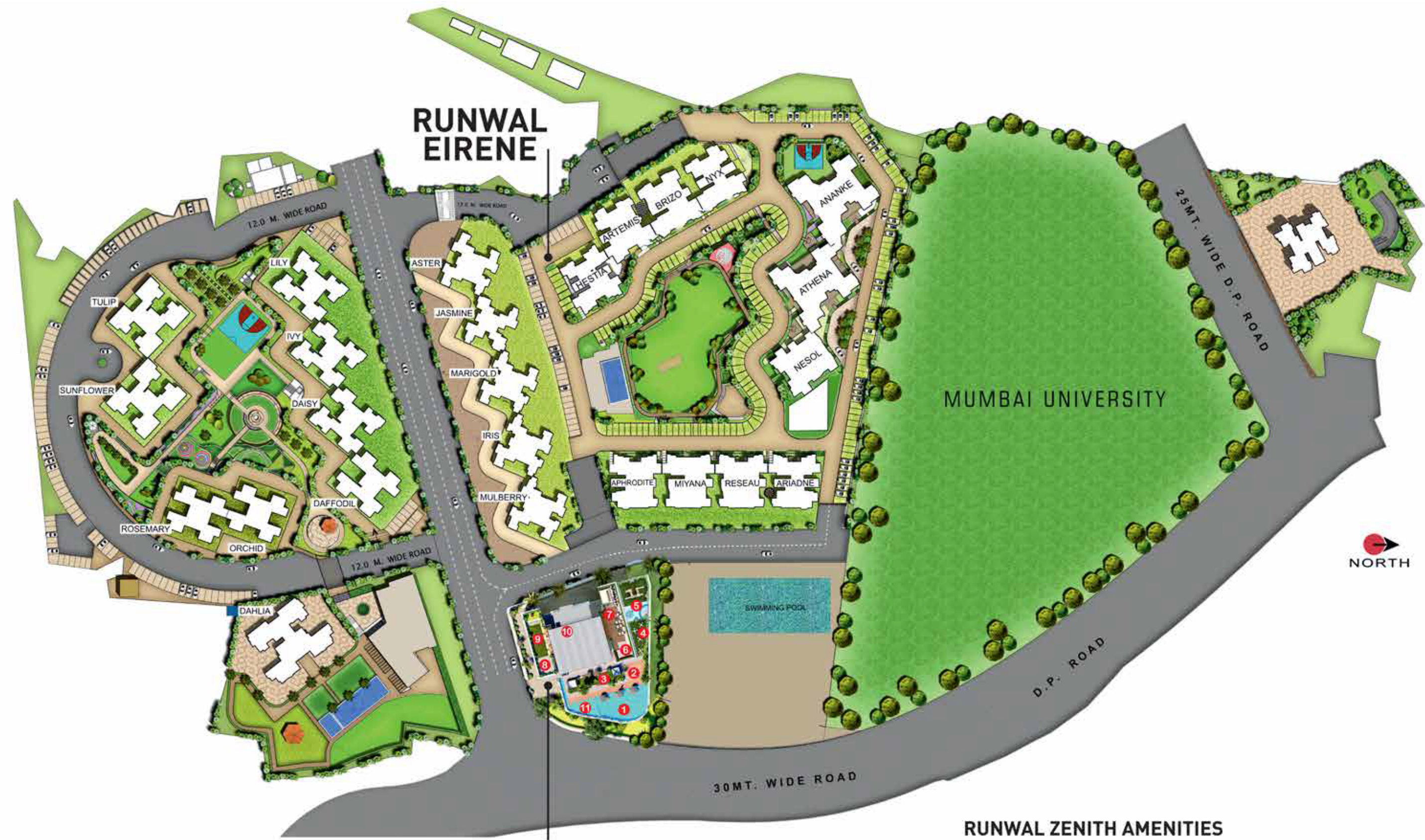
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THE ESSENCE OF
COMMUNITY LIVING



THE EPITOME OF YOU



RUNWAL ZENITH

RUNWAL ZENITH AMENITIES

- | | |
|--------------------------------|--------------------|
| 1. SWIMMING POOL | 5. KIDS PLAY AREA |
| 2. POOL DECK | 6. DANCE FLOOR |
| 3. SENIOR CITIZEN SEATING AREA | 7. BARBEQUE |
| 4. BANQUET LAWN | 8. YOGA |
| | 9. MEDITATION ZONE |
| | 10. CAFÉ LOUNGE |
| | 11. KIDS POOL |



ARTIST'S IMPRESSION

RUNWAL
GARDEN CITY
CELEBRATE LIFE
BALKUM, THANE

The defining development of Balkum Thane, Runwal Garden City spread over 1000 acres is an exclusive gated, secure, impeccably planned Residential Township in Thane hosting 13 Towers offering premium Apartments with the finest textures and finishes. Splendid outdoor and indoor spaces, parks, sports facilities complete the best living experience at Runwal Garden City.



ARTIST'S IMPRESSION

DAHLIA
RUNWAL
GARDEN CITY
CELEBRATE LIFE
BALKUM, THANE

Runwal Dahlia in Balkum, Mumbai Thane is a single tower with 30 floors offering ready-to-move large 3 BHK apartments in varied configuration. Spread over an area of 1.68 acres, it is one of the spacious housing societies in Thane that provides for an amenity rich community living experience.



ARTIST'S IMPRESSION

RUNWAL
EIRENE
WHERE PEACE RESIDES
BALKUM, THANE

Runwal Eirene is the place you can experience the best of both worlds. With its vast open spaces, the estate hosts a splendid tower offering mesmerising views of the Yeoor Hills & Thane Creek. It features eco-friendly homes for people who are looking to be away from the city din, yet connected to all things essential.



4 ACRES OF OPEN SPACE



PANORAMIC HILL & CREEK VIEWS



40+ LIFESTYLE AMENITIES



UNPARALLELED CONNECTIVITY & FUTURE INFRASTRUCTURE

BALKUM THE EPITOME OF PEACE

One of the most premium, serene and picturesque locations in Thane, Balkum is one of the hot-spots of the city that makes it a center of attraction for everyone. The locality is blessed with the best of both worlds, its closer to nature and even close to connectivity.

The growing and expanding suburb spreads over the lap of 30 lakes along with lush green hills. They add to the freshness of the locality where inspiring forts and noble churches are erected with pride.

BALKUM THE EPITOME OF CONNECTIVITY

One of the Thane's most picturesque locales, Balkum is on the brink of expansion. The upcoming projects and close connectivity to the major hot-spots makes it a center of all attraction. So when you think about it, Balkum really has the best of both worlds



1 hour away from business hubs of BKC, CBD Belapur, Vikhroli and Powai



Proposed 24 km Metro, connecting Thane, Bhiwandi and Kalyan, all set to become the prime locales. Closest metro station Balkum Naka.



Proposed Highway plan linking Balkum, Saket & Nashik.



45 minutes away from International airport



Thane station 15 minutes away

ENHANCED CONNECTIVITY

While a lot is pegged on Thane's future, it has already set itself a firm base with a robust infrastructure.

Thane is well-linked with TMT, KDMT, MBMT and UBT.

Thane is connected to Mumbai by road via the Eastern Express Highway.

The Thane-Belapur Road connects Thane to Navi Mumbai and Panvel.

Ghodbunder Road connects the Eastern and Western Express Highways.

UPCOMING INFRASTRUCTURE

With the government investing heavily in the area, there are several new projects that are coming up.

3,500 Cr. Kurla-Thane Railway Elevated Corridor.

Proposed metro line 4 across Wadala-Ghatkopar-Teen Hath Naka, (Thane) - Kasarvadavali.

Proposed 24 km. Metro 5 corridor connecting Thane, Bhiwandi and Kalyan.

Closest Metro Station Balkum Naka.

An Olympic-size swimming pool.

Proposed highway plan linking Balkum, Saket, and Nashik.

Upcoming Grand Central Park and ISKCON temple.



ACTUAL PHOTOGRAPH

RUNWAL FAMILY



Mr. Subhash Runwal



Mr. Sandeep Runwal



Mr. Subodh Runwal

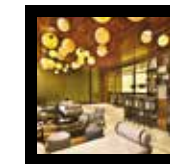


Mr. Saurabh Runwal

RUNWAL LEGACY

42+

PROJECTS DELIVERED
24 PROJECTS UNDER
CONSTRUCTION



35+

AWARDS
& ACCOLADES

REALTY PLUS EXCELLENCE AWARD (WEST),
2016 | ULTRA LUXURY RESIDENTIAL PROJECT, 2020 |
BEST REAL ESTATE COMPANY OF THE YEAR, 2021



35K+

HAPPY FAMILIES
HAVE CHOSEN THEIR DREAM HOME AT
RUNWAL GROUP



45+

YEARS OF LEGACY
PIONEERS IN ORGANIZED REAIL &
RESIDENTIAL REAL ESTATE



SITE: OPP. RUNWAL GARDEN CITY, BALKUM, THANE (W)

MahaRERA registration number for Runwal Zenith- P51700046734 is Available at: <http://maharera.mahaonline.gov.in> under registered projects.



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