

Rustomjee Balmoral

Chembur, Mumbai



■ Price	■ 9.43 Cr onwards*
■ RERA No	Wing D - P51800079955, Wing F- P51800080027
■ Status	Under Construction

Property Description

Rustomjee Balmoral Golf Links, Chembur – A Life Designed Around Stillness, Space & Sophistication

Discover **Rustomjee Balmoral Golf Links**, an ultra-luxurious residential landmark in **Chembur**, thoughtfully crafted for those who value serenity, exclusivity, and design excellence. Overlooking the **Bombay Presidency Golf Club**, this rare enclave offers a seamless blend of **modern architecture and natural tranquility**, redefining what it means to live in Mumbai's elite addresses.

Every home at Balmoral Golf Links is designed to embrace open space, abundant light, and a sense of calm. With **spacious 4 & 5 BHK residences**, **private sundecks**, and **panoramic golf**

course views, these homes bring together timeless elegance and thoughtful luxury.

Residences That Redefine Luxury

Expansive 4 & 5 BHK residences with open-plan layouts and abundant natural light

Fully air-conditioned homes with private sundecks

Only **two apartments per floor**, ensuring total privacy

Dedicated staff quarters with every residence

Three elevators serving just two homes per level

Interiors curated by **Patty Mak** with architectural excellence by **Hafeez Contractor**

Panoramic views of lush golf greens and city skyline

A Gated Community Crafted for Tranquility

Spread across **4.2 acres**, Rustomjee Balmoral Golf Links is designed as a peaceful retreat amidst Mumbai's urban pace.

Premium multi-storeyed towers rising up to 18 floors

Central landscaped courtyard and green zones

Multi-tier security system for peace of mind

Every architectural detail shaped to complement nature's rhythm

Landscape Design by COEN Design International, Singapore

Where every path leads to calm, connection, and contemplation.

Nearly **1 acre of immersive landscaped spaces** inspired by the "Me, We, Us" philosophy

5 unique outdoor zones – Forest, Grove, Garden, Meadow & Park

Zen Walks, Serenity Lounges & Quiet Canopies for peaceful moments

Adventure Playground & Social Lawns for community interaction

Work-from-Garden pods, Picnic Lawns & BBQ Pavilion for leisure and balance

The Clubhouse – Crafted for Wellness and Celebration

A vibrant destination for health, leisure, and togetherness.

Leisure pool, kids' pool, jacuzzi & sunbed deck

Fitness studio, Yoga & Pilates zone, and wellness lounge

Indoor games room, AV room & multipurpose hall

Viewing bar, residents' lounge & alfresco dining areas

Chef's garden, children's play nook & pet-friendly **Bark & Bound Park**

Smart, Sustainable & Future-Ready Design

Rustomjee Balmoral Golf Links integrates modern sustainability with effortless convenience.

Pedestrian-friendly zones with separate vehicle access

Underground parking ensuring a clutter-free surface

Rainwater harvesting & native landscape planning

Eco-conscious design for improved thermal comfort & biodiversity

Prime Chembur Connectivity

Experience unmatched connectivity with the city's key business and lifestyle hubs.

15 mins to **BKC** via SCLR & BKC Connector

20 mins to **Santacruz Domestic Airport**

25 mins to **CSIA International Airport**

30 mins to **Colaba**, 25 mins to **Worli** via Eastern Freeway & Sea Link

12 mins to **Ghatkopar**, 45 mins to **Navi Mumbai International Airport**

Rustomjee Balmoral Golf Links – Where Luxury Meets Stillness

A rare residential address that balances luxury and calm, **Rustomjee Balmoral Golf Links** is for those who seek more than just a home. It's a sanctuary of peace, privacy, and prestige—crafted for connoisseurs of fine living.

Come home to stillness. Come home to Balmoral.

Specifications

Configurations	3 BHK & 4 BHK
Carpet Area	1402, 1699, 2086 - 2305 sq.ft.

Total Floors	18
Possession Date	April 2030

Photo Gallery



Contact: Asset Aspire Real Estate

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