



9 P B R

LIVE INFINITELY
NERUL, NAVI MUMBAI



P51700032812 P51700033690 P51700033678 P51700076870

Disclaimer: The Whole Project "9 PBR" is multiphase project presently contains 4 (four) registered real estate projects viz. 9 PBR TOWER B1- P51700032812, 9PBR TOWER B2- P51700033690, 9PBR TOWER C1- P51700033678 & 9PBR TOWER C2- P51700076870 ("Project/s") duly registered under MahaRERA and available at website <https://maharera.mahaonline.gov.in>. The photographs, images, specifications and other information etc. contained in the marketing collateral are for representational purpose only and indicative of the kind of development proposed in this Project/s and its finality is subject to the approval of the concerned authorities. The view shown in the marketing collateral are from the selected flats and may vary over a period of time and the Developer does not guarantee the same. Furniture, floor covering, curtains, mirrors, soft furnishings, gadgets, etc. are shown for reference purpose only and not part of the offering. These marketing material does not constitute an offer and /or contract of any type between the Developer and the purchaser. Any purchaser of these development shall be governed by the terms and conditions of the agreement for sale entered between the parties and no details mentioned in this printed material shall in any way govern such transaction. Adani Realty is the Development Manager of the Project. T&C Apply. The Project is funded by IndusInd Bank Limited.

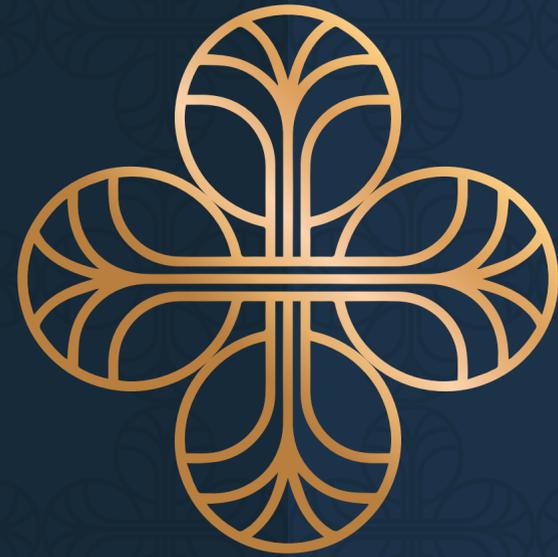




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9 P B R

WHERE YOUR HORIZON EXTENDS TO INFINITY

Palm Beach Road, Nerul

Navi Mumbai, a crown jewel among the world's largest planned cities, offers an infinite canvas of modern living.

Renowned as India's fourth cleanest city, it has undergone a remarkable transformation into a sought-after destination for both residential and commercial enterprises.

The Palm Beach Road, an epitome of luxury, provides an endless vista of the Arabian Sea and a lifestyle of unparalleled convenience.



AN UNPARALLELED LOCATION

MALLS

Nexus Seawoods	8 Mins
Inorbit Mall Vashi	15 Mins

SCHOOLS

Delhi Public School	5 Mins
Orchids The International School	8 Mins
Ryan International School	12 Mins
D. Y. Patil International School	14 Mins

HOSPITALS

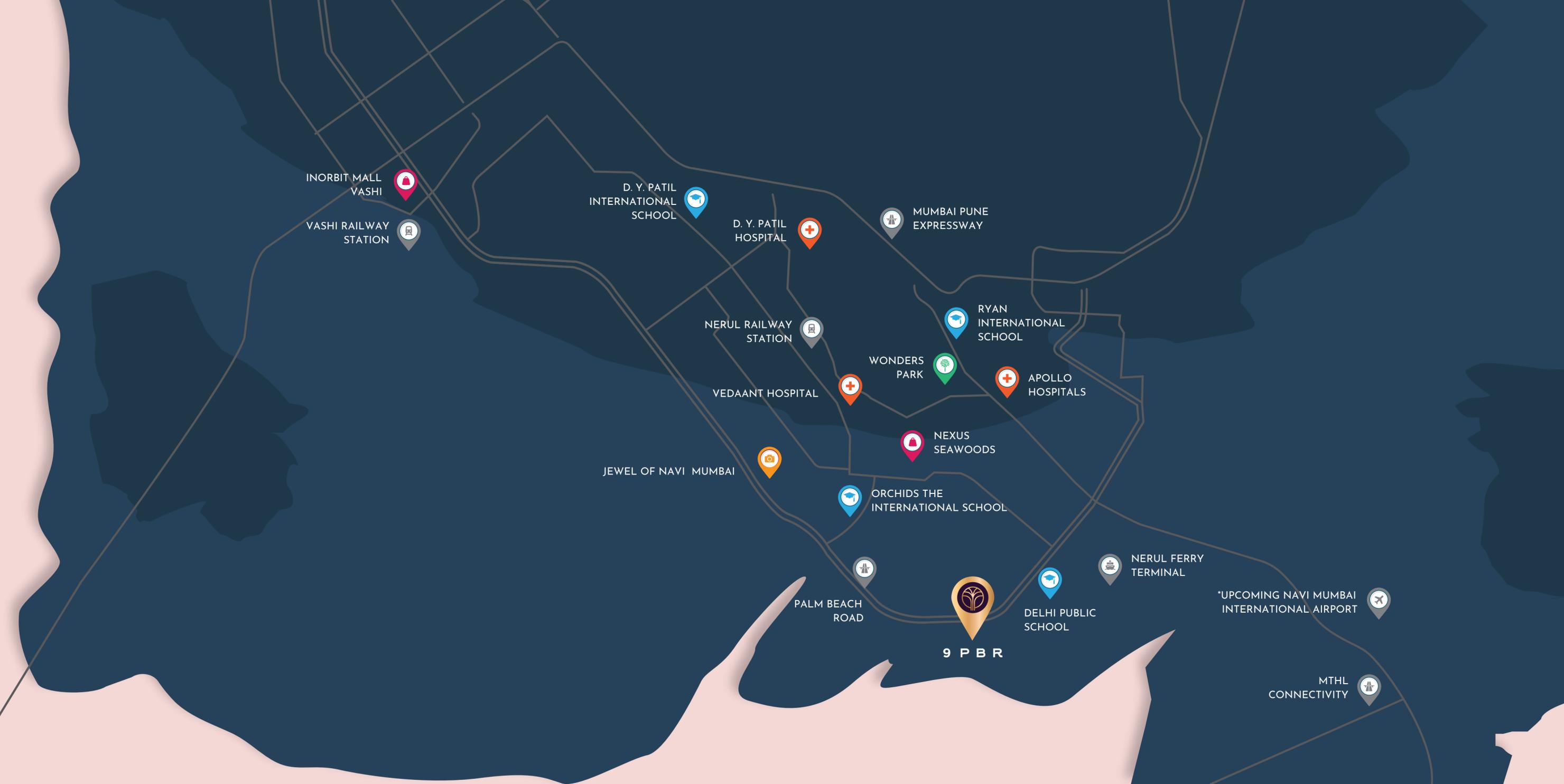
Apollo Hospitals	8 Mins
Vedaant Hospital	9 Mins
D. Y. Patil Hospital	15 Mins

SOCIAL INFRASTRUCTURE

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
MTHL Connectivity	15 Mins

PARKS

Wonders Park	5 Mins
Jewel of Navi Mumbai	9 Mins



Location distances are as per Google Maps. Map not to scale. Just for Indication. Travel time has been calculated and may vary under normal traffic conditions on Google Maps.

Source: <https://mmrda.maharashtra.gov.in/mthl> | <https://www.hindustantimes.com/cities/mumbai-news/navi-mumbai-international-airport-project-finally-takes-off-as-all-hurdles-cleared-101650978713962.html>

SOUTH BOMBAY'S CHARM, JUST MINUTES AWAY.

- **Approximately a 20-minute drive:** Distance to South Bombay (Sewri exit) from 9PBR.
- **More than just a bridge:** The Mumbai Trans Harbour Sealink (MTHL) has been fully operational since mid of 2024.
- **Traffic Congestion Relief:** Alleviated traffic congestion on existing routes.
- **Improved Connectivity:** Enhanced connectivity between Mumbai and Navi Mumbai.
- **Economic Development:** Expected to boost economic development in both regions.

Location distances are as per Google Maps. Map not to scale. Just for Indication. Travel time has been calculated and may vary under normal traffic conditions on Google Maps.

Source:
<https://www.thehindu.com/news/national/maharashtra/navi-mumbai-airport-to-be-operational-in-march-2025/article68399903.ece#:~:text=The%20new%20international%20airport%20in,Mohal%20said%20on%20July%2013>



NAVI MUMBAI WILL SOON TAKE FLIGHT.

The Navi Mumbai International Airport will be your gateway to the world.

- Tentatively to start operations in 2025
- Approx. 15-minute drive from 9 PBR
- Reduce Congestion
- Improved Connectivity
- Economic Growth
- Infrastructure Improvements



UNLOCK YOUR INFINITY

Our world is a boundless expanse where time and space cease to exist. It is the whisper of possibilities, a cosmic canvas painted with dreams yet to be realised. Within its vastness, we find liberation from the finite, an invitation to explore the unknown, and a promise of eternal wonder.



9 PBR is a masterpiece of luxury and tranquility. Nestled on the coveted Palm Beach Road, it commands a vantage point that is nothing short of extraordinary. A symphony of nature and architecture, it invites you to experience life in a realm where time slows and possibilities expand. With the Arabian Sea as a ceaseless muse, and tropical palms swaying in rhythmic harmony, this haven offers an escape into a world of infinite allure.



INFINITE VIEWS,
UNTOUCHED BEAUTY

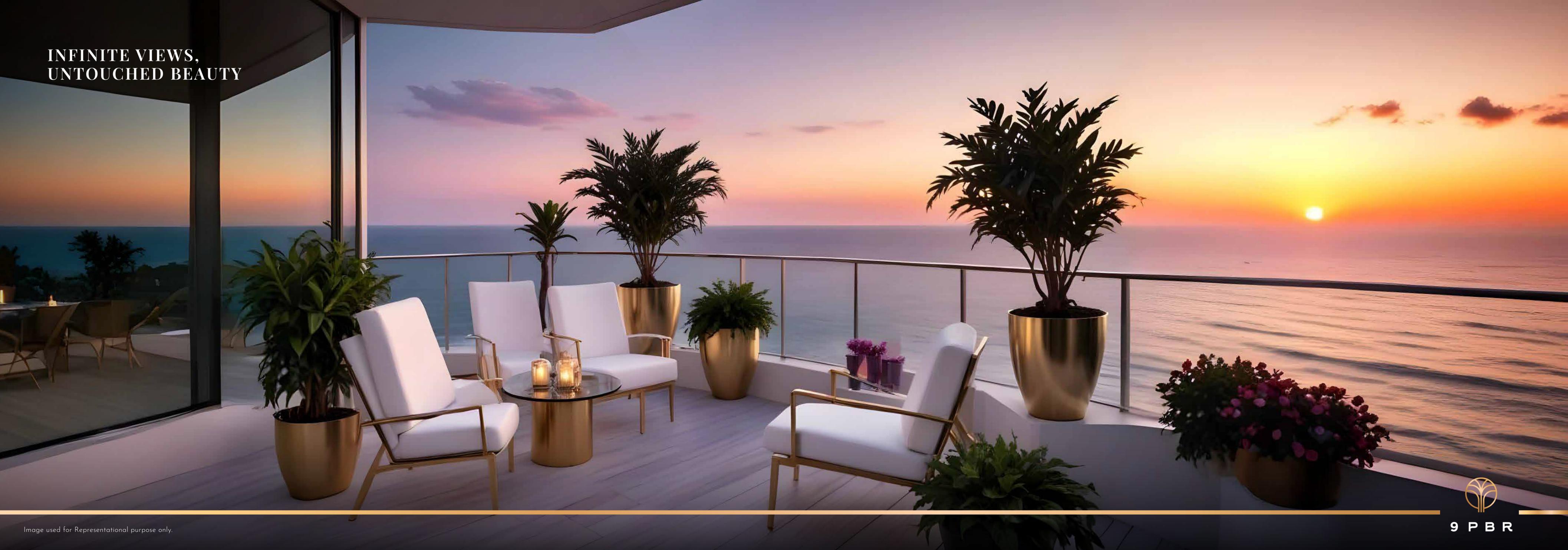


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9 P B R

MASTER PLAN LAYOUT

An Open Green Carpet Of Leisure, Luxury, & Life Style



Artist's impression. Not an actual site photograph.

Towards Creek

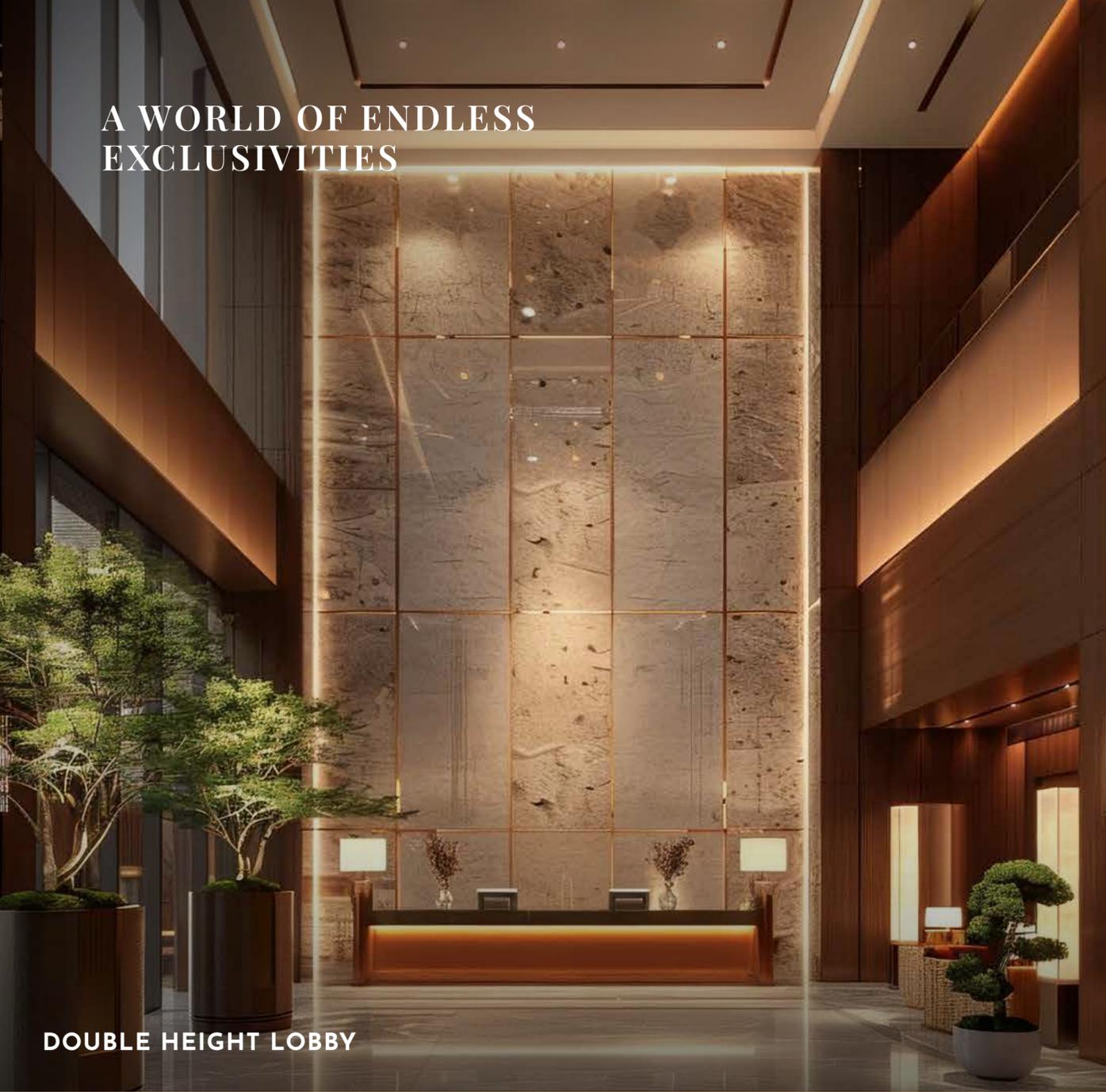


Artist's Impression.



9 P B R

A WORLD OF ENDLESS
EXCLUSIVITIES



DOUBLE HEIGHT LOBBY



BANQUET HALL



SWIMMING POOL



9 P B R

ELEVATE YOUR
EVERYDAY
INFINITELY

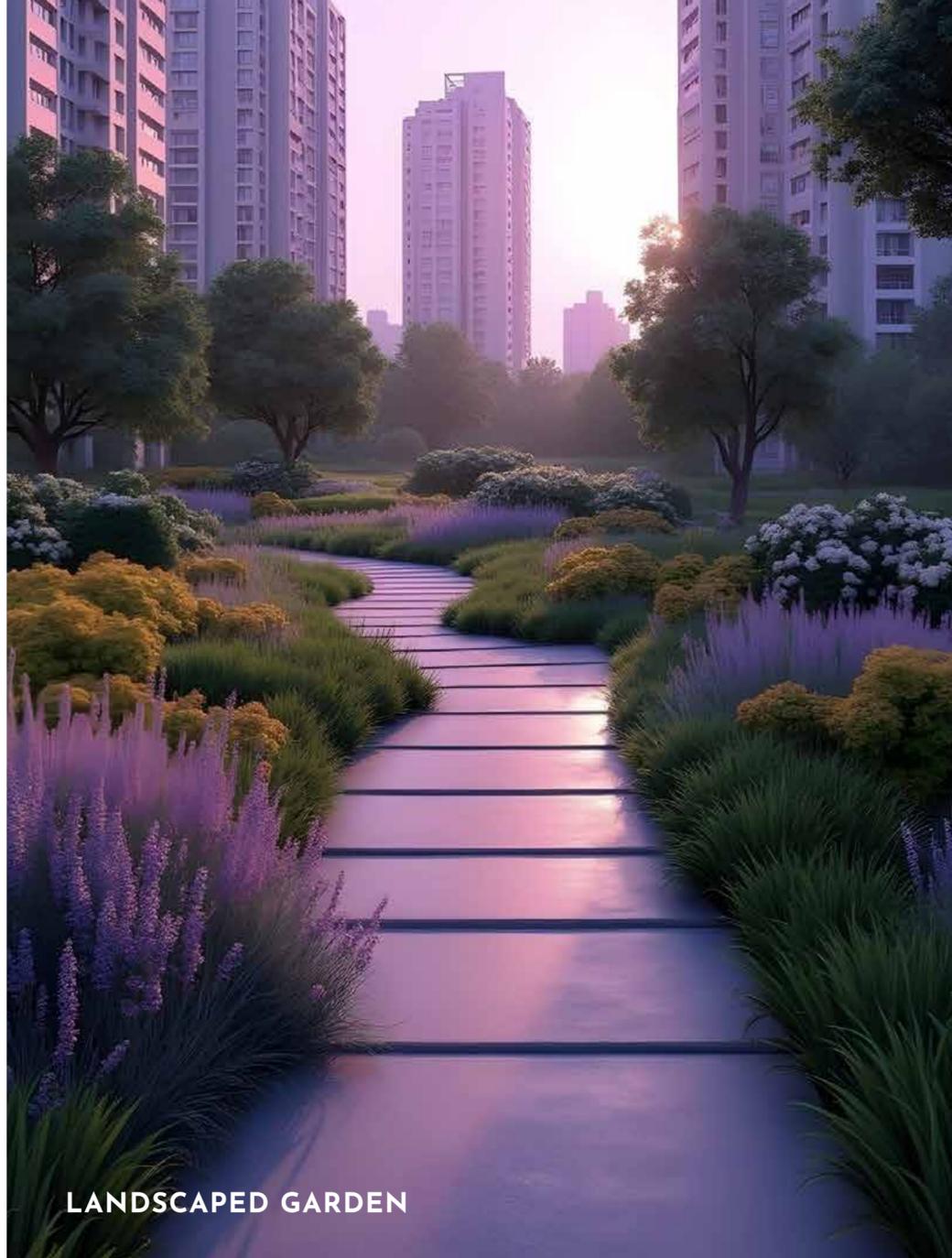


JOGGING TRACK

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GYM



LANDSCAPED GARDEN



TODDLER'S PLAY AREA



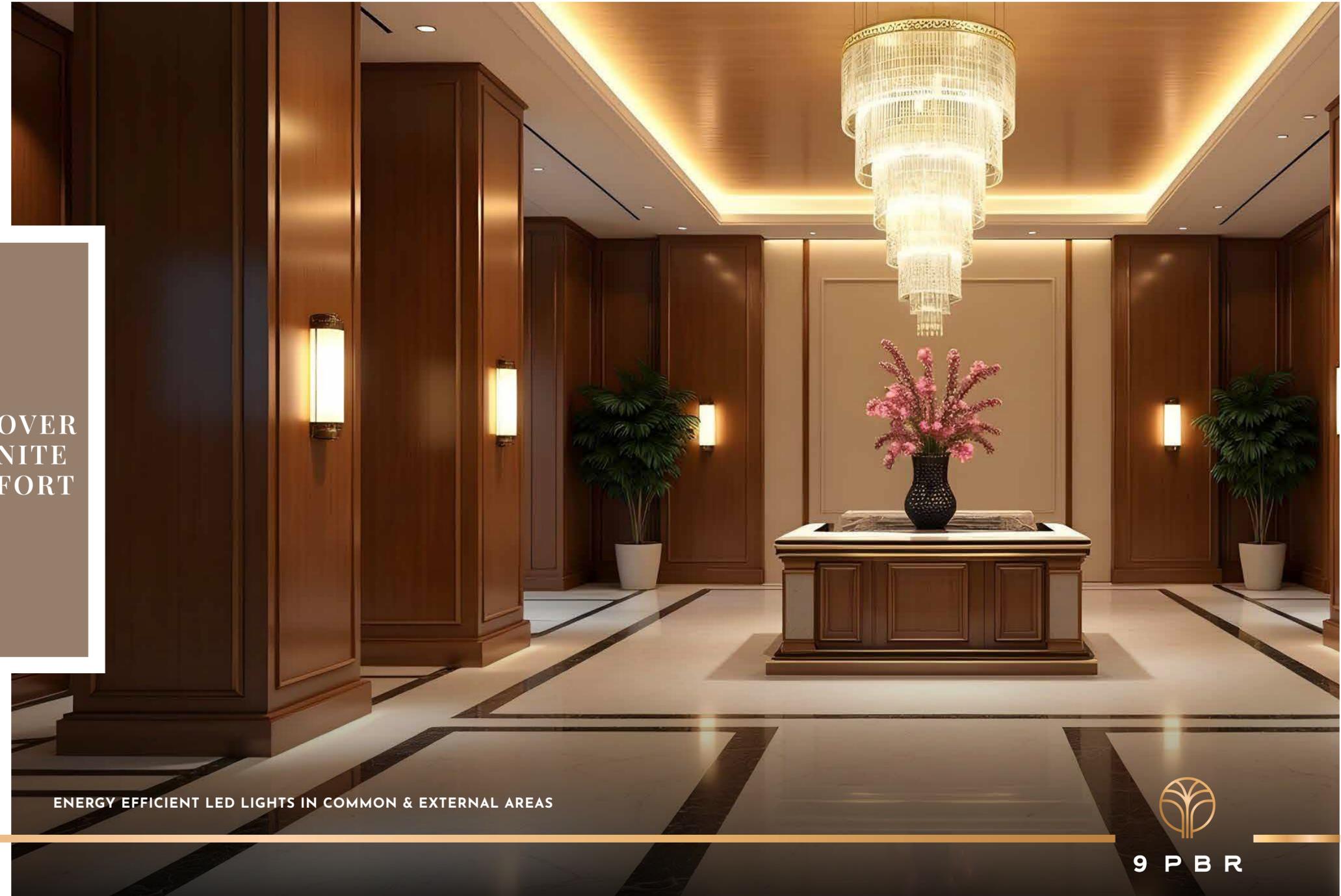
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GAMES ROOM

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DISCOVER
INFINITE
COMFORT



ENERGY EFFICIENT LED LIGHTS IN COMMON & EXTERNAL AREAS



9 P B R



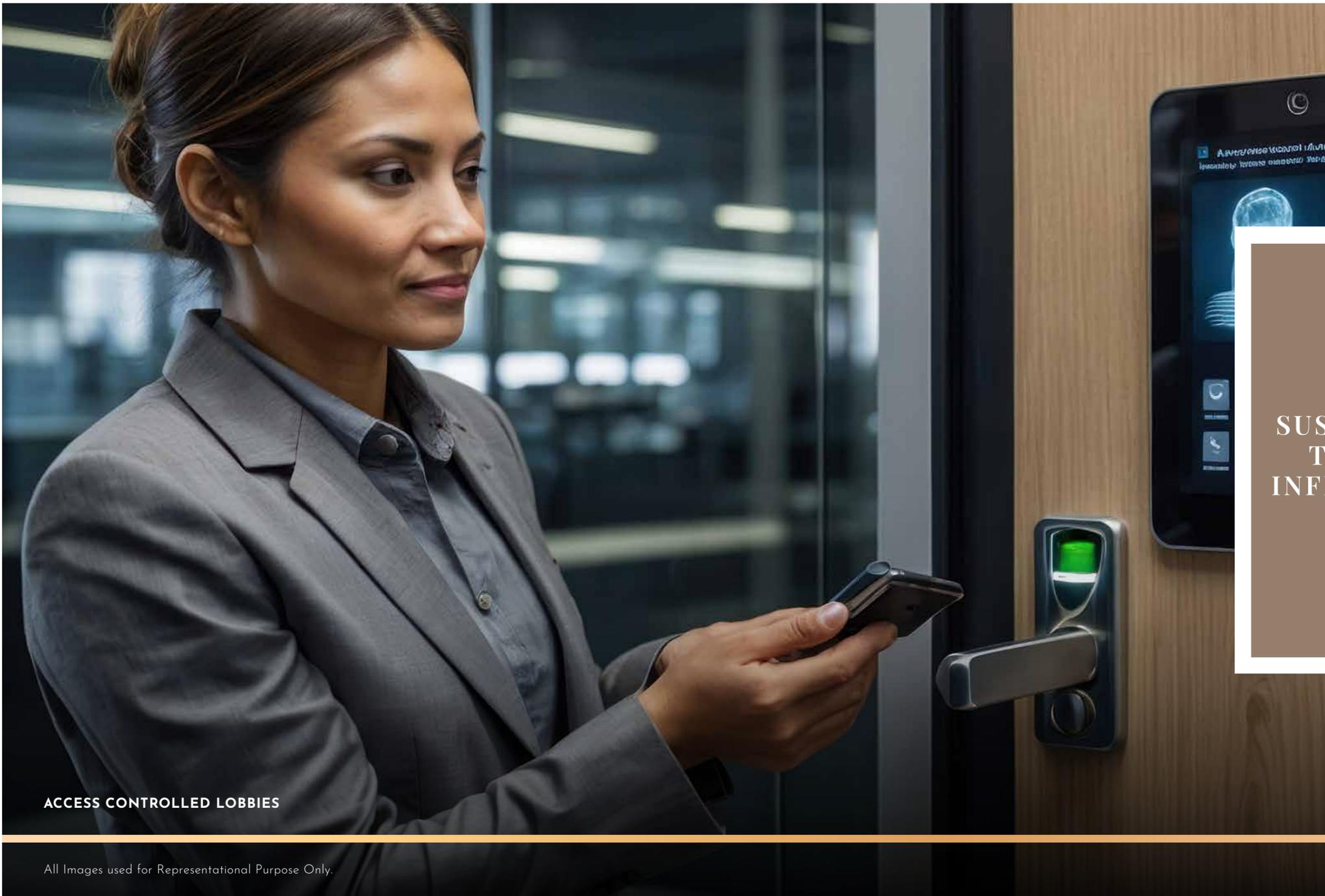
RECREATIONAL SPACE

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DISCOVER
INFINITE
COMFORT



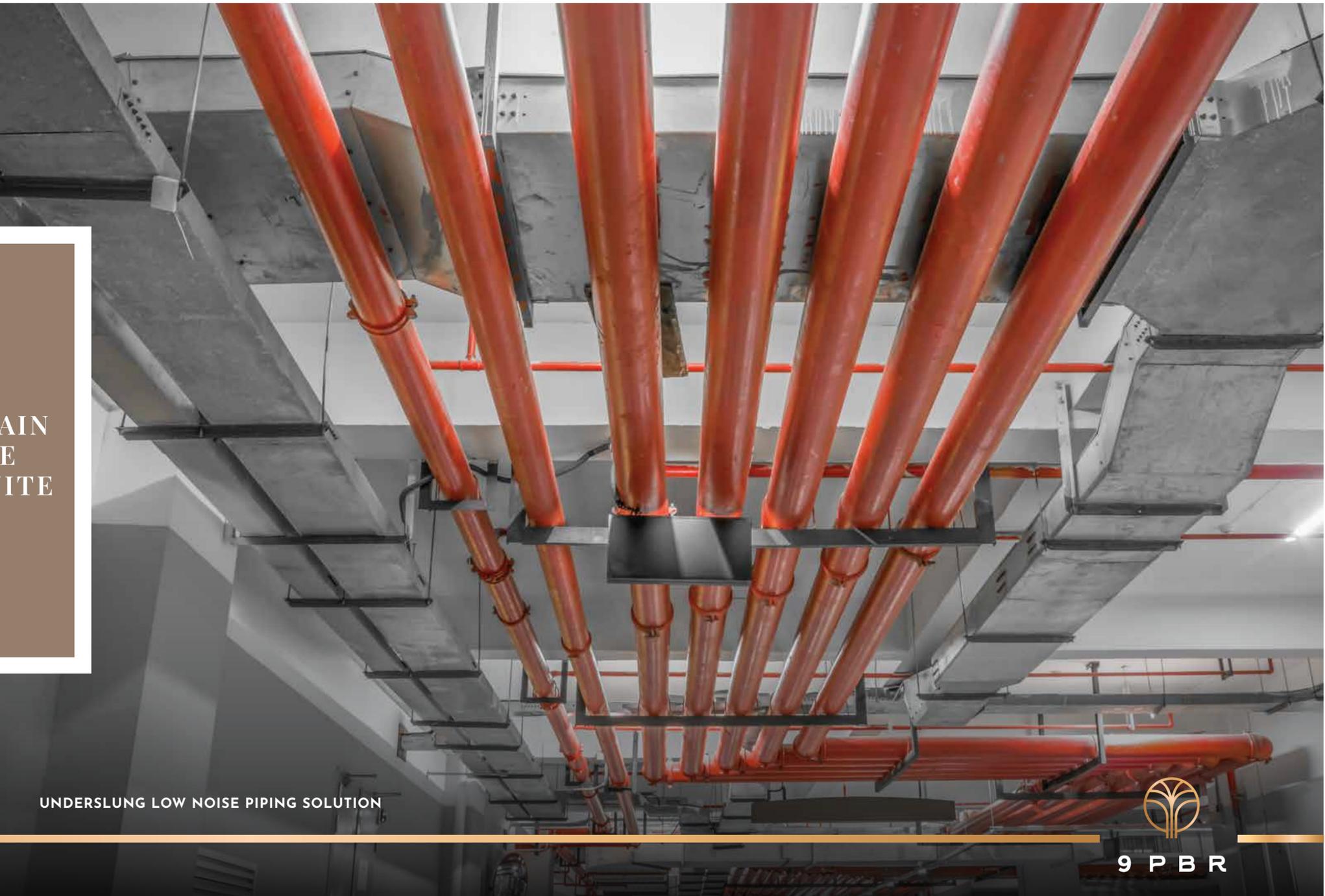
CCTV SURVEILLANCE



ACCESS CONTROLLED LOBBIES



SUSTAIN
THE
INFINITE



UNDERSLUNG LOW NOISE PIPING SOLUTION

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EV CAR CHARGING STATION



RAINWATER HARVESTING

SUSTAIN
THE
INFINITE

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9 P B R



Artist's Impression.

TIMELESS LUXURY, INFINITE APPEAL

Indulge in infinite luxury at 9 PBR.
Here, every residence is a masterpiece of modern design, crafted to offer unparalleled exclusivity. Expansive living spaces and a curated environment create an eternal sanctuary where desires know no bounds.



9 P B R



CURATED ELEGANT INTERIORS, ENDLESS CHARM

Artist's Impression.

ENHANCED FEATURES

Imported Marbel Flooring In Living Room/Dinning/
Passage Area, And All Bedrooms

Video Door Phone

Acrylic Emulsion Paint

Sanitary Ware, CP Fittings
& Glass Shower Partition

Gas Leak Detector

Intercom Facility



9 P B R



INFINITE OPULENCE

Artist's Impression.



WHERE FLAVOURS KNOW NO BOUNDS

Artist's Impression.



9 PBR

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

BroadwayMalyan^{BM}

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

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



