



The Pinnacle of Luxury

WORLI

MUMBAI

Ultra Prime **Real Estate**



Worli Ultra-Luxury Living

Where Elegance
Meets Investment

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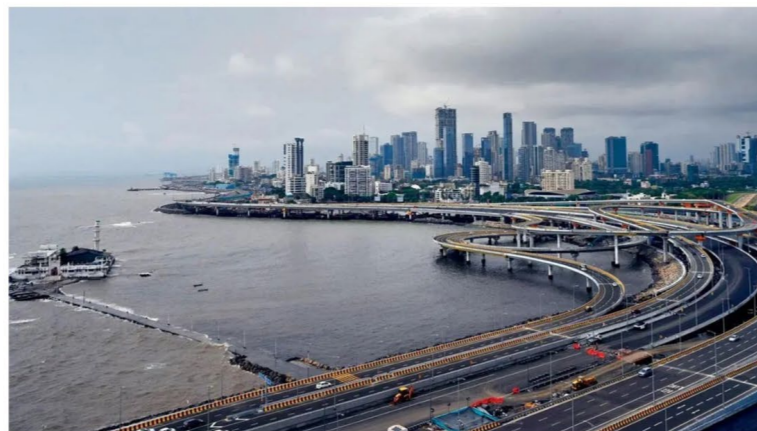
Worli

One of the Most Sought-after Precincts in SoBo

Worli today stands as the glittering crown jewel of Mumbai's real estate map — a skyline adorned with iconic skyscrapers, record-setting luxury home deals, and an aura of unmatched exclusivity. Its seamless connectivity, coupled with the presence of world-class Grade-A commercial spaces nearby, makes it the address of choice for global elites and industry titans.



Blending glamour, convenience & investment potential, **Worli has truly redefined itself as the epicenter of ultra-luxury living in India**



5 The Forces at Play: Major Growth Drivers Shaping the Market



Strategic Location

Centrally positioned in South Mumbai, Worli enjoys seamless connectivity to key business hubs viz. Bandra-Kurla Complex (BKC), Nariman Point, and Lower Parel. Its proximity to the Bandra-Worli Sea Link enhances accessibility to the western suburbs.



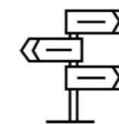
Luxury Real Estate Development

Worli has transformed into a luxury residential hotspot, with high-rise developments offering sea-facing views, world-class amenities, and iconic architecture catering to affluent buyers, celebrities, and industrialists.



Infrastructure Advancements

Projects like the Bandra-Worli Sea Link, Mumbai Trans Harbour Link, Coastal Road, and metro expansions are strengthening Worli's connectivity to other parts of the city, further boosting its appeal for both residential and commercial growth.



Proximity to Key Amenities

Worli is surrounded by premium retail destinations like Phoenix Palladium Mall & Atria Mall, along with fine-dining establishments, reputed educational institutions, and top-tier healthcare facilities, making it a self-sufficient and highly desirable neighbourhood.

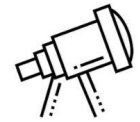


Employment Hub in Vicinity

The nearby Lower Parel micro-market has evolved into a major commercial hub, housing numerous multinational companies, financial institutions, and co-working spaces, driving demand for housing and services in Worli.

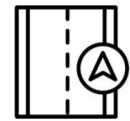
Thriving Infrastructure

With Seamless,
Multi-modal Access

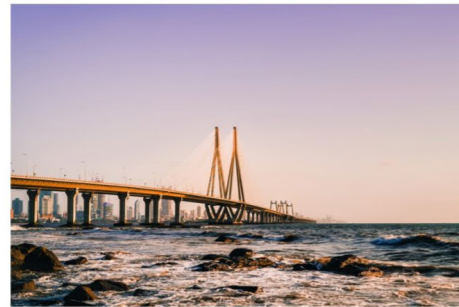


Worli's evolution is future-proofed.
Its next leap isn't just a location. It's a landmark.

**From Lifestyle
to Convenience,**
Worli has it all



**Easy
Accessibility**



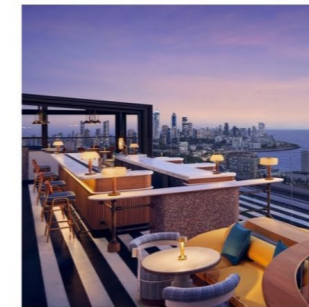
Bandra-Worli Sea Link



Mumbai Coastal Road



**5 Star
Luxury Hotels**



Four Seasons



Ritz Carlton



St. Regis



**Enhanced
Connectivity**



Mumbai Metro 3 Aqua Line



Mumbai Monorail



**High-end
Retail Malls**



Phoenix Palladium Mall



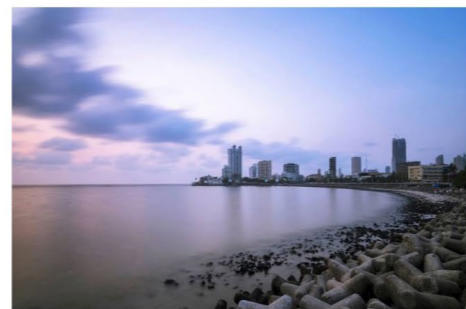
Atria The Millennium Mall



**Waterfront
Recreational Spaces**



Coastal Road Promenade



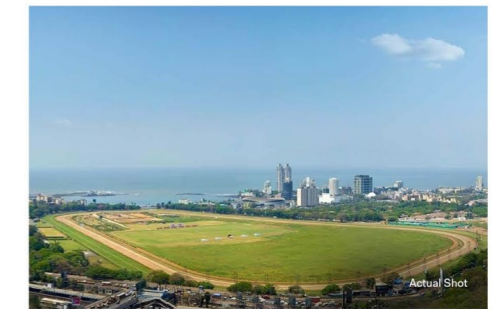
Worli Sea Face



**Recreational
Clubs**



Willingdon Club



Mahalaxmi Racecourse

MMR Infrastructure

Existing & Upcoming

MMR city is undergoing a radical infra upgradation to propel its growth trajectory & improve its attractiveness through seamless & efficient travel

Arterial Roads

- 1 Western Express Highway (WEH)
- 2 Eastern Express Highway (EEH)
- 3 L.B.S. Road
- 4 Jogeshwari-Vikhroli Link Road (JVLR)
- 5 Eastern Freeway
- 6 Bandra-Worli Sea Link
- 7 Sion-Panvel Highway
- 8 Thane-Belapur Road
- 9 Mulund-Airoli Road
- 10 Shri Atal Bihari Vajpayee Trans Harbour Link
- 11 Mumbai Coastal Road Project
A 29-km, 8-lane expressway connecting South Mumbai & the Western Suburbs

11A) Phase 1: Operational

A 10.5-km stretch (Marine Drive to Worli)

11B) Phase 2: Under Construction (UC)

An 18.5-km stretch (Bandra-Worli Sea Link to Kandivali in North-West Suburbs)

12 SCLR (Partially Operational)

A 6.45-km, 6-lane flyover

- Chembur to Kurla (Fully Operational)

- Kurla to Vakola (Partially Operational)

13 GMLR (Goregaon-Mulund Link Road) (UC)

A 12.2-km east-west link connecting Mulund along the EEH to Goregaon along the WEH







14 Borivali-Thane Tunnel (Proposed)

An underground tunnel from Tikujiniwadi, Thane to Borivali, below Sanjay Gandhi ational Park (SGNP)

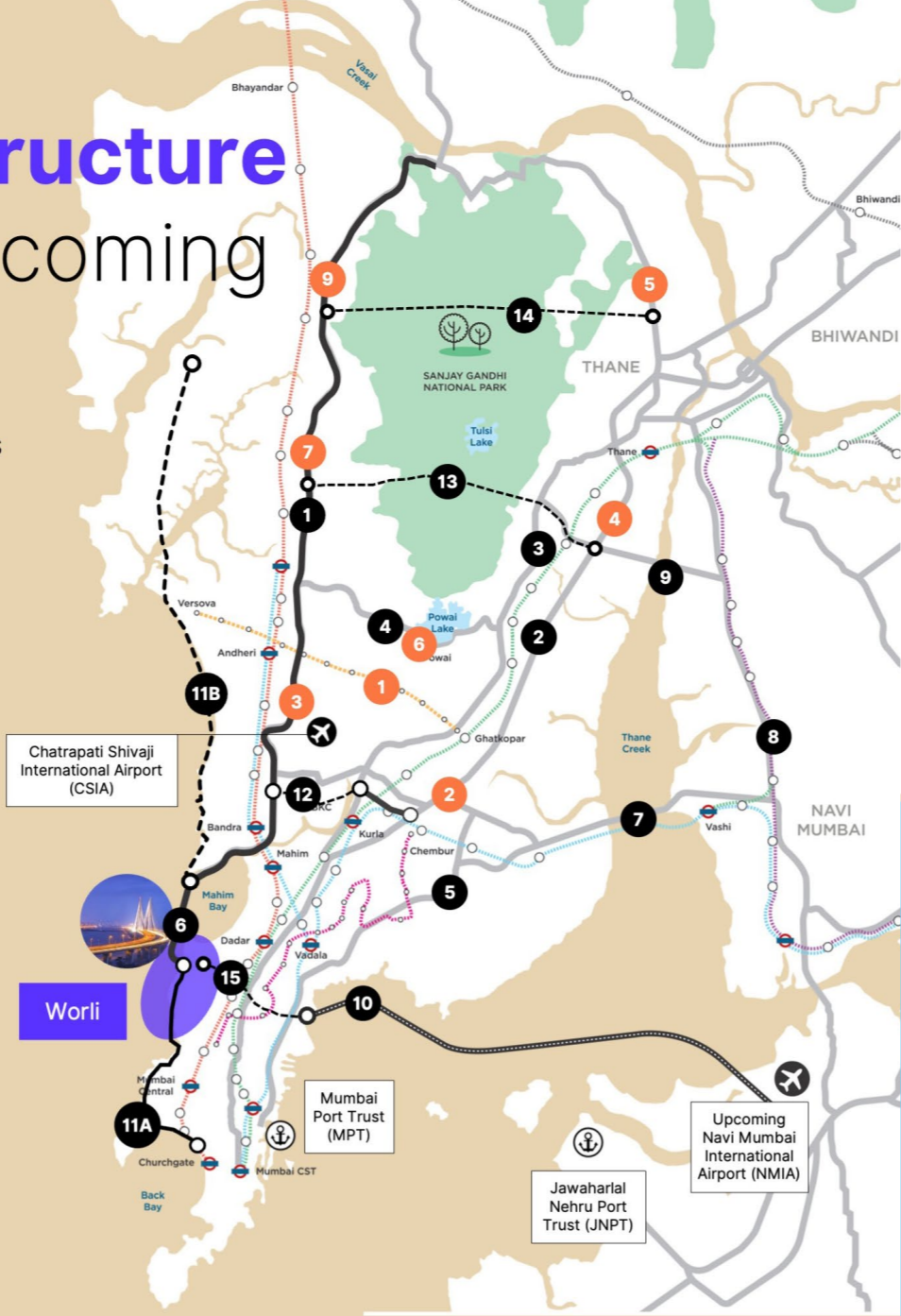
15 Sewri-Worli Connector (SWEC) (UC)

A 4.5 km, 4-lane elevated corridor will directly link Atal Setu to Bandra-Worli Sea Link & the Mumbai Coastal Road

Suburban Railway

- Western Railway Line 
- Central Railway Line 
- Harbour Railway Line 
- Vasai-Diva-Nilje-Panvel Railway Line 
- Thane-Panvel Railway Line 
- Chembur-Jacob Circle Monorail 

Note: Map NOT to scale, for reference purposes only
UC = Under Construction









Metro & Monorail

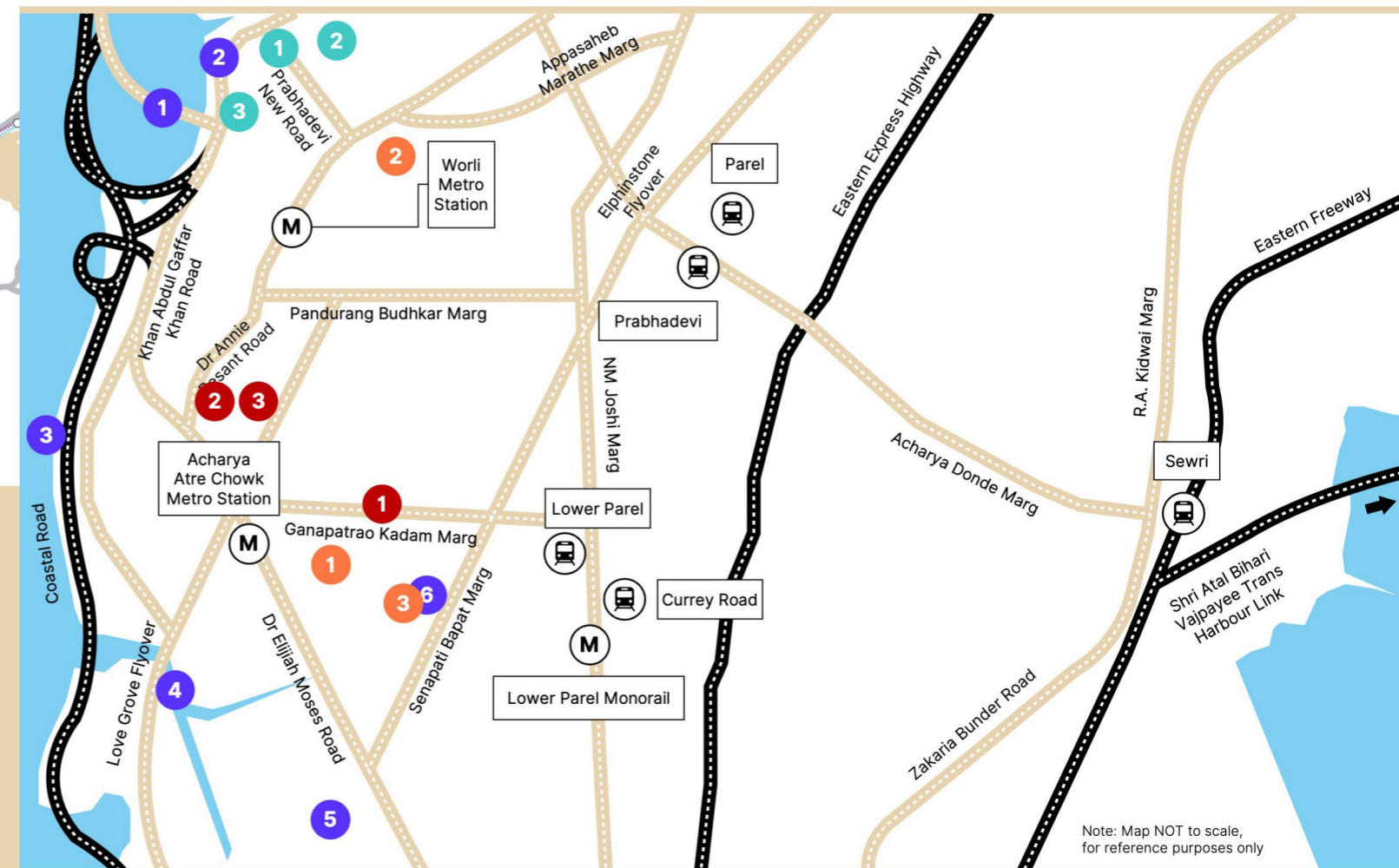
- 1 Metro Line 1
Ghatkopar-Versova (Operational)
- 2 Metro Line 2
Mankhurd-Dahisar (UC)
- 3 Metro Line 3
Colaba-Seepz (UC)
- 4 Metro Line 4
Wadala-Kasarvadavali (UC)
- 5 Metro Line 5
Thane-Bhiwandi (UC)
- 6 Metro Line 6
Lokhandwala-Kanjurmarg (UC)
- 7 Metro Line 7
Andheri-Dahisar (Partially Operational)
- 9 Metro Line 9
Dahisar-Mira Road (Approved)

Creating a Vibrant Hub

Social Infrastructure & Quality of Life

Key Landmarks

- 1  Bandra Worli Sea Link Flyover
- 2  Worli Sea Face
- 3  Coastal Promenade
- 4  The Atria Millennium Mall
- 5  Mahalaxmi Racecourse
- 6  Phoenix Palladium Mall



Note: Map NOT to scale, for reference purposes only

Luxury Hotels

- 1 Four Seasons Mumbai
- 2 The Ritz Carlton
- 3 St. Regis Mumbai

Education

- 1 Sacred Heart High School
- 2 DY Patil International School
- 3 Green Lawns School

Healthcare

- 1 Siddhachal Hospitals
- 2 M. A. Podar Hospital
- 3 ESIS Hospital (Govt.)



Suburban Railway Station



Metro / Monorail Station

Work. Connect. Thrive.

Where Business Meets Connectivity

Worli Commercial Office Overview (2025 & 2026)

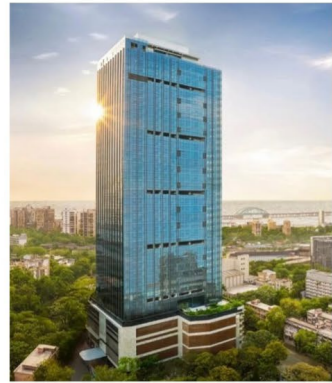


Upcoming Supply
2.98 Mn sf



Avg. Rental Value
₹ 180-375/sf/month

Milestones of Development



Total Area
11,20,000 sf

Avg. Rental
₹ 405/sf/month

Worli

Altimus



Total Area
13,00,000 sf

Avg. Rental
₹ 375/sf/month

Lower Parel

**One
Lodha Place**



Total Area
5,00,000 sf

Avg. Rental
₹ 350/sf/month

Worli

Ascent

Measuring the Office Market Rental Values

Office Rent Comparison across MMR (2025 & 2026)

Micro-Markets	Avg. Rental Values (₹/sf/month)	Vacancy (%)
Bandra Kurla Complex (BKC)	350-600	5.0
CBD	240-350	3.1
Lower Parel	190-350	11.4
Worli	180-375	8.1
Prabhadevi	160-250	12.4
Kalina	120-250	2.3
Powai	110-180	10.7
Goregaon	100-170	7.6
Andheri (E)	100-180	7.6
Malad	85-180	14.0
Navi Mumbai	65-115	14.3
Thane	55-100	5.5

Tracking the Appreciation: Rental Value Trends (₹/sf/month)



Beyond an Address

Worli is a Statement of Lifestyle

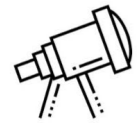
In just eight months of 2025, ultra-luxury home transactions have already surged past the average annual benchmarks of the previous two years, underscoring the extraordinary demand in this segment.

Ultra-Luxury Home Deals (Since 2023)

Year	No. of Deals*	Transaction Value (₹ Cr)
2023	10	2,172
2024	20	2,690
2025**	14	2,810

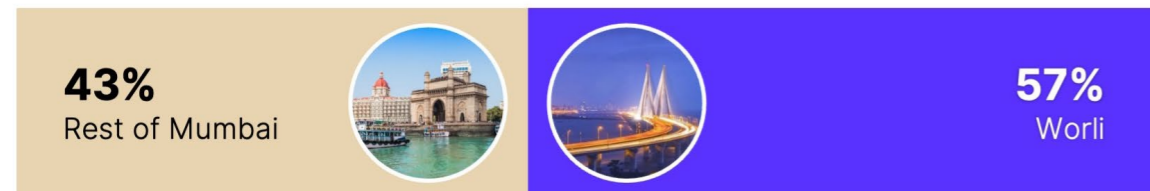
No. of Deals **40+**
Total Transaction Value **₹ 7,500+ Cr**

*No. of deals include multiple units (>₹40 Cr)
** Deals collected till August 2025



Worli dominates the luxe skyline in Mumbai

Share of Ultra-Luxury Home Deals (2023 onwards)



Key Real Estate Transactions in the Precinct

The table presents key real estate transactions in Worli, highlighting major land acquisitions by prominent developers. It includes details such as buyers, sellers, land area, deal value, development plans, estimated revenue, & transaction dates.

Major Land Deals

Buyer	Seller	Land Area (acres)	Deal Value (₹ Cr)	Revenue (~₹ Cr)	Transaction Date
A Luxury Residential Project (1 Mn sf)					
Runwal Realty	Kansai Nerolac Paints	4	726	8,000	2024
A Large-scale Development					
Sumitomo Realty (Goisu Realty)	Bombay Dyeing	22	5,200	N/A	Sep 2023
An Expansion of Landholding to 30 acres					
Century Textiles (Birla Estates)	Nusli Wadia	10	1,100	28,000	Sep 2024
A Redevelopment Project					
K Raheja Corp	Famous Studio	1.5	650	N/A	Aug 2025

Costliest deal: Sold 2 Duplex ₹ 700+ Cr

In Last 3 Years, **Sold 20 Residences Avg. Unit Cost ₹ 100+ Cr**

2 Upcoming Malls **Ultra-Luxury Retail**

40 acres of RE Projects Under Development by Reputed Developers

These deals signify substantial investments in luxury residential and large-scale developments, reflecting Worli's growing appeal as a prime real estate hub.

Worli Residential RE Snapshot

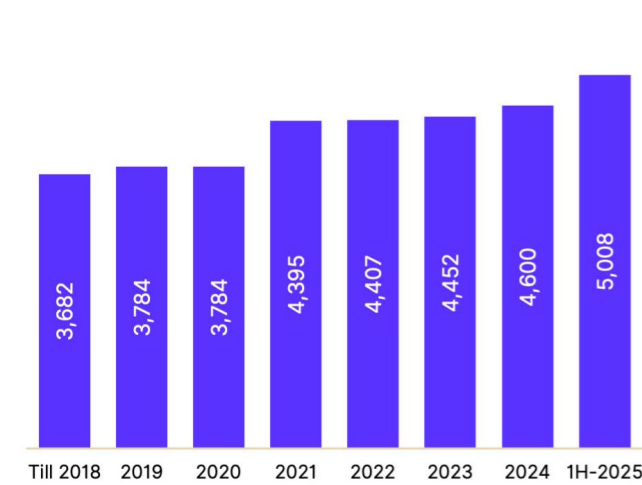
Offering a Diverse Pricing Landscape

Residential Supply (units)

Total Supply (1H 2025)
5,008 units

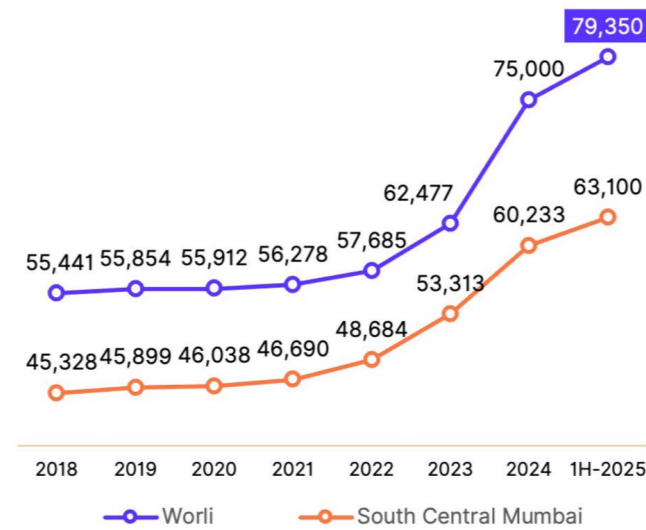
Dominating BHK-Type (1H 2025)
3BHK & above

As a % of the Total Supply
59%

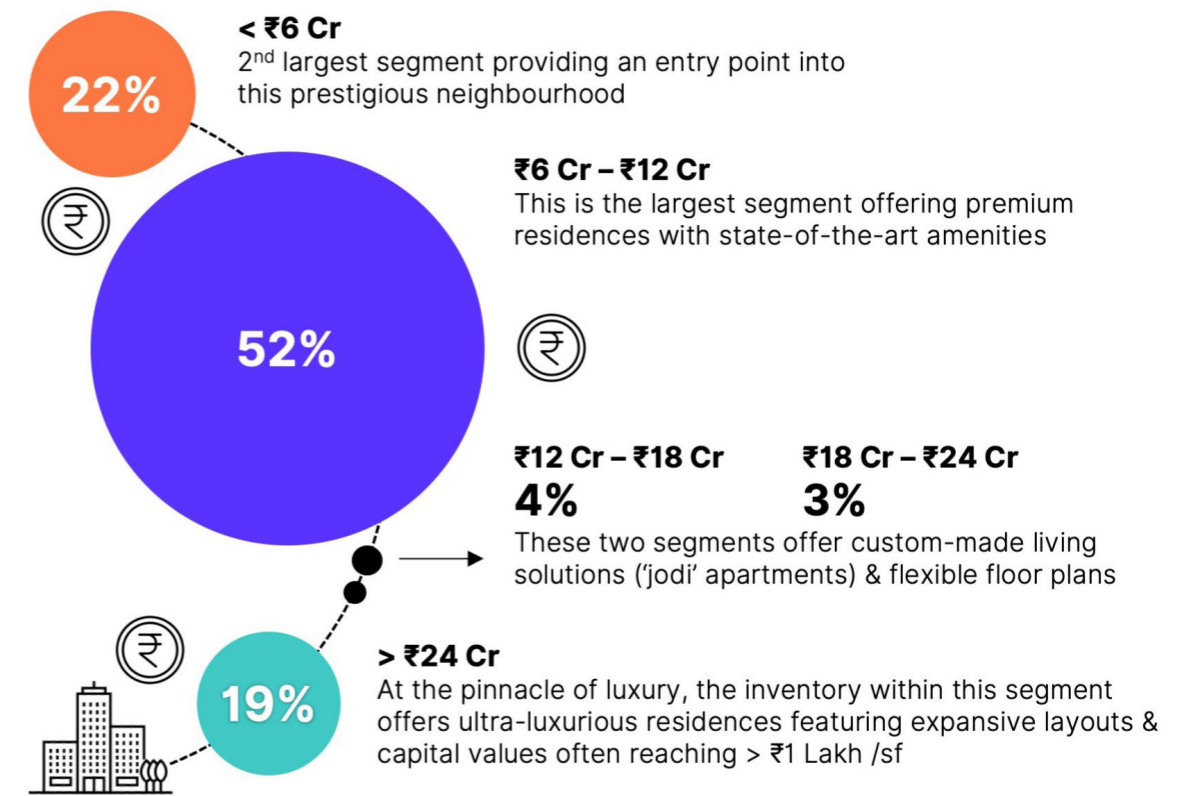


Price Trends (₹/sf/month)

Avg. Base Selling Price (1H 2025)
₹ 79,350/sf

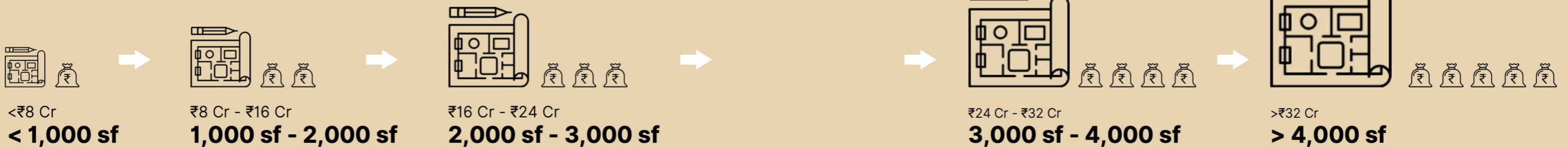


Worli's luxury real estate market reflects a **dynamic price spectrum** that caters to diverse high-net-worth buyers. From premium apartments to fully customizable luxury residences often surpassing ₹100 Cr, the market offers unparalleled choice and exclusivity.



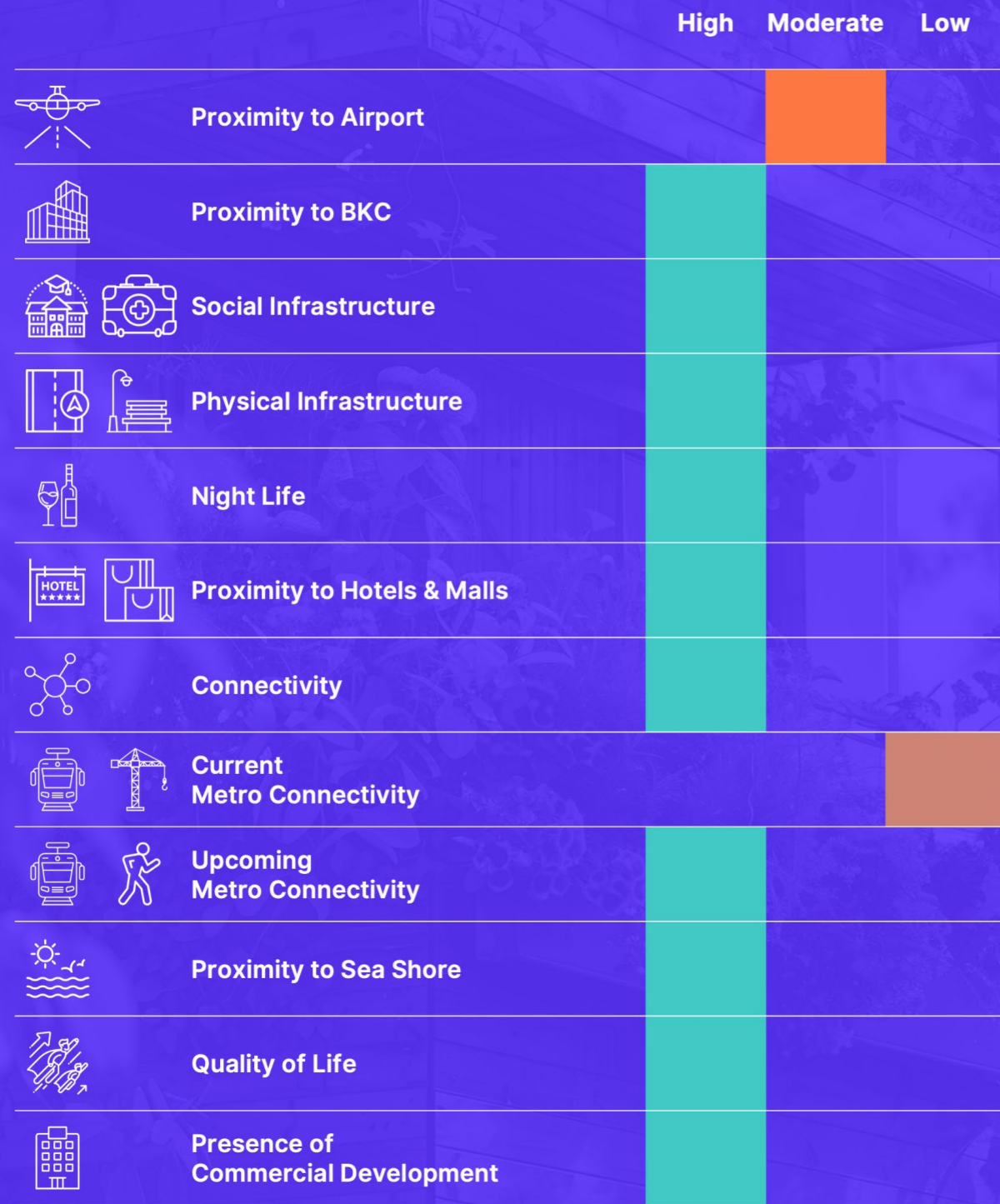
How Much Can You Buy in Worli?

(Unit size to Ticket Size break-up)



Liveability Assessment

12 Key Parameters



18

NOTABLE PROJECTS



Notable Projects

18 Ultra-Luxury Residential in Worli

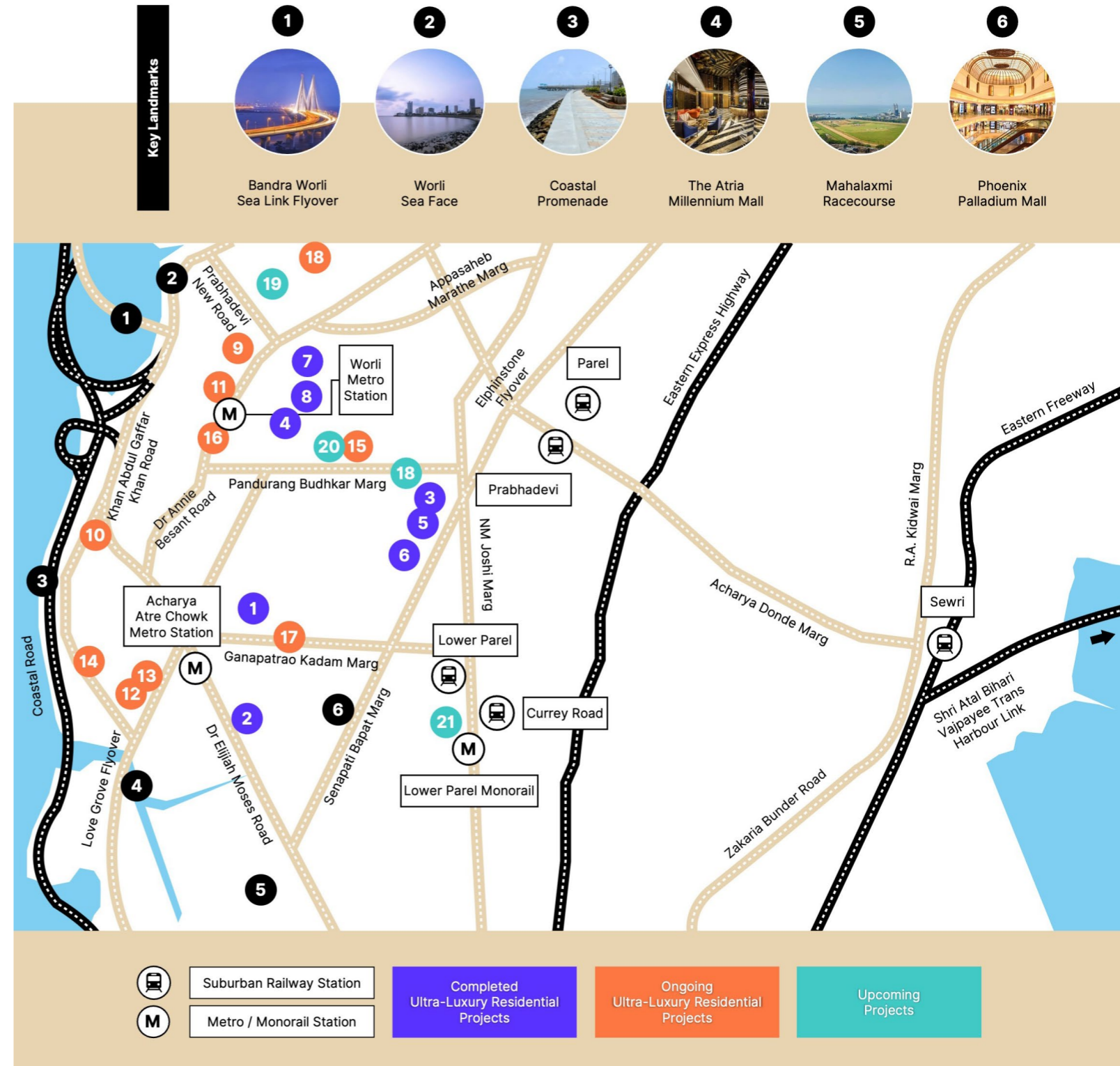


1	Palais Royale
2	Four Seasons Private Residences
3	Lodha The Park
4	Raheja Artesia
5	Lodha Trump Tower
6	Lodha World Towers
7	Oberoi Three Sixty West
8	Omkar 1973
9	Sugee Marina Bay
10	Naman Xana
11	Sugee Sea Krest
12	Avighna Nishika Elysium
13	Avighna Marquee
14	Lodha Sea Face
15	Birla Niyaara
16	Prestige Nautilus
17	Runwal Raaya
18	Hubtown 25 South

Completed Ultra-Luxury Residential Projects
Ongoing Ultra-Luxury Residential Projects
Upcoming Projects

Developer Name	Land Area	Potential Development
18 Sumitomo Corporation Group	22 acres	Mixed-use
19 Birla Niyara 3 rd Tower	Part of Current Development	Residential
20 Oberoi Realty	3.2	Mixed-use
21 Runwal Realty	4	Mixed-use

Note: All the above Upcoming Projects are updated as the market information



Note: Map NOT to scale, for reference purposes only

Palais Royale



Capital Pricing
₹100,000/sf onwards



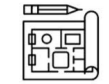
Developer
Honest Shelters Pvt. Ltd.



Project Area
4.5 acres

No. of Towers
1

No. of Floors
72



Size Range
7,700 sf – 13,500 sf

No. of Units
152



BHK Type
4BHK | 5BHK | 6BHK | Duplex



Managed By
Honest Shelters Pvt. Ltd.



Construction Status
Completed

Completion Year
2024

Key Amenities

SPORTS

Gymnasium
 Swimming Pool
 Gymnasium
 Children's Play Area
 Tennis Court

SOCIAL

Creche / Day Care
 Restaurant
 Sun Deck
 Fountain
 Temple



Capital Pricing
₹85,000/sf onwards



Developer
Provenance Land



Project Area
1.01 acres

No. of Towers
1

No. of Floors
64



No. of Units
41

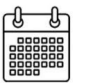
Size Range
3,200 sf – 6,400 sf



BHK Type
3BHK | 4BHK | 5BHK | 6BHK | Duplex



Managed By
Four Seasons Hotels & Resorts



Completion Year
2024

Construction Status
Completed

Key Amenities

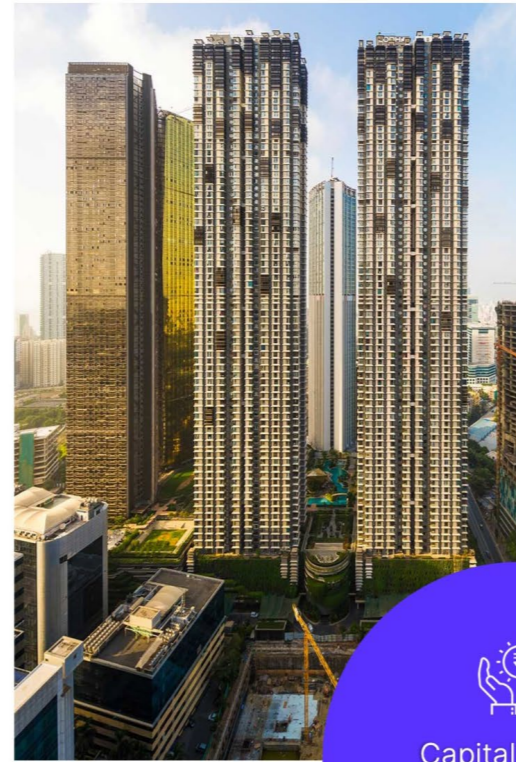
SOCIAL

Clubhouse
 Media Room
 Private Dining Room
 Verdant Rooftop Lounge
 Outdoor Cinema
 65th Floor Viewing Deck & Bar Area

SPORTS

Gymnasium
 Elevated Pool with Cascading Water Feature
 Sports Court

Lodha The Park



Capital Pricing
₹55,000/sf onwards



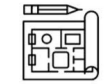
Developer
Lodha Group



Project Area
17 acres

No. of Towers
5

No. of Floors
80 & 88



Size Range
857 sf – 9,352 sf

No. of Units
2,148



BHK Type
2BHK | 3BHK | 4BHK | Penthouse



Managed By
Lodha Group



Construction Status
Completed

Completion Year
2024

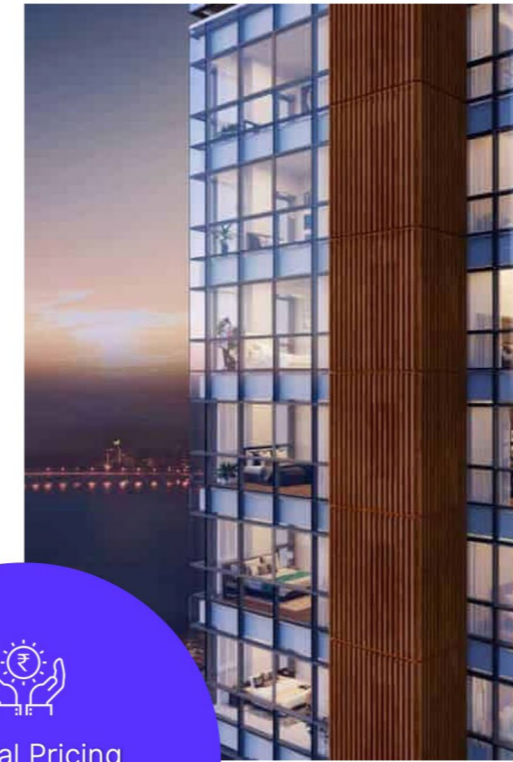
Key Amenities

SPORTS

Gymnasium
Indoor Badminton / Squash Courts

SOCIAL

Clubhouse
Business Centre
Library Room
Multipurpose Room
Restaurant / Juice Bar
Private Theatre



Capital Pricing
₹125,000/sf onwards



Developer
K Raheja Corp Homes



Project Area
4 acres

No. of Towers
1

No. of Floors
54



No. of Units
133

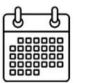
Size Range
1,640 sf – 7,404 sf



BHK Type
2BHK | 4BHK | Amalgamated | Duplex



Managed By
K Raheja Corp Homes



Completion Year
2023

Construction Status
Completed

Key Amenities

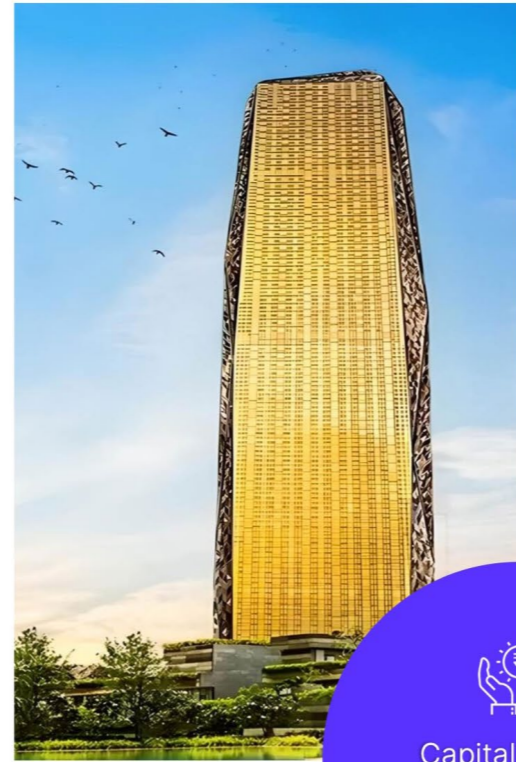
SOCIAL

Clubhouse
Park

SPORTS

Gymnasium
Swimming Pool
Badminton / Tennis / Basketball Courts
Children Play Area
Steam & Sauna
Indoor Games

Lodha Trump Tower



Capital Pricing
**₹77,000/sf
onwards**



Developer
Lodha Group



Project Area
17 acres
(Part of "Lodha The Park" Project)



Size Range
1,315 sf – 2,940 sf



BHK Type
3BHK | 4BHK | Penthouse



Managed By
Lodha Group



Construction Status
Completed

No. of Towers
1

No. of Floors
88

No. of Units
394

Completion Year
2022

Key Amenities

SPORTS

Evander Holyfield Gymnasium
Cricket Maidan with Full-size Cricket Pitch
9-hole Putting Green
7 Swimming Pools
Fitness Regime (Created By Celebrity Trainer Ramona Braganza)
200 m Athletics Track
1 km+ Jogging & Walking Track
Indoor Games Room for Table Tennis, Snooker, Carrom & Cards

SOCIAL

Well-stocked Library / Reading Areas
Organic Vegetable Garden
Organic Herb Garden Serving Herbal Infusions
Fruit Orchard
Activity Room (Dance Classes & Music By Furtados School of Music)
World-class Luxury Spa
Serene Ganesha Temple
Tree House
Meditation Pavilions / Reflexology Garden
Private Theatre



Capital Pricing
**₹61,000/sf
onwards**

Lodha World Towers



Developer
Lodha Group



Project Area
17 acres
(Part of "Lodha The Park" Project)

No. of Towers
3

No. of Floors
84



No. of Units
310

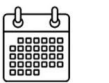
Size Range
1,409 sf – 5,825 sf



BHK Type
3BHK | 4BHK | 5BHK | Penthouse | Villas



Managed By
Lodha Group



Completion Year
2022

Construction Status
Completed

Key Amenities

SOCIAL

Private Theatre
Art Gallery & Lounge Library
Open Air Amphitheatre Juice Bar
Wellness Spa
Temple
Herb Garden

SPORTS

Gymnasium
Outdoor-Indoor Pool
Cricket Ground
Sports Arena
Multipurpose Indoor Court
Outdoor-Indoor Pool
Children's Play Area
Rock Climbing
Grand Ball Room

Oberoi Three Sixty West



Capital Pricing
**₹130,000/sf
onwards**



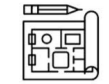
Developer
Oberoi Realty



Project Area
3 acres

No. of Towers
2

No. of Floors
65



Size Range
3,281 sf – 11,036 sf



BHK Type
4BHK | 5BHK | 6BHK | Duplex | Penthouse



Managed By
The Ritz-Carlton



Construction Status
Completed

Completion Year
2022

Key Amenities

SPORTS

Gymnasium
Swimming Pool
Indoor Games / Sports
Multipurpose Courts
Children Play Area / Sand Pits
Squash / Badminton / Basketball Courts
Cricket Ground

SOCIAL

Clubhouse
Banquet Hall
Garden
Restaurant/Café
Spa
Billiards Room
Yoga Area
Jogging / Cycle Track
Park / Central Green
Business Centres



Capital Pricing
**₹40,590/sf
onwards**

Omkar 1973



Developer
Omkar Realtors Pvt. Ltd.



Project Area
4 acres

No. of Towers
3

No. of Floors
79 & 70



No. of Units
136

Size Range
1,335 sf – 21,291 sf



BHK Type
3BHK | 4BHK | 5BHK | 6BHK | Duplex | Triplex | Penthouse



Managed By
Omkar Realtors Pvt. Ltd.



Completion Year
2021

Construction Status
Completed

Key Amenities

SOCIAL

Clubhouse
Creche / Day Care
Theatre
Amphitheatre
Library Room
Business Lounge
Multipurpose Hall
Spa
Senior Citizen Sit-out
Park
Grocery Shop

SPORTS

Gymnasium
Swimming Pool
Children's Play Area
Jogging Track
Tennis / Squash / Badminton Courts
Indoor Games

Sugee Marina Bay



Capital Pricing
**₹90,000/sf
onwards**



Developer
Sugee Group



Project Area
1.94 acres



Size Range
1,816 sf – 3,692 sf



BHK Type
3BHK | 4BHK



Managed By
Sugee Group



Construction Status
Ongoing

No. of Towers
1

No. of Floors
57

No. of Units
275

Launch Year
2017

Completion Year
2026

Key Amenities

SPORTS

Gymnasium
Adult / Kids Swimming Pool
Basketball / Multipurpose Court

SOCIAL

Clubhouse
Sky Lounge
Meditation Deck
Spa
Mini Theatre
Café Lounge
Indoor-Outdoor Banquet Halls

Naman Xana



Capital Pricing
**₹160,000/sf
onwards**



Developer
Shree Naman Group



Project Area
0.64 acres

No. of Towers
1

No. of Floors
41



No. of Units
22

Size Range
5,800 sf – 13,029 sf



BHK Type
4BHK | 5BHK



Managed By
Shree Naman Group



Completion Year
2027

Launch Year
2018

Construction Status
Ongoing

Key Amenities

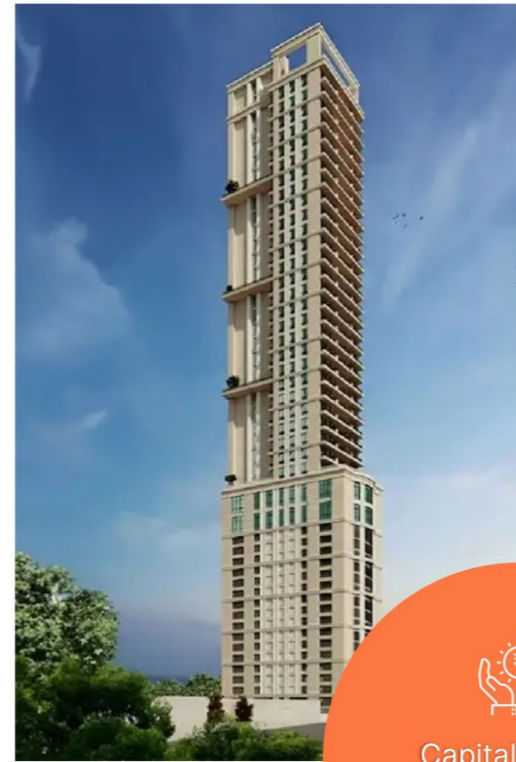
SOCIAL

Normal Park / Central Green

SPORTS

Yoga Area
Jogging / Cycling Tracks
Indoor Games
Kids Play Area / Sand Pits

Sugee Sea Crest



Capital Pricing
₹86,930/sf
onwards



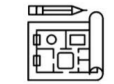
Developer
Sugee Group



Project Area
0.8 acres

No. of Towers
1

No. of Floors
36



Size Range
4,870 sf – 13,207 sf

No. of Units
12



BHK Type
4BHK | Duplex | Triplex



Managed By
Sugee Group



Construction Status
Ongoing

Launch Year
2023

Completion Year
2027

Key Amenities

SPORTS

Gymnasium
Adult / Kids Swimming Pool
Children's Play Area / Sand Pits
Jogging & Cycling Tracks
Indoor Games

SOCIAL

Clubhouse
Normal Park / Central Green



Capital Pricing
₹125,000/sf
onwards



Developer
Avighna Group



Project Area
0.3 acres

No. of Towers
1

No. of Floors
20



No. of Units
12

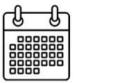
Size Range
4,440 sf – 4,760 sf



BHK Type
5BHK



Managed By
Avighna Group



Completion Year
2028

Launch Year
2023

Construction Status
Ongoing

Key Amenities

SOCIAL

Yoga Area
Normal Park / Central Green

SPORTS

Gymnasium
Adult / Kids Swimming Pool
Children's Play Area / Sand Pits
Jogging & Cycling Tracks
Indoor Games

Avighna Marquee



Capital Pricing
₹120,000/sf onwards



Developer
Avighna Group



Project Area
0.5 acres



Size Range
2,070 sf – 4,065 sf



BHK Type
3BHK | 4BHK



Managed By
Avighna Group



Construction Status
Ongoing

No. of Towers
1

No. of Floors
37

No. of Units
38

Launch Year
2023

Completion Year
2028

Key Amenities

SPORTS

Gymnasium
Adult / Kids Swimming Pool
Indoor Games
Cycle / Jogging Tracks
Children's Play Area / Sand Pits

SOCIAL

Yoga Area
Theatre
Café Area
Barbeque Zone

Lodha Sea Face



Capital Pricing
₹125,270/sf onwards



Developer
Lodha Group



Project Area
1 acre

No. of Towers
1

No. of Floors
45



No. of Units
30

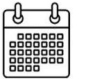
Size Range
7,855 sf – 11,049 sf



BHK Type
5BHK | 6BHK | 7BHK | Duplex



Managed By
Lodha Group



Completion Year
2029

Launch Year
2023

Construction Status
Ongoing

Key Amenities

SOCIAL

Clubhouse
Landscaped Garden
Private Theatre
Business Centre
Spa
Multipurpose Hall

SPORTS

Gymnasium
Swimming Pool
Children's Play Area

Birla Niyagara



Capital Pricing
₹77,590/sf onwards



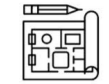
Developer
Birla Estates Pvt. Ltd.



Project Area
9.6 acres

No. of Towers
3

No. of Floors
65



Size Range
818 sf – 11,914 sf

No. of Units
650



BHK Type
1BHK | 2BHK | 3BHK | 4BHK | 5BHK | 6BHK | Duplex | Penthouse



Managed By
Birla Estates Pvt. Ltd.



Construction Status
Ongoing

Launch Year
2021

Completion Year
2029

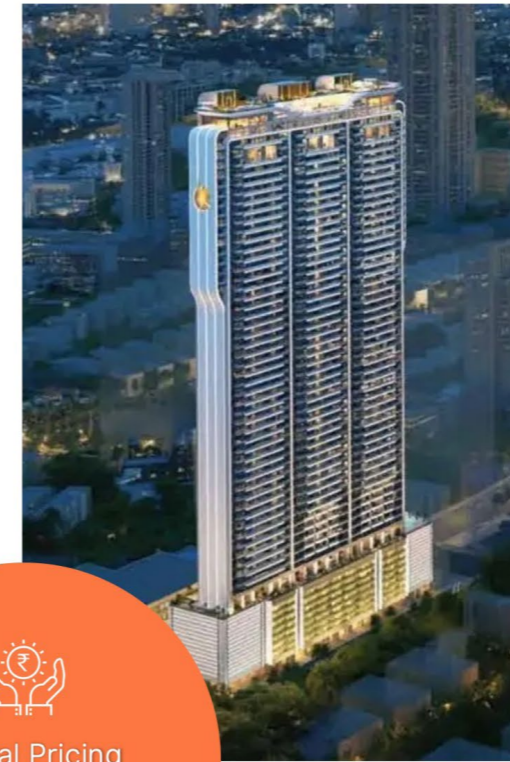
Key Amenities

SPORTS

Gymnasium
Swimming Pool with Jacuzzi
Indoor Games
Toddler Play Area
Squash / Badminton Courts
Spinning Studio

SOCIAL

Clubhouse
Aerobics / Yoga Room
Guest Suites
Spa / Salon
Lounge Bar / Café Terrace
Library Room
Adventure Area
Physiotherapy Room
Business Centre
Indoor-Outdoor Cinema
Multipurpose Banquet Hall



Capital Pricing
₹110,000/sf onwards

Prestige Nautilus



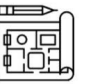
Developer
Prestige Group



Project Area
1.74 acres

No. of Towers
3

No. of Floors
60



No. of Units
252

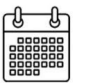
Size Range
2,035 sf – 7,071 sf



BHK Type
3BHK | 4BHK | 5BHK | 6BHK



Managed By
Prestige Group



Completion Year
2032

Launch Year
2025

Construction Status
Ongoing

Key Amenities

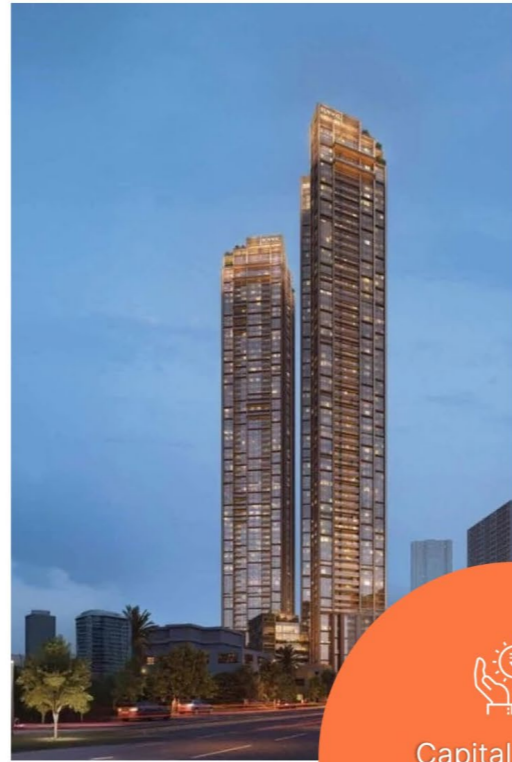
SOCIAL

Clubhouse
Senior Citizen Area
Amphitheatre
Banquet Hall

SPORTS

Gymnasium
Swimming Pool / Kids Pool
Kids Play Area
Jogging Track
Multi Purpose Court
Tennis Court
Cricket Pitch
Jacuzzi
Indoor Games

Runwal Raaya



Capital Pricing
₹65,000/sf onwards



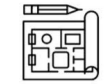
Developer
Runwal Realty



Project Area
4.2 acres

No. of Towers
2

No. of Floors
44 & 49



Size Range
1,290 sf – 2,940 sf

No. of Units
408



BHK Type
3BHK | 4BHK | 5BHK



Managed By
Runwal Realty



Construction Status
Ongoing

Launch Year
2025

Completion Year
2032

Key Amenities

SPORTS

Gymnasium & Sports Bar
Indoor Wellness Pool
Game Zone
Rock-climbing Wall
Badminton / Pickleball / Padel Courts
Cycling Track
Children's Crèche
Outdoor Play Area

SOCIAL

Library / Art Café
Sky Decks / Rooftop Retreats / Observation Deck / Rooftop Barbecue
Celestial Club with Party Café & Sky Lounge
Landscape Gardens / Shallow Water Paths
2-acre Wellness First Landscaping / Spa
Private Theatre / Amphitheatre
Banquet Hall / Business Centre
Pet Zone
Senior Plaza
Multipurpose Studio

Hubtown 25 South



Capital Pricing
₹110,000/sf onwards



Developer
Hubtown Ltd.

Project Area
5.5 acres

No. of Towers
**2 Ongoing
1 Completed**

No. of Floors
57

No. of Units
210

Size Range
1,750 sf – 7,000 sf

BHK Type
3BHK | 4BHK | 5BHK | 6BHK | Duplex

Managed By
Hubtown Ltd.

Completion Year
2027

Launch Year
2015

Construction Status
Ongoing

Key Amenities

SOCIAL

Clubhouse
Banquet Hall
Garden
Restaurant / Café
Spa
Senior Citizen Area
Business Centre

SPORTS

Gymnasium
Swimming Pool
Indoor Games
Badminton / Squash / Basketball Courts
Children Play Area / Sand Pits
Billiards Room
Yoga Area
Aqua Gym
Jogging / Cycle Track

A Way Forward



1

Worli has firmly established itself as **one of Mumbai's most coveted addresses** —where luxury, location, and lifestyle converge.



2

Its appeal lies in a rare combination: **sea-facing high-rises, upscale developments, and a vibrant social fabric** that continues to attract HNIs, celebrities and global investors.



3

The micro-market stands apart in South Mumbai, **where limited land has made large-scale luxury projects a rarity.**



4

With new infrastructure projects like the Coastal Road, Mumbai Trans Harbour Link, & metro expansions, **Worli is set to enjoy unprecedented connectivity - linking seamlessly to key hubs** such as Lower Parel and BKC. **This proximity makes it an obvious choice for business leaders and corporate professionals** seeking both convenience and exclusivity.



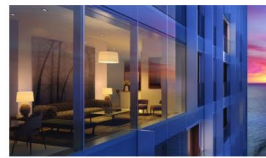
5

Beyond its strategic advantages, **Worli's charm extends to its cultural heritage, waterfront promenades, and thriving lifestyle ecosystem — home to fine dining, luxury retail, and top-tier social infrastructure.** These elements have cemented its reputation as not just a residential hub, but a lifestyle destination.



6

On the investment front, the area offers strong long-term growth potential. Redevelopment of aging properties and mill lands signed by national and international developers promises a steady flow of modern projects, ensuring continuous supply in a market where demand only rises. While challenges like congestion, environmental issues, and high entry prices remain, ongoing infrastructure upgrades and sustainable initiatives are expected to offset them.



Oberoi Three Sixty West
Penthouse: 35,000 sf
Units: 5,616 sf & 7,050 sf

Ritz Carlton Private Residences
Linear Residence: 16,000 sf



25 South
South Tower
Penthouse: 18,500 sf
Duplex: 2,500 sf - 7,000 sf



Lodha Sea Face
Penthouse: 16,000 sf
Linear Residence: 10,550 sf
Feb 2029*



Naman Xana
Duplex: 14,000 sf
Aug 2027*



25 Downtown
Linear Residence: 14,000 sf
Units: 3,500 sf, 5,000 sf & 8,500 sf
TBA*



Birla Silas Niyaara
Duplex: 6,200 sf - 8,200 sf
Units: 3,200 sf - 4,200 sf
Mar 2029*



Prestige Nautilus
Linear Residence: 7,200sf
Units: 3,500 sf
Jun 2032*



Oberoi Realty Adarsh Nagar
5500 sf
Construction to Begin



K Raheja SoBo
9,000 sf
Construction to Begin



Godrej Seaturf & Seafront
1,700 sf - 2,700 sf & Duplex
Construction to Begin
Dec 2033* & Dec 2034*



Godrej Worli Tower C

Completed Ongoing Upcoming To be Launched

Note: Area mentioned is Carpet Area
*Possession Timeline as per RERA

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About 360 ONE Wealth

360 ONE Wealth, a part of the 360 ONE group, is among the leading wealth management firms in India. It is the investment and financial advisor to 8,400+ relevant families in the Ultra-High-Net-Worth and High-Net-Worth segments, with an AUM of INR 6,64,000+ Crores (~USD 78 Bn). It is the first pure wealth management company to get listed on the leading stock exchanges of India and has a market cap of ~USD 5 Billion.

The firm specialises in empowering ultra-high-net-worth and high-net-worth families to manage, optimise, grow and pass on their wealth and legacy. This is consistently achieved through rigorous research and an unparalleled team of product experts across diverse asset classes, ensuring the highest standards of financial stewardship. With this unique proposition, the company is truly able to align with clients' interests and be on the same side of the table.

360 ONE Wealth is one of the industry pioneers in product innovation. The firm has won more than 175 reputed awards in the last 17 years, and its latest win includes Best Private Bank, India at The Asset Triple A Private Capital Awards 2025. Prior to that, it was also awarded India's Best Wealth Manager at Euromoney Private Banking Awards 2025 and Best Private Bank—India at the Asian Private Banker Awards for Distinction 2024.

Headquartered in Mumbai, 360 ONE has 1,600+ employees and a presence in major global financial hubs and 28 locations in India.

Click here to know more: www.360.one/wealth/home

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ANAROCK is the leading independent real estate services company with a visible presence across India, Middle East, USA and Singapore. The Company has diversified interests across the real estate lifecycle and deploys its proprietary technology platform to accelerate marketing and sales on behalf of its clients.

Over the last eight years, ANAROCK has expanded from being a residential-focused organization to complementary sectors including retail, commercial, hospitality, logistics & data centres, industrial and land. The firm also specialises in strategic advisory, investment banking, research & valuations and offers app based flexible workspaces and society management services. ANAROCK has developed proprietary technology that is adopted across all its businesses.

ANAROCK has a team of over 2,200 experienced real estate professionals who operate across all major markets in India and the Middle East.

For more information, please visit www.anarock.com



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