



9 P B R

LIVE INFINITELY
PALM BEACH ROAD, NERUL



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 Maharashtra 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.



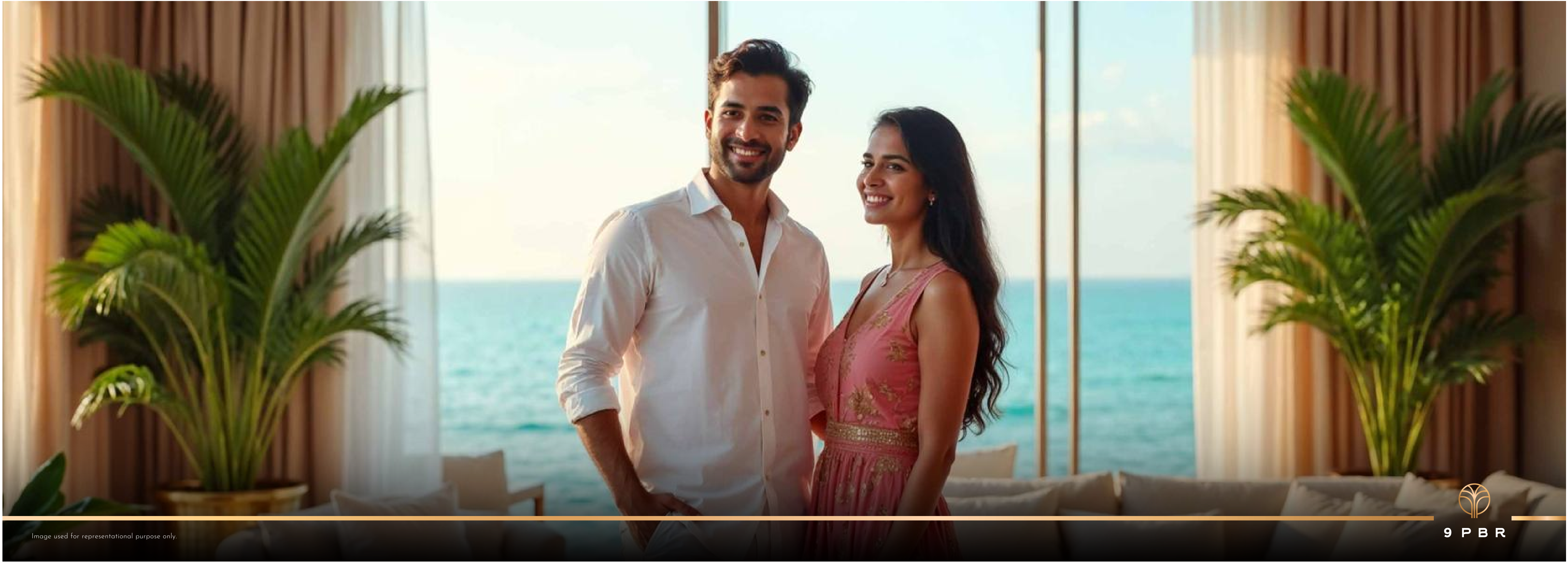


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9 P B R

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.

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AN UNPARALLELED LOCATION

MALLS	
Nexus Seawoods	8 Mins
Inorbit Mall Vashi	15 Mins

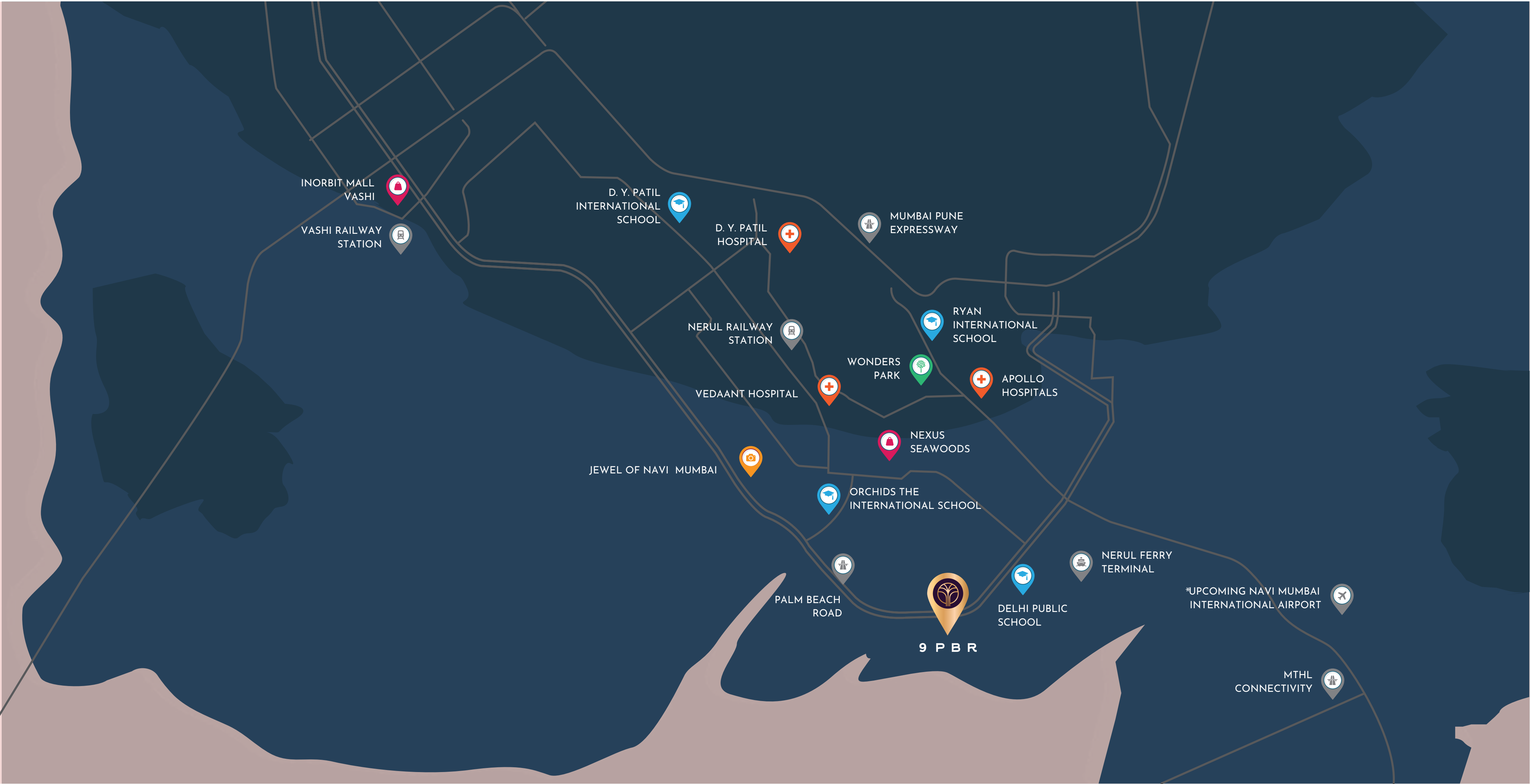
SCHOOLS	
Delhi Public School	5 Mins
Orchids The International School	8 Mins
Ryan International School	12 Mins
D. Y. Patil International School	14 Mins

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://tinyurl.com/3x6t7ajv>



SOUTH BOMBAY'S CHARM, JUST MINUTES AWAY

- **Approximately a 20-minute drive:** Distance to South Bombay (Sewri exit) from 9 PBR.
- **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.
<https://www.thehindu.com/news/cities/mumbai/from-today-mumbai-to-navi-mumbai-commute-will-take-20-minutes/article67732096.ece>

Image used for representational purpose only.

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

<https://www.thehindu.com/news/national/maharashtra/navi-mumbai-airport-to-be-operational-in-march-2025/article68399903.ece>

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9 P B R

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.



Image used for representational purpose only.



9 P B R

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.

Artist's Impression.



9 P B R

INFINITE VIEWS,
UNTOUCHED BEAUTY

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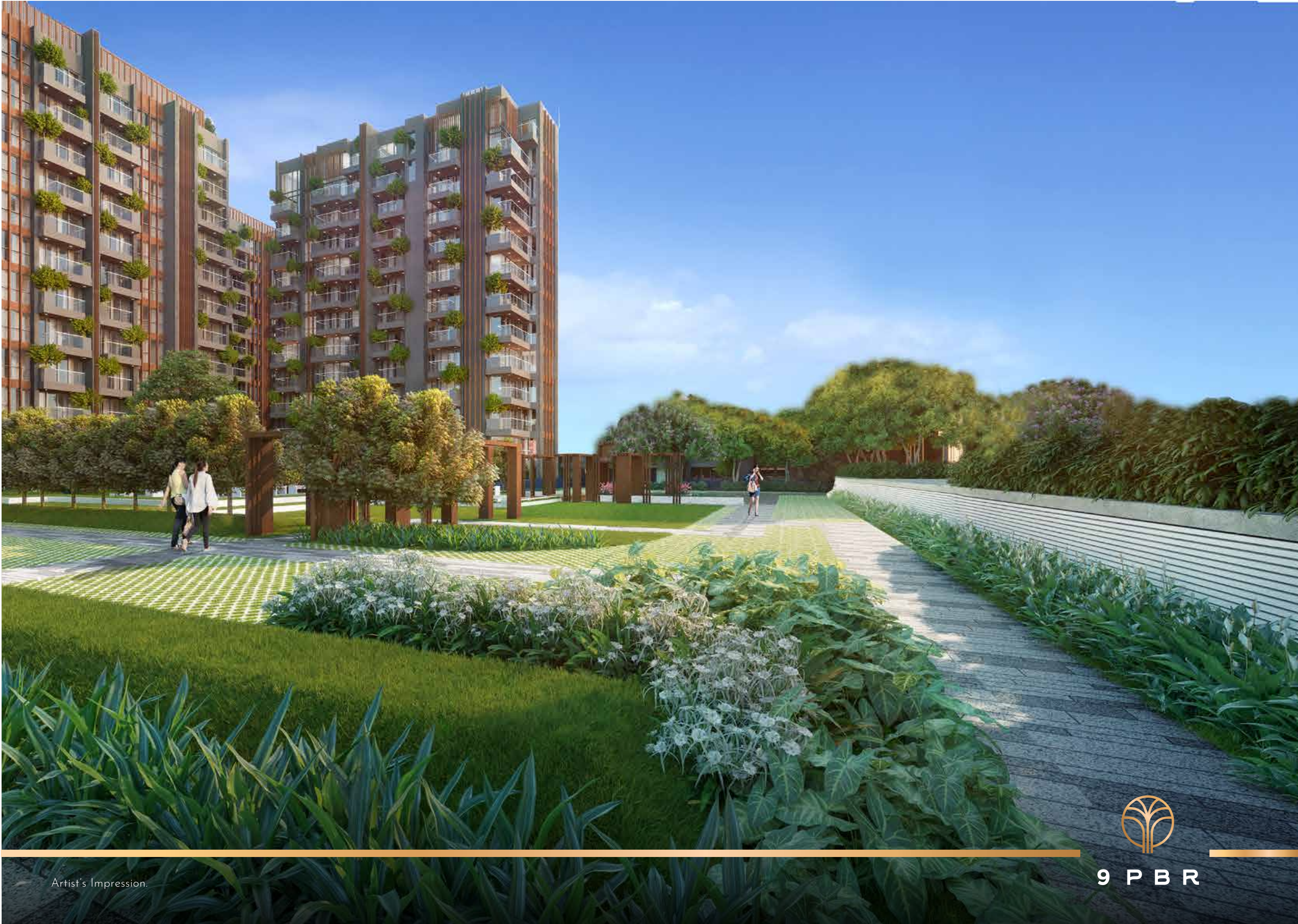
9 P B R

MASTER PLAN
LAYOUT

An Open Green Carpet Of
Leisure, Luxury, & LifeStyle



Artist's impression. Not an actual site photograph.



Artist's Impression.



9 P B R

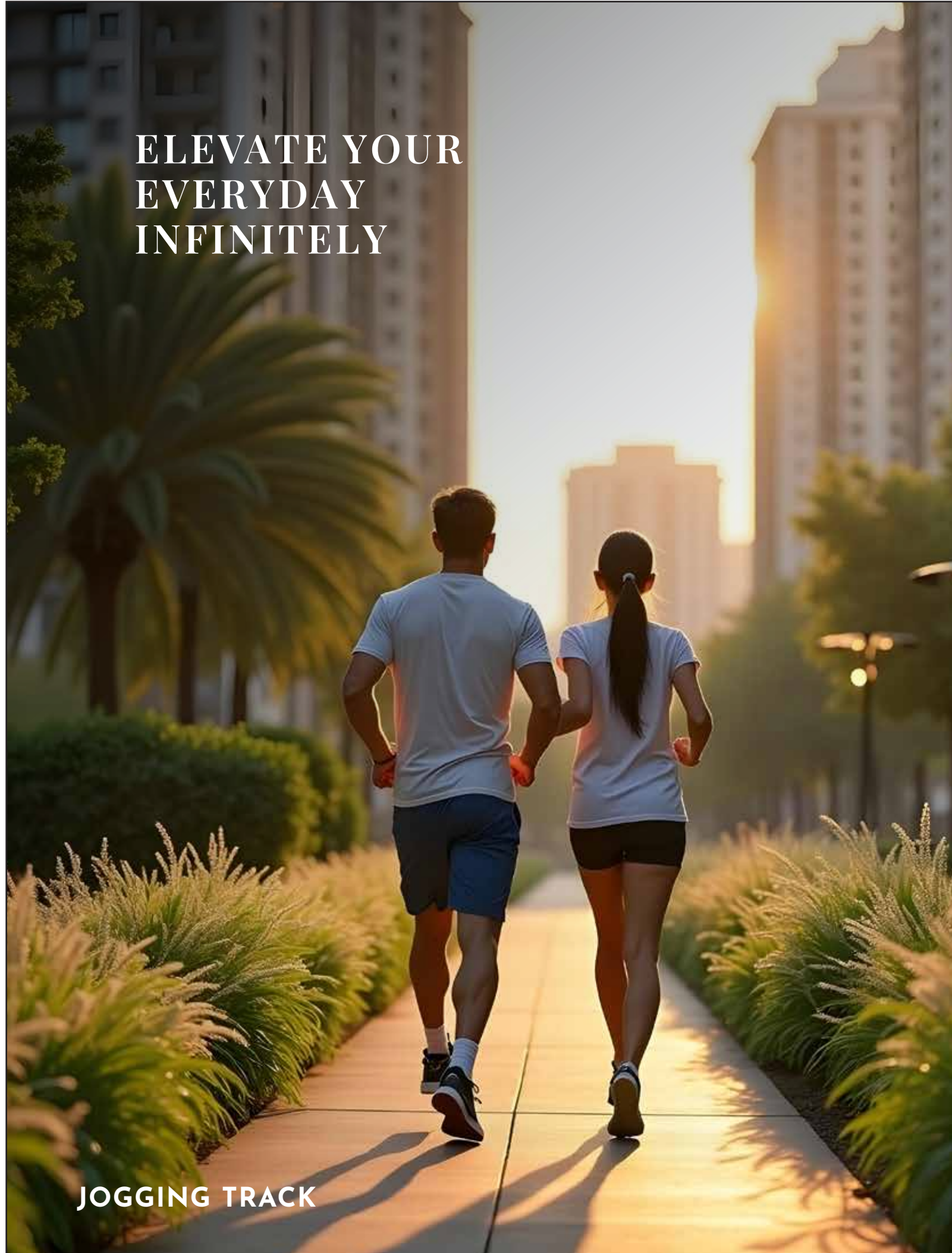
A WORLD OF ENDLESS
EXCLUSIVITIES

DOUBLE HEIGHT LOBBY

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BANQUET HALL

SWIMMING POOL

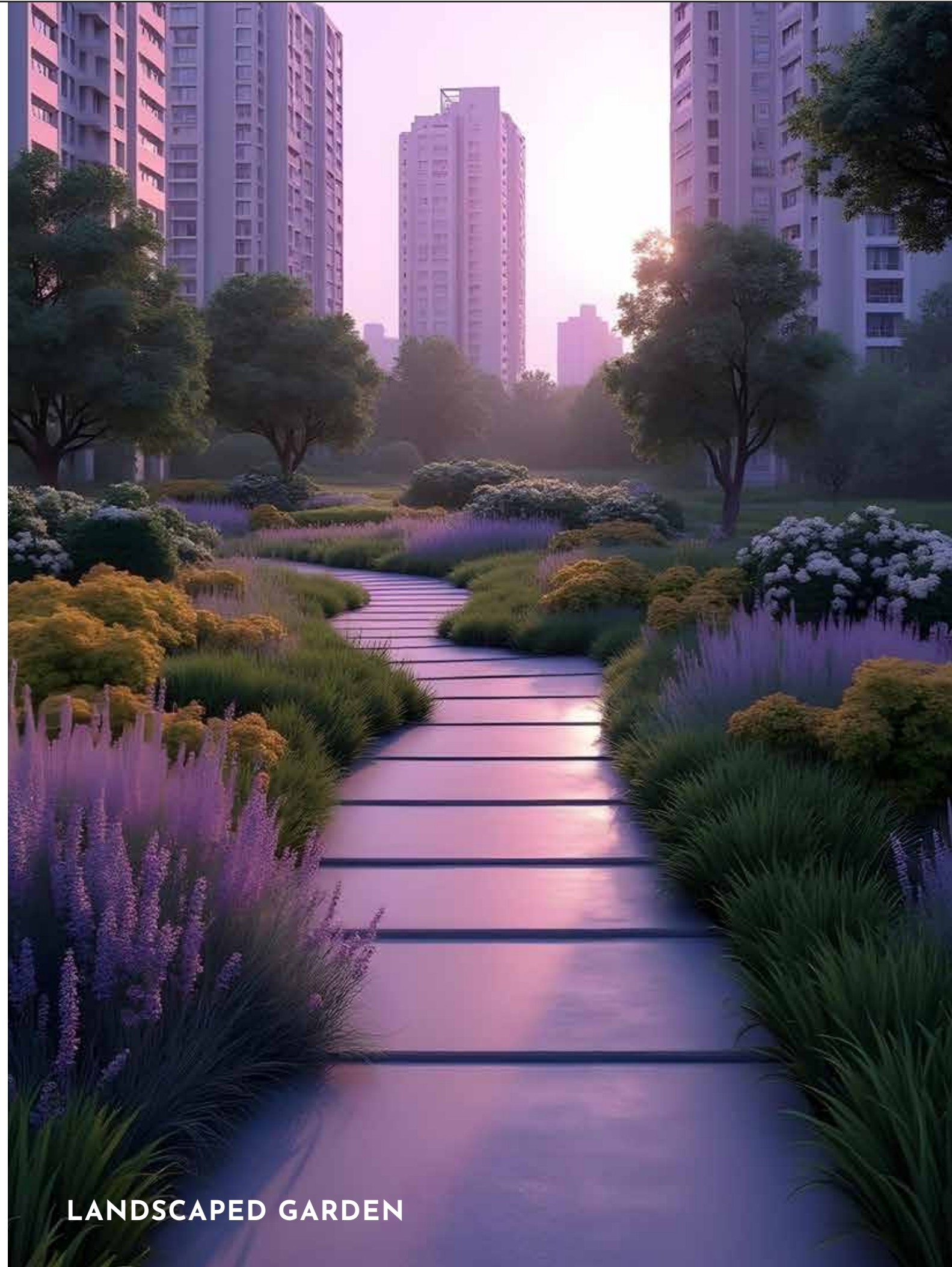


ELEVATE YOUR
EVERYDAY
INFINITELY

JOGGING TRACK



GYM



LANDSCAPED GARDEN



TODDLER'S PLAY AREA

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9 P B R



GAMES ROOM

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DISCOVER
INFINITE
COMFORT



ENERGY EFFICIENT LED LIGHTS IN COMMON & EXTERNAL AREAS



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RECREATIONAL SPACE

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DISCOVER
INFINITE
COMFORT



CCTV SURVEILLANCE



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ACCESS CONTROLLED LOBBIES

SUSTAIN
THE
INFINITE

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UNDERSLUNG LOW NOISE PIPING SOLUTION



9 P B R



EV CAR CHARGING STATION

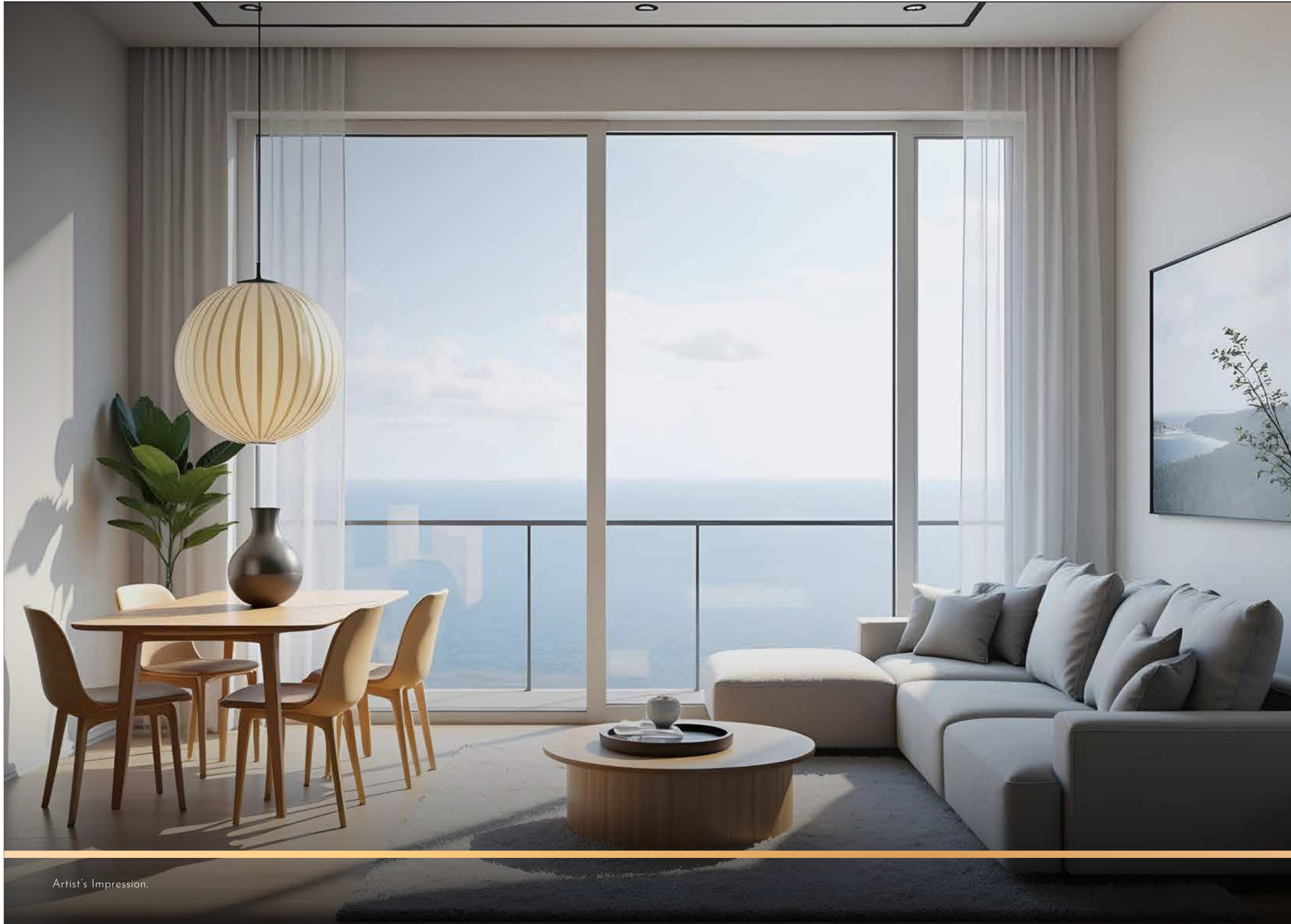
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SUSTAIN
THE
INFINITE



RAINWATER HARVESTING





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/Dining/
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 P B R

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.



PDA-PANKAJ DHARKAR & ASSOCIATES

MEP & Green Building Consultants



SITE CONCEPT INTERNATIONAL INC.

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

RSP

RSP

Our Structure, MEP, and Beautiful Landscape Architect

STERLING

STERLING ENGINEERING CONSULTANCY
SERVICES PRIVATE LIMITED

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

CAPACITE

CAPACITE INFRAPROJECTS LIMITED (CIL)

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



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