



ROSWALT
ZYON

MEMBERSHIP BY INVITATION

OUR PREMIUM AND LUXURY PROJECTS ARE DESIGNED EXCLUSIVELY FOR DISCERNING CLIENTELE WHO EMBODY SUCCESS AND SOPHISTICATION. RESERVED FOR THOSE INVITED INTO AN ELITE CIRCLE, THESE RESIDENCES REFLECT THE REFINED TASTES AND ASPIRATIONS OF AN INDIVIDUAL WHO SEEK NOTHING LESS THAN THE EXTRAORDINARY. CRAFTED FOR VISIONARIES AND CONNOISSEURS, ACCESS IS LIMITED TO A PRIVILEGED FEW, ENSURING AN UNPARALLELED SENSE OF EXCLUSIVITY AND PRESTIGE.

ABOUT ZYON

NESTLED IN THE HEART OF OSHIWARA, ROSWALT ZYON IS MORE THAN JUST A RESIDENCE IT IS THE PINNACLE OF EXUBERANCE AND LAVISHNESS. THE MAGNIFICENCE IS AS REVERED AS THE DWELLING OF THE DIVINE, GIVING RISE TO THE MAJESTIC 'HILL OF THE GODS.' DESIGNED TO CATER TO THE MOST DISCERNING TASTES, ZYON IS A TESTAMENT TO ELEGANCE, ELOQUENCE, AND ARCHITECTURAL BRILLIANCE.

*"A space that lets you break stereotypes,
A place that you call your home,
A home that you always come back to."*

AR.SHANTANOO V. RANE

CHAIRMAN, ROSWALT REALTY

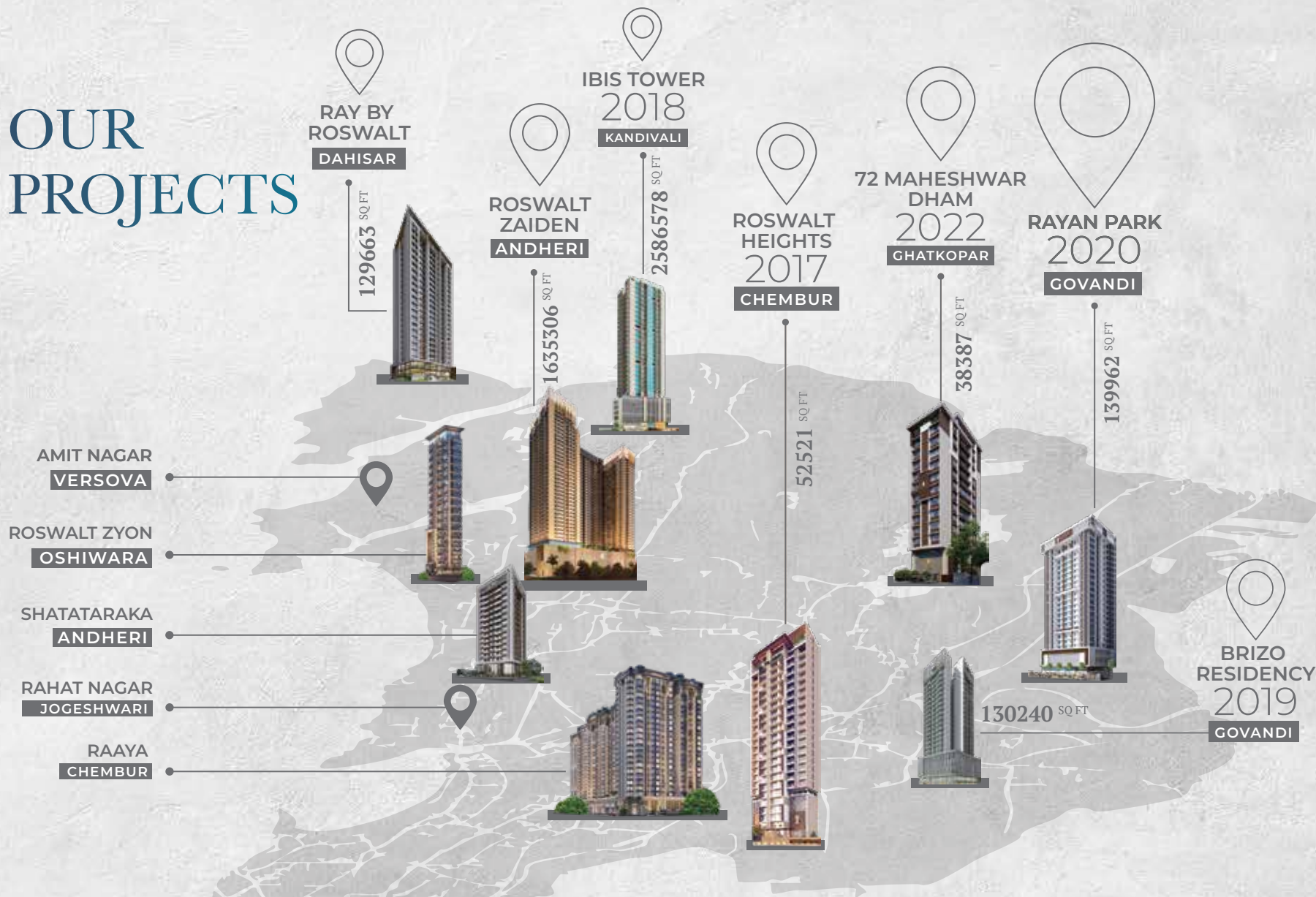
AR. SHANTANOO V. RANE IS A DISTINGUISHED LEADER IN THE ARCHITECTURE AND REAL ESTATE INDUSTRY, RENOWNED FOR HIS GOAL-ORIENTED APPROACH AND ENTREPRENEURIAL EXCELLENCE. AS A FIRST-GENERATION ENTREPRENEUR, HE HAS SOLIDIFIED HIS POSITION AS ONE OF MUMBAI'S MOST ORGANIZED AND EFFECTIVE REAL ESTATE DEVELOPERS, SETTING INDUSTRY BENCHMARKS THROUGH HIS STRATEGIC VISION.

WITH AN UNWAVERING COMMITMENT TO EXCELLENCE, HE TAKES IMMENSE PRIDE IN DELIVERING SUPERIOR-QUALITY PROJECTS WITH IMPECCABLE EXECUTION, ENSURING UNMATCHED CLIENT SATISFACTION. HIS ARCHITECTURAL EXPERTISE HAS EARNED HIM A PLACE ON ESTEEMED PANELS AND ENABLED COLLABORATIONS WITH RENOWNED ORGANIZATIONS SUCH AS RELIANCE, HERO HONDA, AND HINDUSTAN LEVER.

AR. RANE'S JOURNEY IS A TESTAMENT TO HIS RELENTLESS PURSUIT OF INNOVATION AND EXCELLENCE, SHAPING THE INDUSTRY THROUGH VISIONARY LEADERSHIP AND STRATEGIC GROWTH.



OUR PROJECTS



MASTERPIECES AREN'T MADE, THEY'RE LIVED.



EAST VIEW

AAREY
COLONY



JOGESHWARI
CAVES



RAM MANDIR
STATION



WESTERN
EXPRESS
HIGHWAY



WEST VIEW

VERSOVA
BEACH



INFINITY
MALL



LOKHANDWALA
COMPLEX

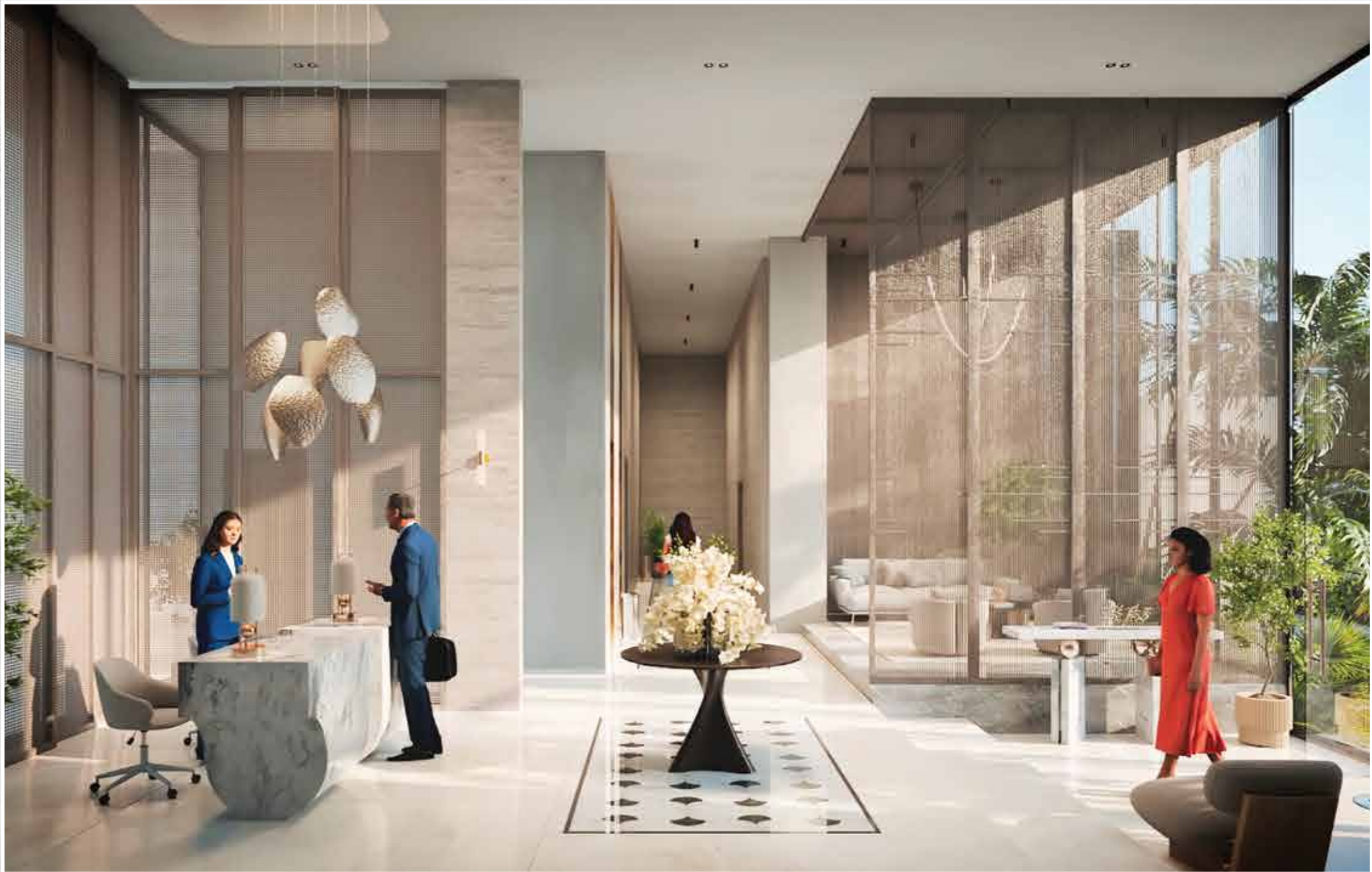


OSHIWARA
METRO STATION



MADH ISLAND





*DISCLAIMER: IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT ORIGINAL.

FROM THE FIRST STEP, IT'S EXTRAORDINARY



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REFLECTION OF ELEGANCE



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WITH PREMIUM MATERIALS AND INNOVATIVE DESIGNS, EVERY SPACE EXUDES CLASS APART LAYOUT. THE CHIC FINISHES MEET THE FUNCTIONAL FRAMEWORK MAKING ROSWALT ZYON A HARMONIOUS BLEND OF EXCLUSIVITY AND PRACTICALITY.

SAFETY AMENITIES



VIDEO DOOR PHONES



SMART LOCKS



SMOKE DETECTORS &
SPRINKLERS



EXCLUSIVE HIGH SPEED
ELEVATORS



GAS LEAK DETECTORS



CCTV POINTS

ADDITIONAL AMENITIES



CONCIERGE SERVICE



RFID ACCESS POINTS



CENTRALIZED
ROUTER SPACE



PREMIUM TEXTURED
WALL FINISHES



AIR PURIFIER UNIT



HOME AUTOMATION



GYMNASIUM



SPA ROOM



BANQUET HALL



CRECHE AREA

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MINI THEATRE



OUTDOOR DECK



ROOF TOP SWIMMING POOL

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TYPICAL FLOOR PLAN

FLOOR: 11TH - 12TH | FLOOR: 14TH - 19TH | FLOOR: 21ST - 26TH | FLOOR: 28TH - 32ND



TYPE 4BHK

RERA CARPET:
1950.00 SQ. FT

SERVICE SLAB:
80.00 SQ. FT

TOTAL AREA:
2030.00 SQ. FT



UNIT FLOOR PLAN

ROOM / AREA	DIMENSIONS
PASSENGER LIFT	6'3" X 8'3"
SERVENT ROOM	7'0" X 6'0"
TOILET	3'3" X 6'0"
KITCHEN	10'9" X 14'6"
DRY UTILITY	10'9" X 3'6"
BALCONY	16'9" X 7'6"
LIVING / DINING	16'9" X 29'0"
BEDROOM NO 1	12'0" X 13'0"
TOILET (Bedroom 1)	8'9" X 5'0"
EXTRA (Bedroom 1)	10'3" X 5'0"
BEDROOM NO 2	14'6" X 14'6"
WARDROBE (Bedroom 2)	5'0" X 9'3"
TOILET (Bedroom 2)	5'0" X 7'9"
BEDROOM NO 3	20'3" X 11'9"
TOILET (Bedroom 3)	10'9" X 5'6"
BEDROOM NO 4	13'0" X 11'0"
TOILET (Bedroom 4)	7'0" X 4'6"
COMMON WASHROOM	6'9" X 5'6"
SERVICE SLAB	80 SQ. FT.



FIRST FLOOR PLAN



TYPE 4BHK

RERA CARPET:
1950.00 SQ. FT

SERVICE SLAB:
80.00 SQ. FT

TOTAL AREA:
2030.00 SQ. FT



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RERA CARPET:
1950.00 SQ. FT

SERVICE SLAB:
80.00 SQ.FT

**TOTAL AREA:
2030.00 SQ. FT**



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TERRACE FLOOR PLAN



AMENITIES

SWIMMING POOL | POOL SIDE DECK | KIDS PLAY AREA
OLD FOLK AREA | BARBEQUE PARTY DECK



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AMENITIES FLOOR PLAN



AMENITIES

OUTDOOR DECK | BANQUET HALL | MINI THEATRE | GYMNASIUM
SPA ROOM | INDOOR GAMES | CRECHE AREA | PANTRY AND STORAGE



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ROSWALT
REALTY



ROSWALT
ZYON

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STRUCTURAL CONSULTANT: **AVP CONSULTANTS**
MEP: **SMEC**



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MahaRERA -
P51800047680

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