



ROSWALT
REALTY



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STYLING BANDRA'S PRESENCE



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ABOUT US

Roswalt Realty is shaped by a singular point of view, where refinement is instinctive, and intention defines every detail. Each address is conceived with a couture-like precision, where proportion, materiality, and design come together with quiet clarity. Under the direction of Ar. Shantanoo V. Rane, a UNESCO award-winning architect, reflects a language that is measured, elevated, and enduring. Here, luxury is not performed. It is inherent. And every residence is created for those who recognise the difference.

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It is inherent. And every residence
is created for those who recognise the difference.



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THE CURATOR

He didn't see Bandra as a location. He saw it as a statement. A presence shaped by taste, culture, and quiet authority never loud, always certain. His vision wasn't to build within it, but to style it. To translate that presence into a way of living refined, composed, and unmistakably Bandra.



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A R . S H A N T A N O O V . R A N E

Ar. Shantanoo Vishwanath Rane's vision for Roswalt Realty is centred on clarity, accountability, and an uncompromising approach to quality. He believes a home should never feel like a compromise; it should feel like a thoughtful, long-term investment in comfort and everyday ease. Under his guidance, Roswalt has earned its identity as a developer that prioritises structural honesty, practical layouts, climate-responsive planning, and transparent delivery.

His philosophy is simple: build homes that respect the buyer's money, elevate their daily routine, and blend seamlessly into the way modern families live, work, and grow. His leadership continues to push Roswalt toward smarter design, stronger engineering, and a culture where promises are not marketing lines, but deliverables.

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THE CONCEPT

Style was never followed here. It was understood. In Bandra, living has always moved beyond function; it became a language of taste, restraint, and quiet confidence. Over time, the unnecessary fell away. What remained was sharper, more personal, more intentional. A shift toward spaces that don't impress, but feel instinctively right.

This is not a trend. It's a concept of living that is curated, composed, and held with clarity. A concept of boutique, couture-coded life intimate in scale, distinct in presence, and reserved by design.

Not created for everyone. Only for those who recognise it. And now, this concept finds its address.

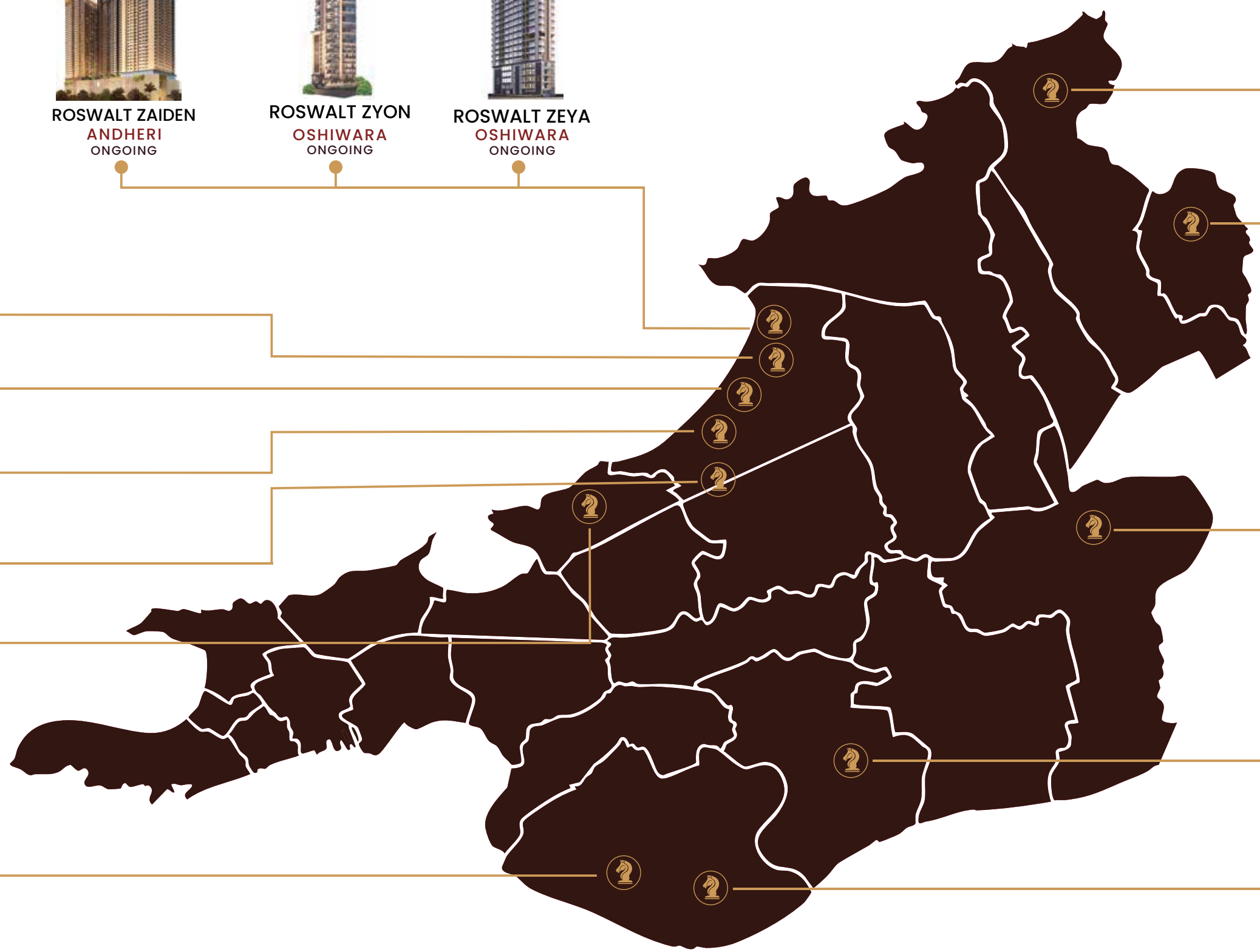


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OUR PROJECTS

A collection, not a catalogue. Each address is deliberately placed, chosen with an instinct for relevance, presence, and permanence. Every project reflects a distinct point of view, where proportion, materiality, and restraint are resolved with precision.

There is a quiet consistency that runs through it all, a language that is refined, considered, and unmistakably its own. From the way a space is entered, To the way it is experienced, every detail is composed with intention. Not everything is created to stand out.





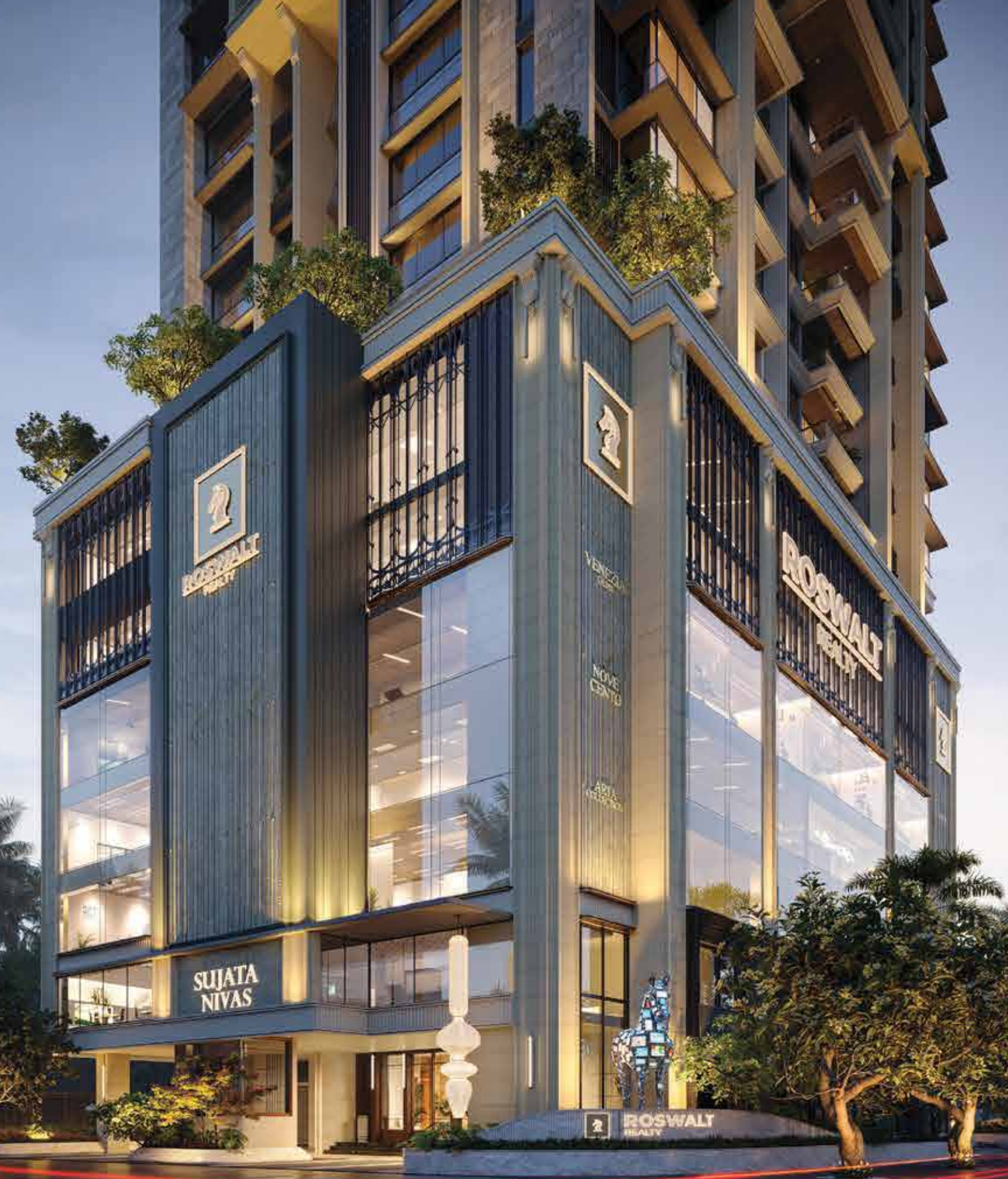
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An address, precisely placed along one of Bandra's most enduring stretches. Here, the city flows with ease, while select residences open to uninterrupted sea views, a privilege few hold.

Sujata Nivas reflects a more considered way of living, where scale, proportion, and design are resolved with quiet confidence. Expansive 3 BHK residences, cut with clarity, finished with restraint, and carried with an effortless sense of luxury. A boutique, couture-coded life, composed in detail, curated across experiences, and shaped for those who understand nuance.

This is Bandra, held to its highest standard.





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A PRIVATE WORLD,
CURATED IN TIMELESS ELEGANCE.



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 CAFES / RESTAURANTS


 SHOPPING

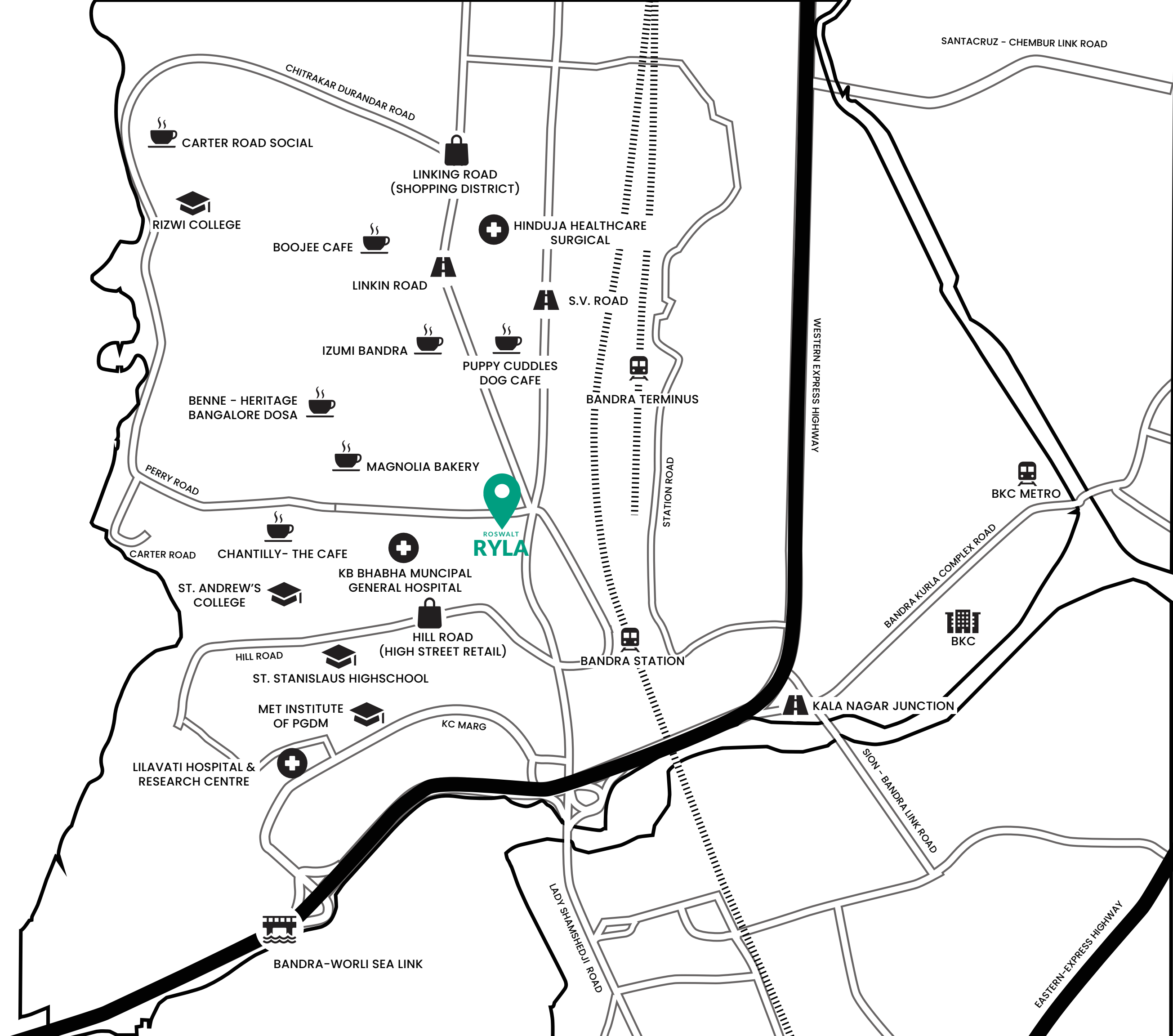
 HEALTH CARE

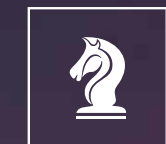
 EDUCATION

 ROAD CONNECTIVITY

 RAIL & TRANSIT

 BUSINESS & KEY ACCESS





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A SPACE ABOVE.
THE CITY, THOUGHTFULLY COMPOSE FOR YOU.



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SKY BARBECUE DECK.
A GATHERING SHAPED WITH WARMTH,
DETAIL, AND OCCASION.





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JUICE BAR AREA.
A REFINED RITUAL OF FRESHNESS
AND CONSCIOUS INDULGENCE.



ROSWALT
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GYMNASIUM

A DISCIPLINED PURSUIT, CARRIED WITH
PRECISION AND INTENT.



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SOCIETY OFFICE.

A SEAMLESS FUNCTION, MANAGED WITH
CLARITY AND CONTROL.





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OLD FOLK AREA

A MOMENT OF LEGACY, HELD WITH
QUIET ELEGANCE.





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SKY LOUNGE LEDGE

AN ELEVATED OUTLOOK, FRAMED WITH
QUIET AUTHORITY.



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PARTY DECK

AN EVENING SHAPED WITH
RHYTHM, PRESENCE, AND ALLURE.





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INDOOR GAMES
A FORM OF LEISURE, EXPRESSED WITH
EASE AND SOPHISTICATION.



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KIDS PLAY AREA

A VIBRANT SPACE. ALIVE WITH MOVEMENT AND IMAGINATION.





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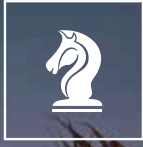
5TH FLOOR PLAN



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6TH FLOOR PLAN



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- KIDS PLAY AREA
- SOCIETY OFFICE
- YOGA DECK
- FITNESS CENTRE
- INDOOR GAMES



7TH FLOOR PLAN (AMENITY)



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14TH FLOOR PLAN



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WHERE YOUR PRESENCE FINDS ITS PLACE.

An elevated world of refined interiors,
panoramic views and effortless sophistication.





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15TH FLOOR PLAN



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16TH TYPICAL FLOOR



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GROUND FLOOR PLAN



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ARRIVE ABOVE THE ORDINARY.
An Elevated Address for a Life of Distinction.

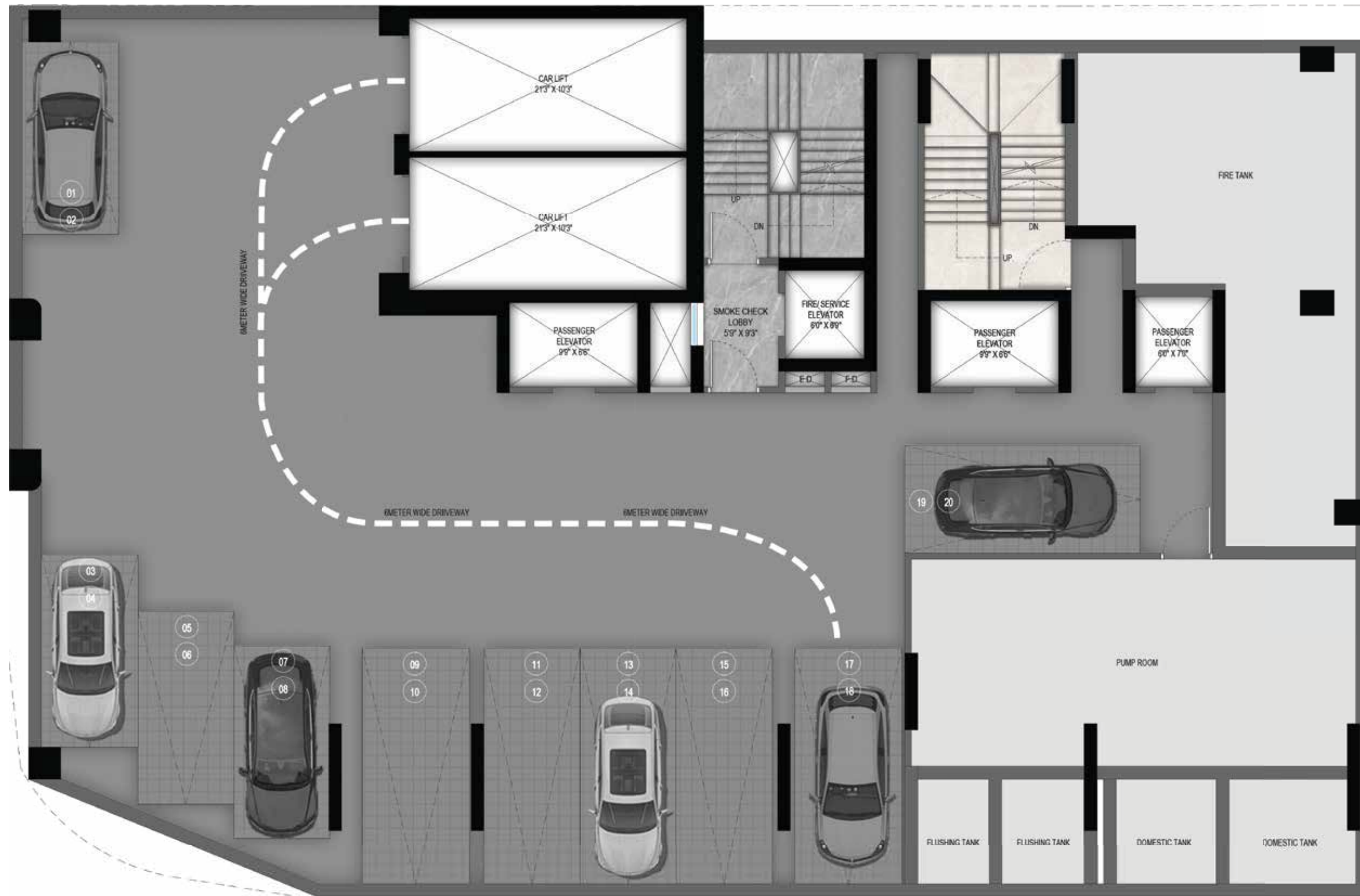




LOWER BASEMENT FLOOR PLAN



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MIDDLE BASEMENT FLOOR PLAN



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UPPER BASEMENT FLOOR PLAN



- BARBEQUE
- JUICE BAR
- LOUNGE
- PARTY DECK
- STAR GAZING DECK
- OLD FOLKS AREA
- ZEN GARDEN



TERRACE FLOOR PLAN



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CredHomes

VAISHALI JAIN SOLANKI
ARCHITECTURE & DESIGN

SITE ADDRESS:

ROSWALT RYLA - SUJATA NIVAS CHS
1/C3/3, SWAMI VIVEKANAND ROAD,
BANDRA WEST, MUMBAI - 400050

REGISTERED ADDRESS:

M/S. A.S. HIGHTECH LLP,
9TH FLOOR, UNIT 903 PLOT NO C 31 NAMAN
CENTRE, KALINA, BANDRA KURLA COMPLEX,
BANDRA (E) 400051

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CONSULTING ARCHITECTS: **REFORM CONSULTANTS**
DESIGN ARCHITECT: **VAISHALI JAIN SOLANKI**
STRUCTURAL CONSULTANT: **AVP CONSULTANTS**
MEP: **SMEC**



Scan For Project Details
MahaRERA -
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