



BOMBAY REALTY
— A BETTER LIFE —

DADAR'S RISE AS THE NEW RESIDENTIAL
E P I C E N T E R



GROWTH REBORN AT THE CITY CENTER

Mumbai's core is redefining its value map.

As infrastructure, connectivity and high-grade redevelopment converge, Dadar is emerging as the most compelling micro-market for connoisseurs of luxury, business owners and C-suite decision makers.

Historically, Mumbai's growth has shifted from one center to the next: Fort to Lower Parel to BKC, driven by scarcity and connectivity. Today, that momentum is turning inward. With transit integration and new arterial projects reinforcing the urban core, the next growth cycle is anchored within the city itself.

Dadar, Mumbai's geographic midpoint and transit heart, is where infrastructure and private capital now converge, positioning it as the city's next premium district.

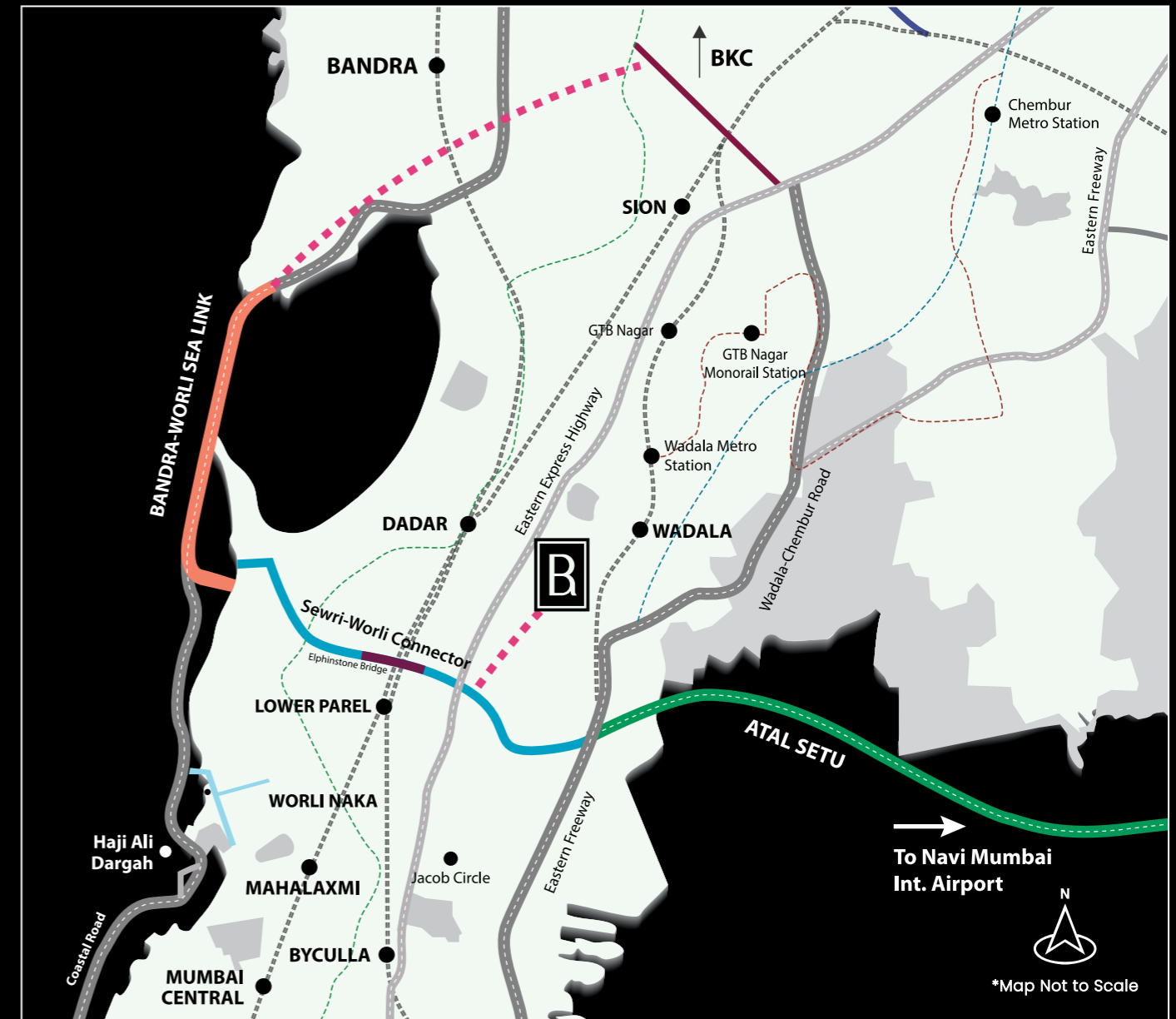
A NEIGHBOURHOOD RISING ON CONNECTIVITY AND DEMAND

Dadar's position in Mumbai's real estate landscape has strengthened over the past five years.

The micro-market has seen steady absorption across mid-to-premium residential projects, supported by limited new supply and improving infrastructure.

With infra projects decongesting Dadar and fusing the micro-market with Lower Parel and Worli, the price differential between Dadar and Worli/Lower Parel, historically around 40%, now stands closer to 25-30%, expected to narrow further. Grade-A developments of scale, with rich ecosystems will understandably define the market.

With redevelopment accelerating and infrastructure aligning, Dadar is transitioning from a transit-dominated zone to a consolidated residential core, with quick connects with core CBDs (Central Business Districts), a structural re-rating similar to the Bandra-Worli transformation seen a decade ago.



Dadar is seamlessly connected to BKC via Bandra Worli Sea Link or Eastern Express Highway and to Lower Parel via Eastern Express Highway or the upcoming revamped Elphinstone Bridge.

Disclaimer: References to infrastructure, roads, connectivity, and other developments in the vicinity of the project are based on proposed, ongoing, or planned works by relevant authorities or third parties. The Developer does not control, guarantee, or assume responsibility for the completion, timelines, quality, or continued availability of such infrastructure or surrounding developments.

INFRASTRUCTURE UPGRADES IMPROVING ACCESS ACROSS THE CITY, DRIVING EPIC GROWTH

Mumbai's most transformative public works are reducing transit times, and Dadar sits at the intersection of these networks.

- SEWRI-WORLI CONNECTOR
- ELPHINSTONE BRIDGE RECONSTRUCTION
- NAVI MUMBAI INTERNATIONAL AIRPORT



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Image Used for Representation Purpose Only

SEWRI-WORLI CONNECTOR

SCALE OF UPGRADE

₹1,060-crore elevated corridor linking Sewri (Sewri Railway Station) to Worli (Senapati Bapat Road Flyover)

IMPACT

- Improves Dadar's access to both MTHL and the western arterial network through upgraded movement across the adjoining Parel-Prabhadevi corridor.
- Bridges Worli's ultra-luxury residential district, with values above ₹1,00,000 psf with Dadar, in 10 minutes.
- Enhances access to BKC by landing directly at Worli and Bandra-Worli Sea Link. Dadar to BKC commute would be a mere 20-25 minutes.



Image Used for Representation Purpose Only

Source: <https://timesofindia.indiatimes.com/city/mumbai/rewri-worli-link-to-open-in-dec-25-state-to-add-37km-to-metro-network/articleshow/111351532.cms>

ELPHINSTONE BRIDGE RECONSTRUCTION

SCALE OF UPGRADE

₹167 crore upgrade delivering a 17-metre wide, 132-metre double-decker bridge: four lanes with pedestrian paths below and a four-lane upper deck linking into the Sewri-Worli Connector.

IMPACT

- Improves Dadar's connectivity by decongesting the adjoining Parel-Prabhadevi corridor, which links into the Sea Link, Coastal Road, Eastern Freeway and Sewri-Worli Connector.
- Makes the ₹60,000-₹70,000 psf neighbourhood of Lower Parel more contiguous with Dadar.
- Enhances access to Lower Parel's Grade-A commercial district, reducing commute times from Dadar to ~10 minutes.

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Source: <https://timesofindia.indiatimes.com/city/mumbai/elphinstone-road-bridge-to-be-rebuilt-as-double-decker-by-27/articleshow/123873742.cms>

NAVI MUMBAI INTERNATIONAL AIRPORT

SCALE OF UPGRADE

2,500-acre greenfield international airport designed for 9 crore annual passengers, a long-term catalyst for growth across the eastern metropolitan region.

IMPACT

- Connects to Dadar via the Mumbai Trans Harbour Link (MTHL) through the Sewri interchange, creating a direct route from central Mumbai to the new airport.
- Enables an estimated Dadar to NMIA travel time of ~40 minutes.
- Links Dadar seamlessly to the emerging eastern growth belt anchored by NMIA, and the 90,000-acre NAINA, a belt which is the credible 2nd chapter of Mumbai's physical expansion.

Source: <https://www.cntraveller.in/story/what-to-know-navi-mumbai-international-airport/>

Image Used for Representation Purpose Only

PRIVATE CAPITAL DRIVING LONG-TERM TRANSFORMATION

If infrastructure defines access, large private capital defines quick and permanent transformation. In and around Mumbai's central corridor, major redevelopment and regional investments are reshaping how capital, employment and infrastructure converge.

A. Dharavi Redevelopment

A ~₹95,000 crore revamp of the entire Dharavi belt, creating 50,000+ homes and organised commercial stock, close to BKC, with new arterial roads feeding directly into the Dadar-Sewri corridor and enhancing luxury residential valuation.

B. NAINA, The Eastern Expansion

A ~90,000-acre growth zone anchored by the Navi Mumbai International Airport (~₹18,000 crore), backed by initial infra contracts of ~₹5,000 crore.

With Atal Setu cutting island-city travel to under an hour, this eastern surge reinforces central Mumbai as the metro's strategic mid-point.

Source:
<https://www.hindustantimes.com/real-estate/mumbais-dharavi-redevelopment-project-adani-group-to-develop-43-of-land-for-free-sale-in-the-open-market-101748974164963.html>
<https://timesofindia.indiatimes.com/city/mumbai/development-of-comprehensive-mobility-plan-for-navi-mumbai-and-navi-mumbai-airport-influence-notified-area-initiated/articleshow/123046743.cms>

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ISLAND CITY CENTER
at the Center of
the Megapolis of Mumbai

Codename _____
REAL EPICENTER



THE CITY'S MOST EXCEPTIONAL EXPERIENCES ALL WITHIN REACH

Just minutes from Lower Parel's bustle, Dadar is emerging as Mumbai's next urban hotspot. Once defined by its mills, it now hums with popular cafés, fine-dining spaces and landmark commercial addresses of multi-billion-dollar business houses. Its proximity to the golden quadrilateral of Worli, Lower Parel, Parel and Prabhadevi places it within the city's most coveted zone of luxury towers and lifestyle hubs, making it the natural extension of Mumbai's thriving core.



THINK BIG THINK CENTER THINK ISLAND CITY CENTER

ONE ICC, TWO ICC AND SPRINGS

demonstrate world-class product vision, flawless execution and a community beautifully and collectively celebrating the rhythm of life.

One of the largest available internationally-resonating developments in the city center, and possibly its most gorgeous and prestigious one at that. With most of the region now built out or fragmented across smaller redevelopment plots, integrated land holdings of this magnitude are increasingly rare. It is a contiguous, master-planned land parcel, delivered with infrastructure, scale, and spatial clarity that few city-core developments can match.



Actual Image of Island City Center

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Accessibility:

• Eastern Express Highway	1.4 km.
• Eastern Freeway	3.4 km.
• Sewri – Worli Connector (Upcoming)	2.4 km.
• Atal Setu	3.5 km.
• Bandra - Worli Sea Link	6.5 km.
• Mumbai Coastal Road	7.1 km.
• Bandra Kurla Complex	10.3 km.
• CSM International Airport, Mumbai	10.7 km.
• Navi Mumbai International Airport	37.8 km.

Healthcare:

• Tata Memorial Hospital	1.6 km.
• KEM Hospital	1.6 km.
• Wadia Hospital	1.6 km.
• Bai Jerbai Wadia Hospital for Children	1.6 km.
• Lilavati Hospital and Research Centre	7.2 km.
• Breach Candy Hospital	10 km.

Education:

• Auxilium Convent High School, Wadala	1.4 km.
• Don Bosco International School	2.6 km.
• Ramnarain Ruia Autonomous College	2.6 km.
• D.G. Ruparel College	2.9 km.
• Bombay Scottish School, Mahim	04 km.

Lifestyle:

• ITC Grand Central, Mumbai	2.1 km.
• The Indian Gymkhana, Matunga	3.2 km.
• Four Seasons Hotel Mumbai	6.9 km.
• The Willingdon Sports Club	07 km.
• The St. Regis Mumbai	6.6 km.
• Phoenix Palladium, Mumbai	6.8 km.
• National Sports Club of India	9.2 km.
• Otters Club	8.3 km.

*Distance as per Google Maps



*Map Not to Scale



Actual Image of the Central Landscape at One ICC & Two ICC

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CITY
CENTER



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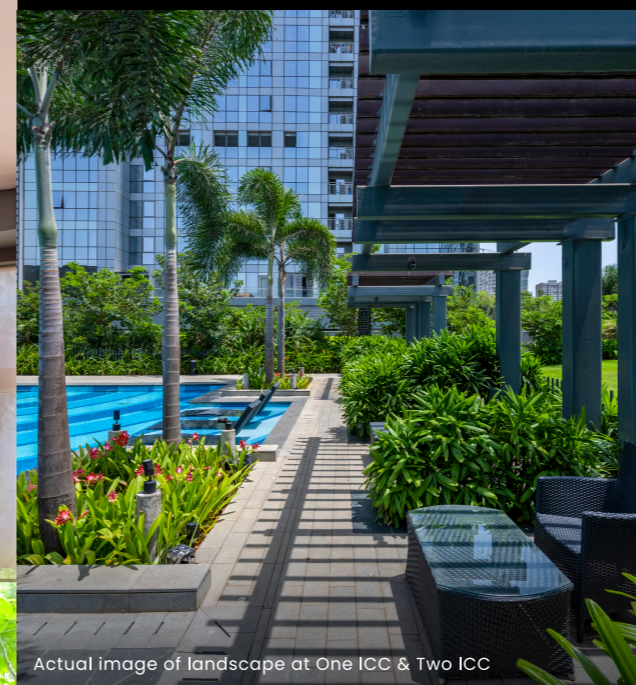
Actual Image of Grand Entrance Lobby at One ICC & Two ICC



Actual Image of Library at One ICC & Two ICC



Actual Image of indoor games at One ICC & Two ICC



Actual Image of landscape at One ICC & Two ICC



Actual Image of swimming pool at One ICC & Two ICC



Image Used for Representation Purpose Only



Actual Image of Gymnasium at One ICC & Two ICC

SITECTONIX LANDSCAPE DESIGN

Sitetectonix, the landscape designers behind The Crest (Singapore), Adira Resort (India), and Sirru Fen Fushi (Maldives), work at the intersection of architecture and ecology. Their landscapes aren't ornamental, they are responsive systems built around climate, circulation and scale.

CRAFTSMANSHIP GUIDED BY PROVEN SPECIALISTS

An ensemble of global and national specialists, each chosen for their proven rigour in delivering complex, design-led urban projects built for a brighter future.



THE CREST (Singapore)



ADIRA RESORT (India)



SIRRU FEN FUSHI (Maldives)

KAPADIA ASSOCIATES ARCHITECTURE

The architect and blueprint masterminds for the Trump Tower (Worli), Lodha Park (Lower Parel), Modern Vivarea (Mahalaxmi), Godrej Trees (Vikhroli), JW Marriott Sahar (Andheri) and Deltin (Goa), Kapadia Associates is among Mumbai's most accomplished architectural studios. Their portfolio spans hospitality, high-rises and urban master-planning, shaped by spatial discipline and formal restraint. Known for designing efficiently at scale, they bring clarity to dense footprints and balance between privacy and openness.



TRUMP TOWER (Worli)



LODHA PARK (Lower Parel)



MODERN VIVAREA (Mahalaxmi)



GODREJ TREES (Vikhroli)

WHITBY WOOD STRUCTURAL ENGINEERING

The structural force behind Anthony Timberlands Center (Arkansas), Greenwich Design District (London), Tata Aveza (Mumbai), Alila Resort (Goa), Whitby Wood is a London-based engineering studio known for elegant complexity. Their work merges material intelligence with sustainability and performance, delivering long-span structures, asymmetrical towers and adaptive systems that endure.



TIMBERLANDS CENTER (Arkansas)



GREENWICH DESIGN DISTRICT (London)



TATA AVEZA (Mumbai)



ALILA RESORT (Goa)

Representative Images.

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About Bombay Realty

With a legacy of nearly 300 years of trust and excellence from the Wadia Group, Bombay Realty is committed to delivering projects that create long-term value for stakeholders while transforming urban living in India's financial capital. Its landmark project, Island City Center (ICC) at Dadar stands as a benchmark of modern luxury, offering thoughtfully designed residences, premium amenities and seamless connectivity. Anchored in the values of integrity, innovation and excellence, Bombay Realty continues to shape prime city locations into prestigious global addresses.

As part of the Wadia Group, one of India's oldest conglomerates, Bombay Realty draws strength from the Group's diverse portfolio of iconic brands such as Bombay Dyeing, a leader in textiles and home furnishings, and Britannia Industries, one of India's most trusted food companies. The Group's wide-ranging presence across real estate, FMCG, textiles, chemicals and plantations underscore its enduring commitment to growth and innovation.



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THE WADIA GROUP



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