Skyline Soakers: Luxury Reimagined

Infinity pools on rooftops are transforming urban living — blending privacy, wellness, and status into India's evolving luxury housing landscape.



TOP STOREY
Kausar Firdausi



Purti Hastings, Kolkata

In the dynamic world of Indian luxury real estate, few trends have made as striking a splash, both literally and figuratively, as rooftop infinity pools. What was once a rare indulgence in five-star hotels or international penthouses is now fast becoming a signature element of elite residential projects across Indian metros. From Mumbai's soaring towers to Bengaluru's chic boutique buildings, rooftop pools are no longer just an amenity, they are a statement of aspiration, lifestyle and urban imagination.

Shveta Jain, MD - residential services, Savills India, captures this shift succinctly. "In the ever-evolving language of luxury, the rooftop infinity pool has emerged as a striking new idiom... these sky-high pools are increasingly defining the landscape of high-end Indian housing."

According to Anshuman Magazine, chairman & CEO – India, South-East Asia, Middle East & Africa, CBRE, "Developers are actively incorporating enhanced amenities like rooftop infinity pools in premium residential projects, especially in major cities like Mumbai, Bangalore, Hyderabad, Pune, Delhi-NCR and Kolkata." These pools now serve as a strong unique selling proposition — offering exclusivity, wellness, and visual drama in one seamless package.

And it's not just a visual upgrade, it's backed by regulation and intent. Dr. Niranjan Hiranandani, chairman, NAREDCO, highlights that under Mumbai's new DCPR 2034 guidelines, rooftop amenities are permitted as part of efficient and sustainable urban planning. This regulatory support paves the way for more developers to tap into the vertical potential of urban living.

For realty majors like the Rustomjee Group, the rooftop is now a central design philosophy. "At Rustomjee, we've brought this vision alive in Crescent at Pali Hill, Bandra West, Mumbai," says Percy S. Chowdhry, executive director. The project boasts a 50-metre infinity-edge pool connecting both towers and includes a Jacuzzi, sunken bar, kid's pool, outdoor theatre, and even a stargazing deck. "It's not just about the pool itself, it's the world around it... a vibrant rooftop lifestyle," he adds.

"The rooftop is now a central design philosophy which we've brought this vision alive in our project 'Crescent' at Pali Hill, Mumbai."

PERCY S. CHOWDHRY
Executive Director,
Rustomjee Group

Also updates, Atul Bohra, Group CEO, Kolte-Patil Developers, "To cater to this demand for an aspirational lifestyle, we have incorporated infinity pools in our projects in Pune such as 'Canvas', '24K Manor' and '24K Altura'.

This shift also reflects how Indian families are rethinking recreation. Pravin Kothari, MD, Laxmileela Group, believes that amenities like rooftop pools now play a crucial role in converting interest into actual home purchases. "People aim to relax on weekends, spend more meaningful time with loved ones, and enjoy a well-rounded way of living without leaving their residential areas."

In fact, the modern rooftop pool is as much about inclusivity as it is about indulgence. "Families swim together, women feel at ease, and the pool becomes a space for everyone," says Aakash Agarwal, MD, Krisala Developers. "It blends modernity with emotional intelligence, redefining how people experience home."

And they're becoming greener too. Angad Bedi, CMD, BCD Group, points out that these pools are now equipped with closed-loop water systems that promote sustainability and reduce waste, making them not just luxurious, but environmentally mindful.

From an urban planning perspective, these elevated spaces represent a vertical rethinking of real estate. "Developers are increasingly investing in vertical experiences like sky lounges, rooftop gyms, and infinity-edge pools, as land shortages are driving luxury living upwards," says Abhishek Raj, founder & CEO, Jenika Ventures.

For developers like Inspira Realty, the rooftop pool represents more than a feature, it's a lifestyle promise. "In cities like Mumbai, where space is limited and the pace is relentless, a rooftop infinity pool offers a rare sense of openness, privacy, and peace," notes Aayush Madhusudan Agrawal, founder and director.

"We've incorporated infinity pools in our Pune projects such as Canvas, 24K Manor and 24K Altura."

ATUL BOHRA
Group CEO,
Kolte-Patil Developers

Similarly, Nishant Deshmukh, founder and managing partner, Sugee Group highlights their rooftop infinity pool at Marina Bay in Worli, which offers stunning Arabian Sea views. "It elevates the lifestyle quotient for residents," he says, underscoring the emotional and aesthetic power of such amenities.

In Kolkata, Mahesh Agarwal, MD, Purti Realty shares how rooftop pools in their projects like Purti Jewel and Purti Hastings have received 'overwhelming. responses. "It's about designing environments that extend beyond just four walls — spaces that elevate everyday living," he adds.

The sentiment is echoed by Sarveshaa SB, Bhadra Group in Bengaluru, who calls rooftop pools 'intentional expressions of how luxury and utility can coexist'. According to him, these elevated retreats offer residents space to rejuvenate, host guests, or simply reflect — amidst the skyline.

Even in vacation markets like Goa, the trend is driving sales and rentals. "Apartments with a private pool fetch higher occupancy and rental value," says Arpit Bansal, founder & director, La Wisteria. "They deliver the villa lifestyle to budget-conscious vacationers and elevate both everyday life and holiday experiences."

While rooftop pools are undeniably luxurious, their role in Indian real estate is now much more than cosmetic. They symbolise the changing priorities of urban homebuyers — privacy, wellness, community, and panoramic living. In small-footprint or standalone developments where land is truly limited, these rooftop amenities are not compromises, they are complements, redefining what it means to live well in the vertical cities of tomorrow.

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