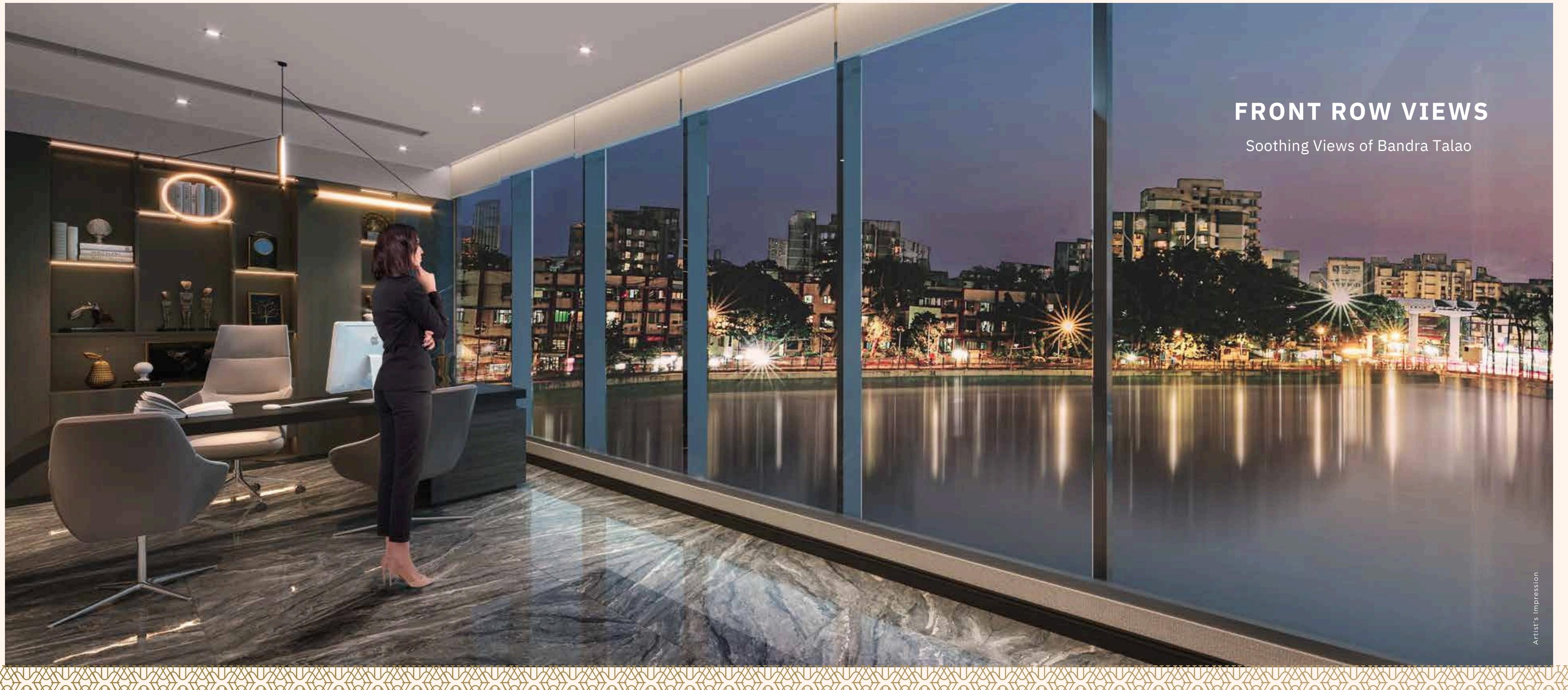




BANDRA GETS
ITS BUSINESS SHOWSTOPPER



FRONT ROW VIEWS

Soothing Views of Bandra Talao

Artist's Impression



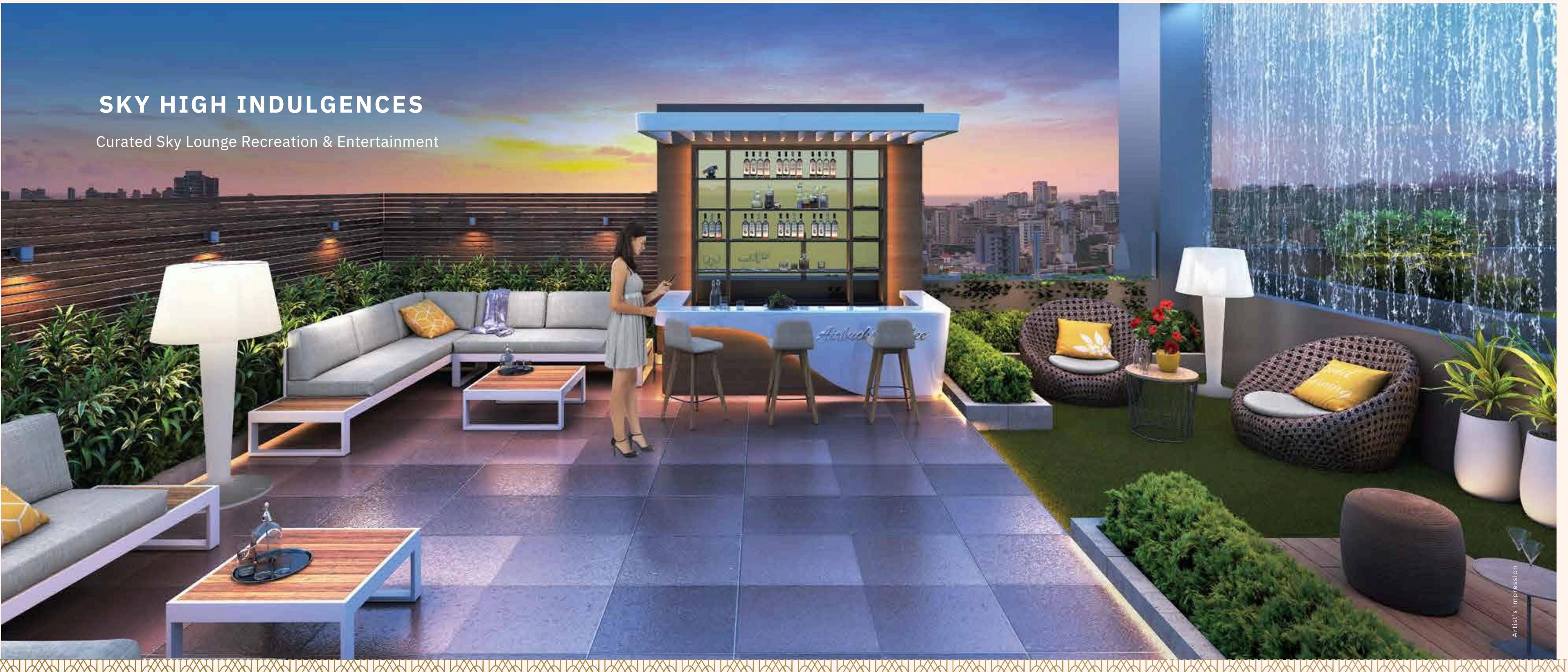
ELEGANTLY DESIGNED SPACES

Extensible Office Spaces with High Ceilings

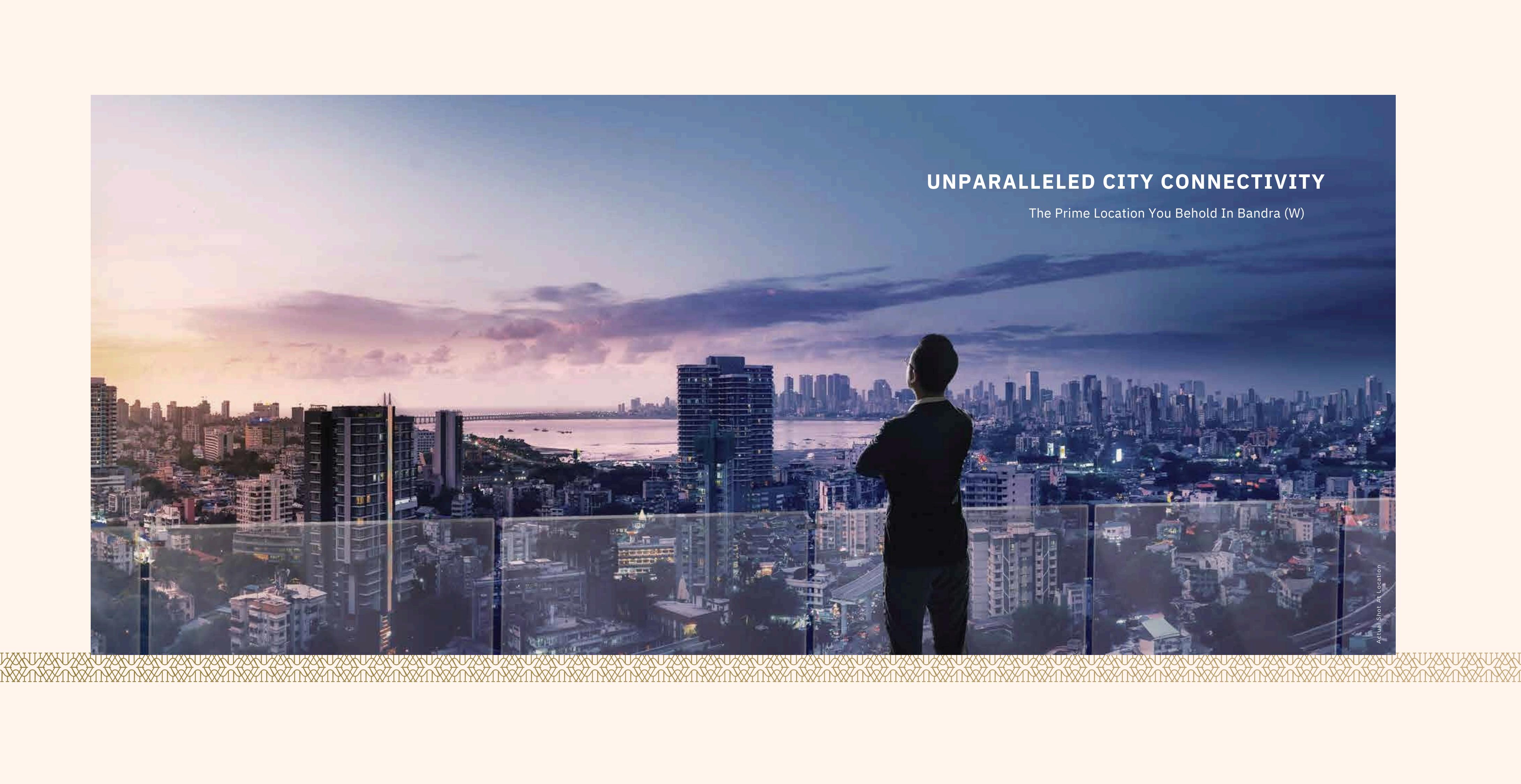
Actual Shot At Location

SKY HIGH INDULGENCES

Curated Sky Lounge Recreation & Entertainment



Artist's Impression

A wide-angle photograph of a city skyline at sunset. In the foreground, a man in a dark suit stands on a balcony, looking out over the city. The city features numerous skyscrapers and buildings of various heights. A prominent bridge spans a body of water in the middle ground. The sky is filled with soft, pastel-colored clouds. The overall atmosphere is one of urban sophistication and architectural beauty.

UNPARALLELED CITY CONNECTIVITY

The Prime Location You Behold In Bandra (W)

Actual Shot At Location

SHOWSTOPPER FOR REASONS AT BANDRA'S VANTAGE LOCATION

- Most Promising Address
- Stunning 20 Storeys Elevation
- G+1 Retail Hub
- Scalable Boutique Office Spaces
- Impressive Designer Lobby
- Curated sky-level Indulgences
- Ample and Secure Parking Provisions




THE
WATERFRONT
BANDRA (W)



A wide-angle aerial photograph of the Mumbai skyline during sunset. The sky is filled with warm orange and pink hues. In the foreground, a modern, multi-story building with a glass facade and a yellow illuminated border is visible. The city below is densely packed with buildings, and a body of water is visible in the distance.

TOWERING LANDMARK WITH GLASS FACADE

Offering Breathtaking Views of Mumbai Skyline





Artist's Impression

SHOWSTOPPER WATERFRONT WORKSPACES

Grade A Commercial Spaces

- Scalable Offices from 474 Sq.Ft. to 7500 Sq.Ft.
- Column-less Spaces with High Ceilings and Natural Light
- Designed for Maximum Space Utilization
- Self-contained to provide a Conducive Work Environment



RED CARPET ARRIVALS

Impressive Designer Lobby that Welcomes You in Style

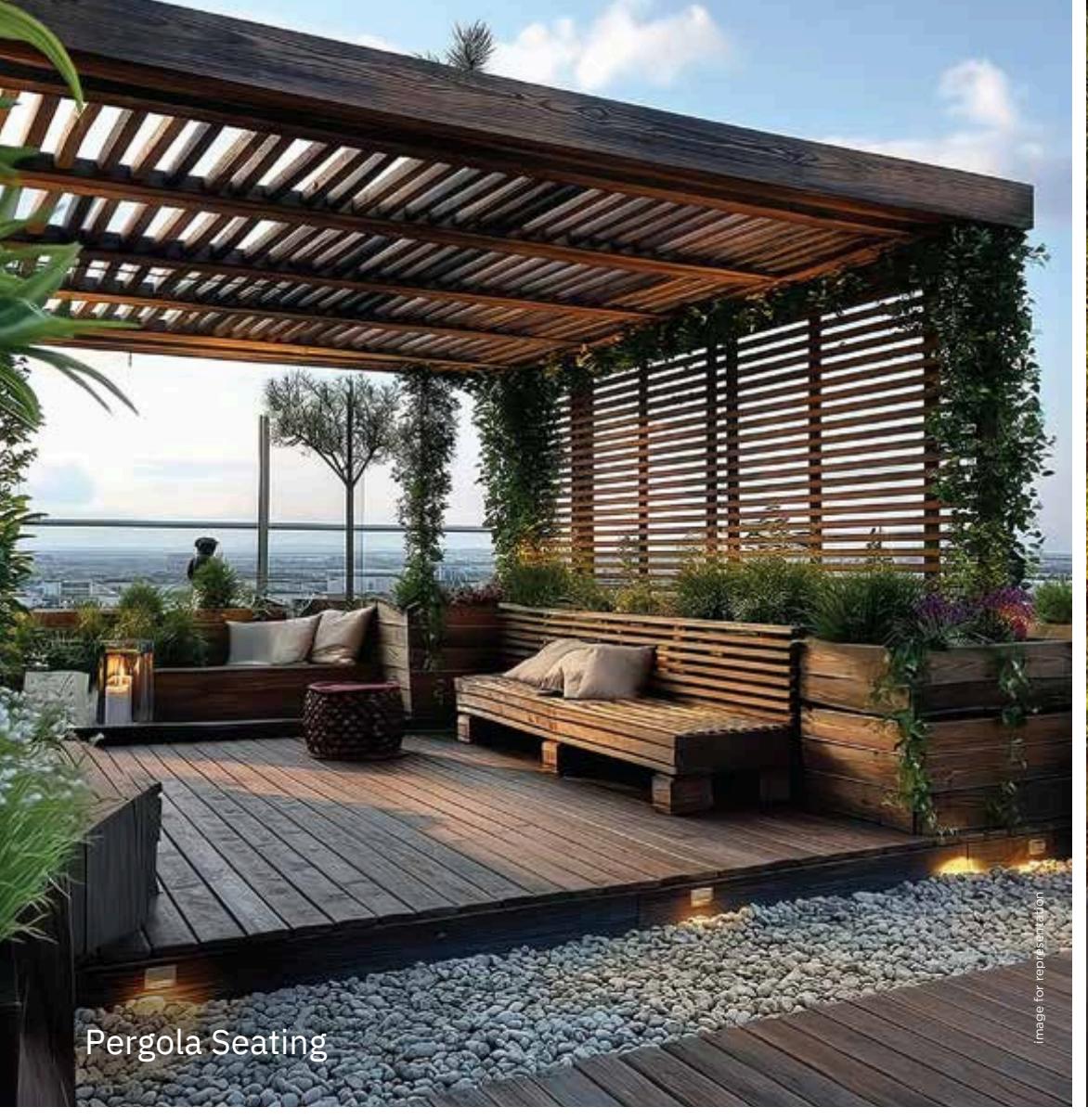
- Centrally Air-conditioned Lobby
- Comfortable Waiting Lounge
- Advanced Security Access
- 4 High-speed best-in-class Elevators



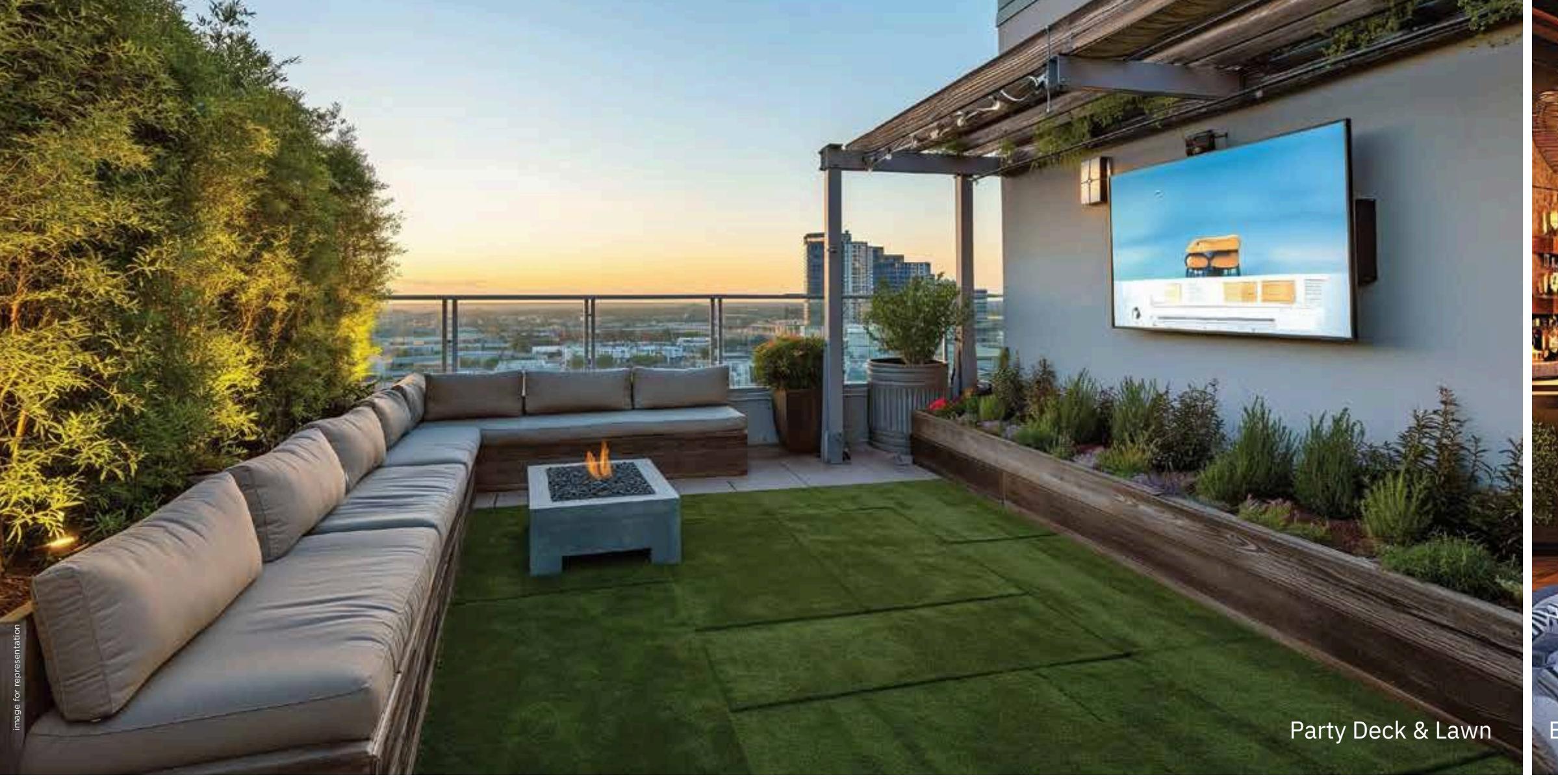
ROOFTOP LOUNGE

The Getaway to Make
'After Hours' Fun

- Sky Lounge with Solarium Meeting Rooms
- Pergola & Gazebo Seating
- Reflexology Path
- Party Deck & Lawn
- Bar Counter & Lounge
- Barbeque Area
- Board Games
- Smoke Lobby



Pergola Seating



Party Deck & Lawn



Bar Counter & Lounge



Board Games



Barbeque Area



Dual Swing

**SHOWSTOPPER
DESTINATION FOR
PREMIUM BRANDS**
G+1 Showrooms and Retail
Outlets

- Mixed-use Commercial Spaces
- An Arena for Lifestyle and F&B Brands
- A Buzzing Location with Huge Footfalls



PLANNED CONVENIENCES

Ample Parking for Offices
& Visitors

- Automated Parking Tower
- Grand Driveway with Valet Service and Concierge Services
- Professional Facility Management
- Advanced Security Systems



SHOWSTOPPER AT THE CENTER STAGE

Western Express Highway

Bandra Railway Station

THE
WATERFRONT
BANDRA (W)

Upcoming Mumbai
Metro Line 2

Bandra-Worli
Sea Link

Upcoming Mumbai
Coastal Road

BANDRA WEST

Enjoy Serene Views in the Bustling City





POSITION YOUR BUSINESS AT THE NEXUS OF SUCCESS

Location Benefits



SUPREME CONNECTIVITY

- Bandra Railway Station 0.3 KM
- Proposed Bandra Metro 0.8 KM
- Western Express Highway 1.3 KM
- Proposed Coastal Road 2.0 KM
- Sea Link 3.2 KM
- International Airport 7.5 KM



LIFESTYLE & BUSINESS AVENUES

- Joggers Park 2.1 KM
- Carter Road 2.2 KM
- MIG Club 2.2 KM
- Reclamation 2.4 KM
- Otters Club 2.4 KM
- JIO World Drive 2.6 KM
- Bandstand 2.8 KM



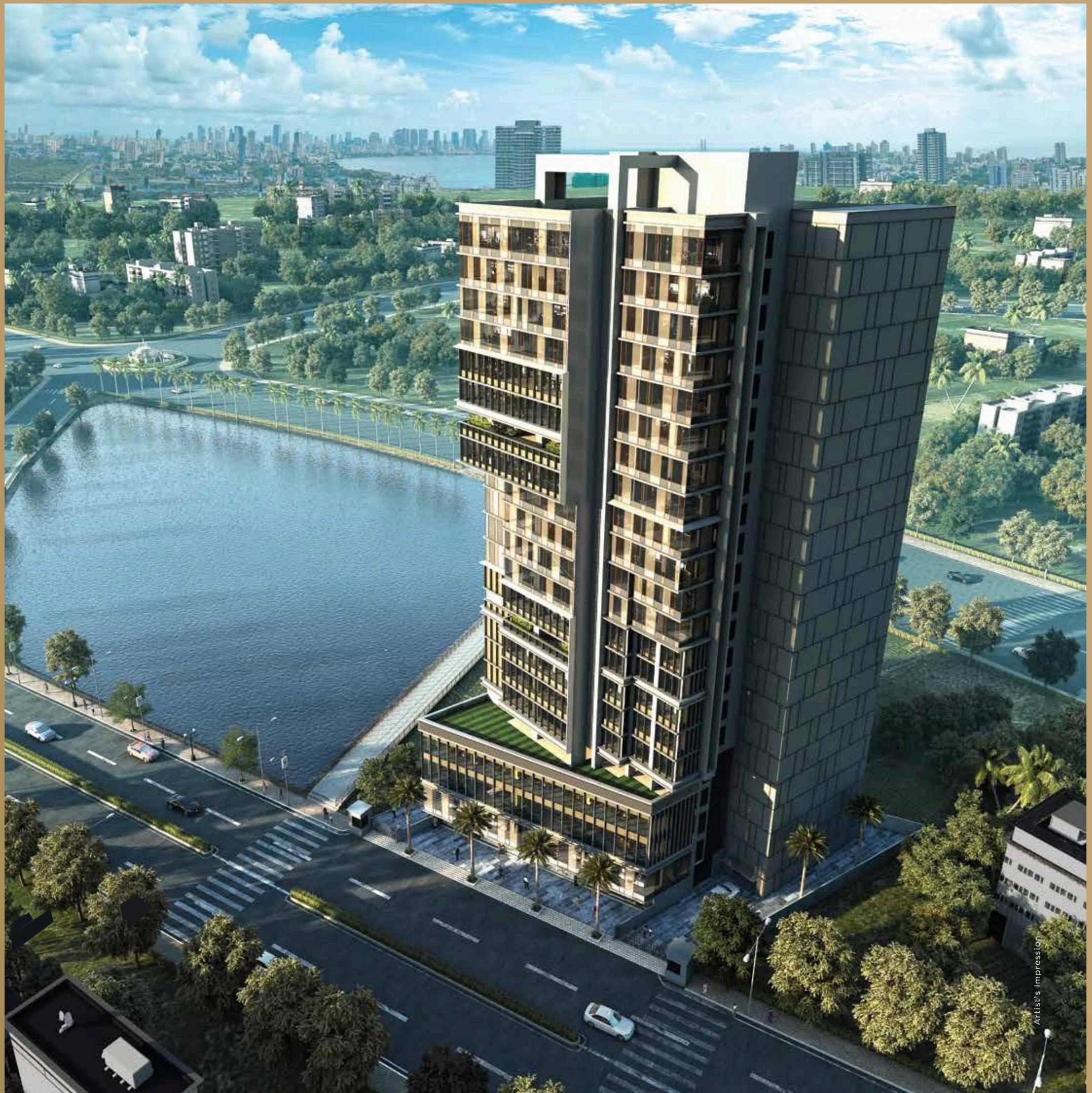
PRIME NEIGHBOURHOOD

- Khar 1.7 KM
- Santacruz 3.2 KM
- Mahim 3.6 KM
- BKC 4.9 KM
- Juhu 7.1 KM
- Worli 10.0 KM
- Lower Parel 10.4 KM
- Andheri 11.3 KM

SHOWSTOPPER HIGHLIGHTS

Bask in The Spotlight of Success

- Glass Facade Tower in Downtown
- Scalable Boutique Office Spaces & Retail
- Connectivity by Road, Rail and Metro
- Open views of Bandra Talao and the Sealink
- Designer Lobby with 4 High-Speed Elevators
- Sky Lounge with Curated Indulgences
- Ample Parking with Valet Service



Artist's Impression



TYPICAL FLOOR PLAN



TERRACE FLOOR PLAN



— COME BE A PART OF AN ICON THAT TRULY IS A SHOWSTOPPER! —

Site Address: The Waterfront, Adjacent to Bandra Talao, Opp RBL tower, Turner Road, Bandra West, Mumbai - 400050 | www.sjadhwanigroup.com



84337 88008



022 4500 5888



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