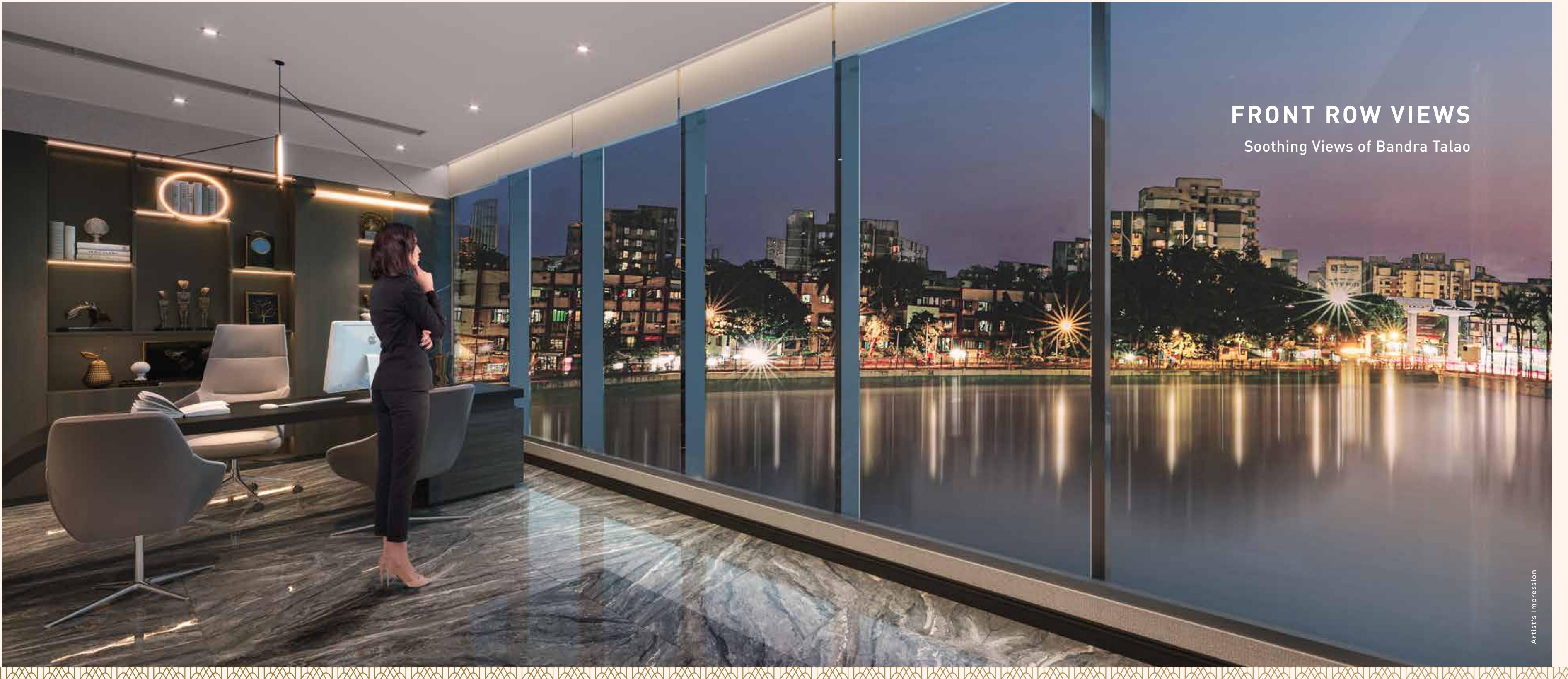


---

THE  
**WATERFRONT**  
BANDRA (W)

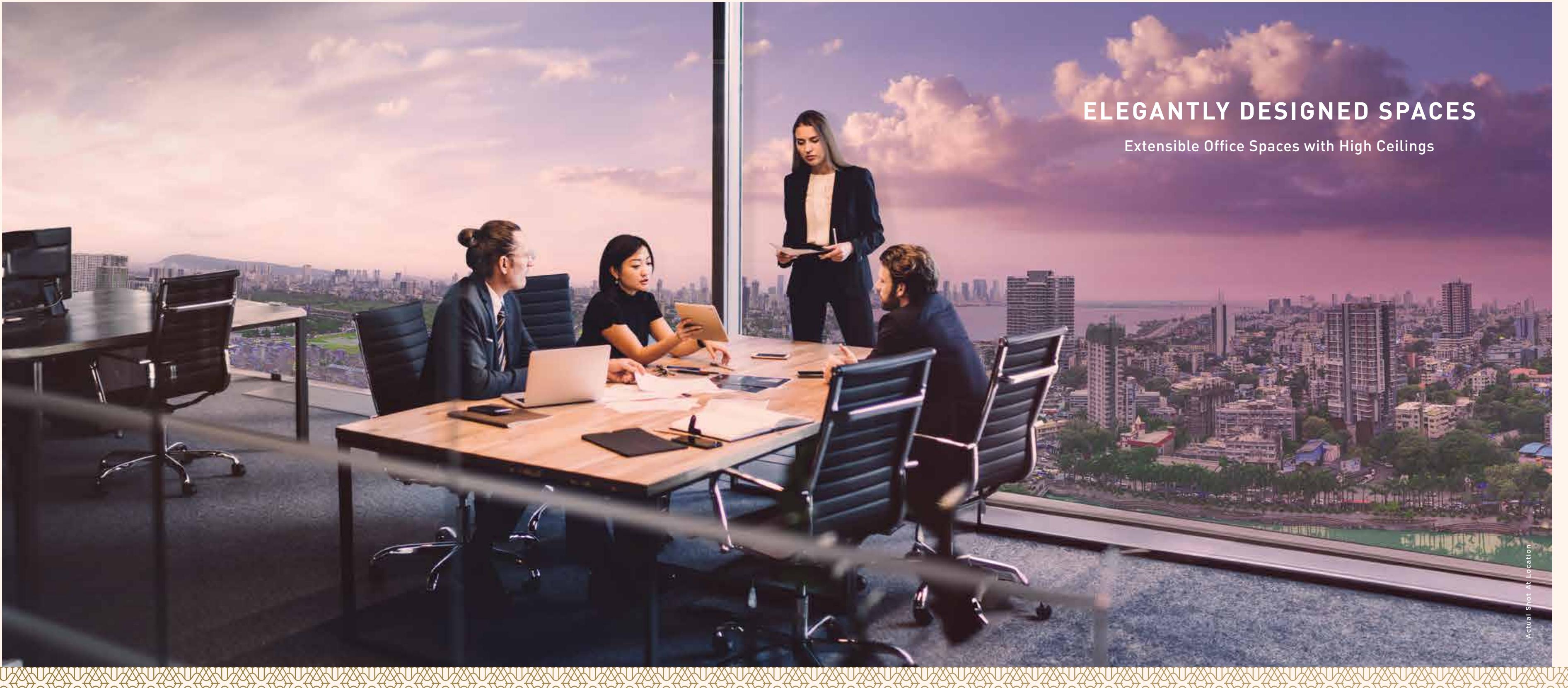
BANDRA GETS  
ITS BUSINESS SHOWSTOPPER



## FRONT ROW VIEWS

Soothing Views of Bandra Talao

Artist's Impression



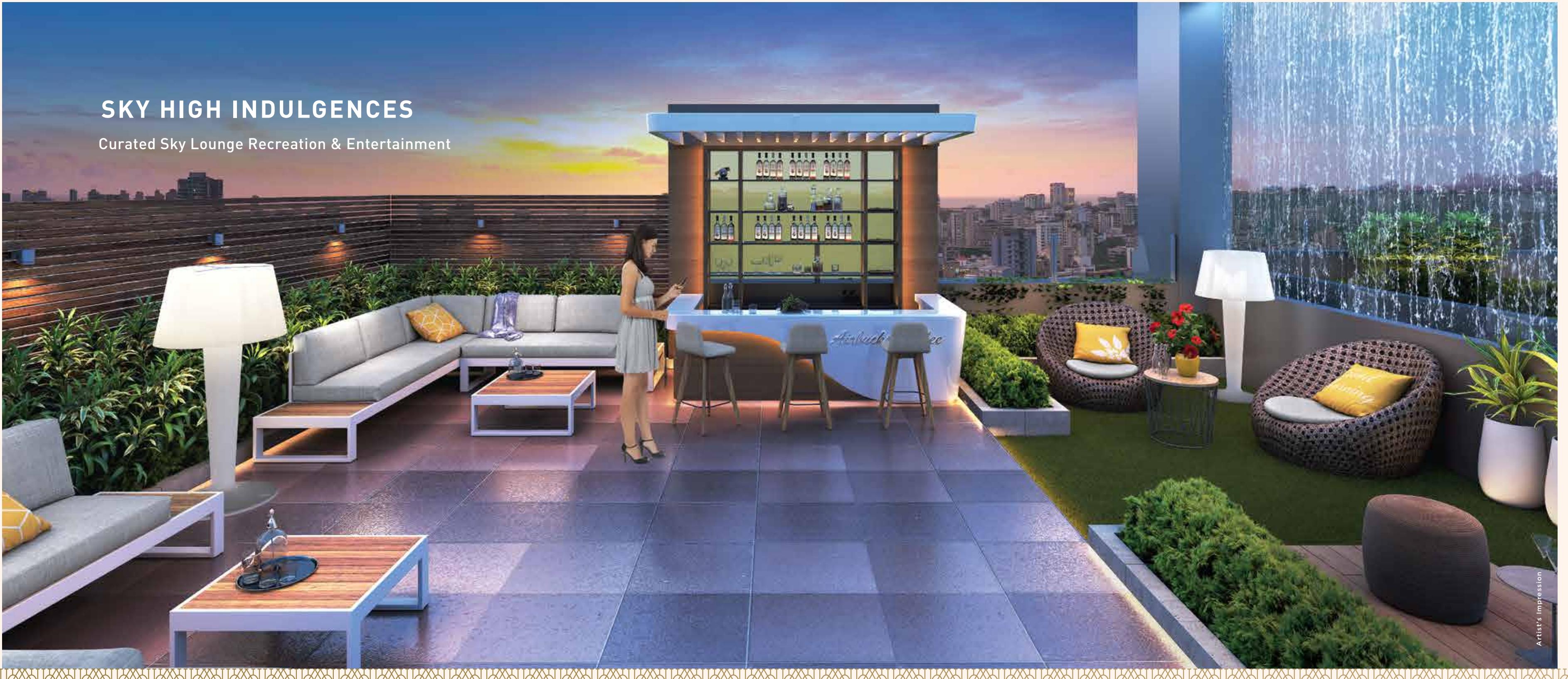
## ELEGANTLY DESIGNED SPACES

Extensible Office Spaces with High Ceilings

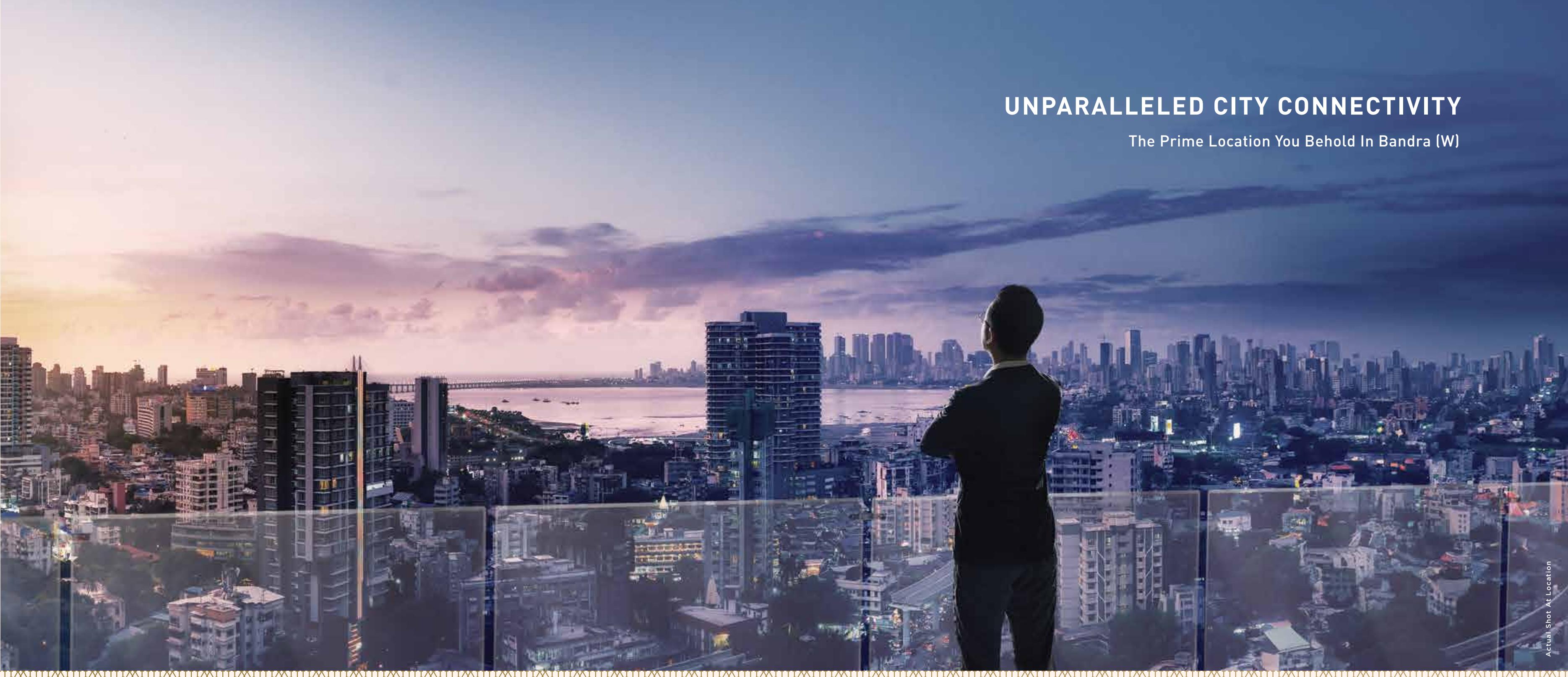
Actual Shot At Location

## SKY HIGH INDULGENCES

Curated Sky Lounge Recreation & Entertainment



Artist's Impression



A man in a dark suit stands on a balcony with floor-to-ceiling glass railings, looking out over a vast city skyline at sunset. The sky is filled with dramatic, colorful clouds transitioning from orange to deep blue. In the foreground, there are modern skyscrapers and buildings, some with lights on. The city extends to a body of water where a bridge spans across. The overall atmosphere is one of luxury and urban sophistication.

## UNPARALLELED CITY CONNECTIVITY

The Prime Location You Behold In Bandra (W)

## 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)**



**TOWERING LANDMARK  
WITH GLASS FACADE**

Offering Breathtaking Views of Mumbai Skyline





## 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



Artist's Impression

## 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



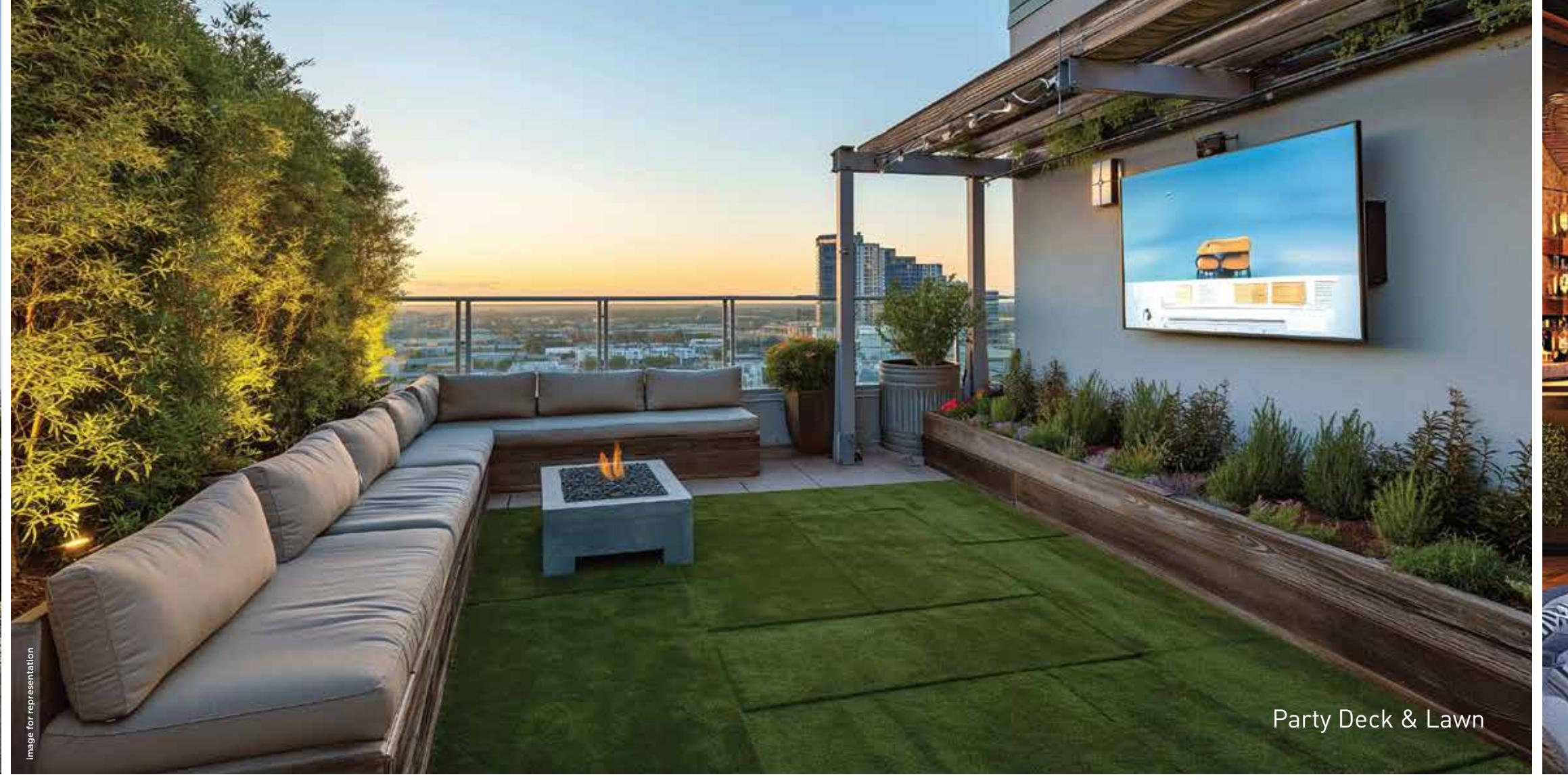
## ROOFTOP LOUNGE

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

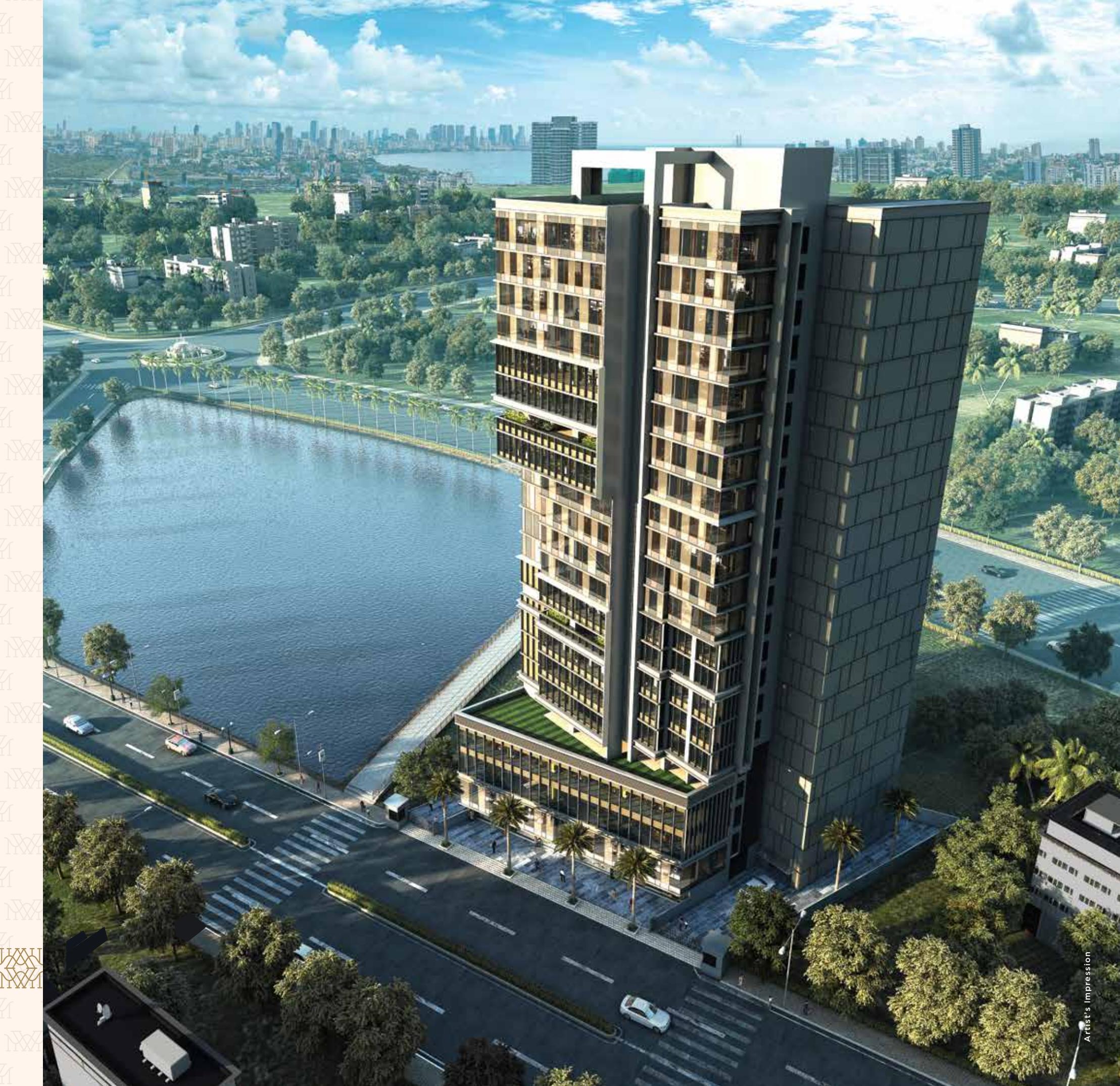
#### 🏡 PRIME NEIGHBOURHOOD

- 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





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.thewaterfront.co.in](http://www.thewaterfront.co.in)

022 4890 5608



The Waterfront MahaRERA registration no. P51800050617| ANAROCK Property Consultants Pvt. Ltd. MahaRERA Registration No. A5190000108 available on <https://maharera.mahaonline.gov.in>. The specifications and other details herein are only indicative, and the Developer/Lessee reserves the right to change any or all of these at its / their sole discretion. All maps, images and views are indicative of architect's impressions and may not be to scale and are for illustrative purposes only. Proposed infrastructure are presently proposed by the Government of Maharashtra and the change in the policy, rule or notification of the Government of Maharashtra as regards the same. This document is purely conceptual and does not constitute an offer and/or a contract of any type between the Developer/Lessee & the recipients and acquisition in this Project shall strictly be governed by the terms and conditions of the Agreement to be executed between the parties.

\*Terms & Conditions Applicable.

Strategic Sales Alliance  
**ANAROCK**  
COMMERCIAL