

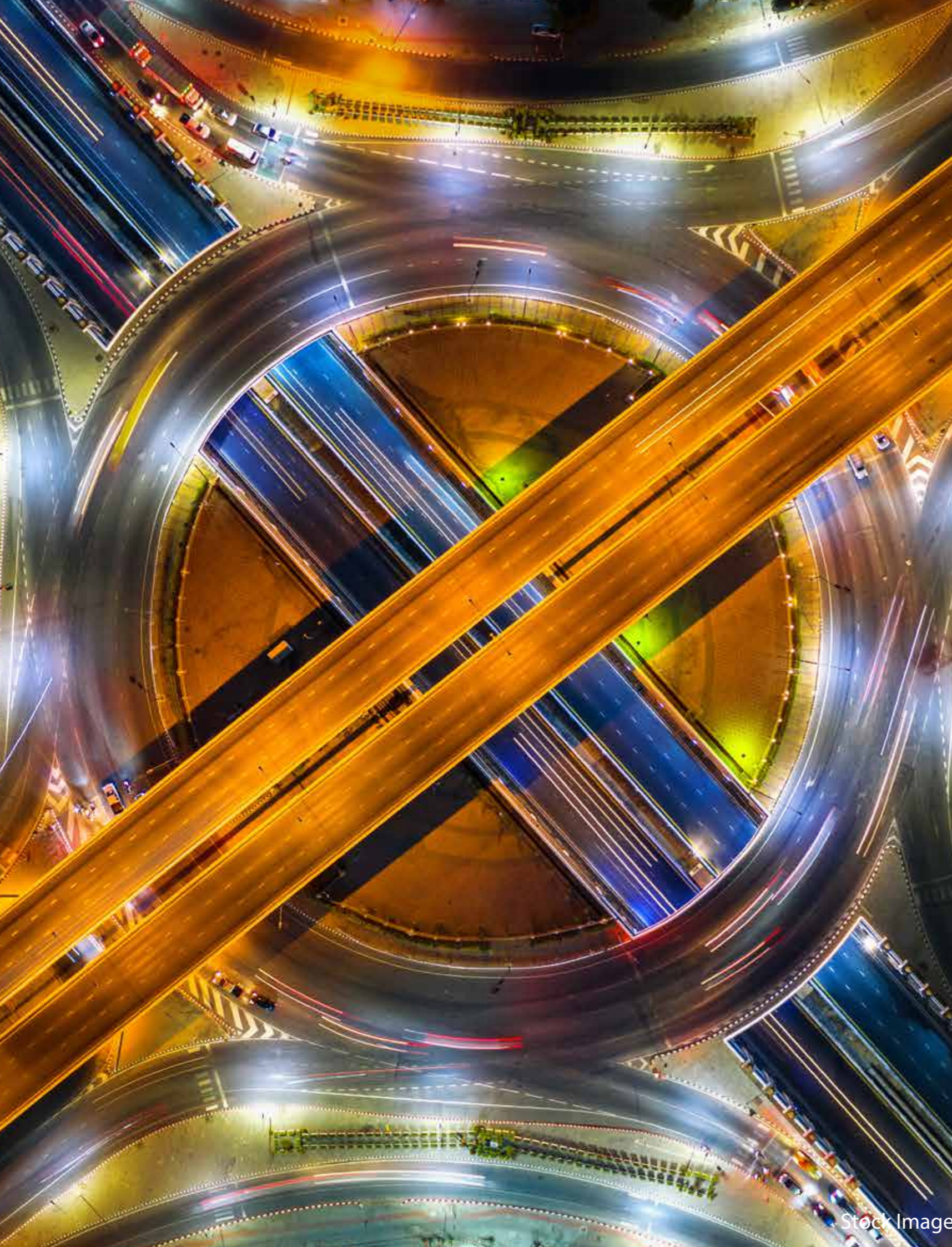


RUNWAL
REALTY
SINCE 1978



BEYOND BUSINESS

ANDHERI-KURLA ROAD, ANDHERI (EAST)



Andheri Business District!

- House of Fortune 500 companies
- Host of 5, 4 and 3 Star hotels such as The Leela, Grand Hyatt, ITC Grand Maratha, Courtyard Marriott, Sahara Star, JW Marriot Sahar & many more.
- Within proximity of major business hubs
- Close to the International & Domestic Airport
- Superior road, rail and last mile connectivity for employees from all over the metropolitan area
- Versova - Ghatkopar operational metro line on Andheri-Kurla Road



0 m
Andheri-Kurla road
East-West connectivity

1.5 Km
Western-Express
Highway



60 m
Chakala Metro
Station



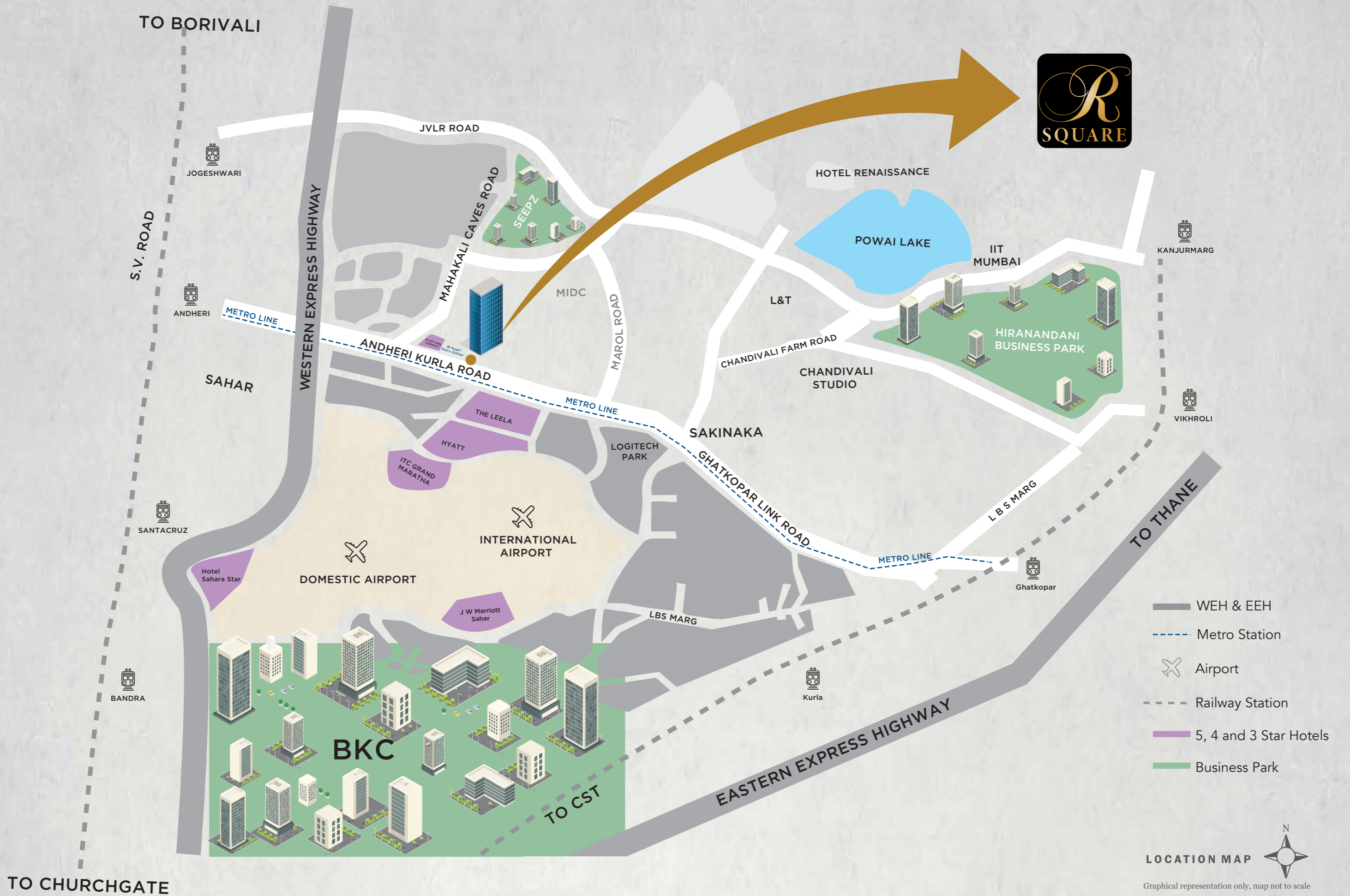
1.8 Km
International Airport
Terminal-2

4.7 Km
Domestic Airport
Terminal-1



5, 4 and 3 Star Hotels
in close proximity

Location





M
SQUARE

One Stop Solution!

- 2 Acres of Development Area
- 1.1 Mn. SF. Office Space
- Typical Carpet Area ~ 50,367 SF.
- Building structure consisting of 4 Basements + Ground Floor + 14 Office Floors
- Proposed F&B, Gymnasium, Café and other amenitie
- Flex Office Spaces*
- Landscape Area
- Smoking Zone

*PROPOSED



Stock Image



*Artist's Impression

High Performance Double Glazed Glass Facade

Normal glass view



Mitigates harsh direct sunlight



Healthy, naturally lit work environment



Reduces dependency on artificial lighting



Substantive annual energy savings

Expansive Double Height Entrance Lobby

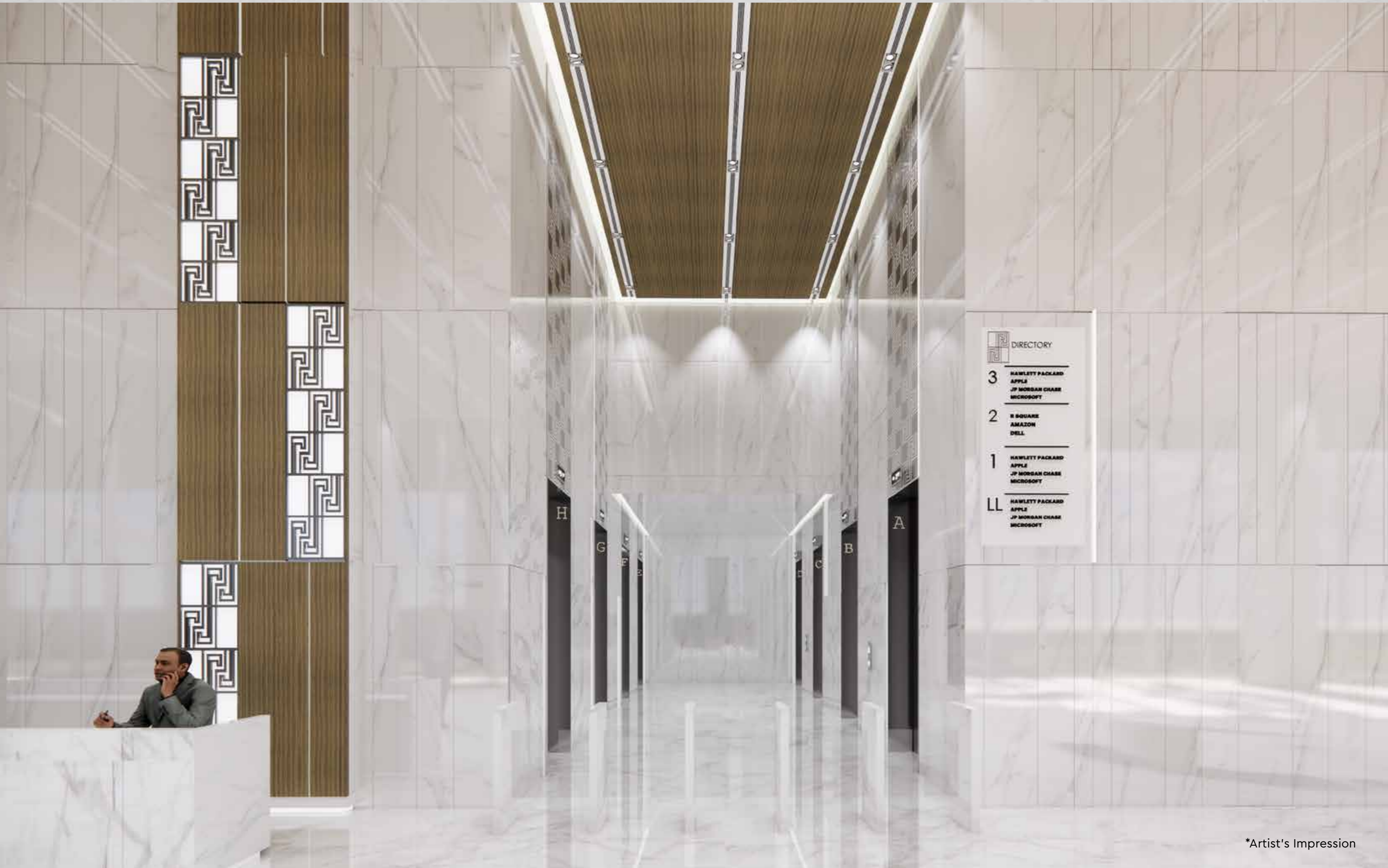


*Artist's Impression

F&B (Ground Level)

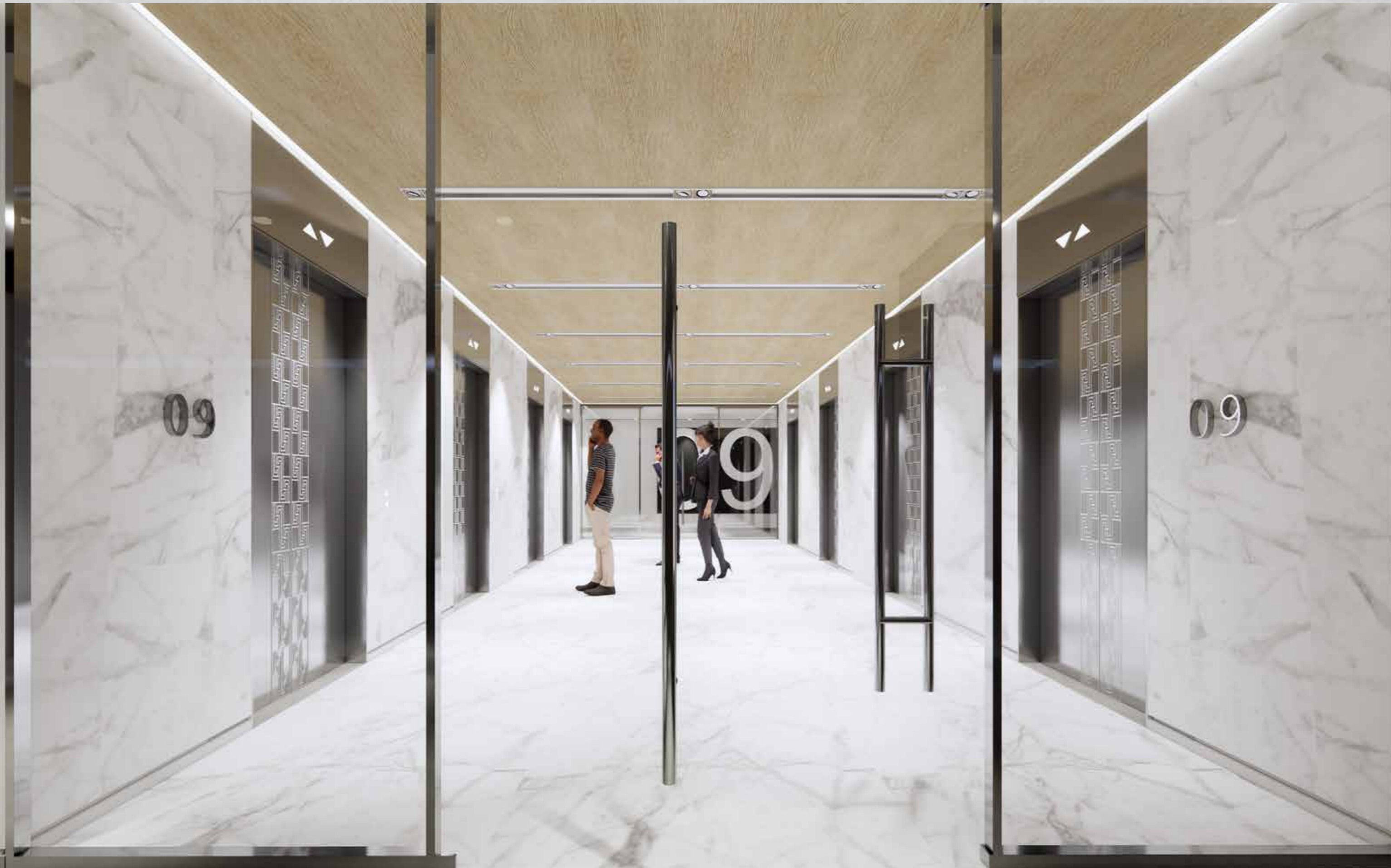


Lift Lobby (Ground Level)



DIRECTORY	
3	HAWLETT PACKARD APPLE JP MORGAN CHASE MICROSOFT
2	R SQUARE AMAZON DELL
1	HAWLETT PACKARD APPLE JP MORGAN CHASE MICROSOFT
LL	HAWLETT PACKARD APPLE JP MORGAN CHASE MICROSOFT

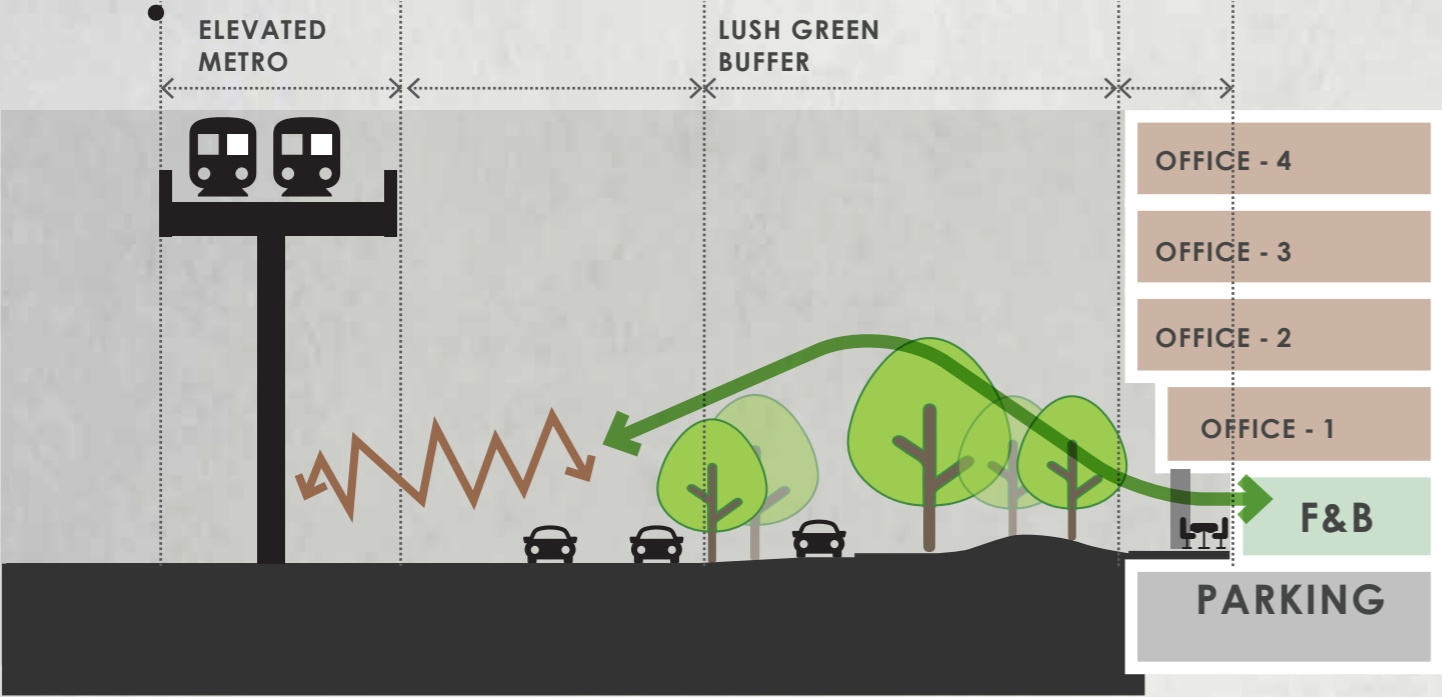
Lift Lobby (Typical Floor)



Ground Floor Plan

- Double height entrance lobby
- F&B and Cafe
- Grand Entrance Plaza, Dedicated Pedestrian zone

Key Diagram

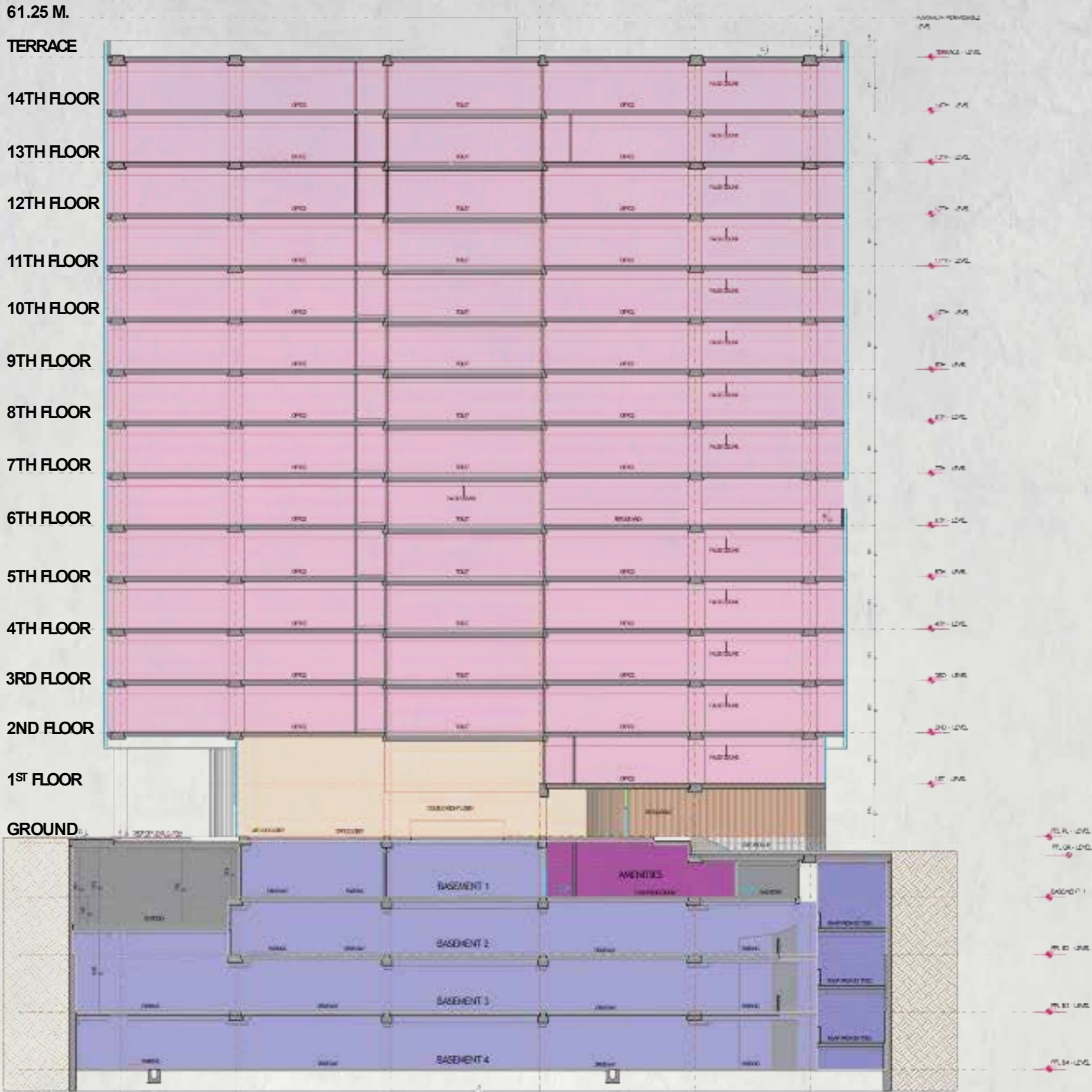


Key Section



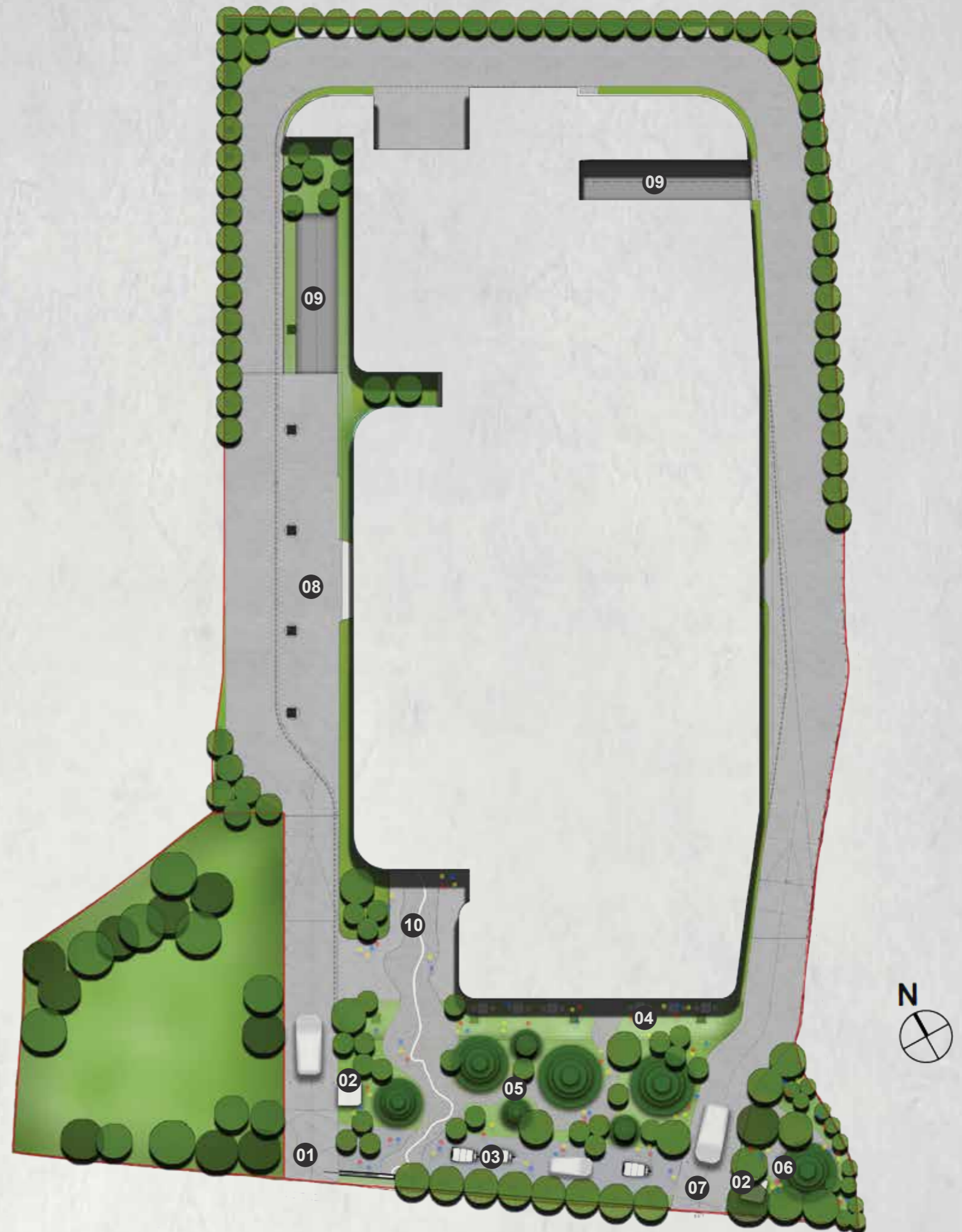
GROUND FLOOR LAYOUT

Section plan



Legends

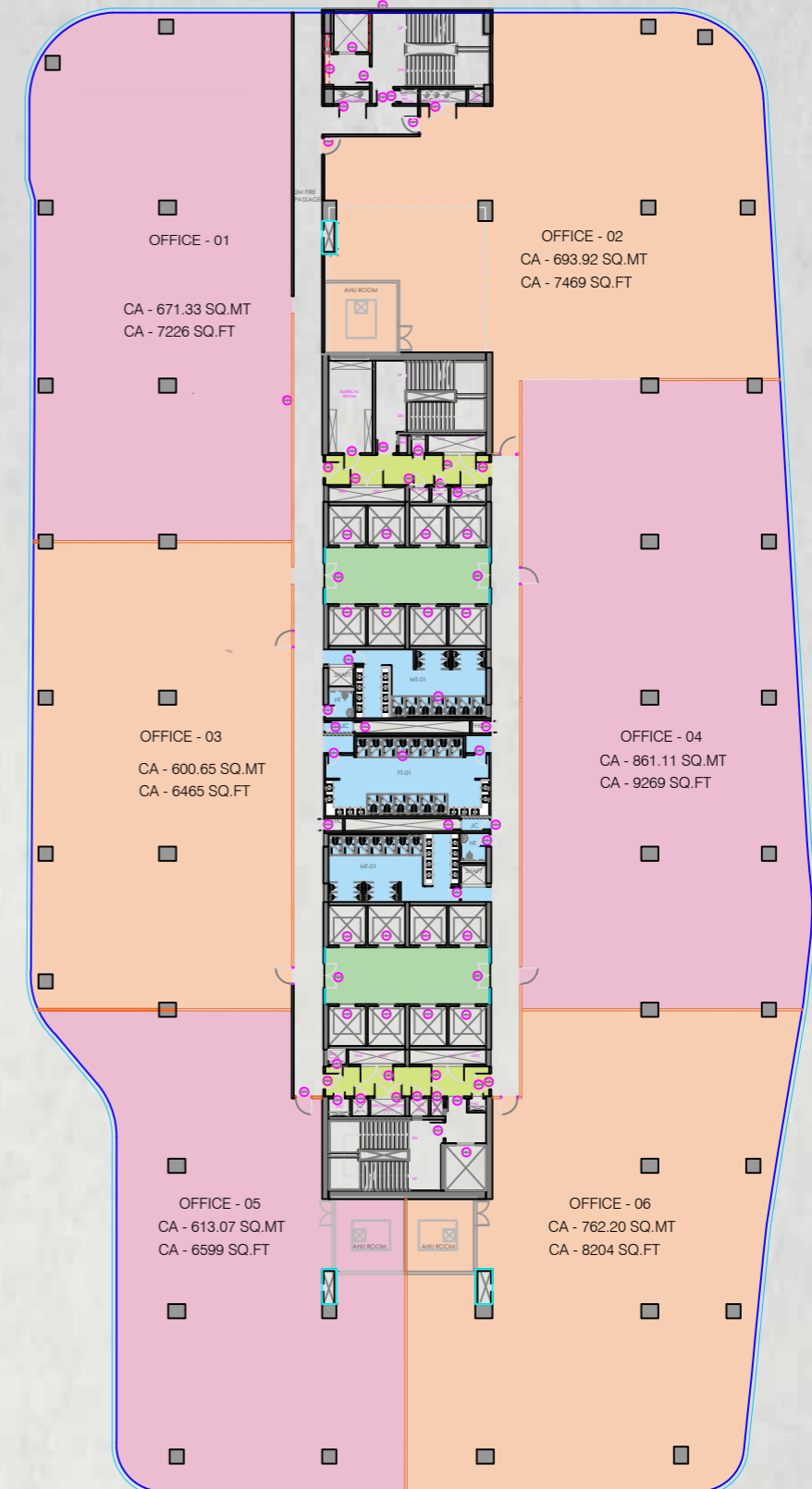
- 01 Vehicular Entry
- 02 Security Cabin
- 03 Vehicular Drop-Off
- 04 Outdoor F&B Plaza
- 05 Tree Plaza
- 06 Smoking Zone
- 07 Vehicular Exit
- 08 Vehicular Drop-Off
- 09 Way to Basement
- 10 Entrance Plaza



Beyond The Floor Plan

- Center Core
- Typical Carpet Area ~ 50,367 SF.
- Option for Divisibility of the floor plan.
- Column Grid 11x11 M, 11x8.5 M
- Floor-to-Floor Height 3.85 M
- 16 Passenger Elevators
Capacity : 24 Pax
Speed : 2.5m/sec
- 2 Service Elevators
Capacity : 21 Pax
Speed : 1.75m/sec
- Provision for dedicated washrooms & AHU room

2nd to 5th, 7th to 13th & 14th floor

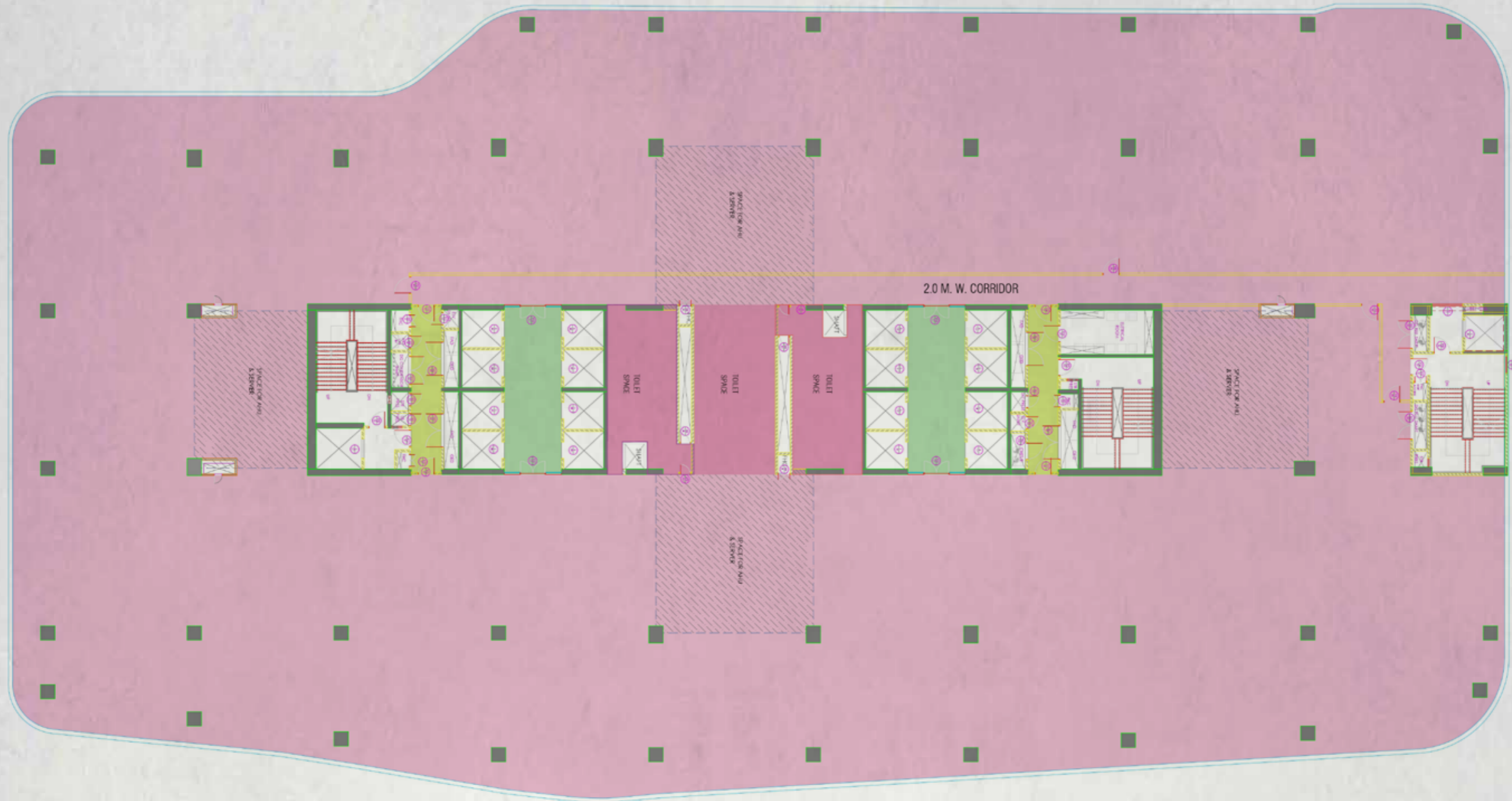


1st FLOOR PLAN



2nd to 14th FLOOR

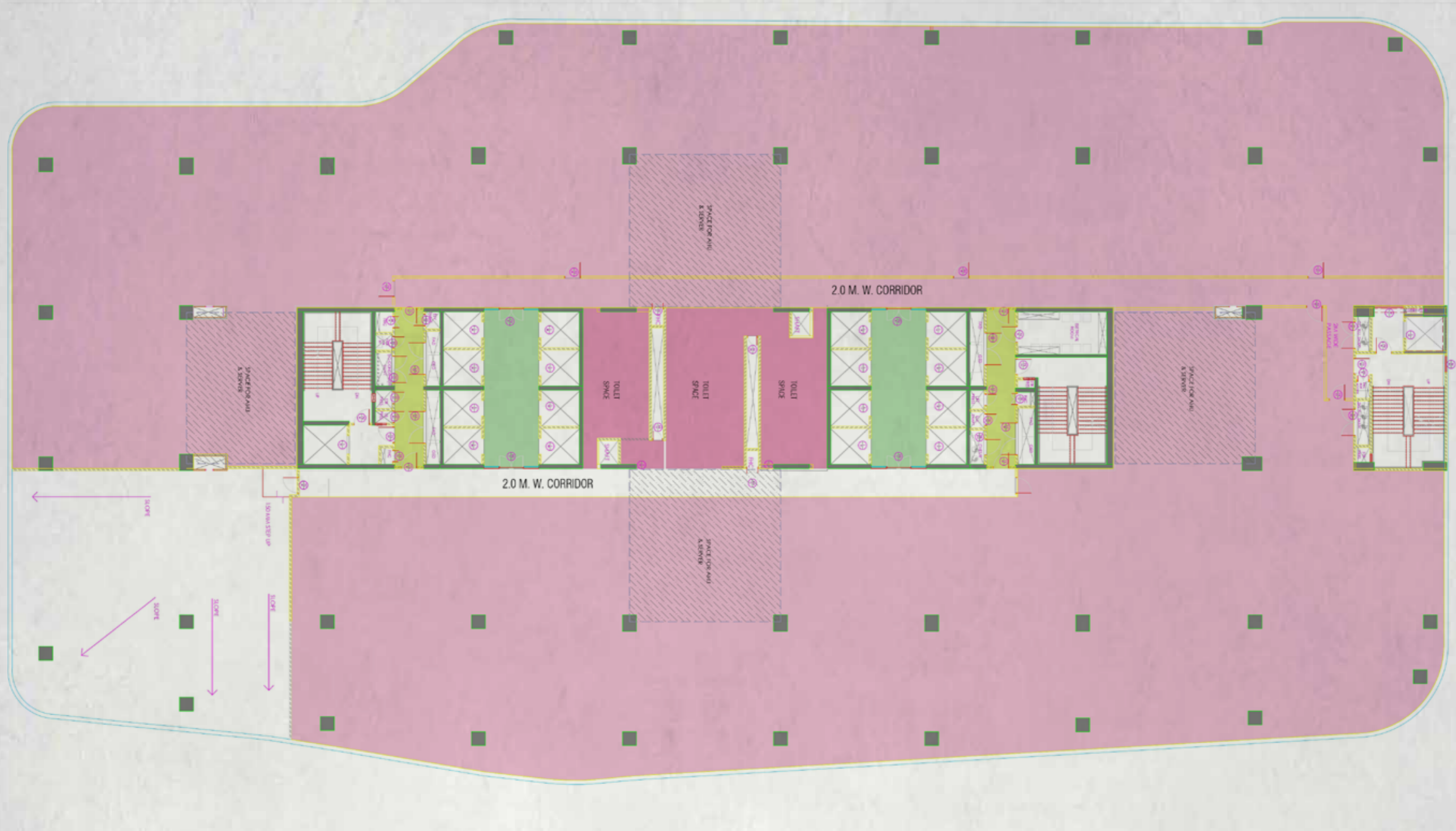
Typical Floor Plan



6th FLOOR PLAN (REFUGE)



13th FLOOR PLAN (REFUGE)



Landscaped Walk-Way



Landscaped Walk-Way





Perforated
Barriers

Drop off Spaces

Green Landscape
Buffer

Softscapes to Evoke
sense of Calm

Green Landscape
Buffer

Outdoor Dining
Opportunity

Active Retail
Frontage

*Artist's Impression

Amenities*



Gym



Meditation



Library



Concierge



24/7
Ambulance



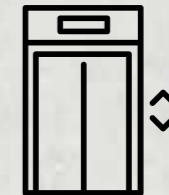
Food &
Beverage



Universal
Accessibility



Wellness/
Medical Centre



High Speed
Contactless
Elevators



Flex Offices



Stock image

Safety & Security



24x7
CCTV Monitoring



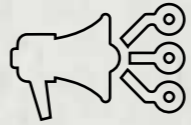
Building
Management System



Fire
Alarm System



Visitor
Management System



PA
System



Access Control
Turn Stile



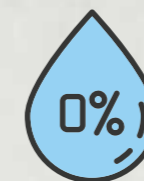
Sustainability



**Water
Conservation**



**Rain Water
Harvesting**



**Zero Discharge
Facility**

Partners

BroadwayMalyan^{BM}

Design & Architecture

**GRÜNE
DESIGNS**

MEP Consultant

 **PARALLAX
DESIGN STUDIO**

Architect



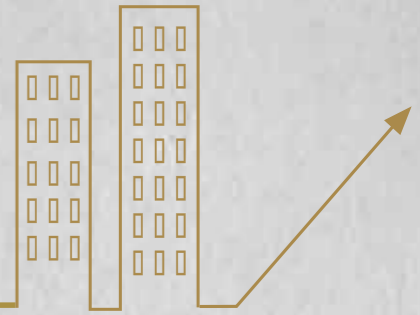
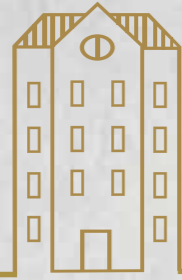
Structure




THE MINISTRY OF LIGHT

Lighting Consultant

Runwal Legacy



42+ 

PROJECTS DELIVERED
24 PROJECTS UNDER
CONSTRUCTION


35+ 

**AWARDS
& ACCOLADES**

REALTY PLUS EXCELLENCE AWARD (WEST),
2016 | ULTRA LUXURY RESIDENTIAL PROJECT, 2020 |
BEST REAL ESTATE COMPANY OF THE YEAR, 2021

35k+ 

HAPPY FAMILIES
HAVE CHOSEN THEIR DREAM HOME AT
RUNWAL GROUP

45+ 

YEARS OF LEGACY
PIONEERS IN ORGANIZED RETAIL &
RESIDENTIAL REAL ESTATE



RUNWAL
REALTY
SINCE 1978

Mr. Hardik Mehta
General Manager – Commercial Leasing

+91 9821196000
hardik.mehta@runwal.com

Mr. Samarpan Gaikwad
Assistant Manager – Commercial Leasing

+91 7977004939
samarpan.gaikwad@runwal.com

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