

RUSTOMJEE
BELLA

BHANDUP

A PROJECT IN PARTNERSHIP WITH **ETREC**

70 YEARS OF TRUST

BUSINESS SPACES

IT'S THOUGHTFUL. IT'S **Rustomjee®**

THE VENUE
FOR THE NEXT CHAPTER
OF YOUR SUCCESS STORY:
BHANDUP'S NEWEST
BUSINESS DESTINATION.



Boman R. Irani
Chairman & Managing Director, Rustomjee Group

“We are pleased to introduce Bhandup to the walk-to-work concept at our newly designed retail and commercial spaces where thoughtful planning meets business success. By strategically creating these spaces in close proximity to the residential units, we have made it possible to save the most precious asset of all: time. Rustomjee Bella's commercial spaces promise a seamless blend of convenience and efficiency, where you can maximize productivity without the hassle of commuting. Welcome to a neighborhood where every step brings you closer to success.”



ARTIST'S IMPRESSION

CRACKING THE CODE TO SUCCESS: PASSION, PERSISTENCE, AND A WORKSPACE WITH INFINITE POSSIBILITIES.

When it comes to creating the ideal workspace, it's the small details and nuances that make a world of difference. At Rustomjee Bella, we go above and beyond, mindfully crafting each commercial and retail space that always inspires. From location to layout, every element is ideated and designed to perfection. The result? A space that not only meets but exceeds your expectations, driving you towards everlasting success.

WHAT SETS US APART :



*Optimal design: Rectangular-shaped layout
Spacious interiors, excellent airflow, and natural light.*



*Bare shell spaces also available, allowing
the flexibility to design your office to your liking.*



Customer parking space.



The only commercial space in the vicinity.



Two elevators per wing.



*Perfect for residents living nearby seeking
to own an office closer to home.*

FOR A BUSINESS TO GROW, ACCESSIBILITY IS KEY. HOW ABOUT WE OFFER YOU THE ENTIRE CITY?

Metro connectivity to reduce travel time by hours.

- Connecting the Eastern Express Roadway, Central Railway, Mono Rail, the ongoing Metro Line 2B (D N Nagar to Mandale), and the proposed Metro Line 5 (Thane to Kalyan), Metro Line 6 (Swami Samarth Nagar to Vikhroli) and Metro Line 8 (Wadala to General Post Office)

- Wadala to Kasarvadavali - Metro Line 4 - an elevated corridor with 32 stations.

Road connectivity:

- Eastern Express Highway: 3.2 kms
 - Domestic airport: 16.1 kms
 - International airport: 16.5 kms
 - Thane: 9.2 kms
 - Powai: 6.2 kms
- Bhandup Railway Station: 1.8 kms
 - Eastern Freeway: 23.4 kms
 - CST: 31.5 kms
- Upcoming Bhandup Metro Station: 2.5 kms



THE CHANCE OF MISSING AN EARLY MORNING MEETING: NOWHERE IN SIGHT.

MALLS & SUPERMARKETS:

D Mart: 1.4 kms | R Galleria: 2 kms | Magnet Metro: 2.5 kms | R Mall: 3.7 kms

RESTAURANTS:

*Gopala's Restaurant: 140 m | Varanda: 600 m | Namaste Restaurant: 900 m
McDonald's, Mulund: 1.6 kms | Thambi Veg Restaurant: 1.8 kms*

HOSPITALS:

*Lotus Multispeciality: 750 m | Sunrise Hospital: 1.1 kms
Sarathi Hospital: 1.2 kms | Sanjivani: 1.5 kms | Fortis Hospital: 1.6 kms*

BANKS:

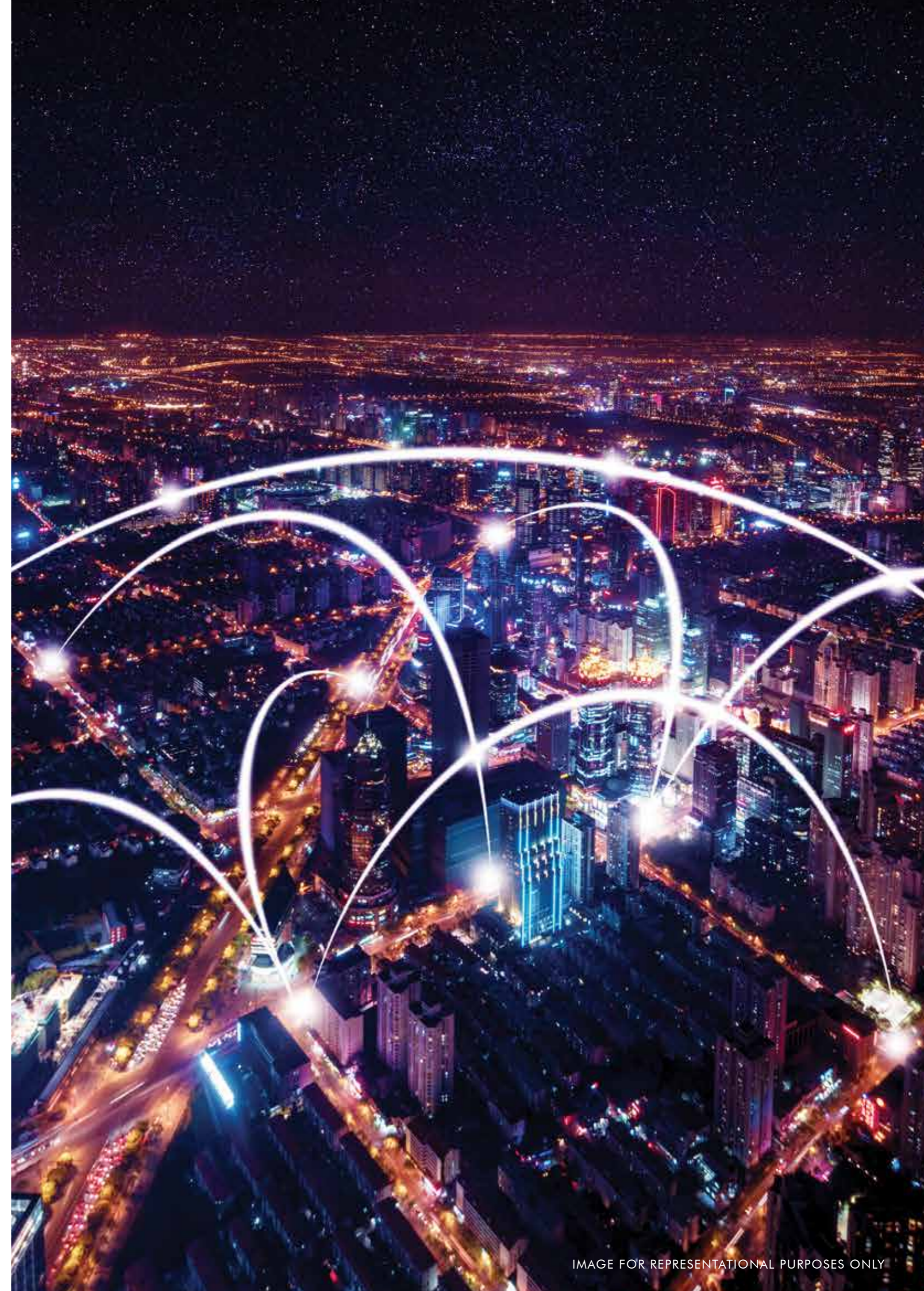
*ICICI Bank: 1.2 kms | State Bank Of India: 550 m
Canara Bank: 500 m*

FUEL STATIONS:

Bharat Petroleum: 250 m | Hindustan Petroleum: 700 m

LANDMARKS:

*Bhagwati Banquets: 10 m | Govind Banquets: 20 m
Hyundai Service Centre: 20 m | Shangrila Biscuit Factory: 190 m
Filix Tower: 500 m*



YOUR NEXT OFFICE SPACE:
JUST AN ELEVATOR RIDE AWAY
FROM HOME.

- *36 thoughtfully designed retail and commercial spaces.*
- *Office spaces ranging from 154 sq. ft. to 418 sq. ft.*
 - *Spread across three levels of two wings.*
 - *Great connectivity and easy access.*
 - *Assured ROI and value appreciation.*
 - *Low maintenance cost.*

SPACIOUS OFFICES, WITH
ENOUGH ROOM FOR ALL YOUR
IDEAS TO FLOW FREE.



PUTTING IN THOSE EXTRA HOURS
AT WORK IS EASIER
WHEN THE JOYS OF HOME ARE
JUST MINUTES AWAY.



ARTIST'S IMPRESSION

EXCEPTIONAL DESIGN,
AND MOMENTS AWAY FROM HOME.
COULD AN OFFICE SPACE BE
ANY MORE PERFECT?



ARTIST'S IMPRESSION

WORKSPACES WITH OPTIMAL
LAYOUT, CREATED TO SUIT
BUSINESSES
OF ALL SHAPES AND SIZES.



OUR COMPLETED COMMERCIAL PROJECTS.

*Just a few landmarks that have made
giving directions around town much easier.*



NATRAJ BY RUSTOMJEE (ANDHERI EAST)



ASPIREE BY RUSTOMJEE (SION EAST)



CENTRAL PARK BUSINESS SPACES (ANDHERI EAST)

IT'S THOUGHTFUL. IT'S **Rustomjee**[®]

CALL: 022 6111 6111 | WWW.RUSTOMJEE.COM

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MahaRERA registration no: BELLA - Wing A & B - P51800031973,
WING C & D - P51800029526. Available at website: <https://maharera.mahaonline.gov.in/>

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SCAN HERE
FOR RERA DETAILS

Wing A & B



Wing C & D

