

Rustomjee[®]
CENTRAL PARK
BUSINESS SPACES
ANDHERI (E)

AFTER ALL,
IN THE WORLD OF BUSINESS
TIME IS MONEY.

STRATEGIC LOCATION. STUNNING ARCHITECTURE. OUTSTANDING DESIGN.
PRESENTING RUSTOMJEE CENTRAL PARK-BUSINESS SPACES.

Located right in the heart of Andheri (East), the neighbourhood of this project is considered among the most upcoming office areas of Mumbai and at the cusp of an accelerated growth trajectory. Spread over approximately 1 lac sq.ft. is a multi storey structure of premium offices ranging in sizes based on your business needs. From its grand entrance experience, to the imposing glass facade, every facet of the project ensures an inspiring work environment.

ARCHITECTURE & DESIGN



SANJAY PURI

Sanjay Puri's creations reflect the innovative design and revolutionary spaces that are the hallmarks of his much awarded venture. Rustomjee Central Park-Business Spaces, with intricate detailing, premium finish and efficient space planning, is clearly no exception.

"A mix of flexible office spaces that offers the advantage of being able to combine to create larger offices to suit individual business needs.

The offices will benefit from maximum natural light during the day time thereby reducing energy consumption and the need for artificial lighting, all courtesy optimal depth of the office spaces in the building. The grand entrance experience features a prodigious sheltered driveway 18 feet high that artistically blends into an elegant reception area.

Flat slab construction leads to minimization of beams and widest column spans ensuring minimal loss of volume for false ceilings and maximization of clean areas for planning. The performance glazing further minimizes heat gain into the building leading to energy efficiency.

In a nutshell, the overall design epitomizes efficiency, flexibility and sustainability - hallmarks of Rustomjee."

- SANJAY PURI



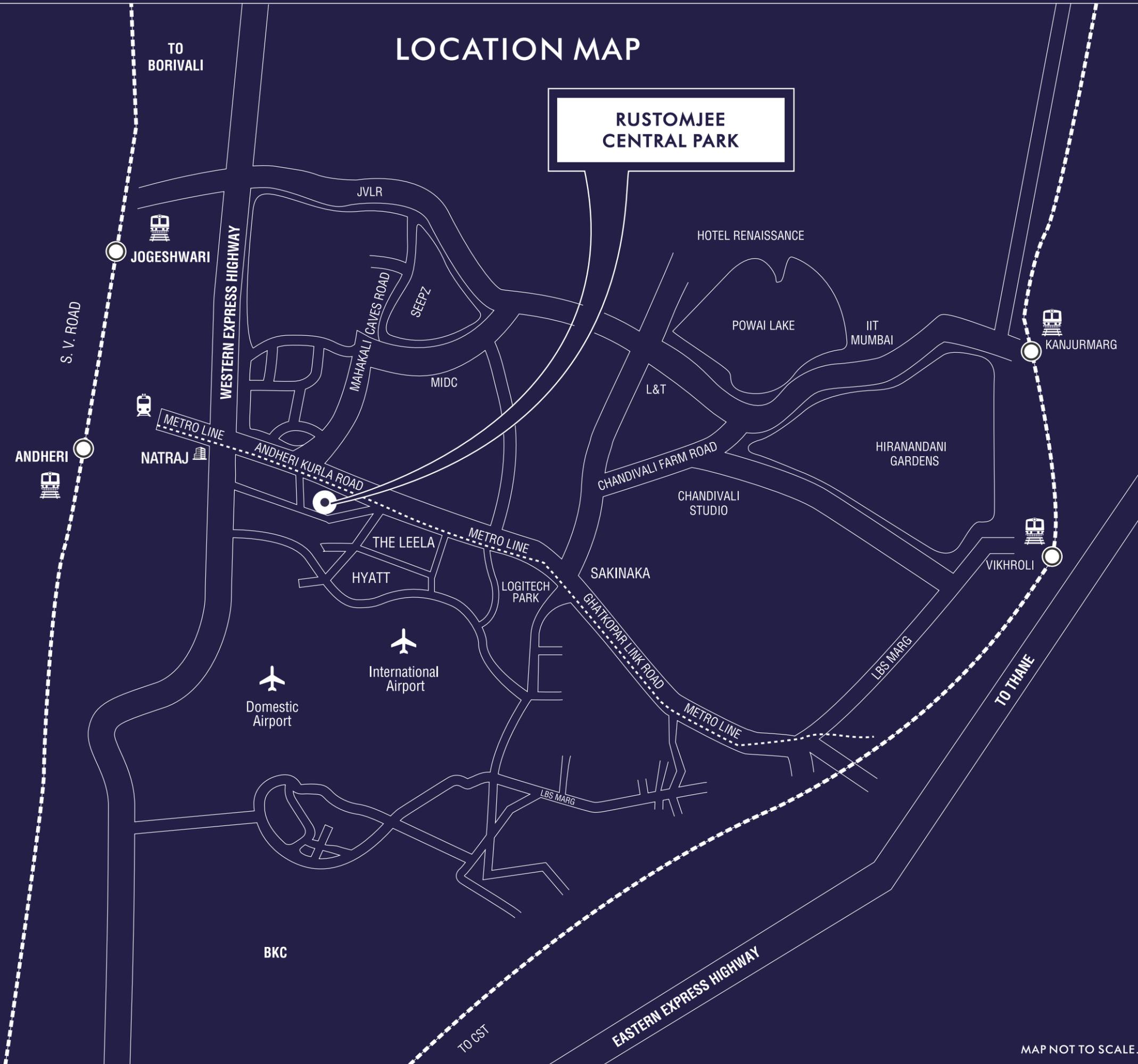
SHOT AT LOCATION

THE METRO: AROUND THE CORNER.
THE AIRPORT: A FEW MINUTES AWAY.
THE WEH: JUST DOWN THE ROAD.
LET'S LEAVE THE LATE MARKS FOR ACTUAL EMERGENCIES, SHALL WE?

- 1.4 kms from Western Express Highway / Metro Station.
- 1.6 kms away from MIDC.
- 3.1 kms away from the International Airport.
- 3.2 kms away from SEEPZ.
- 3.4 kms away from the Domestic Airport.
- 9.7 kms away from Bandra Kurla Complex.
- Close to an array of fine dining restaurants, cafes, pubs, multiplexes and other recreational options to help one unwind after work hours.
- Headquarters of top MNCs like HUL, P & G, GSK.
- Andheri East has 8 of the 13 metro stations along the Versova-Ghatkopar Metro line.

LOCATION MAP

**RUSTOMJEE
CENTRAL PARK**



PROPERTY SNAPSHOT

COMPOSITION

Approximately 1 Lac Sq.ft.
2 levels of Basement + Ground + 9 Floors*
5 High Speed Elevators, 4 Staircases

SIZES

Office sizes range from small to medium, with flexibility of clubbing two or more into larger ones.
A Full Floor Plate comprises approximately 15,000 Sq. ft.
Each office space comes with its own private washroom.

PARKING

Parking has been planned in 2 levels of Basement and Ground.

SEAMLESS CEILING

With use of advanced flat slab technology, there are minimal beams and columns allowing widest spans for maximization of seamless areas.

ENTRANCE EXPERIENCE

Imposing External Facade, Grand Entrance Driveway, Beautiful Entrance Lobby & Reception Area.

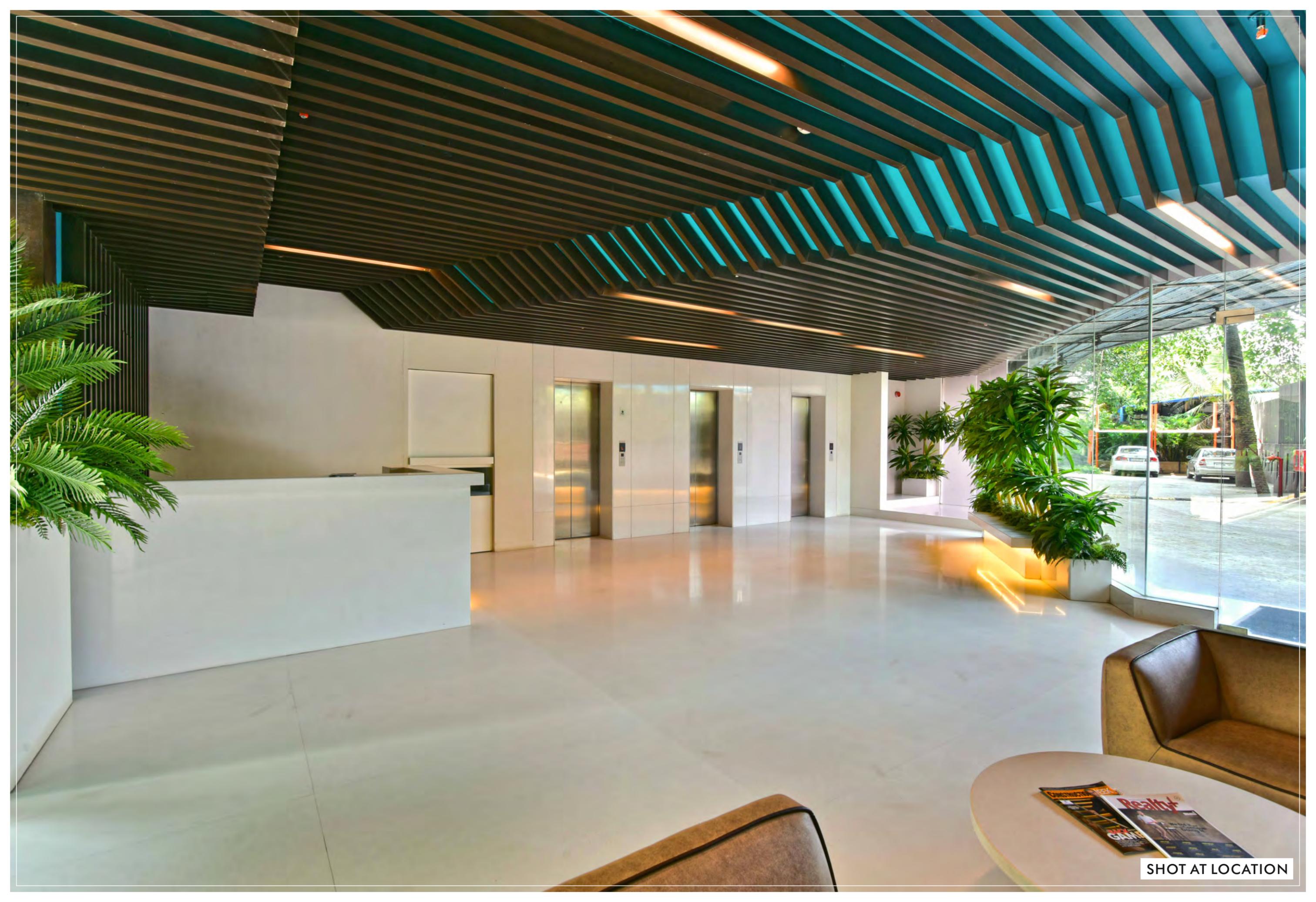
PREMIUM FINISHES

Typical Lobbies, Common Area Environs are where premium specifications are used to deliver the signature quality.

*Note: Real Estate Project, 'Rustomjee Central Park', bearing Rera Registration No. P51800009904, accessible at <https://maharera.mahaonline.gov.in>, comprising 2 Basements, Ground + 9 Upper Floors is being developed in parts. Initially, 2 Basements, Ground + 7 Upper Floors shall be delivered and a maximum of two further floors shall be developed as and when approvals are received.



ENTRANCE LOBBY | SHOT AT LOCATION



SHOT AT LOCATION

PROJECT HIGHLIGHTS

Premium Commercial Spaces in the heart of Andheri (E)

Contemporary Facade with performance glazing

Air-conditioned spacious entrance lobby

Floor-to-floor height of 12 Feet

Grand entrance driveway

Bare-shell offices Flexible floor-plates

Minimal beams with flat slab technology

Parking space

Designed for Seismic Zone IV

High speed elevators

Provision for VRV Air-conditioning system

CCTV Surveillance in Common Areas

DG back-up for common areas & emergency services

Valet service

Fire-fighting System as Per C.F.O norms

Energy efficient lighting system



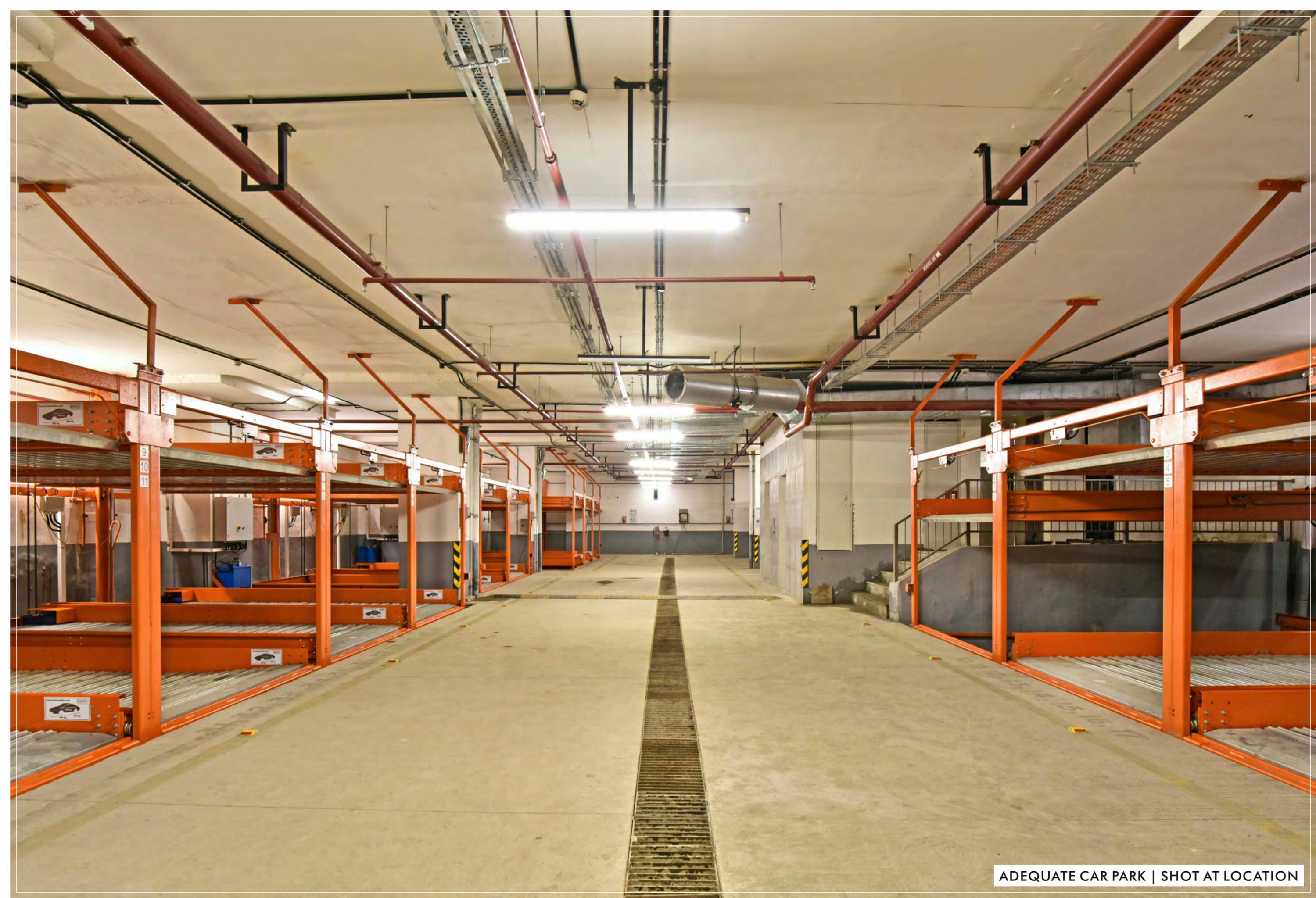
CURRENT STATUS & PROGRESS

OCCUPANCY CERTIFICATE RECEIVED TILL THE 7th FLOOR

All building plans approvals, construction and other major permissions viz. traffic, fire, civil aviation also in place.



GRAND ENTRANCE DRIVEWAY | SHOT AT LOCATION



ADEQUATE CAR PARK | SHOT AT LOCATION

REINVENTING THE CONCRETE JUNGLE,
ONE IDEA AT A TIME.

At Rustomjee, we believe ideas form the cornerstones of buildings. Bricks and mortar are merely the blocks that help in realizing them. Ideas transform houses into homes and offices into innovation centres. But what's an idea without planning and foresight?

These are the thoughts that animate Rustomjee's design principles. The same principles that inspire the company to invent, discover and deliver newer lifestyle solutions. Since its inception in 1996, Rustomjee has heralded the rise of insightful design and eco-friendly construction technologies. Through its diverse projects, it has lived up to global benchmarks and set a few of its own.

Today, this commitment to excellence is converting millions of square feet of Mumbai into Gated Communities, Premium Townships, Standalone Landmarks and Commercial Spaces.

OUR COMPLETED COMMERCIAL PROJECTS:
JUST A FEW LANDMARKS THAT HAVE MADE GIVING
DIRECTIONS AROUND TOWN THAT MUCH EASIER.



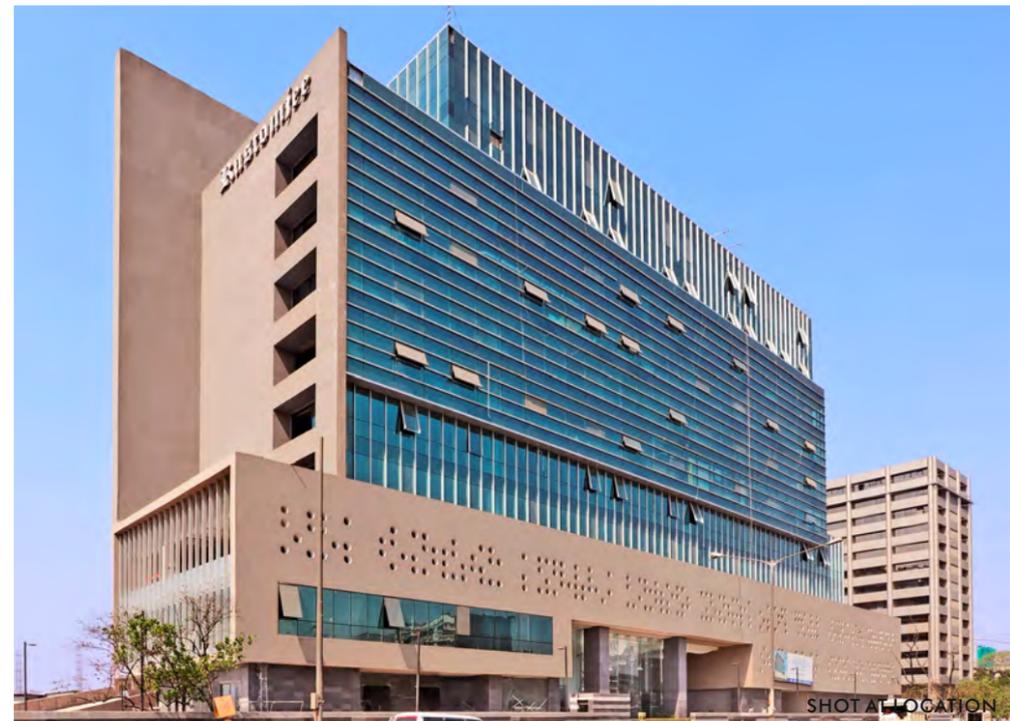
NATRAJ

SHOT AT LOCATION



SANGAM

SHOT AT LOCATION



ASPIREE

SHOT AT LOCATION

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

CALL: 6111 6111 | WWW.RUSTOMJEE.COM

Site Address: Rustomjee Central Park Commercial Spaces, Andheri Kurla Road, Chakala, Andheri East - 400 093

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MahaRERA Registration No: P51800009904, Available on the website: <http://maharera.mahaonline.gov.in>