

70023

WELCOME PROPERTY MANAGEMENT SERVICES

A PERFECT HOME FOR YOUR DREAMS





Welcome Property Management Services is one of the most trustworthy Real Estate Firm.

Our group's success greatly depend on our business expertise and dedication.

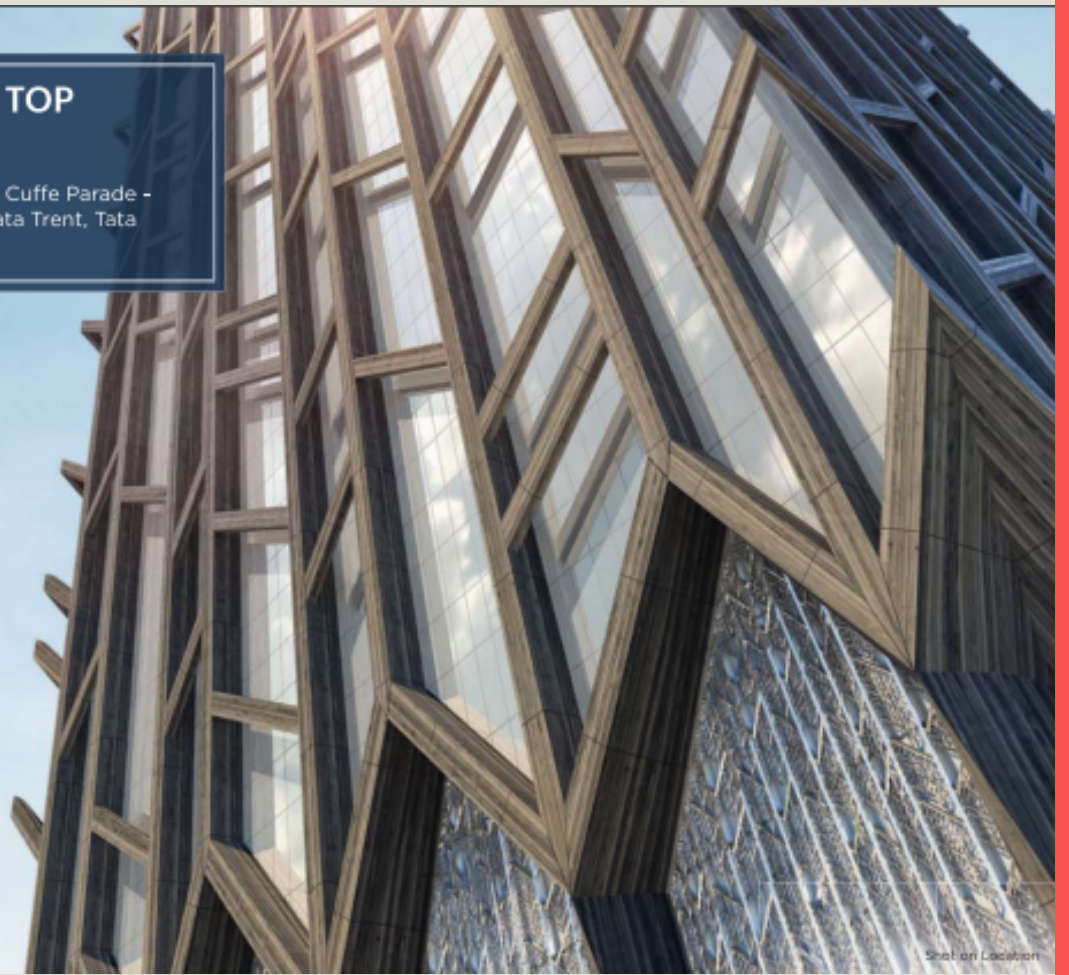
These qualities make us the first choice of our customers, also our team of experts work towards building trust, quality, transparency and customer satisfaction.





LOCATED AMIDST TOP CORPORATES

Next to Lodha Excelus at New Cuffe Parade - home to top corporates like Tata Trent, Tata Chemicals, GMM Pfaudler



Shot on Location

WORK-LIVE-LEARN-PLAY ECOSYSTEM

- Located in the ready catchment of prime residences at New Cuffe Parade
- Next to Jain Temple and an ICSE school



Shot on location at New Cuffe Parade



**ONLY GRADE A OFFICE FOR SMEs
IN THE ENTIRE BKC-CHEMBUR BELT**

DELIVERY NEXT YEAR (2022)



ENTER YOUR OFFICE WITH PRIDE

Grand double height air-conditioned entrance lobby

OWN THE OFFICE UNIT OF YOUR DREAMS

- Vaastu-compliant design
- Expansive floor-to-floor height of 13 feet+
- Provision of pantry in each office



Shot on location at Lodha Supremus, Thane

FLOOR-TO-CEILING WINDOWS FOR MAXIMUM DAY LIGHT



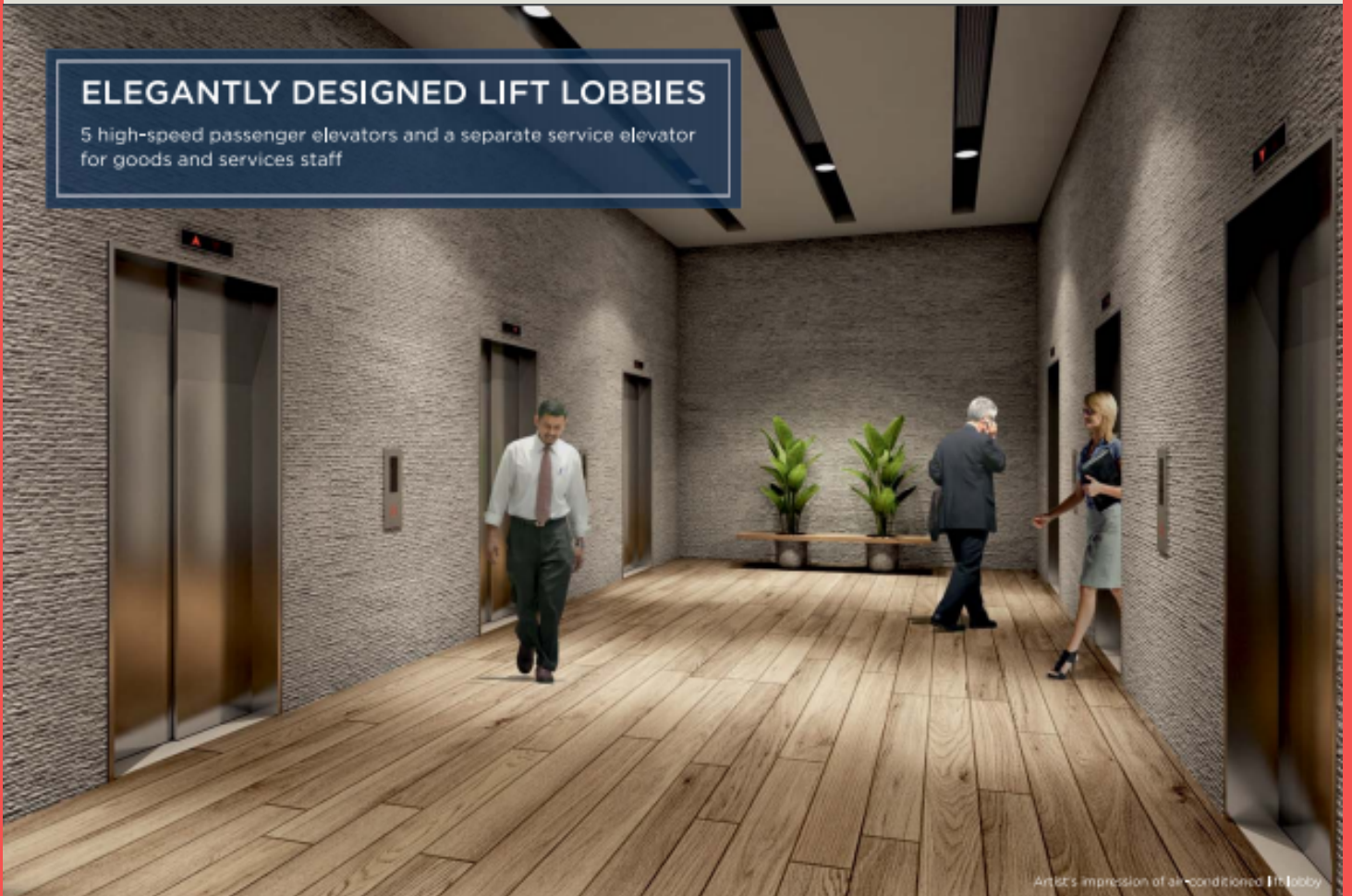
DEDICATED OWNER'S TOILET IN EACH OFFICE

Provision of owner's toilet in each office unit



ELEGANTLY DESIGNED LIFT LOBBIES

5 high-speed passenger elevators and a separate service elevator for goods and services staff



Artist's impression of air-conditioned lift lobby



UNINTERRUPTED POWER SUPPLY

Power supply with 100% DG power backup for common areas, elevators and specific load in office units



CRAFTED TO FOSTER EMPLOYEE WELL-BEING & COLLABORATION

Beautiful landscape designed by STX - Singapore's premier landscape design firm

AMPLE CAR PARKING

Escape the daily hassle of finding a parking spot



100% PEACE OF MIND

Professional facilities management services to ensure hassle-free operations





SAFE & SECURE OPERATIONS

Advance multi-tier security system:

- Access controlled entry to elevators on the ground floor
- Panic bar system for access to staircase
- CCTV monitoring of the complex entrance and the entrance lobby
- Boom barrier controlled parking access



A SUSTAINABLE AND ENVIRONMENT FRIENDLY DEVELOPMENT

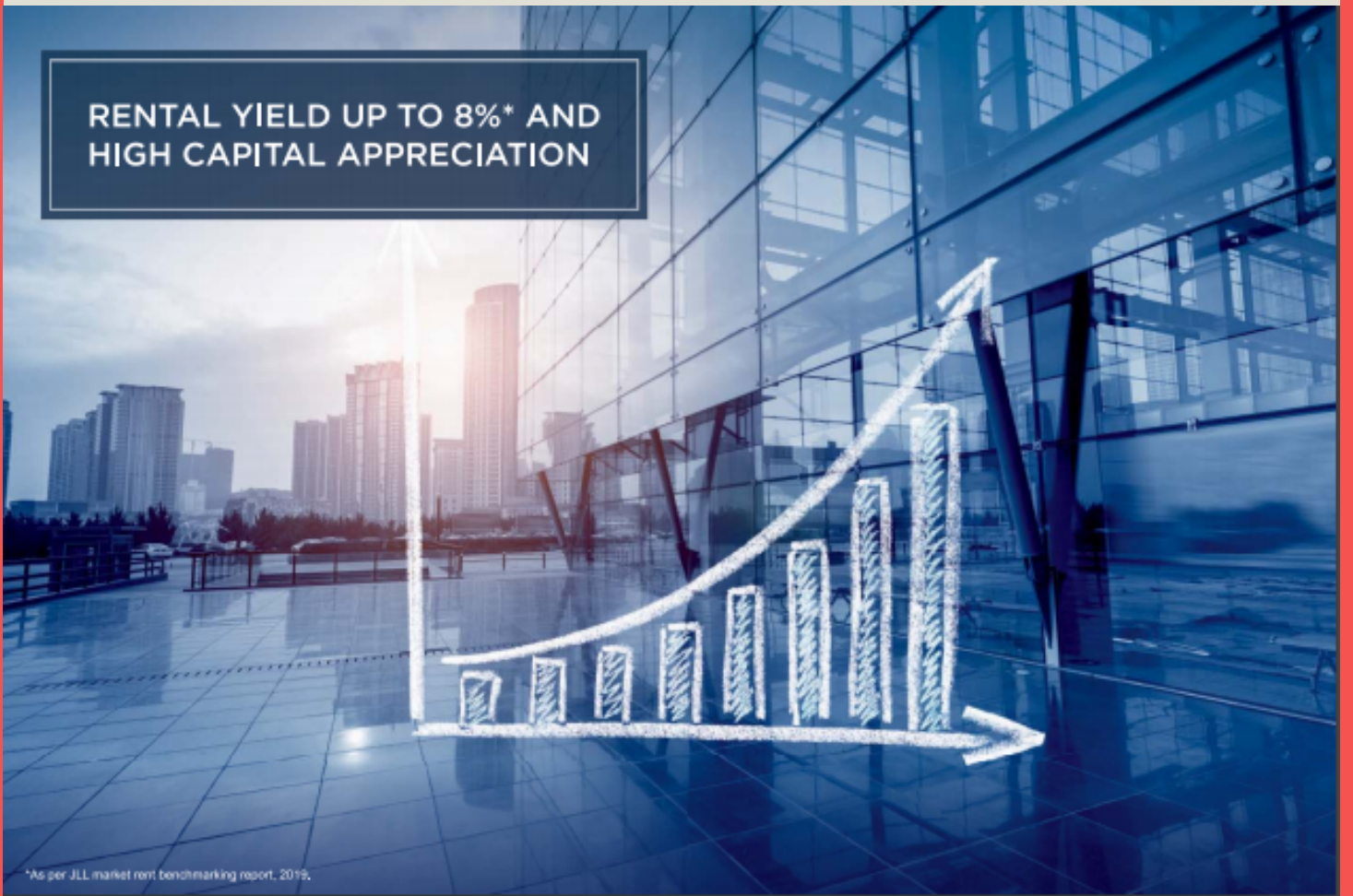
Efficient utilization of resources and lower maintenance costs.

- LEED - Gold rated building with focus on environmental sustainability
- Iconic facade with performance glazing to reduce heat gain and noise levels
- Energy efficient air-conditioning and elevators to minimize energy costs
- Waste water recycling and provision for rain water harvesting

100% COMMERCIAL FSI (NO IT/ITES)



RENTAL YIELD UP TO 8%* AND
HIGH CAPITAL APPRECIATION

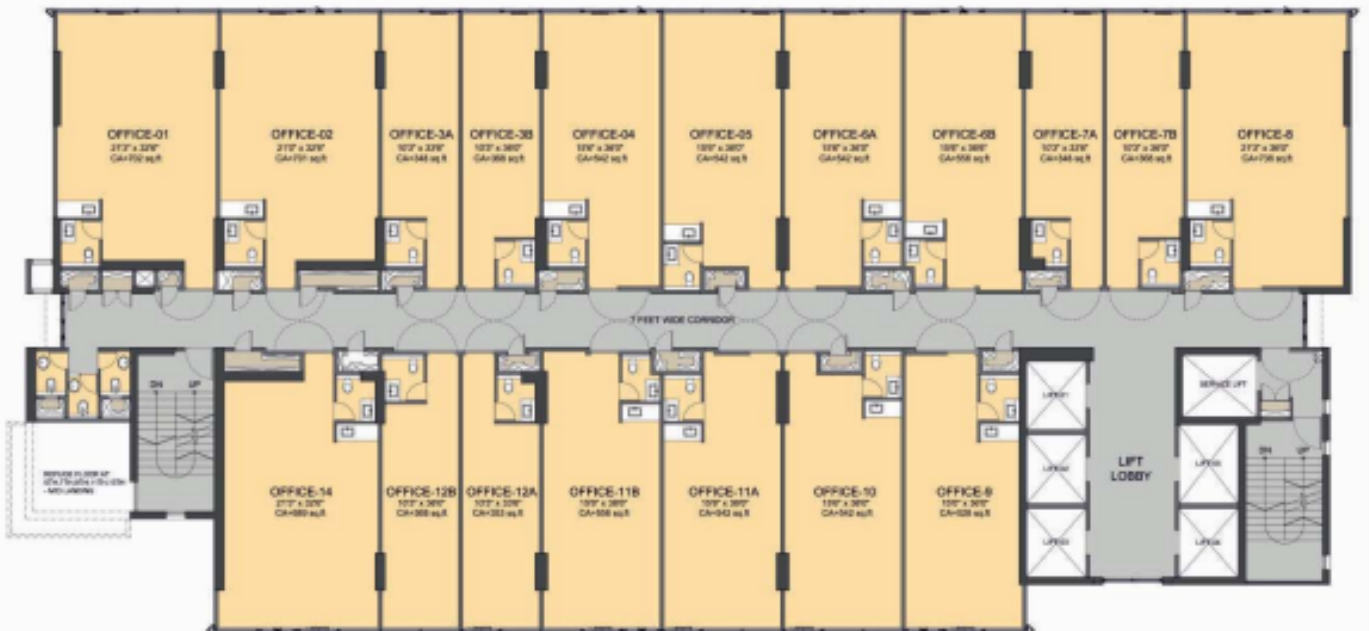


*As per JLL market rent benchmarking report, 2019.

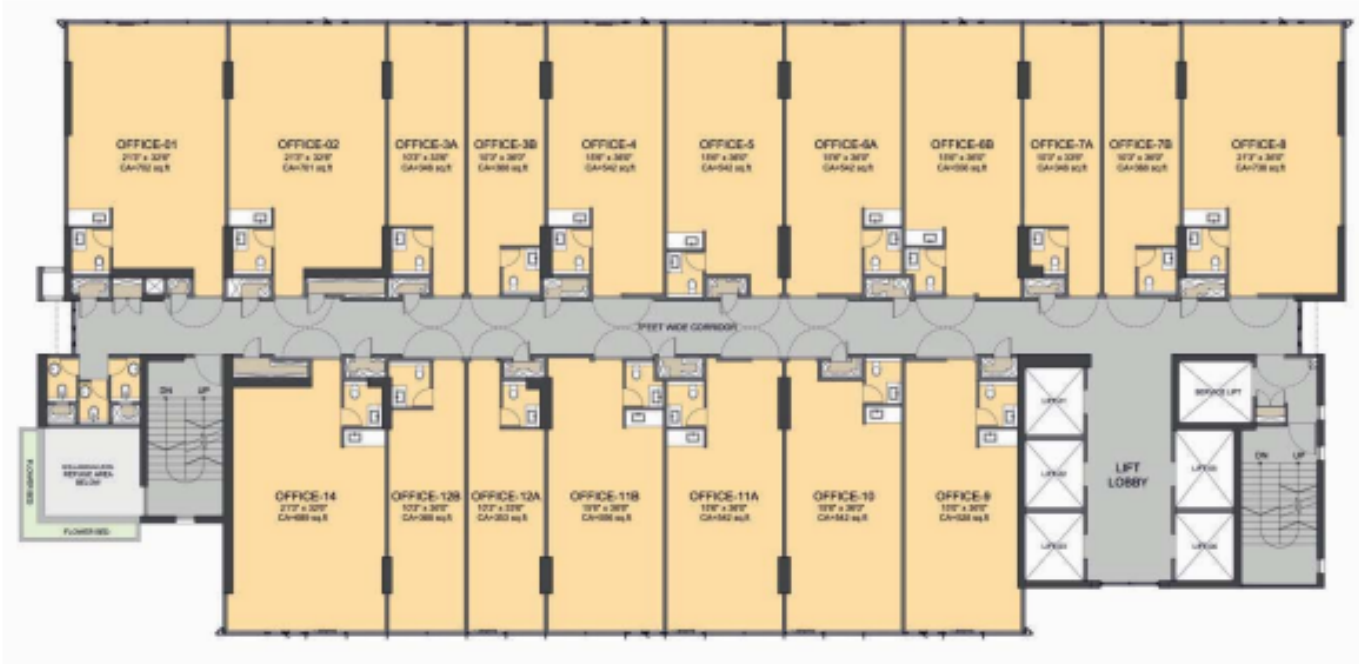
SITE LAYOUT



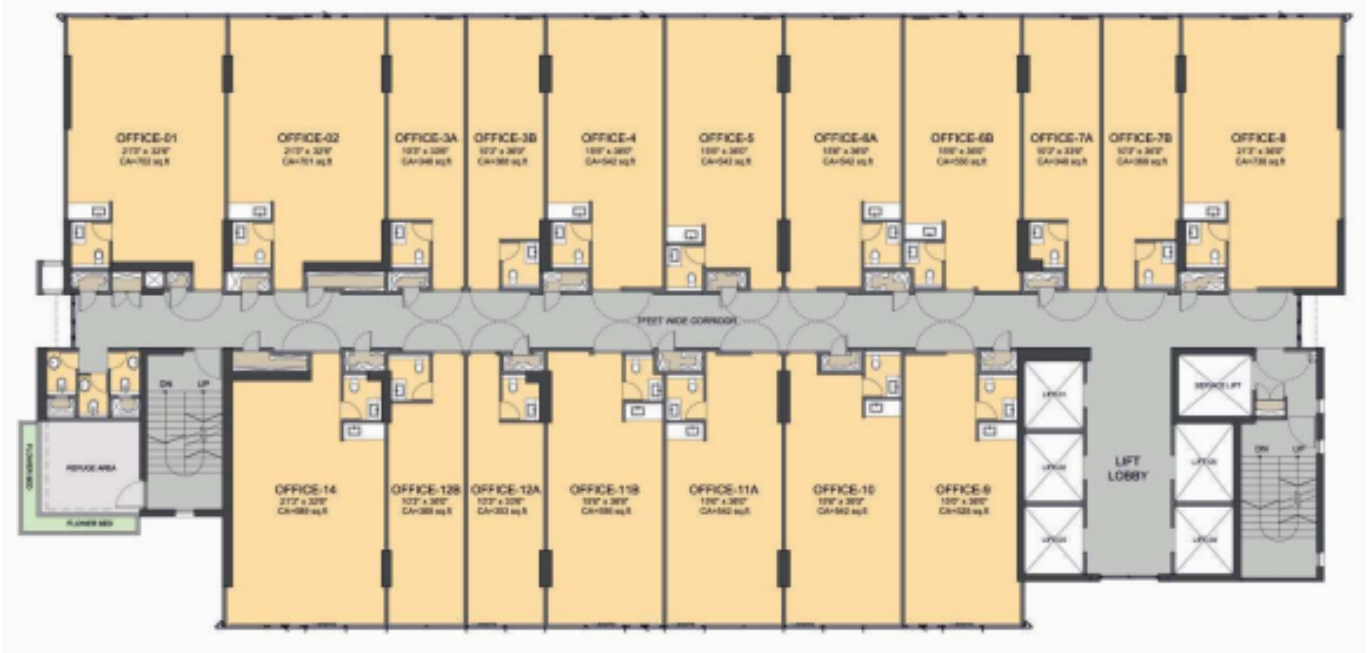
3RD FLOOR PLAN



6TH FLOOR PLAN



7TH FLOOR PLAN




- Location:- Andheri East, Mumbai- 400093
- Carpet Area:-
Office spaces from 761sq.ft. to 1338sq.ft.
- Price:- On Request
- Other Highlights:-
 - Grand Entrance Lobby
 - Ample Car Parking
 - Well-designed elevators
 - Vaastu Compliant Design
 - 100% Power Backup
 - 10 Min from BKC via Sion-BKC Connector
 - 20 min from fort from Eastern Expressway & Many More...

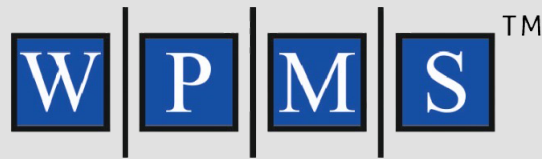
CONTACT US

Your dream home is just a call away

Call us at:-

 022 25277155

 9930 419 149



Visit our office:-

40, Chhadva, Diamond Garden, Chembur (E),
Mumbai - 71

Thank you!

