

Leave BKC behind.

Prelaunching Mumbai's best boutique offices, just 10 min. from BKC*

₹ 2.18 Cr+ | Pay 25% now, 25% in 12 months, and 50% on OC

100% commercial offices (no IT) | Vaastu-compliant | High rental yield up to 8.5%*
Just 20 min. from Fort | Walking distance to upcoming metro line and monorail
Part of Lodha Business District: home to top global corporates

Anchor tenants at Lodha Business District:

Tata International Limited | Trent Limited | Tata Chemicals Limited | GMM Pfaudler

CODENAME
**BUSINESS
GAIN**

Lodha Business District,
New Cuffe Parade







Artist's impression

5 Reasons to book an office **today**



Your choice of inventory
at offer price
~~₹2.43 Cr. +~~ ₹2.28 Cr. +



For the first time ever
25 : 25 : 50 payment plan



Grand surprise
awaits on booking



10 mins to BKC via
BKC - Sion connector



Up to 8.5% rental yield*



ICICI Bank Sion East, Mumbai...
आय सी आय सी आय बँक ब्रॅच...

B WING
B विंग

KOLIWADA
कोळियाडा

Wadala Depot
वडाला डिपो

Mariamma Mandir

Bank Of India

Carnival IMAX Wadala
कार्निवल आयमॅक्स वडाला

CGS COLONY
CGS कॉलनी

Mata Temple
माता मंदिर

TROMBAY INDUSTRIAL AREA
ट्रॉंबे इंडस्ट्रियल एरिया

Chhatrapati Shivaji Maharaj Statue
छत्रपती शिवाजी महाराज पुतळा

Lodha New Cuffe Parade (Lodha NCP)

Bhakti Park
Google

Duldeep Singh Marg



TYPICAL FLOOR PLAN
(with carpet area)



LEGEND

01. CLUB HOUSE ENTRANCE AND DROP OFF
02. CLUB HOUSE
03. CENTRAL WATER FOUNTAIN
04. JACUZZI LOUNGE
05. SEATING POCKETS
06. POOL DECK
07. PARTY LAWN
08. CRICKET PLAY GROUND
09. OLYMPIC LENGTH SWIMMING POOL
10. KIDS FUN POOL
11. GANESHA TEMPLE
12. RETAIL OR F&B
13. SATELLITE PLAY GROUND
14. SATELLITE PARTY LAWN
15. DINING TERRACE WITH BARBEQUE
16. RESIDENTIAL ENTRY AND DROP OFF
17. RESIDENTIAL ENTRANCE PAVILION
18. RESIDENTIAL LOBBY
19. LIFTS TO BASEMENT
20. SWIMMING POOL
21. GARDEN
22. CABANA
23. LILY POND & HEALING GARDEN
24. COLONNADE
25. SERVICES
26. POOL SIDE CAFE
27. WATER JET PLATFORM
28. TODDLER'S POOL
29. DOG RUN AREA
30. INTERACTIVE WATER PLAY AREA
31. TODDLER'S PLAY AREA
32. SENSORY PLAY AREA
33. ADVENTUROUS PLAY AREA
34. ROCK CLIMBING
35. GATHERING PLAZA
36. LOTUS POND
37. ORCHARD WALK
38. GREEN HOUSE
39. TEA SHACK
40. ORGANIC FARMING
41. ENTRANCE WATER FEATURE
42. MEDITATION GARDEN
43. JAIN TEMPLE
44. ELDER'S ZONE
45. GOLF PUTTING
46. OUTDOOR AMPHITHEATRE
47. MSE
48. RETAIL PLAZA
49. RAMP TO BASEMENT

**NORTH****GROUND FLOOR PLAN**

Particulars	Details
Living/Dining Flooring	Tiles
Bedrooms Flooring	Tiles
Wall Ceiling Finish	Oil Bound Distemper / Colour Wash
Toilets Wall Finish	Tiles up to 5' Oil Bound Distemper / Colour Wash
Toilets Flooring	Tiles
Kitchen Flooring	Tiles
Platform	Marble
Kitchen Wall Finish	Tiles up to 2 feet high above Marble counter & Oil bound distemper / Colour Wash in balance area
Others	Single Bowl Stainless Steel Sink
Balcony Flooring	Tiles
Window	MS Z-Section & Glass / Alu Steel & Glass
Door Frame / Doors	Hardwood / M.S / Fiber Door frames with Flush Door / Skin Door / Fiber Door
Common Area Flooring	Marble / Pavers
Lift Lobby	Marble / Tiles
Chinaware	Standard Fitting
C.P Fittings	Standard Fitting
Electrical	ISI marked products for wiring, switches and Circuits
Security	Gated Complex