

**Kustomjee®**

**CENTRAL PARK**

ANDHERI (E)

## STRATEGIC LOCATION. STUNNING ARCHITECTURE. OUTSTANDING DESIGN.

Located right in the heart of Andheri (East), the neighborhood of this project is considered among the most upcoming office areas of Mumbai and at the cusp of an accelerated growth trajectory. Spread over 2 Lac Sq.ft. are 8 storeys of premium offices which come in flexible 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.

# SANJAY PURI

As the lead architect of his much-awarded, eponymous firm, SANJAY PURI' CREATIONS reflect the innovative design and revolutionary spaces that are the hallmarks of his venture. RUSTOMJEE CENTRAL PARK, with the intricate detailing, premium finish and efficient space planning, is clearly no exception to the same.

“A mix of flexible office spaces that offer the advantage of being combined to create larger offices to suit individual business needs. The offices will benefit from maximum natural light during the daytime thereby reducing energy consumption and artificial light, all courtesy optimal depth of the office spaces in the building. The grand entrance experience features a prodigious sheltered driveway 24 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 high 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.”





## LOCATION

The convenience of quick access to the International & Domestic Airports, Metro Rail, Western Railways, proximity to the Western Express Highway, Andheri Kurla Road, Mahakali Caves Road, helps 'tick' a very important check box, for the talent you would attract.

The neighborhood of the project boasts of Star Hotels, High-End Restaurants, Gourmet Diners and Popular Cafés and Lounges which would add that touch of upbeat when signing off on Fridays.





- Western Express Highway  
(600 Mts)
- Andheri Railway Station  
(1.5 Kms)
- Metro Stations;  
WEH Metro St.  
Chakala Metro St.  
(400 Mts)
- International Airport  
(3.0 Kms)
- Domestic Airport  
(2.3 Kms)
- BKC  
(7.5 KMs)
- Powai  
(6.3 Kms)

## PROPERTY SNAPSHOT

- ❖ Free-hold land in joint development with clear title.
- ❖ Building Plan Approvals, Construction Permissions in place. The project has received 'Full IOD'.
- ❖ All other major permissions in place viz. Traffic and Fire approvals, Civil Aviation, MCGM Approvals for Market Amenity Handover, Drainage, SWD.
- ❖ Site Construction Progress:
  - Project comprises two levels of Basements, Ground + 8 upper floors. Construction on-site has reached 6<sup>th</sup> Floor level.
  - **Expected Completion in October 2017.**
- ❖ Sizes:
  - Two Lac Sq.ft. spread across Eight storeys
  - 15,000 sq.ft. carpet area on a floor
  - Bare-Shell Offices. Flexibility in Office Sizes
  - All offices to have toilet blocks and assigned pantry area.



❖ Parking:

- Ample parking has been planned in the two levels of Basements.
- These are a combination of dependant and independent car parks.

❖ Elevators:

- 5 High Speed Elevators of premium makes with all capable of accommodating 16 - 18 Pas. and stretchers. Besides, there are 4 set of Staircases and facilities for service staff.

❖ Beamless Ceiling:

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

❖ Entrance Experience:

- Imposing External Façade, Grand Entrance Driveway and exquisite Entrance Lobby/ Reception Area.

❖ Premium Finishes:

- Lift Lobbies, Common Area Environs and Landscaping of the project shall be of the signature finesse.



LAYOUT & PLANS





R.G.

WING G

WING H

R.G.

WING B

CLUB HOUSE

R.G.

WING E

GATE 3

WING C

WING B

WING A

GATE 2

WING D

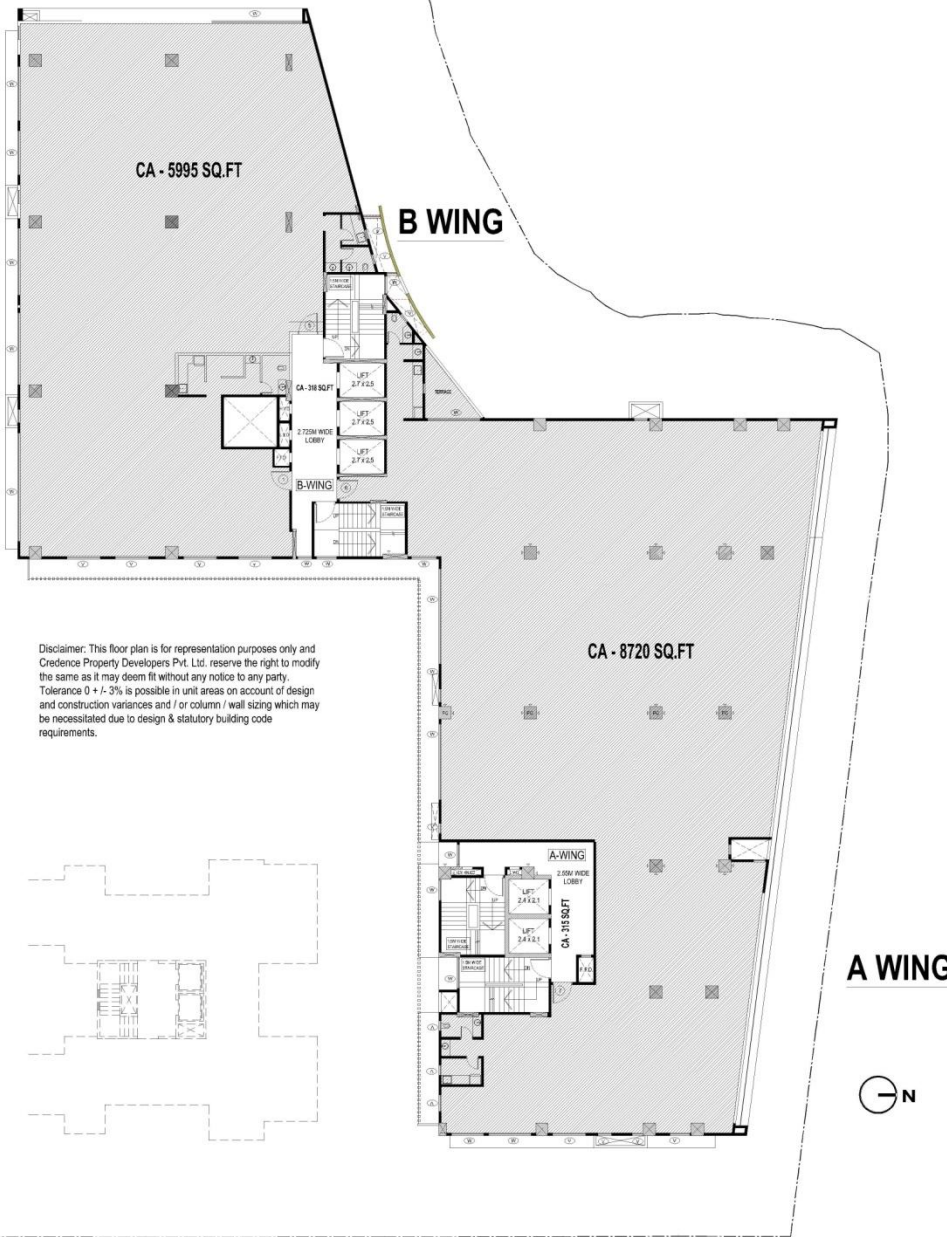
GATE 1

R.G.

WING A

27.44 M.W. ANDHERI - KURLA ROAD

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Disclaimer: This floor plan is for representation purposes only and Credence Property Developers Pvt. Ltd. reserve the right to modify the same as it may deem fit without any notice to any party. Tolerance 0 +/- 3% is possible in unit areas on account of design and construction variances and / or column / wall sizing which may be necessitated due to design & statutory building code requirements.

❖ Usable Carpet Efficiency @ ~63%

## VIEWS & SPECIFICATIONS



Drive way





Entrance Lobby



## Specifications:

- Contemporary Façade with High Performance Glazing
- Grand Entrance Drive Way & Beautiful Entrance Lobby
- Ample Car Parking
- Valet Service
- Facilities for Service Staff
- High-Speed Intelligent Elevator System With Exceptional Occupancy to Capacity Ratio
- Beamless Ceiling
- 12 Feet Floor-To-Floor Height
- Space Provision For VRV Air - Conditioning System
- CCTV Surveillance In Common Areas, Lobbies, Car Parks
- DG Back-up For Common Areas And Emergency Services
- Designed For Siesmic Zone 4
- Bare Shell Offices
- Energy Efficient Lighting for Entire Project
- Fire Fighting Systems Conforming With CFO, NBC Norms
- PA System And Fire Alarm System For Entire Building
- Sewage Treatment Plant

MILESTONES

50% on Booking

20% on Completion of all Slabs

10% on Façade Completion

10% on Installation of Elevators

10% on Intimation of OC

Thank You !!

*Call: +91 22 6111 6111, Email: [commercialspace@rustomjee.com](mailto:commercialspace@rustomjee.com)*

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IS OFTEN JUST COMMON SENSE.



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