

# codename MULTI BAGGGER BAGGGER BFFICES

An Opportunity. An Address. A Possibility. From the Founders of Wagle.



# **BUSINESS MEANS PROFIT**

Presenting the most Profitable Commercial Opportunity from the Founders of Wagle

# Crbitbusiness HUB

Invest in INFINITE PROFITABLE

Own your piece of high performing asset on Wagle's Financial Street. Seize this lucrative opportunity and be a part of a groundbreaking venture!

# **10 COMPELLING REASONS** TO INVEST IN THIS MULTIBAGGER OPPORTUNITY

# **Prime Location**

Nestled at Wagle's Financial Street, off SG Barve Road, just minutes from EEH. Surrounded by top financial institutions like Union Bank.

## **Accessible Investment**

Ideal for both new and seasoned investors with mountain-facing offices, flexible payments, and easy EMIs.

# **Modern Facilities**

Invest in a G+27 tower featuring a double-height lobby, expansive parking, high-speed elevators, and advanced security.

# **Exceptional Returns**

Enjoy 3X\* rental yield with guaranteed cash flow, transitioning from residential to high-return commercial spaces.

# **Trusted Builder**

Ekatva Group's legacy of over 1200 successful investors and 4 decades of impressive ROI.

# **3X Rental Yields**

Commercial real estate offers 3X higher yields than residential, ranging from 6% to 8%\*.

# **Lower Risk Quotient**

Leases of 3-5 years with reliable companies ensure consistent cash flow.

# **Superior Developments**

Premium commercial spaces are top destinations, ensuring higher appreciation and ROIs.

# **Exclusive Address**

Limited offices available, 100% approvals\*.

# **The Thane Advantage**

Infrastructure projects like Coastal Road and Elevated Road in Thane enhance returns.



- 1.



# Orbit BUSINESS HUB

## **TOWERING PRESENCE**

A sleek 28-storey modern structure offering panoramic views and high prestige.

## **SMARTLY-PLANNED SPACES**

Offers flexible, unobstructed layouts with modern design and optimized space utilization.

# MAXIMUM SAFETY

Delivers durable, low-maintenance, earthquake resistant, and fire-safe building integrity.

# **DESIGN, TECHNOLOGY & STYLE, RIGHT AT THE DOUBLE-HEIGHT ENTRANCE LOBBY**

- > The Double-Height Designer Lobby is an entryway that epitomizes grandeur
- Glide effortlessly between floors with our advanced high-speed elevators, engineered for seamless and efficient travel.
- Engage with a striking large LED screen that displays vibrant visuals, adding a dynamic and captivating touch to your experience.

## ZERO DOWNTIME

Provides continuous, efficient power with automatic switch-over in common areas for smooth operations. and modern elegance - a true testament to prestige and innovation.

# **OFFICES & CONVENIENCES, RIGHT** WHERE YOUR BUSINESS RESIDES



## **DYNAMIC AND PREMIUM OFFICE SPACES**

Select from sleek, compact offices with the flexibility to combine spaces-ideal for businesses aiming to scale while enjoying a touch of luxury.



## **PARK WITH PRESTIGE**

- > Convenience meets capacity with our expansive SURFACE PARKING facility
  - > 8-podium for hassle free access and worry-free work environment



**ADVANCED CCTV SURVEILLANCE** & 24/7 MANNED SECURITY



**EXCLUSIVE LIFT FOR THE DIRECTORS** Access Control for all Elevators

# **COME TO WORK AMIDST A MULTITUDE OF EXPERIENCES**



## **ROOFTOP EXPERIENCES 400-FEET ABOVE THE GROUND**

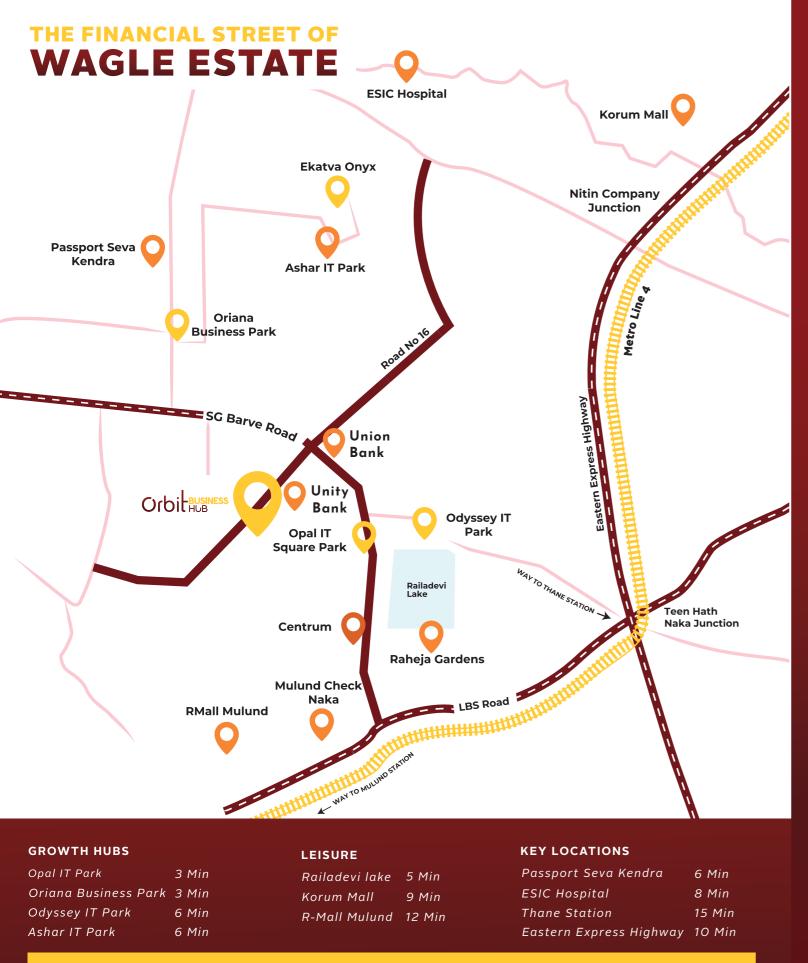
The best of work-life with the views of the city attached



**INFINITY CAFETERIA** Enjoy comfort and quality in our stylish cafeteria, perfect for breaks and informal meetings.



**SKY-HIGH WALKING TRACK** Enjoy a scenic stroll on our high-altitude walking track, designed for stunning vistas and revitalizing walks.



# **UPCOMING INFRASTRUCTURE**

EASTERN FREEWAY EXTENSION Enhancing connectivity and access.

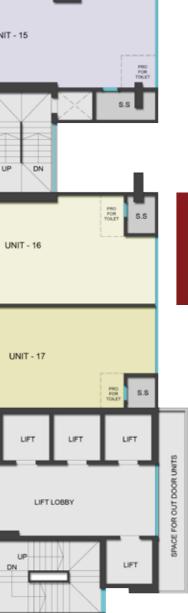
THANE BORIVALI TUNNEL Improving travel efficiency.

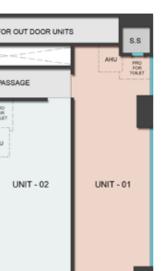
COASTAL ROAD Connecting Balkum & Gaimukh.

THANE WATERWAYS PROJECT Expanding the city's infrastructure.

THANE METRO LINES Metro 3 & 4, enhancing public transport.

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S.S TOLET	NIT - 07			AHU			X
S.S TOLET	VIT - 06			510		s	PACE FO
AHU UNIT - 05	4 PRO FOR TOLET	-11" WIDE		AHU		PRO	
		2 <sup>ND</sup>	<sup>-</sup> 4™, 6	<sup>TH</sup> - 8 <sup>TI</sup>	<sup>+</sup> , 10 <sup>™</sup> -	12™ F	LOOR
UNIT NO	1	2	3	4	5	6	7
RERA AREA ( sq.ft )	292	364	327	417	392	439	353
USABLE CARPET AREA ( sq.ft )	579	450	413	517	666	521	426







- SALE CARPET AREA STATMENT											
8	9	10	11	12	13	14	15	16	17		
328	321	351	343	358	353	333	436	461	501		
404	395	431	422	436	430	458	621	570	603		

#### **TYPICAL FLOOR PLAN**

# **AN ADDRESS BUILT ON A STRONG PARTNERSHIP**



KNS Architects is a pioneer of change in the architectural ingredients of India as a country and as a representative of design on the global level. Established in 1997 the company has made an everlasting impact in all spheres related to architecture and interior design. KNS Architects is an amalgamation of three distinctive personalities who bring out their super lative ideas in design while bringing out the best in each other. Kanhai Gandhi, Neemesh Shah and Shresht Kashyap (KNS), who have transformed the way an entire industry delivers its product to its consumers.

# **DELIVERED WITH PRIDE**



CENTRUM IT PARK











Eve Worli

Oriana Business Park

ODESSA BOUTIQUE OFFICES

Eye Of Powai



SoHo House





Oriana Business Park



Odessa Boutiaue Office

BUILDING MULTI BAGGER LANDMARKS ULTIVATING COHESIVE COMMUNI

36+ YEARS OF EXPERIENCE

1,200+ CUSTOMERS SERVED

#### **FROM FOUNDER'S DESK**

# **HIREN CHHEDA**

Founder, Ekatva Group

Right from our first development in Wagle to today, we have stood strong with our partners, fostering growth and shared achievements. And today we bring an opportunity of maximum profits.

Novotel Heathrow







**Opal Squar** 



orion Business Parl



Omeaa Business Par











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