

RUSTOMJEE
BELLA

BHANDUP

A PROJECT IN PARTNERSHIP WITH **ETREC**

70 YEARS OF TRUST

BUSINESS SPACES

IT'S THOUGHTFUL. IT'S **Rustomjee®**

THE VENUE
FOR THE NEXT CHAPTER
OF YOUR SUCCESS STORY:
BHANDUP'S NEWEST
BUSINESS DESTINATION.



Boman R. Irani
Chairman & Managing Director, Rustomjee Group

“We are pleased to introduce Bhandup to the walk-to-work concept at our newly designed retail and commercial spaces where thoughtful planning meets business success. By strategically creating these spaces in close proximity to the residential units, we have made it possible to save the most precious asset of all: time. Rustomjee Bella's commercial spaces promise a seamless blend of convenience and efficiency, where you can maximize productivity without the hassle of commuting. Welcome to a neighborhood where every step brings you closer to success.”



ARTIST'S IMPRESSION

CRACKING THE CODE TO SUCCESS: PASSION, PERSISTENCE, AND A WORKSPACE WITH INFINITE POSSIBILITIES.

When it comes to creating the ideal workspace, it's the small details and nuances that make a world of difference. At Rustomjee Bella, we go above and beyond, mindfully crafting each commercial and retail space that always inspires. From location to layout, every element is ideated and designed to perfection. The result? A space that not only meets but exceeds your expectations, driving you towards everlasting success.

WHAT SETS US APART:



Optimal design: Rectangular-shaped layout, spacious interiors, excellent airflow, and natural light.



Bare shell spaces also available, allowing the flexibility to design your office to your liking.



Dedicated customer parking space.



We're the only commercial space in the vicinity.



One elevator per wing.



Perfect for residents living nearby seeking to own an office closer to home.

FOR A BUSINESS TO GROW, ACCESSIBILITY IS KEY. HOW ABOUT WE OFFER YOU THE ENTIRE CITY?

Metro connectivity to reduce travel time by hours.

- Metro Line 4 from Wadala to Kasarvadavali is an elevated corridor with 32 stations
- It will connect the Eastern Express Roadway, Central Railway, Mono Rail, the ongoing Metro Line 2B (D N Nagar to Mandale), and the proposed Metro Line 5 (Thane to Kalyan), Metro Line 6 (Swami Samarth Nagar to Vikhroli) and Metro Line 8 (Wadala to General Post Office)

Road connectivity:

- Eastern Express Highway: 3.2 kms
 - Domestic airport: 16.1 kms
 - International airport: 16.5 kms
 - Thane: 9.2 kms
 - Powai: 6.2 kms
- Bhandup Railway Station: 1.8 kms
 - Eastern Freeway: 23.4 kms
 - CST: 31.5 kms
- Shangrila Metro Station: 250 mtrs



THE CHANCE OF MISSING AN EARLY MORNING MEETING: NOWHERE IN SIGHT.

BANKS:

*ICICI Bank: 1.2 kms | State Bank Of India: 550 m
Canara Bank: 500 m*

FUEL STATIONS:

Bharat Petroleum: 250 m | Hindustan Petroleum: 700 m

HOSPITALS:

*Lotus Multispeciality: 750 m | Sunrise Hospital: 1.1 kms
Sarathi Hospital: 1.2 kms | Sanjivani: 1.5 kms | Fortis Hospital: 1.6 kms*

MALLS & SUPERMARKETS:

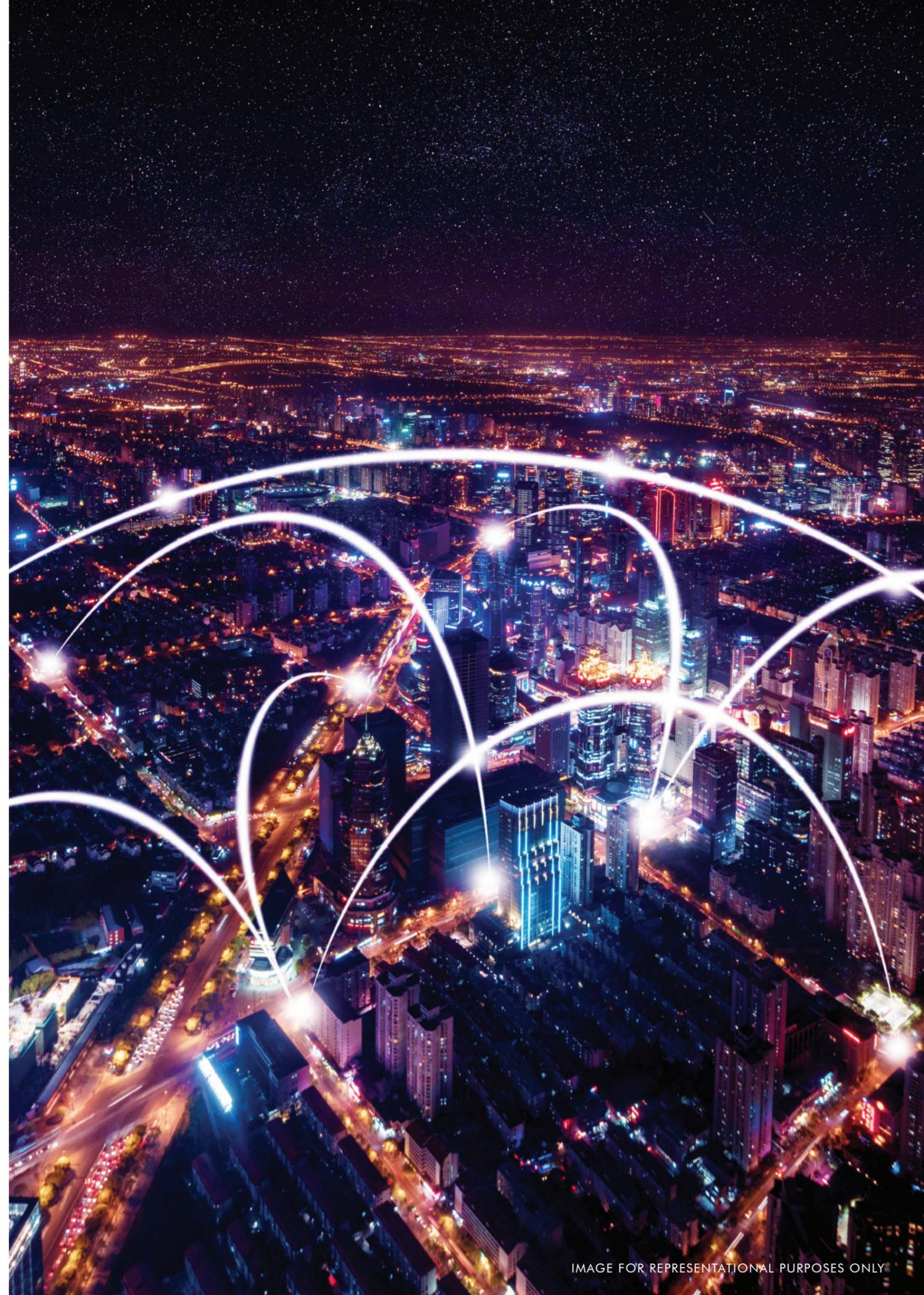
D Mart: 1.4 kms | R Galleria: 2 kms | Magnet Metro: 2.5 kms | R Mall: 3.7 kms

RESTAURANTS:

*Gopala's Restaurant: 140 m | Varanda: 600 m | Namaste Restaurant: 900 m
McDonald's, Mulund: 1.6 kms | Thambi Veg Restaurant: 1.8 kms*

LANDMARKS:

*Bhagwati Banquets: 10 m | Govind Banquets: 20 m
Hyundai Service Centre: 20 m | Shangrila Biscuit Factory: 190 m
Filix Tower: 500 m*



YOUR NEXT OFFICE SPACE:
JUST AN ELEVATOR RIDE AWAY
FROM HOME.

- *36 thoughtfully designed retail and commercial spaces.*
 - *Office spaces ranging from 154 sq. ft. to 418 sq. ft.*
 - *Catering to a community of like-minded individuals.*
 - *Spread across three levels of two wings.*
 - *Early possession available.*
 - *Great connectivity and easy access.*
- *Ample parking space dedicated for businesses and customers alike.*
 - *Lucrative investment prospect, with high rental yield.*
 - *Assured ROI and value appreciation.*
 - *Low maintenance cost.*

SPACIOUS OFFICES, WITH
ENOUGH ROOM FOR ALL YOUR
IDEAS TO FLOW FREE.



A LOBBY AREA
FOR CUSTOMERS THAT DOUBLES
AS THE PERFECT FIRST IMPRESSION
FOR YOUR BUSINESS.



IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

PUTTING IN THOSE EXTRA HOURS
AT WORK IS EASIER
WHEN THE JOYS OF HOME ARE
JUST MINUTES AWAY.



ARTIST'S IMPRESSION

EXCEPTIONAL DESIGN,
AND MOMENTS AWAY FROM HOME.
COULD AN OFFICE SPACE BE
ANY MORE PERFECT?



ARTIST'S IMPRESSION

WORKSPACES WITH OPTIMAL
LAYOUT, CREATED TO SUIT
BUSINESSES
OF ALL SHAPES AND SIZES.



ARTIST'S IMPRESSION

OUR COMPLETED COMMERCIAL PROJECTS.

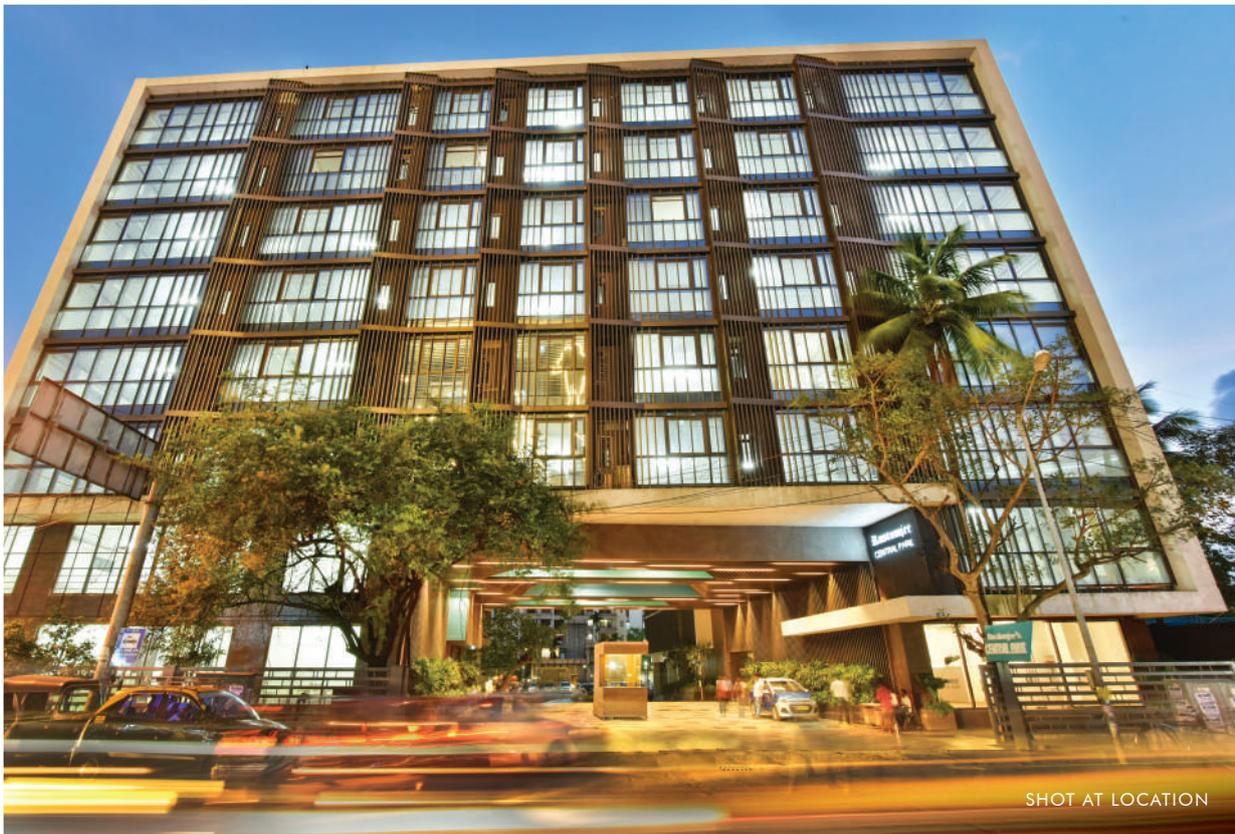
*Just a few landmarks that have made
giving directions around town much easier.*



NATRAJ BY RUSTOMJEE (ANDHERI EAST)



ASPIREE BY RUSTOMJEE (SION EAST)



CENTRAL PARK BUSINESS SPACES (ANDHERI EAST)

FOCUS ON
YOUR BIG BUSINESS MILESTONES
WHILE WE DO THE GROUNDWORK
FOR YOUR NEW WORKSPACE.



CREST

We have a dedicated Property Management team that works on site to make sure every nook and cranny of your property, always looks as good as new.

Fifth Wall Designs is here to customise interiors and design solutions, down to the last detail, just for you.



LEASE SMART

When you invest in a Rustomjee property our leasing experts make sure your business space is leased to the right gentry and that you get optimum returns on your investment from day one.

We offer comprehensive, end-to-end financial services and support that opens new doors to your new business space .

FINSERV

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

CALL: 022 6111 6111 | WWW.RUSTOMJEE.COM

Site address: Plot No.279, Off LBS Marg, Opp. Modi Hyundai Service Centre, Bhandup (West), Mumbai - 400078.
Corporate Office: 702, Natraj by Rustomjee, M.V. Road Junction, Western Express Highway,
Andheri (E), Mumbai - 400 069.

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MahaRERA registration no: BELLA - Wing A & B - P51800031973,
WING C & D - P51800029526. Available at website: <https://maharera.mahaonline.gov.in/>

*T&CApply

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FOR RERA DETAILS

