

723 AVENUE

WADHWA

SPACES THAT INSPIRE



WHAT IF WE TOLD YOU THAT YOUR
IDEAL OFFICE WAS OUR VISION?

SUCCESS HAS A NEW ADDRESS

Spread across

2,00,000 sq. ft.,

Wadhwa 723 Avenue combines the best of state-of-the-art technology, integrated with the infrastructure essential for the workspaces of tomorrow.



Experience all the possibilities with a centrally located,
luxurious and eco-conscious space,
built to suit your productivity.

INGREDIENTS TO AN IMPECCABLE LOCATION

SAY 'YES' TO CONVENIENCE

It offers easy access to the popular commercial hubs of Suburban Mumbai, hospitals, banks, hotels, and the exception of reduced travel time in a busy city.

LEGEND



PUBLIC TRANSPORT LINKS

- Terminal 2 International Airport - 1
- Marol Naka Metro Station - 2
- Marol Naka Bus Stop - 3
- Saki Naka Metro Station - 4
- Shemaraoo Institute Bus Stop - 5



RETAIL AND RESTAURANTS

- Reliance Fashion Factory - 1
- Roots of India - 2
- British Brewing Company - 3
- Barbeque Nation - 4
- Global Fusion - 5
- Starbucks - 6



VEDANTA - A PROJECT BY THE HOUSE OF WADHWA



COMMERCIAL HUBS

- Ajmera Times Square - 1
- Raheja WeWork - 2
- Leela Business Park - 3
- 72 Corp - 4
- Fleet House - 5
- Skyline Icon - 6
- Rustomjee Central Park - 7
- Kanakia Wall Street - 8



HOTELS

- JW Marriott Mumbai Sahar - 1
- ITC Maratha - 2
- Hilton Mumbai International Airport - 3
- Radisson Blu Mumbai International Airport - 4
- Lemon Tree Premier Mumbai International Airport - 5
- The Lalit Mumbai - 6
- Novotel Mumbai International Airport - 7
- Holiday Inn Mumbai International Airport - 8



HEALTHCARE

- Seven Hills Hospital - 1
- Aaradhya Health Care Super Speciality Hospital - 2



BANKS & ATMS

- Citi Bank - 1
- RBL Bank - 2
- Kotak Mahindra Bank - 3
- HDFC Bank - 4
- Axis Bank - 5

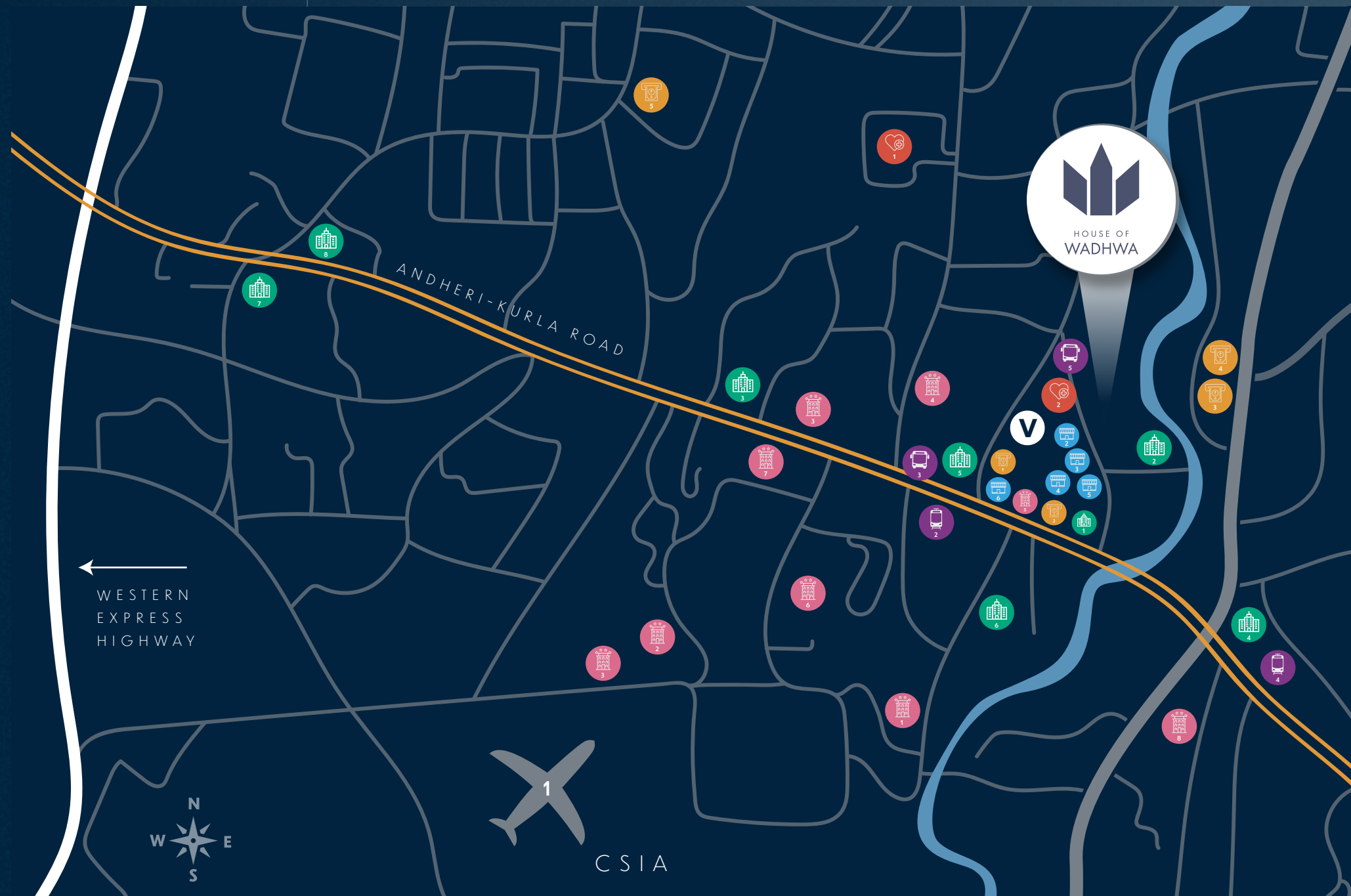


METRO LINE 1

(VERSOVA - ANDHERI - GHATKOPAR)



WESTERN EXPRESS HIGHWAY



LEGEND

 METRO LINE 3
(SEEPZ - BANDRA - COLABA)

 METRO LINE 1
(VERSOVA - ANDHERI - GHATKOPAR)

 METRO TRAIN STOPS

(CSIA) INTERNATIONAL AIRPORT - 12 MINS

EASTERN EXPRESS HIGHWAY - 15 MINS

WESTERN EXPRESS HIGHWAY - 10 MINS

MAROL METRO STATION - 3 MINS

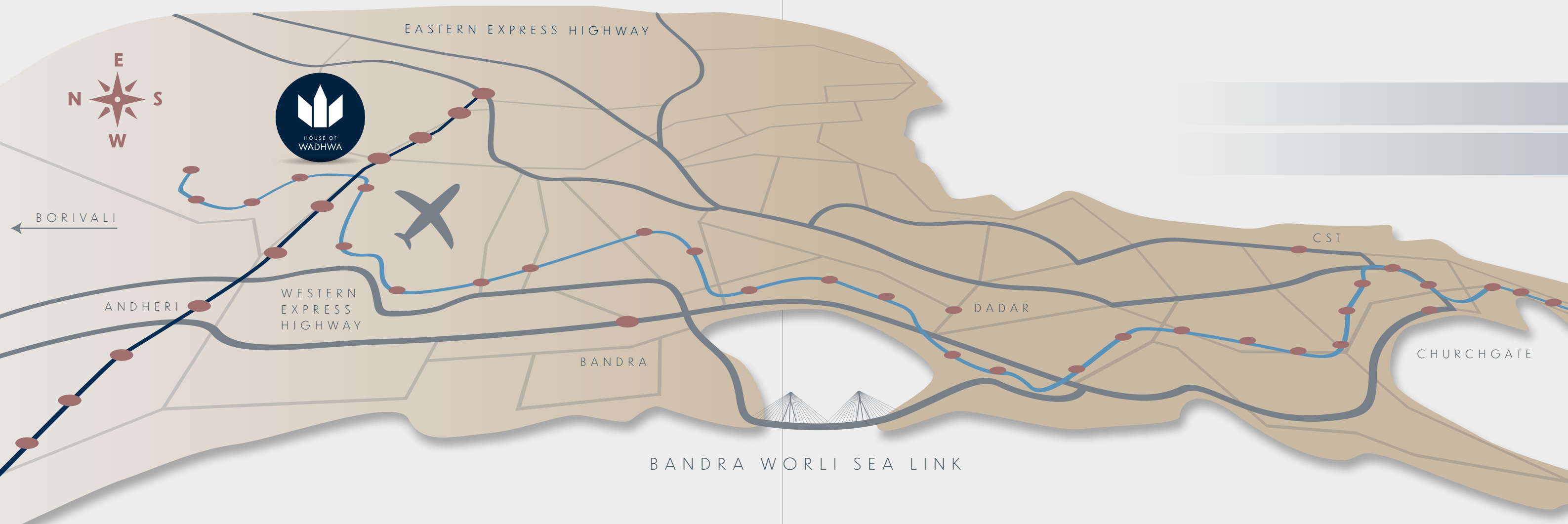
ANDHERI METRO STATION - 18 MINS

BANDRA WORLI SEA LINK - 35 MINS

INGREDIENTS TO AN IMPECCABLE LOCATION

EVERYWHERE YOU WANT TO BE

Located at the heart of Andheri Kurla Road, 723 Avenue is merely 1 km away from Marol Naka Metro Station— the perfect junction of Metro Line 1 (Blue Line) and the upcoming Metro Line 3 (Aqua Line), giving it the ideal accessibility from all four corners of the city.



LARGER STEPS, SMALLER FOOTPRINTS

NEWEST ON THE GREEN SCENE

At 723 Avenue, your ESG goals are no longer just your own. Step into an immaculately created ecosystem, designed to minimize the carbon footprint your office leaves behind.

The structure prides itself on its inclusion of amenities and features not just for a better planet, but for the diverse needs of the people in it.



DEVELOPED SUSTAINABLY

When you spend hours at the office, the environment inside is just as important as the one outside. It goes without saying that we have provided for both. Incorporating sustainable building materials to embody its ethos, the design features a double glazed-glass façade—reducing the heat transmission inward. This feature also enables energy conservation, lowering operational costs and the air-conditioning load, thereby adding to the serene ambience of the business corridor.



WITNESS EASE

Eliminating inconveniences to the diverse corporate population today has been fundamental to us. From EV Charging Stations at each basement level to improved accessibility features for differently-abled occupants, this is where you witness the ease of working.



THRIVE IN COMFORT

Equipped with Smart Systems, each office block witnesses improved productivity with the automatic expulsion of carbon-heavy air, keeping a steady flow of fresh air. Each floor is marked with the presence of state-of-the-art VRF HVAC Systems, and Fresh Air Systems, to create an atmosphere of comfort and an ambience that inspires.



SUSTAINABLE ARCHITECTURE
-DOUBLE GLAZING AND
MAXIMUM DAYLIGHT DESIGN



**WATER EFFICIENT
PLUMBING AND
IRRIGATION SYSTEMS**



**ENERGY EFFICIENT
LIGHTING**



**EV CHARGING
STATIONS**



OZONE DEPLETING SUBSTANCES
- FREE FROM CFC AND HCFC



**TREATED FRESH AIR VENTILATION
AND CO2 MONITORING**
AS PER ASHRAE 62.1 - 2010



**PRESERVATION OF NATURAL
RESOURCES - TREES AND SOIL**



WORK SMART

VISITOR MANAGEMENT SYSTEMS

Streamline and automate your office's visitor management process while you observe, monitor, and document guest data with the best technology at 723 Avenue.

BUILDING MANAGEMENT SYSTEM (BMS) ROOM

A centralized node for any system requirements and needs. 723 Avenue's Building Management System allows for the effortless control of the electrical, ventilation, physical access and elevator facilities in the building, streamlining its operation.

POWER BACK UP

723 Avenue ensures a seamless working experience for your employees.

24X7 CCTV SURVEILLANCE

The safety of your business and its employees is of utmost importance to us at 723 Avenue. We promise you a secure and protected working experience with us.

RFID READER FOR ENTRY AND EXIT

From increased convenience, to maximised security: this timeless technological feature enhances integration, tightens access and eases employee activity.

DESIGNED TO INSPIRE

SPACES THAT REFLECT
YOUR AMBITION

Bask in the glory of the ideal business corridor, with high ceilings that give any room a hint of space and splendour. From our floor-to-ceiling windows for maximum natural light, to our tastefully designed social spaces – every facet takes into account an employee's need to revitalise and remain productive.

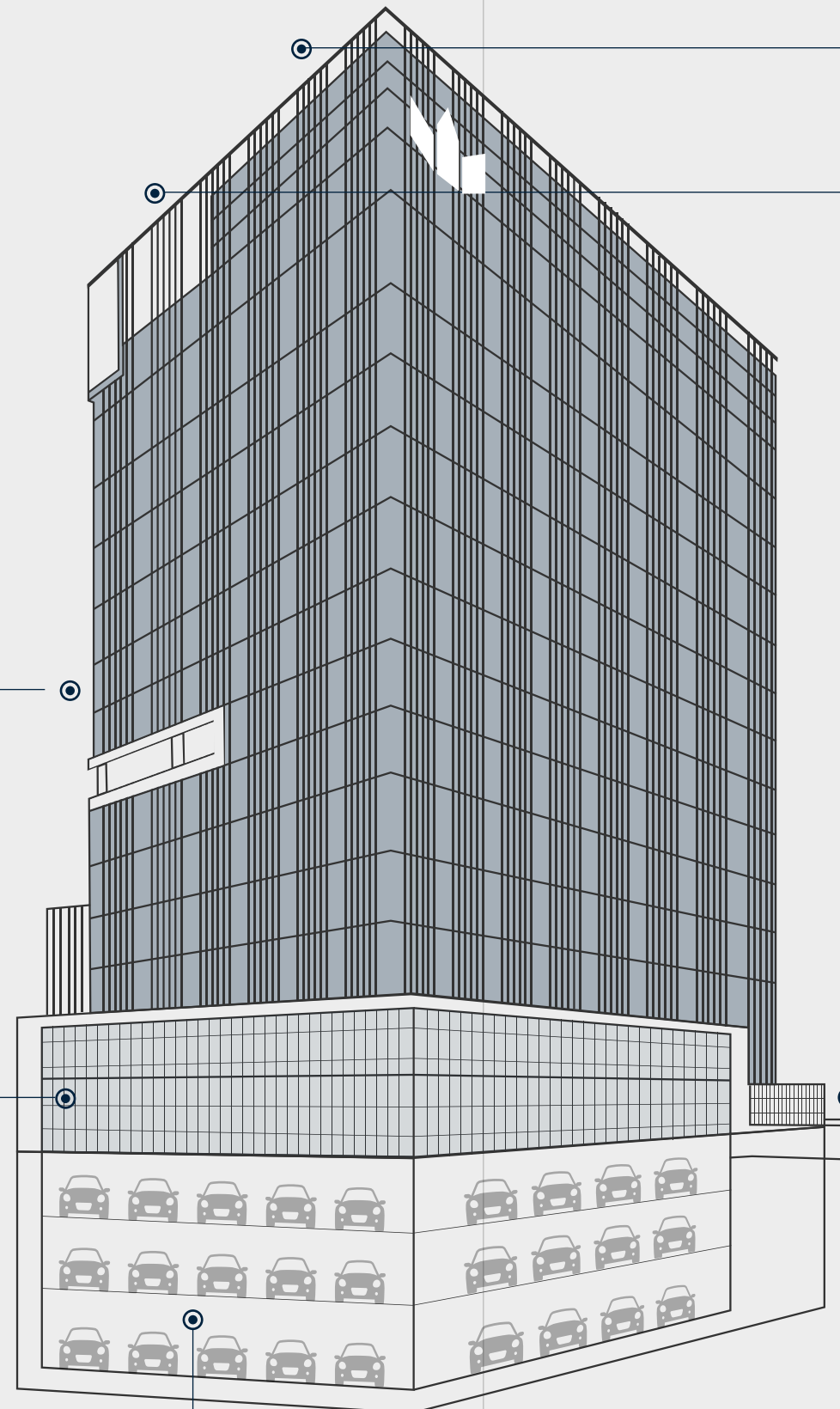


HIGH STREET
RETAIL



BE SEEN
FRONTAGE

With the unique frontage offered by virtue of our location 723 Avenue, all eyes are on your brand! The prime location of the property, coupled with its visibility on Andheri Kurla Road and the Mumbai Metro, set the stage for exceptional brand exposure.



NEVER RUN LATE AGAIN
PARKING

With the rare amenity of surface parking (for over 150 cars) and ample availability of 3 Level Basements with ramp access, finding parking is a thing of the past. Be on time, every time, with this ultimate convenience.



DINE AL FRESCO
SKY RESTAURANT

Entertaining clients, post-work meetings or recreational meals— we bring to you a venue that fits the bill across all occasions. Sprawled across 7,500 sq. ft., the space offers the versatility of indoor and outdoor options. Revel in the open-air ambience of the Sky Restaurant at 723 Avenue, where dining comes with a view.



UNWIND EFFORTLESSLY
TERRACE GARDEN

5,500 sq. ft. of manicured landscape provides the perfect space for repose amidst the daily bustle of a working day. At 723 Avenue, employees can embrace the benefits of a little green getaway within the convenience of the business corridor, to recharge, rejuvenate and collaborate more synergistically than ever before.



CONVENE &
COLLABORATE
CORPORATE
AMPHITHEATRE PARK

Foster your synergy with us at 723 Avenue, where we provide a special landscape for communication, co-working and gatherings with our ground-level Corporate Amphitheatre Park.

HIGH STREET RETAIL



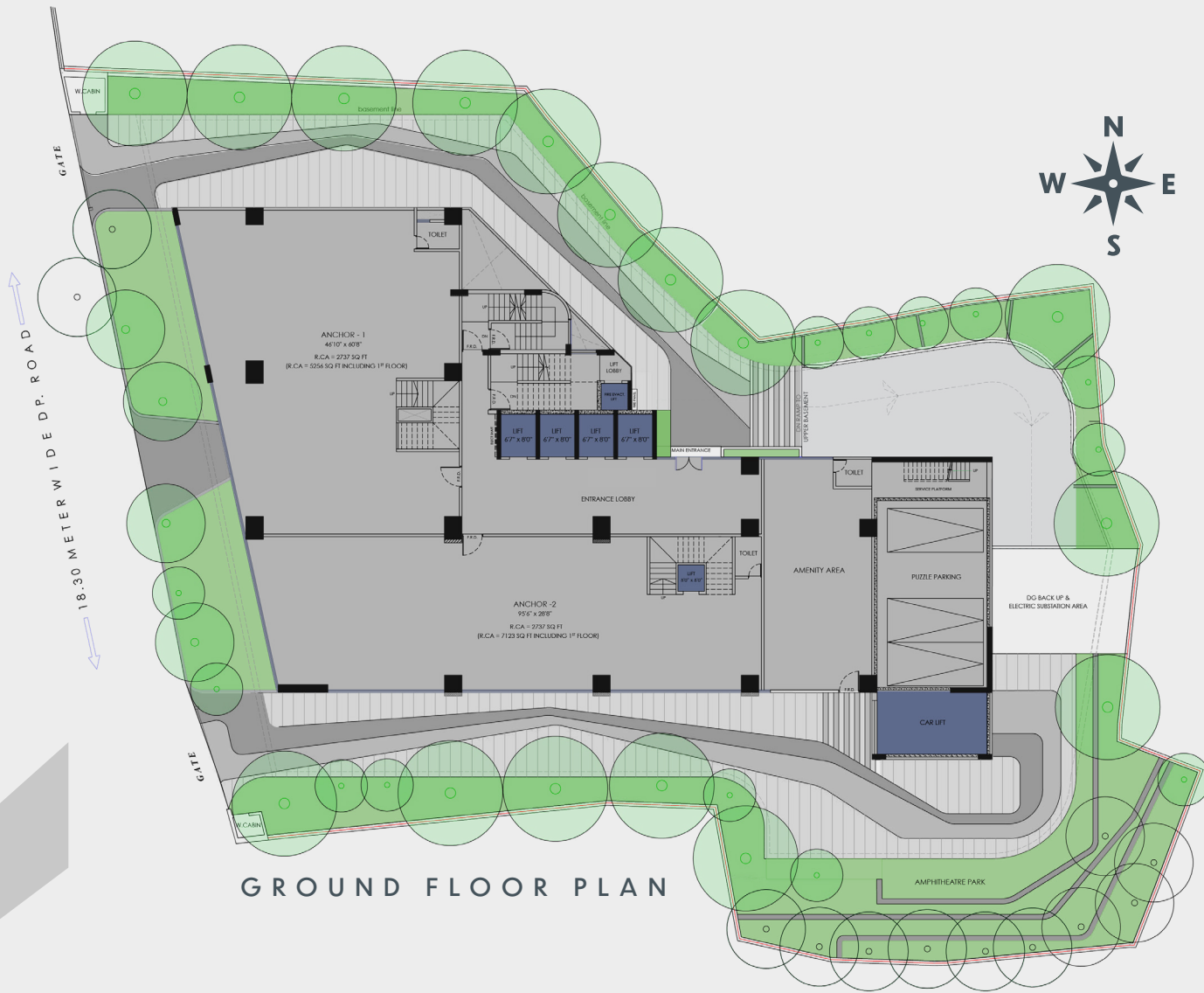
TERRACE GARDEN

SKY RESTAURANT





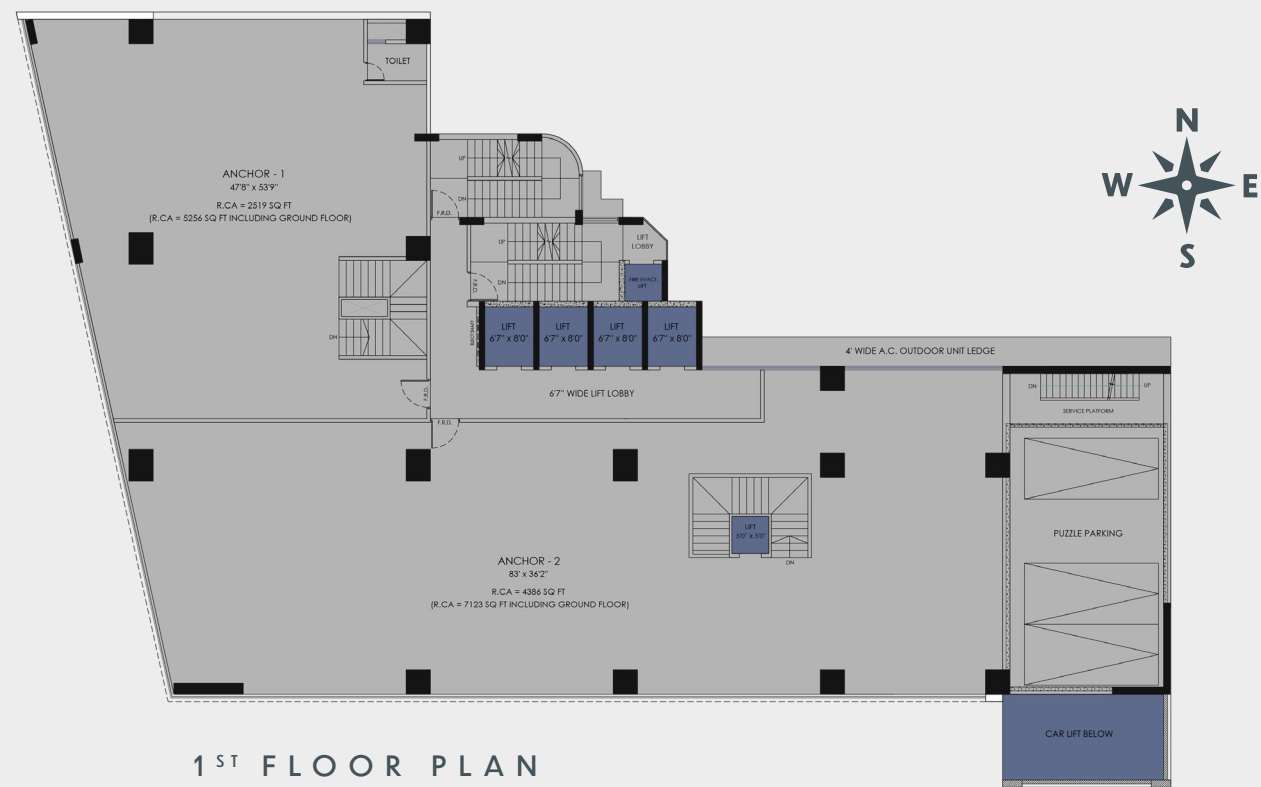
GROUND & 1ST FLOOR RETAIL ANCHOR PLAN



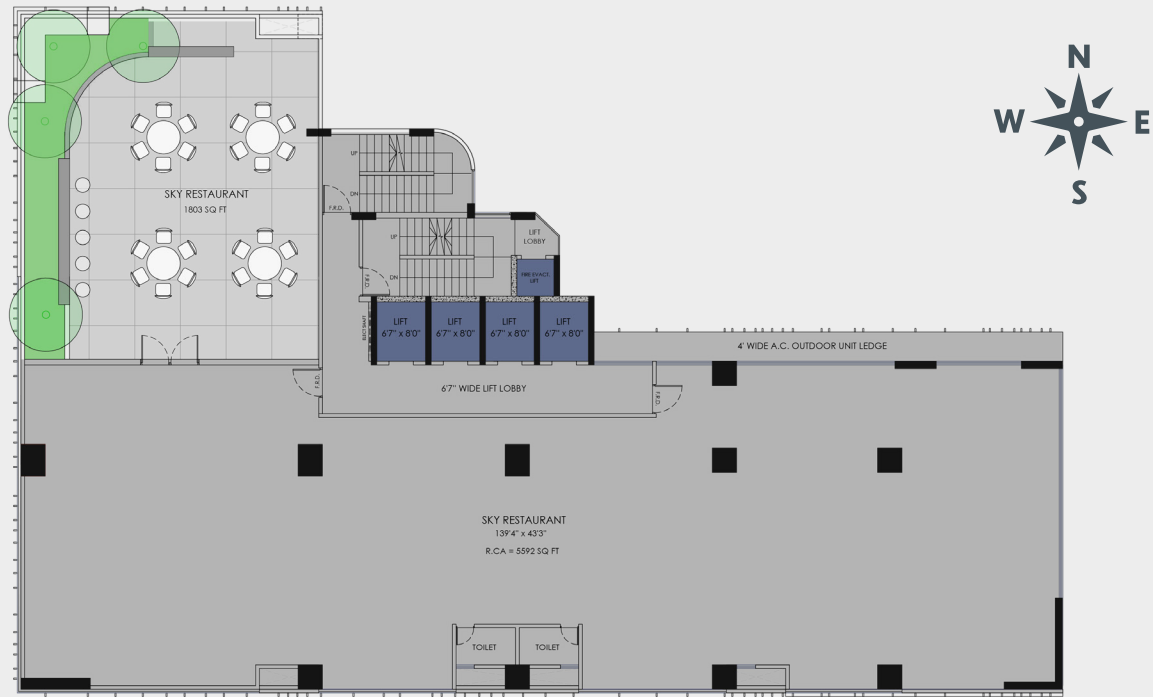
2ND TO 11TH FLOOR PLAN



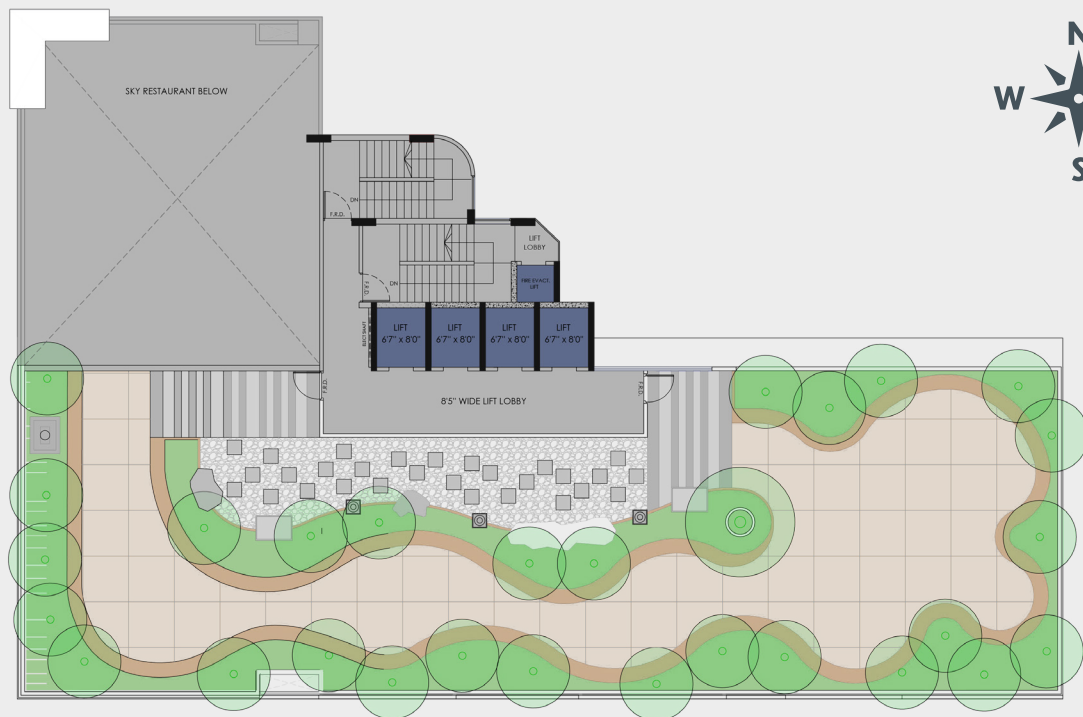
12TH & 13TH FLOOR PLAN



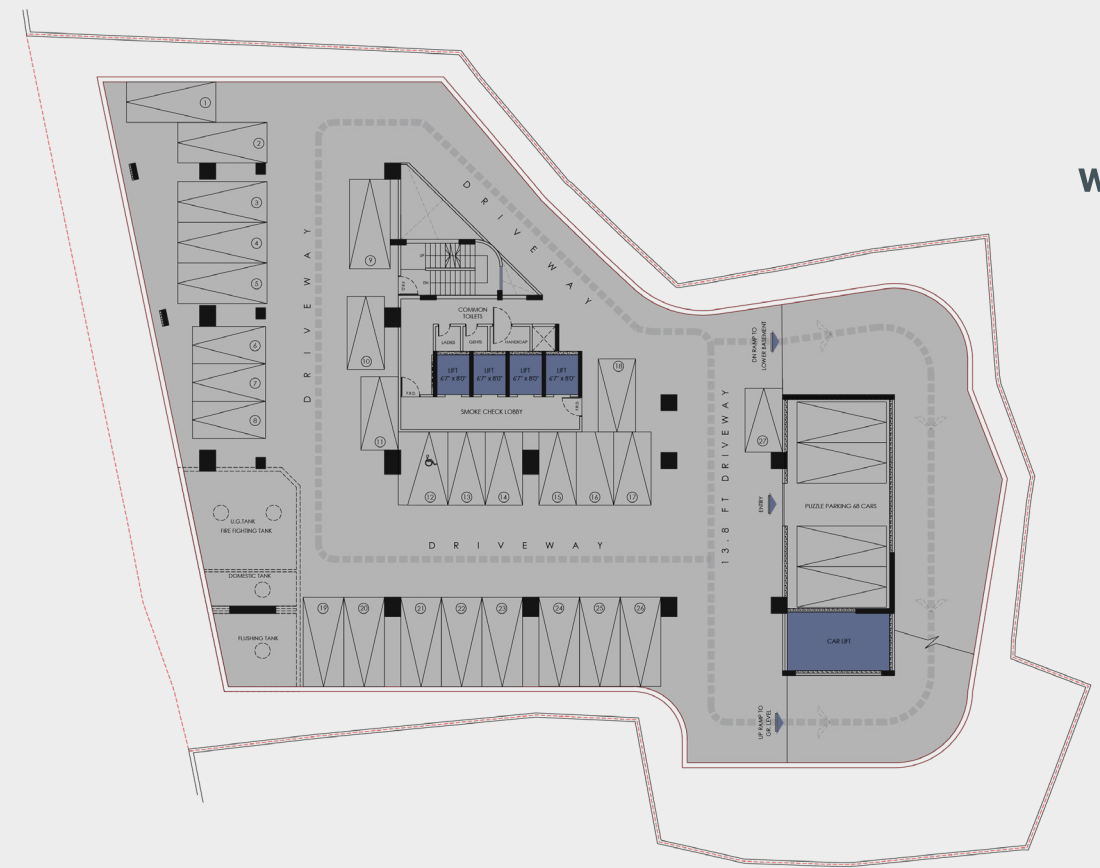
14TH FLOOR SKY RESTAURANT PLAN



15TH FLOOR TERRACE GARDEN PLAN

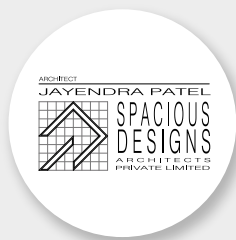


TYPICAL 3 LEVEL BASEMENT PLAN





POWERED BY LOCATION, EMPOWERED BY LEGACY



DESIGN ARCHITECT - SPACIOUS DESIGNS

Spacious Designs is owned and guided by Mr. Jayendra Patel, who demands the highest standards in design and construction. Every project is treated distinctly while ensuring that it is a combination of form and function.



LEGAL ADVOCATES - UNISON LEGAL

Unison Legal was formed in January 2020 and comprises of two partners, Ms. Neeta Solanki and Mr. Jeetendra Mishra, consolidating over two decades of experience. The Firm specializes in dispute resolution, corporate law, property law, financial law and criminal law practise.



VASTU CONSULTANT - PALLAVI DESAI

Pallavi has 16 years of experience in the field of guiding her followers through her knowledge of Vedic sciences like Vastu Shastra, Astrology and Numerology. She is a Spiritual Guide with Siddhi in the Gayatri Mantra and has her expertise in corporate Vastu solutions.



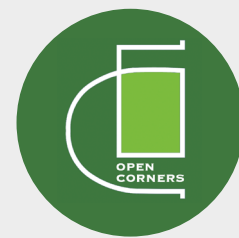
STRUCTURAL DESIGNER - GMR CONSULTANTS

After having practical experience of 10 years, Gireesh M. Rajadhyaksha started this Structural Consultancy firm in 1990. The variety and magnitude of various projects handled is indicative of dedicated and innovative design approach based on contemporary and available technologies. The area of projects under construction is more than 1,25,00,000 sq ft and area of completed projects is 3,25,00,000 sq ft.



GREEN BUILDING CONSULTANTS - SURMOUNT ENERGY

Leading Green Building Consultants for Residential, Commercial & Industrial projects for Green Building Certification (IGBC, USGBC-LEED, GRIHA, WELL) with presence in India and United States. Surmount's projects range from airports, large commercial buildings, to hotels, hospitals, and townships with the main aim of providing feasible solutions for sustainable and environmental designs.



LANDSCAPE CONSULTANTS - OPEN CORNERS

Janaki T. Rawal, the principal Landscape Architect, is a member of the Indian Association of Landscape Architects (ISOLA) and Council of Architecture (COA). Janaki's design leadership merges a guiding, experiential vision with innovative and precise detailing. Her work ranges broadly, encompassing Streetscapes, rooftop gardens, commercial, residential and Industrial open spaces .



MEP CONSULTANTS - PILLARPLUS

PillarPlus has completed over 550 projects across 17+ countries and is founded by IIT Bombay alumni, top architects and experienced MEP (Mechanical, Fire, Electrical and Plumbing) consultants to provide a one-stop solution for construction blueprints.



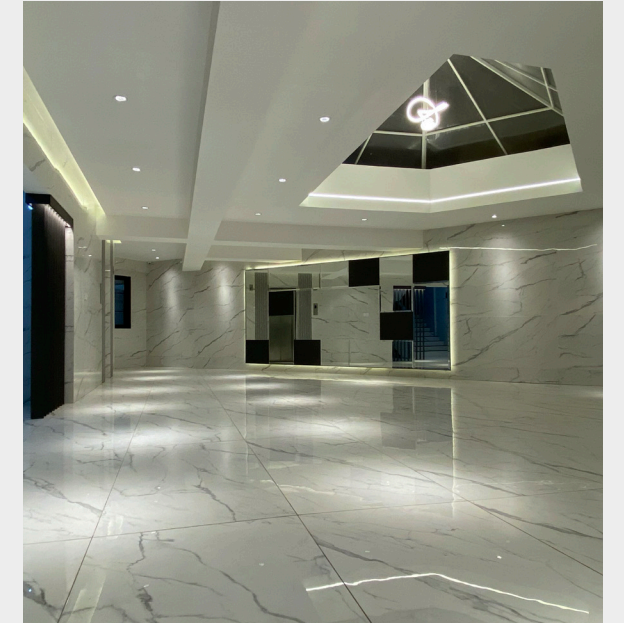
LIAISON ARCHITECT - BUICONS CONSULTANTS

Buicons Consultants strive to offer single-window construction solutions to clients. Specializing in architecture, approval services, project management services, quantity surveying, marketing, design & all statutory approvals, the company is backed by a sound team of professionals who aim to simplify the process and support clients at every step.

PREVIOUS PROJECTS



RESHAM



ADITYAVARDHAN

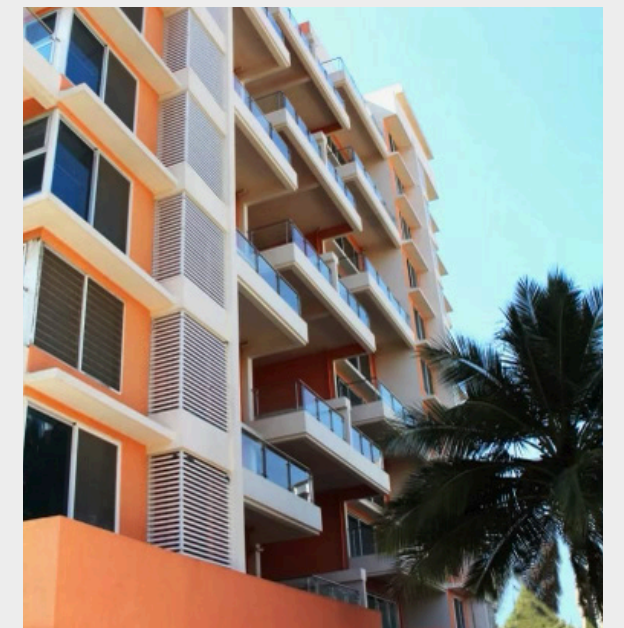


House of Wadhwa is a Mumbai-based boutique Real Estate development company, founded in 1964 on the ethos of dependability, quality, and innovation. We pride ourselves on a legacy spanning nearly 60 years, seasoned with Residential and Commercial projects alike.

From creating the offices of tomorrow, to incorporating innovation into residential spaces, we have successfully sought to transform the relationship people share with the spaces they live and work in. This philosophy has enabled us to deliver over 25 lac sq. ft. in the Residential and Commercial spaces across cities like Mumbai & Pune.



VEDANTA



SOLITAIRE



SITE ADDRESS

Wadhwa 723 Avenue, Marol Co-Operative Road,
Off Andheri Kurla Road, Marol, Mumbai 400059



HEAD OFFICE

301-A, Vedanta, 779, Makwana Road, Marol,
Andheri East, Mumbai 400059



WEBSITE

www.houseofwadhwa.com



RERA

This project has been registered via MahaRERA
registration number P51800050698.