



The Wadhwa Group
Landmarks planned with passion

OFFICE SPACES THAT PARALLEL MODERN BUSINESSES!

THE
GATWAY
GMLR, MULUND (W)



MahaRERA Registration No. P51800024845 | Website <http://maharera.mahaonline.gov.in>

≡ Shaping the first impression for modern businesses!

When it comes to designing office spaces for modern businesses, The Gateway is crafted for a flawless first impression! With its central location, state-of-the-art amenities and ideal meeting rooms, The Gateway leaves no stone unturned to create the perfect space that fuels ideas for growth and success.



PROPOSED ELEVATION

A well-connected corporate landmark

The Gateway is strategically located on the Goregaon-Mulund Link Road ensuring easy access to the western suburbs



Nahur Railway Station 2 min walk












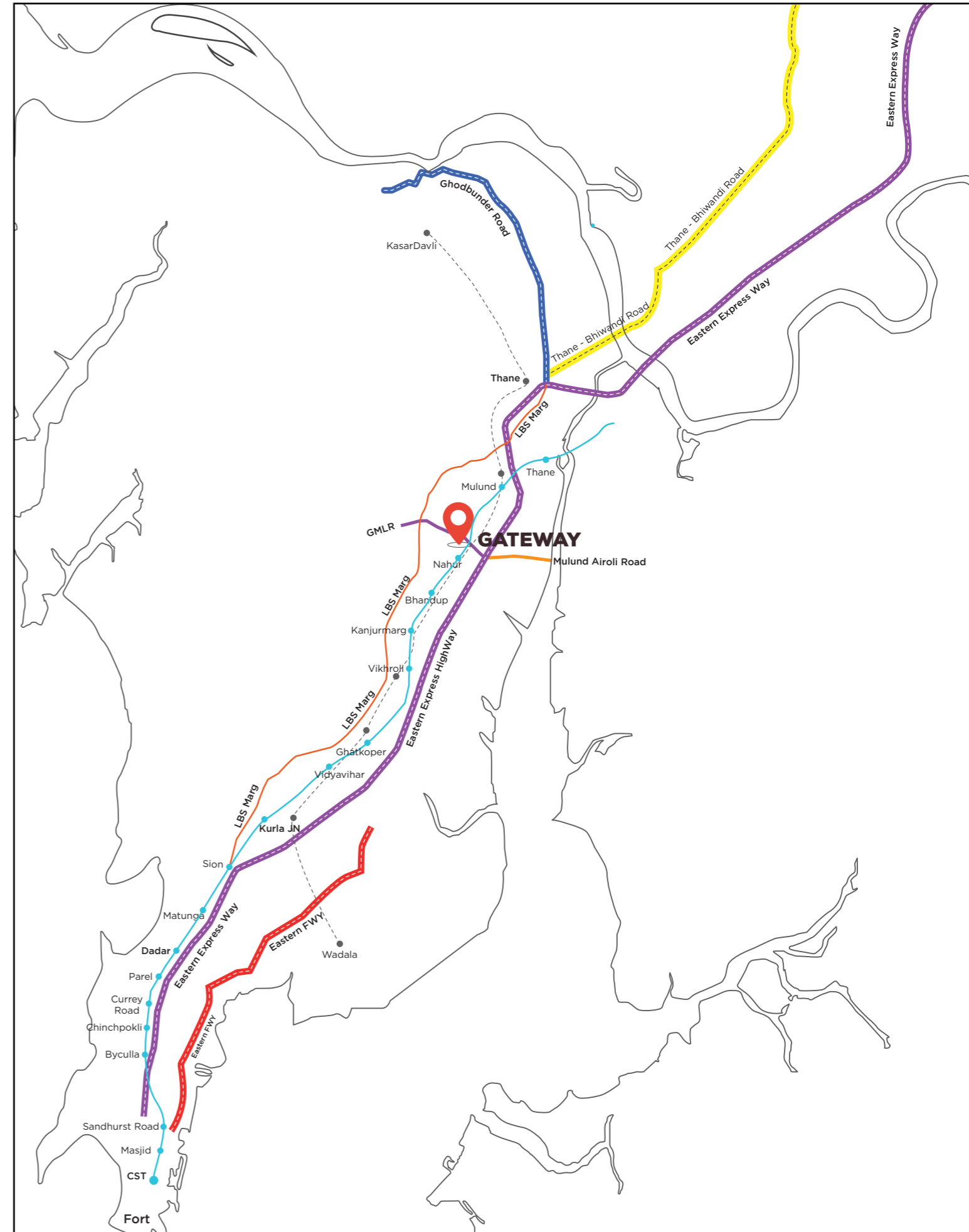
LBS Marg 3 min away



Eastern Express Highway 5 min away

LEGEND

- | | | |
|--|---|---|
|  GMLR |  LBS Marg |  Central Railway Station |
|  Eastern Express Highway |  Eastern Freeway |  Mulund Airoli Road |
|  Ghodbunder Road |  Thane - Bhiwandi Road |  Upcoming Metro Station |



THRIVING IN THE CENTER OF IT ALL



It's all closer than you think

The Gateway, Mulund has established links to the rest of the city and beyond. It's a hub in every sense of the word. Occupants here are seamlessly connected to everything that matters.



Fortis Hospital - 0.8km
Aditi Hospital - 1.5km

Mrudula Hospital - 1.6km
Hira Mongi Navneet Hospital - 2km

Hospitals



Nahur Railway Station - 0.3km
Goregaon-Mulund Link Road - 0.14km
LBS Marg - 1.3km
Upcoming Metro Station - 1.4km

Eastern Express Highway - 1.7km
Mulund Railway Station - 2.2km
International Airport - 16km
Domestic Airport - 19.5km

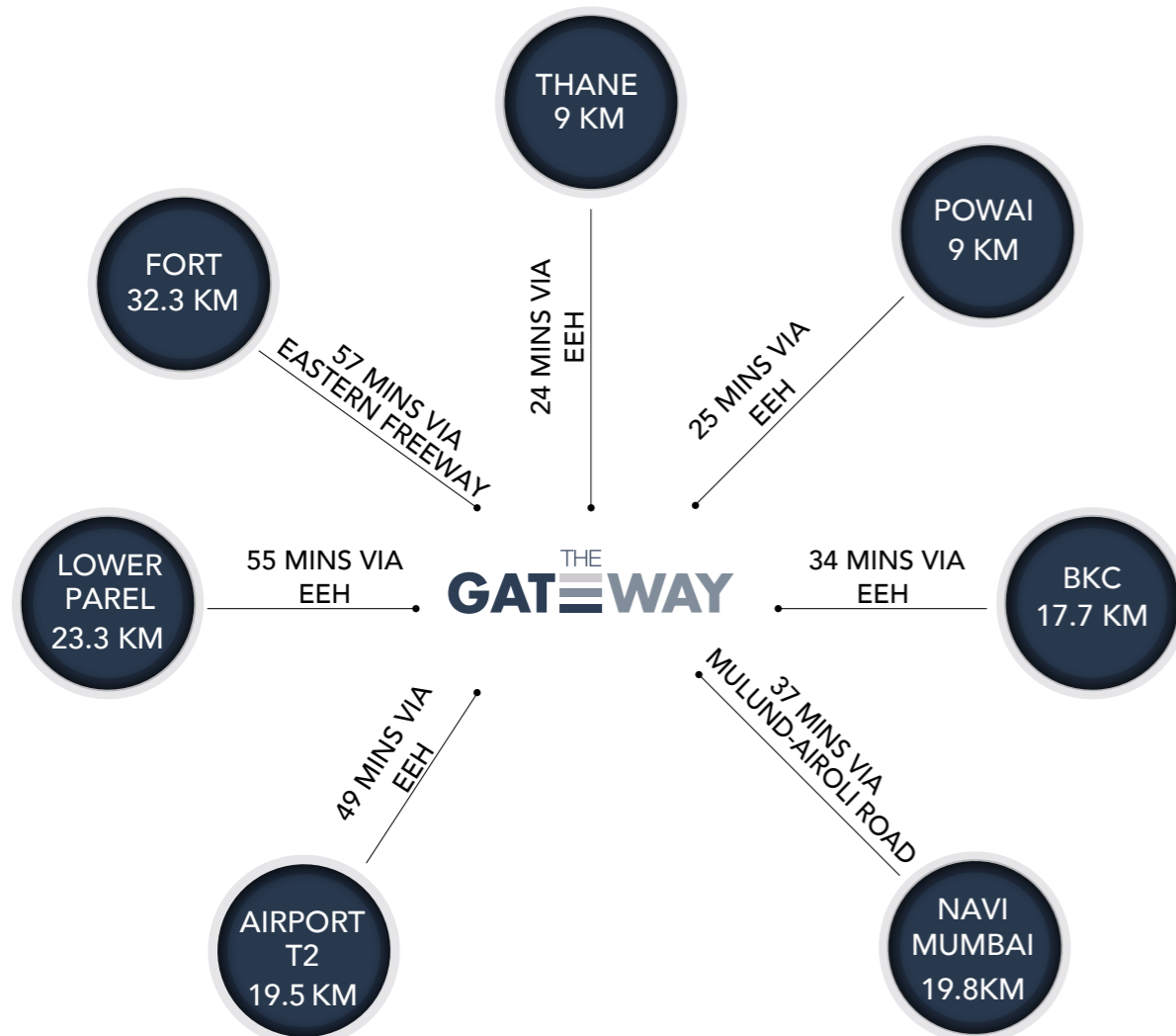
Connectivity



Coffee By Di Bella - 0.75km
Starbucks - 0.95km

Meluha The Fern - 9.5km
Country Inn & Suits - 12km

Hotels & Cafes



Approximate Distances*














Project Specifications

• Commercial Tower	G+1 Floor of Retail +17 Floors Office Spaces
• No. of basements	2
• Typical floor plate area	7557 sq. ft.
• Total carpet area (offices)	1,30,000 sq. ft.
• Unit size range (sale)	350 sq. ft. (typical unit) to 489 sq. ft. (corner unit) & Max.up to 3780 sq. ft. (combining upto 10 units)
• Elevators	7+1 service elevator
• No. of Staircase	2
• Handover condition	Bare shell



PROPOSED ELEVATION

☰ Offices designed for a healthy working environment

-  Double height drop-off & air-conditioned entrance lobby
-  Café & Waiting Lounge
-  Robust security
-  AI-controlled elevators
-  An energy-efficient façade with a combination of fritted & clear glass & expanded metal mesh
-  Conveniences of retail just an elevator ride away
-  Select podium, garden view offices
-  Provision for a pantry and washroom in every office
-  Each office has an openable window for natural ventilation
-  The washrooms inside every office has been provided on the external face of the building, eliminating the need for mechanical ventilation
-  The floor lobbies & staircases have adequate natural ventilation
-  Common STP for Retail & Offices
-  Common substation, DG & PHE services like tanks & pumps for Retail & Offices
-  Washrooms have underslung plumbing for hassle-free maintenance
-  Provision for A.C. outdoor units

☰ Comforts of healthy business complementing the new normal



Dedicated pantries at every office



Different lifts for owners visitors, service providers and staff



Private toilets at every office for utmost hygiene

DESIGNED FOR GREAT MINDS



SHAPING THE FIRST IMPRESSION FOR MODERN BUSINESSES



EXCELLENCE TAKES SHAPE HERE



ELEVATING YOU HEALTHY AND STEADY



THE TEAM'S ARCADE



Our legacy of commercial spaces

Platina, BKC



The Capital, BKC



Trade Centre, BKC



Glenmark, Andheri



A well-connected corporate landmark



The Wadhwa Group
Landmarks planned with passion

The Wadhwa Group carries a rich legacy of over half a century, built on the trust and belief of its customers and stakeholders. The group is one of Mumbai's leading real estate players and is currently developing residential, commercial and township projects spread across approximately 4.21 million Sq.M developed, ongoing & future. The group's clientele comprises of over 20,000 satisfied customers and over 150+ MNC corporates.



Man Infraconstruction is a leading construction company in India that has executed construction work for some of the most significant port projects in the country. Man Infraconstruction has successfully executed the construction of high-rise buildings, with 3 Residential Towers of 55 storey each, which is one of the tallest towers in the western suburbs of Mumbai.



Chandak Group has developed over 2 million sq.ft, with another 2.5 million sq.ft. under development, across the length and breadth of Mumbai. Two decades have seen the Chandak Group steadily grow in size and stature.



Site Address: The Gateway, Goregaon Mulund Link Road, Near Fortis Hospital, Mulund (West), Mumbai - 400080.

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