

THE
**BUSINESS
CLASS
OF OFFICE
SPACES**

81CREST
SANTACRUZ (W)
LUXURY SPACES | OFFICE · RETAIL · SOCIAL

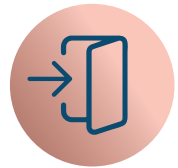


81CREST

SANTACRUZ (W)

This exclusive project will have a fine balance of retail and commercial, unlike most business hubs. Santa Cruz (west) is known for its High-Street Retail and its premium residential spaces. So while the world will be getting back to work, you will be getting forward.

A BUSINESS TOWER THAT TAKES YOU TO THE UPPER ECHELONS OF THE BUSINESS WORLD



2 Entry/Exit Points



Lower + Ground
+ 15 Levels + Rooftop



Visitor Parking



Valet Parking



4 Elevators
+ 1 Fire Elevator



Opulent Lobby



Rooftop
Recreation Zone



Office Spaces
From 495 Sq.Ft.



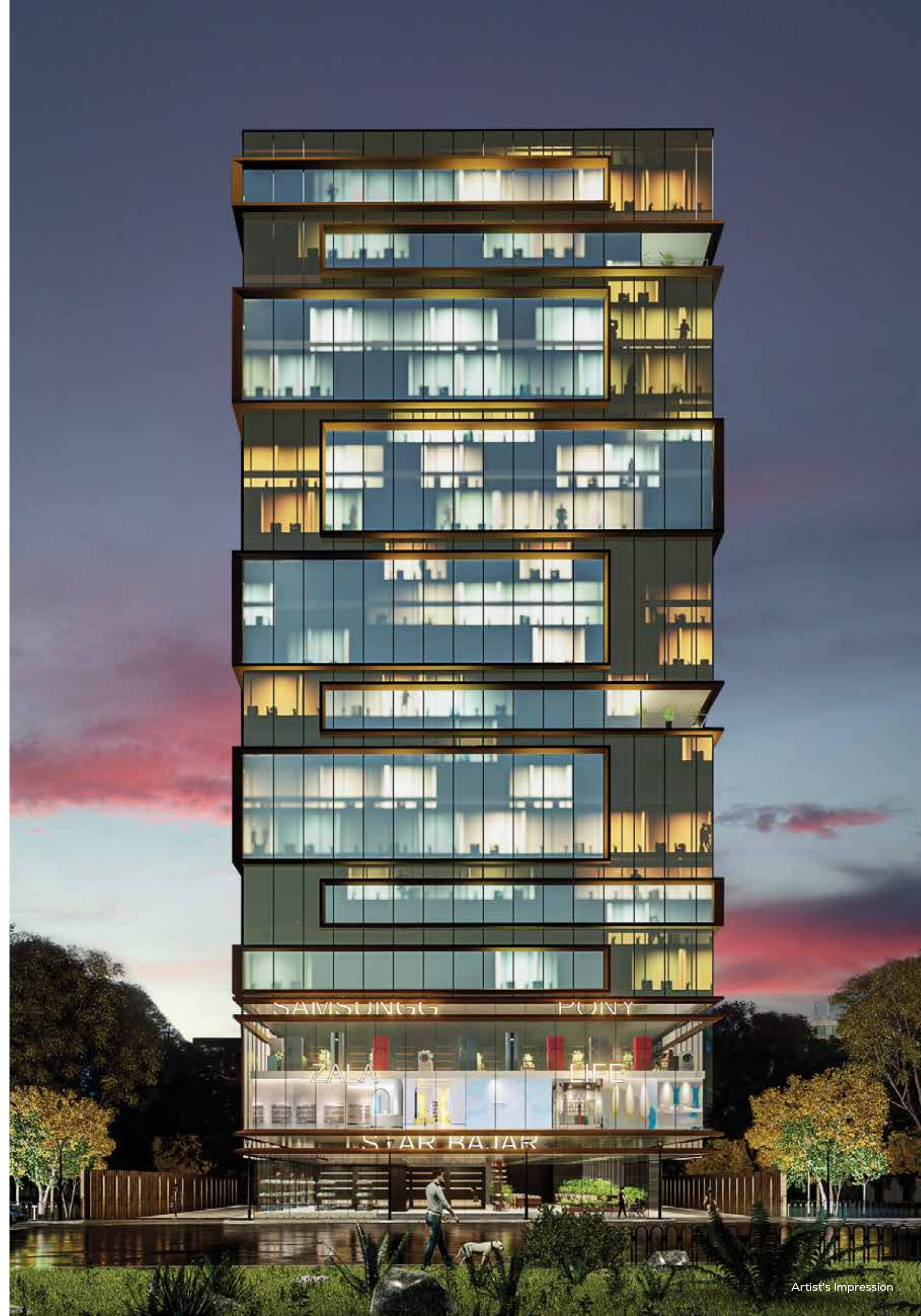
Approx. 20 ft.
Driveways
For Entrance



Receptionist

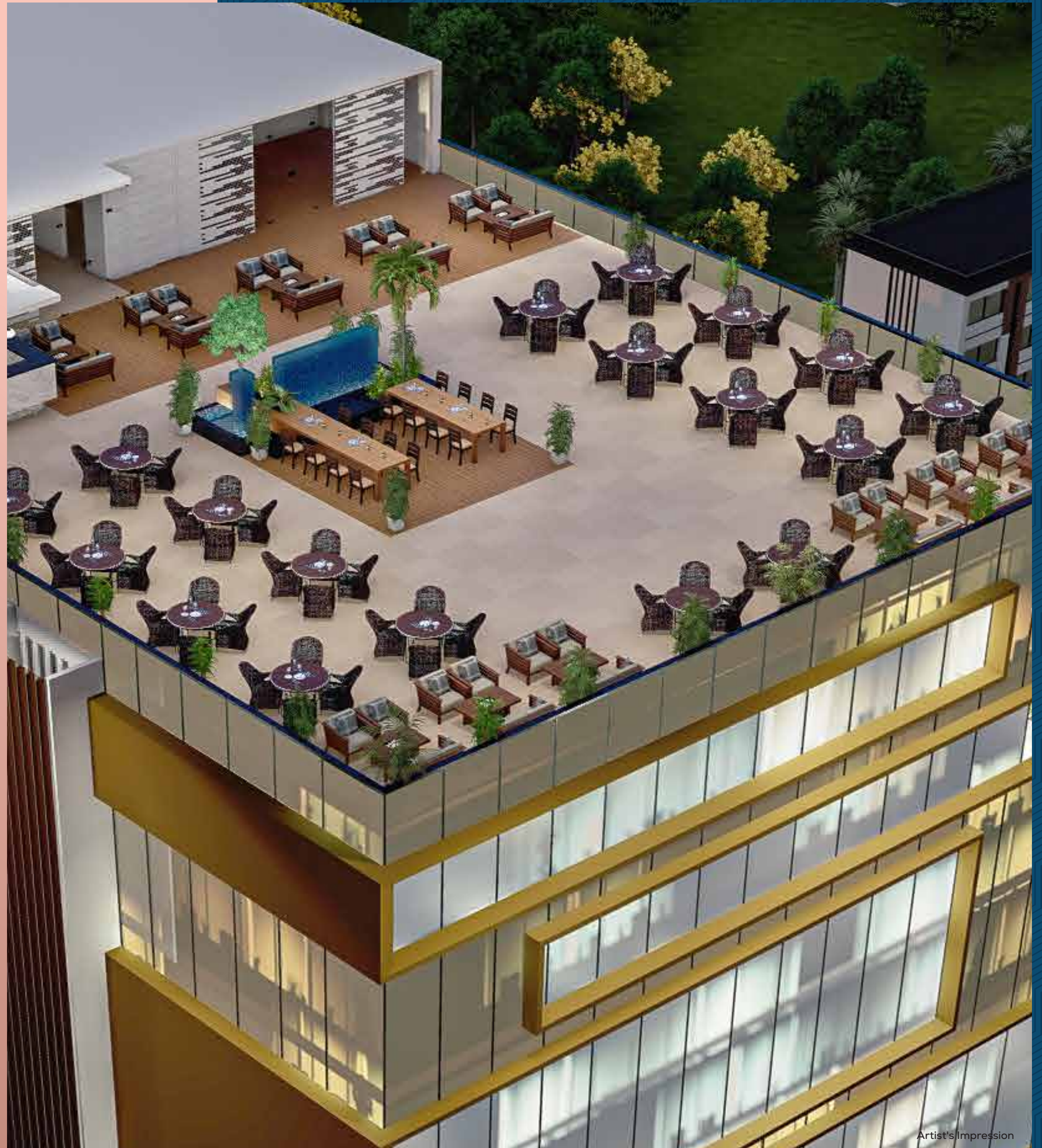


Visitor Management
Service



ONLY FOR THOSE WHO REALLY ENJOY BEING AT THE TOP.

Our rooftop recreation space truly celebrates the leaders of the business world. An exclusive recreational area that ensures a work-life balance for your employees.





Artist's Impression

AN OFFICE SPACE THAT GROWS WITH YOU.

Signature office spaces are an essential tool for the visionary businessman. If you wish to make your business pivotal, your bespoke office space offers you the luxury to be flexible, like none other.

THE LUXURY LOCATION, AT YOUR SERVICE.

Linking Road, Santacruz (west). This premium location is central to all your business needs. You could travel effortlessly to all business hubs via road, rail and even the upcoming metro. You can expect your clients to visit you easily, and vice versa. Given its proximity to premium residences, you could now easily skip the traffic and instead 'Walk-to-Work'. It's a 'Luxury Location'. Only a few can have it.



Connectivity

- Upcoming Metro Station.....5min / 900m
- Santacruz Station.....6min / 1.2km
- Khar Station.....10min / 1.7km
- Western Express Highway....13min / 2.9km
- Vile Parle Station.....14min / 3km
- Andheri Station.....19min / 5.1km
- Chhatrapati Shivaji Maharaj International Airport.....25min / 6.5km



Commercial Hubs

- BKC.....25min / 7.4km
- Goregaon30min / 11.9km
- Dadar35min / 10.3km
- Malad35min / 13.8km
- Lower Parel35min / 10.6km



Banks

- HDFC Bank.....1min / 140m
- Yes Bank.....1min / 100m
- ICICI Bank.....5min / 550m



Hotels

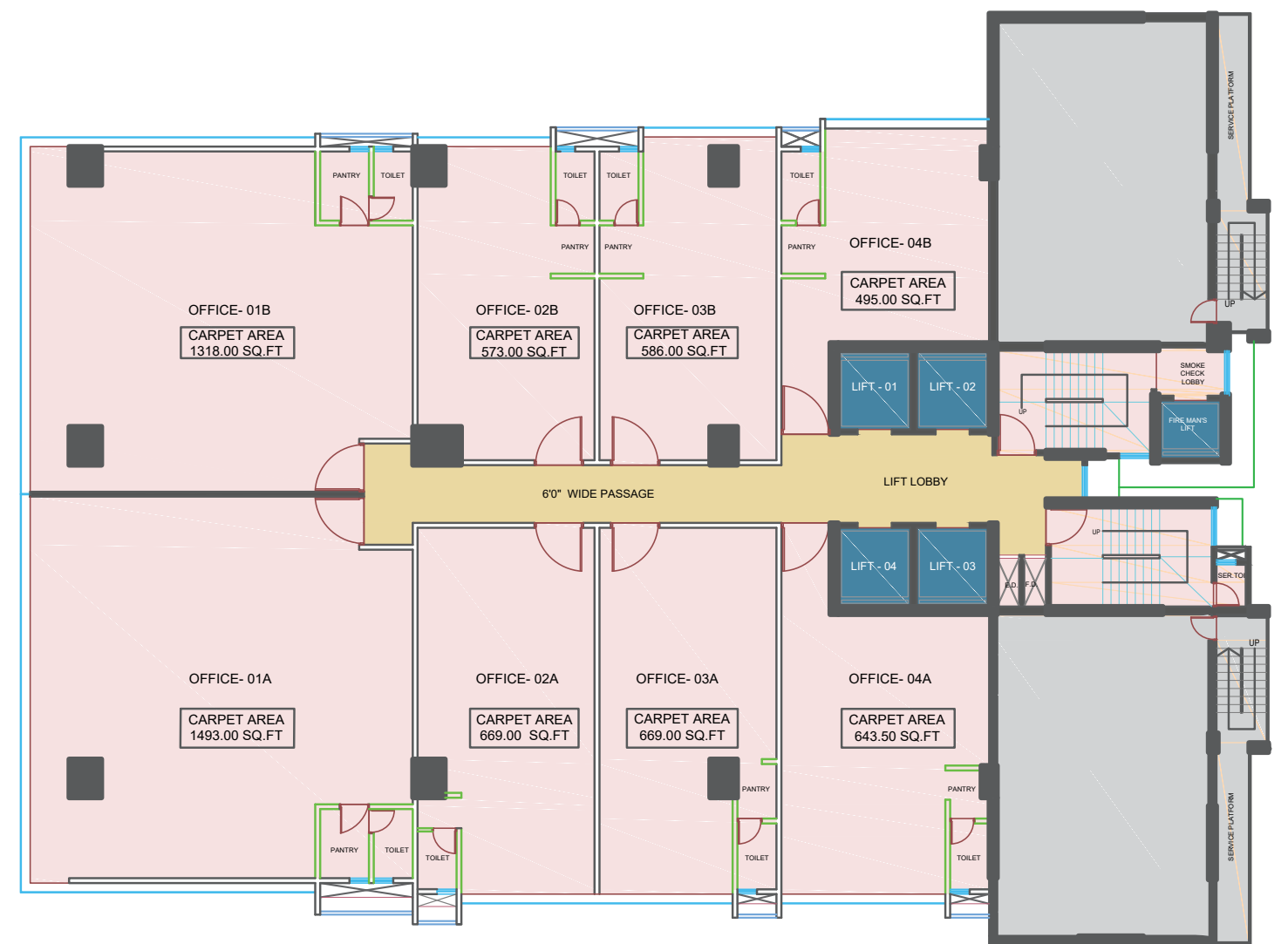
- Ramada Plaza7min / 2.6km
- JW Marriott9min / 3.1km
- Novotel11min / 4km
- Hotel Sahara Star12min / 3.5km
- Taj Santacruz15min / 3.9km
- Grand Hyatt20min / 4.5km
- Taj Lands End.....15min / 3.9km



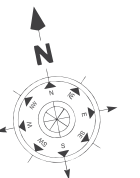
Leisure

- Juhu Beach..... 6min / 2.5km
- PVR11min / 2.8km
- The Game Palacio.....14min / 2.4km
- Carter Road19min / 4.1km
- Infiniti Mall30min / 8.8km

TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN



YOUR BUSINESS CLASS FOUNDERS



Creating a rich heritage of 15 years in the construction industry, The Flora Group proudly showcases a portfolio of residential, commercial, and retail developments of over 6.6 million sq.ft. in the city of Mumbai.

Backed by a multi-disciplinary team of specialists, Flora has always ensured quality from design to execution. Over the years, Flora has become synonymous with trust, especially since it achieves its high standards along with timely deliveries.

Mr. Amit Jalan, the founder, has led the company with an all-encompassing vision, a sharp management strategy and a holistic global approach driven towards excellence. His hands-on approach has helped mould Flora into the brand that it is today.

LANDMARK GROUP

Established in 2001, Landmark is a reputed Mumbai-based group focused on businesses ranging from Hospitality to Real Estate across India. They have successfully delivered a phenomenal 3 million sq.ft. of prime real estate.

Landmark operates on the core values of transparency, excellence and innovation. The organisation works with pioneers in the field to ensure its customers enjoy the finest. With strong global partners like Marriott, Radisson and PIA, Landmark has tremendous experience in bringing global concepts to the Indian shores.

PROJECT DESIGN TEAM



LIASON ARCHITECT

YOMESH RAO

YMSCL with its aim to provide a One-Stop Professional Consultancy, brings together Professionals in Engineering, Architecture, and Law.



CONCEPT ARCHITECT

REZA KABUL

ARK is a comprehensive global design studio with three decades of proven expertise in project design and delivery.



STRUCTURAL DESIGNER

UMMESH JOSHI

JW Consultants LLP is among India's top Structural Consulting firms, providing services to architects, owners, contractors and developers.



LANDMARK
GROUP

Site Address: 81 Crest, Linking Road, Santacruz (west), Mumbai - 400 054



MahaRERA Registration No.: Link Komal Wing A P51800033532; Link Komal Wing B P51800033997
& also available at www.maharera.mahaonline.gov.in

Disclaimer: All images and elevation shown are for representation purpose only. We are offering for sale, unfurnished office spaces, & not including add-ons such as furniture and fixtures, unless specially incorporated in the agreement for sale. Maximum variance (+/-) 3% in RERA carpet area may occur on account of planning constraints/site conditions / column / furnishing. All these dimensions are unfurnished structural dimensions. In toilet the carpet area is inclusive of ledge walls. If any change may come in DC rules, then building plan, elevation, may change, in such circumstances, developer will not be held responsible. Proposed recreational area is subject to approval. The project name is registered as Link Komal Wing A; Link Komal Wing B. This project is marketed as 81 Crest. T&C Apply.