



UNICORN  
A N D H E R I



CHANDAK  
SINCE 1986

PROMISES MADE. PROMISES KEPT.



\*Stock Image



\*Stock Image

AN OFFICE SPACE  
THAT EVERYONE WILL WANT  
**TOMORROW**

Chandak Unicorn is designed with state-of-the-art amenities & facilities that you need to take your business to the next level.

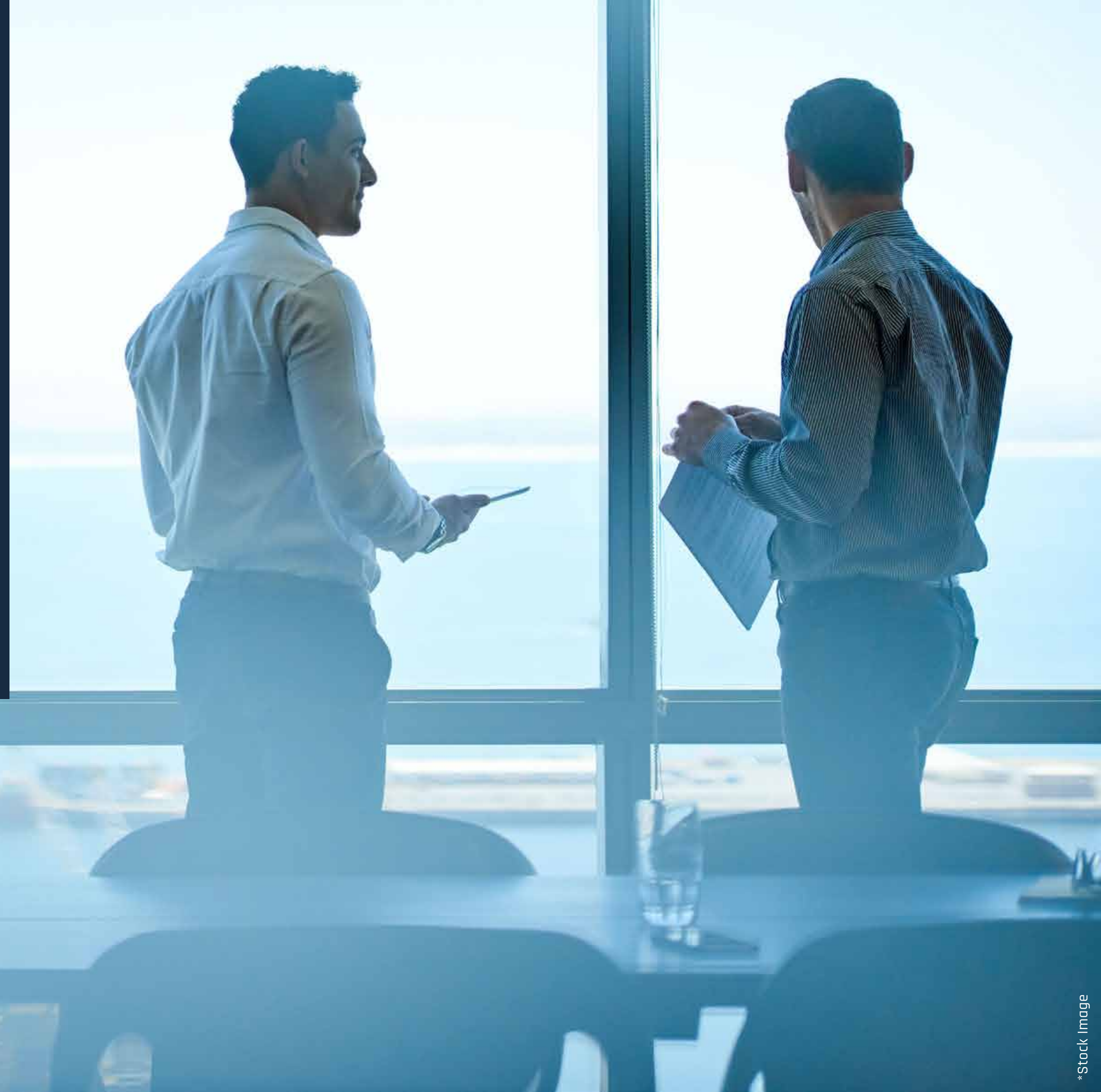
The flexible floor plans, cutting-edge office & retail spaces are tailored to suit your business needs.


So, while others leave behind a business card, you can leave a striking first impression on your clientele and partners with an office space so alluring that they'll be compelled to work with you.

# THE HASSLE-FREE WAY TO OWN YOUR SPACE THAT'S A GREAT BUSINESS DECISION.

Chandak Unicorn offers owners the benefit of 'freehold land'.

With this direct purchase advantage, owners can now save on time and costs, and utilize them to scale their business to great heights.





WORK AMID ANDHERI'S  
COMMERCIAL HUB,  
AND **ALWAYS A  
STEP AHEAD.**

Situated in the heart of Andheri West, stay at the cusp of all the business action and keep your finger on the pulse of tomorrow. With renowned corporate parks and residential areas in the vicinity, proximity to metro stations and airports, this prime location will surely attract greater opportunities and more clientele.

When it comes to your business, you wouldn't compromise on anything. That's why, your office location too, must be something that has it all.





# CLOSE TO ALL THE BUSINESS ACTION IN ANDHERI, AND CLOSER TO SUCCESS.



**Connectivity:**

D. N. Nagar Metro Station	0.8 Km
Azad Nagar Metro Station	1.2 Km
S. V. Road	1.9 Km
Andheri Railway Station	2.3 Km
Jogeshwari Railway Station	2.3 Km
Western Express Highway	3.2 Km
Domestic Airport	6.1 Km
International Airport	6.8 Km



**Entertainment:**

PVR Cinema	1.4 Km
Cinepolis	0.6 Km



**Media Houses**

Yash Raj Studio	0.7 Km
Balaji Tele-Studio	0.8 Km



**Industrial Hubs:**

Andheri Industrial Estate	0.3 Km
Laxmi Industrial Estate	0.9 Km



**Shopping:**

Infiniti Mall	1.3 Km
Star Bazaar	0.4 Km
Lokhandwala Market	1.9 Km



**Hotels:**

JW Marriott	3.9 Km
Novotel Hotel	4.5 Km



**Recreation:**

Andheri Sports Complex	1.0 Km
The Club	1.9 Km
Lokhandwala Sports Club	2.4 Km
Karamvir Sports Complex	0.9 Km
48 Fitness	0.5 Km



**Chandak Projects:**

49 Ideal	2.3 Km
Chambers	3.3 Km
Insignia	4.6 Km
34 Park Estate	5.2 Km



**Social Infra:**

Indigo Deli	1.1 Km
Zaffran	1.3 Km
Starbucks	1.3 Km
Hard Rock Cafe	1.1 Km
The Irish House	1.0 Km
Doolally Taproom	1.1 Km



**Hospitals:**

Kokilaben Hospital	1.2 Km
Bellevue Hospital	0.6 Km



NOT TO SCALE

Source: Google Maps



# FLEXIBLE FLOOR PLANS.

\*Stock Image

With office spaces ranging from  
**419 sq. ft. to 15000 sq. ft.,**  
your business plans can now take shape.  
Small, medium or large, we've got spaces  
that match your business goals perfectly.



\*Artist's Impression

# DOUBLE HEIGHT MARVEL

## ENTRANCE LOBBY AS GRAND AS YOUR BUSINESS PLANS

With an awe-inspiring ceiling height and a thoughtfully designed structure, Chandak Unicorn's exquisite lobby lends an opulent appeal to your company's image.

# MAKE YOUR BUSINESS FLOURISH IN THE LAND OF OPPORTUNITIES

## Why is Andheri set to be the next hotbed?

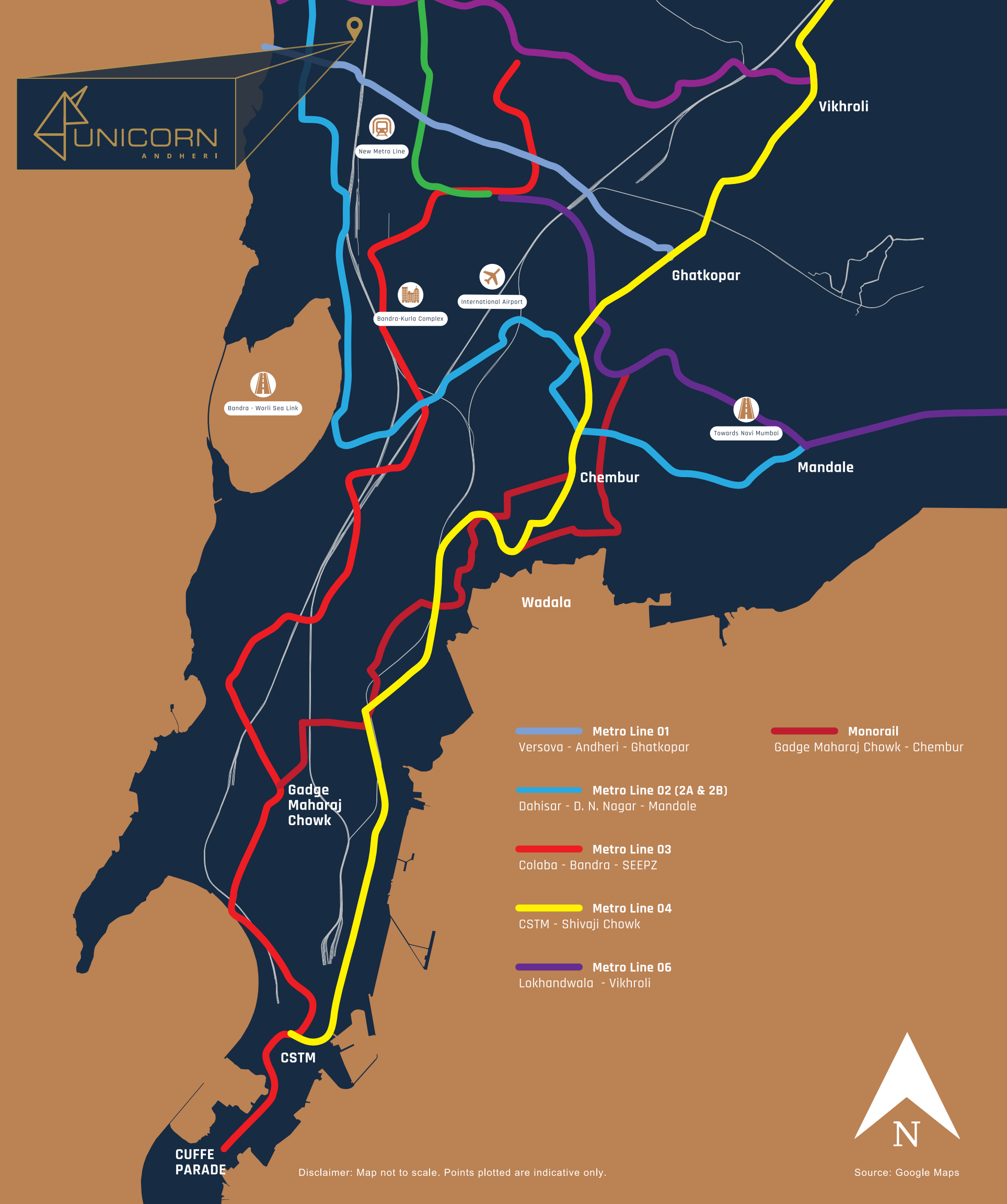
- Easy access to all parts of Mumbai.
- Near many metro stations and the airports as well.
- Booming commercial, entertainment and residential hub.

Andheri would be well placed in the grid of the upcoming infrastructural developments; be it the Mumbai Metro or the Coastal Road development.

## CONNECTED TO

**CUFFE PARADE** **CST** **NAVI MUMBAI**  
**VIKHROLI** **TALOJA** **BHAYANDAR**  
**BKC** **THANE**  
**KALYAN**

AND EVERYTHING IN BETWEEN



## FEATURES THAT'LL SET YOUR BUSINESS APART



Premium double height lobby areas



Well-designed, spacious corridors for easy movement



Optimally designed parking spaces



Well-planned, multi-layered security systems with controlled access



Optimum high speed elevators



Smartly planned architecture with a striking & stylish appeal



Surveillance in parking and common areas







# SUSTAINABLY DESIGNED

## OFFICE SPACES. A GREAT BUSINESS PARTNER.

We've gone to great lengths to make sure your business goes to the next level by creating energy saving opportunities on every floor and in every office.



IGBC Gold  
Pre Certified



Efficiently designed lighting system to minimize energy consumption



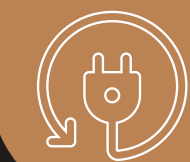
Premium window glass to minimize heat transfer



Solar Panels to minimize power consumption



Rain water harvesting & water efficient tap fixtures



# LEAVE BEHIND A STRIKING FIRST IMPRESSION

INSTEAD OF A  
BUSINESS CARD





PROMISES MADE. PROMISES KEPT.

Chandak Group is a Mumbai based real estate enterprise with 30+ years of experience. We have developed over 4+ million sq. ft. of residential and commercial spaces in the city of Mumbai and another 4+ million sq. ft. in the pipeline. Our apartments span different segments like affordable, premium and ultra luxury apartments. Our projects in Mumbai include apartments in Goregaon, Juhu, Kandivali, Dahisar, Vasai, Mira Road, Tardeo and other prominent localities. We have also developed Commercial properties in Kandivali, Andheri and Goregaon

Our commitment to our promise is reflected in the projects we have delivered. In the last 4 years, we have constructed and delivered 18 lakh Sq. Ft. of residential spaces with 8 occupancy certificates

At Chandak Group we believe that every home is a promise of a beginning. A beginning of a new life filled with exciting possibilities. Every location that we pick, every plan that we make, every amenity that we choose to include and every tower that we raise starts with the promise of providing a space that's meant to enhance the way you live.

We have been changing the skyline of Mumbai for over 3 decades. Today, our humble and significant contribution to the growth of the maximum city stand as testimony to our reliability.

## COMPLETED PROJECTS



### 49 IDEAL

📍 JUHU

MahaRERA Registration No: P51800001084



### SPARKLING WINGS

📍 DAHISAR EAST



### STELLA

📍 GOREGAON WEST

MahaRERA Registration No: P518000014201



### PALOMA

📍 GOREGAON EAST



### ATMOSPHERE

📍 MULUND WEST

MahaRERA Registration No: P51800001243



### HARMONY

📍 KANDIVALI WEST

# ONGOING PROJECTS



## 34 PARK ESTATE

📍 GOREGAON (W)

MahaRERA Registration No. P51800006729  
Link: <https://maharera.mahaonline.gov.in>



## NISHCHAY

📍 S.V. ROAD | 10 mins drive from Borivali East Station

MahaRERA Registration No. Wing A - P51800019863  
Wing B - P51800019891 | Wing D - P51800019872  
Wing E - P51800019865 | Wing F - P51800009966  
Link: <https://maharera.mahaonline.gov.in>



## CORNERSTONE

📍 WORLI

MahaRERA Registration No. P51900005370  
Link: <https://maharera.mahaonline.gov.in>



## ATMOSPHERE O2

📍 MULUND (W)

MahaRERA Registration No. P51800019950  
Link: <https://maharera.mahaonline.gov.in>



## INSIGNIA

📍 VILE PARLE (W)

MahaRERA Registration No. P51800028166  
Link: <https://maharera.mahaonline.gov.in>



COMMERCIAL DEVELOPMENT

## CHAMBERS

📍 ANDHERI (E)

MahaRERA Registration No. P51800014750  
Link: <https://maharera.mahaonline.gov.in>



COMMERCIAL DEVELOPMENT

## THE GATEWAY

📍 MULUND (W)

MahaRERA Registration No. P51800024845  
Link: <https://maharera.mahaonline.gov.in>

# UPCOMING PROJECTS:

(For Information Purposes Only)

📍 BORIVALI (E)

📍 MALAD (W)

\*ARTISTIC IMPRESSION



THE ADDRESS OF SUCCESS



30+ YEARS  
OF EXPERIENCE



4000+ HAPPY  
FAMILIES



4+ MILLION SQ. FT.  
DEVELOPED



EXCELLENCE IN  
DELIVERY

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Site Address: Chandak Unicorn, Dattaji Salve Marg, Off Veera Desai Road,  
Jeevan Nagar, Andheri West, Mumbai 400053, Maharashtra.

MahaRERA Registration No: P51800028365 |  <https://maharera.mahaonline.gov.in>

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