

BRING A NEW-AGE BALANCE TO BUSINESS AND LEISURE.

Introducing

ICRC

International
Commerce &
Recreation
Centre.



ALL WORK AND NO PLAY DOES NOT MAKE THE NEXT SUCCESS STORY.

Times have changed. An active work-life balance yields smarter results and stronger growth. An impeccably professional office goes hand in hand with softer aspects like recreational spaces and hang out zones.

And, while the office space grammar may have changed, the meaning of success has not.

That's why we bring you a modern day office premise that strikes a fine balance between working and unwinding, and lets your business reap the benefits.

Introducing



Golden Mile, Ghatkopar (W)



Integrated lifestyle
business centre



Contemporary
location



Fully Furnished Offices



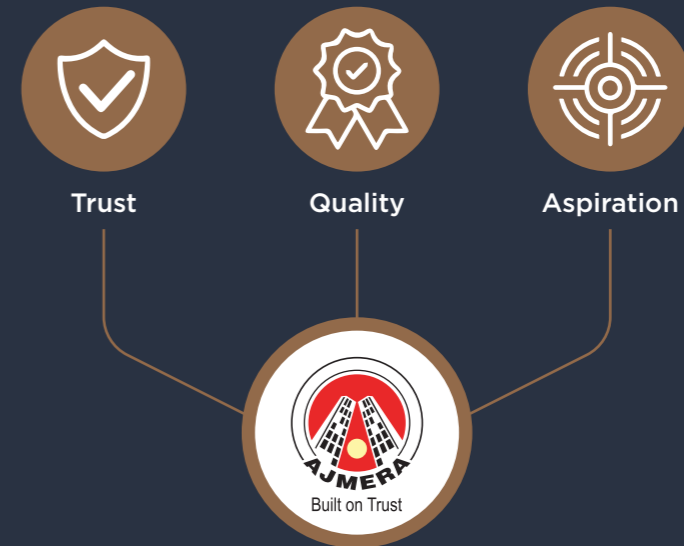
Assured Returns





Artist's Impression

FROM A NAME THAT RESONATES



INDIA'S LEADING MULTI-NATIONAL REALTY CORPORATION



45,000+
Happy Customers



30 million + sq.ft.
developed



NSE and BSE
listed company



Presence in 6 cities
and 2 countries



Successful track record spread across various industries such as Cement, Solar Power, Education, Logistics, and Safe Deposits

Mumbai | Pune | Bengaluru | Surat | Ahmedabad | Rajkot | United Kingdom

GHATKOPAR WEST THE ADDRESS OF NEW AGE BUSINESSES

Central Mumbai is fast emerging as a hotspot for commercial hubs. Ghatkopar being the most vibrant location of Central Mumbai, is home to modern infrastructure, best-in-class residences, finest shopping & entertainment avenues, & easy accessibility to other business conveniences. Good connectivity by road and Mumbai metro has eased commutation for the locale, resulting in steady increase in property prices as well.





WORK HARD. GET AROUND EASY.

- 1 Home to landmark residential developments such as Kalpataru Aura, Wadhwa - The Address, and more.
- 2 R-City Mall - a grand shopping and entertainment destination that offers easy retail access.
- 3 Easy access to major Public & Private Banks, ATMs, Restaurants, Healthcare Centres, & Educational Institutes raises the socio-civic quotient.
- 4 Multiple fuel stations nearby.
- 5 Andheri-Ghatkopar Metro Line makes commuting to work easy.
- 6 Excellent connectivity to the eastern and western belts of the city.

	Road
	Railway
	Metro
	Railway Station
	Bank
	Mall
	Residential
	Hospital

NO ROADBLOCKS TO SUCCESS

Centrally located in the heart of Ghatkopar West, ICRC offers superior connectivity to various business and residential hubs through road, rail & metro.

1. ACCESSIBILITY TO RAIL / AIRPORT

- Ghatkopar railway station - 2 km
 - Ghatkopar Metro - 2 km
 - Jagruti Nagar Metro - 800 m
 - International Airport - 7 km

2. ACCESSIBILITY TO MAJOR BUSINESS HUBS

- BKC - 7 km
- SEEPZ - 6.5 km
- Powai - 4.5 km

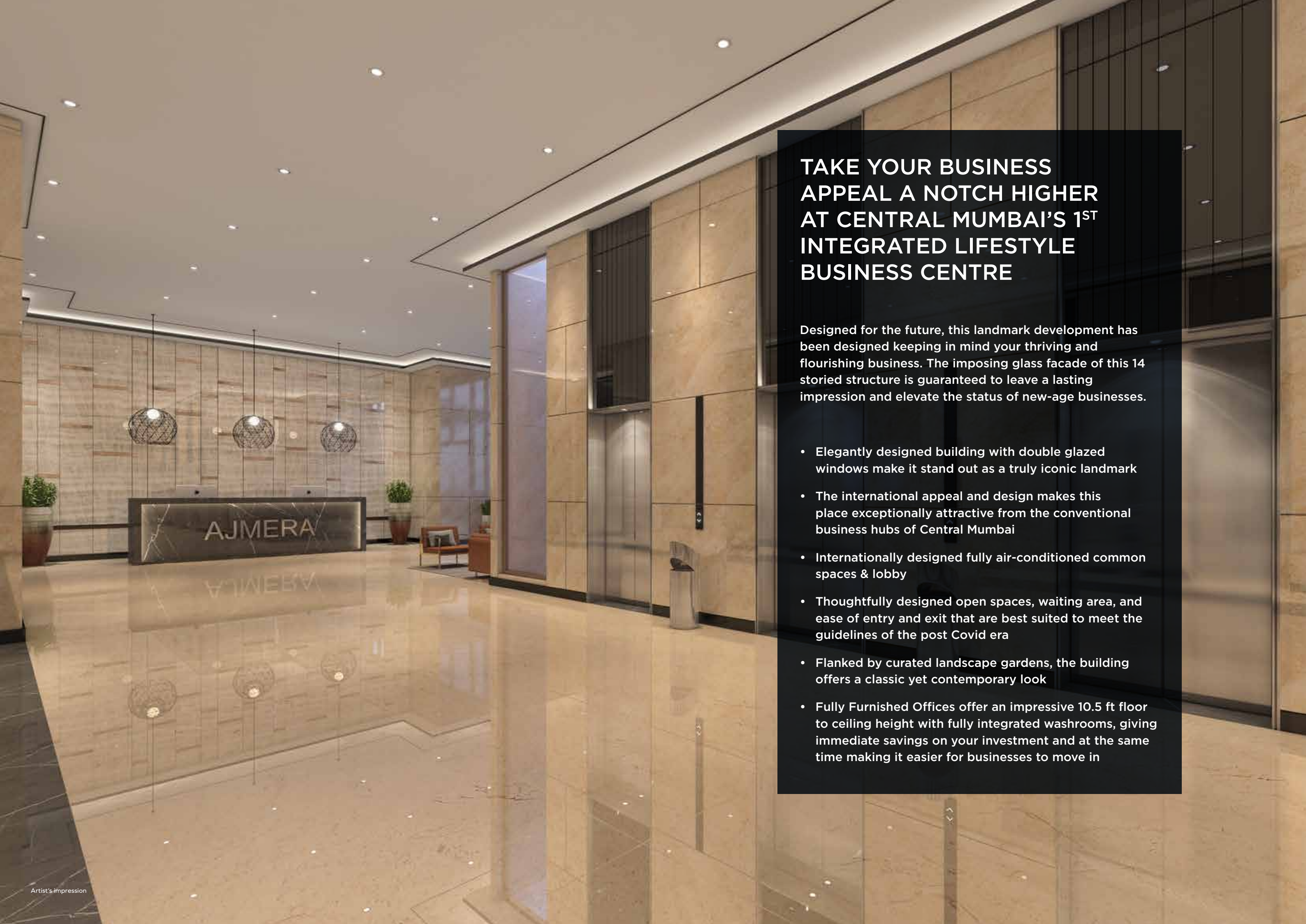
3. ACCESSIBILITY TO MAJOR FREEWAYS

- LBS Marg - 100 m
- Eastern Express Highway - 1.7 km
- Andheri Ghatkopar link road - 700 m

4. ACCESSIBILITY TO MAJOR BANKS

- Kotak Mahindra Bank - 100 m
 - SBI - 150 m
 - HDFC Bank - 200 m





TAKE YOUR BUSINESS APPEAL A NOTCH HIGHER AT CENTRAL MUMBAI'S 1ST INTEGRATED LIFESTYLE BUSINESS CENTRE

Designed for the future, this landmark development has been designed keeping in mind your thriving and flourishing business. The imposing glass facade of this 14 storied structure is guaranteed to leave a lasting impression and elevate the status of new-age businesses.

- Elegantly designed building with double glazed windows make it stand out as a truly iconic landmark
- The international appeal and design makes this place exceptionally attractive from the conventional business hubs of Central Mumbai
- Internationally designed fully air-conditioned common spaces & lobby
- Thoughtfully designed open spaces, waiting area, and ease of entry and exit that are best suited to meet the guidelines of the post Covid era
- Flanked by curated landscape gardens, the building offers a classic yet contemporary look
- Fully Furnished Offices offer an impressive 10.5 ft floor to ceiling height with fully integrated washrooms, giving immediate savings on your investment and at the same time making it easier for businesses to move in



Artist's impression

FULLY FURNISHED OFFICES MEANT TO REDEFINE YOUR BUSINESS

With the advent of growing infrastructure in and around the vicinity, Ghatkopar is the preferred destination for manufacturers, start-ups, financial institutions, professionals etc. ICRC hosts a range of offices that suit all such businesses.

- Offices that ensure business begins from Day 1
- Built using column-less technology to maximize space efficiency
- Flexibility to combine office space depending on the need of the business
- Fully integrated washroom in each office



Artist's impression

ADD A TOUCH OF 'WORLD CLASS'
TO YOUR BUSINESS.



It's no secret that the biggest deals and the best ideas aren't always cracked in a boardroom. That's why you'll find a host of international standard amenities and special interest zones at ICRC, where you can make your biggest business moves or just relax after a good day in the office.

Cafeteria
serviced
by Tea Post

Alfresco seating
arrangement for
casual/informal
get-togethers

Meeting pods -
to have
focussed high
impact
discussions

Cove Decks -
Relax and
reflect on these
worldly decks
at a stone's
throw from your
office spaces

Net cricket /
Gaming Zone -
A perfect
getaway to get
rejuvenated and
re-energized

ENSURING 24-CARAT DISCIPLINE AND EFFECTIVE SUPPORT

Make the most of the 5-star services offered by Cushman & Wakefield, delivering professional management discipline, focused on the efficient and effective delivery of support services for your prospering business.

Internationally designed entrance lobby & common spaces



Housekeeping services



Dedicated IT & Technical Support



Mechanical Car Parking



Reprographic services for business convenience



Cleaning services for the facade and common premises



Facility partners managing cafeteria zones and offering on-call services to every office



Multi-tier security services

A MUST-HAVE IN EVERY SUCCESSFUL INVESTORS PORTFOLIO

Most real estate investors are unaware of the high ROI offered by commercial real estate assets as compared to residential.

1. HIGHER CAPITAL APPRECIATION

Office spaces have appreciated 1.5x over that of comparable residential assets mapped since 2014

2. 3X RENTAL YIELD

Rental yields for offices range from 6-8%, while that of residential ranges from just 1.5% - 3%

3. LOW-RISK QUOTIENT

With longer rental contracts of 3 to 5 years and more professional rental clientele, the cash flows are more secure

4. LIMITED SUPPLY OF BRANDED OFFICES

With a limited supply of branded offices in Ghatkopar, the demand outweighs the supply

5. SELF PAYING ASSET

With increasing rental yields and higher capital appreciation that matches the EMI's, these trending offices are a self-paying asset



SO WHAT ARE YOU WAITING FOR?

Seize this Golden Opportunity now!



Artist's impression

SmartBuy 10:90

Developer Subvention Scheme
Earn Guaranteed **6.5%**
On Your Down Payment.

**FULLY FURNISHED OFFICES
STARTING AT ₹70 LACS***

A LANDMARK
DESTINATION

FULLY FURNISHED
OFFICES

AT THE HEART OF
GHATKOPAR WEST

MINIMAL
DOWN PAYMENT

ASSURED
RETURNS

INTERNATIONAL
STANDARD FACILITIES

SMART BUY PAYMENT PLAN

AT

ICRC

International
Commerce &
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**INDIA'S LEADING
MULTI-NATIONAL
REALTY
CORPORATION**



For more information, please call 022 6923 6881

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