

86 **CENTRAL**  
GHATKOPAR WEST

SPACE.  
BUSINESS.  
SUCCESS.



**CRYSTAL**  
A MUKESH GROUP VENTURE

# 86 CENTRAL. AT A GLANCE



IN THE HEART OF  
BUSINESS HUB



24 MINS FROM  
SCLR AND JVLR



5.9 KM FROM  
INTERNATIONAL  
AIRPORT



LOCATED ON  
ANDHERI - GHATKOPAR  
LINK ROAD



18.77 SQ.MT. TO 92.44 SQ.MT.  
OFFICES



SMARTLY DESIGNED  
OFFICE SPACES



CAR PARK  
FACILITY



2 PASSENGER ELEVATORS  
2 STAIRCASES



24X7 CCTV  
SECURITY



BEAUTIFUL GLASS  
FACADE



ROBUST  
INFRASTRUCTURE  
READY



VITRIFIED  
FLOORING



BRANDED  
ELECTRICAL FITTINGS



## AN OPPORTUNITY TO INVEST

To ensure an advantageous investment, commercial properties are becoming more and more sought after in the real estate market.

### WHY INVEST IN COMMERCIAL REAL ESTATE?

- Significantly lesser cost of ownership
- 3x Higher Rental Yield than residential real estate
- 1.3x Capital Appreciation versus residential real estate
- Longer Lease Durations

- Source: Knight Frank and Colliers Report, 2015

Corporate and commercial spaces in Mumbai's business hubs experience a strikingly better rental growth rate as compared to other growing metropolitan cities in India.

- Source: C&W, Jan, 2016

86Cental offers you a chance to invest in a real estate opportunity at pre launch prices. With the benefit of location, varying office sizes and thoughtful facilities, a rare opportunity arises.

# YOUR CATALYST FOR BUSINESS GROWTH

A luxurious corporate lobby welcomes you into an expanse built for entrepreneurs.

Boasting modern architecture and state-of-the-art construction, 86Central is the ideal upgrade for the business.

With a layout optimized for maximum space utilization, each office can be conveniently tailored for your needs. The variety of office sizes offers the ideal platform for upcoming businesses while the prime location ensures increased growth and visibility.



LOCATED IN GHATKOPAR'S BUSINESS HUB



CONVENIENTLY CONNECTED TO  
MUMBAI'S EASTERN AND WESTERN SUBURBS



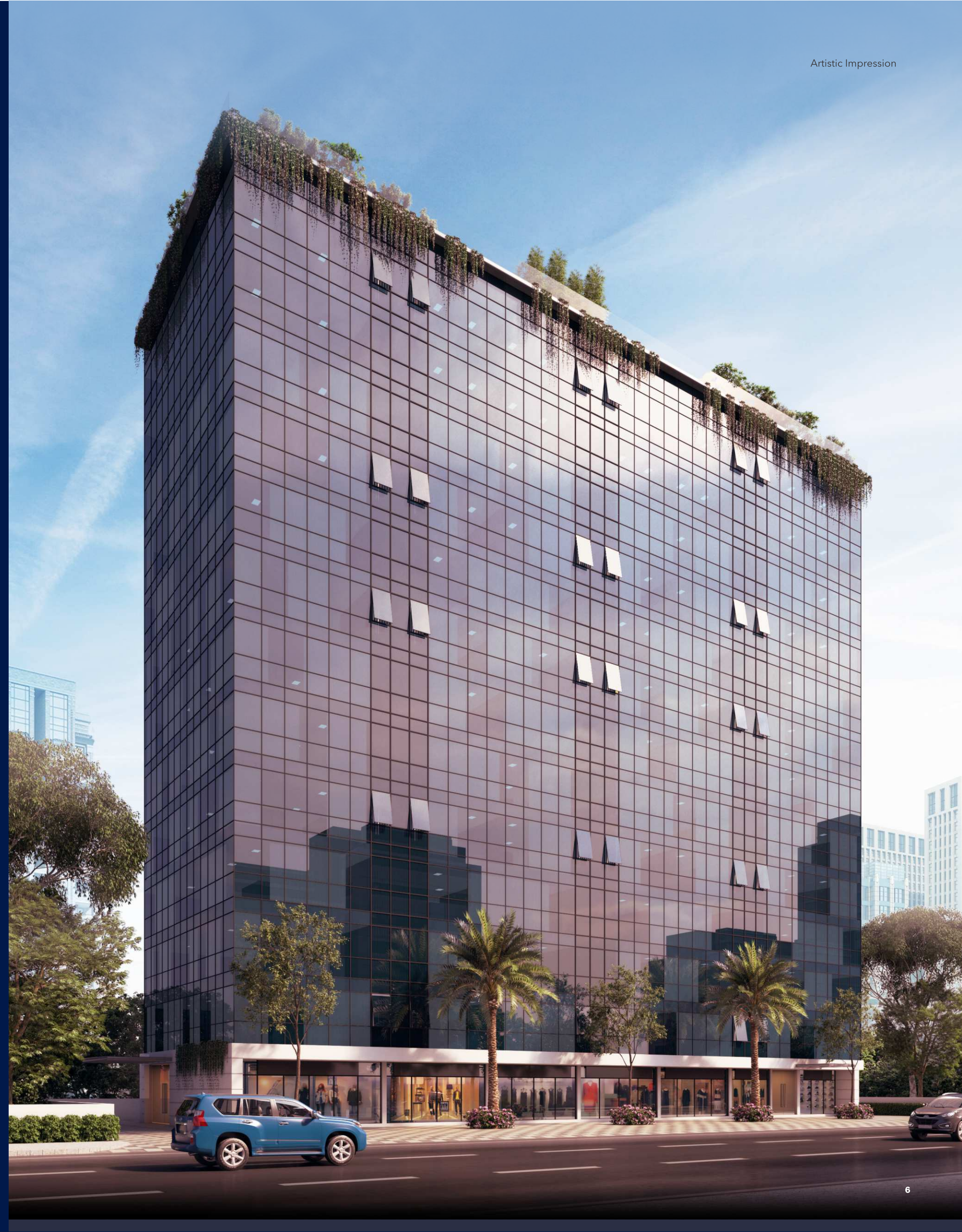
FREE HOLD LAND



ROBUST INFRASTRUCTURE READY



SMART-SIZED OFFICES





## STRATEGICALLY LOCATED, EASILY ACCESSIBLE

Connectivity gives growing businesses an added advantage.

Explore the power of easy accessibility with a business situated at the apex of connectivity.

86Central is a short commute away from Mumbai's key business hubs. Located on the Andheri-Ghatkopar Link Road, you can reach anywhere faster.

 30 MINUTES FROM POWAI

 28 MINUTES FROM BKC

 24 MINUTES FROM SCLR & JVLR

 30 MINUTES FROM CHEMBUR

 1.6 KM FROM THE EASTERN EXPRESS HIGHWAY

 10 MINUTE WALK TO GHATKOPAR STATION

 25 MINUTES FROM THE CHATRAPATI SHIVAJI INTERNATIONAL AIRPORT

# DESIGNED FOR A WORLD-CLASS ADVANTAGE

In business where you are, says a lot about where you are going.

Insightfully designed in keeping with international standards, the expansive spaces and impressive interiors of 86Central, located within one of Mumbai's upcoming business zones, offer a significant entrepreneurial upgrade.

2 HIGH SPEED  
ELEVATORS



FENG SHUI / VASTU  
COMPLIANT DESIGN



GLASS  
FAÇADE



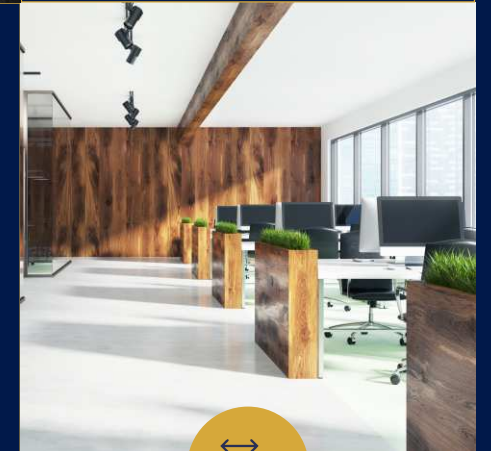
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STRATEGICALLY  
LOCATED



THOUGHTFULLY  
DESIGNED  
OFFICES



2 STAIRCASES



IDEAL OFFICE  
DIMENSIONS

\*All are stock images

# ARCHITECTED FOR PREMIER BENEFITS

Boost your performance in an environment equipped for business.

The carefully planned spaces provide versatile workspace options and are enhanced with premium facilities to propel your business.

With inclusions that aid comfort and convenience, 86Central is an entrepreneurial hub that allows you to thrive.

	 <p>FLEXIBLE OFFICE SPACES</p>		 <p>SPACIOUS LOBBY &amp; CORRIDOR</p>
<p>MULTI LEVEL CAR PARKS &amp; VISITORS PARKING</p> 		<p>SOCIETY OFFICE</p> 	
	 <p>RAIN WATER HARVESTING PITS</p>		
<p>SEWAGE TREATMENT PLANT</p> 		<p>PRIVATE RESTROOM IN EACH OFFICE</p> 	
	 <p>FIRE ALARM SYSTEM &amp; EQUIPMENT</p>		 <p>24X7 CCTV SECURITY</p>

\*All are stock images

# PLANNED FOR PERFECTION

In an environment primed for growth, experience the ease of thoughtfully designed spaces.

Choose from unit sizes that meet your needs. With limited units per floor, each workspace offers you the added convenience of branded fixtures and finishings while the optimized layout ensures that your new work environment adapts to your needs.

**BRANDED BATHROOM FITTINGS**

**BRANDED ELECTRICAL FITTINGS**

**VITRIFIED FLOORING**

**EARTHQUAKE RESISTANT RCC STRUCTURE**

**14 OFFICES PER FLOOR**

**2 BASEMENT  
1 GROUND FLOOR  
13 FLOORS**

**OFFICE SPACES FROM 18.77 SQ.MT. TO 92.44 SQ.MT.**

**OPTIMUM SPACE UTILIZATION**

**FULL HEIGHT GLASS OPENINGS**

\*All are stock images



# ACTUAL VIEW



Actual View

**86 CENTRAL**  
GHATKOPAR WEST

ANDHERI-GHATKOPAR  
LINK ROAD

TOWARDS  
R CITY MALL

LBS MARG

TOWARDS  
EASTERN EXPRESS  
HIGHWAY

FUTURE  
DEVELOPMENT

# TYPICAL FLOOR PLAN

## ANDHERI-GHATKOPAR LINK ROAD



UNIT PLAN: 18.77 SQ.MT.



UNIT PLAN: 20.25 SQ.MT.



UNIT PLAN: 26.94 SQ.MT.



UNIT PLAN: 92.44 SQ.MT.



**A PROJECT BY**



**CRYSTAL**

A MUKESH GROUP VENTURE

**REGISTERED ADDRESS:**

SRI SAI NIDHI REALTORS PVT. LTD.  
B/202, B Wing, Bldg No. 1, Gangawadi,  
LBS Marg, Ghatkopar West, Mumbai,  
Maharashtra 400086

**SITE ADDRESS:**

86CENTRAL  
Andheri - Ghatkopar Link Road,  
Off LBS Road, Near Shreyas Signal,  
Ghatkopar (West), Mumbai,  
Maharashtra 400086



The project has been registered under the name "86 Central A" via MahaRERA registration number: P51800021290 & is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Disclaimer: All layouts, locations, plans, specifications, designs, elevations, features, amenities, facilities and services mentioned are indicative of the kind of development proposed and its finality is subject to the approval of the respective authorities or as required by the promoter/developer in the interest of continuing improvement, without prior notice or obligation. Tolerance of +/-3% is possible in unit areas on account of design and construction variances. The pictures and perspective views of the premises/building are an artist's impression of the development and for representational purposes only. The details, pictures and images contained in the leaflets, brochures or any other printed material does not constitute an offer and/or contract of any type between the promoter/developer and the recipient. All transactions in this development shall be subject to the terms and conditions of the agreement for sale to be entered into between the parties. All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations up to (+/-)3% in actual carpet areas may occur on account of site conditions /columns /finishes etc. In toilets, the carpet areas are inclusive of ledge walls (if any). Conversion: 1 sq. mtrs. = 10.764 sq. ft. \*T&C Apply.