



ONE WORLD  
by  
SANJAR

A COMMERCIAL BUSINESS CENTRE

 S. V. ROAD, MALAD (W)

Maha RERA No.: P51800023457 | <https://maharera.mahaonline.gov.in>



A LUXURIOUS CORPORATE LOBBY WELCOMES YOU INTO AN EXPANSE BUILT FOR ENTREPRENEURS.

PRESENTING ONE WORLD - AN ADDRESS THAT NOT ONLY REPRESENTS YOUR PASSION BUT ALSO FURNISHES A CONSIDERABLE HIKE TO YOUR PROFESSION. THOUGHTFULLY PLANNED AND STRATEGICALLY LOCATED AT MALAD - IN THE WESTERN SUBURBS OF MUMBAI, IT ENSURES SEAMLESS CONNECTIVITY. BETTER STILL, THE OFFICE SPACES ARE DESIGNED TO REFLECT ON GROWTH AND CREATE A PLACE CONDUCIVE TO PRODUCTIVITY AND PROFITABILITY.

THE PROJECT ACCOMMODATES MORE THAN 200 COMMERCIAL OFFICE SPACES RANGING FROM 270 SQ.FT. TO 720 SQ.FT., HAVING AN APPROXIMATE TOTAL AREA OF 1,00,000 SQ.FT. WITH AUTOMATED SEPARATE CAR PARKING TOWER, WITHIN PREMISE.



# | STRATEGICALLY LOCATED |

## THANE

( Via Jogeshwari - Vikhroli Link Road ) - 30.2 Kms | 43 Mins

## POWAI

( Via W. E. H. & Jogeshwari - Vikhroli Link Road ) - 14.4 Kms | 25 Mins

## BKC

( Via Western Express Highway ) - 20.5 Kms | 28 Mins

## NAVI MUMBAI

( Via W. E. H. & Bengaluru - Mumbai Highway ) - 42.2 Kms | 60 Mins

## AIRPORT T2

( Via Western Express Highway ) - 14.6 Kms | 19 Mins

## LOWER PAREL

( Via Western Express Highway ) - 26.1 Kms | 33 Mins

## FORT

( Via Western Express Highway ) - 33.1 Kms | 46 Mins

\*Distances as per Google Maps on usual traffic conditions.

# | CONNECTIVITIES |



## BANKs & ATMs

<b>SBI BANK</b>	4 MINS   900 MTRS
<b>KOTAK MAHINDRA BANK / ATM</b>	3 MINS   700 MTRS
<b>HDFC BANK</b>	6 MINS   1.4 KMS
<b>YES BANK / ATM</b>	1 MINS   160 MTRS
<b>SARASWAT BANK</b>	3 MINS   800 MTRS
<b>INDUSIND ATM</b>	2 MINS   300 MTRS
<b>ALLAHABAD BANK / ATM</b>	2 MINS   350 MTRS



## CONVENIENCES

<b>INORBIT MALL</b>	20 MINS   3.5 KMS
<b>INFINITY MALL</b>	15 MINS   3 KMS
<b>THAKUR MALL</b>	15 MINS   4.5 KMS
<b>RAGHULEELA MALL</b>	12 MINS   3.1 KMS
<b>GROWEL'S 101</b>	10 MINS   3 KMS
<b>D MART</b>	12 MINS   3 KMS
<b>PVR CINEMAS</b>	3 MINS   600 MTRS
<b>MOVIE TIME CINEMA</b>	9 MINS   2.1 KMS
<b>INOX</b>	15 MINS   4.3 KMS
<b>GOREGAON SPORTS COMPLEX</b>	13 MINS   2.7 KMS



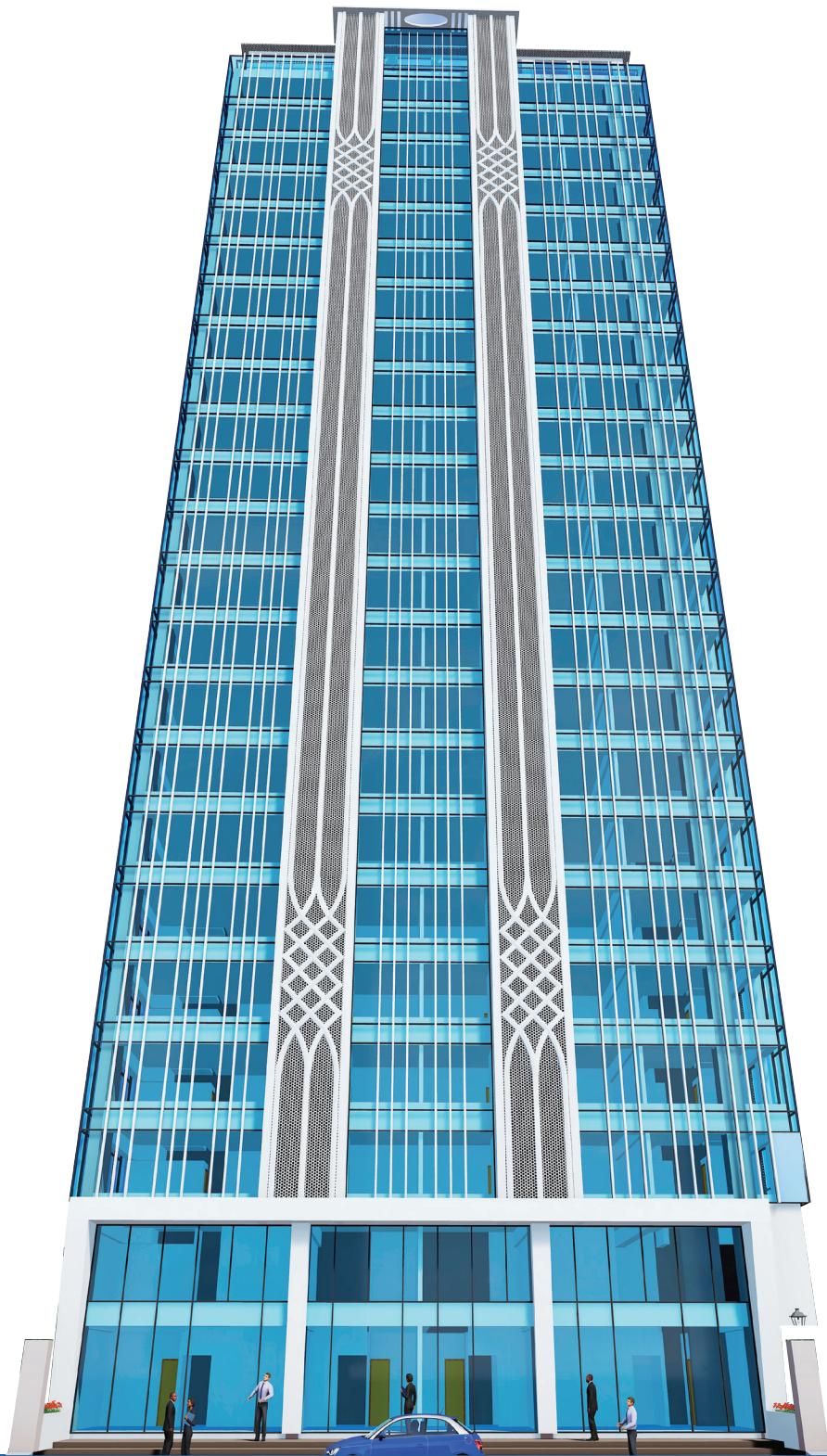
## HOSPITALS

<b>SANJEEVANI HOSPITAL</b>	10 MINS   2.1 KMS
<b>SHREE BALAJI SUPER SPECIALITY</b>	13 MINS   3 KMS
<b>THUNGA HOSPITAL</b>	3 MINS   350 MTRS
<b>VIVANTA HOSPITAL</b>	10 MINS   2.3 KMS
<b>LOTUS MULTISPECIALITY HOSPITAL</b>	20 MINS   6.6 KMS
<b>CLOUDNINE HOSPITAL</b>	15 MINS   4.1 KMS
<b>SRV HOSPITAL</b>	20 MINS   4.5 KMS

\*Distances as per Google Maps on usual traffic conditions.



| A SPACE THAT EVOLVES WITH YOUR SUCCESS |



# | PROJECT AMENITIES |



MODERN ELEVATION  
WITH GLASS FACADE



DOUBLE HEIGHT  
ENTRANCE LOBBY



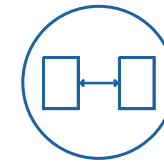
ROBUST SECURITY



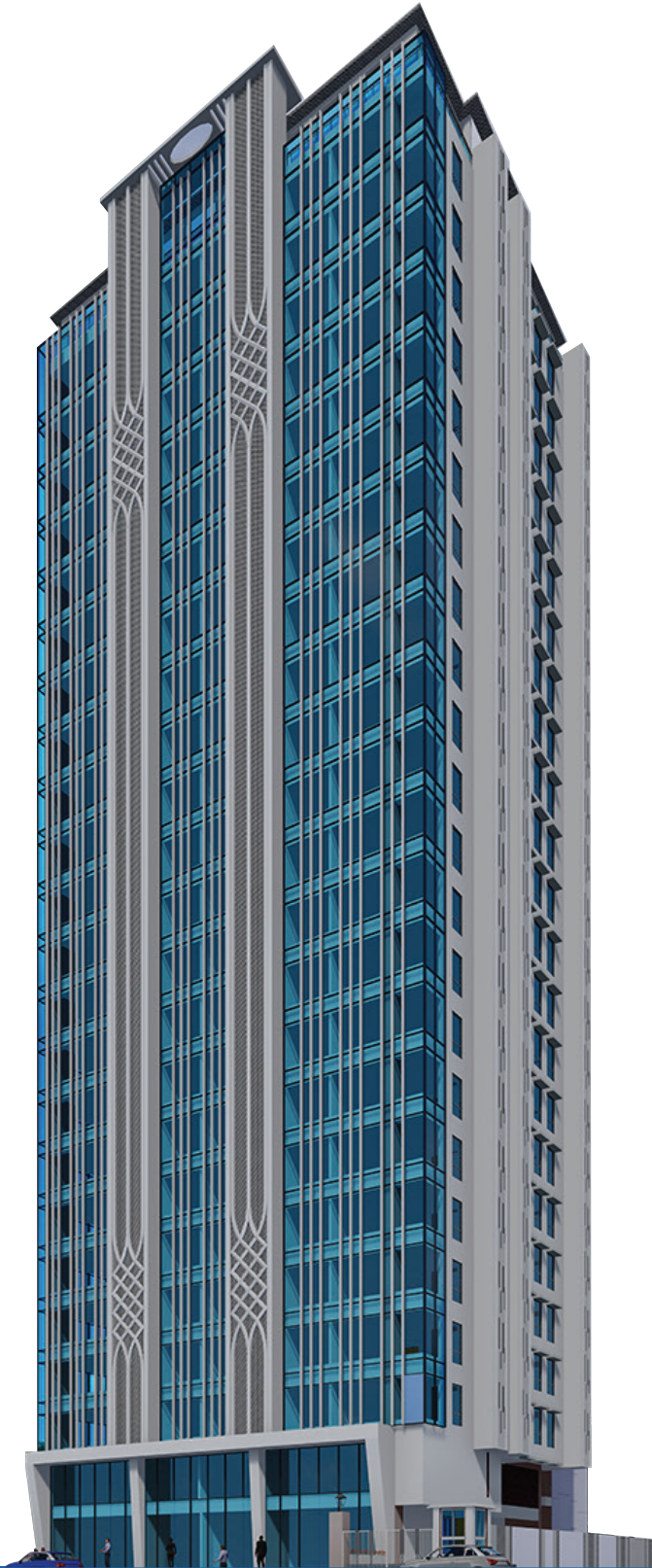
PROVISION OF PRIVATE  
WASHROOM IN EVERY OFFICE



EACH OFFICE HAS  
AN OPENABLE WINDOW  
FOR NATURAL VENTILATION



THE CORRIDOR &  
STAIRCASE HAVE ADEQUATE  
NATURAL VENTILATION



CONVENIENCE OF RETAIL  
WITHIN THE PREMISE



AUTOMATED CAR  
PARKING TOWER



PROVISION FOR  
AC OUTDOOR UNITS



FIRE ALARM SYSTEM  
AND EQUIPMENT



SEWAGE TREATMENT PLANT  
(STP) FOR RETAIL OFFICES



ADEQUATE  
PARKING SPACE

# PROJECT SPECIFICATIONS

**COMMERCIAL TOWER:**  
G +1 FLOOR OF RETAIL  
+ 21 FLOORS OFFICE SPACES

TOTAL CARPET AREA:  
**1,00,000 sq. ft.**

UNIT SIZE RANGE:  
**270 sq. ft. To 720 sq. ft.**

**ELEVATORS: 5**

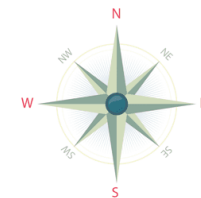
**NO. OF STAIRCASE: 2**

HANDOVER CONDITION:  
**WARM SHELL**





# GROUND FLOOR PLAN





# | THE MAESTROS OF ONE WORLD |



CONSULTANTING ARCHITECT



ARCHITECT



R.C.C. CONSULTANT



M.E.P. Consultant

**Federal & Company**  
advocates • solicitors • notary

Legal Advisor



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