



The Wadhwa Group
Landmarks planned with passion

OFFICE SPACES THAT PARALLEL MODERN BUSINESSES!

THE
GATWAY
GMLR, MULUND (W)



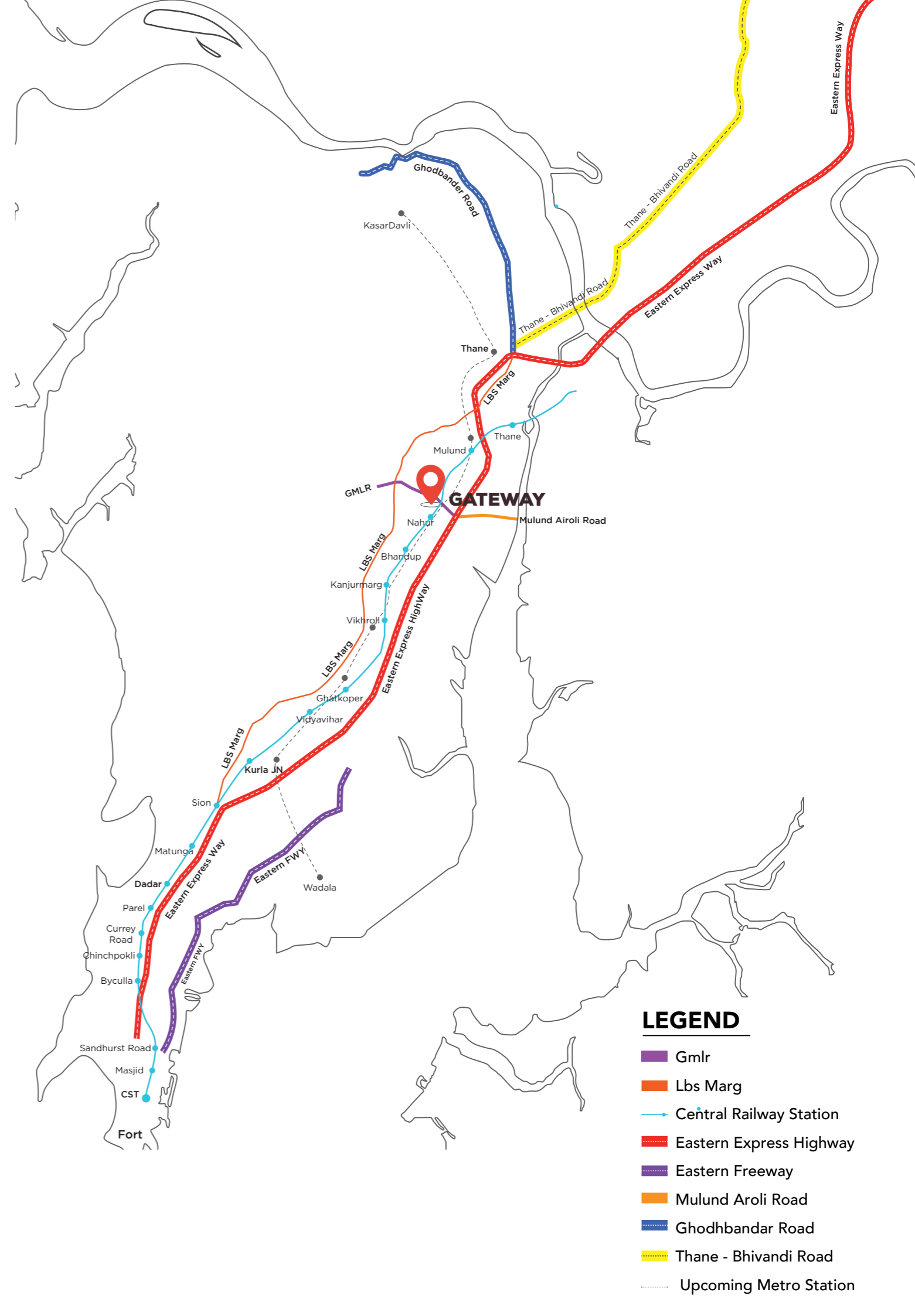
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Shaping the first impression for modern businesses!

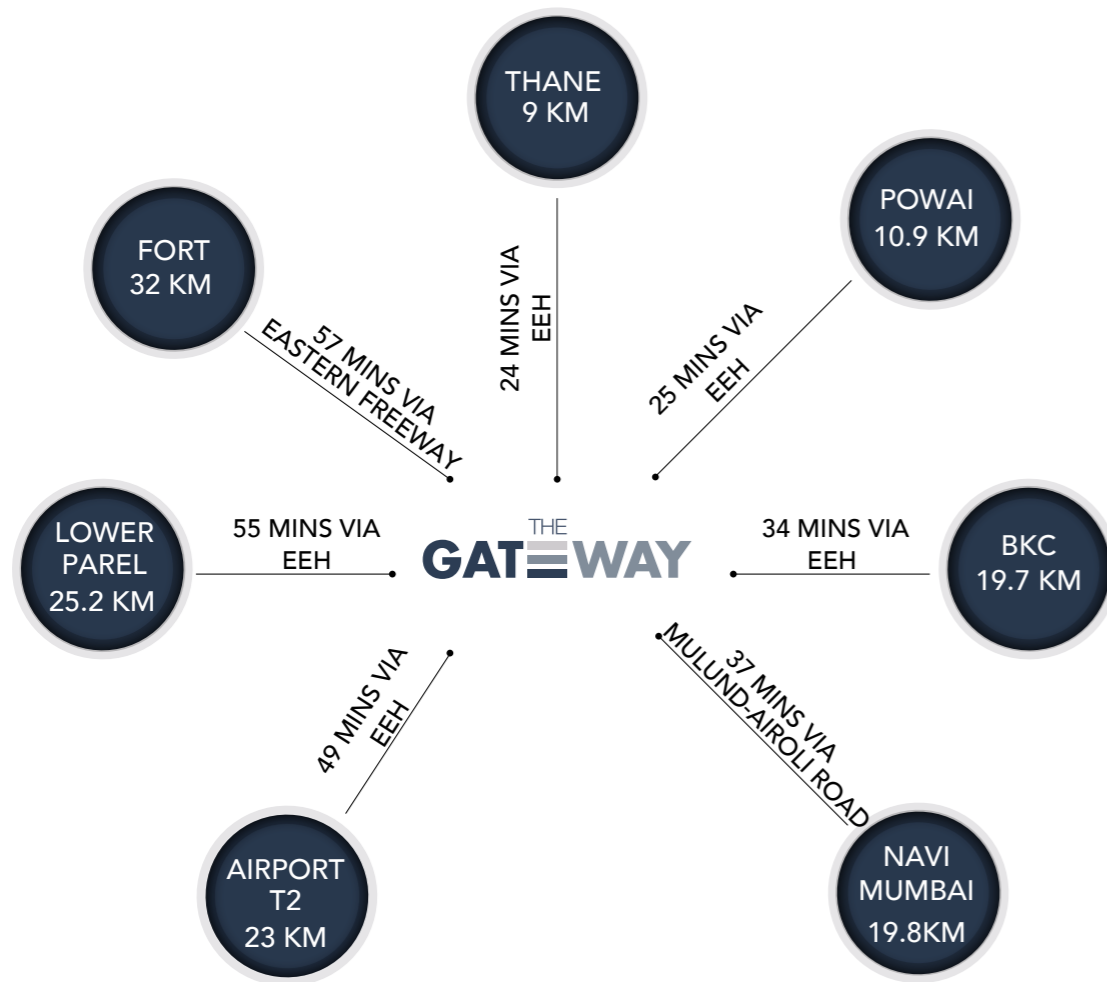
When it comes to designing office spaces for modern businesses, The Gateway is crafted for a flawless first impression! With its central location, state-of-the-art amenities and ideal meeting rooms, The Gateway leaves no stone unturned to create the perfect space that fuels ideas for growth and success.



PROPOSED ELEVATION



☰ A well-connected corporate landmark



☰ It's all closer than you think

The Gateway, Mulund has established links to the rest of the city and beyond. It's a hub in every sense of the word. Occupants here are seamlessly connected to everything that matters.



Hospitals

Fortis Hospital - 1.1km
Mrudula Hospital - 1.6km

Hira Mongi Navneet Hospital - 2km
Aditi Hospital - 2.2km



Connectivity

Nahur Railway Station - 40m
Goregaon-Mulund Link Road - 140m
LBS Marg - 1.3km
Eastern Express Highway - 1.7km

Upcoming Metro Station - 1.7 km
Mulund Railway Station - 3km
International Airport - 16km
Domestic Airport - 23km



Hotels & Cafes

Coffee By Di Bella - 750m
Starbucks - 950m

Meluha The Fern - 9.5km
Country Inn & Suits - 12km

THRIVING IN THE CENTER OF IT ALL

















☰ Project Specifications

• Commercial Tower	G+1 Floor of Retail +17 Floors Office Spaces
• No. of basements	2
• Typical floor plate area	7557 sq. ft.
• Total carpet area (offices)	1,30,000 sq. ft.
• Unit size range (sale)	350 sq. ft. (typical unit) to 489 sq. ft. (corner unit) & Max.up to 3780 sq. ft. (combining upto 10 units)
• Elevators	7+1 service elevator
• No. of Staircase	2
• Handover condition	Bare shell



FOR REPRESENTATION PURPOSE ONLY

☰ Designed to accommodate the diverse needs of Mumbai's most dynamic businesses

-  Double height drop-off & air-conditioned entrance lobby
-  Provision for a pantry and washroom in every office
-  Café & Waiting Lounge
-  Each office has an openable window for natural ventilation
-  Robust security
-  The washrooms inside every office has been provided on the external face of the building, eliminating the need for mechanical ventilation
-  AI-controlled elevators
-  The floor lobbies & staircases have adequate natural ventilation
-  An energy-efficient façade with a combination of fritted & clear glass & expanded metal mesh
-  Common STP for Retail & Offices
-  Conveniences of retail just an elevator ride away
-  Common substation, DG & PHE services like tanks & pumps for Retail & Offices
-  Washrooms have underslung plumbing for hassle-free maintenance
-  Select podium garden view offices
-  Provision for A.C. outdoor units

Our legacy of commercial spaces

Platina, BKC



The Capital, BKC



Trade Centre, BKC



Glenmark, Andheri



A well-connected corporate landmark



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The Wadhwa Group carries a rich legacy of over half a century, built on the trust and belief of its customers and stakeholders. The group is one of Mumbai's leading real estate players and is currently developing residential, commercial and township projects spread across approximately 4.21 million Sq.M developed, ongoing & future. The group's clientele comprises of over 20,000 satisfied customers and over 150+ MNC corporates.



Man Infraconstruction is a leading construction company in India that has executed construction work for some of the most significant port projects in the country. Man Infraconstruction has successfully executed the construction of high-rise buildings, with 3 Residential Towers of 55 storey each, which is one of the tallest towers in the western suburbs of Mumbai.



Chandak Group has developed over 2 million sq.ft, with another 2.5 million sq.ft. under development, across the length and breadth of Mumbai. Two decades have seen the Chandak Group steadily grow in size and stature.



Site Address: The Gateway, Goregaon Mulund Link Road, Near Fortis Hospital, Mulund (West), Mumbai - 400080.

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Disclaimer: The information provided in this advertisement, including all pictures, images, plans, drawings, amenities, dimensions, elevations, illustrations, facilities, features, specifications, other information, etc. mentioned are indicative of the kind of development that is proposed and are subject to the approval from the competent authorities. Pictures, visuals, perspective views of the building and maps are as per architectural drawings and the same shall be constructed subject to approvals of competent authorities and shall be in compliance of RERA Acts and Rules and Regulations. Units shall be in a "Bare Shell" condition. The Project is mortgaged to ICICI Bank Ltd.