



# AN IDEAL WORKPLACE

Corporate Avenue by Atul Projects, offers a conducive environment for companies that are looking at relocating to, or buying commercial premises on Andheri-Ghatkopar link road.

## DEFINING FEATURES OF THE PROJECT

- More than 5000 sq.ft. of a well designed air condition atrium on the ground floor aiming to give a feel of a 5 star
- 6 high-speed lifts and a spacious lobby on each floor.
- Imported Italian flooring in common areas, lift lobby & granite flooring on the staircase.
- Modern-styled glazed elevation of the structure.
- Fire sprinklers in common areas.
- Parking space for approximately 300 cars
- 15000 sq.ft. of a landscaped garden.
- A spacious cafeteria on the ground floor. Also a cabana layout in the terrace to refresh your mind to escape from work
- Space built for a in-house library



Corporate Avenue offers over 3 lacs sq. ft. of retail and office space only on Lease. Its amenities such as 24-hour CCTV security surveillance, 100% power backup for common areas and adequate car parking space, among other amenities, makes it an ideal commercial premise for companies operating across a wide variety of sectors.

Mr. Atul Patel  
CMD, Atul Projects

When one spends more than twelve hours at work, three things matter most: One - excellent connectivity to the city, by way of road, rail and air, Two - the right amenities - including access to speedy elevators, spacious parking lots, enough room for movement within the office premises and overall ergonomics and Three - a key address, being situated in the prime and thriving business district of the city, adds value to both, the company as well as its employees.

All these facts make up for the ideal 'Commercial real estate property' offered by Atul Projects through its latest project 'Corporate Avenue', situated in the prime, commercial hub of Andheri- Ghatkopar Link road.

'Corporate Avenue' is in close proximity to both, domestic and international airports, Metro rail stations such as W. E Highway and Chakala and it is 1.5 km driving distance from Andheri



railway station. The project offers commercial Built-up areas ranging from 6500 Sq. Ft. to 29000 Sq. Ft. and ranks among one of the most premium commercial projects of western suburbs that make for a conducive working environment and an equally interesting work ethic.

For companies that look to cut down on exorbitant property rates, and yet have a prime address and unmatched amenities up their sleeves, Corporate Avenue is undoubtedly an ideal choice. Employees from both, Western and Central railway routes can travel easily to the office at Corporate Avenue; private vehicles too, can find plenty of parking spaces around and within the premises.

Since this project is for the corporate world, the developer thought of providing a "Hassle free carpet area" i.e. all the area not included in the A.H.U, Niche, Dry area, & Flower Bed. After occupying the premises it is ensured that companies are not bothered by MCGM inspections due to the same. Even though the ground floor has been approved by MCGM to be a parking area, it is kept parking-free by the developer since the premises have enough parking space from the 2 level parking which is upper and lower basements which in tune adds to the uncluster of the project. The project has completed phase 1 of development and soon work on phase 2 is to begin. The entire premise is on lease basis only so title remains clear.

Designed specifically for large to mid-size corporate offices,



Corporate Avenue lays great emphasis on the safety and security of the premises and occupants in every way possible. The entrance Lobby is connected to each office via cameras and intercom 24-hour security is provided in the form of high definition video surveillance equipment, Access Control system, a well-integrated fire system and a thorough visitor management system.

## AT A GLANCE

**Status:** Ready to move in  
**Type:** Commercial space  
**Approvals:** 2 Basements + Ground + 7 Floors  
**Area:** From 6500 sq.ft. to 29000 sq.ft. (Built-up Area)  
**Cost psf.:** ₹ 125 Built-up area (Only Lease)  
**Location :** Andheri-Ghatkopar Link road  
**Number of Elevators:** 6  
**Parking allotment:** 2 Basements (Upper & Lower)  
**Plot area:** 9911.90 sq.m.  
**Configuration (Carpet area):** C wing - 7951 sq. ft., D wing - 4058 sq. ft., E wing - 6207 sq. ft. Total = 18216 sq. ft. On Each Floor  
**Industries which the office space caters to:** Open to all Sectors.  
**Some of the prominent occupants:** Acidaeas Solutions, Episource India, Fedfena Financial Services, Hafele India, Petronas Lubricants (India), Schindler India. Legrand, P & G Group & Make My Trip.  
**Project USP:** Easy Connectivity via Western Exp. Highway, Metro Stations, Andheri railway station, ample parking space. Spacious Cafeteria on Ground Floor as well as on rooftop with cabana, In House Library, Huge Landscape Garden in the premises.



## SOME OTHER PROJECTS UNDERTAKEN BY THE COMPANY IN MUMBAI

- IPENEMA**  
Nariman Point (High-end - On invitation only)
- Ocean Drive**  
Marine Lines
- Blue Fortuna**  
Andheri E
- Hill Crest**  
Andheri E
- The Premier**  
Andheri W

## COMPANY PROFILE

M/s. Atul Projects (Previously Known as Atul Builders) is a respected name in real estate development in Mumbai. Atul Projects stands out as a sterling symbol of quality, value for money, construction and timely possession.

Atul projects have developed more than 10 Million sq.ft. of Construction and Created more than 100 projects. Currently it is undertaking projects from all the way from kandivali to the tip of Mumbai at Nariman Point.

The company started out under the entrepreneurial leadership of Mr. Nathalal Delvadia in 1970 and has been creating landmarks ever since under the new leadership of its Current CMD Mr. Atul Patel.

The company is known for undertaking unique marketing and advertising initiatives and always succeeded in establishing connect with its customer and occupants. Mr. Umesh Shejao , Head Sales & Marketing at Atul Projects ensure that the company remains true to the promises it makes in respect to the Quality of its construction and of timely delivery of its projects

## Enquire Now

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