



**SQUAREFEET GROUP**

HAPPINESS IN EVERY SQUARE FEET

**P R E S E N T S**



C O D E N A M E

**MASTERPIECE**

WAGLE ESTATE, THANE (W)

**EXCLUSIVE BUSINESS SPACES**

# THANE'S PREMIER DESTINATION

TO MASTER THE ART OF BUSINESS



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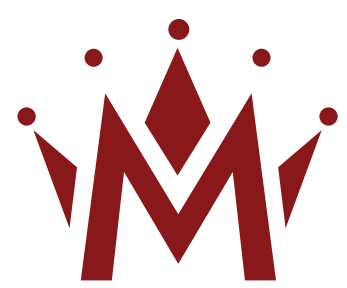
## AN EXCLUSIVE & NEW-AGE **BUSINESS MASTERPIECE**

The modern businesses of today's times prioritise productivity and convenience to master the dynamics of business. The development is thoughtfully planned and designed with premium amenities to elevate professional presence and workday that is both luxuriant & seamless.



Artist's Impression

- G + 5 P + 19 STOREY TOWER
- DOUBLE- GLAZED GLASS FACADE • HIGH-SPEED ELEVATORS
- SURFACE PODIUM PARKING • CENTRALLY AIR-CONDITIONED
- DOUBLE-HEIGHT DESIGNER ENTRANCE LOBBY



# STRATEGICALLY CONNECTED

TO MASTER EVERY BUSINESS MOVE

## RESTAURANTS AND CAFÉS

Mitron .....	3 mins
Domino's.....	3 mins
Subway .....	3 mins
McDonald's .....	9 mins
Starbucks .....	10 mins

## BANKS AND ATMS

HDFC Bank.....	2 mins
SBI Bank .....	4 mins
Bank of Maharashtra.....	4 mins
ICICI Bank .....	4 mins

## SHOPPING CENTRE AND MALLS

R Mall Mulund .....	8 mins
Korum Mall .....	10 mins
Viviana Mall .....	12 mins

## HOTELS AND ACCOMMODATION

South Coast Hotel .....	3 mins
Tip Top Plaza.....	5 mins
IBIS Thane .....	12 mins

## RAILWAY

Thane Station .....	15 mins
Mulund Station .....	15 mins

## ROADWAYS

Road No 16 Bus Stand .....	1 min
LBS Road .....	2 mins
Eastern Express Highway .....	5 mins
Thane Municipal Transportation	
Wagle Bus Depot .....	5 mins
Mulund Check Naka Bus Depot .....	5 mins

## PROPOSED METRO STN.

Raila Devi Ring Metro Station .....	3 mins
Wagle Circle Ring Metro Station.....	5 mins
Mulund Check Naka Metro Station .....	5 mins
Teen Hath Naka Metro Station.....	5 mins

Not to Scale

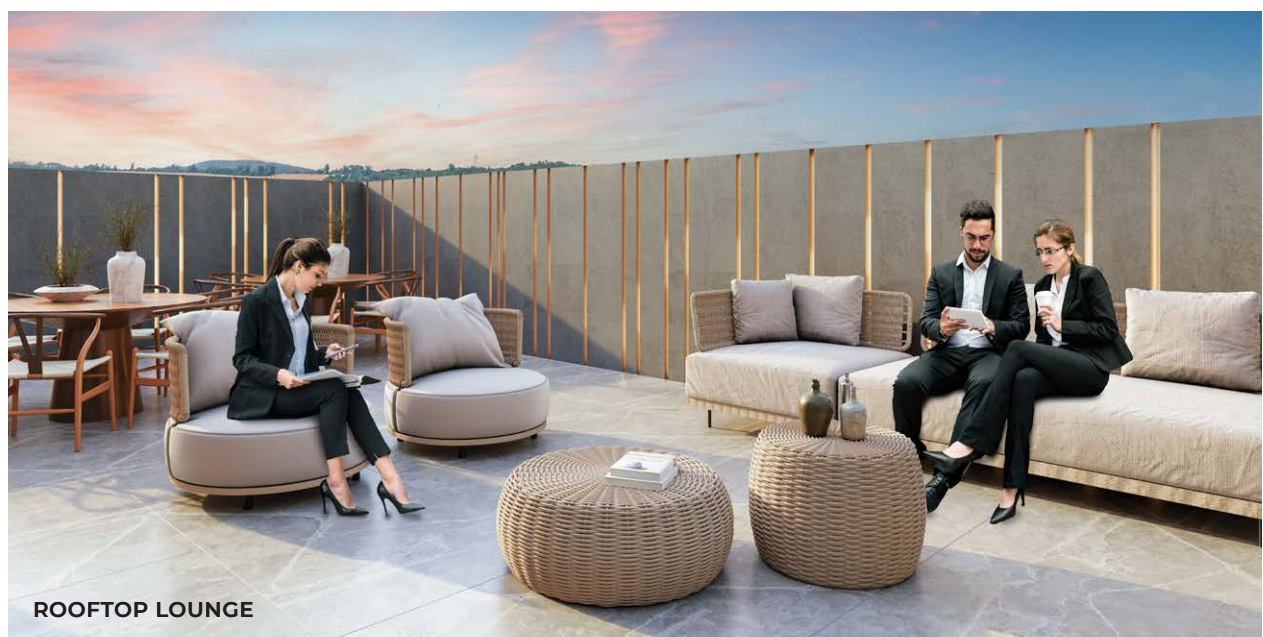
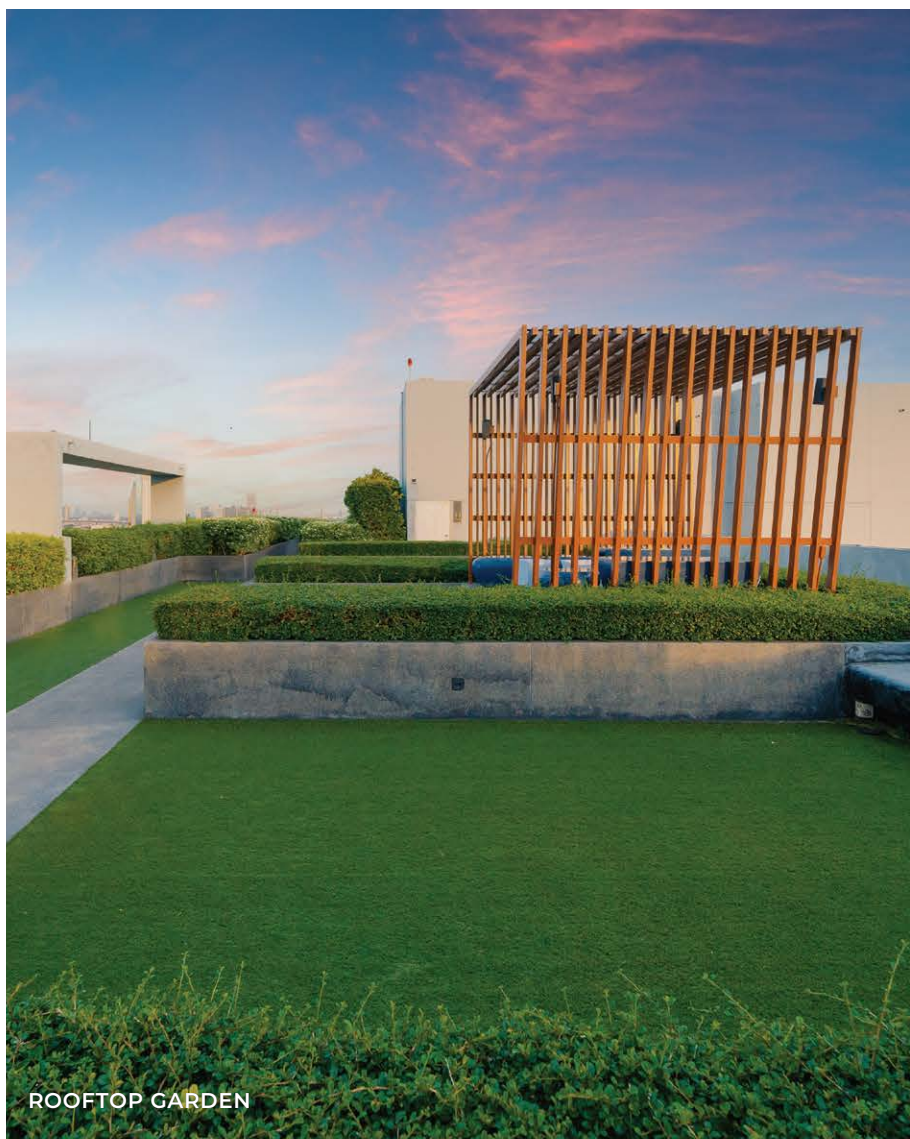
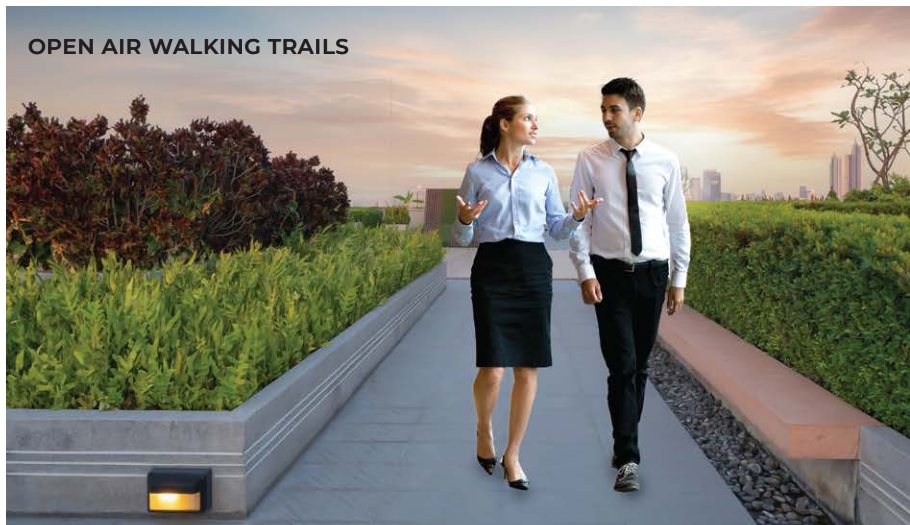


**PREMIUM**

# **AMENITIES**

**TO MASTER THE ESSENCE OF LEISURE**

- Innovative Design & Thoughtful Layout
- 24x7 Security
- Restaurants
- Rejuvenation Zone
- Vaastu Complaint
- Fire Fighting Facility
- Bare Shell Offices With Dedicated Space For Outdoor Units
- 100% Power Backup
- Building Management System (B.M.S) & Facility Management



# GROUND FLOOR PLAN

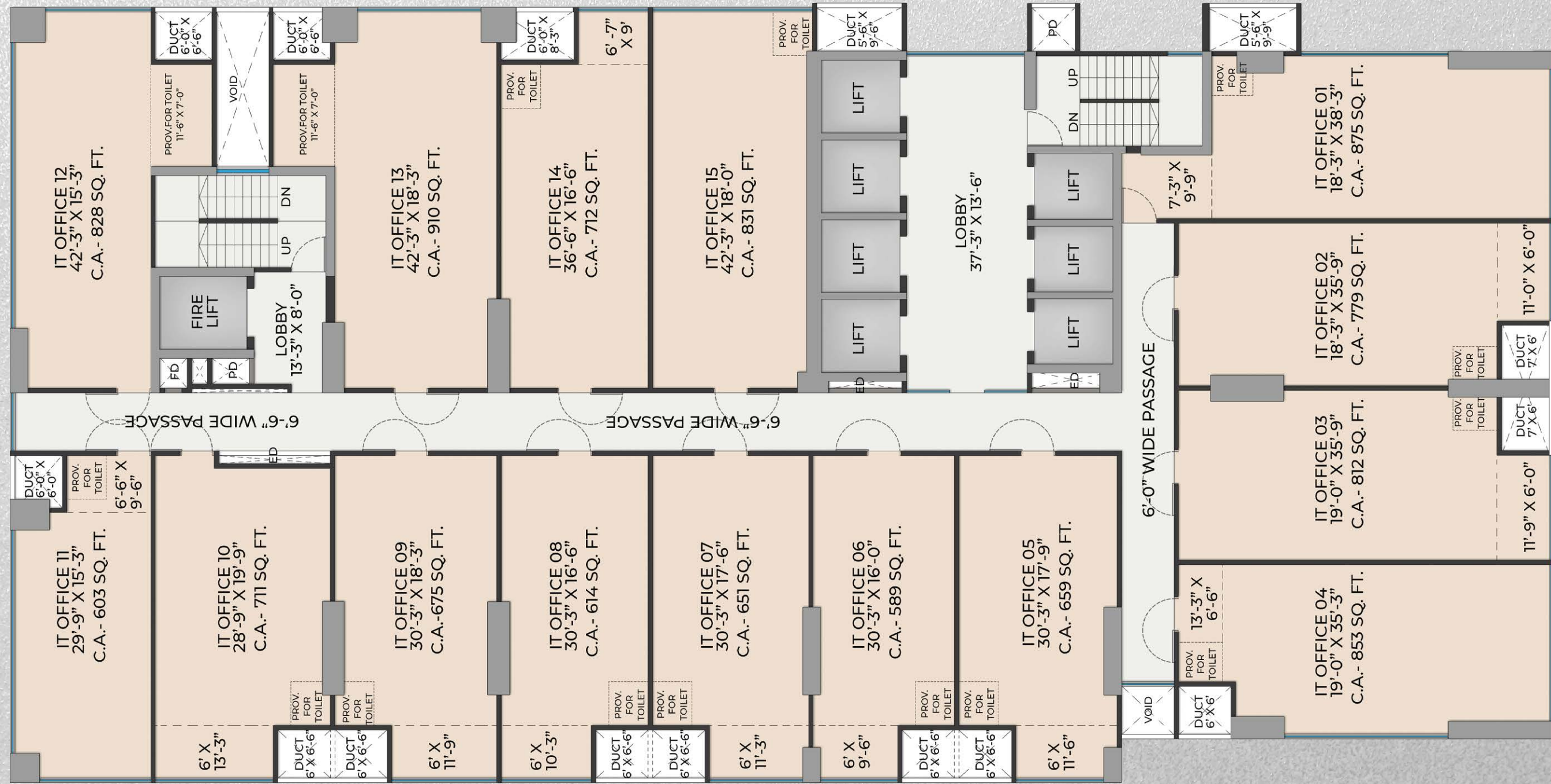


UNIT NO.	RERA CARPET/ AGREEMENT AREA IN SQ.MT.	RERA CARPET/ AGREEMENT AREA IN SQ.FT.	USABLE CARPET AREA IN SQ.FT
001	47.06	507	507
002	40.31	434	434
003	50.98	549	549
004	48.14	518	518
005	48.64	524	524
006	48.64	524	524

UNIT NO.	RERA CARPET/ AGREEMENT AREA IN SQ.MT.	RERA CARPET/ AGREEMENT AREA IN SQ.FT.	USABLE CARPET AREA IN SQ.FT
007	48.14	518	518
008	48.77	525	525
009	283.61	3053	3053
010	92.76	998	998
011	79.59	857	857

Disclaimer: Typical Floor Plan Layout/ Individual Offices Plan shown are representation purpose only & all dimensions in typical floor layout are unfurnished structural dimensions. We are offering for sale, bareshell office & not including add-ons such as flooring, painting and fixtures unless specifically incorporated in the agreement for sale. Maximum variance (+/-)3% in Rera Carpet Area May occur on account of planning constraints/ Site conditions/ column/furnishing, elevation & All amenities shown are subject to approval from the Maharashtra industrial development corporation (MIDC). If any changes may come in DC Rules & Service Amenities shown will be completed in the phase manner. This project has been registered under maharera registration No:P51700047689 & is available on the website | <https://maharera.mahaonline.gov.in> Under Registered Projects

# TYPICAL FLOOR PLAN



UNIT NO.	RERA CARPET/ AGREEMENT AREA IN SQ.MT.	RERA CARPET/ AGREEMENT AREA IN SQ.FT.	USABLE CARPET AREA IN SQ.FT.
201-1401	71.98	775	875
202-1402	67.15	723	779
203-1403	70.14	755	812
204-1404	70.64	760	853
205-1405	56.62	609	659
206-1406	50.26	541	589
207-1407	55.79	601	651
208-1408	52.47	565	614
209-1409	58.00	624	675

UNIT NO.	RERA CARPET/ AGREEMENT AREA IN SQ.MT.	RERA CARPET/ AGREEMENT AREA IN SQ.FT.	USABLE CARPET AREA IN SQ.FT.
210-1410	61.26	659	711
211-1411	48.33	520	603
212-1412	67.76	729	828
213-1413	79.03	851	910
214-1414	60.48	651	712
215-1415	70.73	761	831

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MASTERS OF  
**WAGLE ESTATE'S**  
BUSINESS LEGACY

Transforming Wagle Estate for decades, we've set the standard for business excellence. Our innovative IT parks and centres have fueled growth and success, creating a thriving hub of opportunities. Our legacy is built on innovation and excellence, guaranteeing your success in every project.



**30**

YEARS OF  
RICH LEGACY



**5**

MILLION SQ. FT.  
DEVELOPED



**15+**

PROJECTS  
CONSTRUCTED



**5000+**

HAPPY  
FAMILIES

## COMPLETED PROJECTS

- Centrum IT Park-Wagle Estate, Thane (w)
- Centura Square - Wagle Estate, Thane (w)
- Dev Corpora - Eastern Express Highway, Thane (w)
- Green Square Phase 1, Anand Nagar, GB Road, Thane (w)
- Orchid Square, Chikloli, Ambernath
- Orion Square, Chikloli, Ambernath
- Metropolis Ace Square, Kasarvadavli, GB Road, Thane (w)
- Grand Square Phase 1, Anand Nagar, GB Road, Thane (w)
- Imperial Square, GB Road, Thane(w)
- Grace Square, Kausa, Mumbra

## ONGOING PROJECTS

- Y Square, Kolshet, Thane West
- Pradeep Square - Panchpakhadi, Thane
- Mahavir Square - Manpada, Thane
- Metropolis Insignia – GB Road, Thane
- Metropolis Bayside – GB Road, Thane
- Centrum Business Square - Wagle Estate, Thane
- Regal Square - New Bhiwandi, Thane
- Green Square – GB Road, Thane

## UPCOMING DEVELOPMENTS

- GB Road - 30 lac sq. ft
- Thane city - 4 lac sq. ft
- Ambernath - 5 lac sq. ft



Site Address: Plot No. C 30, Road No. 16, Behind Manba Finance, Wagle Estate, Thane- 400604  
Office Address: 309-312, Centrum IT Park, S.G. Barve Marg, Opp. Railadevi Talao, Wagle Estate,  
Near Check Naka, Thane- 400604

 **76690 58575**



**Maharera no: P51700047689** Also available on the website  
<https://mahaonline.gov.in> under registered projects.

