



centrum
BUSINESS SQUARE

#THANE TRADE CENTRE

WE RESPECT YOUR INVESTMENT AND THEREFORE DELIVER ON TIME!

Smart investors choose commercial real estate because of its historical performance and high yield potential. Commercial real estate has consistently outperformed other investment types, such as stocks and bonds. One can expect regular cash flow through potential returns. And everything can go as planned if the property is delivered on time by the developers.

Delay in the possession causes delay in the ROI of the property. The owner then has to pay the EMIs through his own pocket which further hinders with his future plans. In case the investor wishes to rent out the commercial space, he or she is most likely to face difficulty in adhering to his deal if the possession is delayed.

Therefore, we are focused towards on-time delivery because in real estate time literally is money.



WELCOME TO THE BUSINESS CLASS LIFE

WHY COMMERCIAL PROPERTIES?

Investing in commercial properties is a great way of diversifying your investment portfolio. It is also a very practical choice due to contributing factors such as Steady Cash Flow, Equity Potential, Leveraging and slumped risk. It gives the investor hedge against inflation. And also qualifies for the potential tax advantages offered to Real Estate.

WHY CENTRUM?

- Best in connectivity
- Centrally located in the industrial hub of Thane (MIDC)
- Environmentally friendly work - station
- Fully secure work place with a 3 - tier security system
- Spacious High-Speed Elevators
- Vastu Compliant Offices



CONNECTIVITY THAT DOESN'T LET YOU MISS A SINGLE OPPORTUNITY



METRO
 PROPOSED 32KM-LONG WADALA TO KASARVADAVALI METRO RAIL LINE



TUNNEL
 PROPOSED 10KM THANE TO BORIVALI TUNNEL ROAD



RAILWAY
 PROPOSED RAILWAY STATION NEAR THANE MENTAL HOSPITAL

5 MIN
 WALKING DISTANCE FROM MULUND CHECKNAKA METRO STATION

10 MIN
 WALKING DISTANCE FROM INCOME TAX OFFICE

13 MIN
 WALKING DISTANCE FROM PASSPORT OFFICE

100 MTR.
 FROM LBS ROAD

500 MTR.
 FROM EASTERN EXPRESS HIGHWAY

3.5 KM
 FROM THANE AND MULUND RAILWAY STATION

40 MIN
 BKC VIA SCLR (SANTACRUZ-CHEMBUR LINK ROAD)

55 MIN
 INTERNATIONAL AIRPORT VIA JVLR

CLOSE TO INDUSTRIAL TOWNS OF BHIWANDI, TARAPUR, BELAPUR, TURBHE AND PANVEL

FOR A LIFE THAT DEMANDS NEW

These office spaces were constructed keeping in mind the life with covid. Therefore, these are big enough for any organization to run smoothly even in a pandemic while maintaining the protocols. These spaces are functional, well-lit, well-ventilated and well-equipped with amenities and high-end furniture. It encourages communication, boosts productivity and oozes cool vibes.

Centrum Business Square is perfectly positioned in an Economic Zone (MIDC) established by the government to encourage development and employment. It was conceptualized with an idea of providing the best work life to the new-age professionals with the presence of beautifully landscaped gardens, malls and luxuriant restaurants nearby.





NEW-AGE WORK SPACES THAT INSPIRE MINDS

Centrum offers work spaces with an open-plan setting and collaborative environment that encourages communication, boosts productivity and oozes cool vibes. We have created spaces that are functional, well-lit, well-ventilated and well-equipped with amenities and high-end furniture.

WORK LIFE BALANCE

The location makes it easier for everyone to commute and is also well connected to all the other locations of major importance. So, when at Centrum, you would be able to focus sincerely on work. But the fun will also be just right around the corner awaiting you!

YOU GET ONLY ONE SHOT FOR MAKING A FIRST IMPRESSION. MAKE IT EVERLASTING.

With designer entrances that spell class, Centrum welcomes its guests into an elevated space framed by contemporary architecture and embellished with the state-of-the-art furnishings.



ELEMENTS OF EFFICIENCY FOR EFFORTLESS EDGE OVER EVERYONE ELSE



14 STOREY
BUILDING



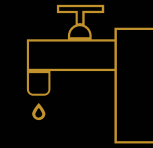
ADVANCED
CCTV
SURVEILLANCE



DOUBLE GLAZED
GLASS FACADE



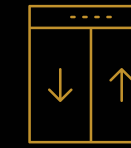
LIFT LOBBIES
FINISHED WITH
MARBLE/GRANITE
VITRIFIED TILES



AMPLE WATER
PROVISION FROM
MIDC



POWER BACKUP
GENERATOR FOR
ALL OFFICES



HIGH SPEED
ELEVATORS



SPACIOUS
CAR PARKING



VASTU
COMPLIANT
OFFICES



DESIGNER
ENTRANCE
LOBBIES



ROOF TOP
RESTAURANT



CAFETERIA



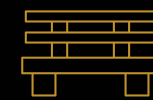
ADVANCED FIRE
FIGHTING
MEASURES



24X7
MANNED
SECURITY



SNOOKER
TABLE



OUT DOOR
SITTING AREA



REVITALIZE. REJUVENATE. RELOAD.

The rooftop restaurant will compensate for all the hours you would spend in closed quarters.

It would be your go to place for team celebrations after each achieved goal.

And there is no pressure that cannot be uplifted by the beautiful view from the rooftop restaurant.

SECURITY SYSTEMS FOR PROTECTING LIVES AND SECURE ENVIRONMENT

ACCESS CONTROL AT ENTRANCE LOBBY



ADVANCED CCTV
AND MULTI LEVEL
SECURITY SYSTEM IN
COMMON AREAS



24X7 MANNED
SECURITY



FIRE FIGHTING
SYSTEM AS PER
NORMS



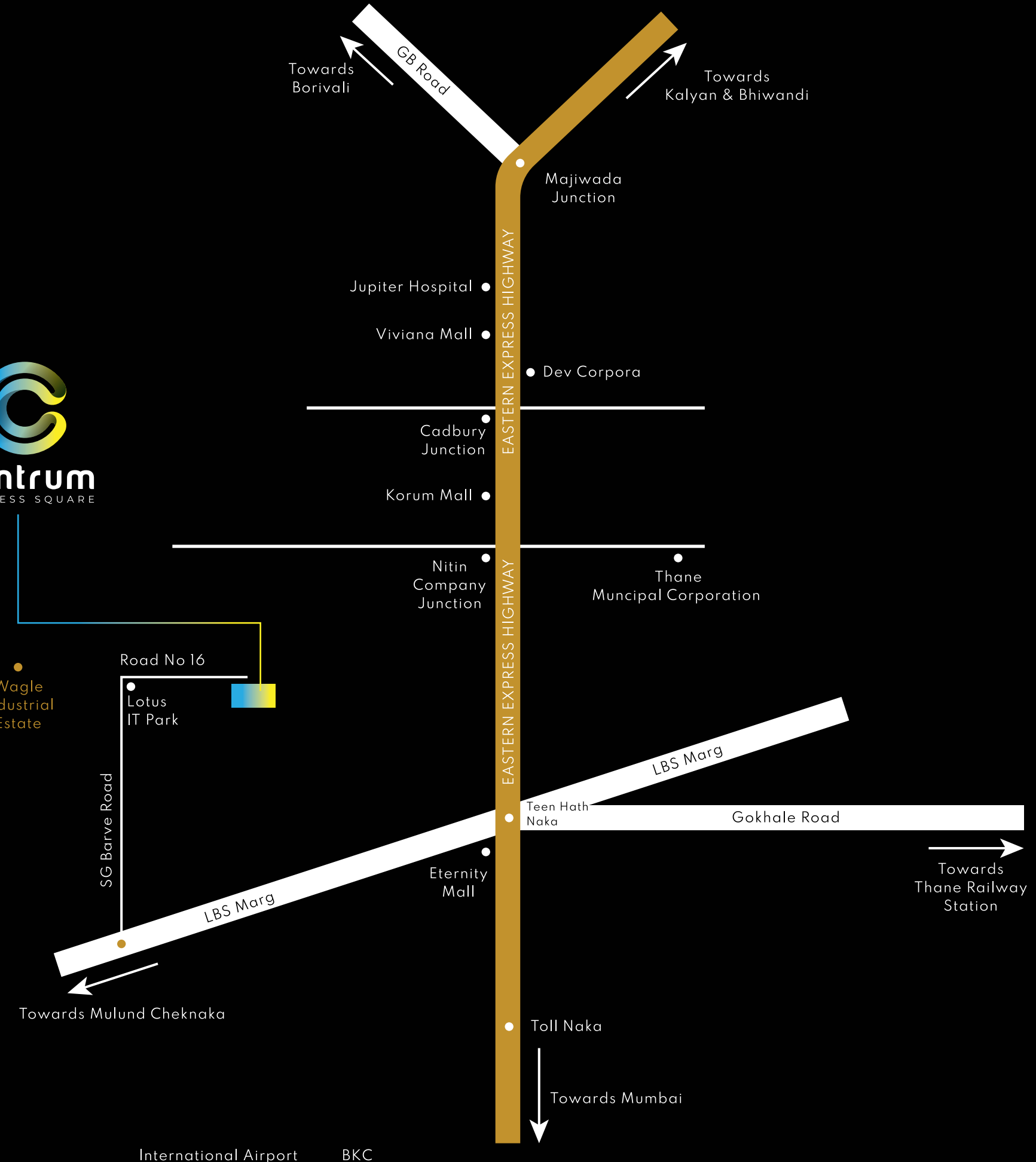
CONNECTIVITY PERFECTED FOR EVERYONE'S PRIVILEGE

WELL CONNECTED TO WESTERN & CENTRAL

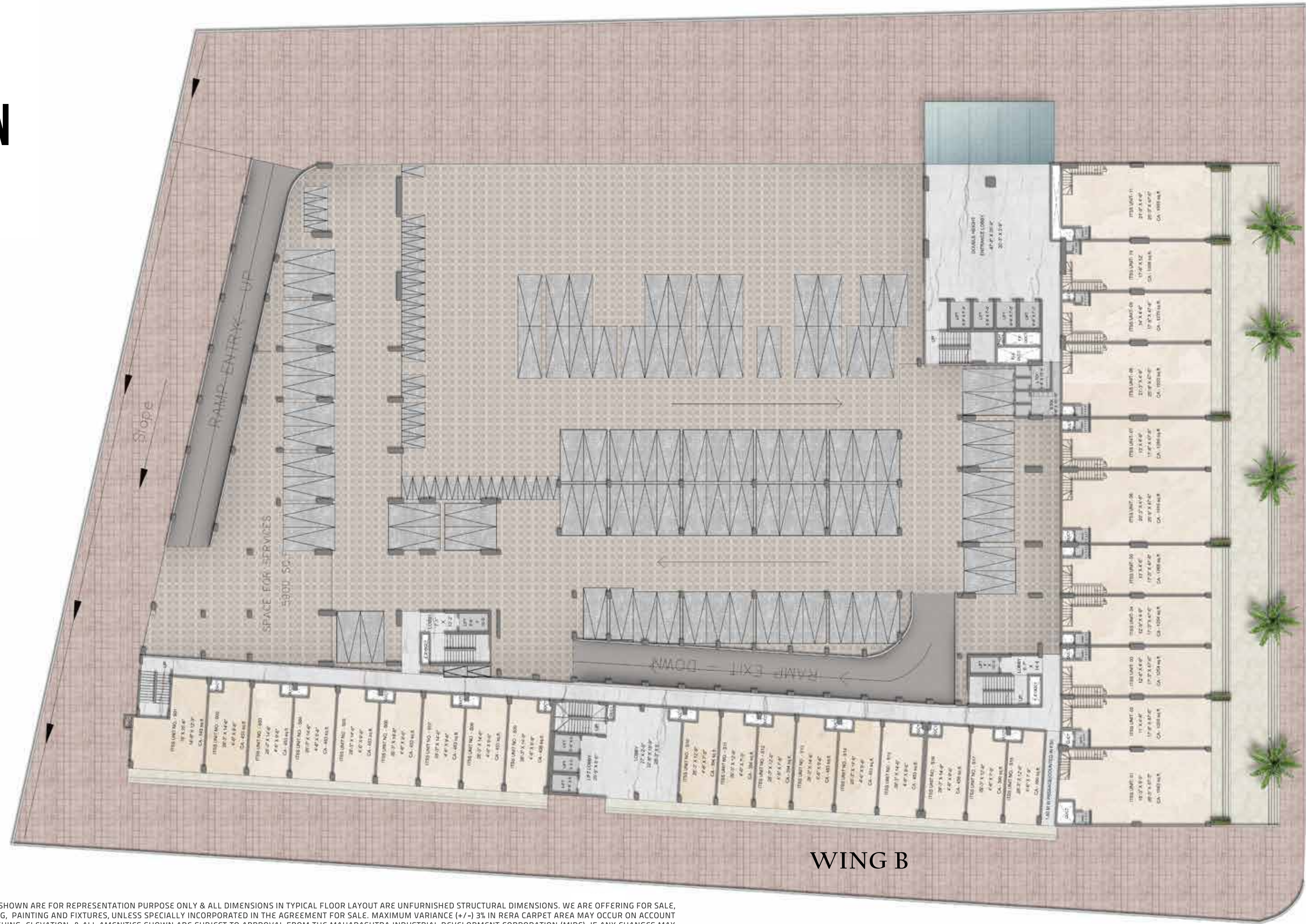
10_{MIN}	3.8_{KM}	5.1_{KM}	6.4_{KM}	25_{KM}	25_{KM}
Proposed Metro Station Mulund Check Naka	Thane Railway Station	Ghodbunder Road	Eastern Express Highway	Western Express Highway	Mumbai Domestic Airport

IN CLOSE PROXIMITY TO HOSPITALS, SHOPPING & ENTERTAINMENT

1.7_{KM}	1.9_{KM}	2.4_{KM}	3.5_{KM}	6_{KM}	8_{KM}
Siddhivinayak Hospital	Medicare Hospital	Horizon Hospital	Jupiter Hospital	Bethany Hospital	Hiranandani Hospital
2_{MIN}	2_{MIN}	9_{MIN}	2.3_{KM}	3.9_{KM}	5_{KM}
Foods Triangle	Dine Yard	R Mall	Korum Mall	Viviana Mall	Cinemax Wondermall



GROUND FLOOR PLAN



DISCLAIMER : TYPICAL FLOOR LAYOUT/ INDIVIDUAL OFFICES PLAN SHOWN ARE FOR REPRESENTATION PURPOSE ONLY & ALL DIMENSIONS IN TYPICAL FLOOR LAYOUT ARE UNFURNISHED STRUCTURAL DIMENSIONS. WE ARE OFFERING FOR SALE, BAREHELL OFFICE, & NOT INCLUDING ADD-ONS SUCH AS FLOORING, PAINTING AND FIXTURES, UNLESS SPECIALLY 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: P51700025651 & IS AVAILABLE ON THE WEBSITE | <https://mahare-ra.mahaonline.gov.in> UNDER REGISTERED PROJECTS



2ND FLOOR (WING - A) TERRACE FLOOR (WING - B)

TYPICAL FLOOR PLAN (WING - A)

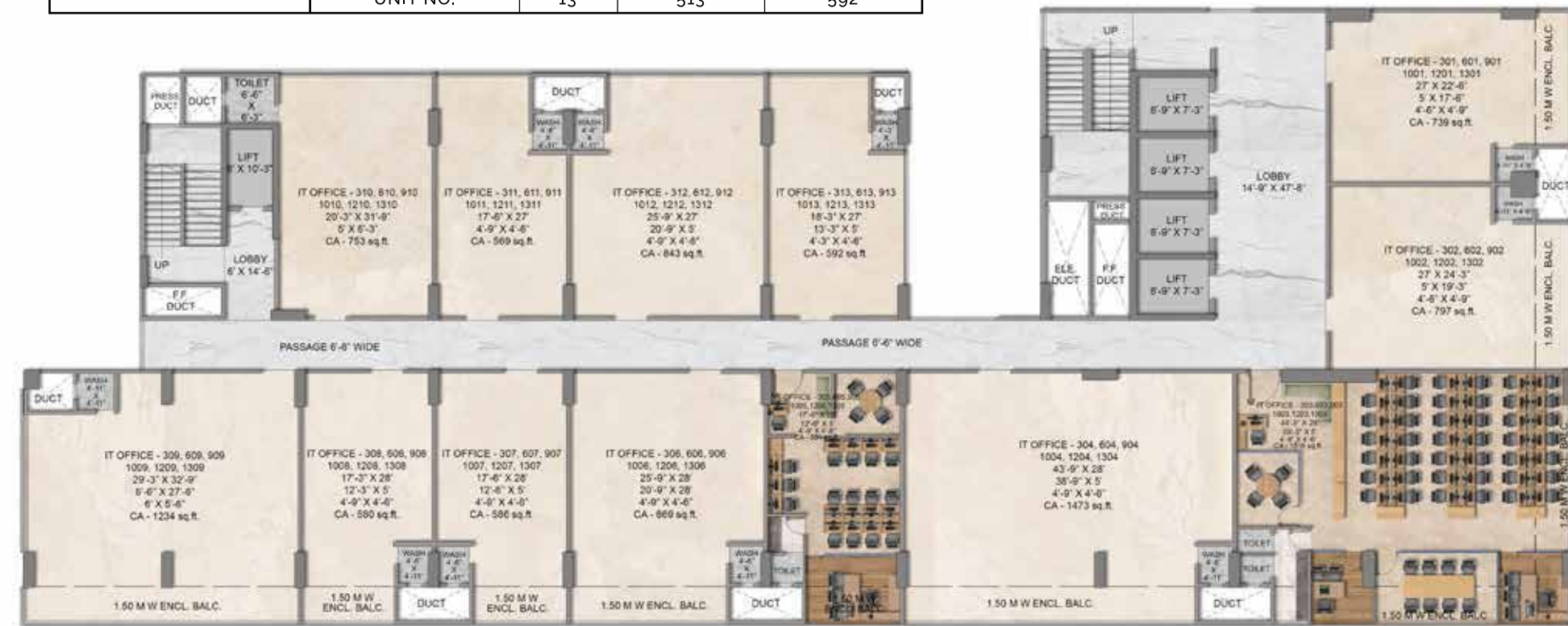


WING B



WING A

A WING				
FLOOR	UNIT /SHOP	NO.	RERA CARPET AREA IN SQ.FT.	CARPET AREA IN SQ.FT.
TYPICAL 1ST, 2ND, 3RD, 6TH, 9TH, 10TH, 12TH, 13TH FLOOR	UNIT NO.	01	575	739
	UNIT NO.	02	624	797
	UNIT NO.	03	1075	1516
	UNIT NO.	04	1184	1473
	UNIT NO.	05	455	591
	UNIT NO.	06	687	869
	UNIT NO.	07	450	586
	UNIT NO.	08	445	580
	UNIT NO.	09	932	1234
	UNIT NO.	10	648	753
	UNIT NO.	11	488	569
	UNIT NO.	12	754	843
	UNIT NO.	13	513	592



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WAGLE ESTATE, THANE'S MOST ICONIC COMMERCIAL LANDMARK



OUR ASSOCIATIONS ARE WITH SOME OF THE GIANTS OF THE INDUSTRY

- Social
- NXT LVL
- Spotlight
- Dmart
- Wellness
- TJSB Banks
- Zeel Raincoat
- Cityflow
- Inspire CoSpaces

EMPIRE OF A COLONIST TO CREATE THE BEST!



COMPLETED PROJECTS

ORION SQUARE - CHIKHLOLI, AMBERNATH
ACE SQUARE - GHODBUNDER ROAD, THANE
GREEN SQUARE - GHODBUNDER ROAD, THANE
JOY SQUARE - GHODBUNDER ROAD, THANE
IMPERIAL SQUARE - GHODBUNDER ROAD, THANE
GRAND SQUARE - GHODBUNDER ROAD, THANE
DEV CORPORA - EASTERN EXPRESS HWY, THANE
CENTRUM IT PARK - WAGLE ESTATE, THANE

ONGOING PROJECTS

MAHAVIR SQUARE - MANPADA, THANE
METROPOLIS - GHODBUNDER ROAD, THANE
REGAL SQUARE - NEW BHIWANDI, THANE
SARVODAY SQUARE - CHIKHLOLI, AMBERNATH
ORCHID SQUARE - CHIKHLOLI, AMBERNATH
GRACE SQUARE - KAUSA, MUMBRA

UPCOMING PROJECTS

GREEN SQUARE - GHODBUNDER ROAD, THANE
C30 SQUARE - THANE

COMPLETED PROJECTS

PRAKRUTI PARK - THANE
PRAKRUTI PEARL - THANE
PRAKRUTI PALMS - THANE
PRAKRUTI BELLEZA - THANE
CENTRUM IT PARK - THANE

ONGOING PROJECTS

FENKIN 9 - THANE
FENKIN EMPIRE - GOKHALE ROAD, THANE

UPCOMING PROJECTS

GREEN SQUARE - GHODBUNDER ROAD, THANE

Joint Initiative by



Site Address : D1, Near Lotus IT Park, Wagle Estate, Gb Barve Road, Thane (W)

Office Address: 404, Centrum Business Park, Wagle Estate, Near Mulund Checknaka, Thane West, Pin IN, 400604

Principal Architect : Apices Studio PVT LTD | Rcc Consultants : Techline Consultant
Elevation & Interior Designing Architects - Leesh Architects

Contact - +022 5064 7733

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