



**bharat**

Site Address: Bharat Waterfield One9, Plot No. 208, Waterfield Road, Bandra (West).

Corporate Address: 502, 5th Floor, Supreme Chambers, 17/18 Shah Industrial Estate,  
Off Veera Desai Road, Andheri (W), Mumbai – 400053.

**bharat**

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ADDRESS IS STRATEGY.  
LOCATION IS POWER.  
THIS LANDMARK  
MAKES IT EVIDENT.



**sharat**  
**Waterfield One<sup>9</sup>**  
WATERFIELD ROAD, BANDRA.



## POWER ISN'T SHARED. IT'S CLAIMED.

Business is not confined to boardrooms. It is shaped by vision, authority, and the ability to operate without limits.

This is a space for those who move industries, drive economies, and shape the future. With ownership comes control. With control comes distinction. And with distinction, a business legacy that stands apart.





## WHERE PERSPECTIVE, PRESENCE & POWER CONVERGE.

The right address isn't just a location, it's a position of power. It defines access, influence & credibility.

Where business meets capital, brands engage decision-makers, and presence commands attention. It's not about visibility; it's about being where industries take shape and economies move forward.

DESIGNED  
FOR STATURE.  
ENGINEERED  
FOR IMPACT.

A structure defined by design thinking. Neo-classical form integrates modern functionality, creating a space where presence and performance align. Every detail is deliberate, crafted for efficiency, scale, & business leadership.





BANDRA.

A PRECINCT AT

THE CROSSROADS

OF NETWORK,

& NETWORTH.



## DECISIONS, DEALS, AND DOMINANCE. WATERFIELD ROAD IS WHERE IT HAPPENS.

Waterfield Road is the center of business and financial ecosystem. Home to global brands, renowned companies, and high-value enterprises, it drives strategy, scale, and market leadership. Bandra's trajectory is shaped here, where business decisions define market influence.

 **30+ Global Brands**

 **1000s Daily Footfalls**

 **35+ High-End Restaurants & Lounges**

 **50+ Business Headquarters**

# NETWORK OF A GLOBAL CITY. COMMAND OF A POWER DISTRICT.

Waterfield Road is central to Mumbai's commercial and financial network. Direct access to financial districts, institutional hubs, and trade routes enables seamless operations. Connectivity to highways, airports, metro lines, and rail networks reinforces its position as a high-access precinct.

## CONNECTIVITY

SV Road	2 Mins
Metro Line 2B (National college)	3 Mins
Bandra Railway Station	4 Mins
Coastal Road	5 Mins
Western Express Highway	7 Mins
Santacruz Chembur Link Road	8 Mins
Metro Line 3 Aqua Line (Santacruz)	9 Mins
Bandra Terminus	12 Mins

## HOSPITALS

PD Hinduja Hospital	2 Mins
Holy Family Multispec Hospital	5 Mins
Lilavati Hospital	7 Mins
Fortis SL Raheja Hospital	8 Mins

## SCHOOLS & COLLEGES

St. Theresa's High School	1 Mins
St. Andrews College	4 Mins
Ascend International School	10 Mins
American School of Bombay	12 Mins
Dhirubhai Ambani Int' School	12 Mins

## RESTAURANTS & CLUBS

Hakkasan	1 Mins
Bastian	1 Mins
Foo Bandra	2 Mins
Chantilly The Cafe	2 Mins
Olive Bar & Kitchen	6 Mins
Taj Lands End	9 Mins





ONE  
ADDRESS.  
ONE  
STANDPOINT.  
ABSOLUTE  
DOMINANCE.





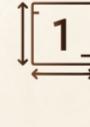
## SINGULAR. STRATEGIC. SOVEREIGN. ALL AT ONCE.

A Grade-A corporate asset isn't measured in square feet, it's measured in control. A standalone commercial development where each floor belongs to one enterprise, ensuring complete authority & uninterrupted operations.

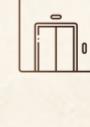
Located on Waterfield Road, Bandra, Mumbai's nucleus of capital & commerce. Here, ownership is a declaration.

### PROJECT HIGHLIGHTS

 9-storey grade-A commercial landmark

 One unit per floor, full operational control.

 3,500 sq. ft. per unit, optimized for efficiency.

 3 high-speed elevators for uninterrupted movement.

 Ideal for global brands, corporates, IT firms, & global restaurant brands.

## DEFINING THE STANDARD FROM THE FIRST STEP.

The lobby ensures seamless access with controlled entry and efficient movement, reflecting operational precision and high-level functionality. It sets the tone for business from the moment you step in.



GRAND DOUBLE-HEIGHT ENTRANCE LOBBY



3 HIGH-SPEED ELEVATORS

**ASCEND WITH DISTINCTION.  
LEAD WITH MOMENTUM**

3 high-speed elevators ensure swift, uninterrupted access to every floor. Designed for efficiency and precision, they provide seamless vertical movement, optimizing time and enhancing operational flow.

# A DOMINION RESERVED FOR THE DOMINANT.

A business thrives on autonomy. One unit per floor ensures complete control, offering a workspace free from interference. No shared spaces. Just uninterrupted operations and total privacy.



9 exclusive office floors,  
each spanning 3,500 sq. ft.



One unit per floor, ensuring  
total privacy and autonomy.



High-floor positioning, offering  
uninterrupted views  
of the cityscape.



Designed to accommodate  
businesses requiring flexibility  
& operational dominance.



Premium finishes & intelligent  
design optimised for efficiency



Access-controlled entry  
for enhanced security  
& confidentiality.



Direct elevator access  
for each office floor.

# A FLAGSHIP ADDRESS FOR BRANDS THAT DICTATE TRENDS.

It's a retail stronghold in the heart of Bandra's commercial pulse. Waterfield Road is where high-net-worth individuals, business leaders, and global consumers converge.

With direct visibility, seamless access, and a built-in audience of decision-makers, this is retail real estate that drives demand. Here, brands don't just open stores. They establish dominance.

 Institutional-Grade Retail Development

 8900+ Sq. Ft. of High-Street Retail

 Waterfield Road Frontage

 Surrounded by 30+ Global Brands

 High-Spending Consumer Base

 400 Sq. Ft. of Frontage for Maximum brand exposure in a high-footfall corridor.



# RARE CREATIONS BELONG AT A RARER ADDRESS.

SPACE FOR JEWELRY BRANDS & HIGH-VALUE COLLECTIONS

High-value jewelry demands more than just display, it requires distinction. Positioned at elevated levels within a premier commercial landmark, these retail spaces offer unparalleled brand presence, heightened security, and a clientele that appreciates craftsmanship.



8900+ sq. ft. of customizable  
retail space for premium  
jewelry brands.



Strategically positioned at  
elevated levels for privacy  
and exclusivity.



Enhanced security infrastructure  
to meet high-value inventory  
requirements.



Prime visibility and access in a  
distinguished commercial address.

# FOR RETAILERS WHO DICTATE TASTE, NOT ADAPT TO IT.

SPACE FOR LUXURY GROCERY STORES

Luxury begins with selection, of ingredients, of experiences, and of locations. A premium grocery brand requires more than shelves; it requires positioning. These elevated spaces within a landmark commercial address offer access to a clientele that appreciates quality, exclusivity, and gourmet experiences.



3555 sq. ft. of dedicated space for luxury grocery and gourmet brands.



Positioned for high-net-worth clientele



Strategically placed for seamless accessibility & premium retail engagement.



Designed for immersive brand experiences, from tasting stations to private shopping.



# DEFINE LUXURY. DOMINATE PRESENCE

SPACE FOR LUXURY FASHION BRANDS  
& CELEBRITY DESIGNER LABELS.

Luxury fashion thrives on presence. The right address amplifies brand influence, turning visibility into exclusivity. These multi-level retail spaces offer a premier stage for flagship stores, curated collections, and immersive experiences.



3555 sq. ft. of retail space crafted for international fashion brands.



Prime placement in a high-net-worth business corridor.



Designed for immersive brand experiences & flagship showrooms.



Seamless accessibility for elite clientele.

# A FLAGSHIP ADDRESS FOR FITNESS POWERHOUSES.

SPACE FOR GLOBAL FITNESS BRANDS  
& SPORTS ACCESSORIES

A world-class fitness brand requires an address that reflects performance and exclusivity. These elevated gym spaces cater to a high-net-worth clientele, offering privacy, premium facilities, and an ecosystem of driven professionals.

 3555 sq. ft. of premium fitness space  
for luxury gym brands.

 Located within a high-profile  
business and retail precinct.

 Designed for private training, wellness,  
and corporate fitness programs.

 Seamless access for high-net-worth  
professionals and business leaders.



# AT THE HIGH TABLE, STAKES ARE HIGHER, AND IMPACT IS HIGHEST.

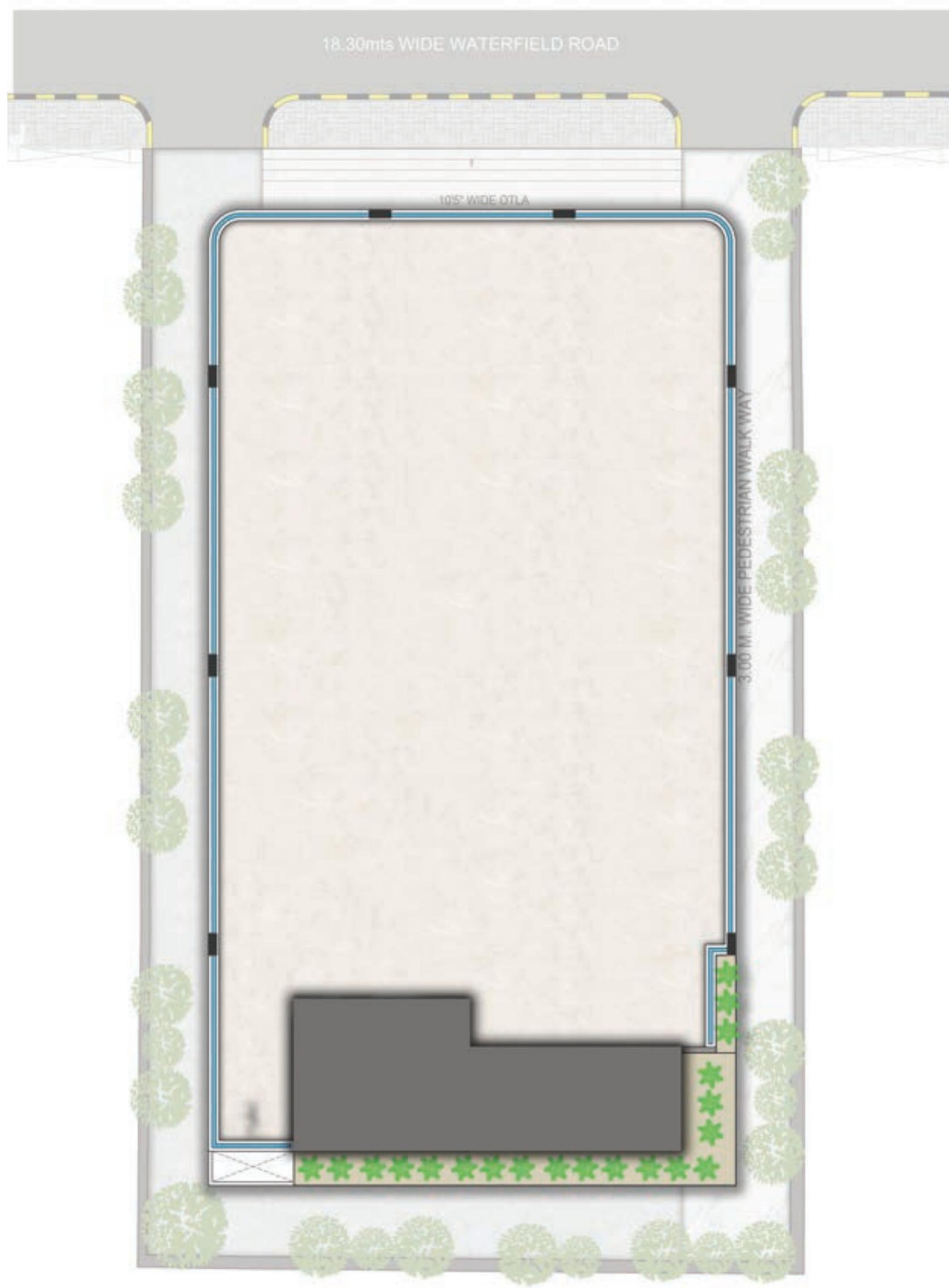
## PREMIUM ROOFTOP INVENTORY

A rooftop space designed for luxury hospitality. Positioned for high-end restaurant chains and global F&B brands, ensuring sustained footfall and visibility.

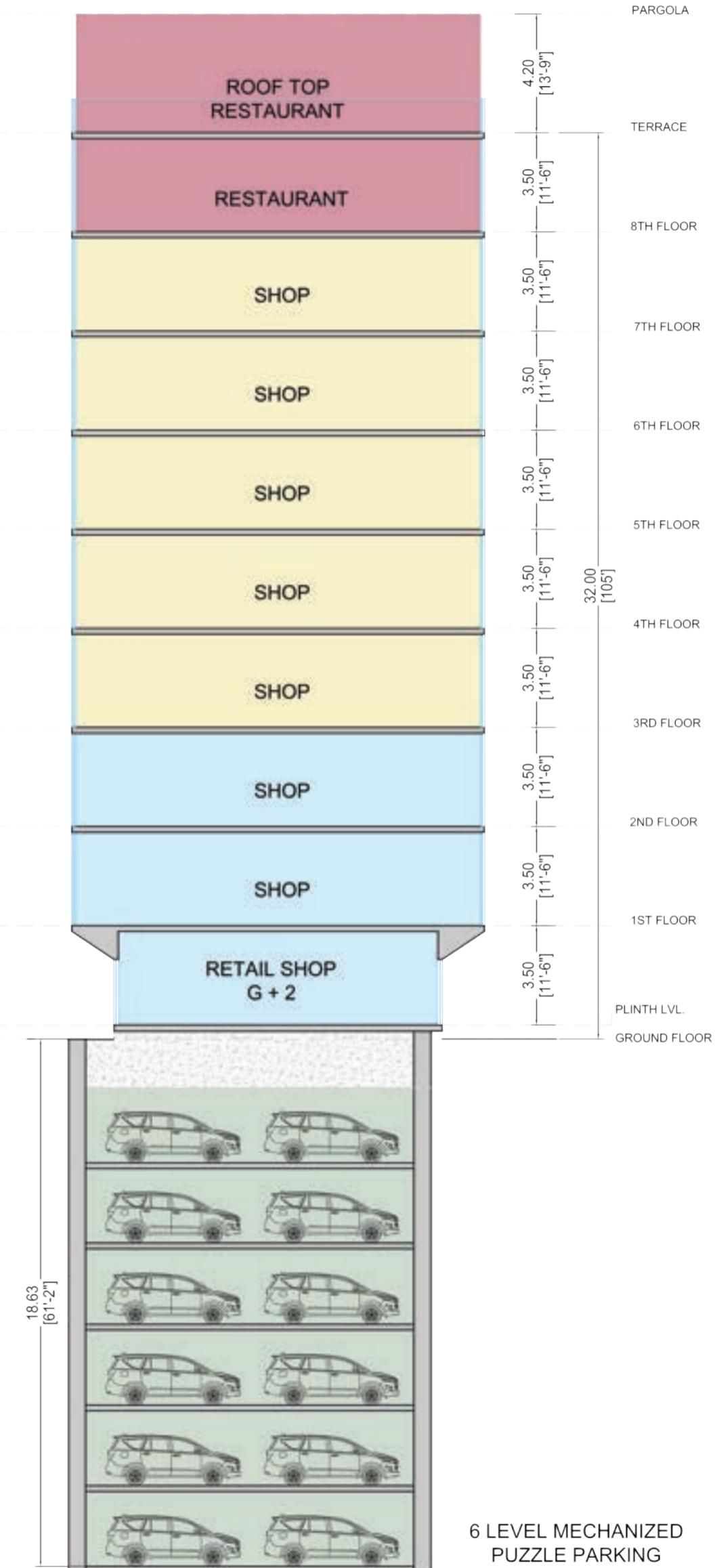


-  92+ feet above ground
-  3555 sq. ft. of dedicated rooftop space
-  Designed for high-end dining and exclusive lounges
-  270 degree of skyline views
-  Prime location in Mumbai's business nucleus, ensuring a distinguished clientele.
-  Seamless access & high footfall
-  A destination for global culinary brands

# PLANNED TO PRECISION.

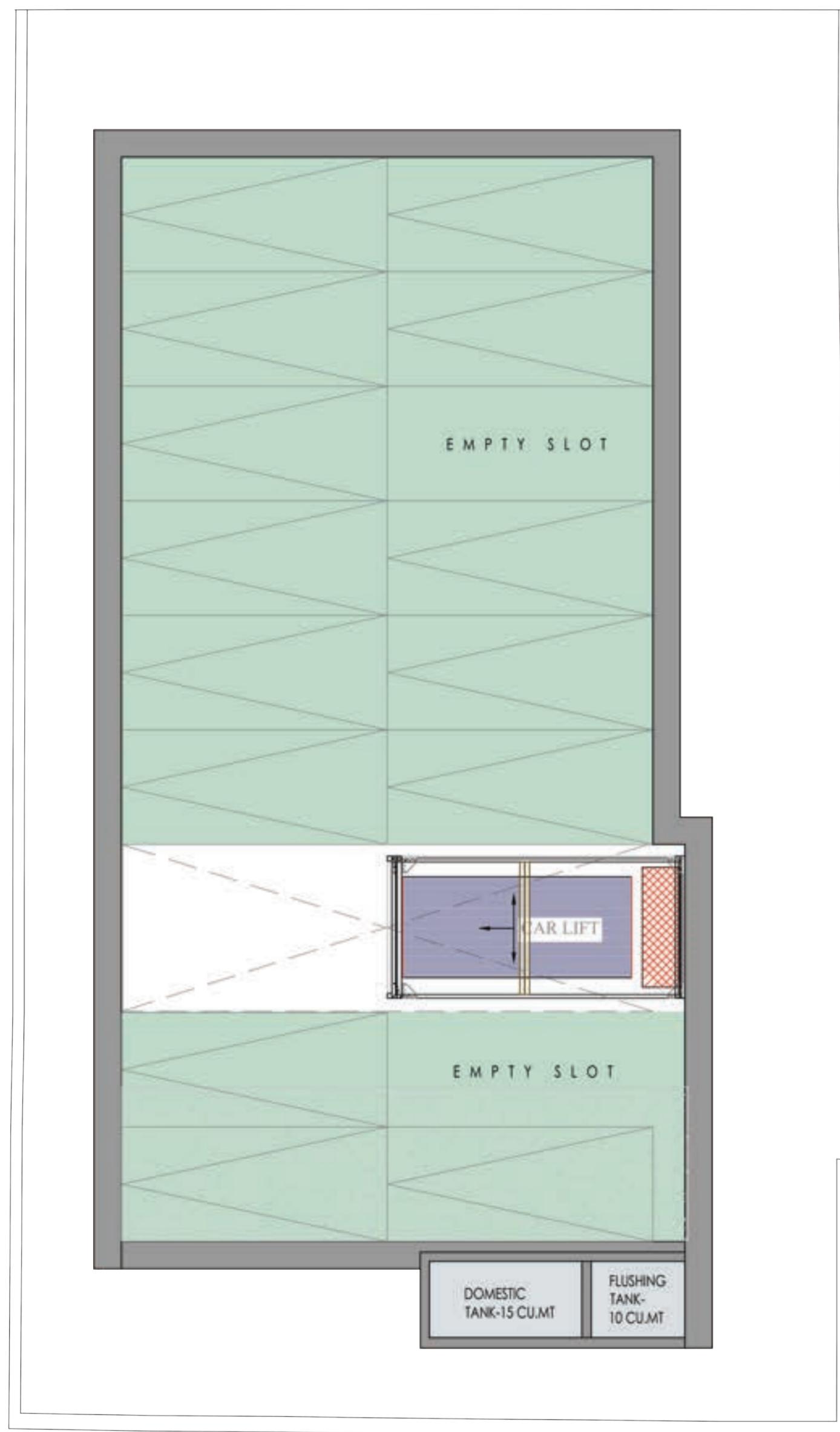


## Layout plan

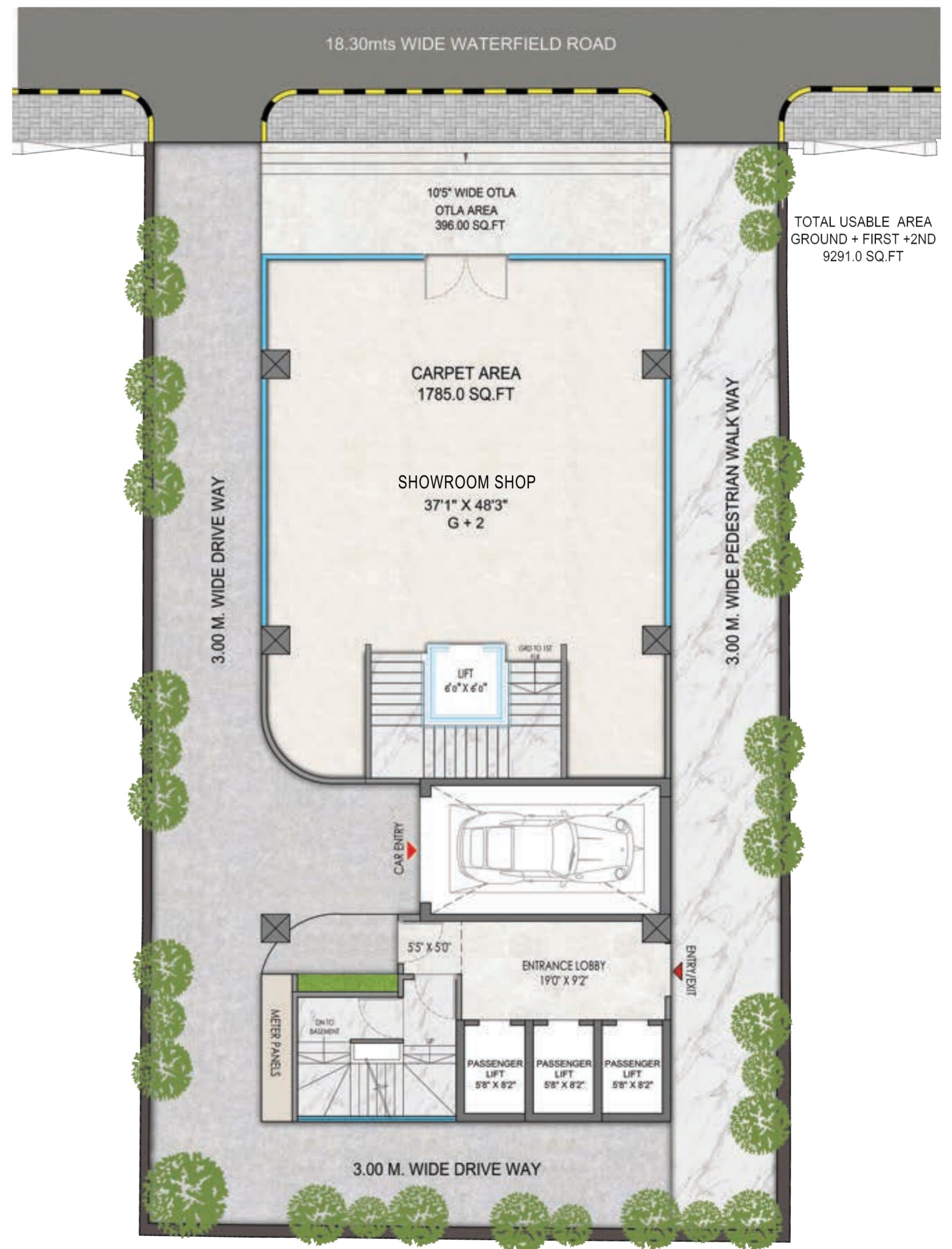


## Level wise plan

18.30mts WIDE WATERFIELD ROAD



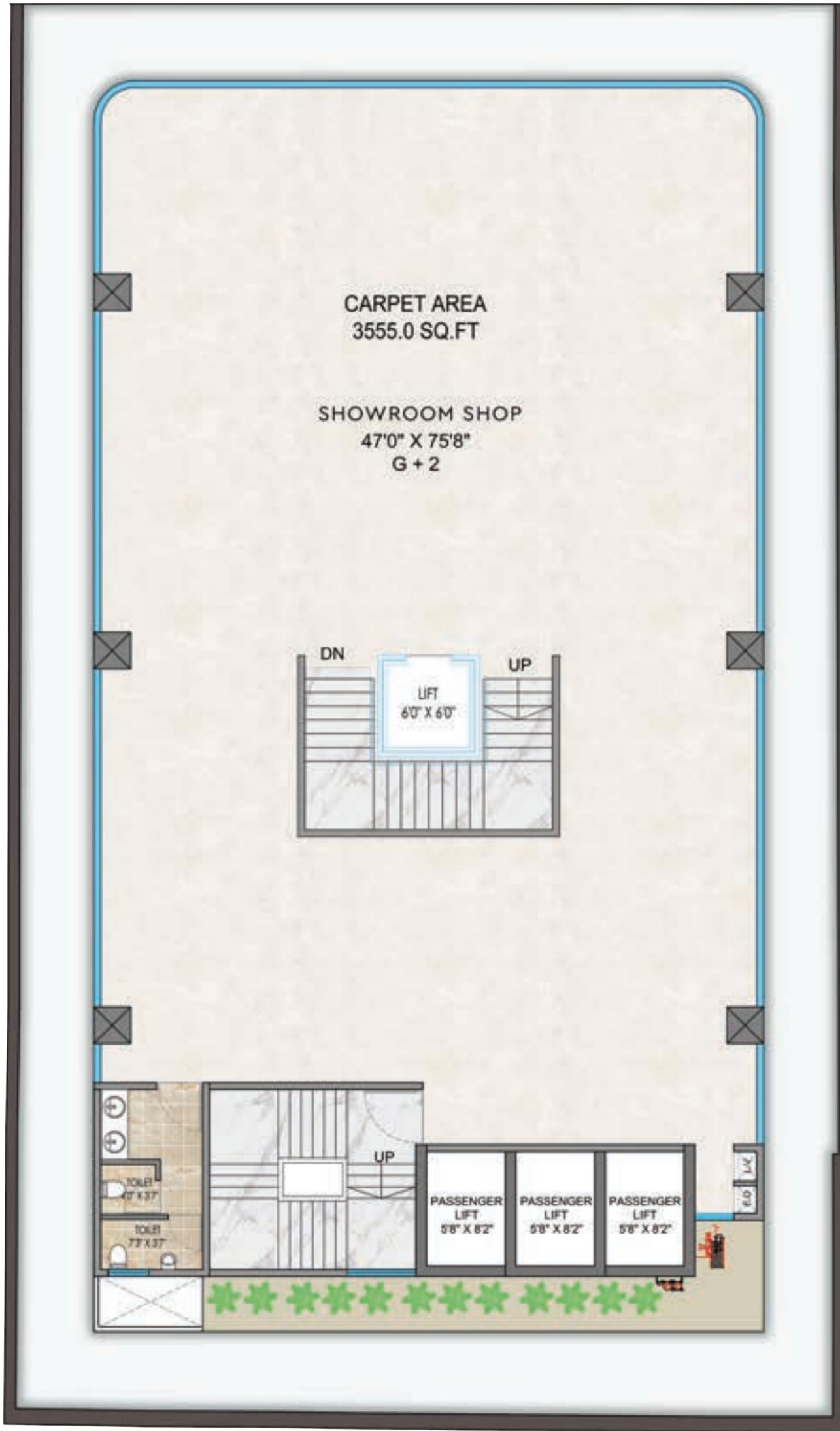
Basement floor plan



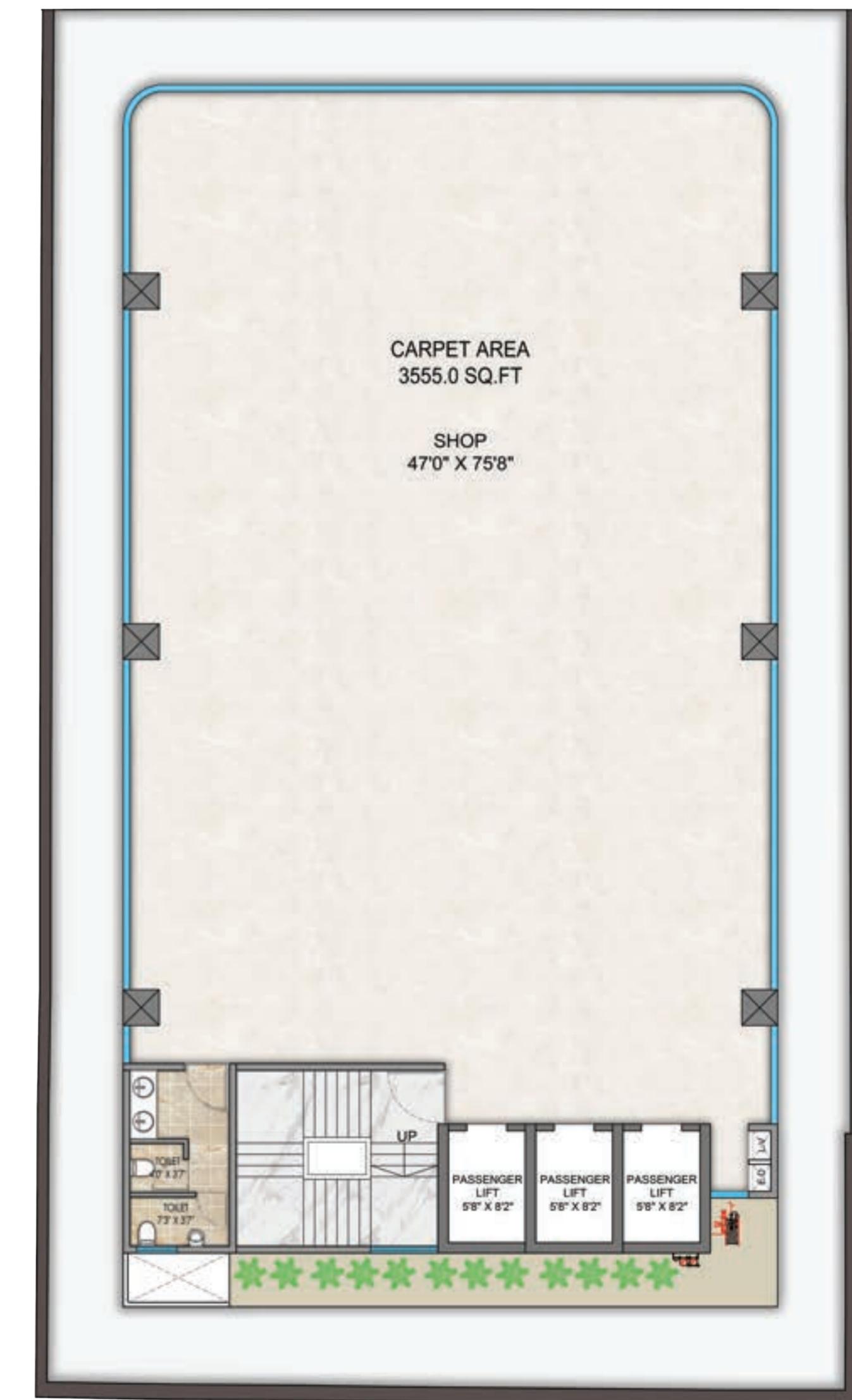
Ground floor plan

18.30mts WIDE WATERFIELD ROAD

### 18.30mts WIDE WATERFIELD ROAD

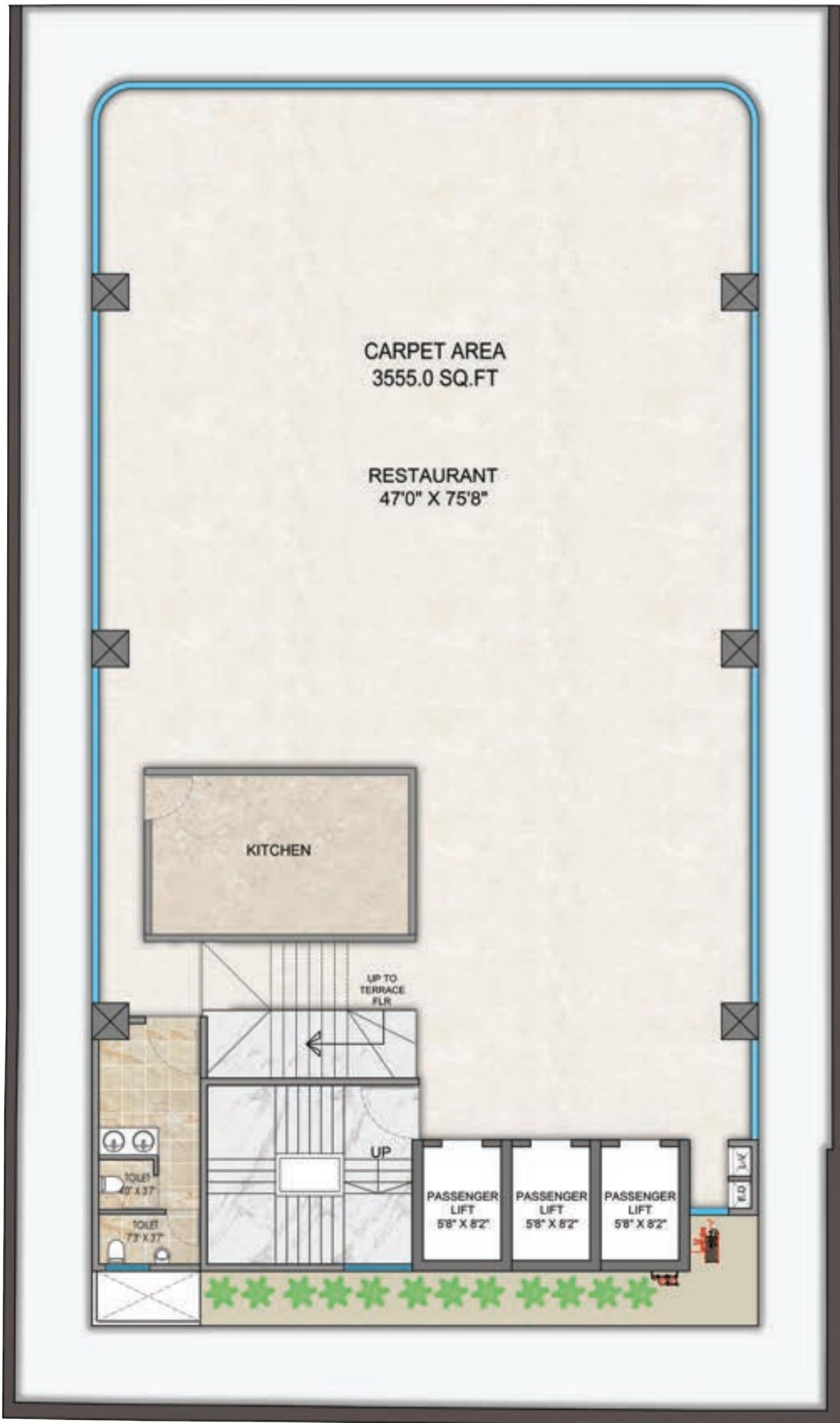


## 1<sup>st</sup> Floor plan

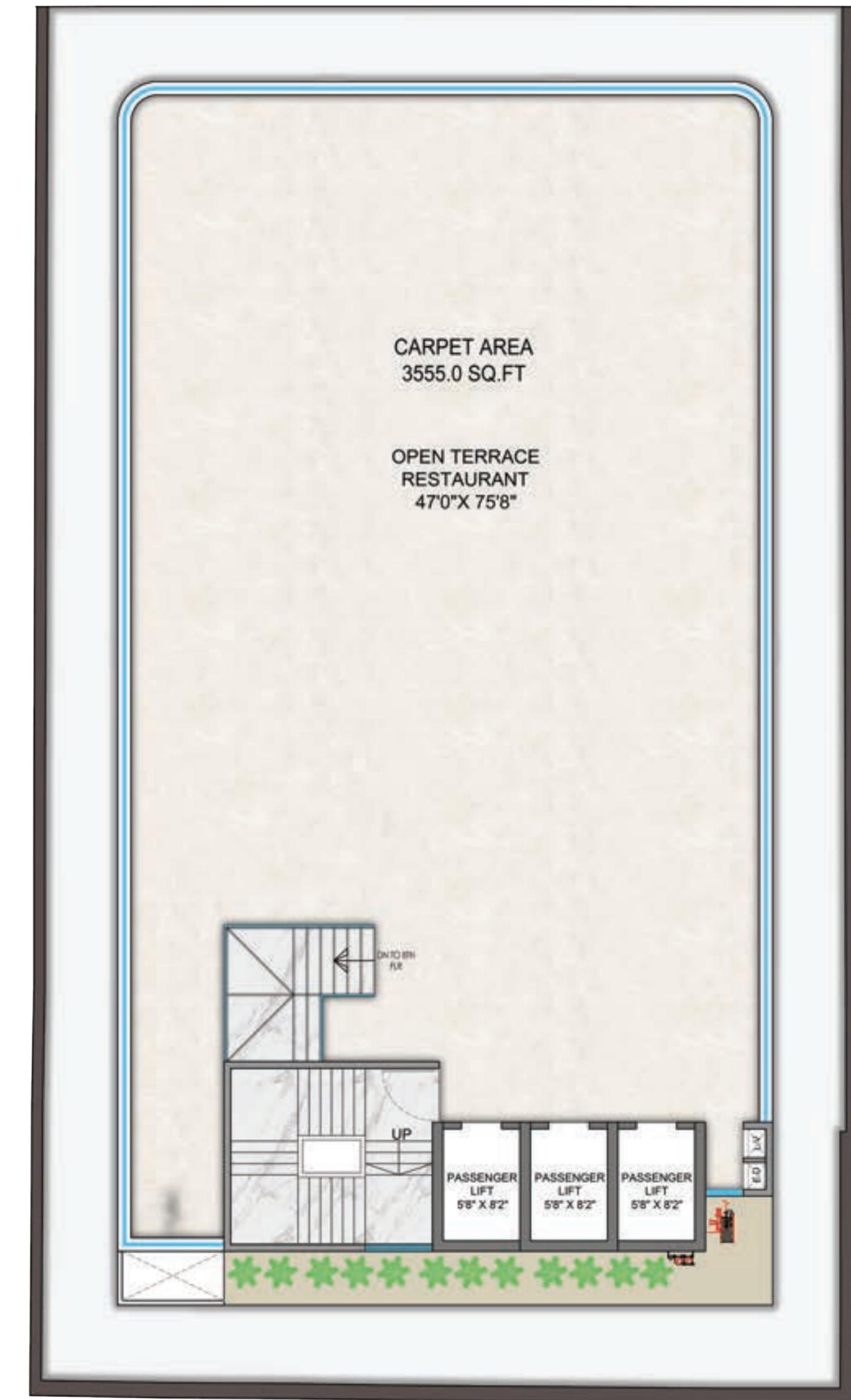


## Typical floor plan

18.30mts WIDE WATERFIELD ROAD



8th floor plan



Terrace floor plan



## A LEGACY OF SHAPING STORIES.

Bharat Realty's principles provide a solid foundation for our landmarks. We are committed to delivering the best of everything to our customers. We have been working diligently to ensure spaces where happy stories unfold.

20

Years of  
building trust.

15

Awards  
of excellence.

5000+

Happy & proud  
families.

22 Lac+

Sq.Ft of  
developments.





**BUSINESS  
HAPPENS  
EVERWHERE.  
LEADERSHIP  
THRIVES  
HERE.**