



**Sharat**

Waterfield One<sup>9</sup>

WATERFIELD ROAD, BANDRA.



**ADDRESS IS STRATEGY.**

**LOCATION IS POWER.**

**THIS LANDMARK**

**MAKES IT EVIDENT.**



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





# 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.



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.



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.

### 3 HIGH-SPEED ELEVATORS

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.

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.

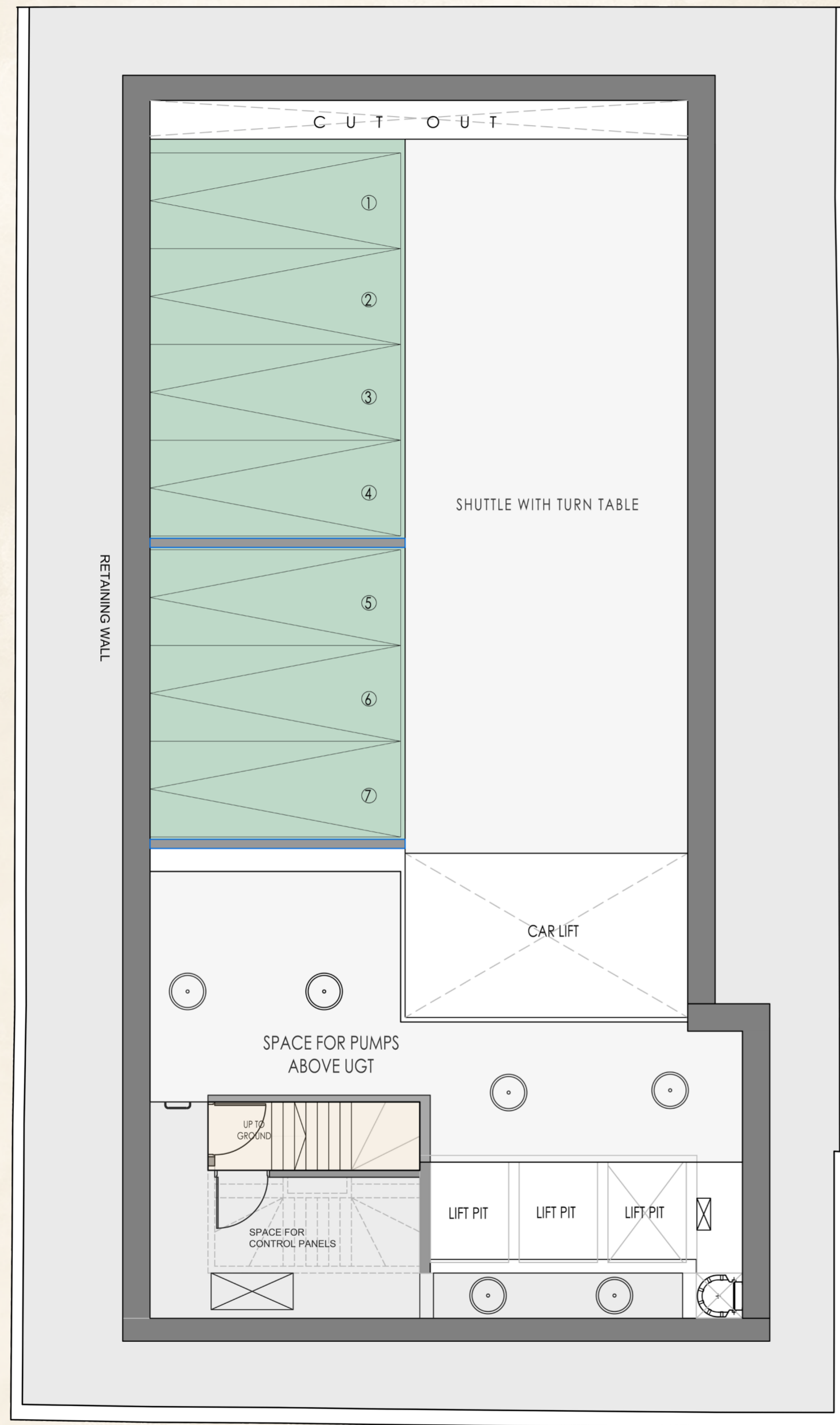


Luxury fashion thrives on presence. The right address amplifies brand influence, turning visibility into exclusivity. These multi-level retail spaces offer a premier stage for flagship stores, curated collections, and immersive experiences.

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.

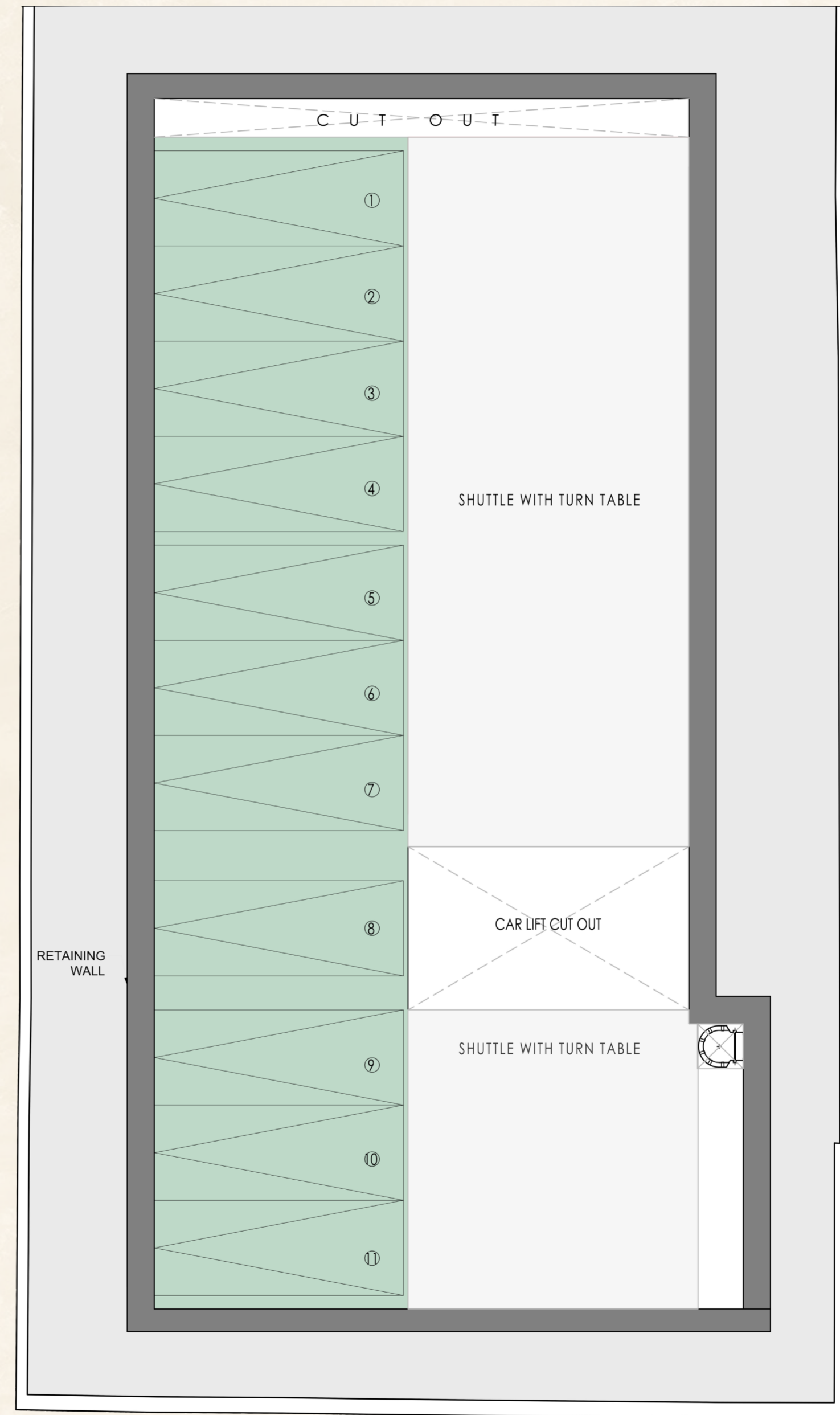


18.30 mts WIDE WATERFIELD ROAD



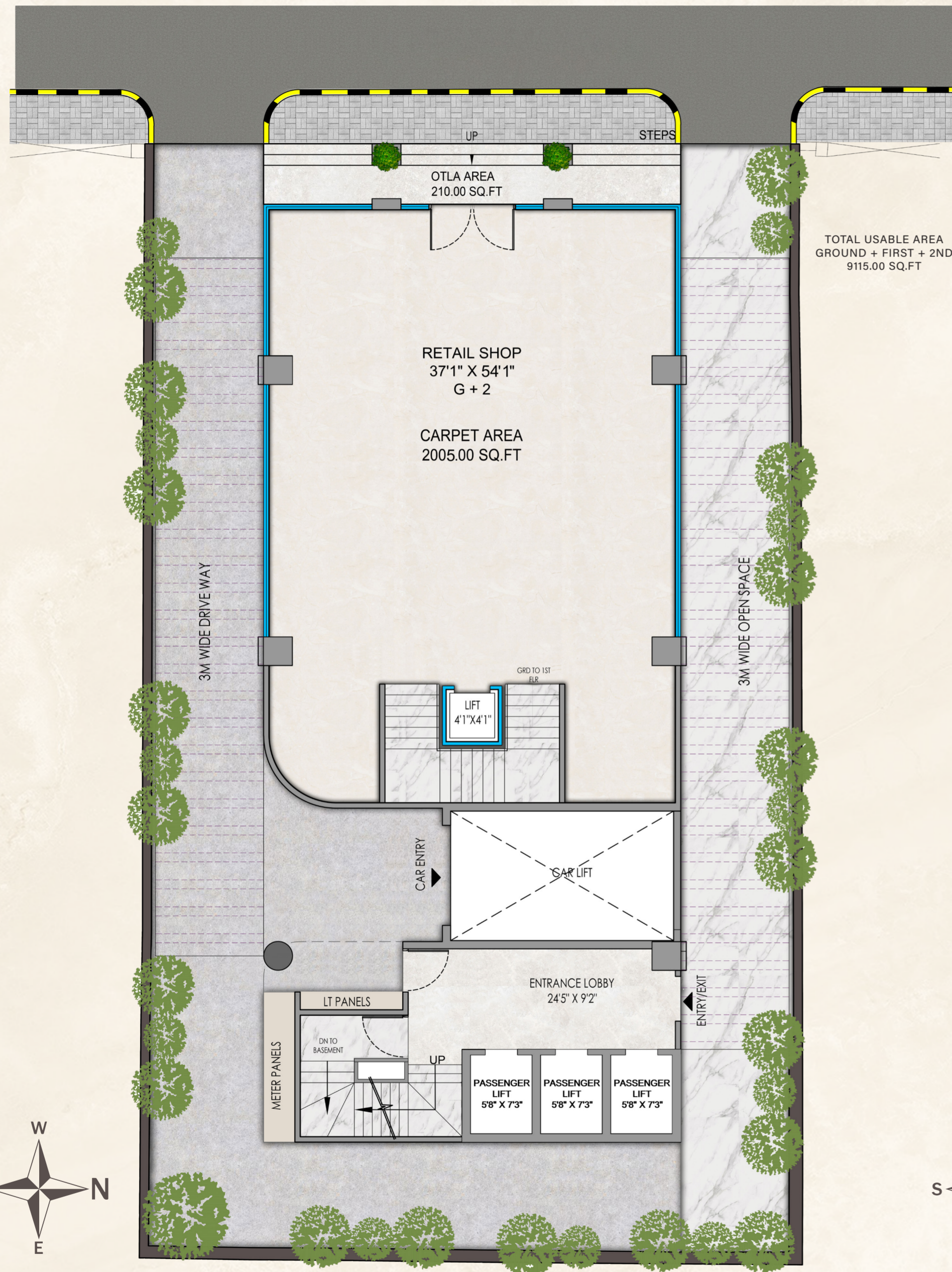
Basement 1<sup>st</sup> & 2<sup>nd</sup> Parking

18.30 mts WIDE WATERFIELD ROAD



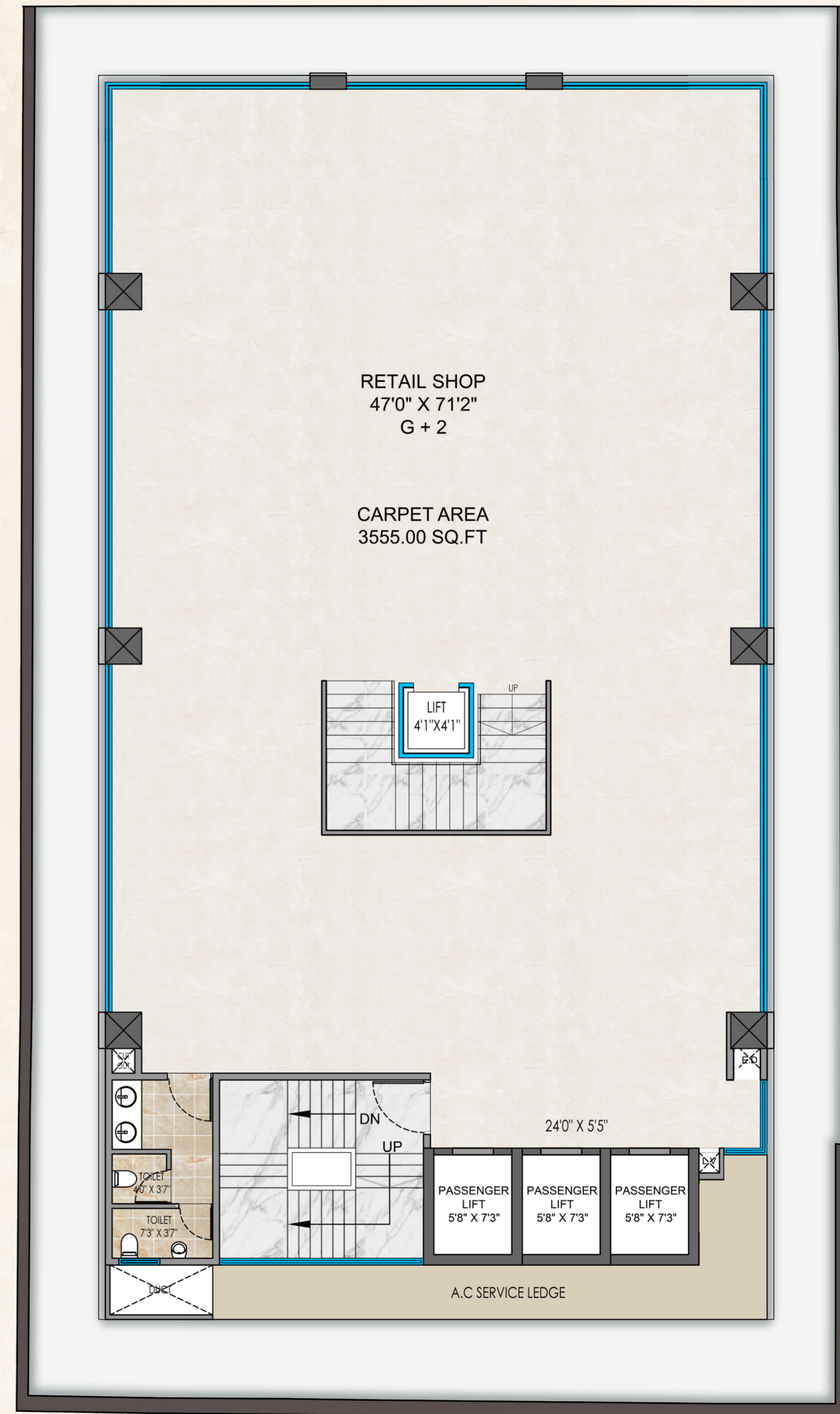
Basement 3<sup>rd</sup> to 5<sup>th</sup> Parking

18.30 mts WIDE WATERFIELD ROAD



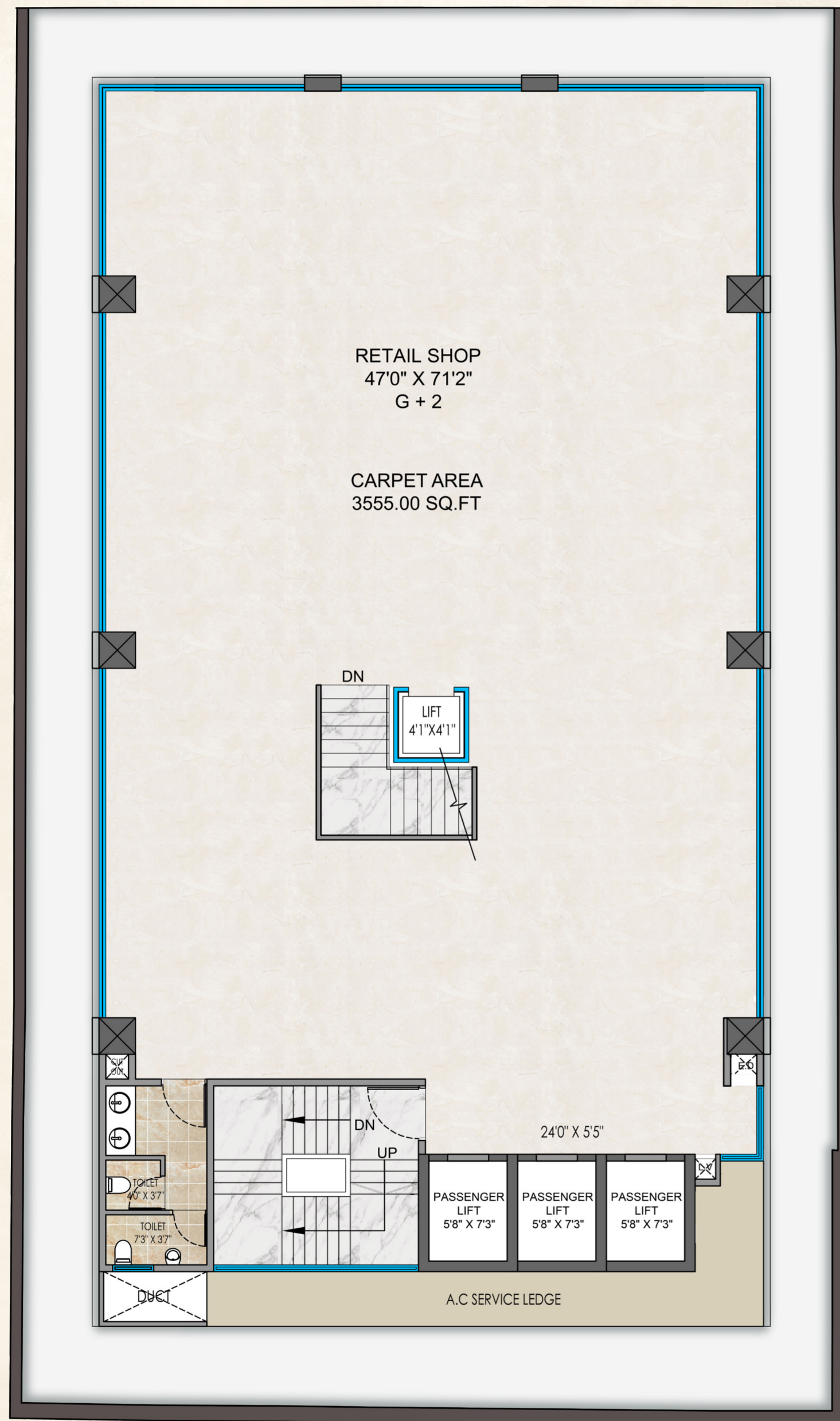
Ground Floor Plan

18.30 mts WIDE WATERFIELD ROAD



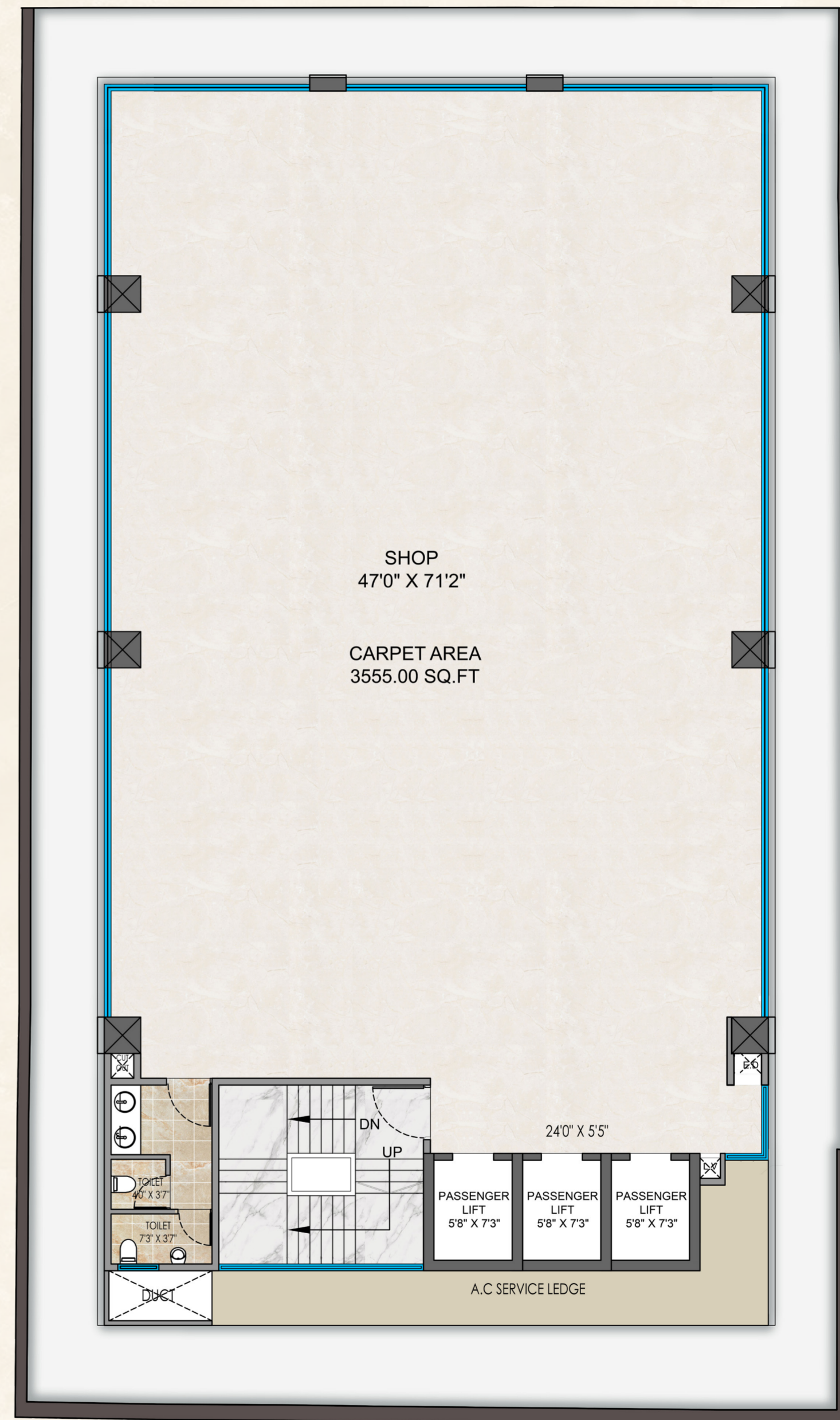
1st Floor Plan

18.30 mts WIDE WATERFIELD ROAD



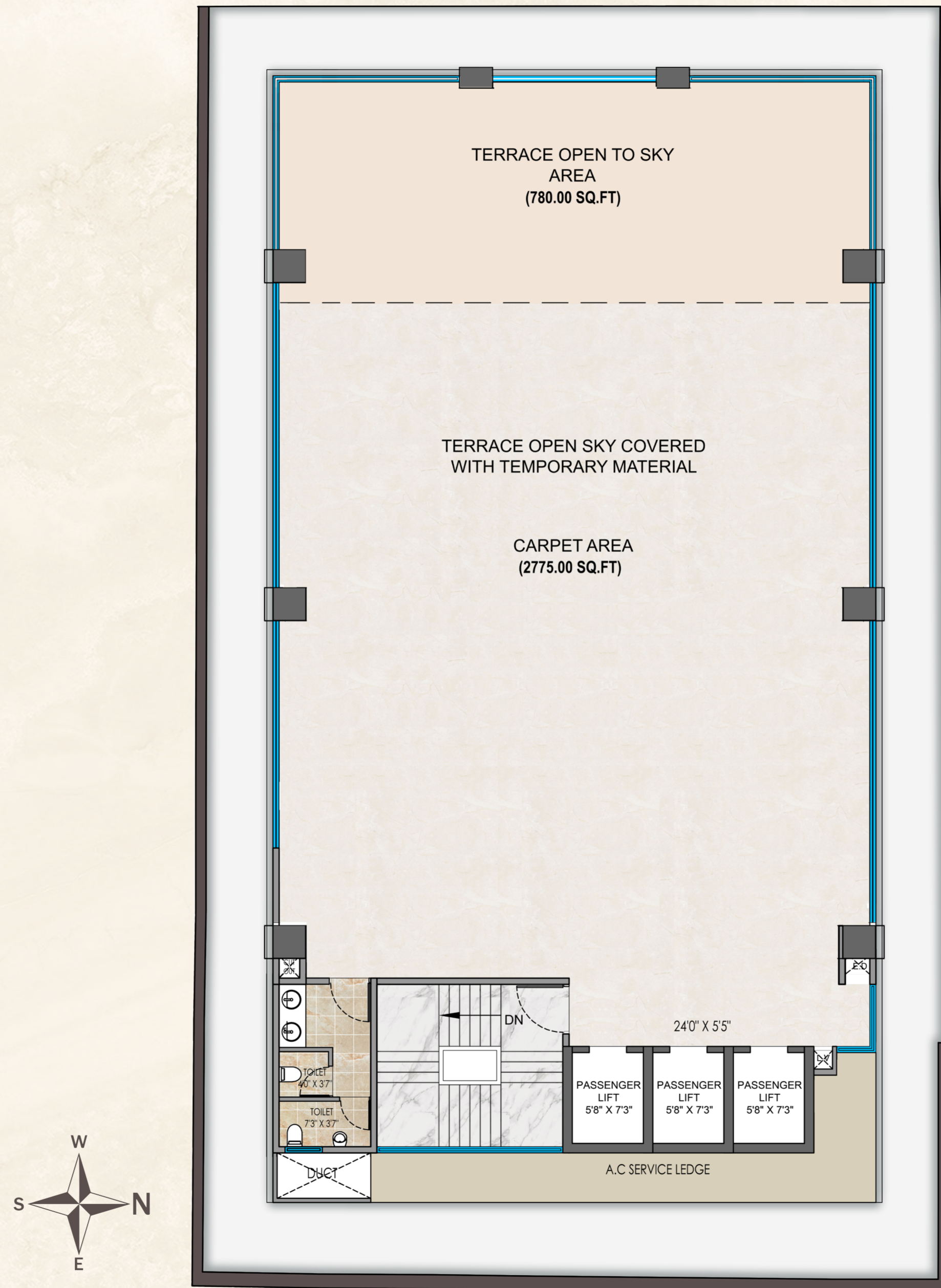
2<sup>nd</sup> Floor Plan

18.30 mts WIDE WATERFIELD ROAD

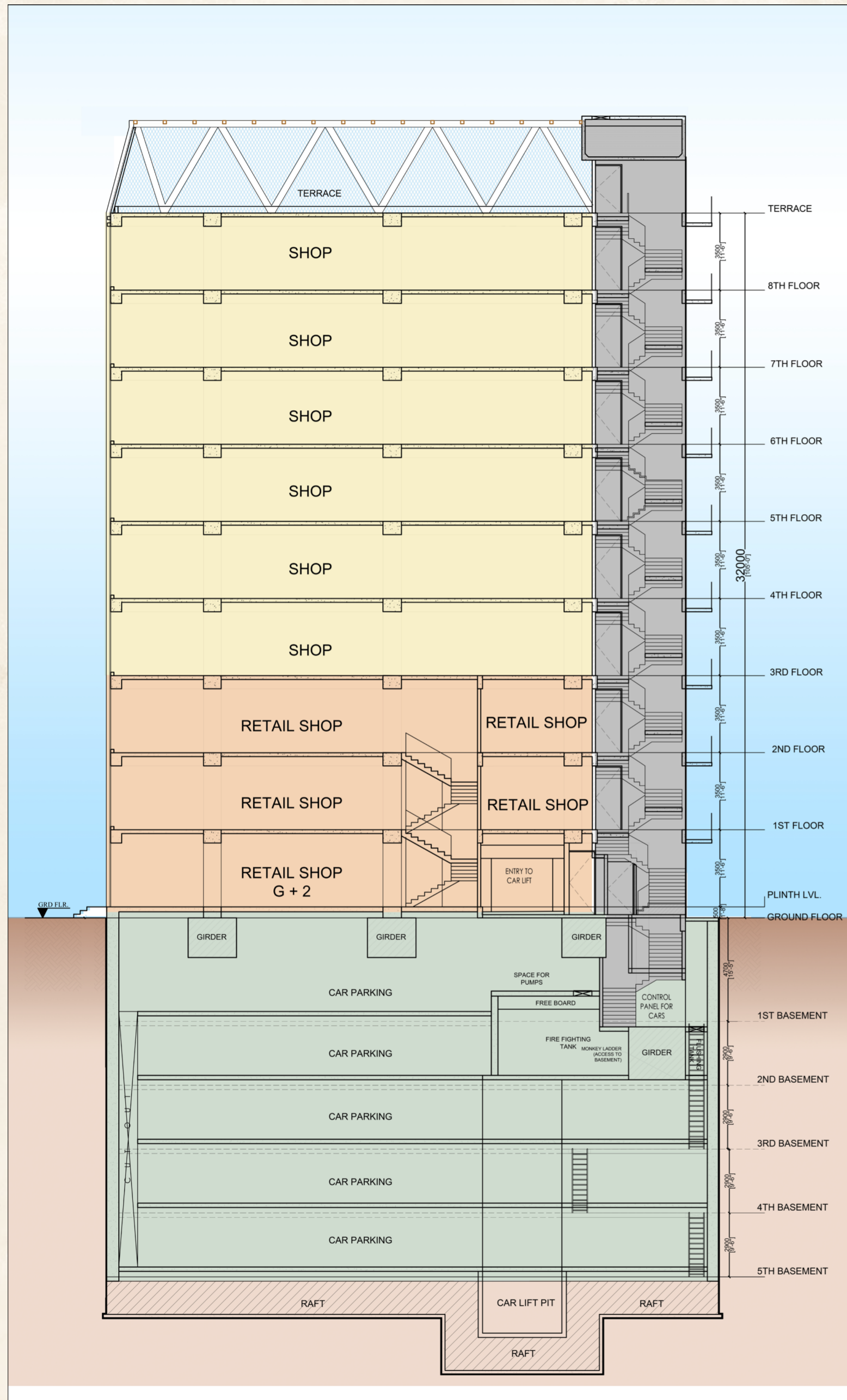


Typical Floor Plan (3<sup>rd</sup> to 8<sup>th</sup>)

18.30 mts WIDE WATERFIELD ROAD



9<sup>th</sup> Floor Plan (Terrace)



Schematic Section

BHARAT WATERFIELD ONE 9		
	Shop RERA Carpet Area (Sq.ft.)	
Ground Floor	2005.00	Showroom
1 <sup>st</sup> Floor	3555.00	
2 <sup>nd</sup> Floor	3555.00	
<b>Total G+2 (A)</b>	<b>9115.00</b>	
3 <sup>rd</sup> Floor	3555.00	Shop
4 <sup>th</sup> Floor	3555.00	Shop
5 <sup>th</sup> Floor	3555.00	Shop
6 <sup>th</sup> Floor	3555.00	Shop
7 <sup>th</sup> Floor	3555.00	Shop
8 <sup>th</sup> Floor	3555.00	Shop
9 <sup>th</sup> Floor (Terrace)	3555.00	Shop
<b>Total 3<sup>rd</sup> to 9<sup>th</sup> Floor (Terrace) (B)</b>	<b>24885.00</b>	
<b>TOTAL (A+B)</b>	<b>34000.00</b>	

Area Statement



## 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.



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.

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