



Say Hello to Chembur's New Club.

Coming Soon...



VAIBHAVLAXMI
— Value Beyond Walls —

CLUBSIDE OFFICES BEST SUITED FOR

Doctors & Diagnostic Clinics | Chartered Accountants | Legal & Tax Consultants | Architects & Interior Designers | Finance & Insurance Firms | Logistics & Supply Chain Companies | Pharma & Healthcare Companies | IT & Tech Startups | HR & Recruitment Consultants | Real Estate & Infrastructure Firms | Advertising & Digital Agencies | Trading Companies | Consultancy Firms | Education & Coaching Centres | Creative & Design Studios and more



**THE
BUSINESS
CLUB**

NEAR CHEMBUR GYMKHANA

Site Address: Building No. 4 & 5, N. G. Acharya Marg, Subhash Nagar, Chembur, Mumbai - 400071

Disclaimer: The information provided in this advertisement including all pictures, images, plans, drawings, amenities, dimensions, elevations, illustrations, facilities, features, specifications, other information, etc. Mentioned are indicative of the kind of development that is proposed and are subject to the approval of the competent authorities. Terms & Conditions stated in the agreement for sale shall be binding and final. *Terms and Conditions Apply.

A CLUB OF STRATEGIC CONNECTIVITY, GROWING COMMERCE & ESTABLISHED COMMUNITIES.

Just a few steps from the Chembur Gymkhana, welcome to Mumbai’s rapidly transforming commercial corridor. Enjoy seamless connectivity to BKC, Fort, Navi Mumbai and almost any point of MMR. Discover convenience of a railway station right at your back and faster routes like SCLR, Eastern Freeway, Eastern Express Highway all within minutes. With Monorail and upcoming Metro; Chembur’s central positioning strengthens everyday accessibility for businesses, professionals and consumers alike.

Driven by evolving infrastructure, growing commercial activity and strong residential density, Chembur continues to emerge as a future-ready business destination with rising demand and long-term investment potential.

The presence of established neighbourhoods, educational institutions, healthcare facilities, retail hubs and active urban movement further enhances visibility, footfall and sustained commercial viability across multiple business categories.

**2 Min from Chembur Gymkhana**

**Future-Ready Infrastructure**

**Strong Commercial Catchment**

**Athleisure + Workspaces**

YOUR PREVIEW INTO A NEW-AGE INVESTORS CLUB



Gold Investment

- Limited utility beyond asset holding
- Value fluctuations driven by global market uncertainties
- Focused on upfront value generation
- Dependent largely on market condition and price appreciation



Financial Investment

- Subject to economic cycles and market volatility
- Returns influenced by external market sentiment
- Limited control over asset performance
- High fluctuations can impact long-term stability



Commodity Investment

- Highly sensitive to global demand and supply shifts
- Market performance affected by geopolitical and economic factors
- Limited long-term income generation potential
- Growth-driven investment category



Commercial Real Estate Investment

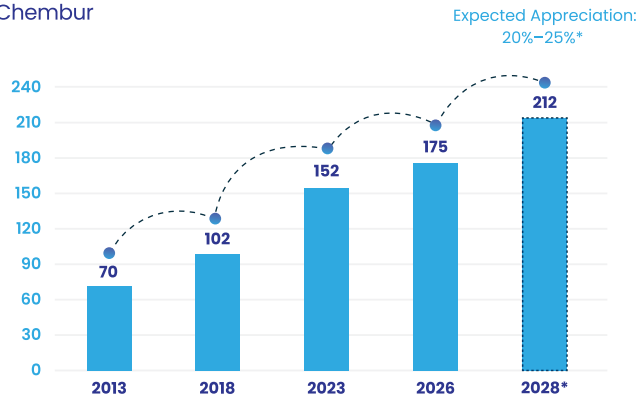
- Located within a strategically connected and rapidly developing commercial corridor
- Strong long-term lease potential driven by accessibility and urban movement
- Benefits from connectivity through SCLR, EEH, Eastern Freeway, Metro & Monorail networks
- Potential for steady rental income and long-term capital appreciation
- Tangible asset class supported by strong residential and commercial catchment
- High visibility and business demand across multiple professional sectors

A CLUB OF HIGH-GROWTH POTENTIAL, COMMERCIAL RELEVANCE & LONG-TERM VALUE.

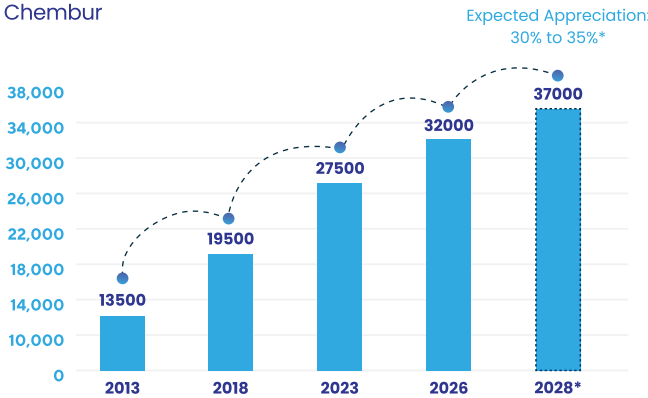
Chembur is steadily emerging as a strategically connected and comparatively accessible commercial micro-market driven by infrastructure growth, strong residential density and seamless connectivity to BKC, Central Mumbai, Navi Mumbai and the Eastern suburbs. While BKC continues to remain the city’s premium business district with higher entry costs, Chembur offers a balanced investment opportunity with strong rental demand, competitive pricing and promising long-term appreciation potential, making it an attractive destination for commercial real estate investment.

CHOOSE CHEMBUR & FAST-TRACK YOUR INVESTMENTS

Rentals (INR/sqft/month)
Chembur



Price Trend
Chembur



CHEMBUR ADVANTAGE:

Club Lifestyle | Central Connectivity | SCLR, Eastern Freeway & EEH Access | Emerging Business District
Dense Residential Catchment | Future-Ready Infrastructure | Fairly priced

Chembur

Chembur, strategically positioned between Central Mumbai, BKC, Navi Mumbai and the Eastern suburbs, has steadily emerged as a growing commercial destination. Seamless connectivity through SCLR, EEH, Metro, Monorail and railway networks, combined with increasing infrastructure development and comparatively accessible entry pricing, positions the location as a high-potential micro-market with strong rental demand and long-term appreciation prospects.

PSF – ₹ **42,000–45,000**

Rental Yield – **5%–7%***

Potential Capital
Appreciation – **High**

Capital Investment – **Moderate**

BKC

BKC (Bandra Kurla Complex) is a premium commercial hub. Rental yields may have been stable but on the lower side due to high initial investment costs. Actual figures would depend on various factors, including market conditions and specific properties.

PSF – ₹ **62,000–80,000**

Rental Yield – **5.5%–6.2%***

Potential Capital
Appreciation – **High**

Capital Investment – **Very High**

FORT

Fort remains one of Mumbai’s most established commercial districts, known for its legacy business environment, institutional presence and strong corporate ecosystem. Its strategic South Mumbai location and historic commercial significance continue to attract financial institutions, legal firms, trading companies and corporate offices. While the market offers long-term stability and prestige, comparatively higher entry pricing.

PSF – ₹ **60,000–75,000**

Rental Yield – **4%–5%***

Potential Capital
Appreciation – **Moderate**

Capital Investment – **High**

A CLUB OF ACTIVE SOCIAL ECOSYSTEMS & COMMUNITY LIVING.

A commercial address near landmark lifestyle and recreational institutions adds a distinct advantage to businesses by elevating the overall work environment, accessibility and social ecosystem around it. Proximity to premium clubs and sporting destinations enhances the everyday experience for professionals, entrepreneurs and clients alike while contributing to long-term location value and prestige.

Located in the heart of Chembur, the project enjoys close proximity to some of Mumbai's most established recreational and sporting institutions, creating a balanced ecosystem of business, networking, wellness and leisure. This strategic advantage strengthens the appeal of the location for modern businesses seeking both connectivity and lifestyle integration.



Actual Image

CHEMBUR GYMKHANA

Established in the mid-20th century, Chembur Gymkhana has evolved into one of Mumbai's most recognised recreational and community institutions. Known for its sporting culture, family-oriented environment and well-established member network, it continues to play a significant role in shaping the neighbourhood's social and lifestyle identity. Its modern sports infrastructure, event spaces and active community ecosystem contribute to the growing stature and desirability of the surrounding micro-market.



Established Social Ecosystem

A longstanding institution bringing together professionals, entrepreneurs, business owners and families within a well-developed neighbourhood environment



Sporting & Lifestyle Destination

Known for its multi-sport facilities, community events, wellness infrastructure and active recreational culture supporting work-life balance



Strong Neighbourhood Value

Locations around established lifestyle institutions often witness stronger residential and commercial desirability over the long term

THE BOMBAY PRESIDENCY GOLF CLUB

Founded in 1927, The Bombay Presidency Golf Club is among Mumbai's oldest and most prestigious golfing institutions. Spread across a vast green expanse in the heart of the city, the club is known for its championship golf course, premium member culture and legacy-driven exclusivity. Over the years, it has evolved into a landmark lifestyle and networking destination that enhances the overall prestige, identity and long-term value of the surrounding business corridor.



Actual Image



Premium Lifestyle Address

The presence of a landmark golf institution elevates the stature and aspirational value of the location



Networking & Business Environment

Historically associated with professional networking, corporate interactions and relationship building beyond conventional office environments



Long-Term Appreciation Potential

Expansive green landscapes, golfing facilities, club amenities and a legacy member ecosystem contribute to a distinguished urban environment with sustained location appeal

A CLUB OF FUTURE-READY WORKSPACES & MODERN BUSINESS AMENITIES.

Chembur offers a vibrant blend of social hubs, recreational destinations, cafés, entertainment zones and sporting institutions, creating an environment that extends well beyond conventional work hours. Its balanced mix of business accessibility and lifestyle infrastructure supports a more active, connected and aspirational work-life experience.



Representative Image



Branded retail & dining experiences



Large-format retail frontage



Modern cafeteria & everyday convenience



Elegant waiting lounge & reception experience



6 High-speed elevators



Fully automated multi-level parking system



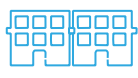
Exclusive breakout spaces in select offices



Multi-tier security & access control systems



Boutique office spaces
Approx. 500 – 2000+ sq. ft.



Jodi options available



Dedicated pantry area



Dedicated washroom facilities

A CLUB OF MULTI-MODAL CONNECTIVITY & FUTURE-READY INFRASTRUCTURE.

BUSINESS ACCESS TO BKC & WESTERN CORRIDORS — 12 MINS

Direct connectivity to SCLR and the Sion-BKC Connector enables faster movement towards BKC, Western suburbs and Mumbai's major commercial districts



FASTER CONNECTIVITY TO SOUTH & CENTRAL MUMBAI — 4 MINS

Quick access to Eastern Freeway and Eastern Express Highway ensures seamless connectivity to Fort, Nariman Point, Thane and Central Mumbai



WELL-CONNECTED DAILY COMMUTING NETWORK — 2 MINS

Close proximity to Monorail stations, railway networks and key transit corridors strengthens everyday commuting convenience across Mumbai



FUTURE-READY METRO CONNECTIVITY — 17 MINS

Operational Metro Line 3 connectivity and the upcoming Metro Line 4 corridor are expected to further enhance citywide accessibility and future infrastructure growth



SEAMLESS ACCESS TO MUMBAI'S BUSINESS DISTRICTS — 25 MINS

Strategically connected to Andheri SEEPZ, Navi Mumbai, Thane, BKC and emerging commercial corridors through key arterial road networks



STRATEGIC AIRPORT & REGIONAL ACCESS — 30 MINS

Well-connected to Domestic & International Airports, while Navi Mumbai International Airport is expected to further strengthen regional business accessibility



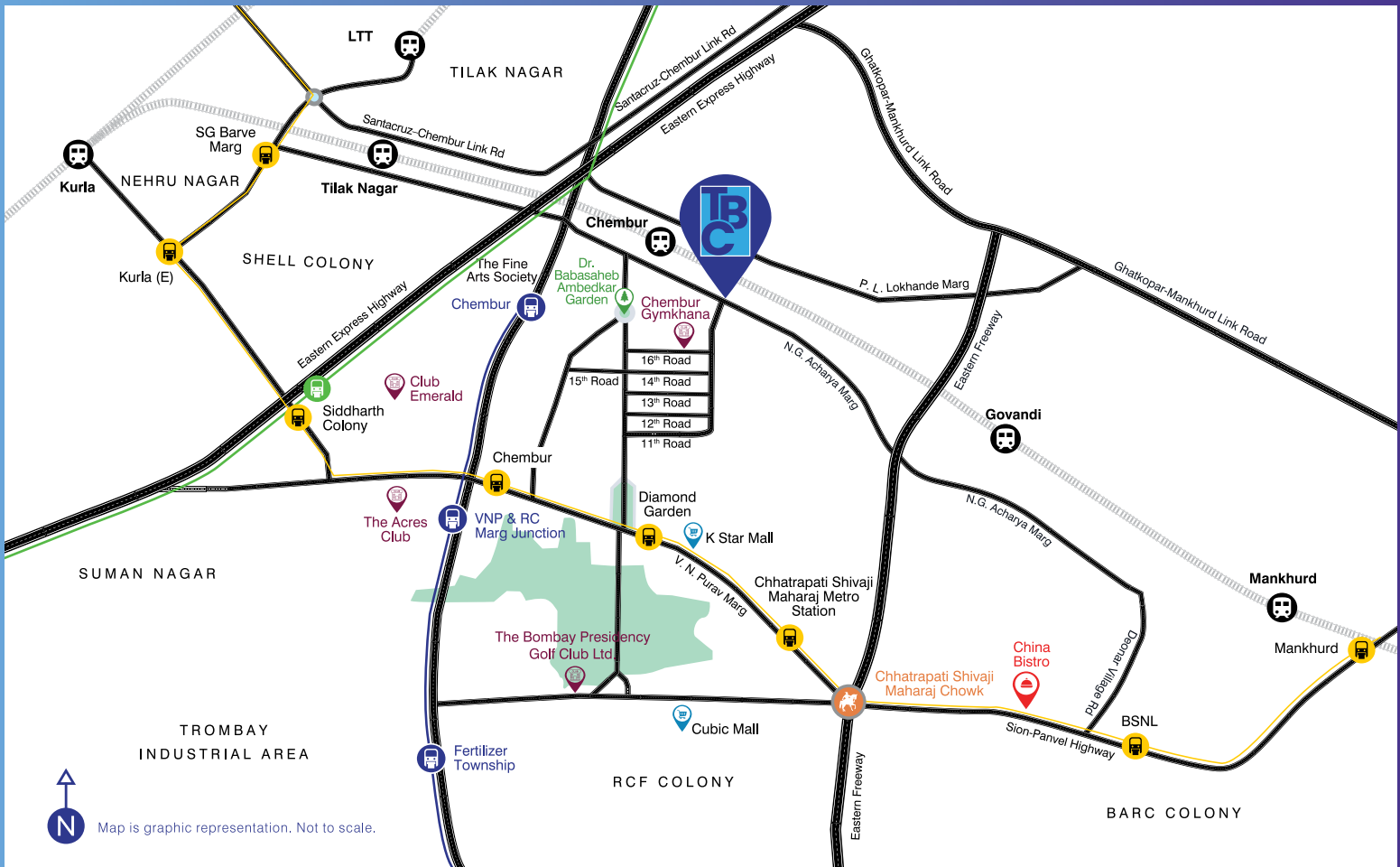
ENHANCED CONNECTIVITY THROUGH MTHL — 29 MINS

Operational access through the Mumbai Trans Harbour Link strengthens faster connectivity towards Navi Mumbai and emerging regional growth corridors



Representative Images

A CLUB OF FASTER MOBILITY & BUSINESS ADVANTAGE.



JUST AROUND THE CORNER

The Chembur Gymkhana | The Bombay Presidency Golf Club | Club Emerald | The Acres Club | Sindhi Society Gymkhana | Diamond Garden | Cubic Mall | K Star Mall | Grandmama's Café | China Bistro | The Bar Stock Exchange | Barista and more



Future-Ready Infrastructure

Upcoming metro developments and continued urban upgrades strengthening long-term commercial growth potential



High Visibility & Footfall

A dense surrounding catchment and active urban movement support sustained business visibility and customer engagement



Ideal For Boutique Offices

Well-suited for consultants, healthcare professionals, finance firms, startups & new-age businesses seeking premium workspaces



Work-Life Convenience

The presence of recreation, wellness, retail & hospitality infrastructure creates a balanced & aspirational business environment