



**The Wadhwa Group®**  
Landmarks planned with passion



Artist's Impression

## A LEGACY OF EXCELLENCE TRUSTED BY GENERATIONS



**5+ DECADES**  
OF EXPERIENCE IN ICONIC  
DEVELOPMENTS



**4.1 MILLION**  
SQ. M. OF RESIDENTIAL &  
COMMERCIAL SPACES



**CONSISTENT**  
ACCOLADES FOR LIFE  
ENHANCEMENT



**STRONG FOCUS**  
ON PLANNING, DESIGNS &  
EXECUTION.



**35,000+**  
DELIGHTED CUSTOMERS



**150+**  
MNC CLIENTS



**250+**  
LANDMARKS CREATED

**Site Address:** 19<sup>th</sup> Road Crossing (Chitrakar Dhurandar Marg), Khar West, Mumbai - 400 052.

 This project is registered under MaharERA Registration No. **P51800077490** Available on website <https://maharera.mahaonline.gov.in>



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 from the competent authorities. Pictures, visuals, perspective views and maps are as per architectural drawings and the same shall be constructed subject to approvals of competent authorities and shall be in compliance of RERA Act and Rules and Regulations. All images are representative/artist's impression or actual shots from site. All amenities & facilities mentioned are proposed/being developed subject to approvals of competent authorities. The Venue 52 project financed by IndusInd Bank Limited and the buyer will be required to obtain a non-objection certificate prior to entering into any agreement for the sale of any unit in the project. T&C Apply

Project funded by

**IndusInd Bank**

# VENUE 52

FINEST BOUTIQUE OFFICES  
NEAR YOUR HOME



# THE SOVEREIGN HEART OF THE SUBURBS

Khar, strategically positioned between the eminent neighbourhoods of Bandra (W), Santacruz (W) & Juhu emerges as the quintessential epicenter of Mumbai's suburbs, boasting hassle-free accessibility to key urban areas. Among the most expensive suburbs of Mumbai, Bandra (W), which hosts Pali Hill, Carter Road, and Bandstand, is predominantly a residentially developed area.

**VENUE 52** stands out as the landmark commercial property in the neighborhood of prominent residential properties, just a 10-minute walk away.





# BY THE VISIONARIES FOR THE MASTERMINDS

**The Wadhwa Group**, esteemed creators of the landmark projects **Platina**, and **The Capital** at BKC is set to unveil another groundbreaking corporate icon in Mumbai's business cosmopolis, Khar. This project introduces the finest boutique offices, designed to serve as a prestigious business address for a select few, especially for those near Bandra (W), Khar (W), Santacruz (W), and Juhu. Aimed at empowering businesses with game-changing opportunities, it also seeks to leave a lasting impression on clients and allies alike.

Renowned for its concentration of wealth, five-star hospitality, luxury entertainment spots, fine dining, and world-class education and healthcare facilities, Khar stands as the most sought-after residential destination.

Capitalizing on its impressive growth trajectory, **The Wadhwa Group** is set to unveil a new commercial landmark within its predominantly residential landscape. The strategic location ensures convenience, making it a seamless and stress-free experience for the uber-rich.

PLATINA,  
BKC

TRADE CENTRE,  
BKC

THE CAPITAL,  
BKC







## HASSLE FREE COMMUTES.



Coastal Road Carter Road Exit  
2.4 km



Linking Road | SV Road  
650 m | 1 km



Western Express Highway  
2.8 km



BKC  
4.8 km



Khar Railway Station  
1.5 km



Domestic and International Airport  
4.8 km



S.V Road Metro Station  
Khar (Near Madhupark)  
1.9 km



Bandra Worli Sea Link  
5.2 km

# THE FUTURE OF SEAMLESS CONNECTIVITY







Actual Image

EAST  
VIEW

SOUTH  
VIEW



Actual Image





Actual Image

WEST  
VIEW

NORTH  
VIEW



Actual Image





# THE BUSINESS ADDRESS OF COMMAND

**VENUE 52** is an iconic commercial landmark masterfully designed by the finest minds of **The Wadhwa Group**. Its G+17-storey tower features exclusive boutique offices with small units starting from 600 sq. ft. and a full floor upto 5000 sq. ft. alongside an expansive retail promenade.

Positioned strategically in Khar, it promises unmatched connectivity and visibility—essential for businesses poised to excel. **VENUE 52** is a catalyst for innovation, uniting startups and established enterprises in a dynamic hub where ambition meets opportunity.





## PROJECT KEY FEATURES



### Segregated Entries

Separate retail, commercial and service entry.



### Vastu Compliant Offices & Building

Boost productivity and harmony in your office with vastu-compliant designs for the building & offices.



### Natural Light

Offices with natural light, views and ventilation.



### Flexible Layouts

Easy reconfiguration for single or multiple offices.



### Power Protection

Substation and backup generator onsite for essential services.



### Staff Amenities

Dedicated toilets for support staff.



### Service Elevator

Dedicated service elevator for goods movement, delivery agencies, etc.





## WELL - CRAFTED ARCHITECTURE

Innovative environments designed to foster creativity, collaboration, and success.

### Retail Space

G+1st Floor, Retail height 4.M, floor to floor, Internal Elevator Shaft Provision.

### Office Sizes

Varied, with full-floor option.  
From 600 sq.ft. to 5000 sq.ft.

### Flexible Design

Peripheral columns for efficient planning.

### Office Amenities

The office provides toilets with bare shell units, primed for personalized bespoke interiors.

### Efficient Elevators

Four passenger elevators are available for general use.

### Vent Zone

Dedicated outdoor AC unit spaces, preserving aesthetics and ease of maintenance.

### Ample Parking Solutions

Wipro Pari Robotics Car Parking System is fully automated and customized with various combinations of Height, Length, and Width accommodating maximum cars in minimum spaces with the safety of both cars and the driver.

Maximum Car Length – 5500 mm  
Maximum Car Width – 2150 – 2200 mm  
Maximum Car Height – 2000 mm  
Maximum Car Weight – 3000 Kg

A few Pallets can be modified further to accommodate four Bikes per Pallet.

### Elegant Elevation

Meticulous design, functional windows, sun protection.

- Elevation is designed keeping in mind the Sun path analysis.
- Building elevation designed with weather protection as well as horizontal louvers to cut down the sun glare entering the office.
- Use of performance glass in the elevation to cut down the UV rays entering the office.
- Window openings at strategic locations as per fire safety norms.
- Window is designed as Double Glazed Unit (DGU).
- Building with two staircases, both externally located and naturally ventilated to ensure safe evacuation of occupants in case of an unforeseen incident.



# EXCLUSIVE RETAIL SPACES

## EXPANSIVE 70 FT. FRONTAGE

Experience the epitome of exclusivity at VENUE 52, where discerning professionals converge in an environment designed for excellence and distinction.





# TYPICAL FLOOR PLAN

