

LITOLIER
CHAMBER



LITOLIER
GROUP



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LUXURY OFFICES

Corporate Office : Litolier Group, 106, Free Press House, 10th Floor, Nariman Point, Mumbai - 400 021, India.
Tel : +91 22 6617 6000 • Fax : +91 22 6617 6060 • Email : info@litoliergroup.com

Site : Marol Naka, Marol, Andheri (E), Mumbai - 400 059, India.

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Welcome to Litolier Chamber

A superb synthesis of old classical charm and modern streamlined look make Litolier Chamber a preferred Business Hub. The predominant feature of the building are the Corinthian Pillars and reflecting glass clad facade. It's clean cut rectangular layout facilitates and provides a well laid out office.

The modern elevators with see-through glass add a unique charm to your movements. The elaborate and ornate marble & light fittings lend a classical touch to the surroundings. The satellite disk connectivity enables you to take full advantage of technology and connectivity. Other features include ready to use telecommunication links, elaborate security systems, ample parking area and basement storage.

The abundance of natural light complemented by the Italian marble and accentuated by the glass facade creates an aura of unparalleled comfort and elegance, lending Litolier Chamber the perfect attributes for a business environment.





Entrance Lobby



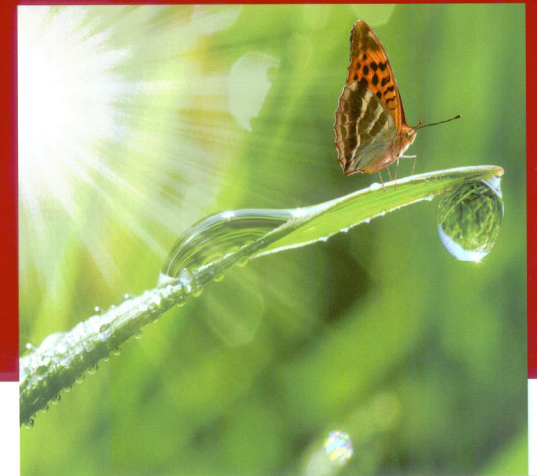
Interiors

LUXURY OFFICES A HAVEN OF PRIVACY AND LUXURY

Litolier Chamber is a superbly presented 8 level office building comprising of Ground plus 6 upper levels and a basement, providing 90,000 sq. ft of accommodation. The building is essentially divided into two wings each spanning 35,000 sq. ft along with a basement of 20,000 sq. ft.

TOTAL AREA :
90,000 sq. ft

CONFIGURATION :
A Wing - Ground + 6 Floors - 35,000 sq. ft
B Wing - Ground + 6 Floors - 35,000 sq. ft
Basement - 20,000 sq. ft
(Commercial - 10,000 sq. ft & Storage 10,000 sq. ft)

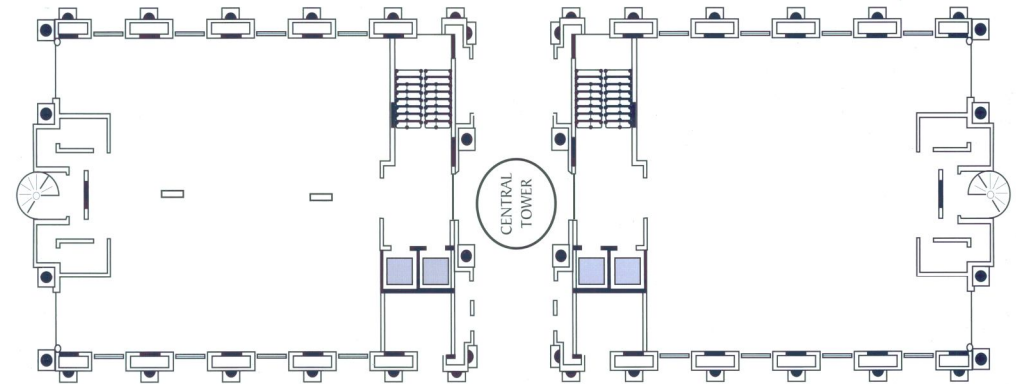


FEATURES

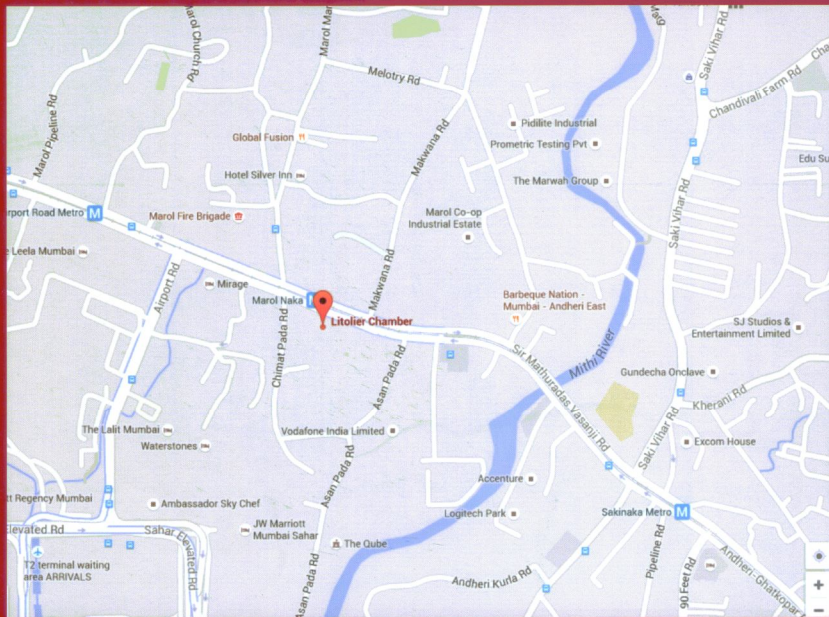


- State of Art classically designed road facing building
- Office areas 5,000 sq. ft
- Limited columns and good floor to ceiling heights promote flexibility for internal office design
- Abundant natural light to all office areas
- Partly Furnished, Wash rooms on each floor and Pantry counters on majority of floors
- 30 Slots for 4 Wheeler Parkings and 50 for 2 Wheelers
- 4 OTIS elevators of 8 passenger capacity, 2 in each wing
- Separate Portable cabins for Maintenance, Staff and Drivers
- Portable water supply from BMC, in addition to separate Bore Well water
- Municipal Water & Electricity charges for street lighting / elevators
- Adequate space for installation of DG set on ground floor and on terrace for Neon Signs, V-Sat & Dish Antennas
- Adequate Power Supply
- Beautiful landscaping around the building
- Basic services such as Police station, Hospital , Fire Brigade, Clubs, Airports (International & Domestic) and Five Star Hotels in close proximity

TYPICAL FLOOR



LOCATION



Litolier Chamber is located at Marol Naka, Marol, Andheri (E), Mumbai. It is near to the International Airport and gives you easy access to schools, fire stations, police stations and many other important destinations. Health care facilities and entertainment areas are also a stone's throw away.

Litolier Chamber is one of Mumbai's smartest business hub with old world charm and its superb location makes it a coveted business destination. Andheri Kurla Road is a strategic point on the eastern side of Mumbai and hosts the headquarters of most of the elite Multinational Companies. With a multitude of infrastructural plans already in place, you will enjoy excellent connectivity to the Litolier Chamber.

Here are the key benefits of this location at a glance :

- The Andheri Kurla Link Road is the 1st in Mumbai to connect by the renowned Metro Rail project making commuting to work a breeze
- The Andheri railway station is at a convenient distance
- The International Airport is at a distance of just 2 kms while the domestic airport is mere 3.5 kms away
- The Andheri flyover on the Western Express Highway and the Powai-Vikhroli flyover will increase your connectivity to central suburbs
- A number of the finest international 5 Star hotels, major restaurants and clubs are situated within a 1 km radius
- Facilities such as fuel station, fire stations and hospitals are all in the neighborhood

THE DEVELOPERS

LITOLIER GROUP

Established in 1969, Litolier Group is a Private Ltd. Company. The group's mission is to deliver excellence into all its business endeavors. With a humble beginning in the field of interior lighting the group gradually diversified into other interior-related industries. It was responsible for introducing the concept of Italian marble in India and setting industry standards. Entrepreneurial success cannot be curbed and the group forayed into the field of Hospitality and Real Estate. The Group has a 5-star property in New Delhi known as Hotel The Royal Plaza. The property was awarded the "Best Boutique Hotel" in the 5-star Hospitality India & Explore the World Annual International Awards.

Litolier Properties is the real estate arm of the Group and has to its credit the landmark building Litolier Chamber at Andheri and the Presidential Towers at Ghatkopar. Further Development in the Real Estate area are built-to-suit commercial projects in Mumbai. Litolier Properties has laid claim to being a major player in India's booming real estate industry with, proposed developments of Special Economic Zones spread over 100 acres in the National Capital. Every conceptualized project is designed and implemented in assistance with architects & engineers who, are the best in the feild.

Litolier Group has always had at its core the promise of quality and innovation.

PROJECT CONSULTANTS

ARCHITECTURAL DESIGN

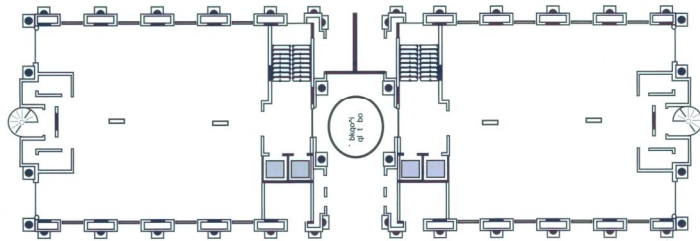
HAFEEZ CONTRACTOR

Hafeez Contractor is one of India's leading designing firms specialized in Architecture, Sustainable planning, Interior Design and Innovative Engineering. With a staff of over 530 professionals during the past 30 years the firm has won more than 70 National and International awards. They have conceptualized designed and executed a wide range of architectural projects like villas, residential developments, hospitals, hotels, corporate offices, banking and financial institutions, commercial complexes, shopping malls, educational institutions, recreational and sports facilities, townships, railway stations, urban planning and civic redevelopment and infrastructural projects. Architect Hafeez Contractor was a member of the Committee and New Delhi Lutyens Bungalow Zone Review Committee. He is currently empaneled and working with various housing boards of different states including Maharashtra, Rajasthan, Bihar, Chattisgarh, Karnataka and Madhya Pradesh.

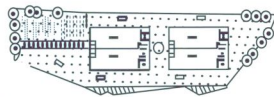
Disclaimer: This brochure is purely conceptual and not a legal document. The company reserves the right to add, delete or alter any details and / or specifications. The dimensions stated in the floor plan are wall masonry to wall masonry. Images shown in the brochure are for representation purpose only.

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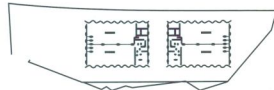
SITE PLAN



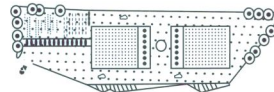
GROUND FLOOR



TYPICAL FLOOR



TERRACE FLOOR



AREA CONFIGURATION

Litolier Chamber is a superbly presented 8 level office building comprising of Ground plus 6 upper levels and a basement, providing 90,000 sq. ft of accommodation. The building is essentially divided into two wings each spanning 35,000 sq. ft along with a basement of 20,000 sq. ft. Both the wings are dynamically connected by a central atrium.

TOTAL AREA :

90,000 sq. ft

CONFIGURATION :

A Wing - Ground + 6 Floors - 35,000 sq. ft **B Wing** - Ground + 6 Floors - 35,000 sq. ft

Basement - 20,000 sq. ft (Commercial - 10,000 sq. ft & Storage 10,000 sq. ft)