



# EASTBRIDGE

IT / ITES / COMMERCIAL OFFICES, RETAIL SPACES  
LBS MARG, VIKHROLI WEST

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YOUR NEXT BUSINESS  
DESTINATION IN VIKHROLI!

# HISTORY & LEGACY



Hiranandani Business Park, Powai

Developed - **6 mn sq.ft.**

Potential - **2 mn sq.ft.**

Hiranandani Business Park, Thane

Developed - **4 mn sq.ft.**

Potential - **3 mn sq.ft.**



**Niranjan Hiranandani**  
Chairman



**Darshan Hiranandani**  
Managing Director & CEO

For decades, the Hiranandani Group has changed urban spaces transforming lands into vibrant communities. From Powai to Thane, our legacy speaks of our commitment to innovation, architecture, and excellence.

Regalia Office Parks Private Limited is an entity promoted by Niranjan Hiranandani Group. Darshan Hiranandani takes care of all the strategic initiatives in this vertical. This vertical is actively pursuing Office development opportunities in MMR. It aims to reach a critical mass of around 5 mn sq.ft. of leased office space by 2030.

First project in this vertical is Eastbridge, located at LBS Marg Vikhroli (W) which is around 0.9 mn sq.ft. of leasable space. Project is under construction as of now and slated to be completed in all respects by Q3 2026.

Now, we invite you to witness the next chapter of our legacy coming up with EASTBRIDGE, Vikhroli's newest landmark.



# VIKHROLI

THE DESTINATION OF CHOICE

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Image for representational purpose only.

## WHY CHOOSE VIKHROLI FOR YOUR ORGANISATION'S NEXT BIG MOVE?

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Vikhroli's strategic location provides excellent access to Mumbai's key business hubs. Its excellent transportation connections make commuting easy and time-efficient. Due to its rapid development, the area is a desirable choice for businesses. Going forward, Vikhroli is the new go-to place for progressive companies looking to expand and succeed.



## BBD - VIKHROLI CONNECTIVITY

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### CONNECTIVITY:

Being located on the strategic stretch of LBS Marg and Eastern Express Highway, Vikhroli as location is easily accessible from established Business hubs like, BKC, Andheri, Powai, Thane and Navi Mumbai.

# EASTBRIDGE @ BBD- VIKHROLI, NEIGHBOURHOOD



Source: Google Maps. Not to scale.



SCAN QR CODE FOR LOCATION

## INFRASTRUCTURE:

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- Easy Access to Central Railway line providing connectivity to Vikhroli.
- Easy Access to JVLR thereby connecting to Eastern Express Highway and Western Express Highway.
- Upcoming Metro Line will strengthen the city connectivity at multiple junctions very close to Vikhroli.
- Upcoming flyover connectivity from LBS Marg (near vikhroli station) to Eastern Express Highway.

### RAIL CONNECTIVITY

Vikhroli Railway Station	750 meter
Kanjurmarg Rly. Station	3.1 km
Ghatkopar Rly. Station	3.9 km

### METRO CONNECTIVITY

Surya Nagar Metro Station	450 meter
Godrej Company Metro Station	480 meter
Shreyas Cinema Metro Station	1.90 km
Laxmi Nagar - Ghatkopar Metro Station	3.7 km

### AIRPORT CONNECTIVITY

T2 Terminal	8.8 km
T1 Terminal	15.7 km
D B Patil International Airport - Navi Mumbai	34.5 km

### ROAD CONNECTIVITY

Jogeshwari Vikhroli Link Road	1.3 km
Eastern Express Highway	2.7 km
Andheri Ghatkopar Link Road	3 km
Eastern Freeway	10.9 km

### HOSPITALS

Dr. L H Hiranandani Hospital	3.3 km
Godrej Memorial Hospital	6.2 km
Seven Hills Hospital	8.4 km

### BUSINESS HUBS

Hiranandani Business Park, Powai	3.1 km
Bandra Kurla Complex	8.8 km
Seepz Andheri	7.7 km

### HOTELS

Meluha The Fern - An Ecotel Hotel, Powai	4.1 km
Rodas An Ecotel Hotel, Powai	3.7 km
The Westin Hotel, Powai	6.9 km
Taj The Trees Hotel, Vikhroli	7.3 km
The Leela Resort Style Business Hotel, Andheri	8.1 km

### MALLS

R City	2.4 km
Phoenix Marketcity	6.9 km



Artist's Impression

# EASTBRIDGE

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Eastbridge, is a new age office hub developed keeping principles of modern office building at heart of its design philosophy. In association with NL Dalmia Realty LLP, this iconic destination offers inspiring office spaces that fuel business growth.

With state-of-the-art infrastructure, effortless connectivity, and a vibrant business ecosystem, Eastbridge empowers enterprises to thrive. Here, productivity and vision converge, shaping the future of business.

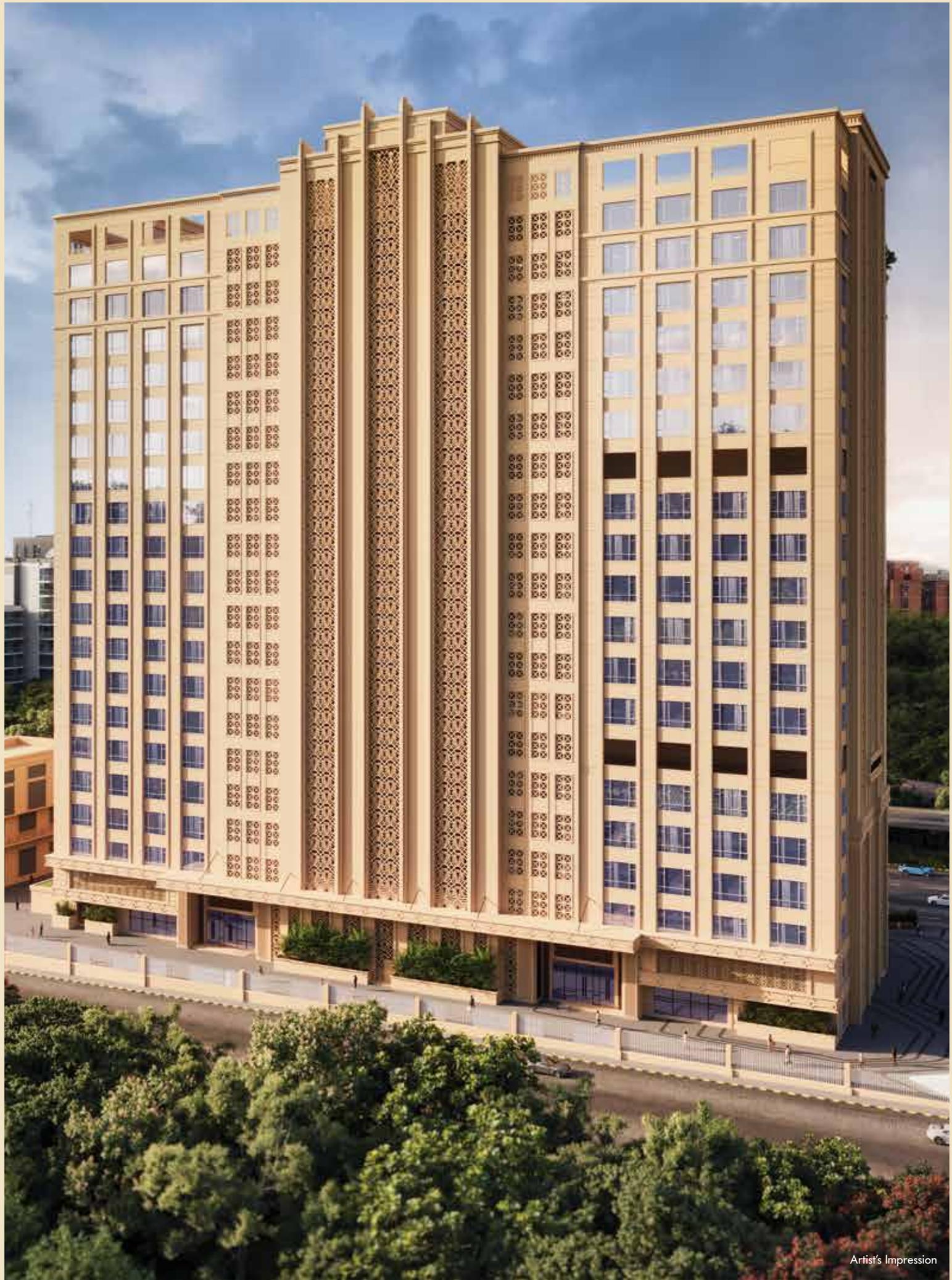
Ideally suited for IT/ITES, commercial office and retail space, Eastbridge is the ultimate address for businesses that aspire to excel.





**EB**  
**EASTBRIDGE**

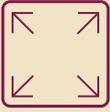
**REGALIA**  
RESIDENCES BY EB  
Prestige Residences in the Heart



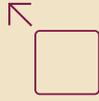
# EASTBRIDGE SALIENT FEATURES

## WHAT MAKES EASTBRIDGE SPECIAL FOR ORGANISATIONS?

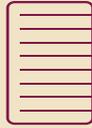
Let's delve into the salient features that make Eastbridge the finest choice:



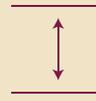
**Typical Floor Plate**  
49,074.31 sq.ft. approx.  
Leasable Area



**High Design Efficient**  
Floor Plate



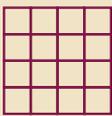
**2 Basement + Ground**  
**+ 19 Floors**



Floor-to-Floor height  
of **4.2 meters**



**Power Backup**  
100% power backup



**Total Development**  
0.9 Mn sq.ft. approx.



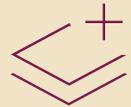
Car Parking  
Ratio: **1: 1500** sq.ft.  
on built-up area



Advanced  
**CCTV surveillance**



**14 Passenger**  
**+ 2 Service + 2 Car**  
**Parking Elevators**



**Double Glazed**  
Window Panels



**10,000**  
person capacity



**Q3 - 2026**  
Ready to Occupy



Artist's Impression

# ESG INITIATIVES

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Building shall be powered by Green Power



Green New Buildings Precertified Gold



Health & Well-being Precertified Gold



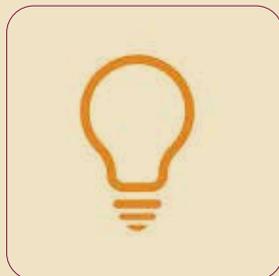
EV Charging Points



Aim to Recycle 90% of the treated Water



Demand\_controlled Ventilation to keep the AIR Quality in Check



Advanced Lighting Systems for better lighting control



IBMS – Real Time Centralised monitoring

## GREEN ELEMENTS

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- WELL Certified Core
- IGBC Green Building
- IGBC Health & Well-being
- EV Charging Station
- Rainwater Harvesting System
- Organic Water Converter (OWC) System
- Solar Photovoltaic (PV) System
- Meticulously crafted Landscaped Garden & Green Spaces

# YOUR PATH TO GREATNESS STARTS HERE



Artist's Impression



Artist's Impression

# HERE EVERY FLOOR IS A STEP TOWARD POSSIBILITY



EASTBRIDGE LIFT LOBBY

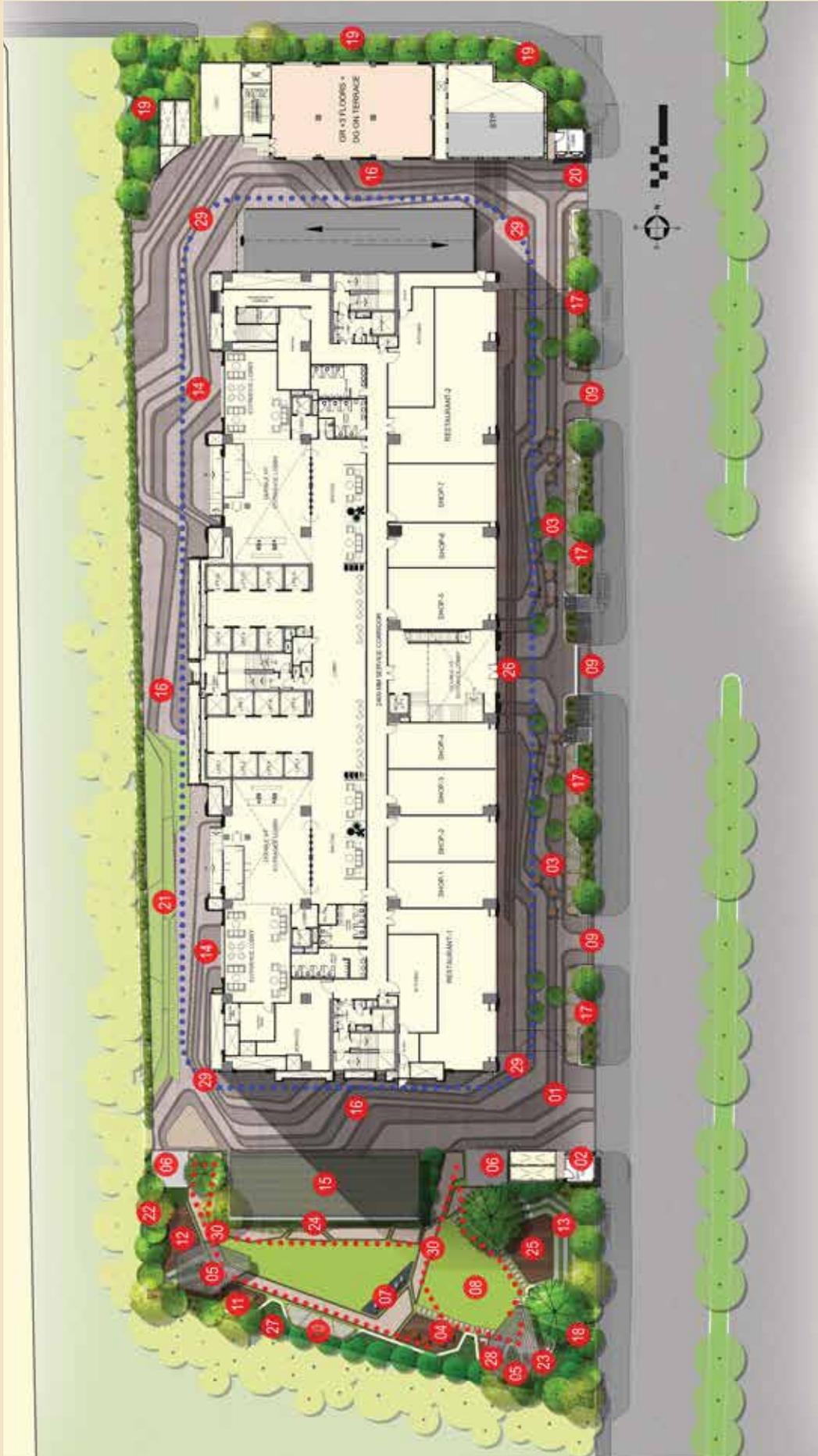
Artist's Impression



EASTBRIDGE LIFT LOBBY

Artist's Impression

# MASTER PLAN

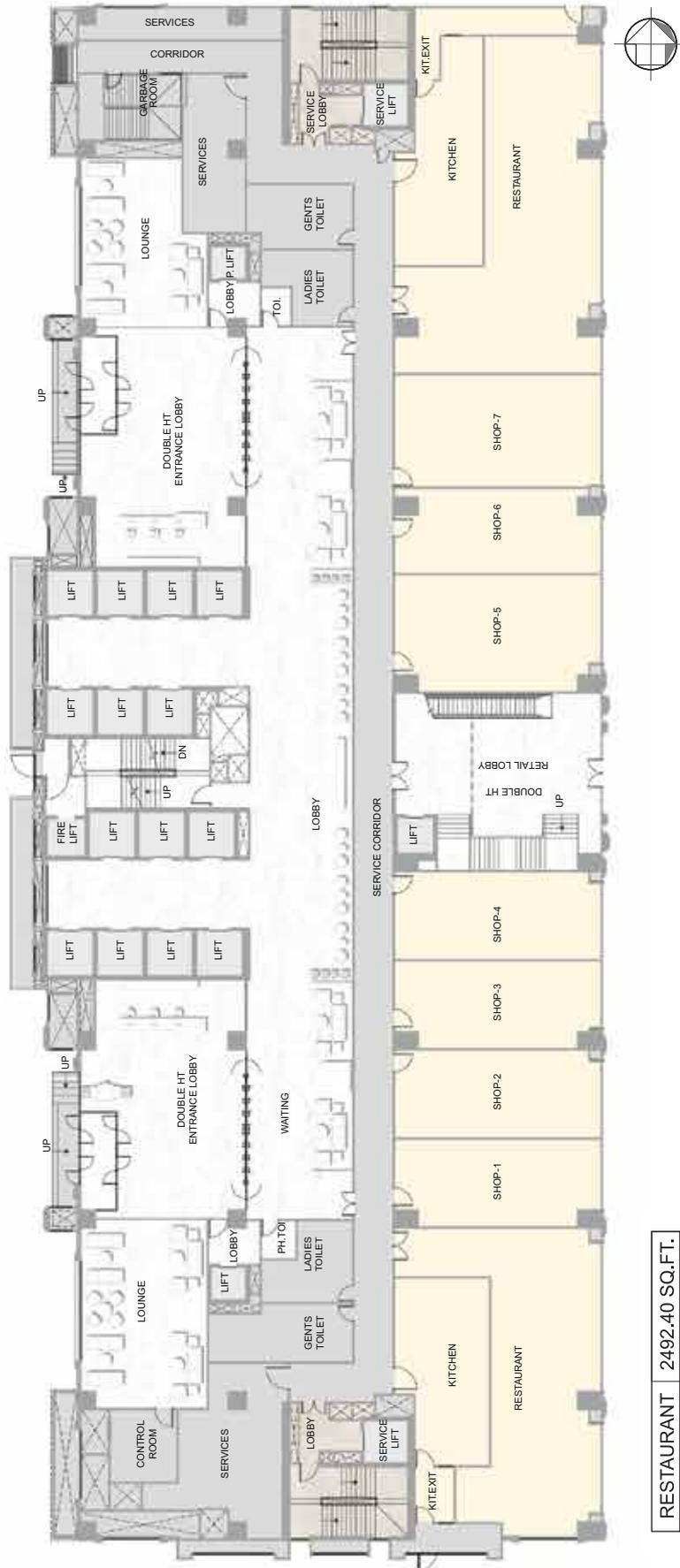


## LEGENDS

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01. ENTRY PLAZA
02. ENTRY GATE WITH SECURITY CABIN
03. COMMERCIAL PROMENADE PLAZA
04. OPEN ACTIVITY PLAZA
05. SUPER TREE (GREEN)
06. BICYCLE PARKING
07. ACCENT SCULPTURE GARDEN
08. EVENT LAWN
09. PEDESTRIAN ACCESS
10. FOOD KIOSKS
11. OUTDOOR DINING
12. YOGA AND MEDITATION AREA
13. AMPHITHEATER
14. DROP-OFF LOBBY
15. PARKING AREA WITH SOLAR CANOPY
16. DRIVEWAY
17. PROMENADE GARDEN WITH SEATS
18. AROMA GARDEN
19. GREEN BUFFER
20. VEHICULAR EXIT WITH SECURITY CABIN
21. RG WITH GREEN DRIVEWAY
22. MIYAWAKI MINI FOREST
23. READING ALCOVE
24. PROMOTION SCREEN
25. PERFORMANCE STAGE
26. ENTRY ACCESS PLAZA
27. HEALING AND DETOX GARDEN
28. POP-UP LIBRARY
29. WALKWAY (ALONG DRIVEWAY)
30. JOGGING TRACK

# GROUND FLOOR PLAN



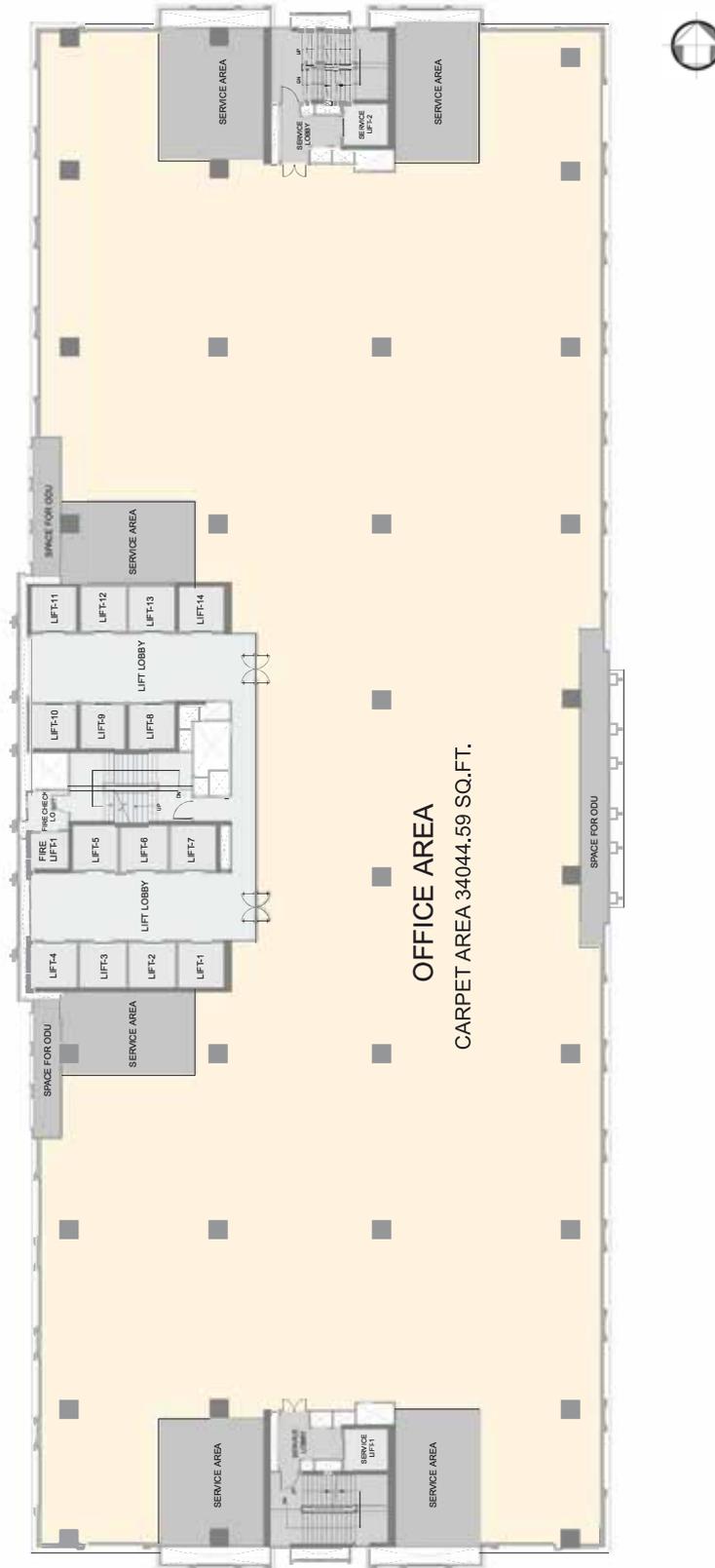
RESTAURANT	2492.40 SQ.FT.
SHOP - 1	763.49 SQ.FT.
SHOP - 2	764.35 SQ.FT.
SHOP - 3	759.61 SQ.FT.
SHOP - 4	783.08 SQ.FT.
SHOP - 5	1022.47 SQ.FT.
SHOP - 6	714.72 SQ.FT.
SHOP - 7	787.38 SQ.FT.
RESTAURANT	3201.75 SQ.FT.

# FIRST FLOOR PLAN



RESTAURANT-3	3668.04 SQ.FT.
SHOP - 8	852.93 SQ.FT.
SHOP - 9	934.74 SQ.FT.
SHOP - 10	758.96 SQ.FT.
SHOP - 11	820.64 SQ.FT.
SHOP - 12	852.93 SQ.FT.
ANCHOR SHOP/ RESTAURANT	5625.58 SQ.FT.
GYMNASIUM	700.62 SQ.FT.
SHOP-13	704.61 SQ.FT.
SHOP - 14	301.82 SQ.FT.

# TYPICAL FLOOR PLAN





**REGALIA**  
BUSINESS PARKS

a niranjan hiranandani initiative

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RegaliaBusinessParks

Regalia Business Parks

Corporate Office: Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai - 400 076

Site Address: Eastbridge, Lal Bahadur Shastri Marg, HMPL Surya Nagar, Vikhroli (West), Mumbai - 400 083

**CONTACT US TODAY**

For inquiries, bookings, or to schedule a visit to Eastbridge, feel free to reach out to us at : **+91 7700 992307**

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**Let's shape the future together at Eastbridge, your success in Vikhroli !**

Regalia Office Parks Private Limited (the "Developer") has secured a credit facility from ICICI Bank and Axis Bank Limited (collectively, the "Lenders"), with Beacon Trusteeship Limited acting as the Security Trustee. This facility is designated for the development of the EASTBRIDGE project, which is mortgaged in favor of Beacon Trusteeship Limited for the benefit of ICICI Bank Limited and Axis Bank Limited.

Upon the sale or lease of an individual unit within the project/building, Beacon Trusteeship Limited will issue the necessary Release of Charge (ROC), No Objection Certificate (NOC), or No Disturbance NOC, as applicable.