



EASTBRIDGE

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

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



Image for representational purpose only.

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

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



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



SCAN QR CODE FOR LOCATION

INFRASTRUCTURE:

- 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

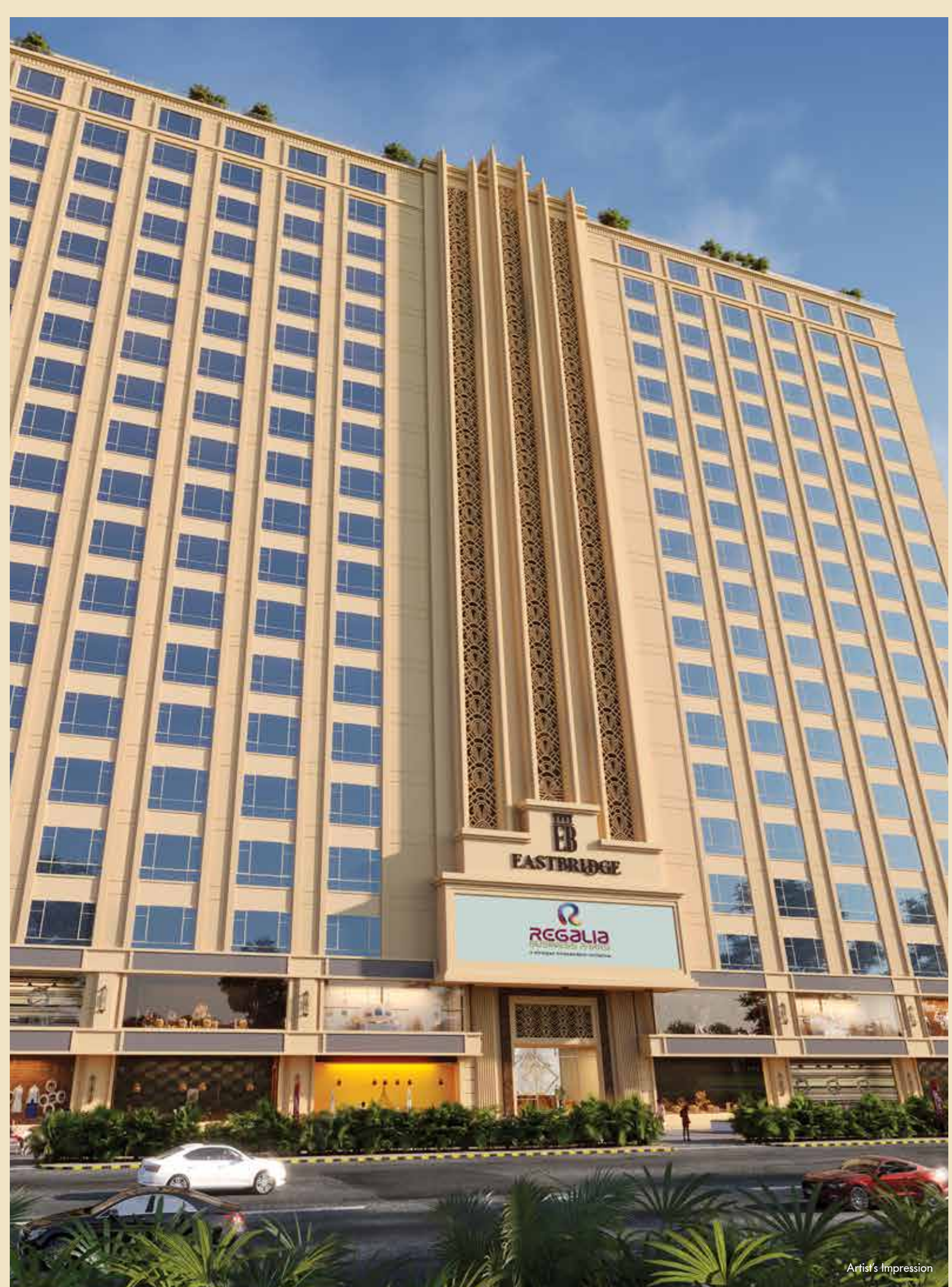
Eastbridge, is a new age office hub developed keeping principles of modern office building at heart of its design philosophy. In association with NL Dalmia Realty LLP, this iconic destination offers inspiring office spaces that fuel business growth.

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.



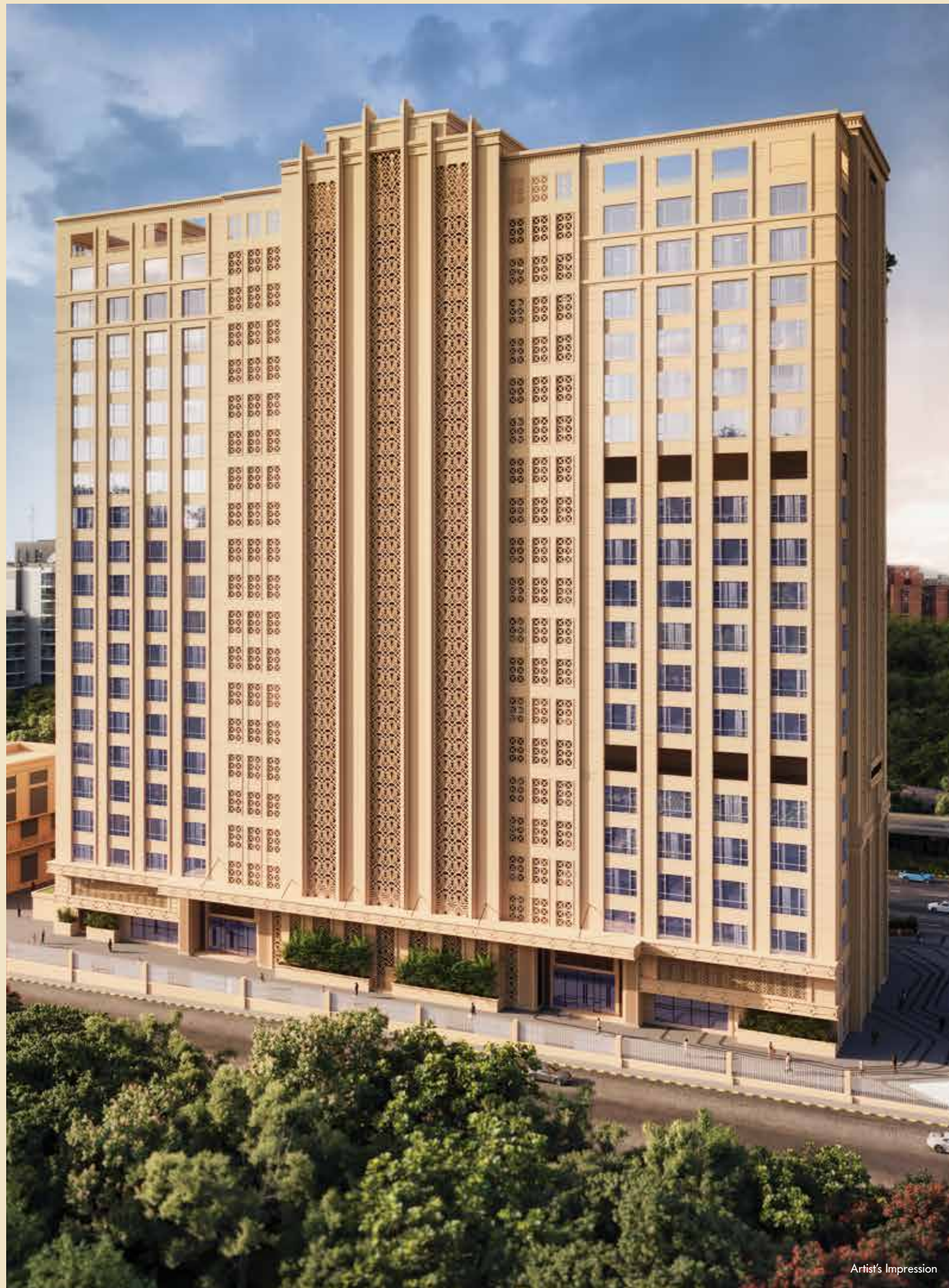
Artist's Impression



EB
EASTBRIDGE

REGALIA
LUXURY RESIDENCES BY EASTBRIDGE
A PREMIER LUXURY DEVELOPMENT

Artist's Impression

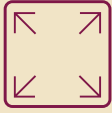


Artist's Impression

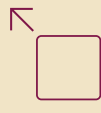
EASTBRIDGE SALIENT FEATURES

WHAT MAKES EASTBRIDGE SPECIAL FOR ORGANISATIONS?

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



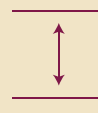
Typical Floor Plate
49,074.31 sq.ft. approx.
Leasable Area



High Design Efficient
Floor Plate



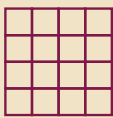
2 Basement + Ground
+ 19 Floors



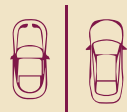
Floor-to-Floor height
of **4.2 meters**



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



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

- 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



EASTBRIDGE ENTRANCE LOBBY

Artist's Impression



EASTBRIDGE ENTRANCE LOBBY

Artist's Impression

HERE EVERY FLOOR IS A STEP TOWARD POSSIBILITY

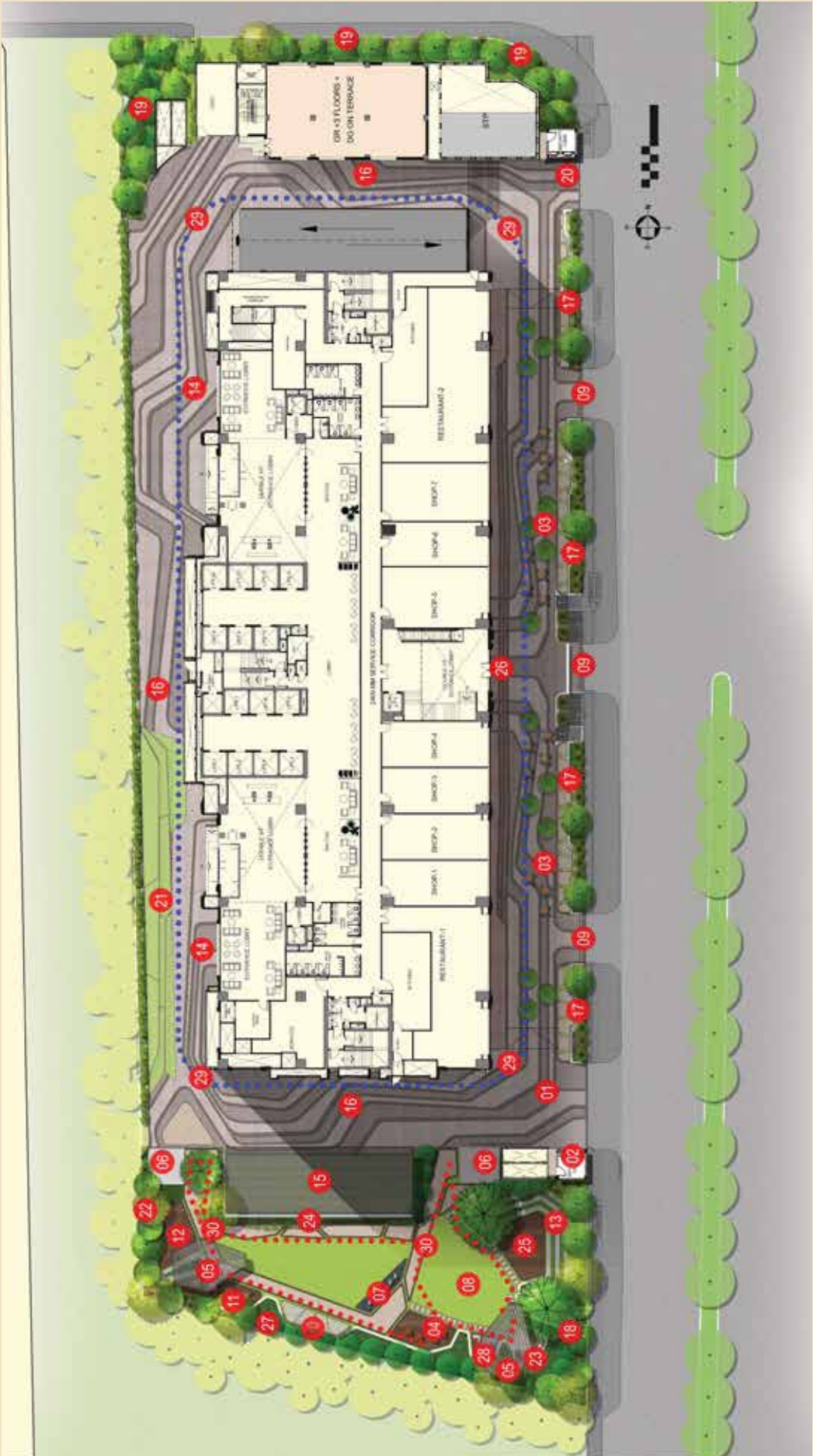


Artist's Impression



Artist's Impression

MASTER PLAN



LEGENDS

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

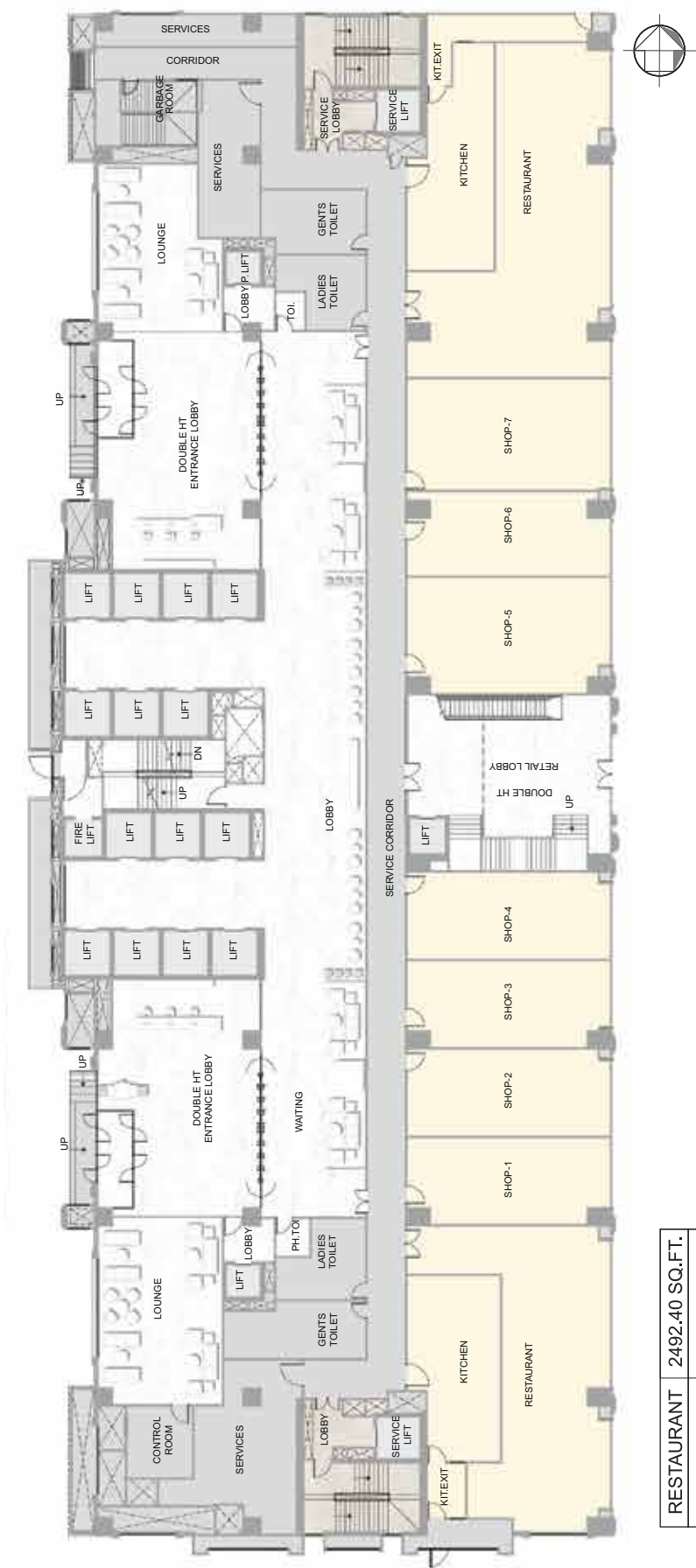
27. HEALING AND DETOX GARDEN

28. POP-UP LIBRARY

29. WALKWAY (ALONG DRIVEWAY)

30. JOGGING TRACK

GROUND FLOOR PLAN



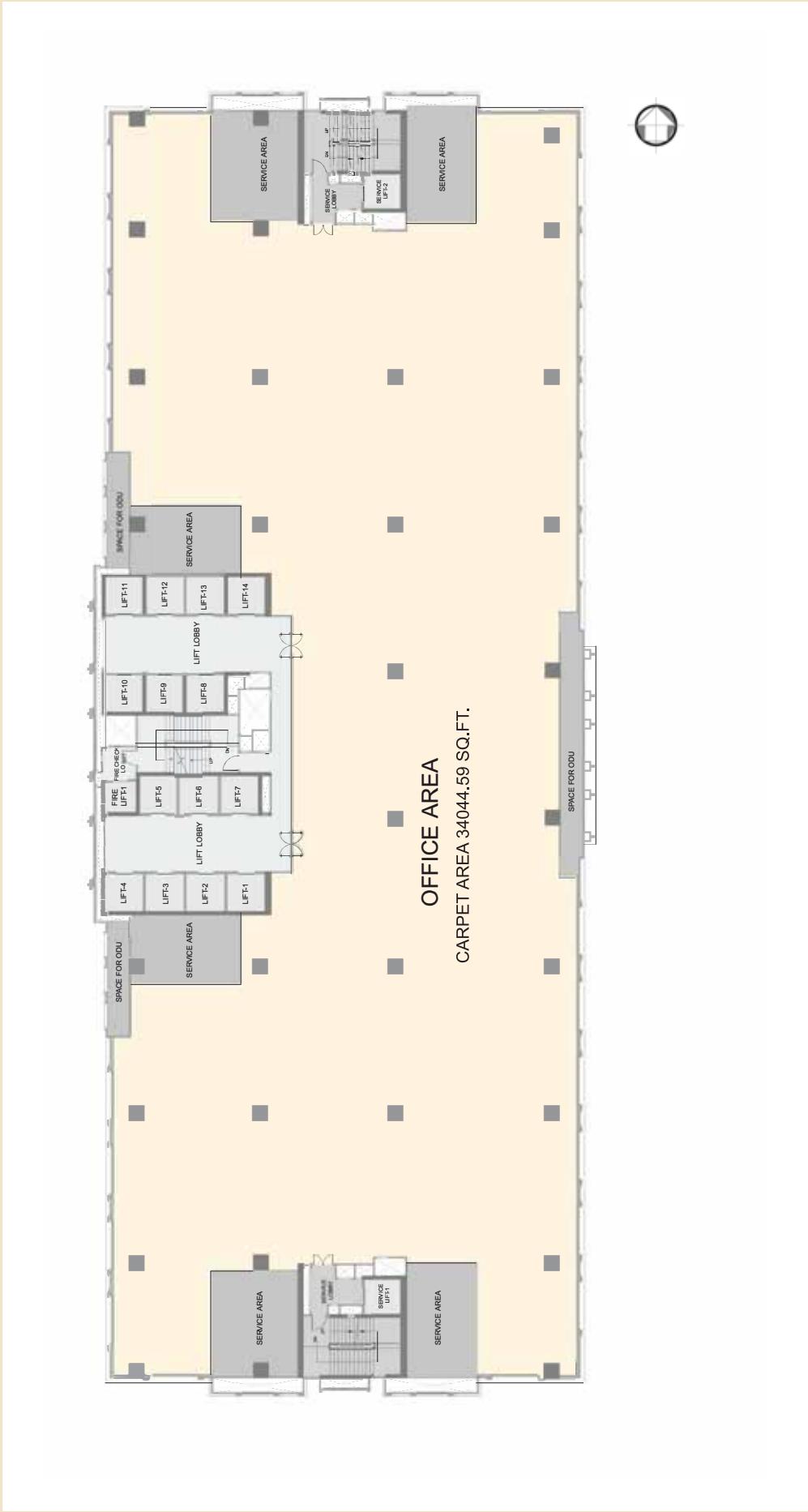
RESTAURANT	2492.40 SQ.FT.
SHOP - 1	763.49 SQ.FT.
SHOP - 2	764.35 SQ.FT.
SHOP - 3	759.61 SQ.FT.
SHOP - 4	783.08 SQ.FT.
SHOP - 5	1022.47 SQ.FT.
SHOP - 6	714.72 SQ.FT.
SHOP - 7	787.38 SQ.FT.
RESTAURANT	3201.75 SQ.FT.

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

© regalia_business_parks

in regalia-business-parks

▶ RegaliaBusinessParks

f 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**

✉ tkarineravanda@regaliaoffice.com | k.thimmaya@hiranandani.net | 🌐 regaliabusinessparks.com

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.