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ZENIA

THANE’S MOST PREFERRED BUSINESS DESTINATION

TCS



# Location Connectivity Facilities Exterior Features

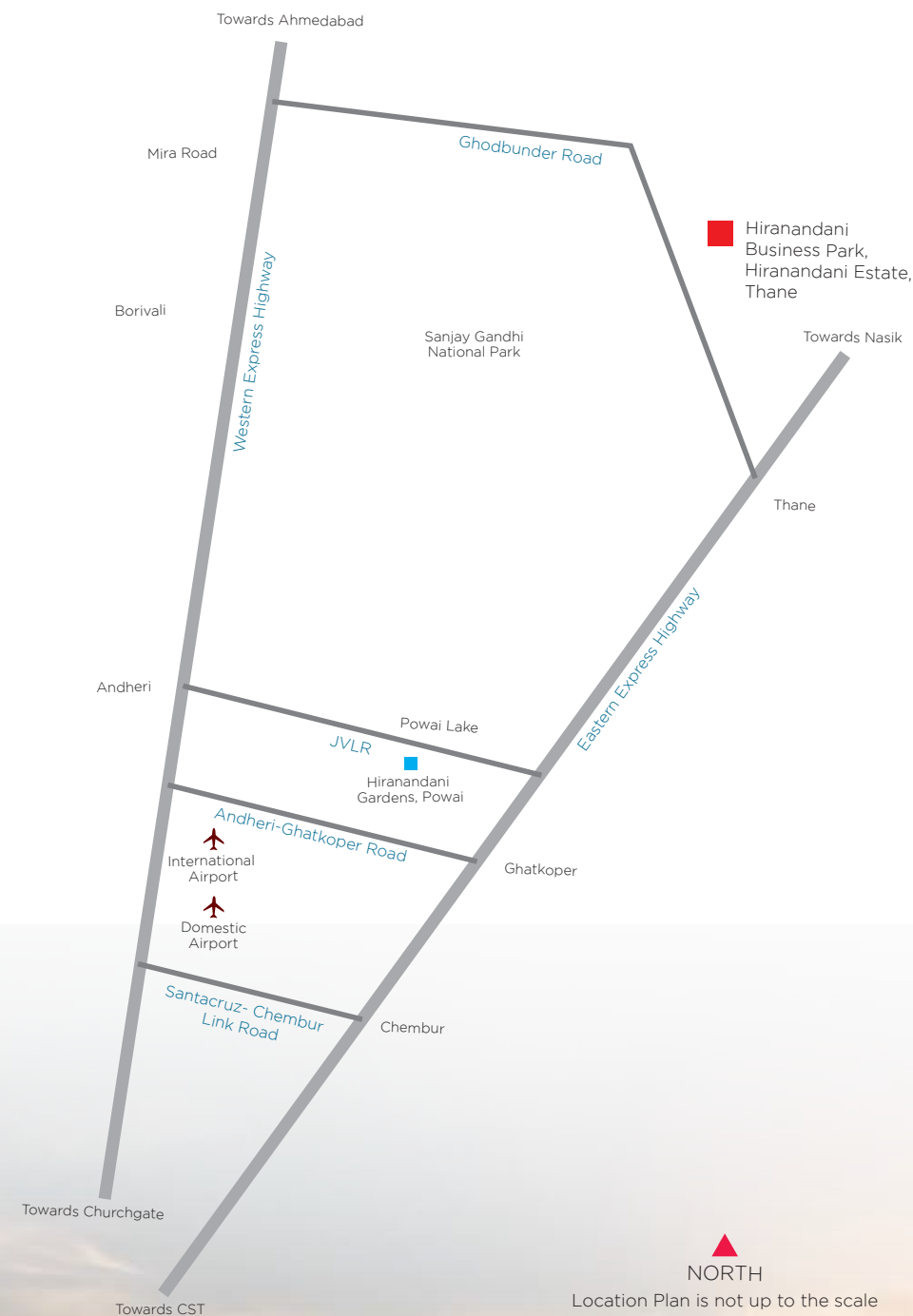
Hiranandani Business Park,Thane.

With its elegant workspaces and world-class amenities, Hiranandani Business Park has attracted some of the biggest names in the world of business. The lake city of Thane has itself acquired fame and prestige because of the presence of Hiranandani. To name one, TCS has acquired a total of 1.8 million sq. ft. arena for its mammoth task force of around 14,000 employees in phase 1. The Bayer CropScience boasts of its India head office right here. Besides, the Business Park's unique benefit of being in the middle of nature has made it the preferred choice of blue-chip Companies, Banks and MNC's and offices of other Indian corporates. ICICI Bank, Avantor, M & R Consultants, Andhra Bank, Axis Bank, Indian Bank. Encompassed by such inspiring neighbours will always keep you driven towards your goals. Not only that, with smart studio, 1 BHK residences and small offices coming nearby in Solus right there, it simply helps you strike the right balance between work and life. Plus, life never gets monotonous at Hiranandani with The Walk giving you the daily dose of fun, food and entertainment. All in all, Hiranandani Business Park, Thane is the place to get your business up and going like never before.

BAYER HOUSE



Actual images of Hiranandani Estate, Thane.



# Location

## Connectivity

## Facilities

## Exterior

## Features

The state-of-the-art Business Park which matches the world's best in form, design and functionality, also has a tremendous location advantage of Thane. The city of lakes has the entire dimension for business growth with planned and systematic development. With ultra modern technologies, Thane has the dynamism of a Metro City. Situated on Ghodbunder road, flanked on one side by the Sanjay Gandhi National Park, the drive through the road connecting eastern and western parts of the city is smooth and pleasant. With the upcoming Metro Line 4 from Wadala to Kasarvdaali will take connectivity to this part of the country on an altogether new tangent.

Located inside the 250+ acre classy and magnificent Hiranandani Estate, the Business Park also enjoys a great lifestyle advantage, with proximity to an array of leisure options.





# Location Connectivity Facilities Exterior Features



Source: <https://mmrda.maharashtra.gov.in/metro-line-4#>

In the today's fast paced world, optimum transport connections from your business address matter a lot. The Hiranandani Business Park offers you easy and quick accessibility by road and rail to your destinations in the city and the country. Plus, things are about to get even smoother with the upcoming Metro Line 4. Not only that, with the international and domestic airport less than an hour's drive away, travelling is hassle-free, fast and time-saving.

Hiranandani Business Park, Thane	Ghodbunder Road	2
	Eastern Express Highway	5.6
	Thane Station	8.8
	Western Express Highway	12.5
	International Airport	30
	Domestic Airport	32

Distance in Kms. (approx.) from Zenia



This is a stock image for representation purpose. This is not part of the said project.

# Location Connectivity Facilities Exterior Features

Hiranandani Business Park offers a variety of work environments to suit your business and enable work to move seamlessly. Needless to say the workspaces have been designed for smarter technologies to achieve new levels of productivity. At the same time no effort has been spared to focus on the minutest of details to inspire, delight and engage employees as well as customers. For instance comfortable furniture and little touches like calming colours will go a long way to help further the success of your business.

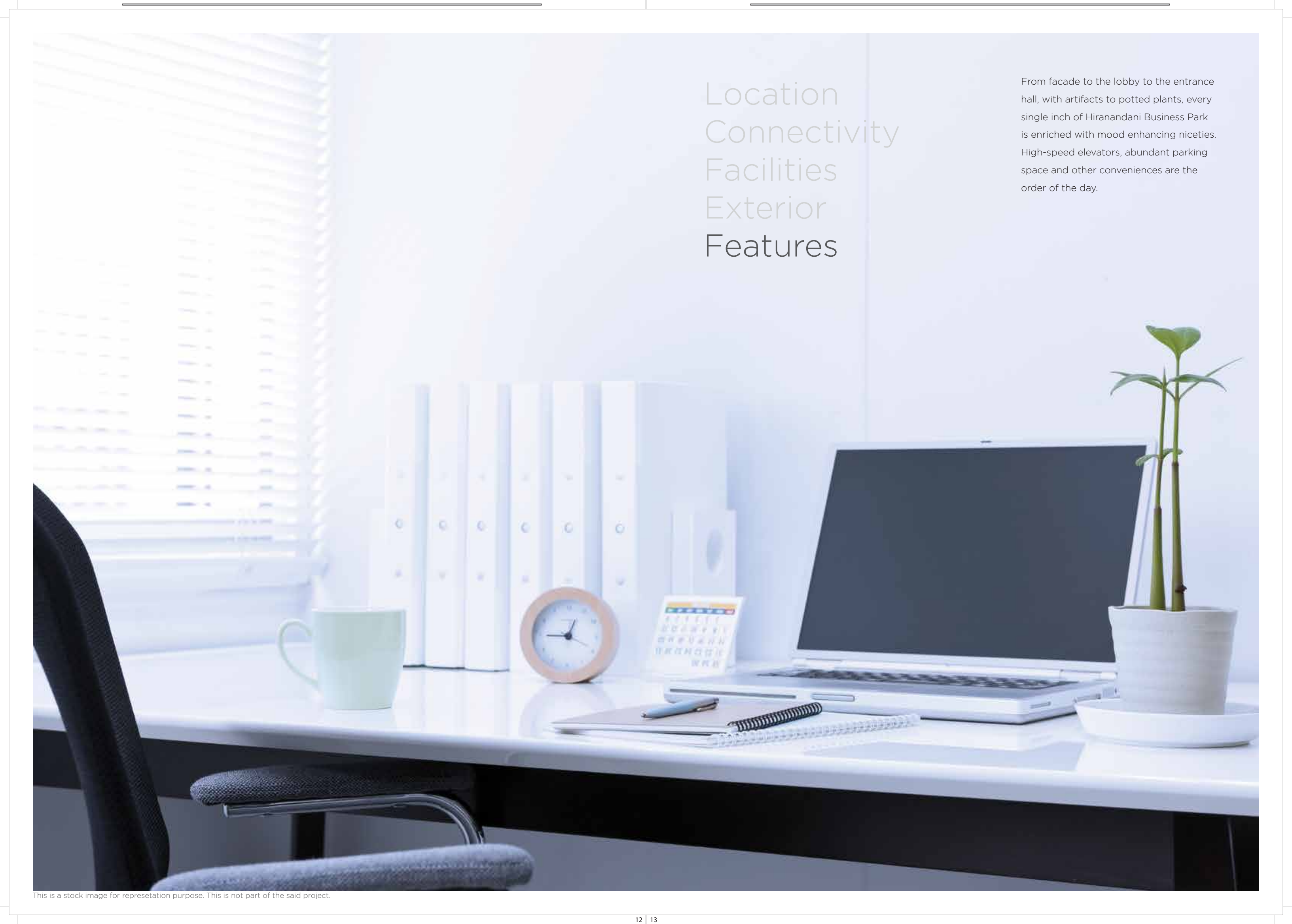
- Contemporary and semi classical architecture
- Ideal for IT / ITES / BFSI



Actual image of Zenia, Hiranandani Estate, Thane.

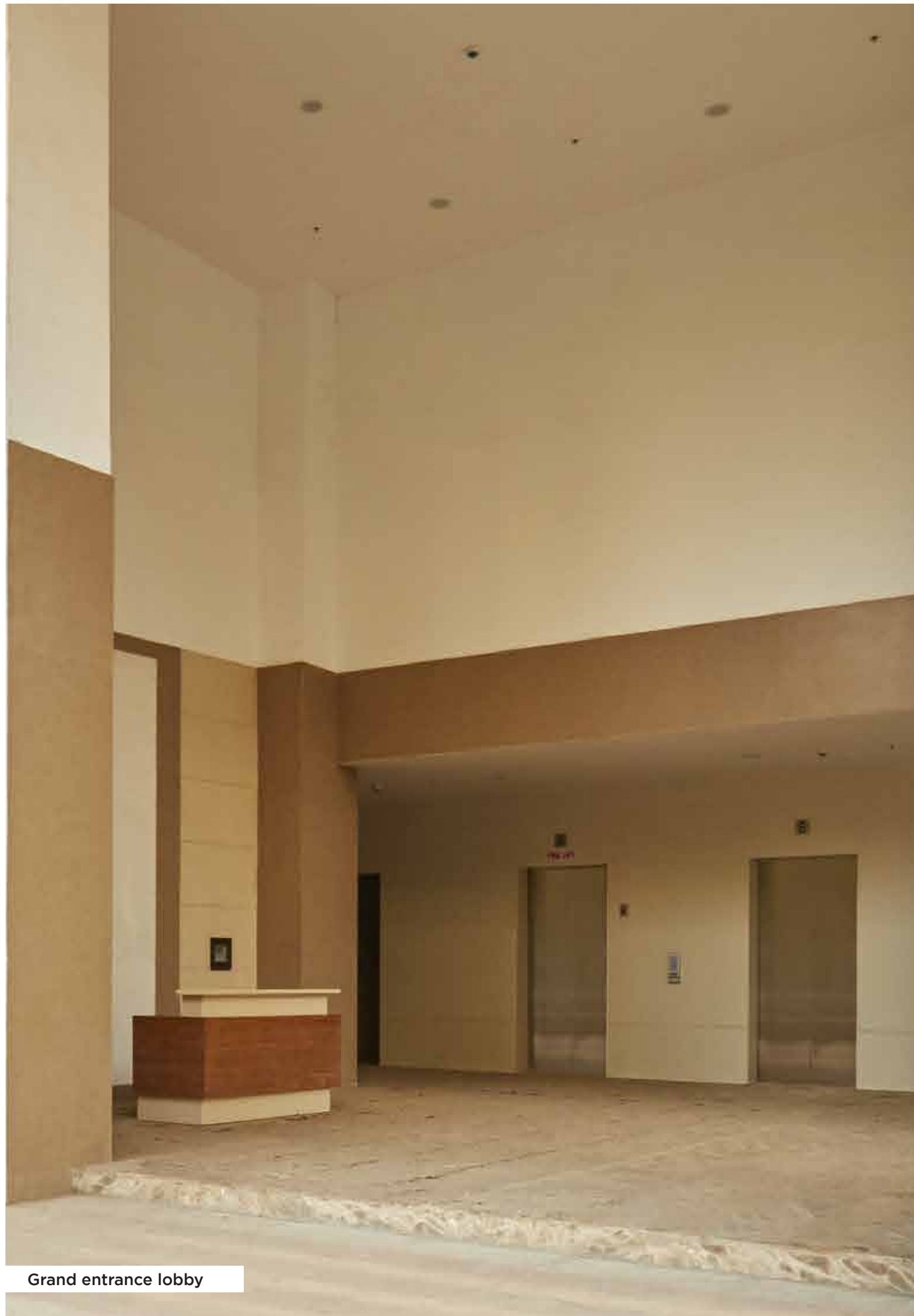
Location  
Connectivity  
Facilities  
Exterior  
Features

**ZENIA**

A photograph of a modern office desk. On the desk, there is a silver laptop, a green mug, a round wooden clock, a small calendar, a spiral notebook, and a potted plant. In the background, there are white binders and a window with blinds. The text 'Location Connectivity Facilities Exterior Features' is overlaid on the right side of the image.

# Location Connectivity Facilities Exterior Features

From facade to the lobby to the entrance hall, with artifacts to potted plants, every single inch of Hiranandani Business Park is enriched with mood enhancing niceties. High-speed elevators, abundant parking space and other conveniences are the order of the day.



**Grand entrance lobby**

Actual image of Zenia, Hiranandani Estate, Thane.

# Location Connectivity Facilities Exterior Features

- » Floor-to-ceiling height 4.2 meters
- » Mechanised parking in the 1st & 2nd Floor
- » 3 elevators and 2 parking elevators
- » Power backup for common areas
- » Power backup for lifts and mechanised car parking
- » Double glazed windows
- » Grand entrance lobby
- » Building management system in the building with FA & PA systems
- » 2 fire exits
- » Sprinklers tap-off provisions on all floors
- » CCTV Monitoring of common areas



Double glazed windows

Actual image of Zenia, Hiranandani Estate, Thane.



Mechanised parking

Actual image of Zenia, Hiranandani Estate, Thane.



CCTV camera

This is a stock image for representation purpose. This is not part of the said project.



Power backup

Actual image of Zenia, Hiranandani Estate, Thane.



Actual View of Hiranandani Estate from Zenia



Actual image of Hiranandani Estate, Thane.

# Live Work Play



This is a stock image for representation purpose. This is not part of the said project.

## Hiranandani Estate, Thane

Spanning over 250+ acres, Thane's biggest and grandest township - Hiranandani Estate exudes unmatched class and grace. Harmonious communities crafted with utmost care simply spell out the desires of every heart, here. Smart homes with spacious interiors and attractive structural designs offer you a perfect living experience. With ample recreation activities and refreshing amenities, you simply start expecting more out of life with each passing day at Hiranandani Estate, Thane. And Hiranandani Business Park being just there, one can simply expect a superior work-life balance. Not only that, life never gets monotonous here with The Walk boasting of the best of fashion brands, fine dine restaurants and never ending events . Put in simple words, Hiranandani Estate, Thane, never ceases to amaze you.



Actual image of Hiranandani Estate, Thane.



Actual image of The Walk High Street, Hiranandani Estate, Thane

## Indulge in the New Age High Street experience - The Walk.

Acclaimed the world over for engaging shopping experiences, the concept of High Street Shopping in all its glory has arrived in India with The Walk. Located at Hiranandani Estate, Thane's finest lifestyle destination, The Walk boasts an impressive line-up of premium brands, supermarket, cafes and fine dining restaurants in a refreshing high street format. Thoughtfully designed and created for discerning retail shoppers, The Walk has become the most frequented retail destination.




Actual image of Hiranandani Estate, Thane

# TYPICAL FLOOR PLAN (4<sup>th</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup> & 10<sup>th</sup> FLOOR)



Office	Chargeable Area
4 <sup>th</sup> Floor	13545
5 <sup>th</sup> Floor	13545
7 <sup>th</sup> Floor	13545
8 <sup>th</sup> Floor	13545
9 <sup>th</sup> Floor	13545
10 <sup>th</sup> Floor	13545

# REFUGE FLOOR PLAN (6<sup>th</sup> FLOOR)



Office	Chargeable Area
6 <sup>th</sup> Floor	8970

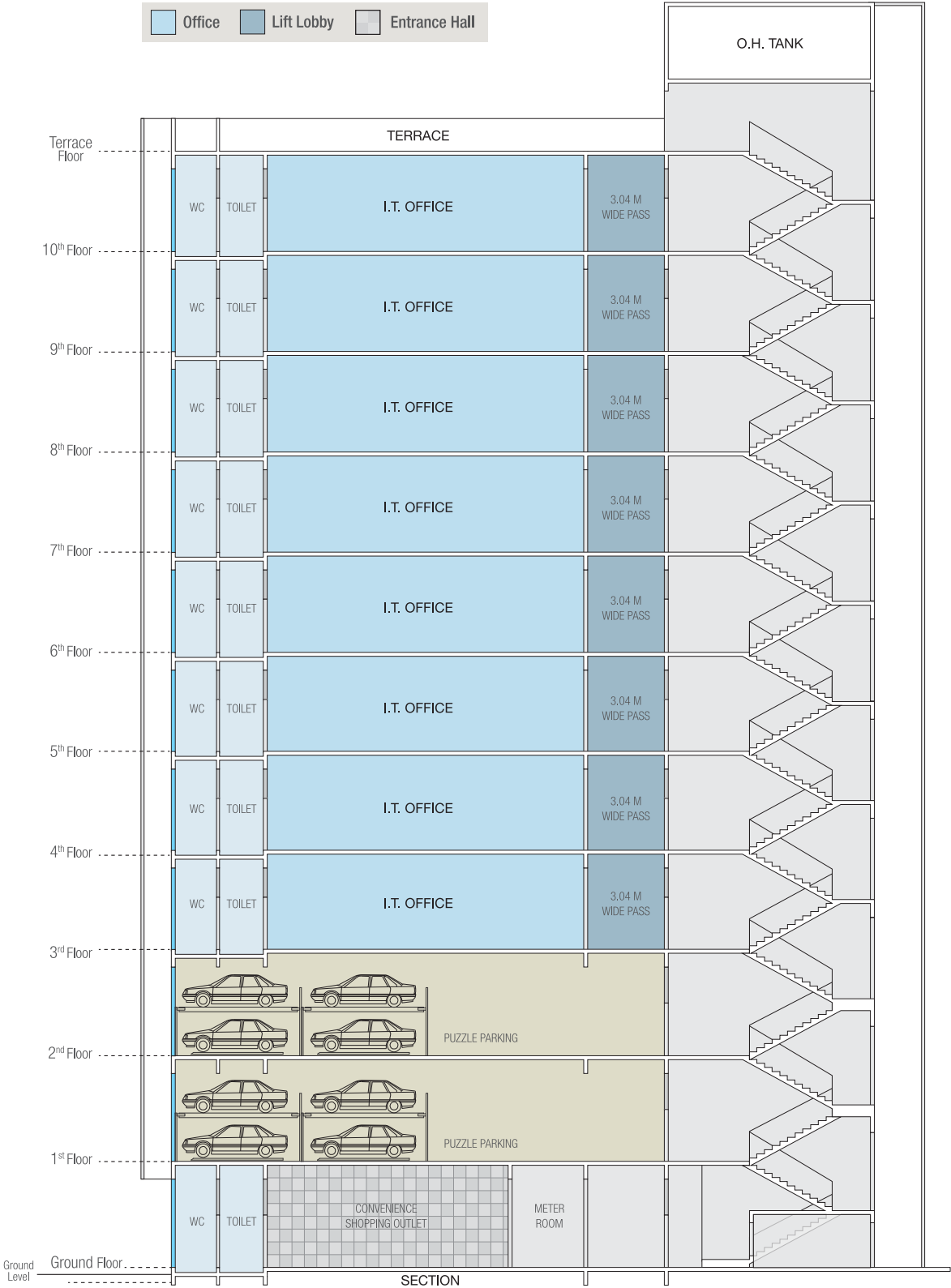
# FLOOR PLAN

## (3<sup>rd</sup> FLOOR)



Office	Chargeable Area
301	2550
302	2500
303	3300
304	1390
305	1340
306	1350

# STACKING DIAGRAM





# HIRANANDANI ESTATE, THANE

\*Trees and Green Area shown is for representation purpose only.  
 \*Layout plan is not up to the scale.