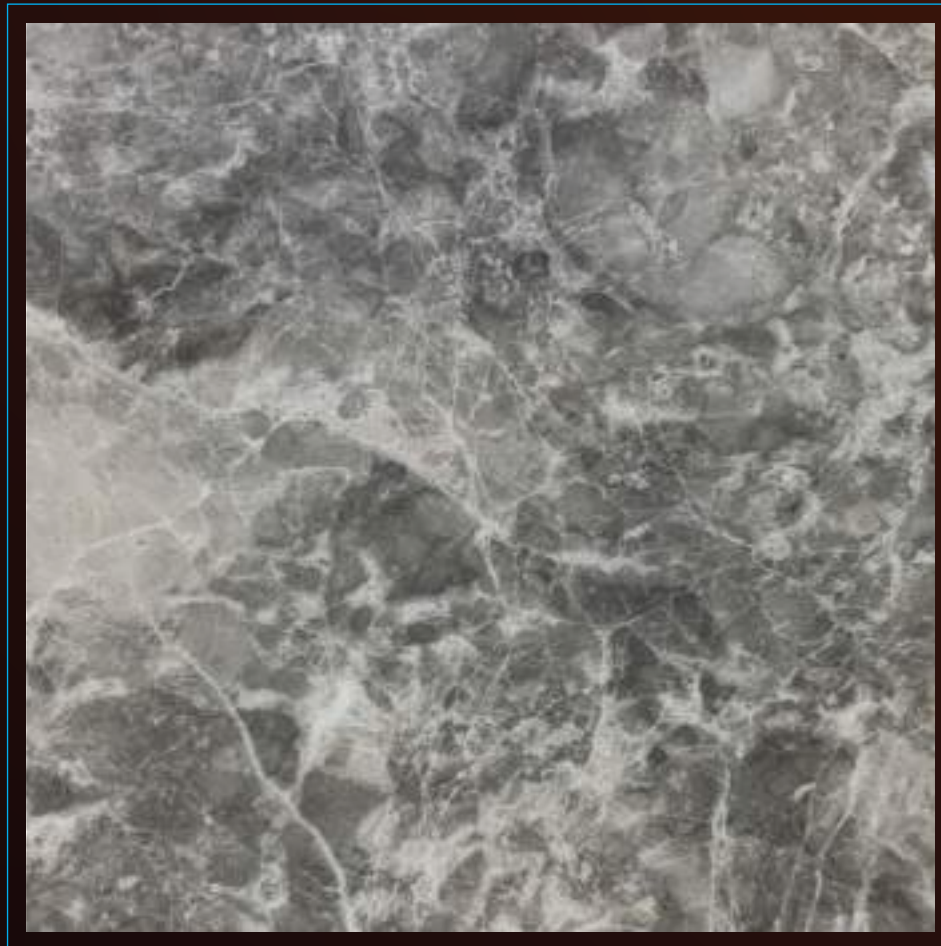




WATERSTONES

Gateway to Mumbai.

There's a certain kind of address
that redefines what's essential.
Where time isn't spent in transit
but invested in what truly matters.
Waterstones - A place for business
and lifestyle.

Waterstones



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A Masterpiece of Experiences

A first-of-its-kind in Mumbai, Waterstones redefines business, lifestyle and leisure. Waterstones is more than just a commercial address; it is a seamlessly integrated ecosystem designed for success. Combining premium office spaces, luxury residences, and an exclusive club managed by The Leela, offering an unparalleled experience in the heart of the city.

Welcome to Waterstones - A gateway to Mumbai.





A Signature of
Distinction in the
City's Beating Heart.

Where Business Meets Lifestyle

Waterstones creates a unique environment that enhances productivity by offering spacious, naturally lit office spaces alongside luxurious lifestyle offerings. The work environment is curated to meet the needs of the discerning few, making Waterstones the new hallmark in business and lifestyle experiences.



Strategically Located

Positioned at the intersection of Mumbai's North-South and East-West metro corridors.



One Address, Many Possibilities

Unmatched connectivity with just minutes from Mumbai International Airport (T2) and a short walk from Marol Naka metro station, it provides seamless access to both Western and Eastern Express Highways, ensuring effortless commuting.

2 mins

Chhatrapati Shivaji Maharaj International Airport (T2)

1 min

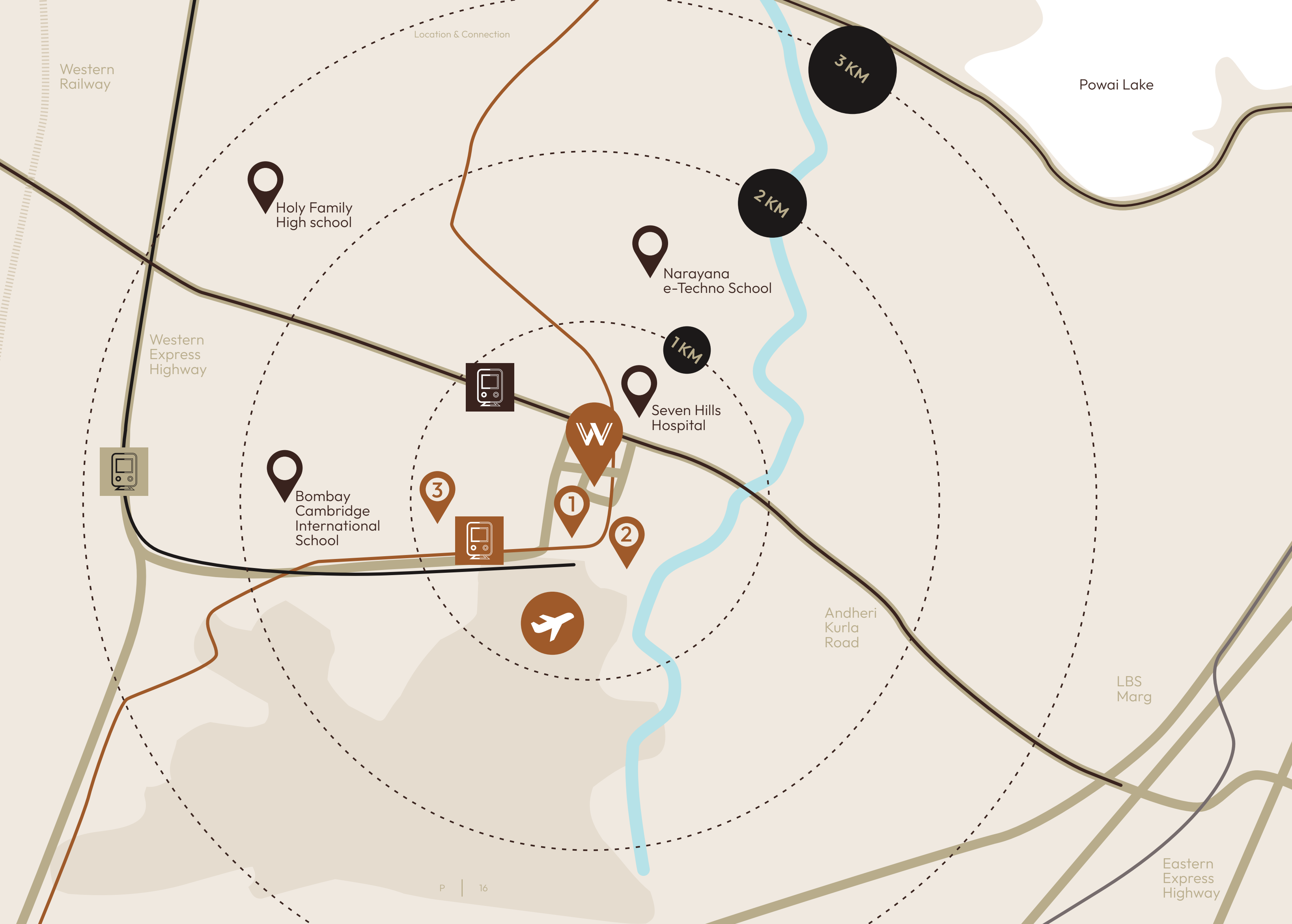
Marol Naka Metro station

3km

Western Express Highway

5.7km

Eastern Express Highway



Prime Location



Waterstones



1. The Lalit
2. JW Marriott
3. ITC Maratha



Chhatrapati Shivaji Maharaj International Airport Mumbai, T2



CSMIA Station, Metro Line 3



Airport Road Station, Metro Line 1



Airport Colony Station, Metro Line 7

Waterstones Master Plan

- 1 Main entry / exit
- 2 Second entry / exit
- 3 Commercial drop off
- 4 Managed residences drop off
- 5 Club drop off
- 6 Ramp to basement
- Entry
- Exit



Where Every Workday Feels Inspired.



1.42 Million
Sq. Ft. Office Space



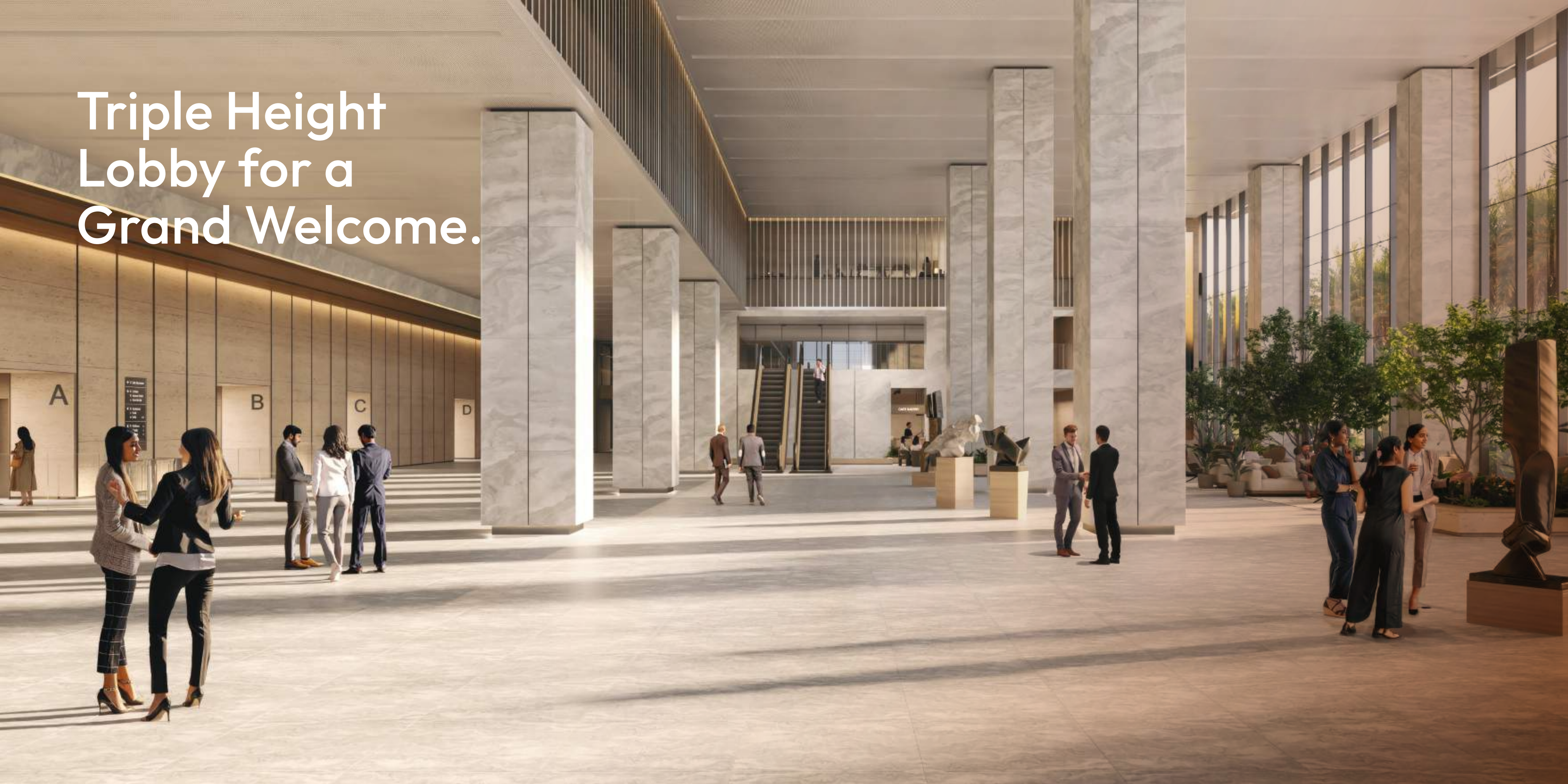
11 Floors
Grade A Commercial Office



~150,000
Sq. Ft. Floor Plate*

*Leasable

Triple Height Lobby for a Grand Welcome.



Elevated
Experiences.





Test Fit Out

8th Floor Plan

87,796

Usable area

1,41,789

Leasable area

958

Workstations

29

Meeting Rooms

284

Seater Cafeteria

Unlock True Business Potential

COWRKS at Waterstones offers 82,000 sq. ft. of premium enterprise managed workspace solution, blending agility, customization, and world-class amenities for seamless collaboration and productivity.





Commercial Amenities



Business lounge



Spacious breakout zones



Alfresco dining & deli



Crèche



300-seater food hall



Amphitheatre



Fully-equipped gym



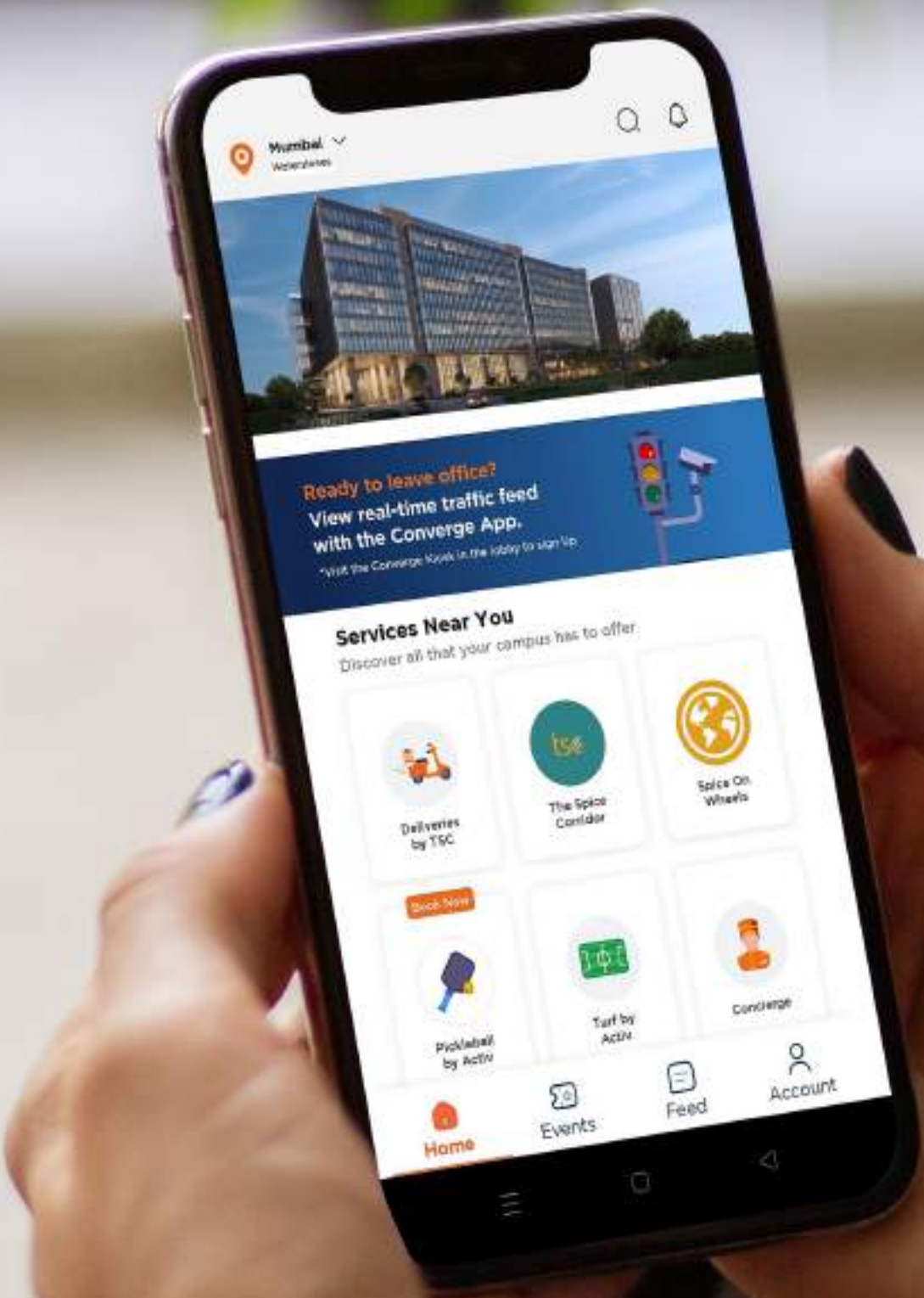
100+ seater banquet hall

Convenience by Converge

With Converge, gain access to a world of convenience, right at your fingertips.

More than just staying informed, it's about making your day smoother. From streamlined services and instant access to curated updates and shared experiences, Converge simplifies your workday.

One intuitive platform that brings everything and everyone together, effortlessly.





THE LEEEA

Luxury Residences & Club



A Seamless
Blend of Artistry,
Serenity, and
Signature Service.



An Impeccable
Harmony of
Design, Comfort,
and Luxury.





Experience Elevated Living

An exclusive collection of residences, exquisitely managed by The Leela. Designed for those who appreciate quiet distinction, each home is a masterclass in elegance, where refined living meets the comfort of legendary hospitality.

A Residence
That Lives Up
to its Legacy.



Master Layout

3 Bedroom Suite

- 1. Living / Dining Room & Pantry
- 2. Master Bedroom
- 3. Bedroom 2
- 4. Twin Bedroom
- 5. Balcony

1655 sq.ft.
Carpet Area Size

6
Units

5
Bays



Master Layout

2 Bedroom Suite

- 1. Living / Dining Room & Pantry
- 2. Master Bedroom
- 3. Twin Bedroom
- 4. Balcony

1439 sq.ft.
Carpet Area Size

27
Units

4
Bays



A World
of Privilege.



Indulge in Ultimate Luxury

An expansive, state-of-the-art club, thoughtfully curated and managed by The Leela. With every amenity tailored to elevate the everyday, it is a space where leisure unfolds with grace, and luxury is simply a way of life.





Spaces Where People Thrive



Gourmet Dining



Gym & Wellness Centre



Swimming Pool



Library



Tennis Court



Game Room



Indoor & Outdoor Sports Area



Salon and Spa



Kids Play Area



Multi-purpose Hall

*Proposed

Where Sustainability Becomes Reality

At Waterstones, we are committed to industry-leading sustainable development to deliver long-term value to our business, partners, and communities. With LEED Platinum, WELL Gold, and WiredScore certifications*, we set a benchmark for sustainability, wellness, and digital connectivity.



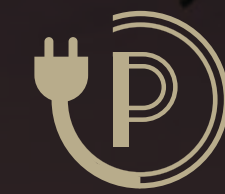
*Targeted Certifications



Advanced
Air Filtration



Climate-responsive
Façade



EV-Ready
Parking



Centralised
BMS System



100% Wastewater
Recycling



Onsite Solar
Energy

When the World Recognises.

At Waterstones, Excellence is Standard.

Our dedication to innovation, sustainability, and compliance has earned us global recognition, including:



Vishwakarma Awards
2024



Apex India
Occupational Health & Safety Award 2023



International Safety Award
2024 (EHS Excellence)

Where Businesses Thrive and Communities Grow.

Brookfield Properties is a leading global operator and developer of high-quality real estate assets. We are active in nearly all real estate sectors, including office, retail, multifamily, hospitality, and logistics, operating more than 1100 properties and over 395 million square feet of real estate in global markets on behalf of Brookfield Asset Management, one of the largest asset managers in the world. With a focus on sustainability, a commitment to excellence, and the drive for relentless innovation in the planning, development, and management of buildings and their surroundings, Brookfield Properties is reimagining real estate from the ground up.

For more information, visit
www.brookfieldproperties.com

1100+

Managed
Properties

395+

Million square feet of
high-quality,
sustainability- focused
real estate assets
around the globe

40+

Million square feet
under development





Reach Out.

Should you seek to explore synergies
connect with us today!

For Leasing Queries:
+91 73501 58007

The Leela Luxury Residences:
+91 9152191066

**Airport Business District,
Andheri East, Mumbai.**



WATERSTONES