



Into The
Global
Limelight


SHANKESH
CROWN
OFFICES | COMMERCIAL SPACES



**SHANKESH
CROWN**

OFFICES | COMMERCIAL SPACES

Plot No. 36/6, Road No. 3,
Near Café Vrindavan, Sion Station Road,
Sion West, Mumbai 400022

86557 97682 / 83
www.shankeshgroup.com

P51900052336



Dated: 14/08/2023
Place: Mumbai

Into The
Global
Limelight



**SHANKESH
CROWN**

OFFICES | COMMERCIAL SPACES



Brought to
you by
**SHANKESH
GROUP**



Shankesh Group is one of the most recognized names in the industry. We are a renowned real estate developer acknowledged for our sincerity and transparency. Since our inception, we have seen the landscape of real estate change in Mumbai over the years. We feel proud to say that we have been active contributors to beautifying the skyline of Mumbai for the past decade. In our bid to build a beautiful city, we have earned the trust of thousands of people who regard us for our transparency and honesty.

We always commit to providing our clients with high-quality, well-designed, and timely-delivered real estate projects. With every project, we strive to create a better future for the communities we serve. Our addresses blend innovation with experience offering an elevated lifestyle to people. We are here to make a difference in society. Shankesh Group reimagines the spaces while thriving in ever-changing environments.



- Sion Railway Station - 1 minute
- Eastern Express Highway - 0 minutes
- Eastern Freeway – 20 minutes
- Santacruz - Chembur Link Road - 10 minutes
- Bandra Kurla Complex – 10 minutes
- Sion Hospital - 5 minutes
- Hinduja Hospital - 15 minutes
- Chhatrapati Shivaji Maharaj International Airport - 25 minutes

SION, A thriving modern address



Mumbai is one of the top global financial centers globally, while Sion is a hub for innovation with a host of vibrant start-ups and a diverse range of industries. The area has a highly skilled workforce, superb transport links, and a very supportive infrastructure for business. Shankesh Crown is an attractive destination for companies of all sizes. With direct connections to other areas of Mumbai, it is a perfect investment choice.

The address will be a landmark destination, representing fine design and architecture. Strategically situated at Sion Station Road, it is adjacent to the Eastern Express Highway, Mumbai. As Sion is expanding at a high rate, it is a great chance to make the most of the opportunities it has to offer. Explore and experience an exceptional workspace culture that stands apart from the rest, here at Shankesh Crown.

21 STOREYS
45000 SQ. FT.
A+ GRADE
OFFICES



A WORKPLACE that's the Center of everyone's attention



Shankesh Crown is a thriving modern address, designed to reflect the international reputation of Mumbai. Positioned to become a dynamic new city center, it will herald a new benchmark of luxury office spaces. We have captured the very best of Mumbai into one world-class address.

A union of exceptional craftsmanship and excellent administrative skills, Shankesh Crown is set to become an example of commercial success offering outstanding results to the owners, time and time again. It is one of the best in the surrounding cityscape, designed by renowned city architects. Investing in Shankesh Crown office spaces is an opportunity to create lasting value for future generations.



Parking : Car parking tower of 14 storey, Automated parking & Valet parking
Security: 24x7 security systems



Begin a new chapter
 that puts you into
THE SPOTLIGHT



Highlight of the Project

- Title: Freehold Commercial Property
- No. of Storey: 21
- Total Units for sale: 81
- Unit Sizes: 204 Sqft. (Smallest) to 2550 Sqft. (Entire Floor)
- Elevation: G + 21
- Parking Tower: 14 Storey
- Location: Sion West
- Possession: Dec 2026

View from
Unit 1 & 2



View from
Unit 3 & 4



A strategy to accelerate YOUR GROWTH



Grade A Fundamentals

Q1 CY24 Demand (msf)	3.2
Q1 CY24 Supply (msf)	0.8
Current Grade A Stock (msf)	144.1
Vacancy	16.7%
Under-Construction (msf)	48.3

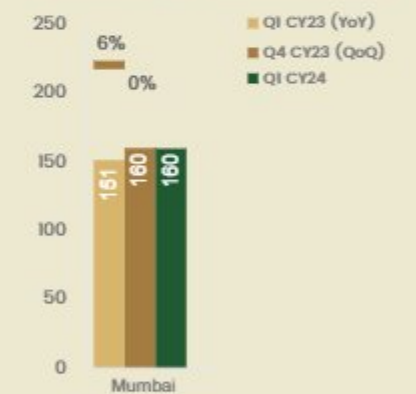
Demand to Supply Ratio

4x
Q1 CY24

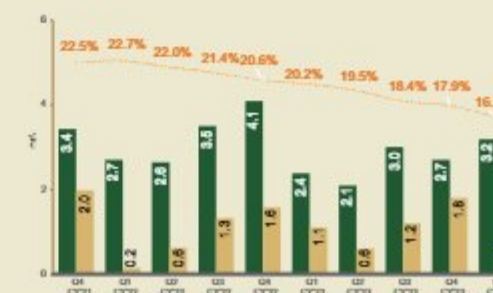
Q1 CY24 Demand

18%
vs Q4 CY23

Market Rent Trend (₹/sf/m), Grade A



Top Markets by Demand



Note:
* Passing Rent = Wt. Avg. rent paid by all active tenants as of that date in the region
* Market Rent = Wt. Avg. rent paid by tenants for all leases signed in that quarter

Market Trends



Source: CRE Matrix | Quarterly Report | India Office | Q1 Cy'24



LAVISH Lobby Area

Grand Lobby with Centralized AC

A PREMIUM Assortment of Mixed-use Office Spaces



Escape to serenity amidst
the cityscape in our
ROOFTOP LOUNGE



Key Feature

Zero Leakage

As the structure is mainly RCC and glass facade is built in wall not outside the walls, so water leakage during rainy days is almost zero



Zero Wastages

All units in a shape either square / rectangular where chances of wastage of area is almost zero



Easy Maintenance

Use of high quality materials and implement the simplest design making sure the maintenance is low for you



www.shankeshgroup.com
OFFICES | COMMERCIAL SPACES