



OPPORTUNITY TO ACQUIRE RETAIL UNITS IN RESIDENCY PARK

VIRAR, WEST

OPPORTUNITY BRIEF

- Opportunity to own **commercial(retail) units** in a **prime residential project** located in **Virar West**
- Owned by IL&FS Financial Services Limited the **23 units admeasuring ~ 9317 sq.ft** are spread across various wings of the project, and is available for sale on an **as is where is basis**
- Residency Park is a project **developed by HDIL**, the project is in close proximity to various schools, colleges, hospitals, malls
- Virar is an emerging residential destination that is **well connected via road and rail network** to Mumbai and all other parts of the MMR region
- **CBRE South Asia Private Limited (CBRE)** has been **exclusively appointed** as the transaction advisor for divestment of the property

PROPERTY DETAILS

Area available for sale			
Wing	Unit No.	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)
A	G 28	294	530
A	G 29	244	440
C	G 03	279	505
C	G 07	155	280
C	G 08	261	470
F	G 01	208	411
F	G 05	202	383
F	G 09	177	339
F	G 16	208	411
G	G 20	214	404
G	G 21	195	368

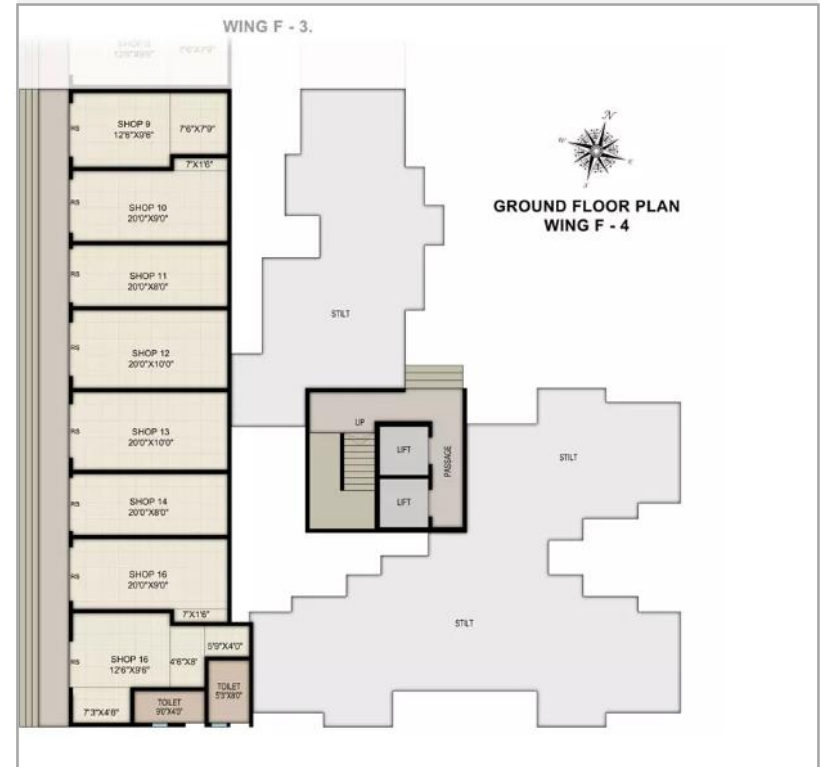
PROPERTY DETAILS

Area available for sale			
Wing	Unit No.	Carpet Area (Sq.ft)	Saleable Area (Sq.ft)
G	G 23	195	368
G	G 24	192	362
G	G 25	214	404
G	G 27	320	604
G	G 28	320	604
G	G 29	171	323
G	G 31	192	362
G	G 32	195	368
G	G 34	195	368
G	G 35	214	404
G	G 36	167	315
G	G 37	152	294

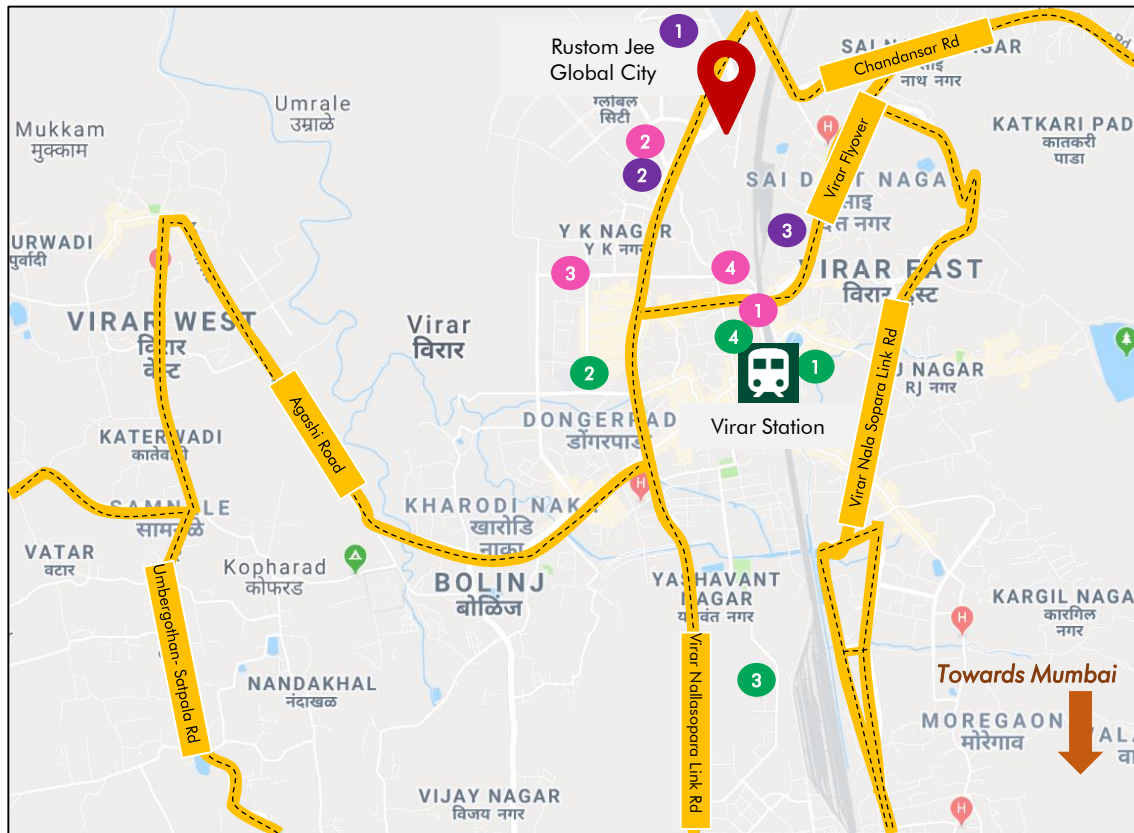
FLOOR PLAN

- All the retail units are located on the ground floor
- IL&FS has 23 units spread over 4 wings- A, C, F & G
- Units vary from ~294 Sq. ft to ~604 Sq.ft
- Floor plan of the ground floor of Wing F has been displayed here for reference

Floor Plan – Ground Floor of Wing F



LOCATION MAP



Map Legends

-  Residency Park
-  **HOSPITALS**
 1. Shree Balaji Hospital
 2. Vijay Vallabh Hospital
 3. Riddhi Vinayak Multispeciality Hospital
 4. Sanjivani Hospital
-  **SHOPPING**
 1. M G Shopping Center
 2. Home Town
 3. D Mart
 4. Magnet Mall
-  **SCHOOLS**
 1. Rustomjee Cambridge International School
 2. Podar Jump Kids Virar
 3. NGV High School

PROPERTY IMAGES





THANK YOU

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