

Balwas Group, a trusted name in Luxury Hospitality presents
Real Estate's most profitable investment opportunity, 1 hour from SoBo

MARK I
NERUL

Artist's Impression



Imagine a workplace that feels like walking into a luxurious hospitality address. A glittering tower, a stunning entrance lobby, amenities that make you fall in love with your work address and conveniences that make life easy. Feels like working and living in hotel right? Well, this experience can be yours forever.

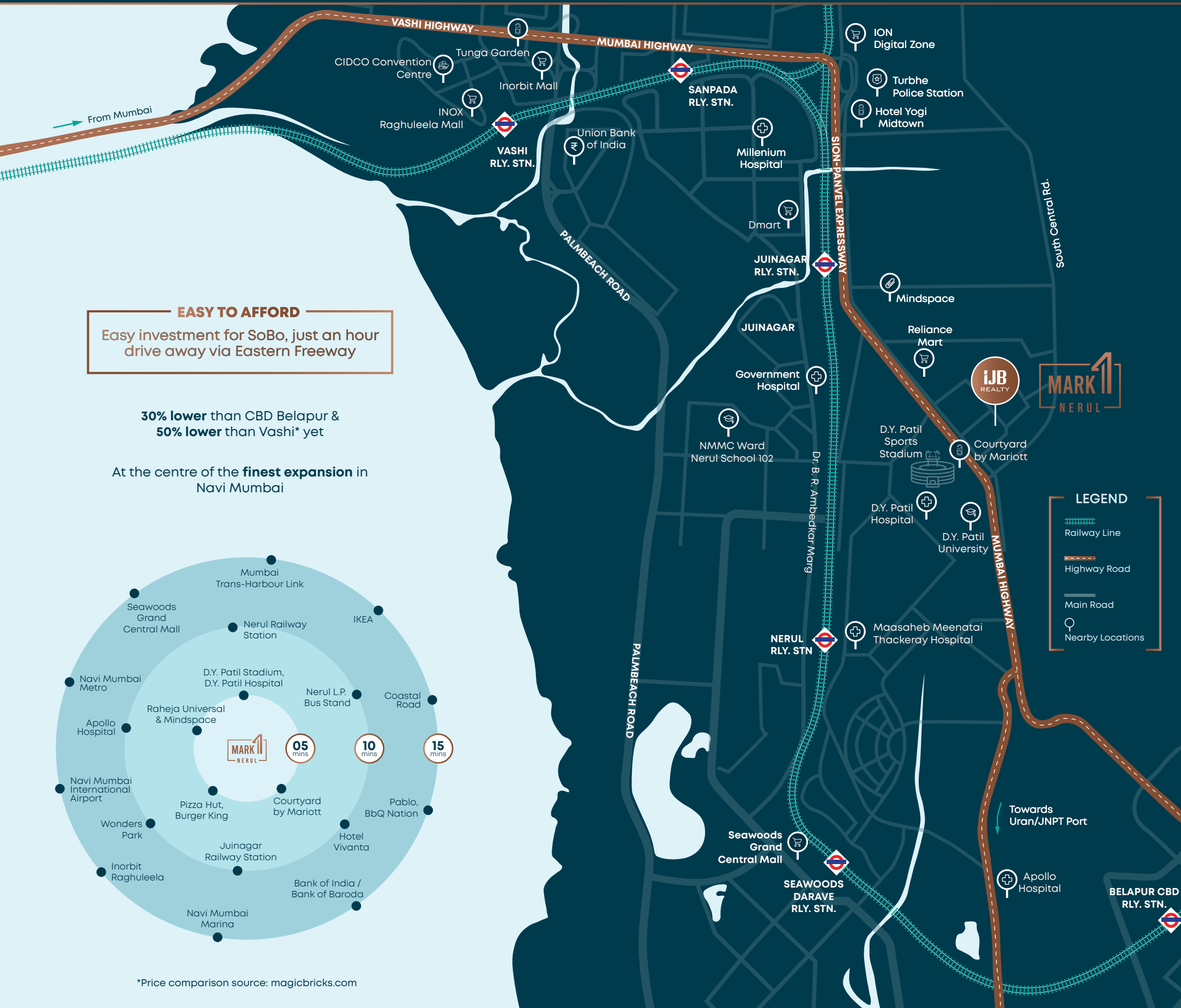
A tall 25-floor Business Landmark home to IT/ITES & Hospitality

Exclusive office spaces with hospitality services attached, starting ₹95 Lacs+

iJB
REALTY
A Balwas Group Venture

MARK 1 LOCATION

A location that complements the address, the Nerve Center of Commercial Real Estate growth of the city - Nerul, Navi Mumbai, right next to D.Y. Patil Stadium



EASY TO AFFORD
Easy investment for SoBo, just an hour drive away via Eastern Freeway

30% lower than CBD Belapur & 50% lower than Vashi* yet

At the centre of the finest expansion in Navi Mumbai



*Price comparison source: magicbricks.com



D.Y. Patil Stadium



Navi Mumbai International Airport



Navi Mumbai Metro



IKEA



Mumbai Trans-Harbour link



Marina Water Taxi



JNPT Port

All images are for representational purpose only

MARK 1

Hôtel Offices are planned to perfection,
with exclusivity in mind



- Free-flowing uninterrupted office layouts with virtually no pillars
- Private restrooms with each office space, connoting prestige and luxury
- 6 high-speed elevators for a fast moving working environment
- Complete cross-ventilation for fresh thoughts to breathe
- Well-designed spacious corridors for brisk movement

MAGNA, SUPREMA, PRESIDENTIA

The perfect-size offices for every business and investors need



MAGNA OFFICES

- 500 - 600 sq.ft. office spaces
- Best for early-age start-ups and first-time investors
- 11th-17th floor city view offices to imagine beyond
- Easy-to-connect two-office spaces if you want bigger space and upper floor

SUPREMA OFFICES

- 700 - 800 sq.ft. office spaces
- Best for SMEs and seasoned investors
- 1st-9th floor quick-move offices
- Easy-to-connect two-office spaces if you want even bigger spaces



PRESIDENTIA OFFICES

- 1100+ sq.ft. office spaces
- Best for larger business and high-value investors
- 1st-9th floor quick-move offices
- Exclusive spaces to create corner office





MARK 1
The RIGHT DESTINATION for Millennials, GenY and GenZ
with a real focus of work-spaces with style

INCREDIBLE CONVENIENCES
2-level basement car parking with valet assistance,
Lobby concierge services & hospitality.



An address with International Hospitality Services at the upper floors for those staycations and work meetings



Lounge



Café



Indoor Games



1 INVESTMENT, 5 MEGA BENEFITS

Mark 1: A Smart Investment

#1 **3X Rental Yields**

Rental income is more profitable for commercial real estate, as they offer 3X higher yields than residential real estate - ranging from 6% to 8%*

#2 **Mixed-used developments have better RoIs**

International examples like Jinqiao Biyun Hotel and Office Complex in Shanghai, China, are proof that Mixed-used developments are seen as premium destinations in their neighbourhood and garner higher appreciation on investments.

#3 **The Navi Mumbai impact**

All major infrastructural projects in MMR are built in and around Navi Mumbai, which will naturally give its investors incredible returns - Mumbai Trans-harbour link connecting to South Mumbai even faster, Navi Mumbai International Airport, Metro, Port and Water Link

#4 **Lower risk quotient**

Commercial transaction work out with lease contracts of 3-5 years with reliable, professional companies and individuals, making the cashflow more secure and consistent.

Also, IJB Realty will assist early investors in Rental Fulfillment as well

#5 **An exclusive address with limited number of offices**

100% approvals, full CC received and only 140 hotel offices in all of Navi Mumbai by a Grade-A developer, highest RoIs are virtually guaranteed

FLOOR PLANS
Thoughtfully crafted spaces



TYPICAL FLOOR PLAN

2nd, 3rd, 4th, 5th, 6th, 8th & 9th FLOOR



SUPREMA & PRESIDENTIA

OFFICE NO.	TOTAL USABLE AREA
1	1178
2	742
3	742
4	756
5	756
6	1178
7	1161
8	725
9	1161
TOTAL	8399

TYPICAL FLOOR PLAN

12th, 13th, 14th, 16th & 17th FLOOR



MAGNA

OFFICE NO.	TOTAL USABLE AREA
1	545
2	535
3	535
4	545
5	545
6	545
7	533
8	523
9	533
TOTAL	4839

IJB REALTY

Creators of MARK 1,

and a name of impeccable legacy, versatile brands and superior business range

100+ years of legacy that includes work in hospitality

A ZERO DEBT company having its roots in prestigious businesses - a name of trust

Creators of unforgettable hospitable experience, 3+ hotels in Mumbai and 5+ restaurants

Shaping lives in incredible Real Estate projects - IJB Al Buraq, Valencia Apartments, Stella, and Ampelius

Already a known name in Navi Mumbai infrastructural landscape with 2 large-scale Cold Storage under the Brand - Supreme



Contact us now for the best deal on **+91 93244 09952** or mail us at **sales@ijbrealty.com**



Site Address:

D109, T.T.C. M.I.D.C. Industrial Area, Opp. D.Y. Patil Stadium,
Nerul, Thane Belapur Road, Navi Mumbai-400 706.

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