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33 FIFTEEN
BANDRA WEST

LANDMARK OFFICES & RETAIL

Site Address: 417 A, TPS-III, Road No. 33 & 15, Bandra (West), Mumbai - 400050
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IT'S THOUGHTFUL. IT'S Rustomjee®

AJMERA
BUILT ON TRUST



A JOINT VENTURE

A JOINT VENTURE BY
RUSTOMJEE & AJMERA REALTY

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**TWO
VISIONARIES.
ONE
VISION.**

For decades, Rustomjee and Ajmera have shaped how cities rise and how people live.

Rustomjee has spent nearly three decades shaping Mumbai's skyline, known for creating thoughtfully designed developments anchored in trust and long-term value. With over 280 landmarks and more than 70 million sq. ft. delivered and under development, the brand has consistently redefined urban living and working environments.

Ajmera brings 55 years of pioneering townships across six Indian cities, recognised for sustainable design, trusted craftsmanship, and over 56+ million sq. ft. of development.

Together, they are coming together to create 33FIFTEEN - a landmark shaped by shared values, where legacy meets the future of business in Bandra. A destination as iconic as the vision behind it.

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**A LANDMARK
THAT SAYS:
BANDRA MEANS
BUSINESS.**



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Bandra has a magnetism of its own - heritage streets infused with fresh ideas and modern ambition. It's where entrepreneurs cross paths, conversations turn into decisions, and Mumbai's energy feels most alive.

With world-class infrastructure and improved connectivity shaping its future, Bandra is fast emerging as a powerful business destination - where the future of enterprise unfolds in an iconic location.

And at its heart stands an address designed not merely as a workplace, but as a statement of ambition, lifestyle, momentum and success.

33 FIFTEEN
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**WHERE
BUSINESS, RETAIL
AND LIFESTYLE
CONVERGE.**

What if an address did more than just locate your office? What if it shaped your day - energising teams, welcoming clients, and extending seamlessly beyond work hours?

At 33FIFTEEN, work and lifestyle come together effortlessly. Set across 0.75 acres, this 15-storey commercial destination integrates offices, retail and dining within one thoughtfully planned environment. Morning coffee, focused workdays and evenings that ease into indulgence - all just an elevator ride away.

For brands and businesses, it offers visibility, efficiency and a truly elevated everyday experience.

And for the city, it sets a new benchmark for integrated, next-generation commercial destinations.

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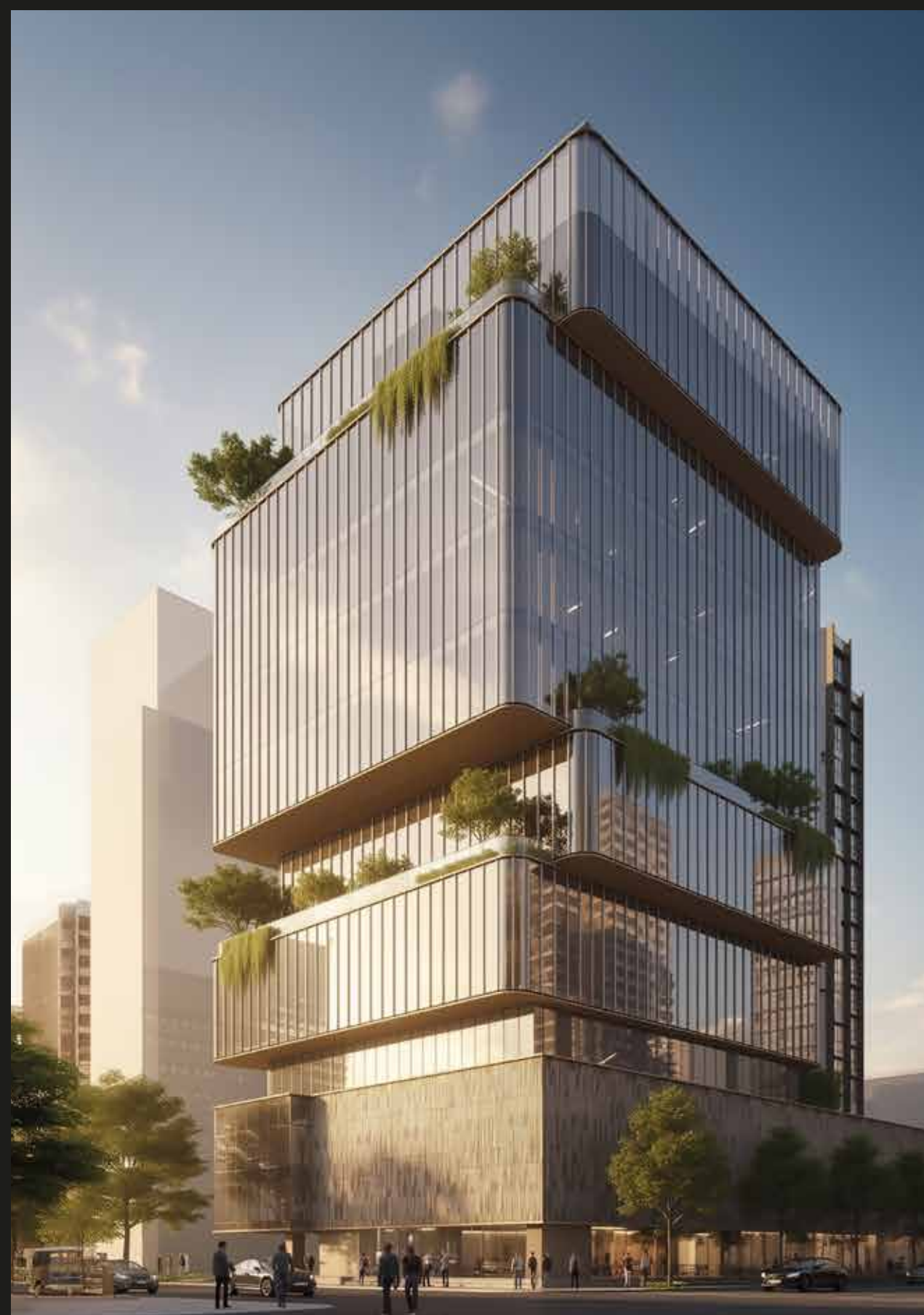


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A DESIGN THAT TELLS A STORY.



Artist's impression

A cutting edge contemporary design and a facade with barcode-like identity, shapes its retail and commercial character. From the atrium frontage to energy-smart engineering, every line has a reason. It is designed to not just awe, but also deliver efficiency.

- Cooler interiors through a high-performance building envelope
- A passive microclimate that reduces dependence on artificial cooling
- LEED-certified sustainability, built in - not added on

A landmark defined as much by performance as by form.

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**HERE, SUCCESS
ISN'T AN ADD-ON.
IT IS BUILT INTO
THE BLUEPRINT.**

Designed with smart planning, adaptable spaces and future-ready systems, this destination works effortlessly across scales - whether you're a startup, a global enterprise, a creative studio, flagship retail or fine dining. Every movement is intuitive, every experience considered.

A place built to support growth, at every stage of ambition.



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**OFFICE SPACES
DESIGNED
AROUND
YOU.**



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Every workspace at 33FIFTEEN is planned for flexibility, efficiency and long-term growth. With intelligent layouts and generous proportions, offices adapt seamlessly to teams of every scale and ambition.

- Modular workspaces: 500–2,000+ sq. ft.
- 10,000 sq. ft. adaptable floorplates
- 12.6 ft. clear ceiling height
- 100+ offices with daylight and open views

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**WORK,
SHOP,
DINE:
ALL IN ONE PLACE.**

An integrated mix of retail and dining brings everyday convenience and after-hours energy to the address. From quick meetings to client dinners, everything you need is within easy reach.

- Retail from ground to 3rd floor
- Premium dining boulevard
- Structured kitchen ducting along with well-ventilated offices
- Engaged services for efficient functionality

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**BUILT
FOR TODAY.
READY
FOR TOMORROW.**



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Designed to support modern businesses, the building integrates smart systems, sustainability-led practices and people-first spaces. Every feature enhances productivity, comfort and future readiness.

- Smart security and controlled access
- LEED Gold practices
- Natural daylight across key zones
- Double-height lobby
- Collaboration and breakout pockets
- Compliance-ready utilities

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33 FIFTEEN

BANDRA WEST

SEAMLESS MOVEMENT, SMARTER ACCESS.

From the moment you arrive, movement feels effortless. Thoughtful planning ensures seamless flow across spaces, allowing business to function without interruption.

- Separate lobbies for office, retail and F&B
- 9 high-speed elevators plus service lifts
- Efficient vertical and horizontal movement
- Dedicated loading/unloading bays



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**A PARKING
EXPERIENCE THAT
MOVES AS FAST AS
BUSINESS IN
THE CITY.**



Artist's impression

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Arrivals and departures are designed to be effortless and time-efficient. Intelligent planning ensures parking feels less like a necessity and more like a convenience.

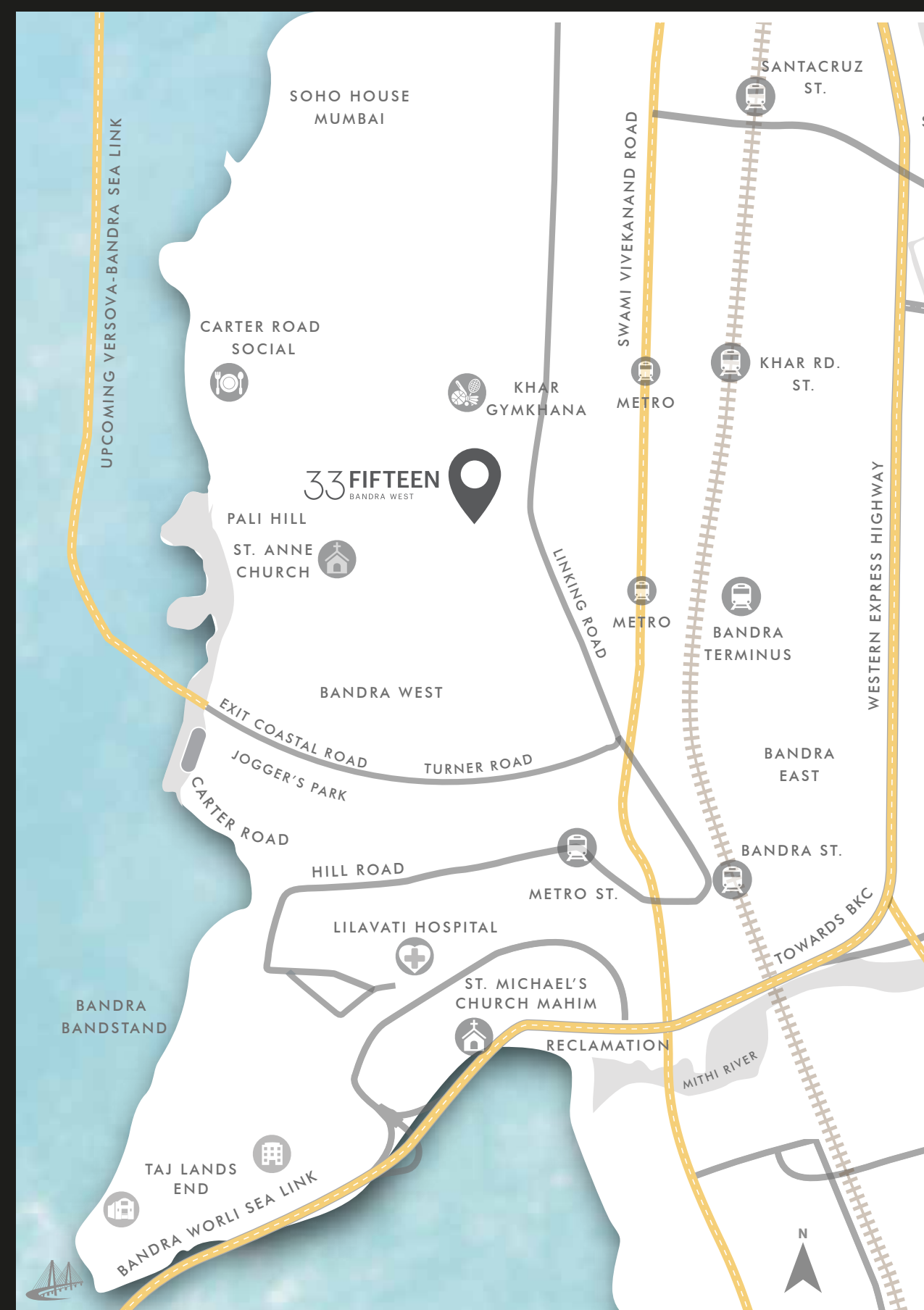
- Four-level basement parking for 300+ cars
- Smooth ramps, quick drop-offs and valet support ensure entry in under five minutes
- Circulation designed for effortless arrivals and exits

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WHERE THE CITY
COMES CLOSER
TO YOU.



Located in Bandra West, the address offers strong connectivity across Mumbai, with upcoming infrastructure further strengthening access citywide.

Versova Bandra Sea Link:

17 km corridor easing Western traffic, completion 2027

Coastal Road Phase 2:

Linking South Mumbai to Bandra-Dahisar

Metro Line 3:

Aarey-Colaba underground link, easy access to several key suburbs

Goregaon Mulund Link Road:

Twin tunnels connecting west to east in minutes

Bandra-Khar Flyover Upgrade

Bandra Reclamation-Airport Tunnel

Bandra-Kurla Complex Tunnel

Santacruz-Chembur Link Road Extension

MMRDA Underground Tunnel Road Network

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AS
WELL-CONNECTED
AS YOU WOULD
LIKE YOUR
BUSINESS TO BE.

Metro Access:

- National College
Metro Station: 850 m

Railway Access:

- Khar: 1.2 km
- Bandra: 1.6 km

Business Districts:

- BKC: 5.7 km
- Lower Parel: 8.1 km
- Nariman Point: 20.4 km

Airports:

- T1: 5.6 km
- T2: 9.1 km

Coastal Road:

- Carter Road Exit: 1.7 km



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THE NAMES THAT SHAPE ICONS.



Artist's impression

Each partner brings global expertise and future-ready design to create a landmark that will stand the test of time.

Architecture: Morphogenesis

Structure: JW Consultants

MEPF: John Mech-EI Technologies

Landscape: Deeproots Design

Lighting: GA Design

Façade: Avante Façade Consulting

BIM: Studio4

Interiors: Gensler India

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