

7 STAR BUSINESS SPACES



REYANSHP REALTY LLP

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Pleasant Park, Mira Bhaindar Road, Mira Road (E) - 401107.

CORPORATE OFFICE: Vihang Group, 12th Floor, Dev Corpora, Cadbury
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www.vihangahead.com

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Introducing

**VIHANG
VENTURA**
MIRA ROAD



Experience 7 Star Business Spaces.

Discover a world of luxury that transforms every aspect of business. Make a grand entrance with a soaring lobby. Here, 7 star meetings unfold in a poolside cafe, or on the rooftop lounge, or even in a world-class conference room. Visiting delegates can enjoy the hospitality of our stays and the indulgence of fine dining. Experience a world of wellness and indulgence with Club X. Host in style with our grand banquet halls. Are you ready to be wowed?



Located at the Cusp of Business Potential.

Unlocking the Future, at Mira Road.



Vihang Ventura is located optimally for connectivity at the heart of Mira Road. Situated in the northern suburbs of Mumbai, the region has undergone a remarkable transformation in recent years. It is no longer merely a transit point but is emerging as a significant residential and commercial hub.

Here's Why

Infrastructure Enhancements

Mira Road benefits from excellent connectivity and ongoing infrastructure projects. The upcoming Metro line and major townships are set to catalyse the region's expansion, making it a vibrant urban centre.

Self Sufficiency

The area offers a plethora of social amenities, including quality educational institutions, shopping centres, and leading hospitals. Residents enjoy convenient access to everything from everyday essentials to the best of recreation right here.

Green Living

Unlike Mumbai's bustling cityscape, Mira Road provides abundant green spaces and scenic views. This emphasis on green living enhances the region's aesthetic appeal and quality of life for its residents.

Affordability

Mira Road offers relatively affordable real estate options compared to Mumbai. It is a cost-effective destination for businesses to set up offices or retail spaces here, attracting entrepreneurs and investors alike.

Commercial Developments

The area has witnessed significant commercial developments, including shopping complexes, office spaces, and business parks. These developments cater to various industries, creating a thriving economic ecosystem. Networking opportunities arise naturally within commercial complexes, fostering collaboration and business growth. Amenities such as cafés, fitness centres, and landscaped areas enhance the work environment.

Proximity to Mumbai

Mira Road's strategic location near Mumbai ensures easy access to the city's financial district, airports, and major business hubs. Commuting is convenient, making it an attractive choice for businesses seeking proximity to Mumbai without the high costs.

Emerging Markets

As Mira Road evolves, it presents opportunities for new markets and niche businesses. Entrepreneurs recognise this potential and are keen to tap into the growing consumer base.

Rental Yield

Commercial properties in Mumbai typically generate around 7.64% annual rental yield, outperforming traditional fixed deposits. Investing in Mira Road's commercial spaces can be a smart move for long-term financial growth.

◆

A 7 Star Business Ecosystem.

Vihang Ventura, an ultra-luxurious, 31-storey commercial tower spread across 1.2 acres, at the heart of Mira Road is designed for those who want nothing but the best. Enjoy a world of indulgences and experiences. At Vihang Ventura, you get a combination of premium office spaces, retail shops, hotel rooms, the exclusive Club X, a restaurant, a banquet floor, and a rooftop lounge. Elevate your business experience with upscale amenities that make work a pleasure.



Product Signature Features



One of the tallest premium commercial towers in Mira Road



Dedicated service floors with a floor Butler for operational needs



Banquet floors for events, conferences & more



Rooftop lounge with panoramic city skyline views



Exquisite fine-dining experiences



State-of-the-Art 3-Tier Security Service



Luxurious recreational facilities at Club X



Robust Fire-Fighting System



Designed for productivity and comfort



Double-height, fully air-conditioned entrance lobby



Shops & showrooms with prime visibility



8 high-speed elevators



Podium parking for convenient visitor access



Concierge Service



A stunning full glass façade



Service App



Solar panels



24 x 7 Valet



◆ A Bespoke Opportunity, for those with an Entrepreneurial Vision.

Ventura Offers Several Advantages for your Brand that Resonate with the evolving Needs of Businesses and Professionals.



Representative Image

Customisable Office Spaces for Brands

Distinctive Branding and Identity

Customisable offices allow companies to align their workspace with brand identity & values. From bespoke signage to personalised interior design elements, these spaces become an extension of the brand itself.

Custom Designs and Finishes

From layout to finishes, you have the freedom to create an office that reflects your brand's personality. A sleek reception area with marble accents, or a private terrace for team brainstorming sessions, tailor every detail to your liking.

Tailored Workflows and Function

Design your office layout based on your workflow, team structure, and operational needs. Whether it's creating collaborative zones or specialised workstations, customisation ensures optimal functionality.

Privacy and Quiet Spaces

Quiet, semi-private areas within the office allow for focused work, confidential discussions, or relaxation. Our 7-star offices incorporate soundproof cabins, private lounges, or serene corners—for those seeking a balance between productivity and well-being.

Exclusivity and Prestige

Occupying a customisable office in an ultra-luxury development like Ventura, elevates a company's status. It becomes a statement of success and exclusivity.

Client Impressions and Meetings

The office environment is the client's first encounter with your brand. The customised spaces at Ventura create a lasting impression with tailored furnishings & more.

Networking Opportunities

At Ventura, you can network organically—whether it's over coffee in the lounge or during industry events hosted on-site.

Employee Well-Being

Natural light, comfortable seating, and thoughtfully designed common areas contribute to employees' well-being & productivity. When they feel inspired by their surroundings, they perform at their best.

Retention and Recruitment

A luxurious workspace shows that your company cares about the employees' work environment. Retaining employees & attracting new ones becomes easier when you offer a space that feels like more than just an office.

Amenities and Services

Top-notch amenities like butler services, the exclusive Club X, fitness centre and relaxation zones, a poolside café, fine dining, premium retails, and more are always at your disposal at Ventura.



Make your Money Work for You.

Unlock Wealth with Commercial
Space Investments.



Higher Yields

Premium commercial properties typically generate higher yields (returns) than residential real estate stocks and bonds.



Stable Cash Flow

Commercial real estate provides consistent rental income. Lease agreements with tenants ensure regular payments. Unlike residential properties, where turnover can be frequent, commercial tenants often sign longer-term leases, providing stability.



Appreciation and Equity Growth

As the property value increases, so does your equity. Holding a valuable asset in Vihang Ventura can lead to substantial capital gains when you eventually sell.



Portfolio Diversification

Including commercial properties diversifies your investment portfolio beyond traditional stocks and bonds. Real estate's low correlation with other asset classes can reduce overall risk.



Hard Asset Security

Unlike stocks or digital assets, commercial real estate is tangible—you can see and touch it. Even during economic downturns, the physical property remains valuable.



Leverage Opportunities

Commercial real estate allows borrowing a significant portion of the acquisition price. Each monthly mortgage payment not only covers interest but also pays down the loan (thanks to tenant rent). This builds equity over time.



Raising The Benchmark. Redefining Business.

As one of Thane's foremost and trusted developers, Vihang Group has left an indelible mark on the city's skyline since 1989 with a remarkable portfolio of residential and commercial projects. The group's prestigious developments have become iconic landmarks in the city. Renowned for staying at the forefront of innovation, Vihang Ahead is synonymous with crafting tailor-made, affordable luxury residences designed for the community living of the future. Vihang Ahead envisions a new kind of tomorrow—a future where you know the destination marks the beginning of your exciting journey. The group's unwavering commitment to delivering quality landmarks has made Vihang Ahead an evolutionary force for the city's development.

Residential Projects

Vihang Nova | Vihang Vermont | Vihang Valley | Vihang Hills
Vihang Gardens | Vihang Arcade | Vihang Shrushti | Vihang Park | Vihang Vihar
Vihang Vermont | Vihang Golden Hills | Vihang Valley | Vihang Woods | Vihang Marina

Hospitality Projects

Palm Club | Mumbai Fast | Vihang's Inn | Café Holiday

Education

Pratap Sarnaik International School

Representative Image



