



# UNNO

OFFICE  
BKC

UNLEASH NEW OPPORTUNITIES

BESPOKE OFFICE SPACES



OFF  
BKC

# UNNO

UNLEASH NEW OPPORTUNITIES

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The Starting Point Of Your  
Success Story

**Welcome to UNO**, the pinnacle of commercial real estate in Mumbai, strategically located just off BKC. UNO is designed to be the number one choice for businesses looking to elevate their presence and expand their horizons by Unleashing New Opportunities.

With its stunning contemporary architecture and strategic location, UNO is more than a commercial space, it's a beacon for professionals and enterprises aiming to make a significant impact in their industries.

**Discover an ecosystem designed for peak productivity and innovation.**



# Effortless Access, Unlimited Potential

**Located just Off BKC**, UNO positions you better than BKC itself. Enjoy the prestige of a prime Mumbai commercial hub without the congestion

UNO offers a strategic advantage with its exceptional connectivity and reduced travel times.

This prime location ensures that you are always just moments away from major business hubs, financial institutions, and entertainment centers, making it the ideal setting for businesses aiming for prominence and accessibility.



0 km  
S.C Link Road



800 m  
BKC



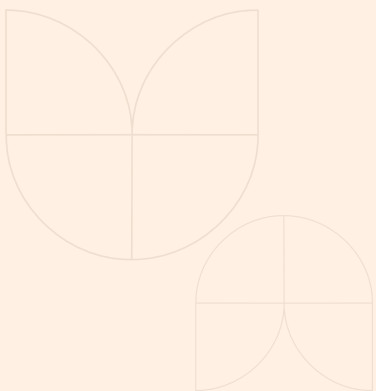
1.4 km  
MTNL Metro Station  
(Upcoming)



1.7 km  
WEH



2.5 km  
Santacruz Station (E)





Chhatrapati Shivaji Maharaj International Airport

**UNO**  
OF B.K.C.  
UNLEASH NEW OPPORTUNITIES

UNO

S.C Link Road

University of Mumbai

MTNL Station

IL&FS - BKC Station

N.M.A Cultural Centre

MCA Bandra Club

Bandra Kurla Complex Station

S G Barve Marg Station

Vidyavihar Station

Lokmanya Tilak Station

Kurla Station

Kurla East Station

Siddhartha Colon EEH Station

Suman Nagar Station

Santacruz Station

Santa Cruz Station

Vidyanagari Station

Bandra Junction

Bandra Station

MMRDA Station

Khira Nagar Station

Saraswat Nagar Station

Khar Road Station

National College Station

Bandra Metro Station



# A Symphony Of Style and Substance



G + 8 Storey Tower



Modern Glass Façade



High Speed Elevators



Luxurious Entrance Lobby



24x7 Multi-Tier Security



Ample Parking Spaces

**UNO** stands as a monument to modern business potential, sculpted with an iconic glass facade that not only defines the aesthetic of the development but also floods each office with natural light, energizing the workspace. The project has been meticulously planned to support businesses at every scale with flexible, expansive office designs that promise both comfort and efficiency.

With these distinguished features, UNO not only enhances daily operations but also elevates the status of every enterprise housed within its walls.



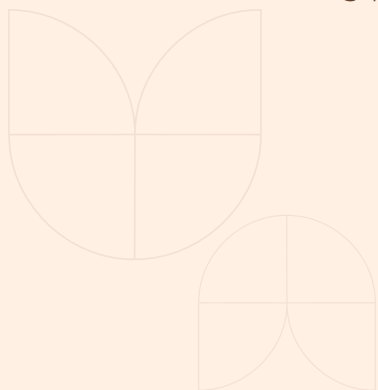
\*Representative Image

# Designed For Tomorrow's Market Leaders

**At UNO**, every office space is a blueprint for success. Designed with an understanding of the needs of modern businesses, these offices offer flexibility to grow and innovate. At UNO, each office space is a testament to thoughtful design and functionality.

The presence of large, expansive windows not only enhances the aesthetic appeal but also provides a psychologically uplifting environment that stimulates mental clarity and focus.

Adding to the exclusivity, every office includes en suite bathrooms, offering privacy and convenience that elevate the everyday work experience.



Fully Customizable  
Office Spaces



Floor To Ceiling  
Windows



En-suite Toilets  
In All Offices



Naturally Lit  
For Productivity



Efficient  
Floor Plans





\*Representative Image



GRAND ENTRANCE LOBBY

\*Representative Image



# OPULENT CENTRAL CAFE

\*Representative Image



Higher Rental  
Yield Up To 8%\*



Over 80%  
Occupancy Rate



Strong Capital  
Appreciation



Emerging Business  
District



Developed  
Infrastructure

# Watch Your Ambitions Take Flight

**At UNO**, opportunity is not just a concept, it's a reality shaped by location, design, and the trust imbued by renowned developers. **Located just off BKC, UNO offers a strategic advantage by being close to Mumbai's main commercial hub yet free from its congestion.** This proximity to BKC opens up unparalleled business opportunities, from networking with industry leaders to accessing a vast pool of potential clients and talent.

The trust and credibility brought by Transcon Developers and Swastik Realty further enhance UNO's appeal. Known for their commitment to quality and innovation, these developers ensure that UNO is not just a workspace but a landmark of reliability and success. Their track record in delivering excellence adds a layer of assurance, making an investment in UNO a wise and secure choice.



\*Representative Image

9+

Ongoing Projects

2500+

Happy Families

5L SQ. FT.

Of Recreational  
Spaces Across Projects

25+

Years Of  
Building Trust



**Transcon**  
Art of Transforming

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# Inspired By Dreams Driven To Make It Happen

**At Transcon**, our passion is to create landmarks that meet global standards, epitomise luxury, and are built on a legacy of trust spanning more than 2 decades. We are guided by our vision of **'Transforming the Art of Living'** and the focal point is to accommodate a new generation's comfortable lifestyle with supreme materials, design, modern-day amenities and seamless connectivity to enrich lives.

# A Timeless Legacy In The Making



Westbay - Bandra West



Silverbay - Bandra West



Transcon Triumph T2 - Andheri West



Transcon Triumph T3 - Andheri West



Transcon Business Centre - Santacruz



Auris Ilaria - Malad West



YURA - Juhu Circle



Transcon Triumph T4 - Andheri West



Tirumala Habitats - Mulund West



Transcon Triumph T1 - Andheri West



Auris Serenity - Malad West

# GROUND FLOOR PLAN - RETAIL



The project has been registered via MahaRERA registration : P51800054865 | website <https://maharera.mahaonline.gov.in> under registered projects. \*T&C Apply.

The Project is mortgaged in favour of Piramal Trusteeship Services Limited and the buyer will be required to obtain a no objection certificate prior to entering into Agreement for Sale of any unit/flat in the project

Disclaimer: The plans, specification, elevation, conceptual designs, visuals, configurations, dimensions, fixtures, facilities, etc. and other details contained herein are indicative and the intended receipt/reader/viewer/interested party should note that these are to be treated as purely informative and for visual presentation only. The Promoter reserves their right to make changes and alterations at its sole discretion. None of the images, material, stock photography, projections, elevations, details, descriptions and other information that are displayed/contained on Website and brochures, should be deemed to be or constitute advertisements, solicitations, marketing, offer for sale, invitation to offer, invitation to acquire, including within the purview of the Real Estate (Development and Regulation) Act, 2016 ("RERA")





# FIRST FLOOR PLAN - RETAIL & OFFICES



**SALEABLE AREA  
10082.37 SQ.FT.**

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# 2<sup>ND</sup> TO 6<sup>TH</sup> & 8<sup>TH</sup> TYPICAL COMMERCIAL FLOOR PLAN



**TOTAL SALEABLE AREA ON EACH FLOOR  
13503.08 SQ.FT.**

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# 7<sup>TH</sup> REFUGE FLOOR PLAN



45.7m wide road  
Santacruz - Chembur Link Road



**SALEABLE AREA  
12364.81 SQ.FT.**

The project has been registered via MahaRERA registration : P51800054865 | website <https://maharera.mahaonline.gov.in> under registered projects. \*T&C Apply.

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