propertywala

Project ID: **J919196381**
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Regency Business Park

Grade A offices ready for fit-out in a 9-acre business campus

Price on request
Under Construction







Builder	Regency Group	Construction	Under Construction
Completion	Oct, 2028	RERA	P51700053811, PR1331012502818, PC1331012502955, PC1331012502970

Description

Overview

Regency Business Park brings Grade A offices ready for fit-out and retail space to a 9.2 acres business campus near Hiranandani Estate in Thane West. Also known as Regency 9CBD, the development has a planned 70,000 sq ft D-Mart as its retail anchor. The campus sits near the established offices of TCS Olympus and Hiranandani Business Park.

The warm-shell offices have 11 ft ceilings, vitrified flooring, gypsum-finished walls and an in-built washroom in each unit. Double-height lobbies and a double-glazed façade form part of the design. The campus has over 850 car parking spaces and full power backup for common areas and lifts. The service plan includes professional upkeep of shared spaces and organised parking for occupants and visitors.

Homes on offer

Phase I has 352 offices and 53 shops in Buildings 3 and 4, with proposed completion in April 2027. Phases II and IV have 191 and 241 sanctioned premises respectively, with proposed completion in April 2028; Phase III has proposed completion in October 2028.

Configuration	Carpet area
Prima office	388 sq ft
Maxima office	504 sq ft
Phase I office space	19.9, 27.3, 30.7, 31.8, 33, 42.6, 43.8 and 72.7 sq m
Phase I retail shops	31.2, 33.3, 33.5, 39.1, 52.5 and 54 sq m

Location

The business park is off Ghodbunder Road in Kolshet, near Hiranandani Estate. Ghodbunder Road is five minutes away, the Eastern Express Highway is ten minutes away and Thane railway station is 20 minutes away. KIMS Hospital and the HDFC Bank and ICICI Bank branches in Hiranandani Estate are two minutes away. The Walk is five minutes away, and the upcoming Thane Coastal Road runs next to the campus.

The developer

Regency Group started in 2000 and has completed more than 200 buildings. Its portfolio spans townships, residential communities, commercial complexes, retail hubs and redevelopment projects across Thane, Kalyan, Dombivli, Navi Mumbai, Pune and Lonavala.

Highlights

- Lift
- Power Backup
- Visitor Parking
- Maintenance Staff
- Cafeteria
- Food Court
- 24x7 Security
- Fire Safety System
- Planned D-Mart anchor
- Car parking

Location

Off Ghodbunder Road, near Hiranandani Estate, Kolshet, Thane - 400607 (Maharashtra)

Nearby places (© OpenStreetMap contributors, Overture Maps Foundation)

Transport
- Azad Nagar Bus Stop (~2 km)
- Bharat Petroleum (~3 km)
- ST Bus Stand - Khopat (~8 km)
- Thane (~10 km)
- Chhatrapati Shivaji Maharaj International Airport (~31 km)
- Navi Mumbai International Airport (~42 km)

Shopping & Dining
- Haiko Supermarket (<1 km)
- Pizza Hut (<1 km)
- Cafe Coffee Day (<1 km)
- Big Centre (~4 km)
- Panchvati Sweets (~4 km)
- Amrapali Arcade (~5 km)

Healthcare
- Hiranandani Hospital (<1 km)
- Manasi Maternity & General Hospital (~2 km)
- Aditya Ortho Spine Clinic (~2 km)
- Genericart Medicine Store (~3 km)
- Wellness Forever (~3 km)
- Shiv Drushti Eye & Dental Hospital Clinic (~4 km)

Education
- New Horizon Scholar's School (Rodas) (<1 km)
- Hiranandani Foundation School (<1 km)
- Shubham Raje (~1 km)
- AP shah Institute of Technology (~4 km)
- The Indian Library (~7 km)
- Industrial Training Institute (ITI) (~11 km)

Leisure & Entertainment
- Racquet Club (<1 km)
- Central Park (~1 km)
- Cinepolis (~7 km)
- Dadoji Konddev Stadium (~9 km)
- Tiger & Lion Safari (~16 km)
- Kharghar Valley Golf Course (~32 km)

Services
- HDFC Bank (<1 km)
- Mumbai- Thane Godhbunder Branch ATM (~1 km)
- DHL (~3 km)
- Rabodi Police Station (~7 km)
- Rustomjee Fire Station (~7 km)
- Thane Municipal Corporation (~9 km)

Religious Places
- Ganesh Mandir (<1 km)
- ganesh temple (~2 km)
- Durga Mandir (~3 km)
- Shri Durga Ekviramata Mandir (~4 km)

Business & Hospitality
- Colour Chem (~5 km)
- Raymond Mills (~7 km)
- ibis Thane (~8 km)
- IBIS (~8 km)
- Ashar IT Park (~10 km)
- Reliance Corporate Park (~20 km)