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**LAUNCH YOUR BUSINESS
INTO THE FUTURE**



HYPER-CONNECTED OFFICES

MOVE YOUR BUSINESS FORWARD OR SIMPLY BE AT THE X

The X Ghatkopar stands as a symbol of connectivity and prominence. At the meeting point of Ghatkopar, Chembur, BKC and SCLR, it places you within reach of all that matters. A location that speaks for itself, setting the stage for businesses, opportunities, efficiency and growth. It's more than a point on the map—The X is where everything converges.

Artist's Impression



Subject to change



10 Mins to BKC & Return:

Transit via SCLR & EEH, start right here



Dual Advantage Location:

Access to 2 most prime central suburbs



Prominent Frontage:

400 ft wide massive frontage



Higher Visibility:

Experience faster growth with unmatched visibility



Hyper>Returns:

Benefit from investing in the most flourishing market



Active 24x7x365:

Thrive in a prime neighborhood, ready for every shift

HYPER-INTELLIGENT HYPER-EFFICIENT

The X Ghatkopar blends urban sophistication with thoughtful design to deliver an unparalleled experience. Here, boutique office spaces and curated amenities come together to create a destination where businesses thrive. Every aspect is crafted to add to your efficiency, simplify your routines and enrich your business interactions.



-  **High-Performance Glass Façade**
-  **High Retail**
-  **EV Charging Station**
-  **Lounge**
-  **Separate Drive-in & Drop-off**
-  **Multi-tier Security**
-  **State-of-the-art Elevators**
-  **24x7 Water Supply**
-  **Efficient Waste Management System**
-  **Professional Property Management**



Representative Images





HYPER-RESPONSIVE OFFICES TO SUIT-YOUR-BUSINESS

Designed for those who expect the extraordinary. From optimizing spaces to possibilities of multiplying, The X Ghatkopar offers mid-sized boutique offices that cater to every modern business. Whether it's rooted with legacy or fresh new startup, The X ensures a platform for unprecedent growth.



G+15 Storey 9 Elevators	2 Basements	10 Ft. Clear Height	2:1 Parking Ratio

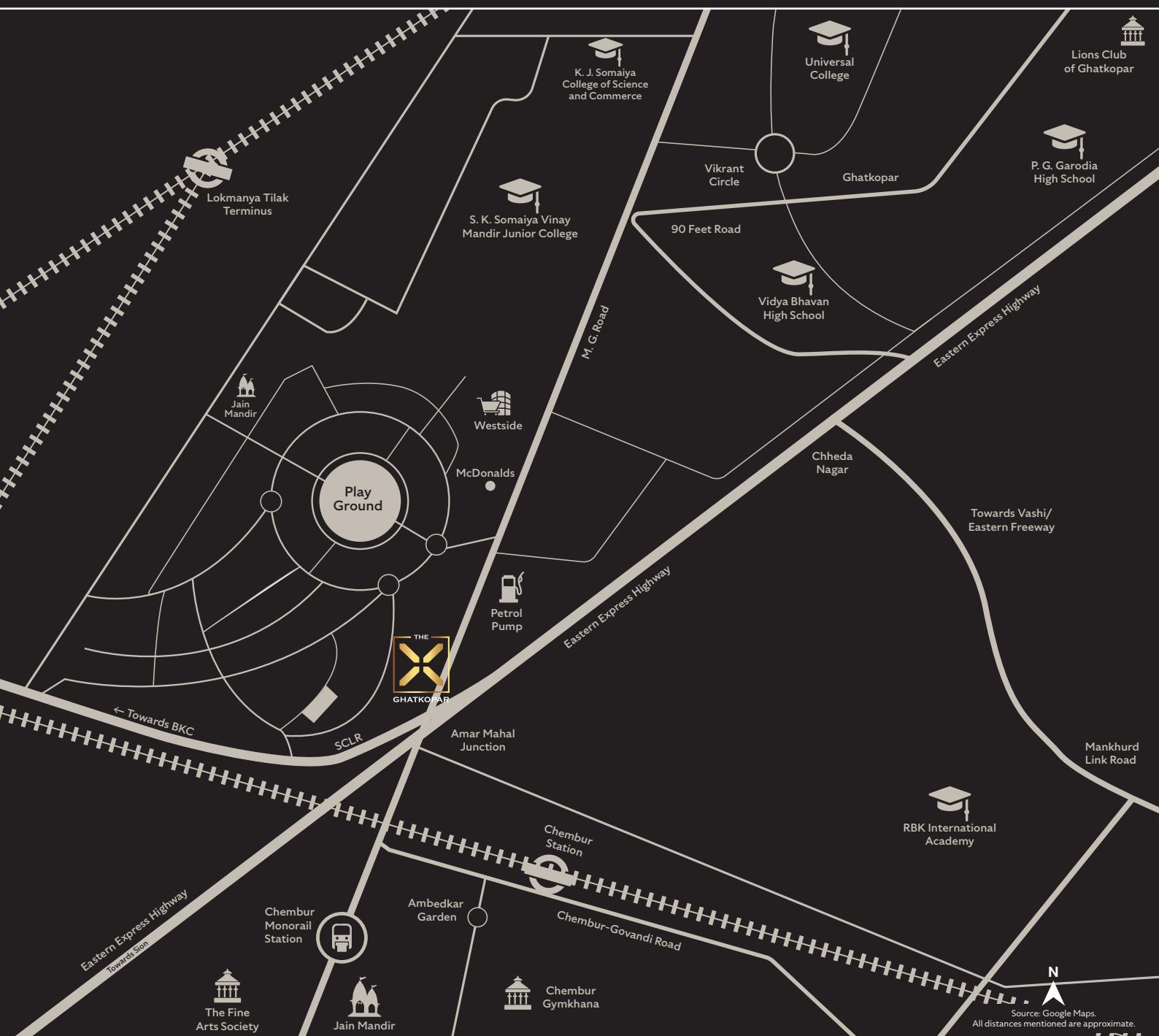
Self-contained Offices	Flexibility to Combine	Energy Efficient	Practical Space Planning



Representative Images

HYPER-CONNECTED TO WHERE THE WORLD ARRIVES

The X Ghatkopar redefines accessibility. Its strategic position ensures seamless connectivity to Mumbai's key hubs—BKC, South Mumbai and the international airport. Every commute is shorter, every destination closer and every journey begins right here.



CONNECTIVITY

- Upcoming Metro Station Line-4
- Santacruz-Chembur Link Road
- Eastern Express Highway
- BKC Connector
- Chembur Monorail Station
- Chembur Railway Station
- Ghatkopar Railway & Metro St.
- Eastern Freeway

- 01 Min
- 01 Min
- 01 Min
- 03 Min
- 05 Min
- 05 Min
- 08 Min
- 09 Min



BUSINESS HUBS

- Bandra-Kurla Complex
- Powai
- Lower Parel Business District
- Fort

- 05 Min
- 15 Min
- 20 Min
- 35 Min



AIRPORT

- International Airport
- Domestic Airport

- 18 Min
- 20 Min

BOOST YOUR PORTFOLIO WITH A HYPER-GROWTH OPPORTUNITY

A-Grade commercial real estate developments are investors' most preferred choice for consistent returns, strong appreciation and long-term financial goals. **With rising demand commercial assets continue to outperform traditional investments.** Positioned in a high-demand market - The X is your chance to build a resilient and rewarding portfolio.



Long Term Leases
Avg. 60 Months



Higher Capital Appreciation
Up to 10% YoY*



Higher Rental Yields
Up to 7%*



Ever-Growing Cash Flows
Up to 8% YoY*



*Source: 99acres.com

Representative Image



ARIHANT REALTORS

Driven by a bold vision to reshape MMR's skyline, Arihant Realtors embarks on its journey with innovative developments that blend modern living with sustainability. With a focus on creating future-ready spaces, our projects aim to set new benchmarks in design, functionality and eco-conscious living, ensuring a lasting impact on communities and the environment. We aim to redefine lifestyles and enhance value. Our projects stand as benchmarks of luxury, convenience and sustainability.



1.3+ MN Sq.Ft.
Ongoing &
Upcoming
Developments

EXPERT COLLABORATIONS:

Structural Consultant

Parikh and Kulkarni
Consulting Engineers (P) Ltd

Design Architect



Liasoning Architect

SS
Associates

MEP Consultant



Site Address: The X Ghatkopar, Amar Mahal Junction, Off SCLR, Mumbai

MahaRERA No.: P51800025235 | Website: maharera.maharashtra.gov.in

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