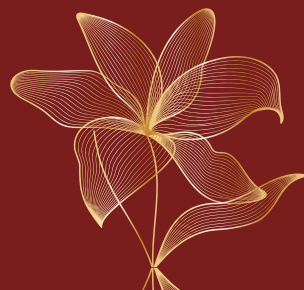




Where Excellence Resides

Amara Business Park is more than just infrastructure—it's an ecosystem curated for innovation, leadership and legacy. A place where the future of business begins.



Building Trust With Every Brick

With a focus on trust, transparency & a vision-driven mindset, the group has earned a reputation for reliability and excellence.

Discover your business's new address to success. CODENAME KAROBAAR offers more than just office space, it's a strategic hub designed to propel your enterprise forward.





Amara Group is a renowned real estate group that has been setting new standards of excellence and innovation in the industry since 1993.

Trusted by leading institutions

BPCL, HPCL and IIT Powai.

Project Highlights

**The Ultimate Business Destination
For Your Success Story!**



Essential
Amenities

One of its Kind
MSME Park

12 Storey
Commercial Complex

3 Phase
Power Connection

10 Elevators
7 Passenger Lifts,
3 Goods Hoist

Excellent
Connectivity

15 Ft
Floor to Floor Height

Ideal for
Retail, Offices boutique,
Business Spaces, MSME Units

3 Car
Tower Parking

500-1000Kg/Sq Mt
(Slab Load Capacity)

Seamless Connectivity. Strategic Advantage.

Located at the heart of a thriving commercial hub, your business stays effortlessly accessible—ensuring convenience, speed and prestige in every connection.



Roads

Thane-Belapur Highway - 500 m
 Palm Beach Road - 6 kms
 Shilphata Taloja Road - 6.9 kms
 Eastern Express Highway - 15 kms
 MTHL - 33 mins drive
 Fort via Eastern Freeway - 45 mins drive

Proposed Navi Mumbai
 International Airport - 20 mins drive
 Chattrapati Shivaji Maharaj
 International Airport - 55 mins drive



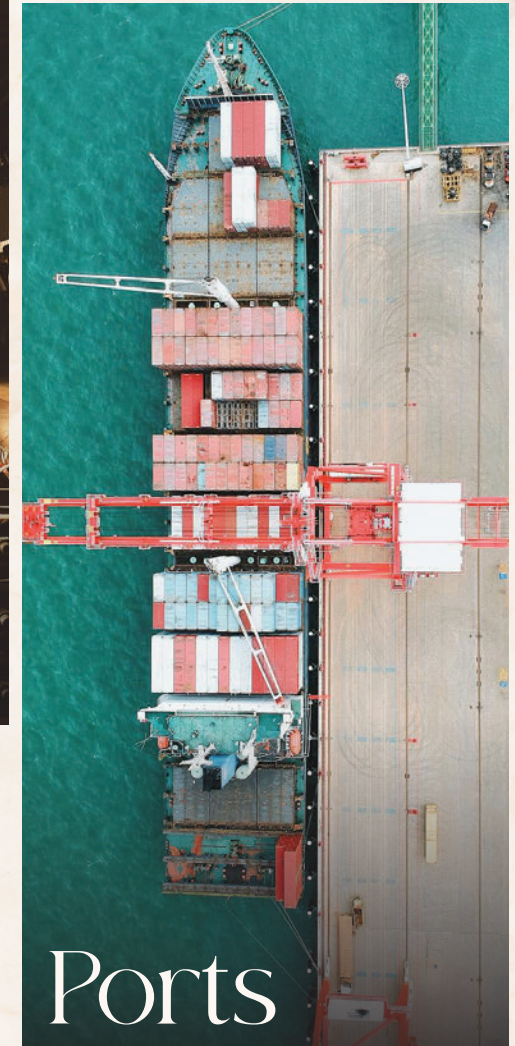
Airport



Railway

Ghansoli & Koparkhairane
 Railway Stations - 5 mins walk

Jawaharlal Nehru Port - 33 mins drive



Ports



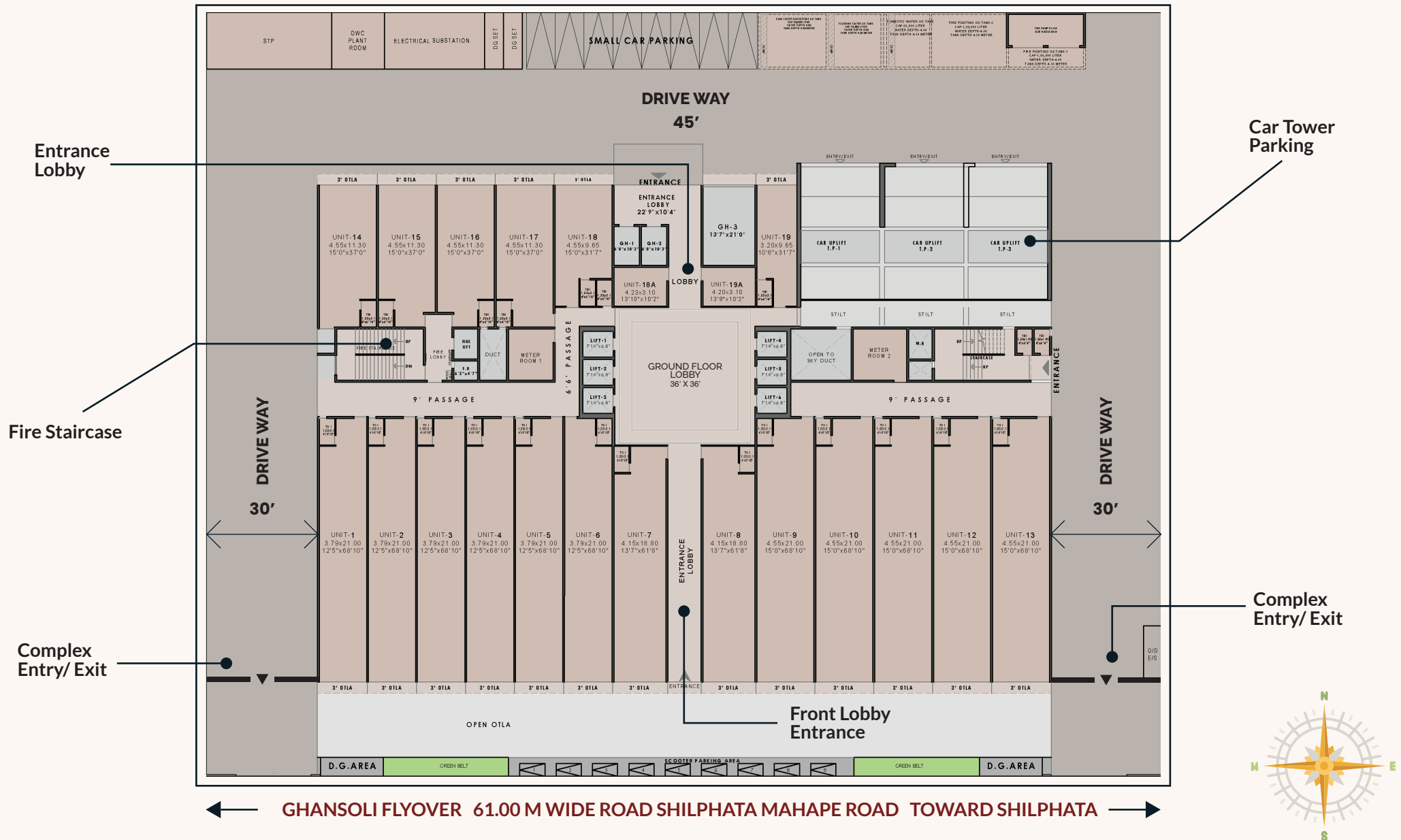
Amara Business Park

12 Floor Commercial Space

Total Units: 354+

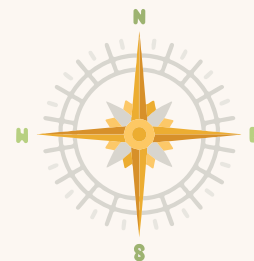
Amara Business Park

Floor Plan (Ground Floor)



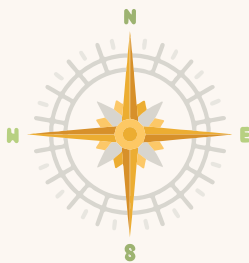
Amara Business Park

Floor Plan (1-5, 7, 8, 10, 11 Floors)



Floor Plan

(6,9,12 Floors)





"Visualize

Every frame tells a story of elegance, efficiency,
and elevated business living

Step into the world of Amara Business
Park through visuals that capture its
architectural finesse, premium finishes,
and thoughtfully designed spaces



Gallery That Reflects Grandeur

**All images are for representation purpose only*

Commercial Highlights

The Ultimate Business Destination
For Your Success Story!



Automobile Sector



Food & Beverages Sector



Engineering Sector



Pharma

Nestled in the heart of Mahape, our commercial spaces are perfectly positioned to optimize your operations

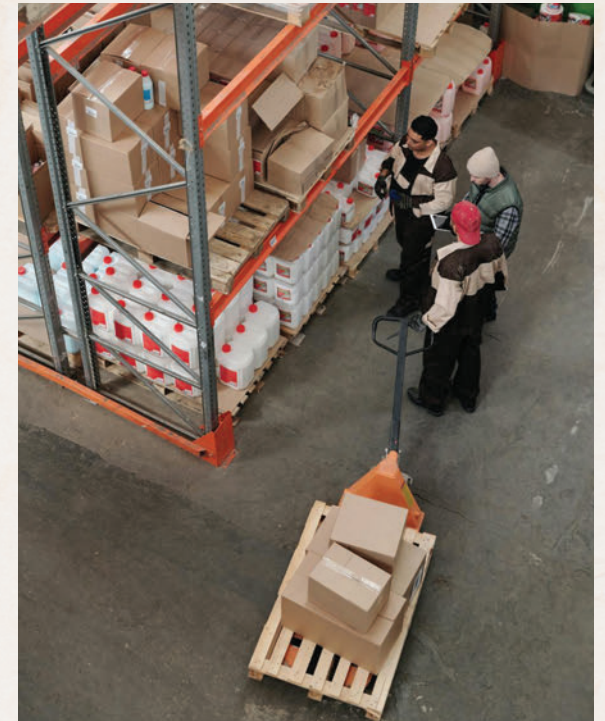
Enjoy seamless connectivity and a thriving business ecosystem



Jewellery Units



Clothing Industry



E-Commerce & Trading Sector

Project at a Glance

Your business stays effortlessly accessible—ensuring convenience, speed and prestige in every connection



Project Highlights

- One-of-a-Kind MSME Park
- Essential amenities
- Retail outlets, boutique offices, business spaces and MSME Units
- Structure: up to 12 storey complex
- 15 ft floor-to-floor height
- 3-phase power connection
- 500-1000 kg per sq.m slab load capacity

Workshop Attributes

- 15 ft floor-to-floor height
- Washroom in each unit

Suitable Industries

- Engineering units - Mechanical, Electrical, and Microelectronics, etc
- Manufacturing - cutting, bending, painting, packaging, grinding etc
- Hardware assembly, ready-made garments, gems & jewellery units and pharmaceutical Businesses, etc
- Automobile units and many more fully customisable working spaces
- All permissible activities as per MSME Policy

Well-Equipped Premises

- DG for common areas
- Latest automatic elevators
- 2 goods hoists - up to 2 MT capacity
- 1 cargo hoist - up to 4 MT capacity

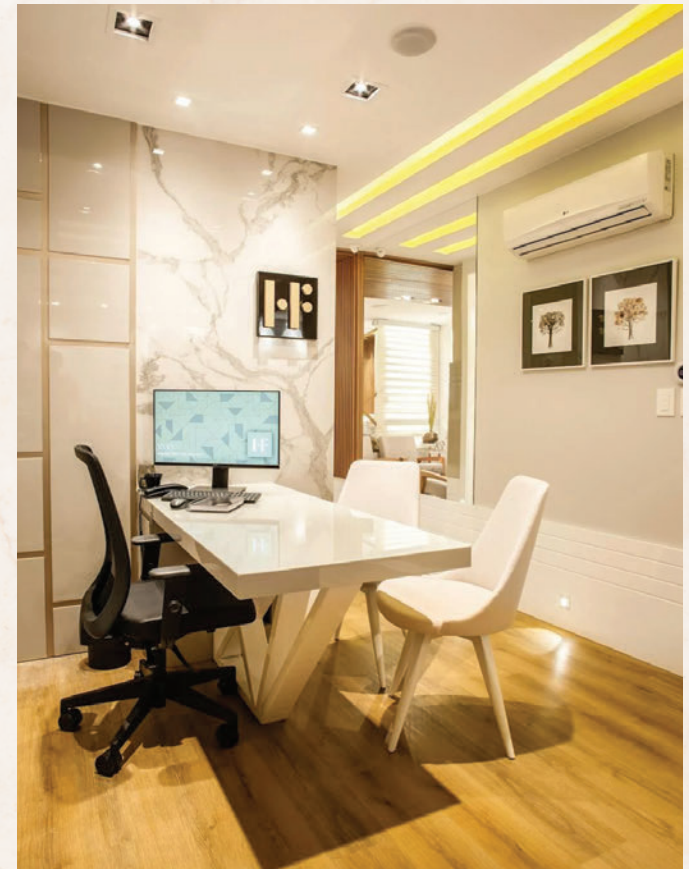


Amara Group

Is a Renowned Real Estate Group

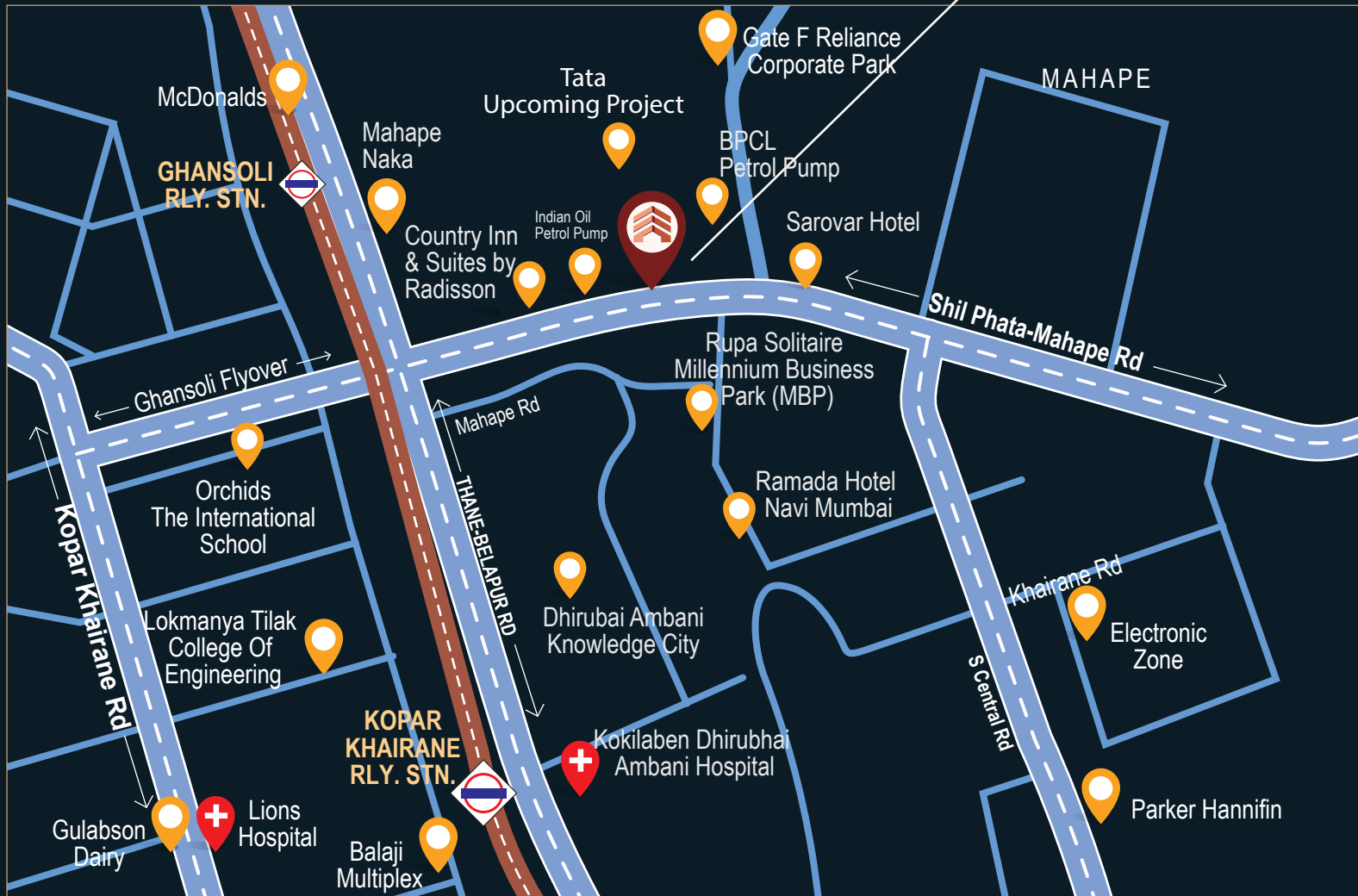
That has been setting new standards of excellence and innovation in the industry since 1993. With a focus on trust, transparency and a vision driven mindset. The group has earned a reputation for reliability and excellence.

Amara Group has created quality industrial units, stunning residential spaces and distinguished commercial landmarks that have set new standards in the industry. Their commitment to excellence and customer satisfaction is reflected in their partnerships with esteemed clients such as BPCL, HPCL and IIT Powai. The group has delivered over 40 lakh sq.ft of development and has ongoing developments of 15 lakh sq.ft.



Location

And Its Advantages





Amara Business Park

Plot No. P-10 & 10-P, T.T.C. Industrial Area, Near Country Inn Hotel,
MIDC, Mahape, Shil Phata Road, Navi Mumbai - 400 710.

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www.amaragroup.co.in



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