

The logo features the word "UNICORN" in a dark red, bold, sans-serif font. The letter "I" is replaced by a stylized orange icon of a building with three vertical bars of increasing height. Below "UNICORN" is the word "NOVA" in a large, orange, sans-serif font. The letter "A" is replaced by a stylized orange icon of a building with a four-pointed starburst in dark red at its top right corner.

UNICORN NOVA

COMMERCIAL DEVELOPMENT

Project at Irla, Ville Parle (W), Mumbai

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"A Glimpse Into Tomorrow's Marketplace"

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Unique Features

This is more than a space — it's a setting for success. With premium retail zones and intelligent office layouts, every element is curated to elevate brands and empower businesses to thrive.



"PURPOSEFULLY PLANNED, EXCEPTIONALLY DESIGNED."

A commercial address where every square foot is crafted to empower progress — be it business, brand, or ambition. From striking retail fronts to dynamic office spaces, this development brings together design, visibility and functionality in perfect harmony. Built for those who don't just work or sell — but lead, grow and shape what's next.

UNICORN
NOVA

"WHERE VISION MEETS
VISIBILITY — INVEST IN
A SPACE THAT
ATTRACTS, ENGAGES
AND GROWS."

Step into a retail destination that does more than showcase your brand — it amplifies it. Strategically located in Mumbai, this space is crafted for businesses ready to capture attention, drive footfall and lead the market. With striking architecture, smart layouts and future-ready infrastructure, it's not just a storefront — it's a platform for performance.





"WHERE AMBITION MEETS
OPPORTUNITY – INVEST IN
A SPACE THAT POWERS
PROGRESS."

Step into a commercial address that does more than house your business — it elevates it. Strategically located in Mumbai, this space is designed for enterprises ready to scale, innovate, and lead. With modern architecture, intelligent layouts and future-ready infrastructure, it's not just an investment in property — it's an investment in potential.

LOCATION SURROUNDING



JUHU AIRPORT



PRIME MALL



ALFA STORE'S



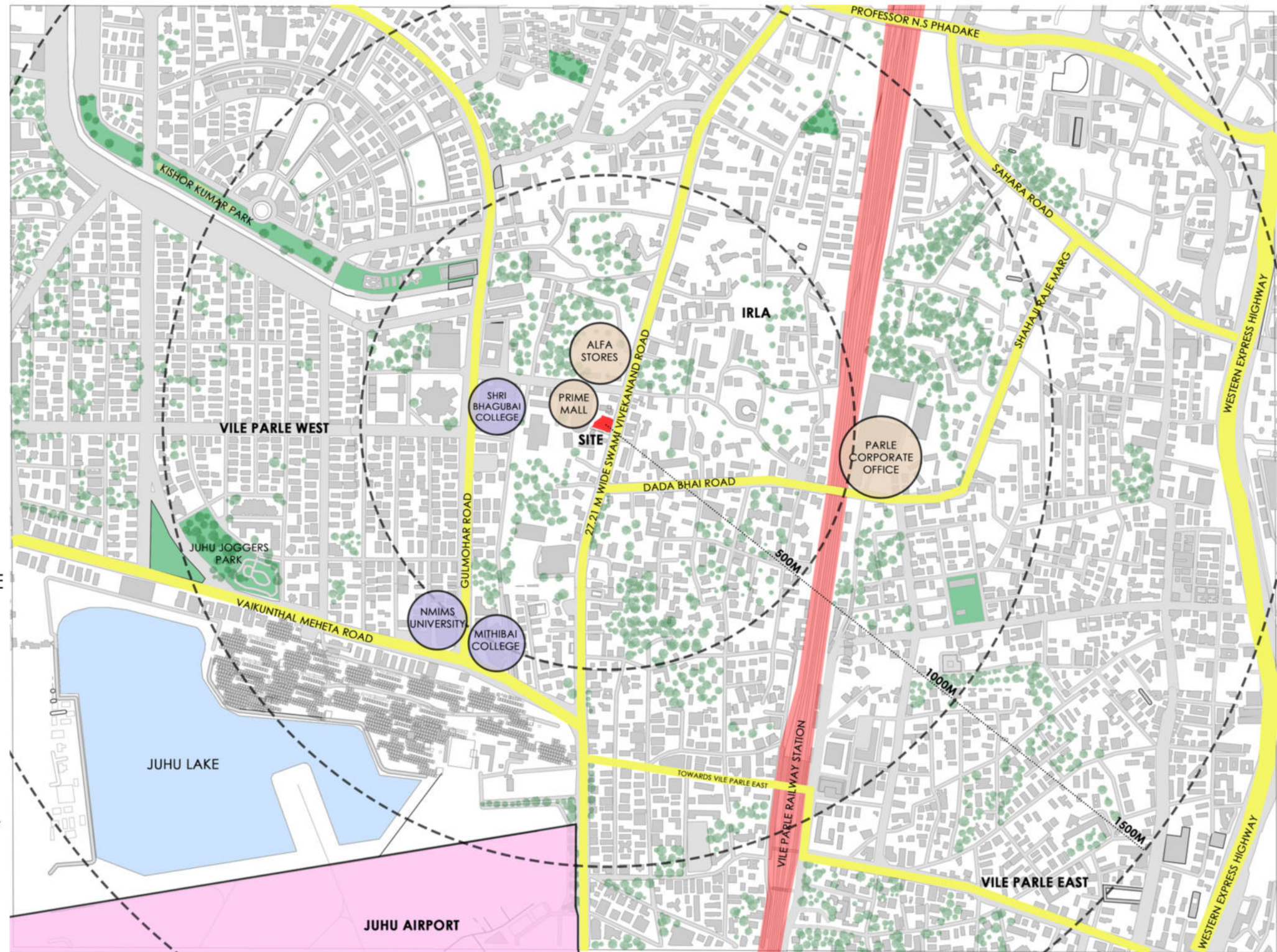
PARLE CORPORATE OFFICE



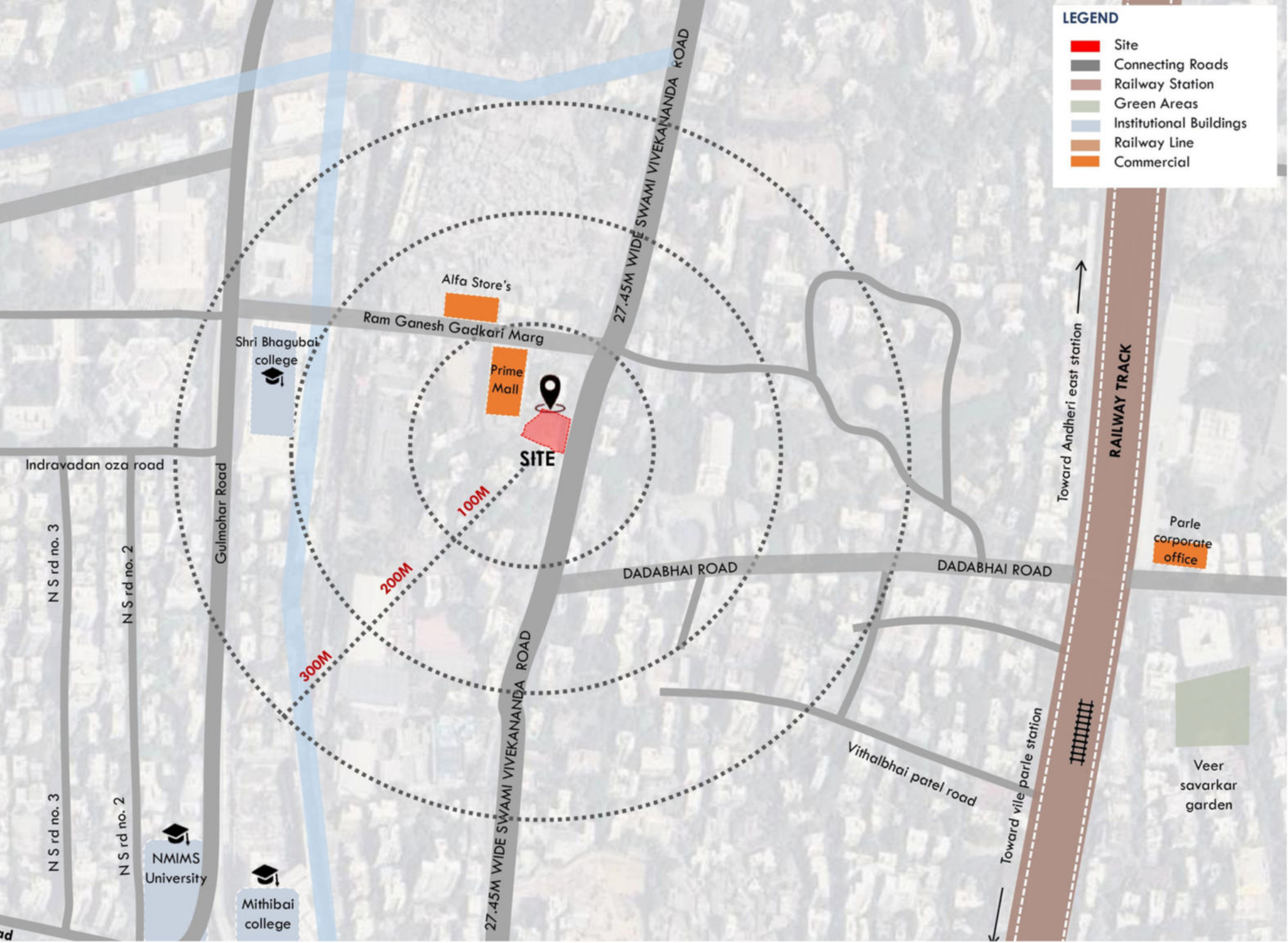
MITHIBAI COLLEGE



NMIMS UNIVERSITY



Nestled between the upscale neighborhoods of Vile Parle, Juhu and Andheri, it offers unmatched connectivity via major roads, the Western Railway line and the Metro network—ensuring seamless access for both customers and employees. Irla is already a bustling retail and lifestyle destination, home to iconic shopping centers, top educational institutions and a high-density residential catchment of affluent families. A commercial project here benefits from high visibility, heavy footfall and a thriving local economy, making it an ideal choice for brands and businesses looking to grow rapidly in one of Mumbai's most sought-after zones.



LEGEND

- Site
- Connecting Roads
- Railway Station
- Green Areas
- Institutional Buildings
- Railway Line
- Commercial

SITE SURROUNDING

 NMIMS UNIVERSITY	 PRIME MALL
 ALFA STORE'S	 PARLE CORPORATE OFFICE
 SHRI BHAGUBAI COLLEGE	 MITHIBAI COLLEGE

Situated between key business districts like Andheri and Santacruz, and just minutes from the Western Express Highway, major railway stations and the Metro, Irla ensures smooth commutes for professionals across the city. With a range of dining, banking and business support services in the vicinity, Irla provides a complete ecosystem for modern offices. Establishing a commercial office project here not only elevates brand image but also offers long-term value through consistent demand, high accessibility and a central location within Mumbai's thriving western corridor.

UNICORN NOVA



Commercial



Irla, Vile Parle (W), Mumbai



1.40 Lakh Sq.ft



2028



Basement 01 - Amenity
Ground floor- 2 Shop
First floor - 2 shop & 3 offices
Typical Floor (Office) - 7 offices
7th Floor - 04 offices
Total - 91 Office Units





7466 SQ.FT
RETAIL SPACE



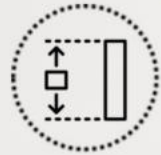
1647 SQ.FT
LOBBY SPACE



77051 SQ.FT
OFFICE SPACES



4.2M HIGH
RETAIL SPACE



ELEVATED
CEILING HEIGHT



3.1M HIGH
OFFICE SPACE



1 OWNER LIFT+ 1
FIRE LIFT



3PASSENGER
LIFTS



FIRE SPRINKLER
AS PRE NORMS



6M WIDE
RAMP



MECHANICAL
PARKING SYSTEM



RAIN WATER
HARVESTING



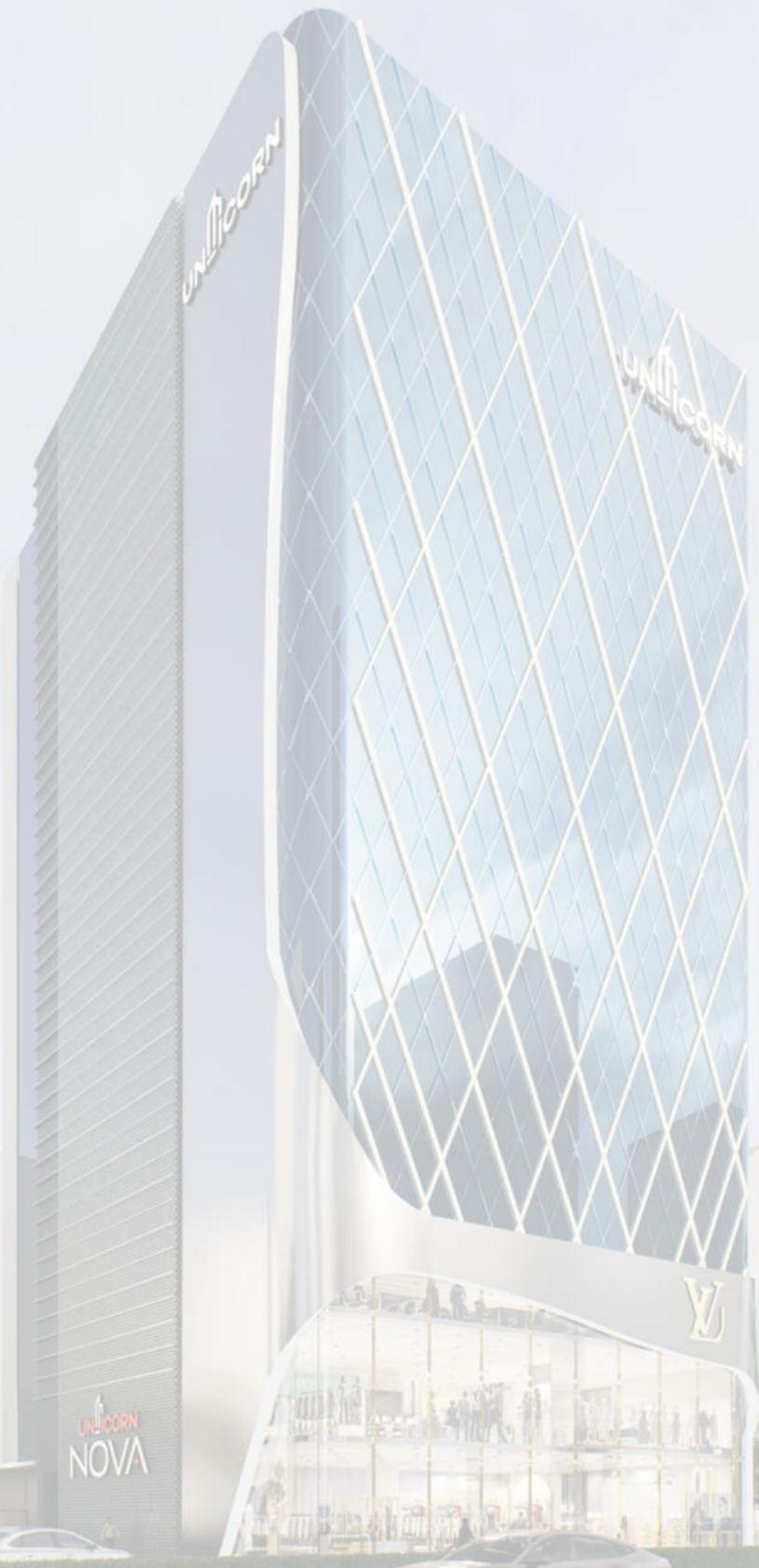
WELL PLANNED
DROP OFF



DEDICATED
SERVICE AREA



SEPARATE
ENTRY, SMOOTH
OPERATIONS



DEDICATED
FIRE TOWER



DEDICATED
REFUGE AREA



ICONIC
FACADE



HIGH QUALITY
MATERIAL &
FINISHES



POTENTIAL
OF A
LANDMARK



PROMINANT
RETAIL
FRONTAGE



GRAND
ENTRANCE LOBBY



ENERGY
EFFICIENT



CLIMATE
RESPONSIVE
FACADE



SMART SOLAR
FILTERING



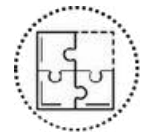
PRIVACY FOR
EVERY OFFICE



PRIME
LOCATION

GROUND FLOOR PLAN

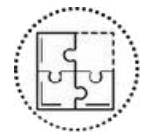
THIS GROUND FLOOR PLAN OFFERS A SMART, EFFICIENT LAYOUT DESIGNED FOR MAXIMUM VISIBILITY AND SMOOTH CIRCULATION. WITH DIRECT ACCESS FROM TWO WIDE ROADS, IT FEATURES A WELL DESIGNED SPACES FOR SHOPPING.



4 146 sq.ft Retail Floor Space



6M Wide Ramp



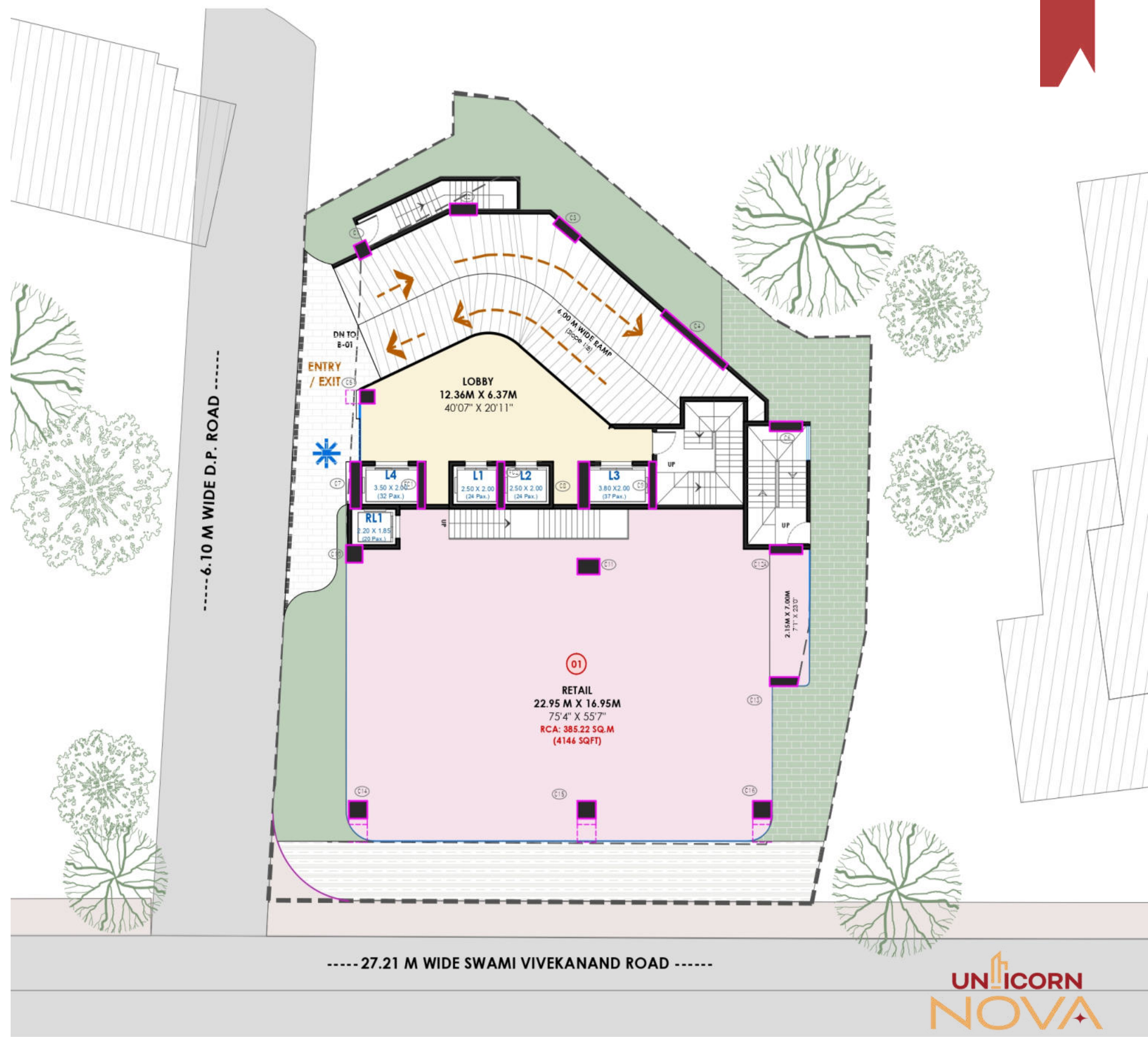
830 sq.ft Lobby



4.2M High Retail Space



Grand Entrance Lobby



BASEMENT-01 PLAN

THIS WELL-DESIGNED BASEMENT LAYOUT OFFERS WIDE DRIVEWAYS FOR EASY NAVIGATION, AMPLE PARKING FOR RESIDENTS AND GUESTS, AND DIRECT LIFT ACCESS FROM THE LOBBY. THOUGHTFULLY PLANNED SERVICE ZONES AND A SMOOTH RAMP TO THE GROUND FLOOR ENHANCE EVERYDAY CONVENIENCE, WHILE DEDICATED OFFICE AMENITIES—SUCH AS CONFERENCE ROOMS AND A SPECIAL SERVICE PANTRY—ADD FUNCTIONALITY AND EFFICIENCY TO THE SPACE.



Dedicated Office
Amenity



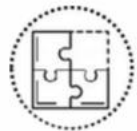
6M Wide Ramp



Clear Entry &
Exit Points



Dedicated
Service Area



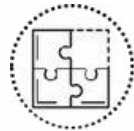
Grand Lobby



1ST & 2ND FLOOR PLAN

A WIDE CENTRAL PASSAGE, DEDICATED LIFTS, AND DUAL STAIRCASES ENSURE SMOOTH CIRCULATION, WHILE SEPARATE ENTRY POINTS FOR RETAIL AND OFFICES MAINTAIN EXCLUSIVITY FOR EACH USER GROUP.

THE THOUGHTFUL DESIGN ALSO INCORPORATES AMPLE NATURAL LIGHT, EFFICIENT UTILITY SPACES, AND FIRE SAFETY COMPLIANCE, ADDING TO THE FUNCTIONALITY AND LONG-TERM VALUE OF THE PROPERTY.



6478 sq.ft Retail Floor Space



4.2M High Retail + Office space



4 Passenger + 1 Owner Lift



Prominent Retail Frontage



Dedicated Service Elevator









UNICORN

LV







Typical Floor Plan_Separate Offices Layout

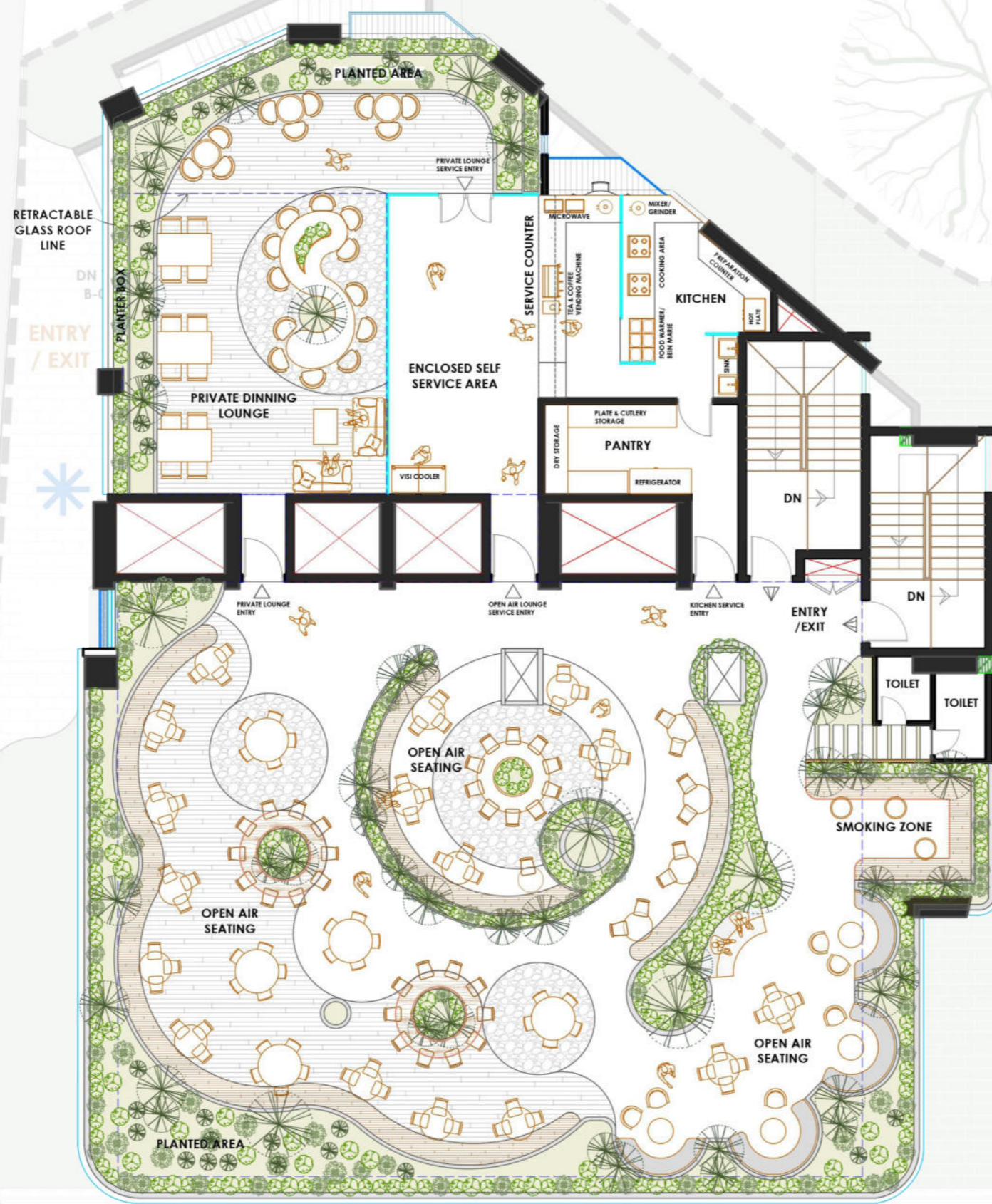


Typical Floor Plan_Merged Offices Layout



Typical Floor Plan_Combined Offices Layout

-----6.10 M WIDE D.P. ROAD -----



SEATING CAPACITY DISTRIBUTION

PRIVATE LOUNGE : 37 PERSONS
 OPEN-AIR LOUNGE : 158 PERSONS
 SMOKING ZONE : 12 PERSONS

COMBINED CAPACITY:

OPEN-AIR LOUNGE + SMOKING ZONE : 170 PERSONS

TOTAL CAFÉ SEATING CAPACITY : 207 PERSONS





UNICORN

LV

THANK YOU


UNICORN
GLOBAL


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WARAPE⁺
Associates

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