

## Fact Sheet – Commercial

### An **ICONIC** Building

- 🏗️ **Area:** – Opp. Nirma University, S.G. Highway
- 🏗️ **T.P.:** – 57
- 🏗️ **Configuration:** – Showrooms + Terrace Restaurants + Offices
- 🏗️ **No of Floors:** – G + 32 (20<sup>th</sup> floor will be skip floor)
- 🏗️ **No of Unit:** – 424 (Aprx)
- 🏗️ **Plot Area:** – 12,491 SqYd
- 🏗️ **Possession:** – June 2027\*
- 🏗️ **Principal Architect:** – FLXBL
- 🏗️ **Structure Consultant:** – HNBS
- 🏗️ **No of Basements:** – 4
- 🏗️ **Building Norms:** – RERA, NBC
- 🏗️ **Deposit:** – Rs. 100/SqFt
- 🏗️ **Restrictions:** –
  - Hospitals (Consulting Clinics are Welcomed)
  - Hotels
  - Theatre
  - SPA
  - Car Garage
  - Car Accessories Store

**Note:** – Details with \* are tentative and subject to minor change without any prior notice.

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#### Commercial Amenities: -

- Escalator for Showrooms
- Multiple Conference Room for Offices
- 30' ft heighted Welcome Lobby / Atrium for Offices
- Separate Owner, Staff, Freight & Service Lift
- Dedicated Service Foyer (separate from passenger foyer)
- Abundant Owner & Visitors Parking
- Power back-up for common area

#### Unit Height: -

- Showrooms (G+3): - 15'0"
- Terrace Restaurants (4<sup>th</sup> floor): - 15'0"
- 5<sup>th</sup> to 19<sup>th</sup>: - 11'0" \*
- 21<sup>st</sup> to 26<sup>th</sup>: - 11'6" \*
- 27<sup>th</sup> to 32<sup>nd</sup>: - 12'0" \*

#### Unit Area Range (Saleable): -

- Showrooms: - 2,100 to 5,000 SqFt (Aprx)
- Terrace Restaurants: - 2,800 to 10,000 SqFt (Aprx)
  - Terrace Area: - 350 SqFt to 3200 SqFt
- Offices: - 1,308 SqFt to 35,000 SqFt (Aprx)

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