



ISO 9001 : 2008 Certified Group
Reg. No. : RQ91/6714

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Happy Home's

LUXURIA
BUSINESS HUB

BIZ STYLE STATEMENT

CONSULTANTS & COMMERCIAL USE

PROFESSIONAL & GENERAL OFFICES

SHOWROOM

SUPER MARKET,

SHOPS

BANKERS

Purchase Right Place at the Right time with the Right Resource.

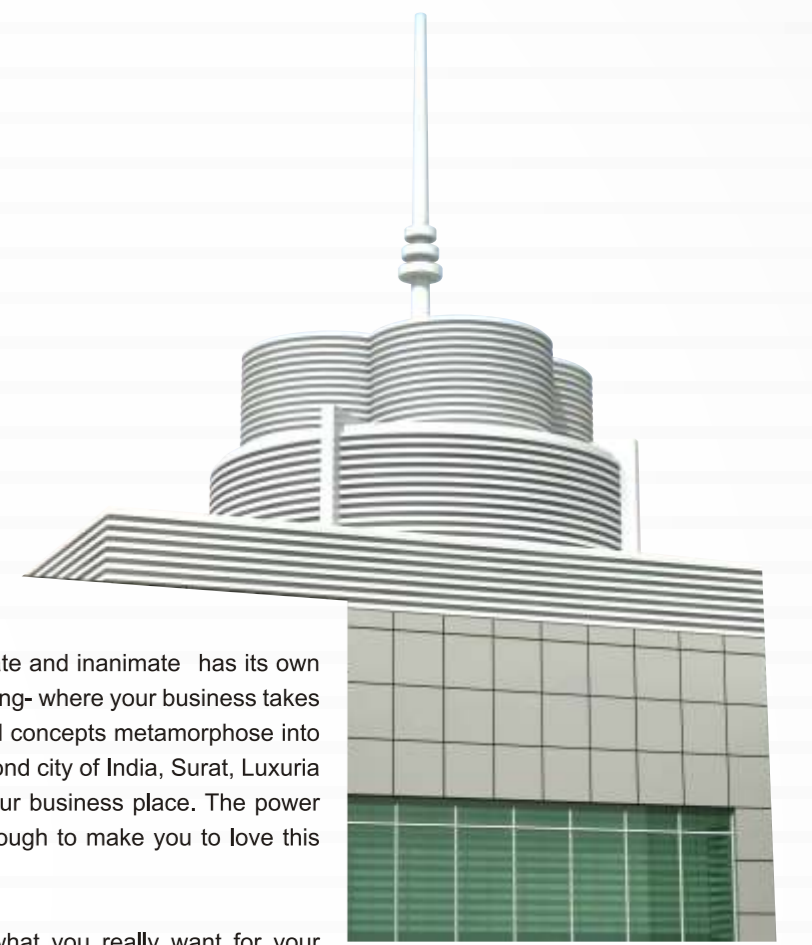
INSURANCE Co

FOOD COURT

MULTIPLE BUSINESS HUB



Happy Home's
LUXURIA
 BUSINESS HUB



Each and every thing in this world animate and inanimate has its own story to tell. So do the buildings. The building- where your business takes shape, where your dreams come true and concepts metamorphose into the reality Located at the textile and diamond city of India, Surat, Luxuria Business Hub is a true companion for your business place. The power packed architecture of this building is enough to make you to love this place.

LUXURIA BUSINESS HUB gives you what you really want for your business. With presidential facilities in this business hub you feel proud and we are here to ensure that your fortunes improve as you wish. Our locational advantage is: Airport, railway station or main bus stop and industrial belt are all situated just a few kilometres far from this premises.

Wi-Fi zone, 24 hours security and every office has been designed to perfection, to add a glitter to the premises and to your biz life too. The other quality that takes Luxuria in a different league of business hubs is that the construction has been carried out only in 30% of area. The remaining 70% of open area is there to keep you tension free. This empty zone has been created into an environment for just you, your employees, your guests and delegates. And, delicious food and snacks too are at your service we have canteen and cafeteria area for you and your corporate and personal guests.

TELL YOUR OWN STORY, IN YOUR STYLE

The hub has been design with a deal of flexibility to ensure that it can play host to varied types of business. Be it banks, insurance companies, showrooms, super markets, professional firms, consultancies or general offices Luxuria is the right choice for all.

So let us help you get your dream space in Luxuria Business Hub and enjoy feeling like a business tycoon. Boost your business and impress your clients and guests too.

IMPROVE YOUR FORTUNE

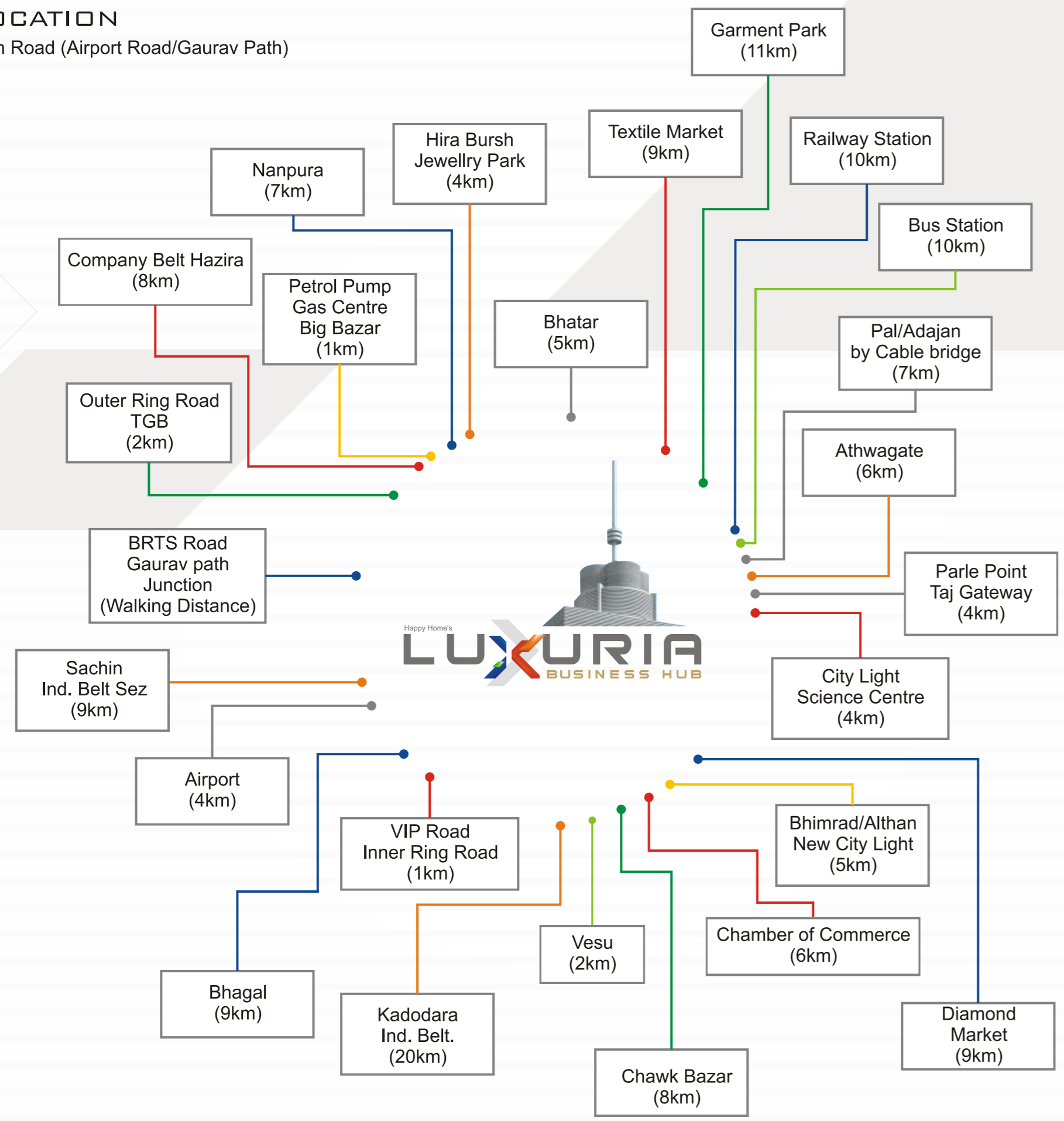


Atrium



IDEAL BUSINESS LOCATION

Located on Surat – Dumas Main Road (Airport Road/Gaurav Path)



Exclusive Criteria

- Wi-Fi Zone.
- Fully Glazed Elevation.
- Round the Clock Sound Security.
- Office/Commercial Space from 740 sq.ft. to 3582 sq.ft.
- Square office with Exclusive Service Area.
- Proximity to BRTS Road - Gaurav Path Road Junction.
- Permission of Signboard as per Developer Rights & Rules.
- Cafeteria, Canteen & Restaurant Chargeable for Attend your Customer & Guest.
- Well Ventilated Commercial Complex.
- All Showroom / Office With Attached Toilet
- Public Address System.
- Voice Communication System. (EPABX)
- Cable Connection Point on all Offices.
- Society Management office at Top Floor.
- Fire Alarm System Point.
- Garden With Fountain.
- Gazebo Seating.

Floor Guidelines

No. of Floor	Floor Height
• Ground Showroom	4.88 mt - 16 feet
• First Floor Showroom	3.15 mt - 10 feet
• 2 nd Floor to 11 th Floor (Commercial / Office Floor)	3.15 mt - 10.33 feet
• Lower - Basement - Parking	3.05 mt - 10 feet
• Upper - Basement - Parking	3.35 mt - 11 feet

3- Level Parking

- Ground
- Upper Basement
- Lower Basement

Main Reception Entrance (Atrium)

- Double 26' – Floor Height Huge Atrium.
- Auto Close & Open Glass Door.
- C.C. TV Camera & Intercom.
- AC Atrium at Ground Level.
- Metal Detector Door at Reception.
- Boom Barrier at All Entry.
- Excellent Entrance With Name Plate.

Lift

- 2-Capsule Glass Lift (Kone/Schedler/Equ.Co.)
- 1- Goods / Staff Lift
- 1-Fire Lift
- All Auto door Lift
- Speed 1 M/Sec.
- S.S. Cabin
- Electronic Digital System
- Auto Collective System

Lift Cladding

- Granamite with Ultra morden Architectural Concept.

A.C.

- 2 Ac split up to 740 sq.ft..
- 4 Ac split up to 2276 sq.ft.
- 5 Ac split - in show room

Generator

- Gas Generator for Building Common Utility Plus
- 5 pt. up to 740 sq.ft.
- 10 pt. up to 2276 sq.ft.
- 15 pt. in show room

Water Source

- SMC Water Supply.
- Bore well Supply Provision.

Railing

- R.C.C. Pardi with Granite Top.

Campus Finishes

- RCC Road With Trimix Rough finish.

Safe Commercial Building

- Fire N.O.C.
- Fire Safety.
- SMC Development Permission.
- Str. Design Considering Last Earthquake.
- B.U.C.
- N.A. Land with Registered Sale deed.
- Air Port N.O.C.
- RCC Framed Structure Designed as per IS code.
- Aviation Light.
- Use of Sweet Water for Construction.

Compound Wall

- Designer Compound wall Around Campus with Decorative Lights.

Flooring

- 1M x 1M Fully Granamite Flooring.

Passage Flooring

- 1M x 1M Fully Granamite Flooring.

Pantry

- Separate Granite Top Pantry With Carysil Sink in Each Office

Toilet

- Jaguar Cock Fitting.
- Exhaust Fan in Toilet
- Granamite In Wall & Floor.
- Wall Hung Closet

Stair case

- Granite Tread & Granamite Riser.

Electrification & Power Load

- Concealed & Anchor/Havells/Equ. Std. Modular Switches.
- Copper Wiring ISI Brand.
- T.V. Point, Telephone Point, Fax point, Xerox Machine Point, Computer & Printer Machine Point.
- 3ph. Ele. Meter In Each Unit (Chargeable)

Plaster / Texture / Colour

- Double Coat Mala Plaster With Texture Finish Also With Double Coat Colour.

Inside Finishing

- 2 Coat White Lapi.

Ceramics

- Hindware / Cera / Equ. Std., Basin & Vessels

Showroom Shutter

- Galvanized Rolling Shutter With Auto Switch Operated.
- Each Showroom Facing to Main Road.

Window

- Full-size Alluminum Section Window with Anodized Coated with Granite Frame

Hardware

- S.S. Hardware Fitting of Standard Company.

Note:

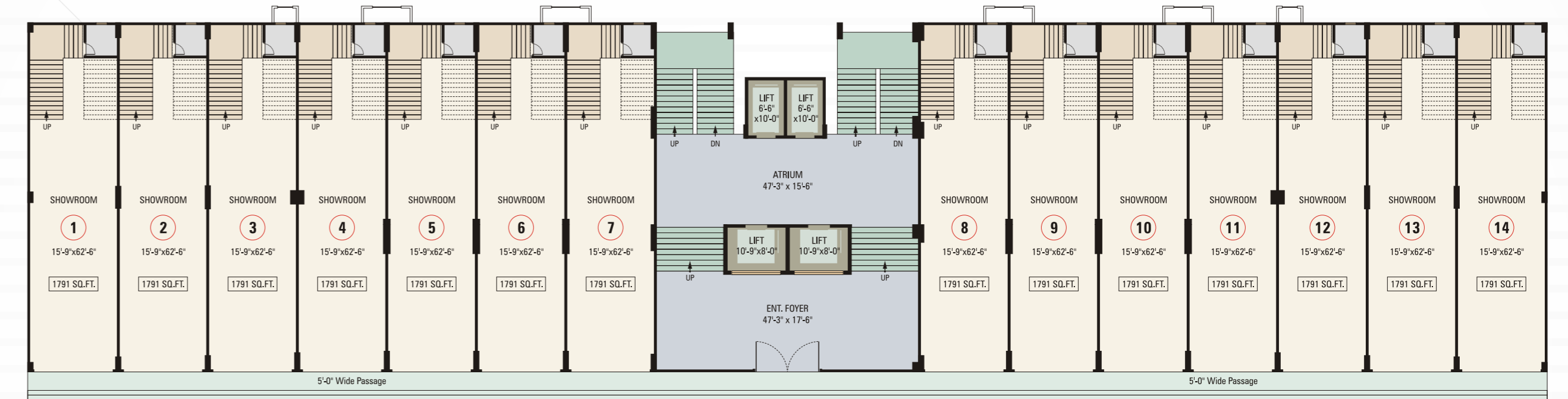
- Advanced Fixed Maintenance Taken in Advance.
- SMC Tax, GEB Charges, VAT / Service Tax / GST Charges Extra.
- Irregular Payment Cause Cancellation of Booking.
- Internal & External Changes shall not be Allowed.
- All Detail in these Brochure for Easy Information Purpose only. This Brochure is not part of Legal Document.
- Super-bull-up area 45%
- Subject to Surat Jurisdiction.



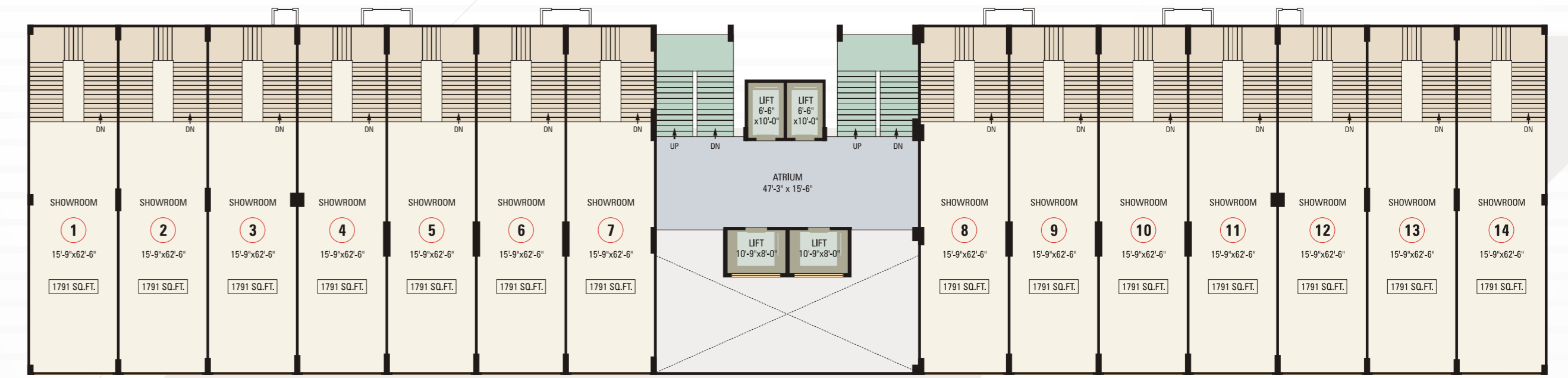
Only 30% Of Land Used For Construction With 70% Plot Area Kept Open.



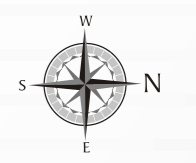

SHAWROOM
GROUND & FIRST FLOOR



GROUND FLOOR



FIRST FLOOR





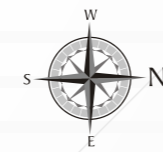
SECOND FLOOR



FOURTH FLOOR



THIRD FLOOR

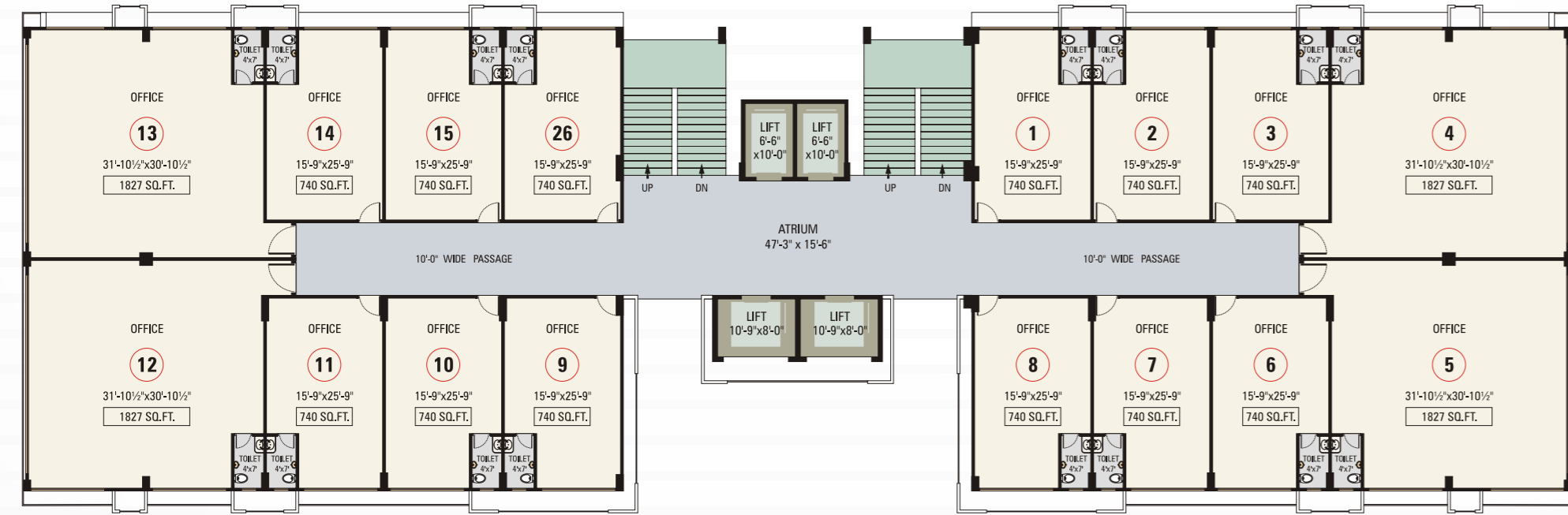


FIFTH FLOOR

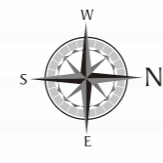




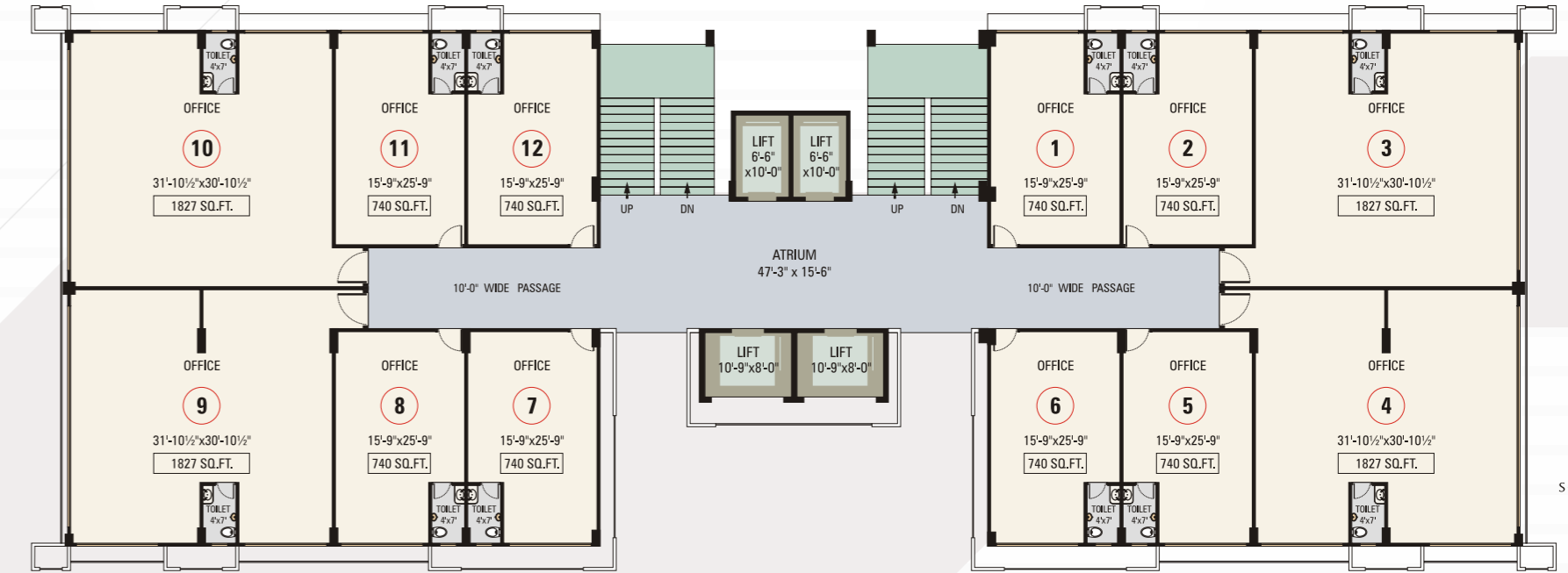
SIXTH FLOOR



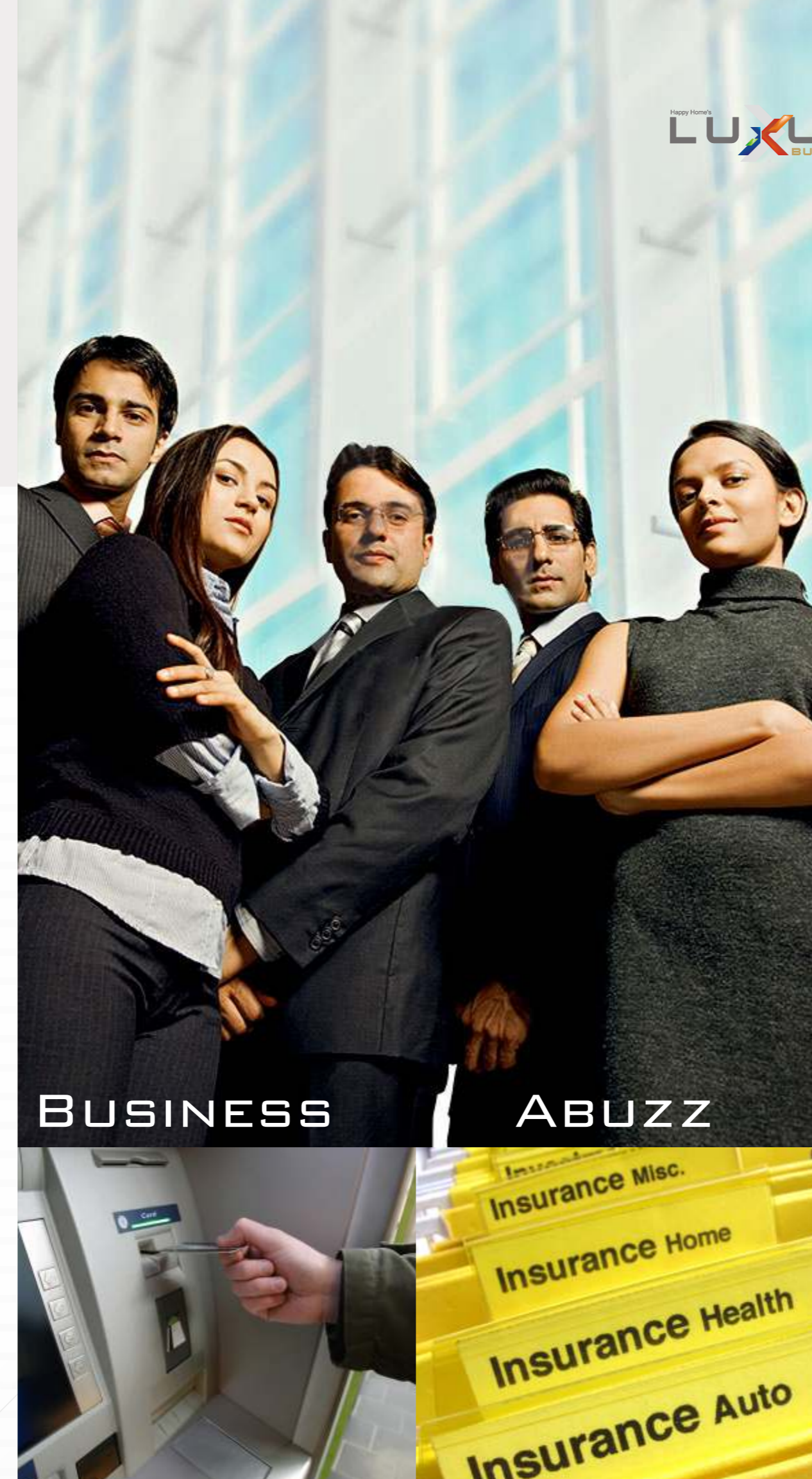
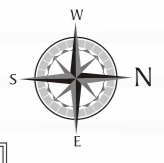
SEVENTH FLOOR



EIGHTH FLOOR



NINTH FLOOR





TENTH FLOOR



ELEVENTH FLOOR

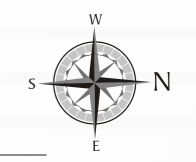
A RARE OPPORTUNITY TO GRAB THE PERFECT BUSINESS SPACE

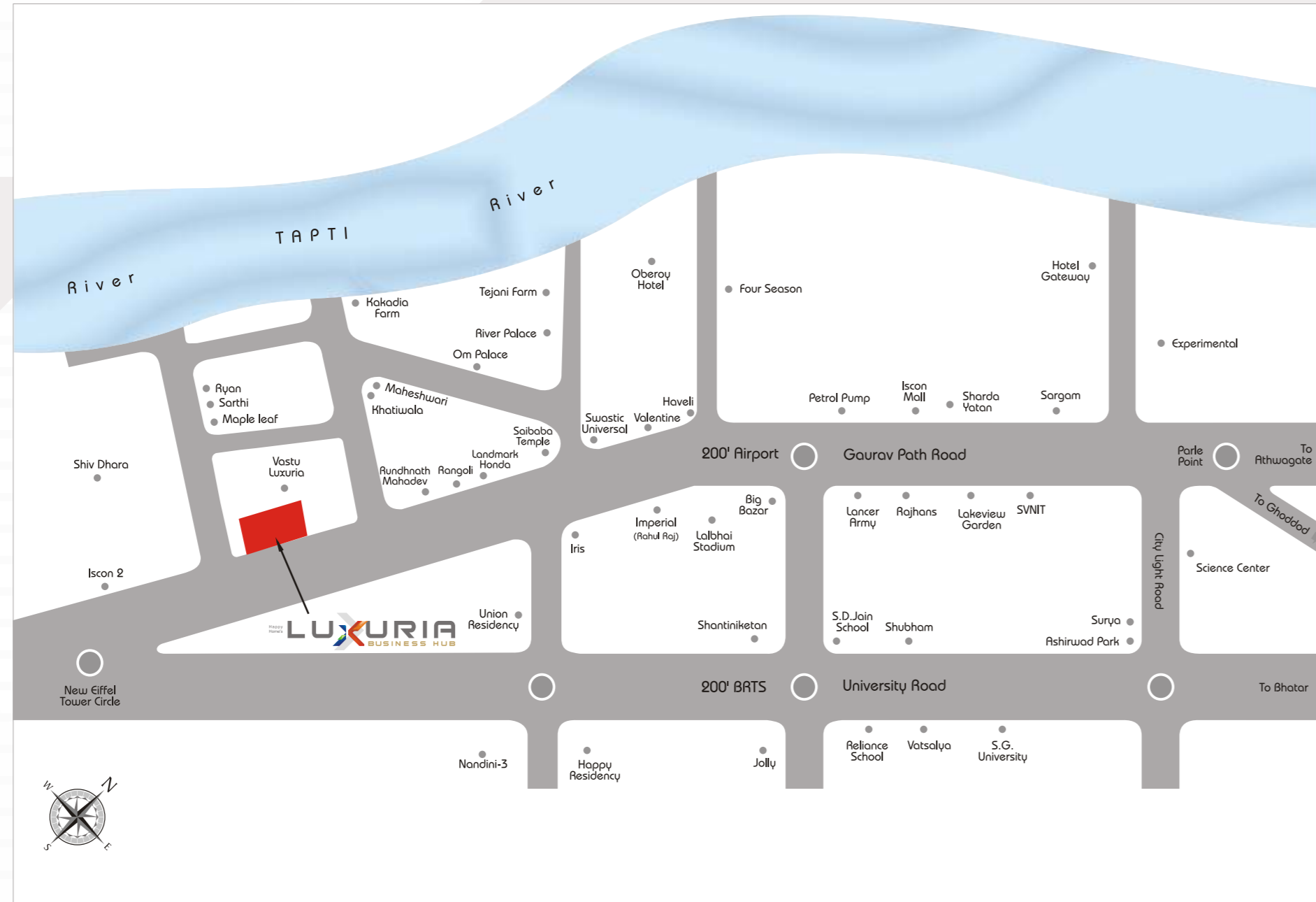


FIRST LEVEL BASEMENT FLOOR



SECOND LEVEL BASEMENT FLOOR





Main entrance Glass canopy

THE RIGHT BUSINESS NEEDS
 THE RIGHT ADDRESS