

			<div>HIGH-END RETAILS & OFFICES</div> <div>UPCOMING PROJECT @ VESU</div>			

Superior Connectivity | Exceptional Business Ecosystem

SELECT A CUTTING EDGE BUSINESS DESTINATION

You will find something unique for all kinds and sizes of businesses. Great connectivity, striking elevation and brilliant amenities makes it the finest commercial space to begin your success story.



36
SHOPPING SPACES
G+1 STOREYS



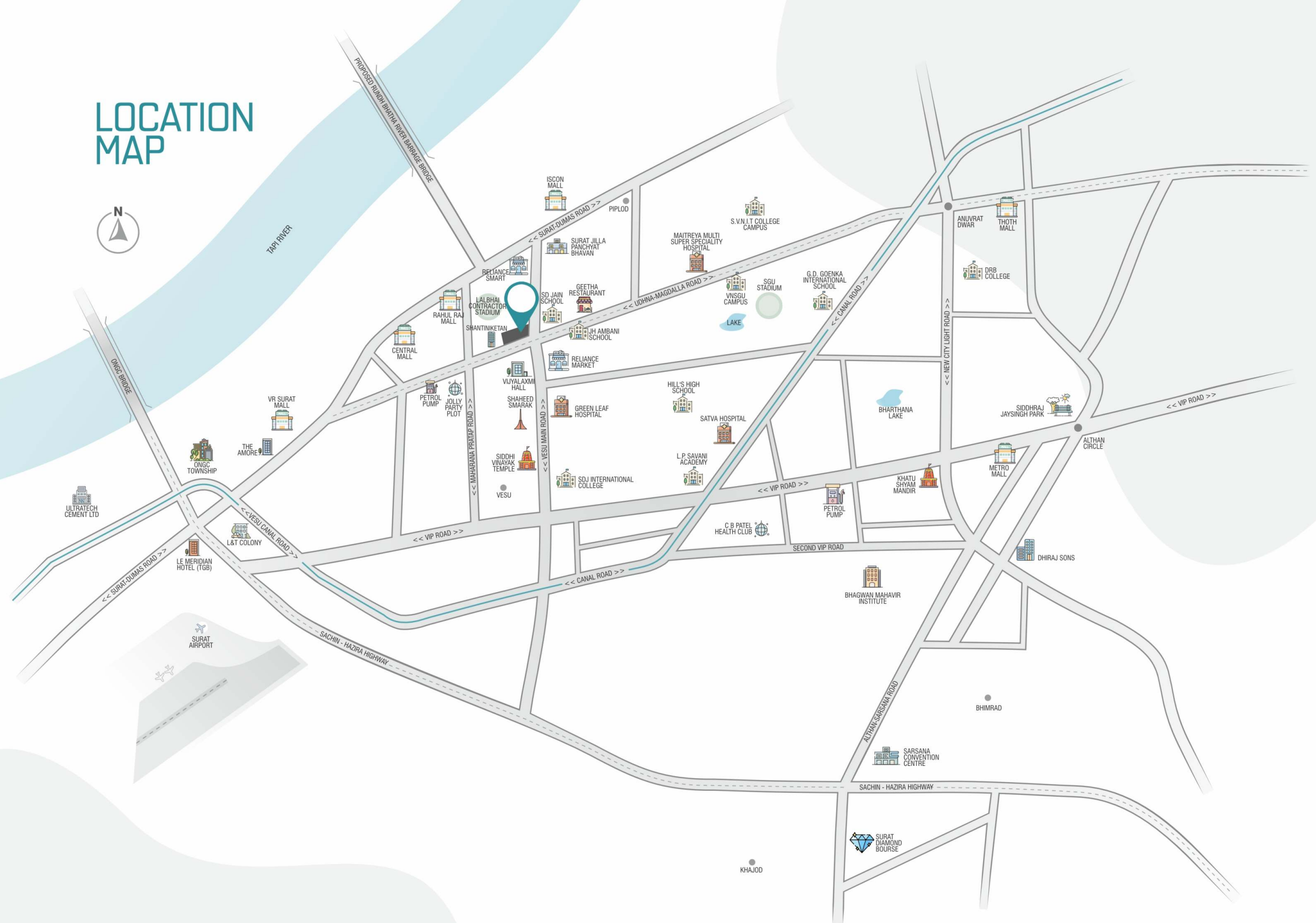
16
RESTAURANTS /
CAFÉS



177
BUSINESS SPACES
9 STOREYS



LOCATION MAP



PRIME LOCATION

The project is strategically located in a prime area of the city, at the intersection of Udhna Magdalla Road and Vesu Main Road, making it an ideal choice for businesses. Here are some key features of the location :

- Surrounded by affluent residential neighbourhood with high-income residents.
 - Well-connected to major transportation hubs such as the airport, railway station, and highways.
 - Abundance of high-end retail shops, restaurants, cafes, and entertainment venues, attracting a discerning clientele, especially on weekends.
 - Established hub for corporate offices across diverse sectors, fostering a vibrant business ecosystem.
 - Proximity to esteemed educational institutions.
 - Easy access to major industrial areas across the city, catering to textile, diamond and manufacturing.
 - Right opposite BRTS station for easy commute of employees.
 - The location offers convenience, prestige, and ample opportunities for businesses to thrive.
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KEY FEATURES

- Excellent location for thriving businesses.
- World class elevation and aesthetics.
- Well planned with dedicated ramps for entry and exit into the basement, and dedicated entry / exit gates for better vehicular movement.
- Dedicated entry for ground, first, and second floors inside the building and separate entry for office units for convenience.
- Differently planned offices featuring double-height, open terraces, and decks.
- Amenities supporting work-life balance, helping business for higher efficiency.
- Well planned mechanical, electrical and plumbing services to ensure hassle free working.
- Solar system for common areas electricity consumption to maximum possible extent.
- EV charging stations.



BUILT FOR THE ENTREPRENEURS WITH AN EDGE

Your quest for a world-class office space concludes when you step into our state-of-the-art commercial space. Designed with an understanding of work-life balance, it has all the elements to cater to your present and future business needs.



32' Heighted (Slab Top To Slab Top)
Air-Conditioned Reception Atrium



Conference/
Meeting Rooms



Indoor
Games Zone



CCTV
Surveillance



Society
Office



Double-Height
Owner's Lounge



Smoking Zone



Dining Area for
Employees



Visitors Waiting
Lounge



Training Center/
Seminar Hall



Solar Panel
System



EV Charging
Stations

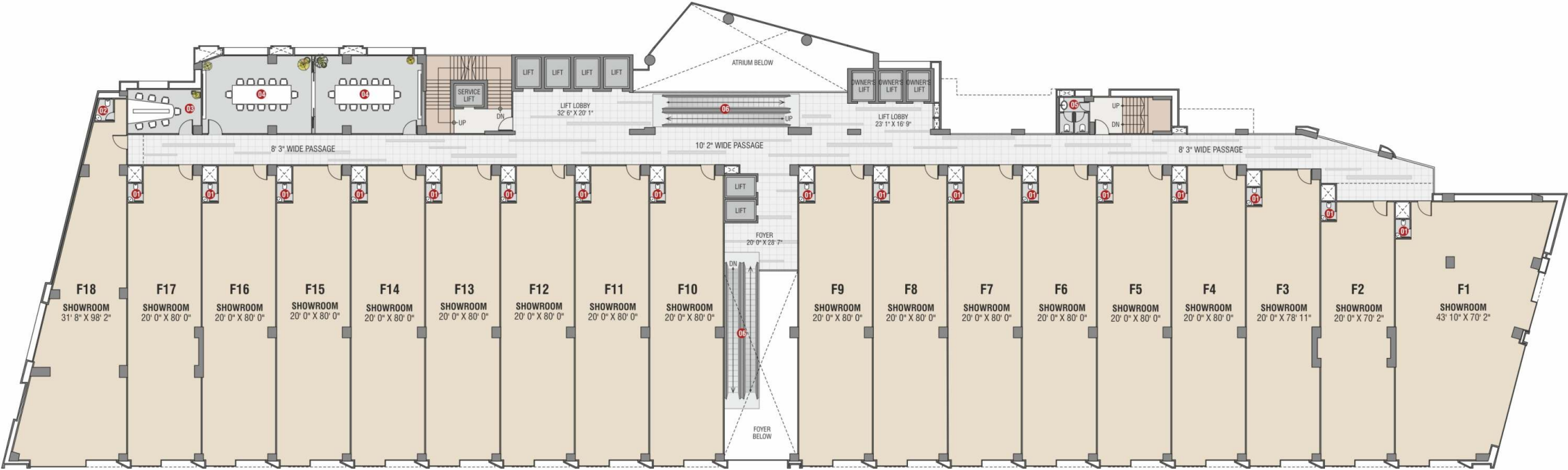




FIRST
FLOOR PLAN



- | | | |
|----|-----------------------|-------------------|
| 01 | TOILET | (4' 0" X 5' 0") |
| 02 | TOILET | (5' 2" X 5' 10") |
| 03 | SOCIETY OFFICE | (20' 0" X 12' 0") |
| 04 | CONFERENCE ROOM-1 & 2 | (30' 4" X 21' 2") |
| 05 | COMMON TOILET | (8' 0" X 9' 10") |
| 06 | TWO WAY ESCALATOR | |

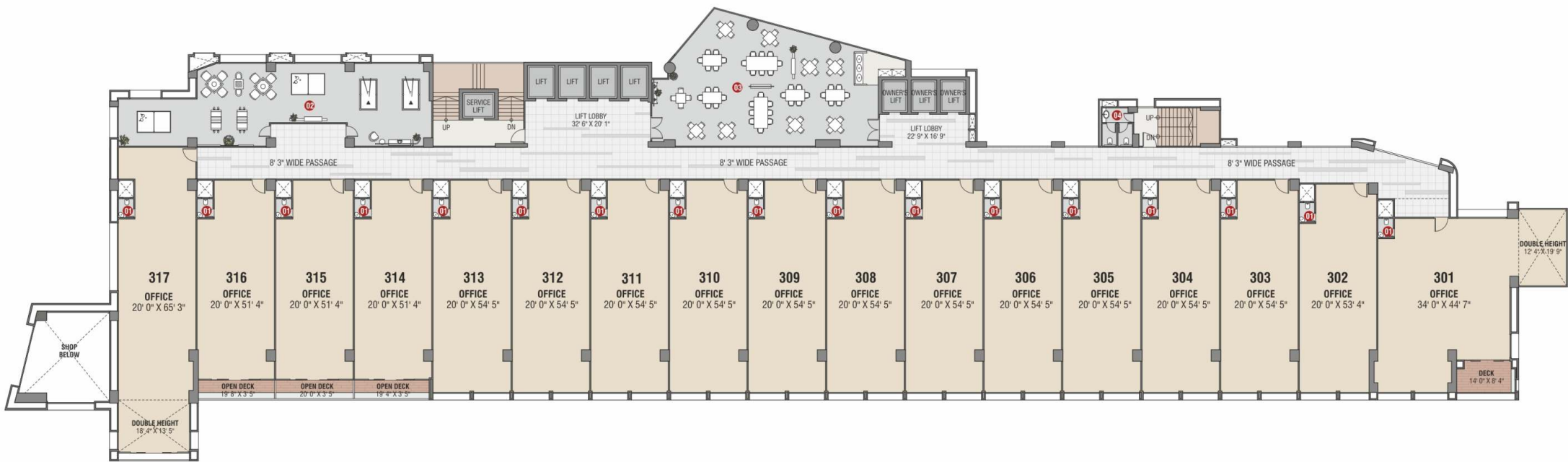


This detailed floor plan illustrates the second floor of a building, featuring a central corridor and 14 individual shops. The shops are numbered 201 through 216, with shop 216-A located at the top left. Each shop is labeled with its dimensions, such as '216-A SHOP 20' 0" X 12' 0"' and '216 SHOP 20' 0" X 54' 5"'. The central corridor consists of an 8' 3" wide passage on the left and a 10' 2" wide passage in the middle. The plan also shows various terraces, including 'OPEN TERRACE 29' 5" X 51' 11"', 'DOUBLE HEIGHT 24' 0" X 22' 10"', and several smaller terraces along the bottom edge. Common areas include 'LIFT LOBBY' and 'SERVICE LIFT' spaces. The plan is color-coded, with shops in light beige, terraces in light brown, and common areas in light gray. Red circles with numbers 01 through 05 are placed throughout the plan, likely indicating specific points of interest or measurement locations.

THIRD
FLOOR PLAN



01	TOILET	(4' 0" X 5' 0")
02	INDOOR GAMES	(81' 0" X 21' 2")
03	DINING AREA	(58' 6" x 35' 4")
04	COMMON TOILET	(8' 0" X 9' 10")



FOURTH
FLOOR PLAN



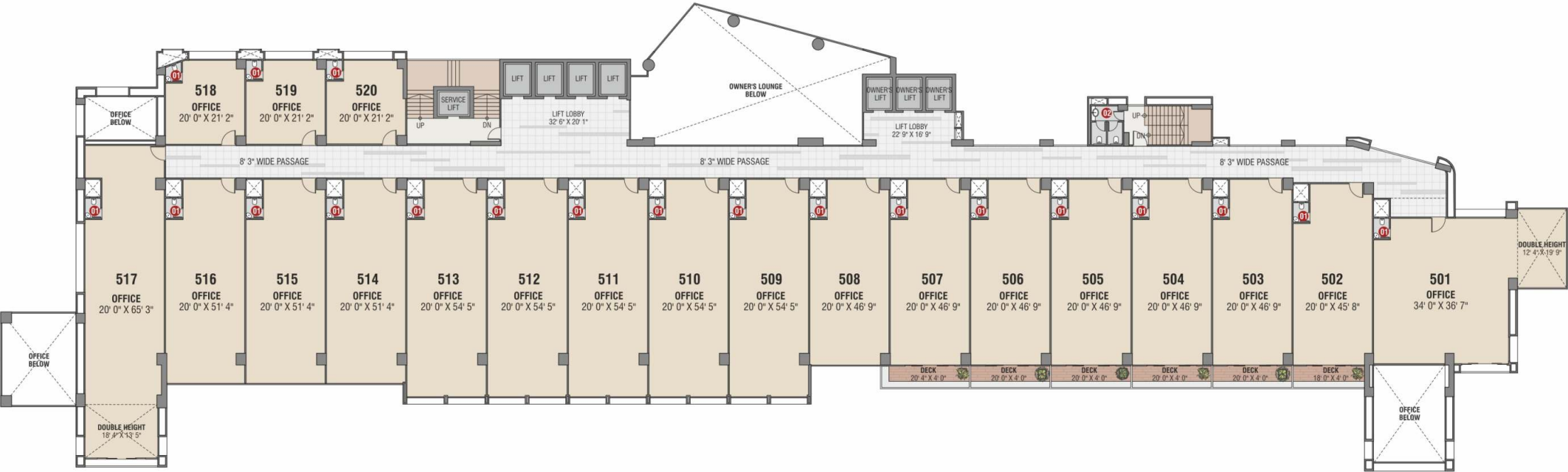
- | | | |
|----|------------------------------|-------------------|
| 01 | TOILET | [4' 0" X 5' 0"] |
| 02 | DOUBLE-HEIGHT OWNER'S LOUNGE | [58' 6" X 35' 4"] |
| 03 | COMMON TOILET | [8' 0" X 9' 10"] |



FIFTH
FLOOR PLAN



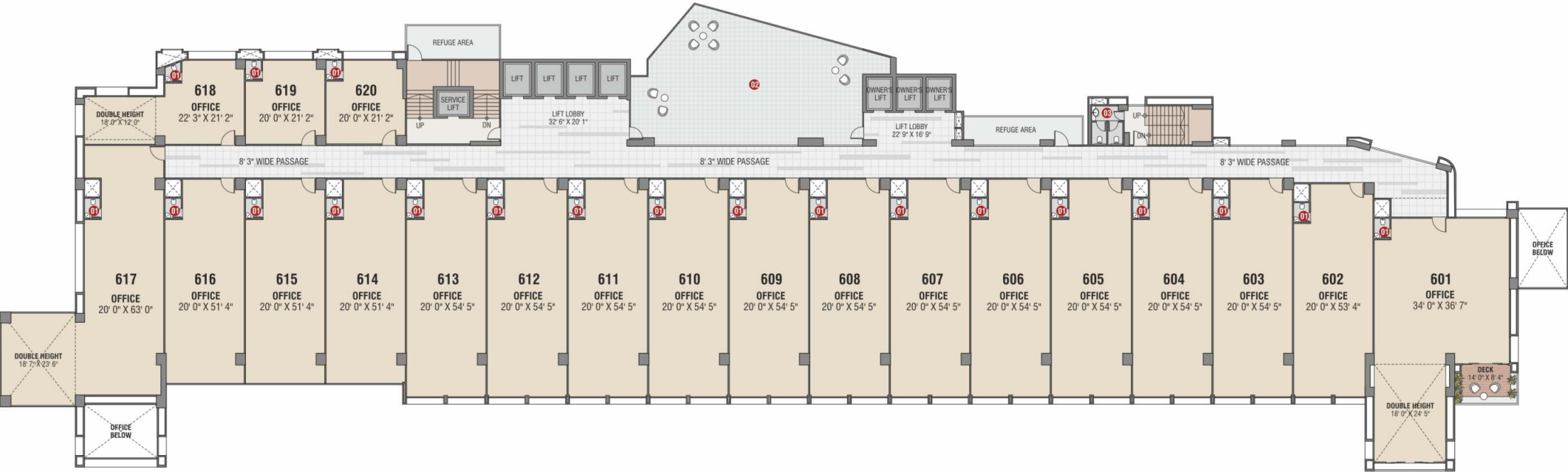
01	TOILET	(4' 0" X 5' 0")
02	COMMON TOILET	(8' 0" X 9' 10")



SIXTH
FLOOR PLAN



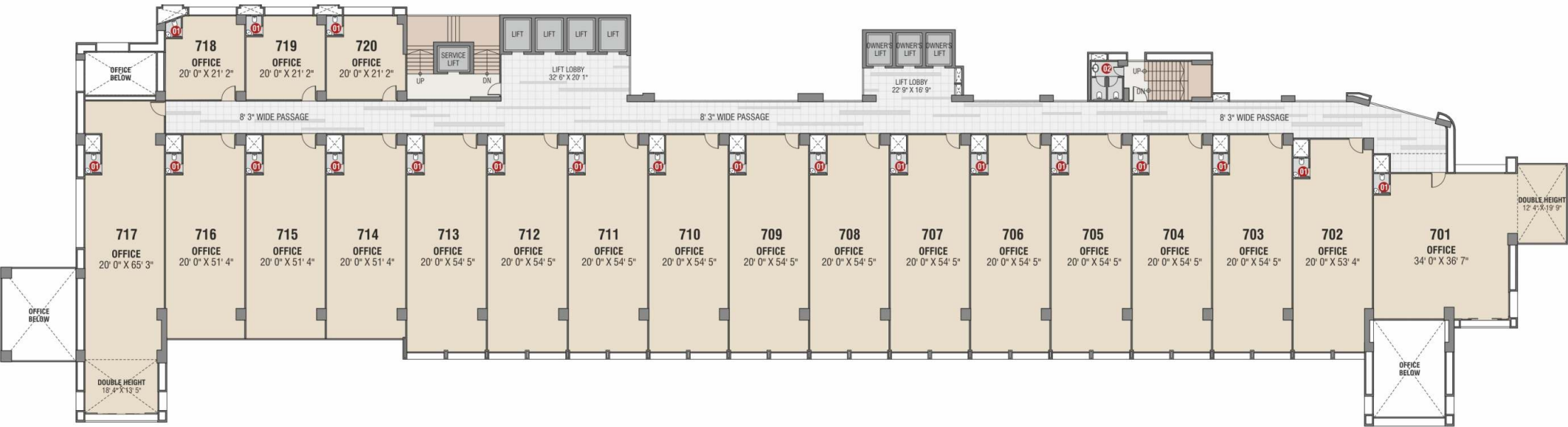
01	TOILET	(4' 0" X 5' 0")
02	OPEN TERRACE / SMOKING ZONE	(58' 6" X 35' 4")
03	COMMON TOILET	(8' 0" X 9' 10")



SEVENTH
FLOOR PLAN



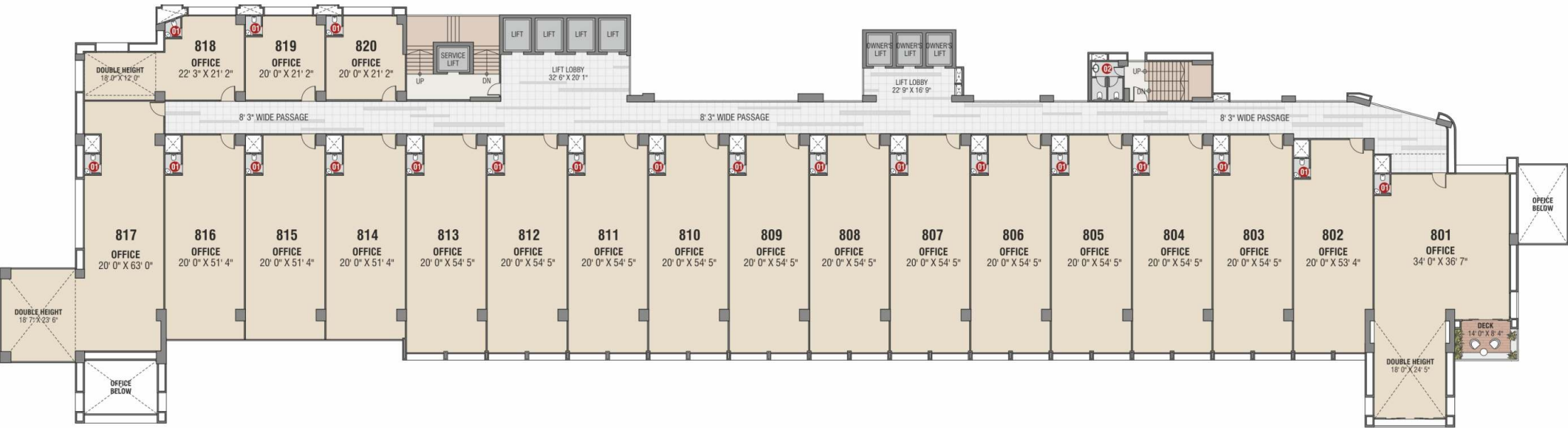
01	TOILET	(4' 0" X 5' 0")
02	COMMON TOILET	(8' 0" X 9' 10")



EIGHTH
FLOOR PLAN



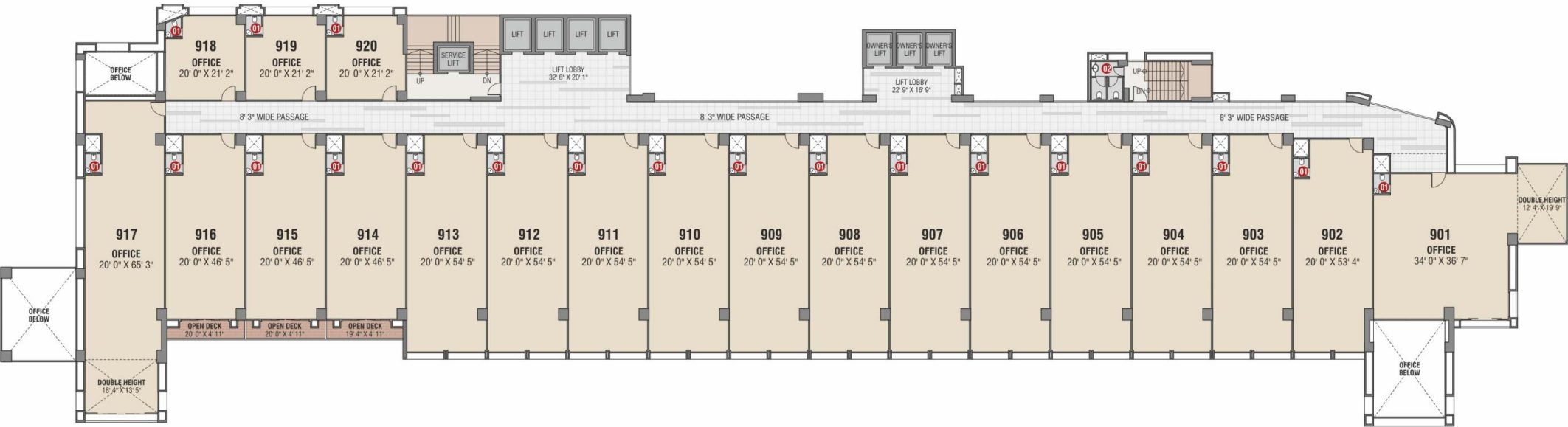
01	TOILET	(4' 0" X 5' 0")
02	COMMON TOILET	(8' 0" X 9' 10")



NINTH
FLOOR PLAN



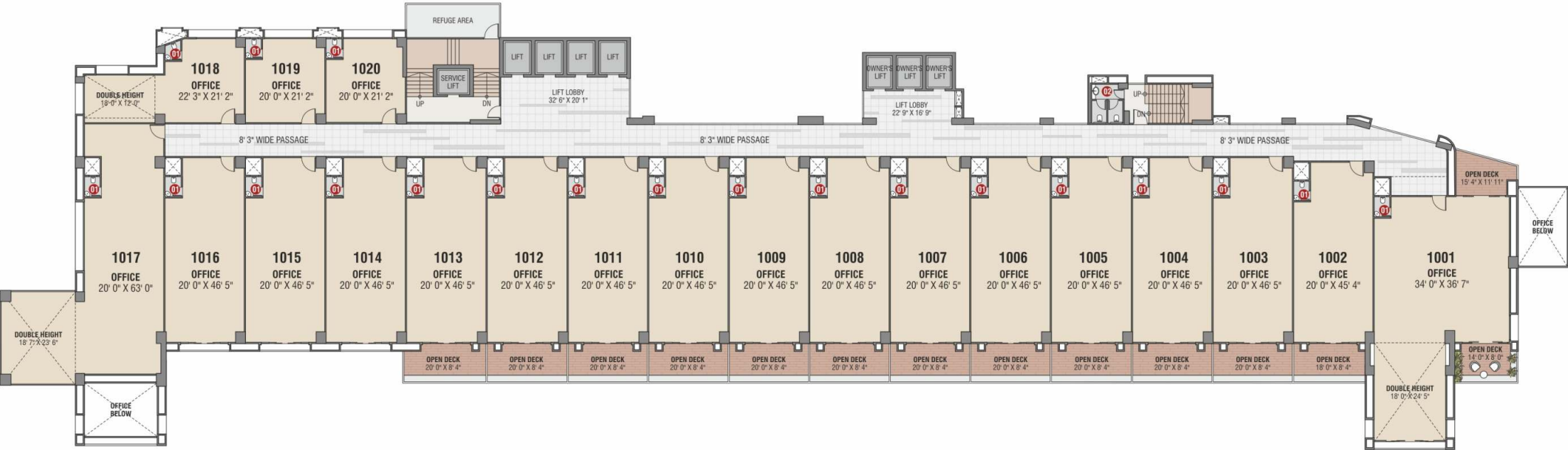
01	TOILET	(4' 0" X 5' 0")
02	COMMON TOILET	(8' 0" X 9' 10")



TENTH
FLOOR PLAN



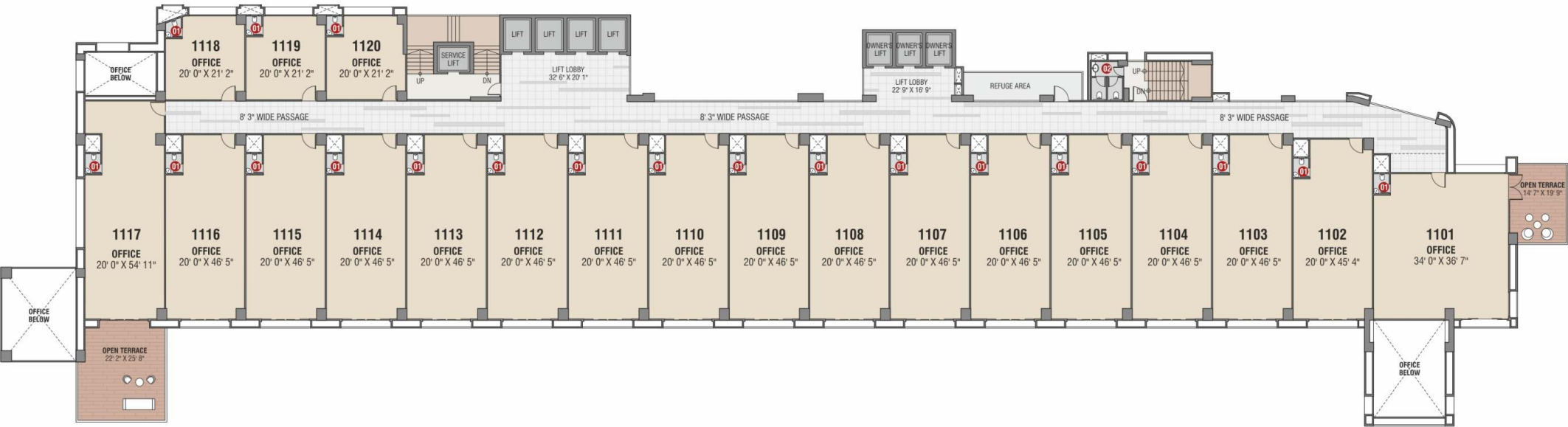
01	TOILET	(4' 0" X 5' 0")
02	COMMON TOILET	(8' 0" X 9' 10")



ELEVENTH FLOOR PLAN



01	TOILET	[4' 0" X 5' 0"]
02	COMMON TOILET	[8' 0" X 9' 10"]





SPECIFICATION

UNIT SPECIFICATION

Floor Finish

- Good quality vitrified tiles in flooring

Deck/Open Terrace

- Anti-skid tiles on floor
- SS/MS / aluminum glass safety railing

Toilets

- Good quality vitrified tiles with standard quality sanitary ware and CP fitting of JAQUAR / CERA or equivalent make

Wall Surface

- Putty on all plastered wall

Doors and Windows

- Glass doors for ground, first and second floor units
- Flush doors for office unit
- DGU sliding windows / DGU Push windows in aluminum section for office units

Air Conditioning

- Only copper piping for VRV air conditioning in all units except office units nos 18, 19, 20 and 21
- Only copper piping for split air conditioning in office units nos 18, 19, 20 and 21

Electrical

- 3 phase meter with individual DB for each unit
- 100% power backup for each unit

TECHNICAL SPECIFICATION

Floor Height

- Ground and first floor height - 16 ' (slab top to slab top)
- Second floor height - 13 ' (slab top to slab top)
- Third to eleventh floor height - 10'6" (slab top to slab top)

- Building designed as per IS Codes

BUILDING SPECIFICATION

Reception Foyer & Lobby

- 32' heighted (Slab top to slab top) air-conditioned atrium
- Well designed and spacious lift lobby at all floor levels

Façade Treatments

- DGU glazing with stone / granite cladding
- Designer façade lighting

Elevator & Escalator

- Three fully automatic high speed elevators with access controls systems for owners of SCHINDLER/KONE or equivalent make
- Four fully automatic high speed elevators for visitors / employees of SCHINDLER / KONE or equivalent make
- One service elevator of EXPRESS or equivalent make
- Additional two fully automatic elevators for ground, first and second floor
- Two-way escalator of KONE / THYSENKRUP or equivalent make for ground first and second floors

Power Backup

- Generator of adequate capacity for lifts, water pumps and common facilities

Parking

- 3 level basement car parking with mechanical parking at two levels
- Sufficient car and two wheelers parking for visitors

Water Supply

- Two SMC water tanks, one exclusively for ground, first and second floor and another for office units

Safety and Security

- Entry and exit with access control system
- CCTV in campus, lifts, lift lobby, passages, reception & basements
- Automatic fire alarm & safety systems

Toilets

- Male & female common toilets

EV Charging

- EV charging stations in the premises for cars & two wheelers

Solar Energy

- Installation of Solar System on terrace for common areas electricity consumption to maximum possible extent