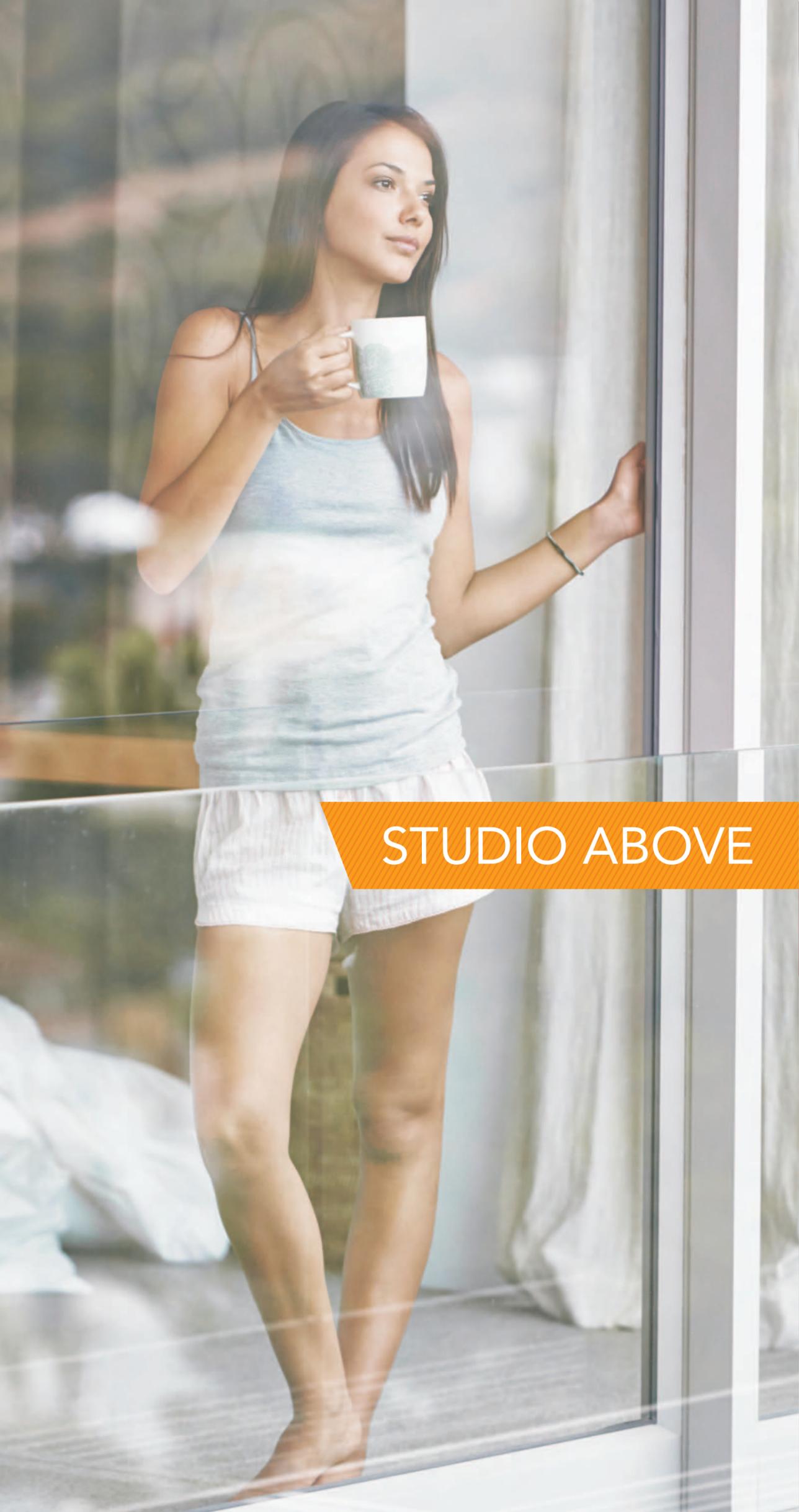




HIGH-STREET RETAIL • MANAGED STUDIOS
.....
SECTOR 70, GURGAON



STUDIO ABOVE



GALLERIA BELOW



Being in the walking distance from Sohna Road and Golf Course Extension Road, the area is already buzzing with activity. Over 200 families already residing and few more thousands to move in the next few months, 70 Grandwalk is all set to be a favorite High-Street destination.

SPREAD OVER
2.90 ACRES

GROUND, FIRST & SECOND FLOORS
RETAIL & ANCHOR

THIRD FLOOR
MULTIPLEX,
FOOD COURT
& RESTAURANTS

FIFTH AND ABOVE
MANAGED
STUDIOS

3 LEVELS OF
BASEMENT
CAR PARKING



THE GRAND MANAGED LIFESTYLE

- / 1, 2 and 3 room managed studios with attached balcony
- / In the sizes of 42.2 sq.mt. to 141.03 sq.mt. (455 sq.ft. to 1518 sq.ft.)
- / Ultra finished apartments with wooden wardrobes and modular kitchen*
- / Select units with large balconies, private decks & terrace garden
- / Terrace level exclusively for the studio owners
- / Separate entrance for studio owners at the ground floor
- / Dedicated parking space for studio owners

THE EXCLUSIVE ADD-ON SERVICES

The convenience of round-the-clock concierge / Professional housekeeping for regular maintenance / Banqueting services for occasional celebrations / Engineering, plumbing and electrical services / Travel desk and medical help / Valet service for the rushed ones

* Optional and on request of the customer at an extra cost



THE GRAND HIGH-STREET EXPERIENCE

- / Based on low CAM retail model
- / Shops ranging from 23 sq.mt. to 51 sq.mt (250 sq.ft. to 550 sq.ft.)
- / 200 seat food court (approx)
- / 2 auditorium Multiplex by Big Cinemas
- / Multiple entry points to the shopping area and landscaped walkways
- / Strategically placed lifts, staircases and escalators will ensure vertical circulation to shops and food court on upper floors, resulting in higher footfalls
- / 400 ft. wide frontage with 30% shops facing 60 mt. & 24 mt. road





www.70grandwalk.com



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Licensee: Shine Buildcon Private Limited, H-334, New Rajindar Nagar, New Delhi - 110060 CIN: U45201DL2004PTC131675, Tel.: 011-28744111/12
The commercial Project is in Sector 70, Gurgaon and is duly licensed by the office of Director General, Town & County Planning Deptt, Haryana vide license number 34 of 2012 dated 15/04/2012 for 2.893 acres.

Disclaimer: Marble/ granite being natural materials have inherent characteristics of color and grain variations. Utility/ S. Room shall not be provided with air conditioning and double glass glazing for window. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The brands of the equipments/ appliances are tentative and liable to change at the sole discretion of the Company. Applicant/ Allottee shall not have any right to raise objections in this regards. The plot sizes, areas and plans are subject to changes following final statutory approvals and detail design of services.
1 Sq.mt. = 10.764 sq.ft. / 1 Acre = 4046.9 sq.mt.