



# COMMERCIAL LANDMARK

AT NOIDA EXPRESSWAY



# Gulshan

Experience Excellence

After Delivering Excellent Experiences in the residential segment for more than past 3 decades, Gulshan has now moved towards new realms of growth with Gulshan One29, our commercial project.

That's why we are leaving no stone unturned to make it a state-of-the-art project to live up to our reputation.

As Gulshan One29 is a commercial project at Noida Expressway offering a great mix of food, shopping, entertainment and office spaces.



# A GRAND BUSINESS DESTINATION.

**Gulshan One29 is definitely an unparalleled experience for both customers and associates**

Distinctive and dedicated precincts for fun, food, fashion and work

Maintenance & Lease Control for Sustainability.

# WHY ONE29?

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Close to upcoming Noida International Airport



Close to upcoming Film City



Easy Road & Metro connectivity



Retail, Food, Entertainment, Office space, all under one roof



Close to Fortune 500 Companies like KPMG, Dell, Accenture, Sapient, Adobe etc.



Only Multiplex & Organized Retail Complex along the entire Noida Expressway.



1.35 Lakh (Approx.) Working People in Nearby Commercial/Offices/Tech Zones



2.5 lakh approx. residents in the vicinity.

# DISTANCES FROM MAJOR LANDMARKS

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MAHAMAYA FLYOVER

APPROX. 8.0 KM

SECTOR 18, NOIDA

APPROX. 13.0 KM

NOIDA CITY CENTRE

APPROX. 14.0 KM

GREATER NOIDA (PARI CHOWK)

APPROX. 16.0 KM

NIZAMUDDIN RAILWAY STATION

APPROX. 20.5 KM

INDIRA GANDHI INTERNATIONAL AIRPORT

APPROX. 34.0 KM

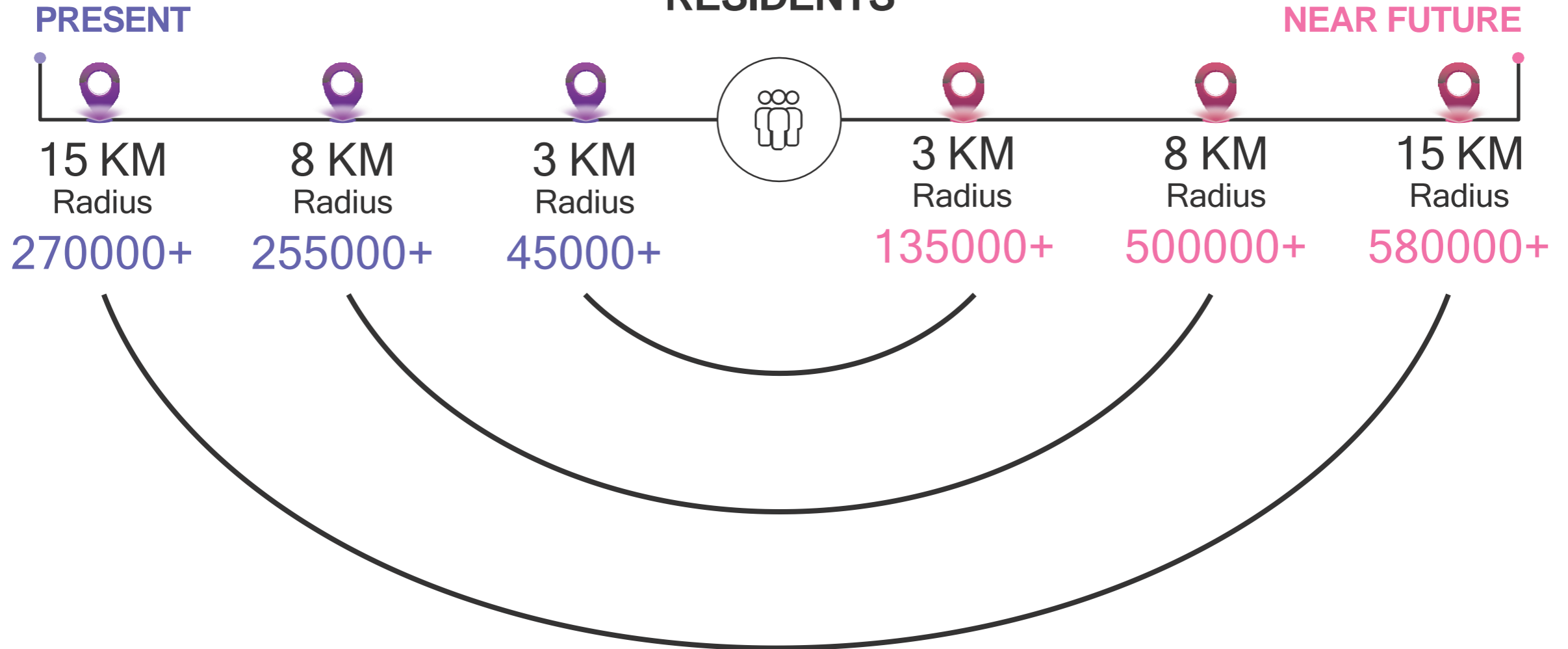
# AMIDST HIGH-END RESIDENTIAL & COMMERCIAL DEVELOPMENTS

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OMAXE FOREST SPA	3 MINS
JAYPEE GREENS PAVILLION HEIGHTS	6 MINS
ATS VILLAGE	6 MINS
GULSHAN VIVANTE	7 MINS
ATS ONE HAMLET	10 MINS
GULSHAN IKEBANA	11 MINS
LOTUS 300	14 MINS

# CATCHMENT AREA RESIDENTS

## RESIDENTS





# ARCHITECTURE, LANDSCAPING & AMENITIES

- Vastu Compliant with Tropical Modernism
- Misting Ambience
- Kiosks & Green Walls
- Wind Swept Atrium for easy pedestrian movement and shopping activities
- Beautiful Landscape with Ample Greenery
- Open Air Amphitheater of approximately 17000 Sq. Ft.
- Festivity Plaza
- High Street of Epic Proportions
- Front Back Entry Exit
- Free From Vehicular Movement
- APP-Based Parking Management System
- Differently-abled Friendly Architectural Design & Interior
- Comfortable Pedestrian Movement
- Best-in-class Amenities, Concierge Service & VIP Drop Off
- Stores having almost 16 Feet Clear Height
- Clear Height GF Shopping Corridors up to 12 Feet



# AREA SPECIFICATION

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**GROSS SITE AREA 437190 SQ. FT.**

<b>RETAIL,F&amp;B &amp; ENTERTAINMENT ZONE:</b>	<b>WORK ZONE:</b>
<b>2,11,000 SQ FT</b>	<b>2,08,000 SQ FT</b>

# FLOOR WISE DETAILS



**7th to 15th Floor:** Offices (Dedicated 9 Levels)



**5th and 6th Floor:** Cinema



**4th Floor:** Cinema Entry Foyer And Concession, Restaurants



**3rd Floor:** Food Court, Fine Dine & Family Entertainment Centre (FEC)



**2nd Floor:** Entertainment Space



**Ground Floor & 1st Floor:** Retail Space



**2 Basements:** For Parking and Services



## SHOP

### **GLOBAL & NATIONAL RETAIL BRANDS.**

- Stores having almost 16 Feet Clear Height
- Clear Height GF Shopping Corridors up to 12 Feet
- Dedicated space for Vanilla Retail Brands on GF, FF and SF
- Double entry premises open up to Expressway and a nearby residential project



FASHION

new/style





## DINE

**BEST-IN-CLASS DINING  
EXPERIENCE FOR EVERY  
OCCASION.**

- F&B Outlets
- Food Court
- International Cafes



To tantalize taste buds with the finest dishes & cuisines, Gulshan One29 encompasses Food Court, Sky Bar, & Cafes. It's the perfect place to enjoy quality time with loved ones over great food or even organize corporate events and meetings.



## WORK

### HIGH-END WORKSPACES WHERE AMBITIONS MEET NEW HEIGHTS.

- Grand Entrance to an A-grade Office Space
- Dedicated Office Drop-Off
- 50 Ft. High Grand Entry Lounge
- Multi-layer Security



L'aise

Excellence

Transparency

Customer

Innovation

Quality

Information

Customer

Transparency

Customer

Customer

Customer

Customer

Customer

Customer

Customer

Customer





**FUN**

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**FULLY-FACILITATED  
6 SCREEN MULTIPLEX.**

- Fully-Facilitated 6 Screen, 1175\* Seater Multiplex
- The only multiplex in the entire Noida Expressway stretch
- Gaming Zone for Kids



**MULTIPLEX**

## AMPHITHEATRE

A sprawling amphitheater of approximately 17000 Sq. Ft., where you can unwind & enjoy the green and lively ambience.

- Open Air Theatre & Natural Trees
- Kiosks & Green Walls
- F&B Outlets
- Naturally Cooled Plaza

# LANDSCAPE PLAZA

- Free From Vehicular Movement.
- Beautiful Landscape with Ample Greenery.
- Enhanced Wind Flow through Architectural Blocking.
- Shading through Architectural Massing, Greenery & Misting Ambience.



A one-of-its-kind Family Entertainment Center on Noida Expressway, where there are great entertainment options for everyone.



# GROUND FLOOR



# FIRST FLOOR



# SECOND FLOOR



# THIRD FLOOR





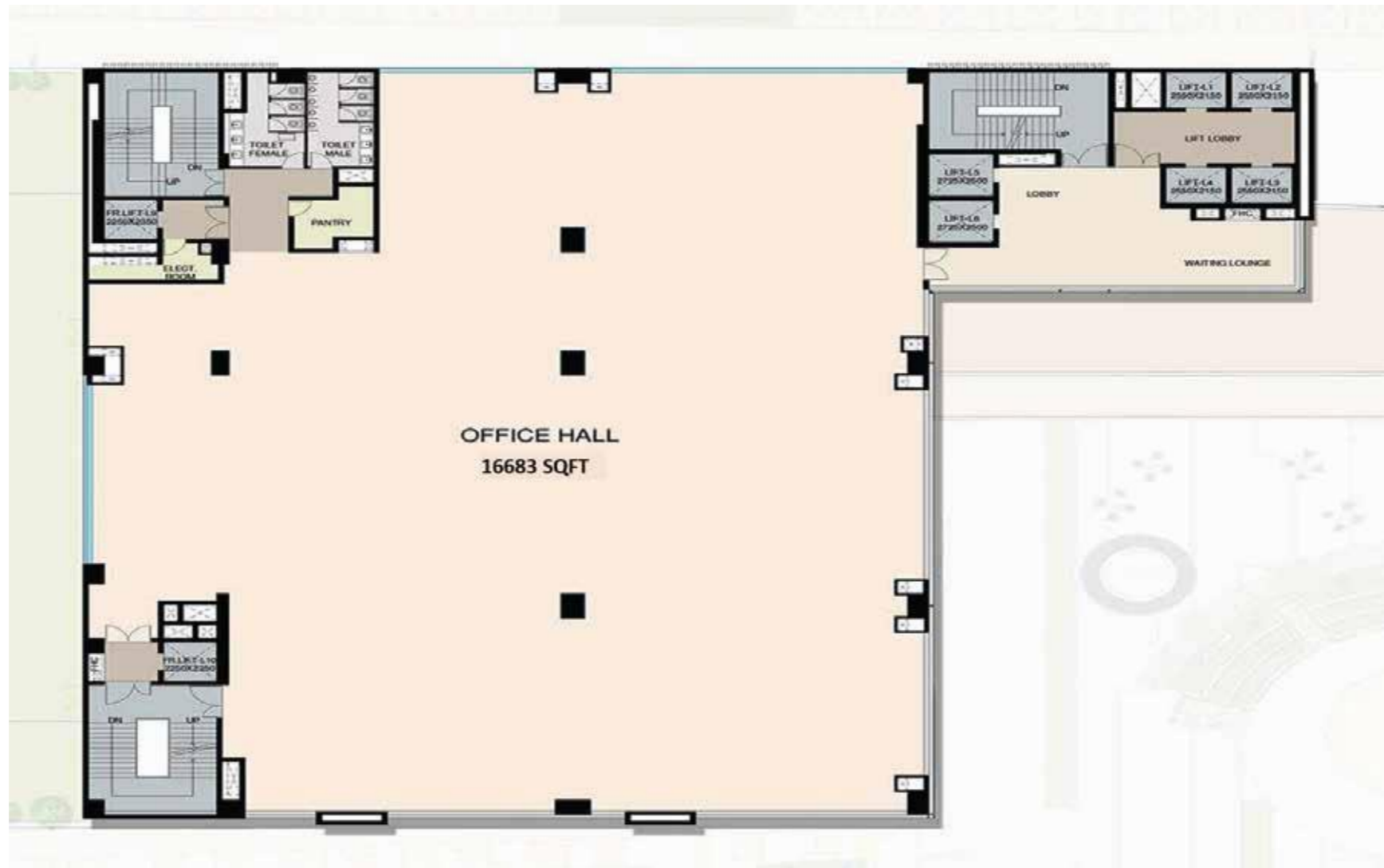
# FOURTH FLOOR



# FIFTH FLOOR



# TYPICAL FLOOR PLAN



## SPLIT OFFICES FLOOR PLAN




OFFICE AREAS			
S. No.	Description	Built Up Area	Saleable Area
		Sq. ft.	Sq. ft.
OF-01	OFFICE	899.15	1498.58
OF-02	OFFICE	845.77	1409.62
OF-03	OFFICE	845.77	1409.62
OF-04	OFFICE	845.77	1409.62
OF-05	OFFICE	845.77	1409.62
OF-06	OFFICE	1116.33	1860.55
OF-07	OFFICE	777.24	1295.40
OF-08	OFFICE	487.56	812.60
OF-09	OFFICE	983.61	1639.35
OF-10	OFFICE	978.73	1631.22
OF-11	OFFICE	978.73	1631.22
OF-12	OFFICE	1054.66	1757.77
OF-12A	OFFICE	130.89	218.15
OF-14	OFFICE	365.70	609.50
OF-15	OFFICE	596.32	993.87
OF-16	OFFICE	597.40	995.67
OF-17	OFFICE	596.05	993.42
OF-18	OFFICE	629.41	1049.02
OF-19	OFFICE	N.A	N.A
<b>TOTAL</b>			



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