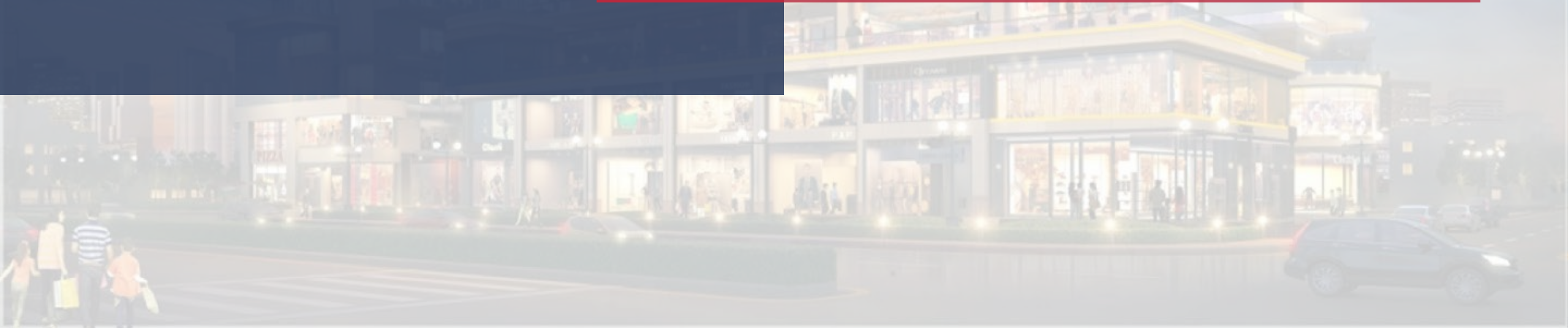


3ROADS

Sector-70, Gurugram

REACH 3ROADS



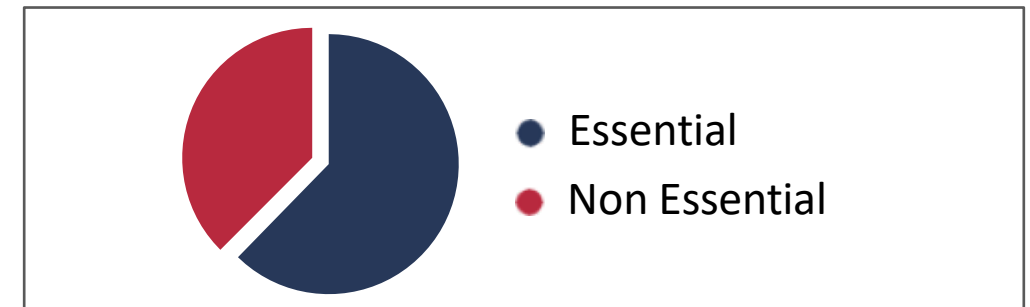
REACH 3ROADS

Reach Group is a development company promoted by professionals having over 23 years of real estate expertise in consulting, advisory and construction. We have strong association with renowned international and national level architects, engineers, interior designers, landscape consultants for innovative design and world-class real estate development.

Reach 3Roads is an open air neighbourhood complex which offers an array of essential services like groceries, utilities, beauty and fitness, cafes, co working etc. In today's times health and hygiene is the most important aspect and our centre is fully ready to launch with the best sanitisation and safety measures. It is strongly positioned to cater to the emerging residential market of Sector 70, and the already existing residential belt of Southern Peripheral Road , Golf Course Extension Road & Sohna Road. Situated in a high density residential zone and very well connected from all parts of Gurgaon (NH8 & Subhash Chowk etc.), the shopping centre will host service focused retail units to cater to the local communities everyday needs.

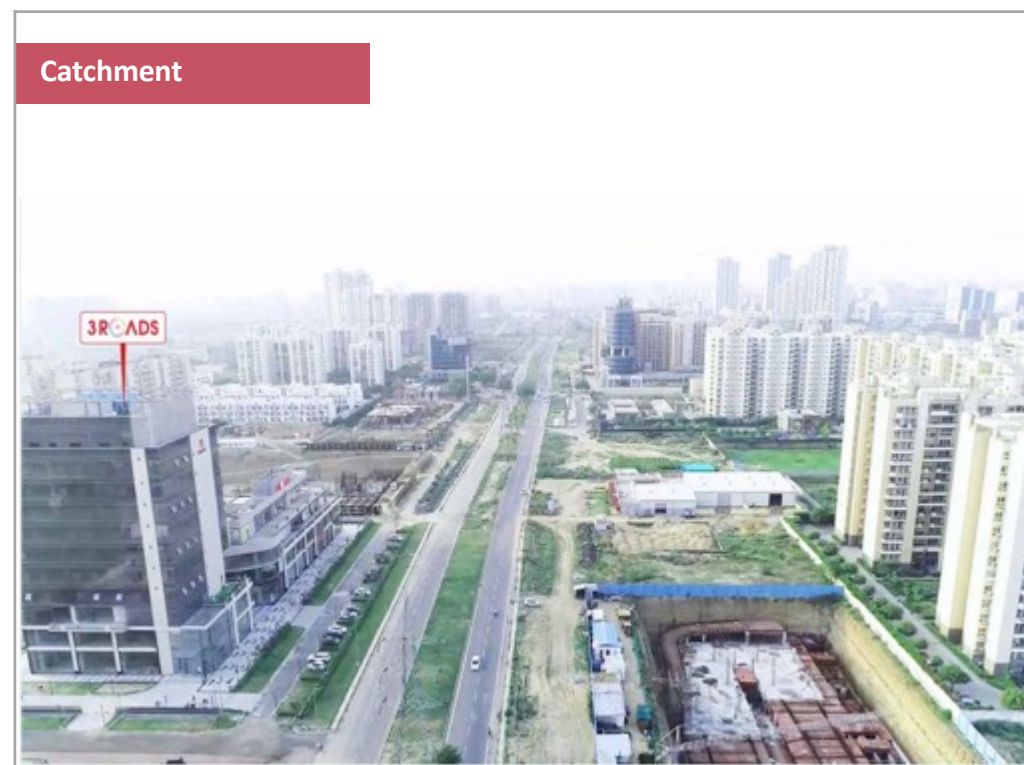
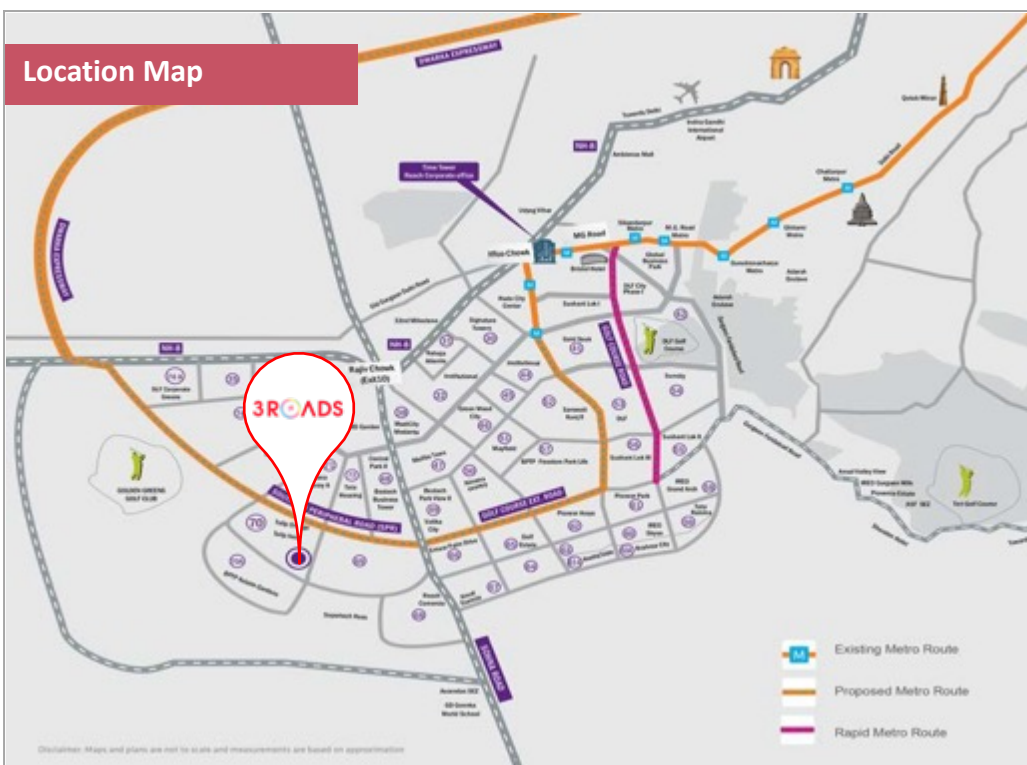


- Spread over 2.5 acres approx.
- Located at cross junction of three roads (84 mtr., 24 mtr. and 8 mtr.) in Sector 70, SPR
- Low maintenance model
- An eclectic mix of retail shops, showrooms, restaurants and entertainment zones
- High-quality outdoor sun shades, canopies & water misting systems for pleasant open-air shopping experience
- Design partner - Arcop Associates



LOCATION ADVANTAGE

- Huge residential catchment area in Sector 69, 70, 70A, 71 and 72, and proximity to high-density residential catchments in Sector 68 (with approx. one lakh families) and burgeoning IT hub on Sohna Road.
- Close proximity to Sohna Road, Golf Course Ext. Road and Southern Periphery Road (SPR) that directly connect to NH-8.
- Multiple entries to the arcade and shopping complex from all 3 roads



FEATURES AND AMENITIES

- Over 65% of retail development dedicated for Essential Services like grocery, packaged food, pharmacy, stationary shops, home and gifting, banks, footwear and much more!!
- 100% emergency power backup
- Drive through café/ burger chain
- Lush green landscaping & exclusive water bodies for people to enjoy in a soothing environment
- Two-levels of basement car parking along with surface parking for 300 cars
- Well zoned and planned retail areas with a focus on utilities, healthcare, impulse and essential shopping, stationery, etc.
- Escalators and cross over bridges across all levels for faster movement



Pharmacy



Opticians



Electronics

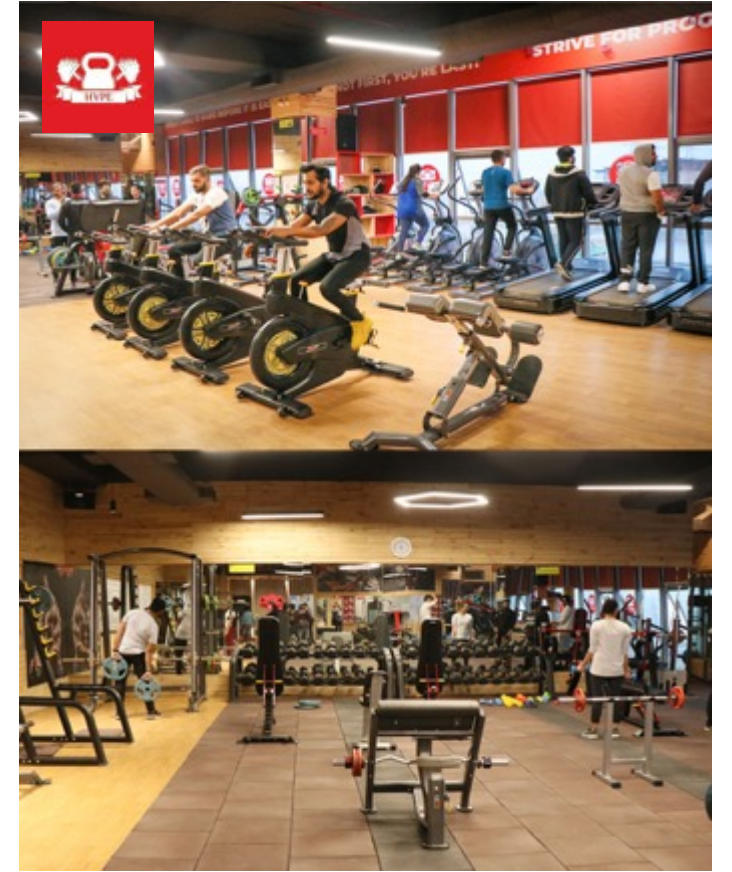


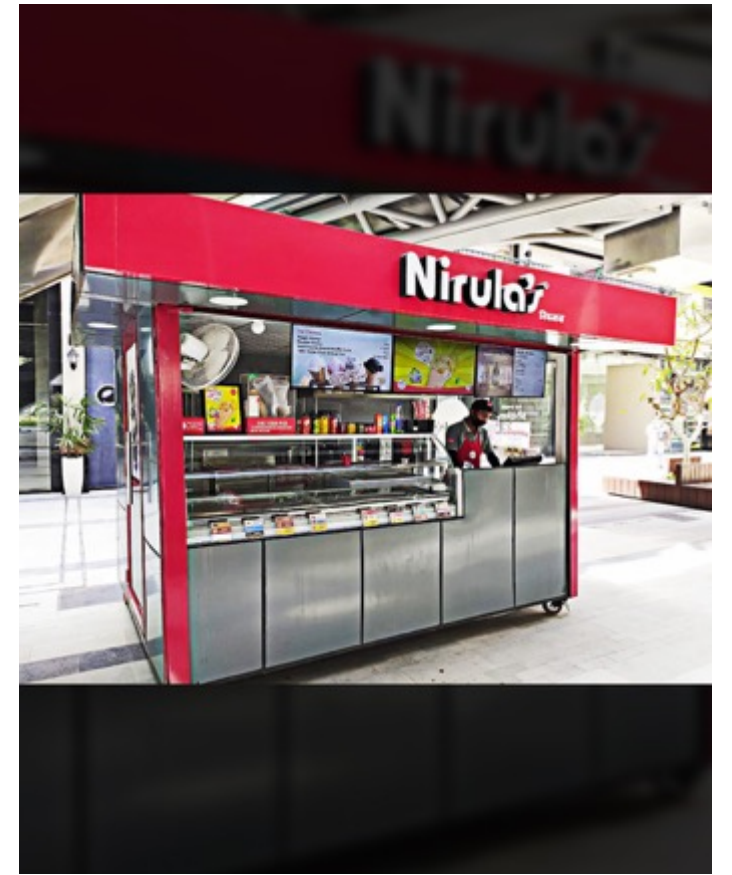
Dry Cleaners





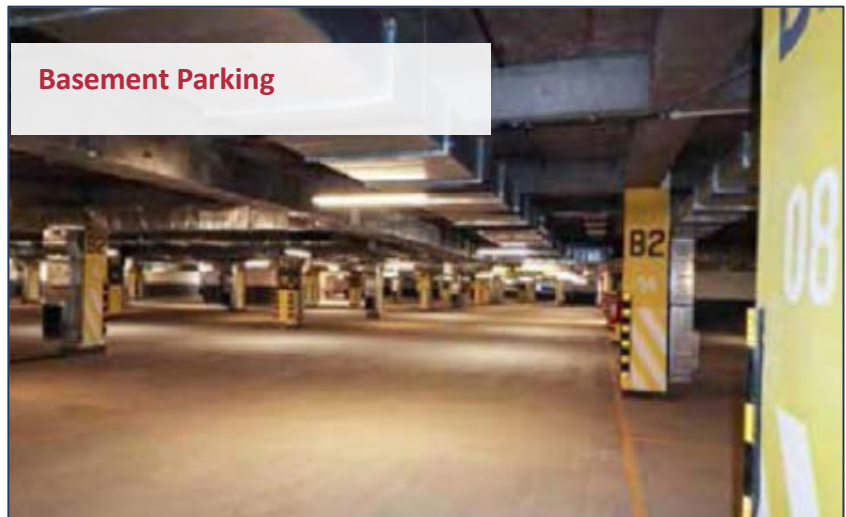
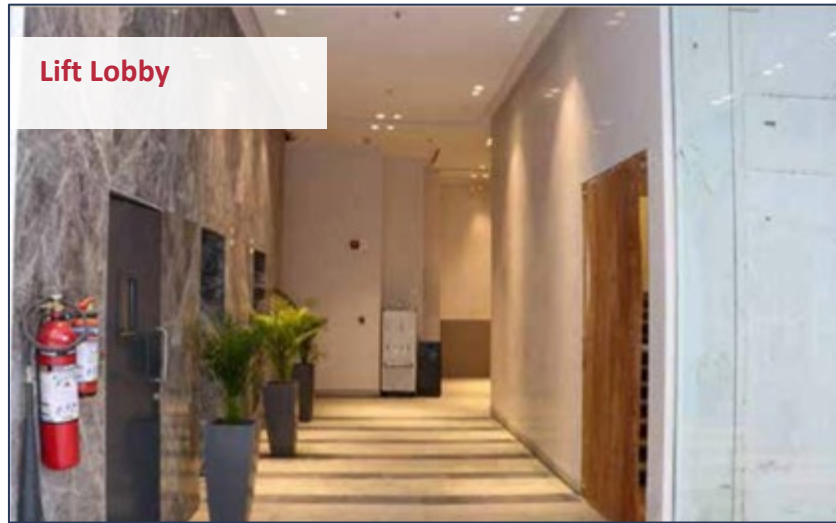








Actual External and Internal Pictures

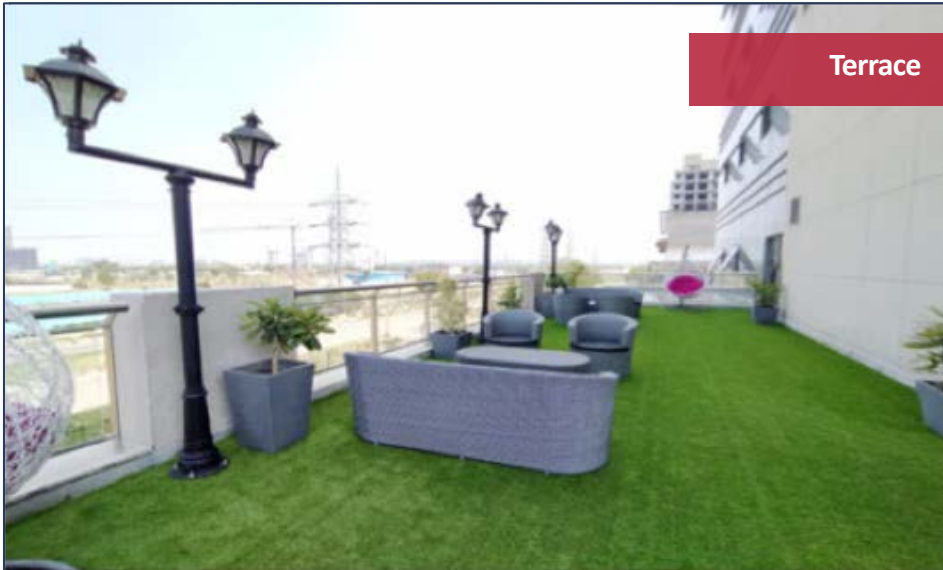




Top View



Side View

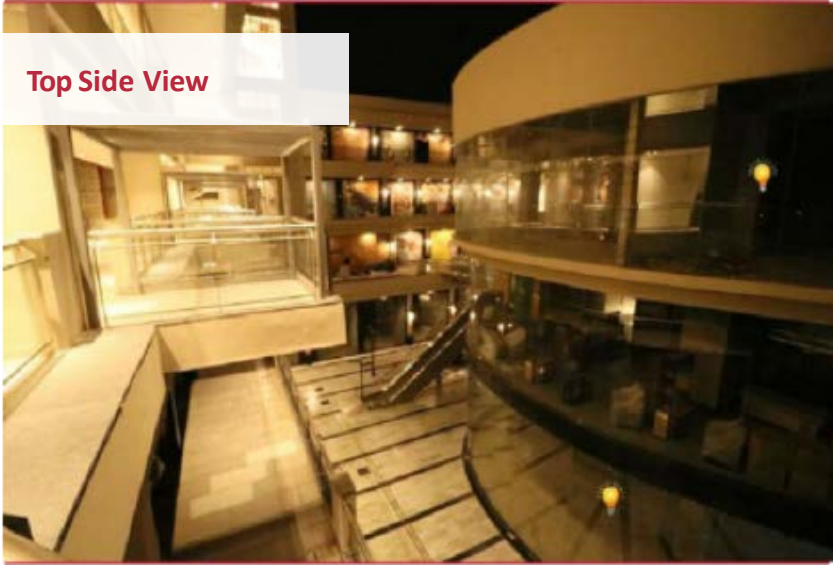


Terrace



Boulevard

Top Side View



Top Boulevard View



Central Boulevard



3ROADS

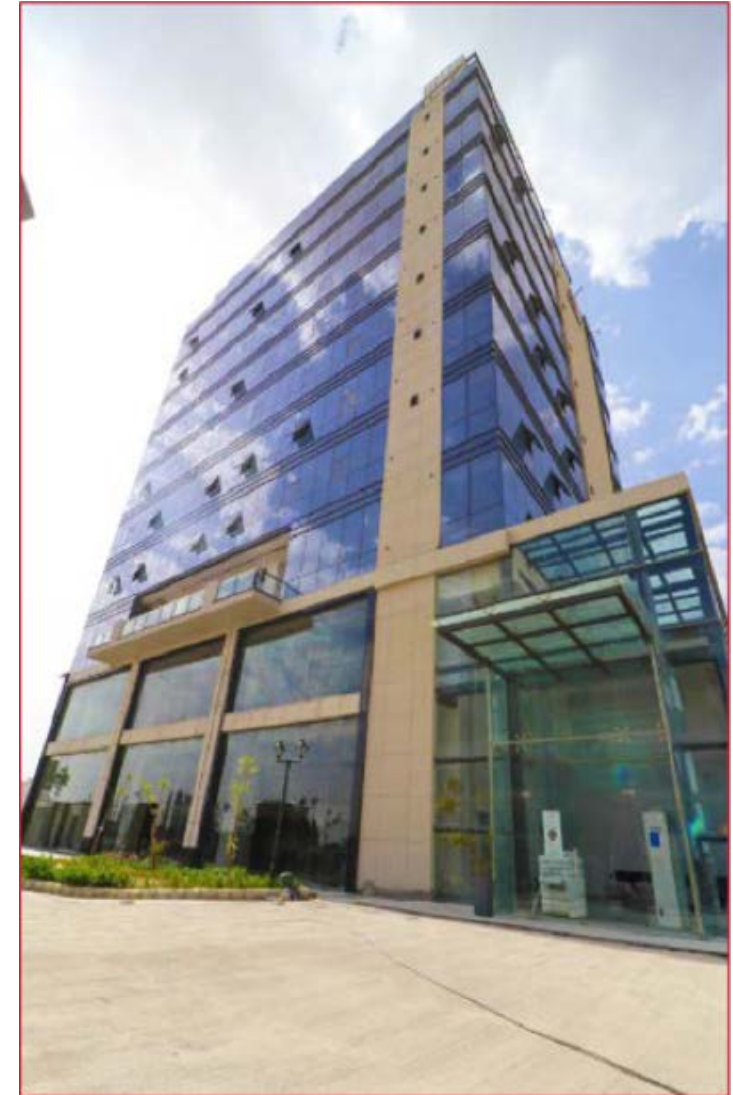
Sector-70, Gurugram

REACH MY TOWER

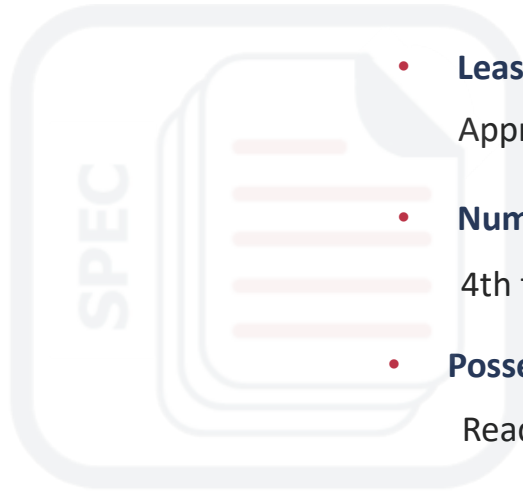
REACH MY TOWER

Reach My Tower is a commercial corporate tower located in Sector 70, Southern Peripheral Road (SPR), and Gurgaon. It is spread across 2.5 acres (approx.) (including retail) with floor plates ranging from 7,000 to 11,000 sq. ft., each granting the flexibility for expansion. The project is ready for fit-outs with the Occupation Certificate received. Our Tower is a state-of-the-art integrated business tower that has been designed to incorporate large and efficient floor plates to provide ample working space and scalability options. The corporate tower is situated on Southern Peripheral Road (SPR), in close proximity to Sohna road, Golf Course Extension, and NH8.

Adorned with international features, My Tower design is based on Grade 'A' development that includes backup generators, centralised air conditioning system, high-speed Japanese elevators, and double-glazing glass for energy efficiency.



Specifications

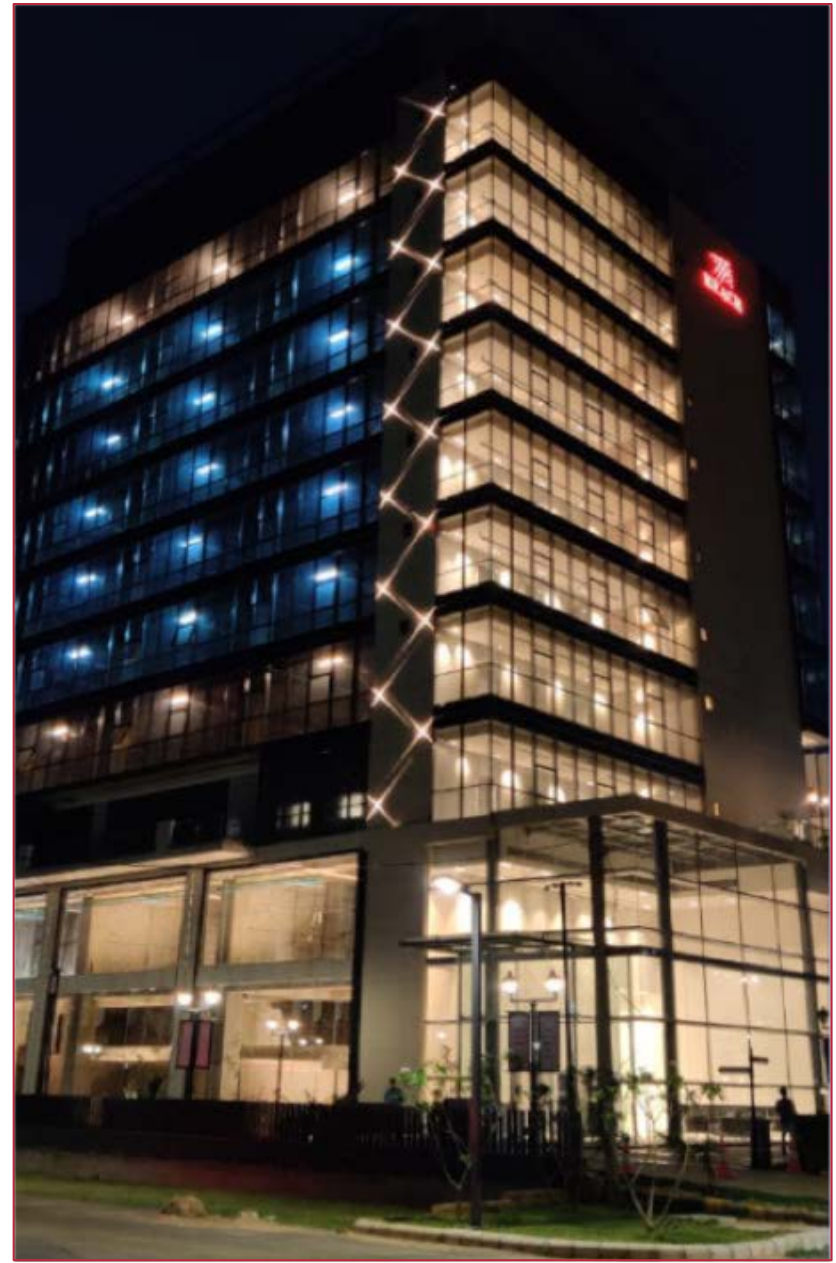


- **Leasable Area – Office**
Approx. 70,000 sq. ft. (approx.)
- **Number of Floors**
4th to 10th (Seven Floors)
- **Possession Timelines**
Ready for Fit outs
- **Number of Car Parks**
1:1000 reserved slots
- **Elevators**
3 Passengers, 1 Service
- **Air-conditioning**
Water cooled chiller AHUs
to be installed by Tenant
- **Stand by Power Back-up**
100%

- **Floor Plate Size (approx.)**
 - 4th Floor – 11,325 sq. ft.
 - 5th Floor – 11,050 sq. ft.
 - 6th Floor – 11,300 sq. ft.
 - 7th Floor – 11,335 sq. ft.
 - 8th Floor – 11,030 sq. ft.
 - 9th Floor – 11,323 sq. ft.
 - 10th Floor – 7,575 sq. ft.
- **Salient Features**
 - ✓ Well Connected Retail ü
 - 24x7 Security Services ü
 - Double Glass Glazing
 - ✓ Ample natural light on all floors
 - ✓ Common Toilets on each floor
- **Ceiling Height**
12.5 ft (approx.) 4.5 meter
- **MNCs on Sohna Road**
Boston Scientific
Huawei Telecommunication
Convergys
Xerox
McKinsey, etc.

MY TOWER

Pictures



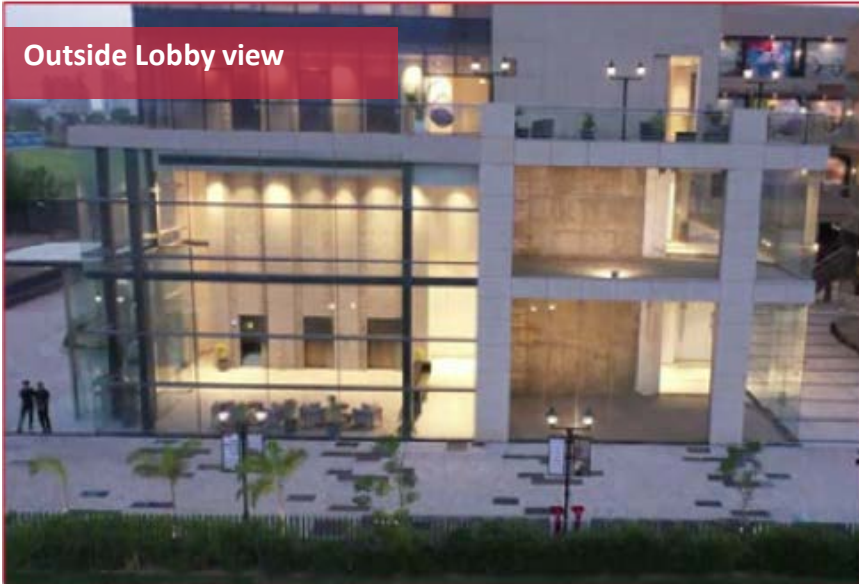
Lift lobby



Inside lobby View



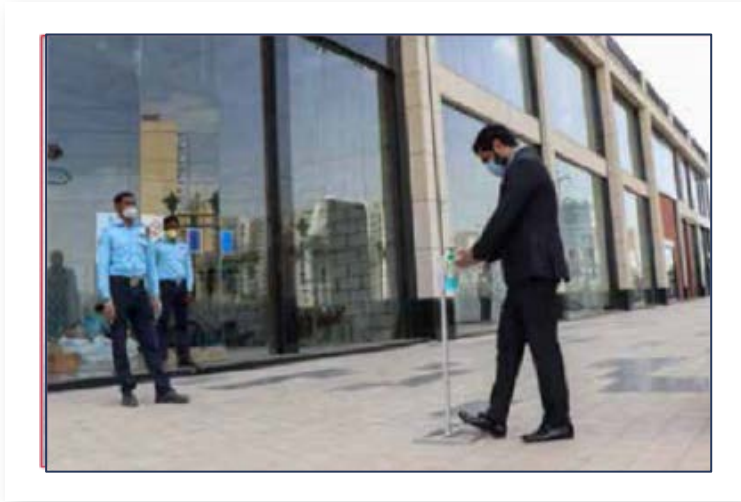
Outside Lobby view



Floor Plate



▶ **Multiple Sanitisation Points at Entry and Exit**



▶ **Temperature Checks Before Entry for All Visitors**



▶ **Trained Staff for Housekeeping, Security, Technicians**



▶ **Distant Alternate Surface Parking**





Sector-70, Gurugram



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