

OPUS

SHOP . EAT . ENJOY



OPUS - SIDDHARTH VIHAR, GHAZIABAD

*Luxury is
attention to detail, exclusivity,
and above all quality.*





WE WELCOME YOU
TO

EXPERIENCE
AN EXCLUSIVE LUXURY RETAIL

A NEW HORIZON
OF UNEXPLORED OPPORTUNITIES

OPUS - SIDDHARTH VIHAR, GHAZIABAD



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The largest retail investment opportunity, geared to meet the demands of a growing neighbourhood with massive potential. OPUS - Siddharth Vihar is strategically situated amidst the heart of emerging development, revelling in one of the most prominent locations in Delhi - NCR.

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OPUS - SIDDHARTH VIHAR, GHAZIABAD



DISTINCT... FROM THE MUNDANE



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A CUT ABOVE THE REST LUXURY SHOPPING RETAIL

- RETAIL PROJECT WITH THE LARGEST UNIFIED FRONTAGE
- A SEAMLESS & MINIMUM STEP ROAD-TO-SHOP EXPERIENCE
- 150+ SPACIOUS OUTLETS • ALL SHOPS DIRECTLY VISIBLE TO PEDESTRIANS ON THE ROAD • LARGEST HIGH STREET RETAIL PROJECT IN THE VICINITY • PROPOSED RESTAURANT & BAR WITH OPEN DECK • ALL SHOPS WITH AN OPEN VIEW • 3 SIDE UNRESTRICTED & OPEN ACCESS

Great design philosophy and superior values, ensure every facet of OPUS - Siddharth Vihar will last through the times. Sophisticated & urban, spacious & accommodating, elegant & well-designed luxury shopping establishment with a refreshing ambience, offers a world-class shopping experience.

AN OPPORTUNITY OF A LIFE TIME



OPUS

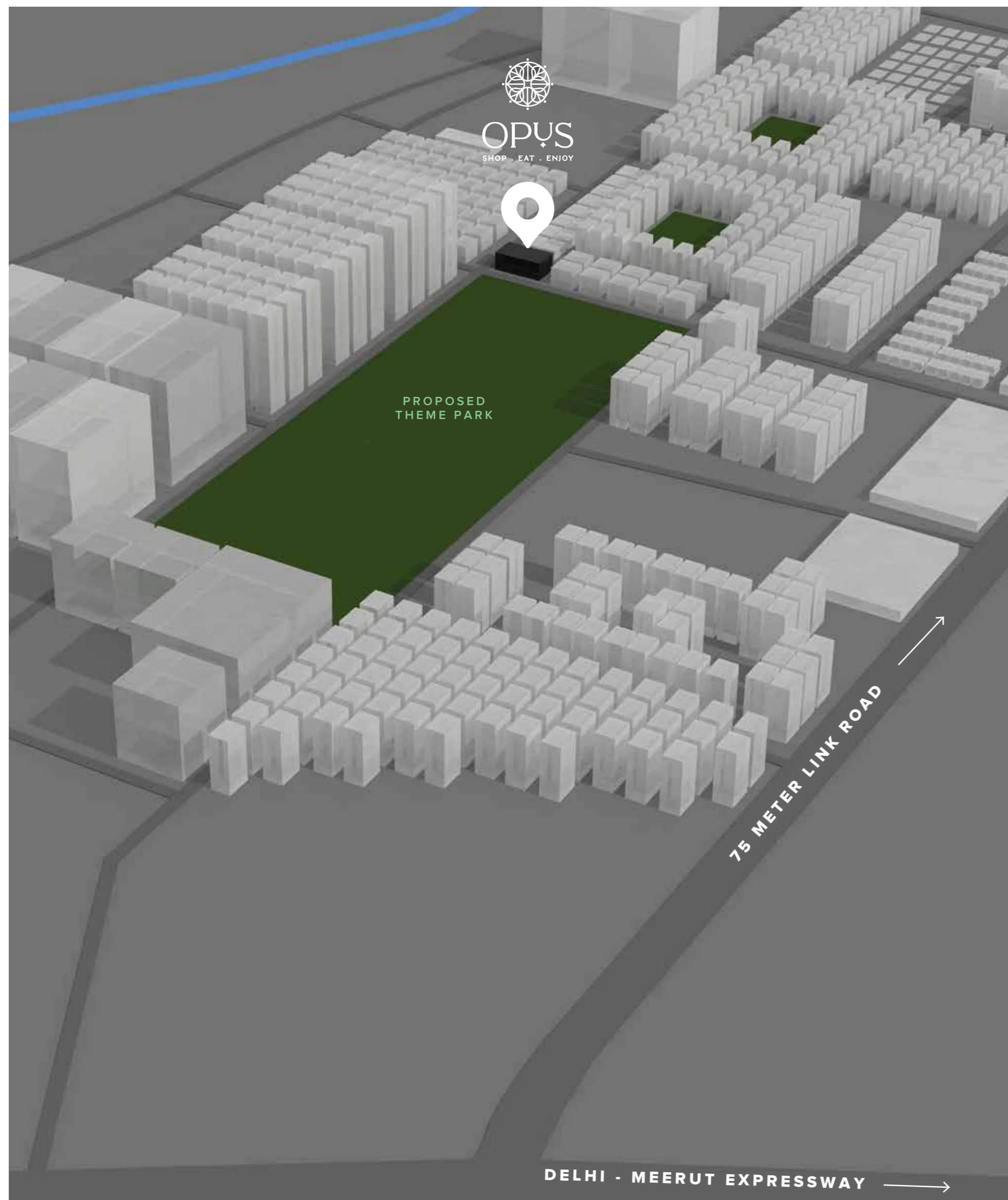
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SIDDHARTH VIHAR *UNBEATABLE* LOCATION ADVANTAGE

HARNESSING UNIQUE LOCATION
IS ONE OF THE KEY ADVANTAGES OF THE PROJECT

DELHI-MEERUT EXPRESSWAY	2.0 KM	DELHI-DEHRADUN HIGHWAY	2.8 KM	GHAZIPUR BORDER	9.0 KM
DELHI PUBLIC SCHOOL	0.5 KM	NOIDA SEC 62	5.0 KM	NEAREST METRO STATION	3.0 KM
INDIRAPURAM	5.0 KM	MOHAN NAGAR	5.0 KM	RDC	7.0 KM

STRATEGICALLY POSITIONED - SEAMLESSLY CONNECTED



UNLIMITED OPPORTUNITIES
A *HAPPENING* PLACE OF BUSINESS

- EASY HIGHWAY TO SECTOR-CONNECTIVITY • CENTRALLY LOCATED WITHIN VICINITY • FACING 43 ACRES PROPOSED THEME PARK • HIGHLY DENSE & THRIVING POPULATION OF 2,00,000+ RESIDENTS & GROWING
- NEIGHBOURHOOD CONVENIENCE • LUXURY RESIDENTIAL DEVELOPMENTS IN THE VICINITY • MORE THAN A DOZEN PROMINENT HIGH & LOW RISE GROUP HOUSING SOCIETIES SPRAWLING & COUNTING IN THE VICINITY

OPUS IS ALL SET TO MEET THE NEEDS OF THE FAST-GROWING COMMUNITY
WITH MASSIVE ONGOING DEMANDS



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METICULOUS PLANNING
SECURING INVESTORS BUSINESS
& CONFIDENCE

- BEST-IN-CLASS LUXURY FIXTURES, FINISHES & FACILITIES RARE IN SEGMENT
- SMARTLY PLANNED MEP FOR POSSIBILITY ACROSS MULTIPLE BUSINESSES
 - STANDARD WINDOW DISPLAY & FACIA FOR UNIFIED EXPERIENCE
 - PLANNED KEEPING VAASTU ESSENTIALS IN MIND • AESTHETICALLY DESIGNED STATE-OF-THE-ART ELEVATION • DIRECT ENTRY WITH STAIRS ON ALL 3 SIDES • 4-SIDE OPEN PASSAGE ACROSS STORE CLUSTERS

LUXURY - SIMPLE AND SOPHISTICATED



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BEST-IN-CLASS FACILITIES,
KEEPING SHOPPERS, OCCUPANTS
& INVESTORS IN MIND

- 2 LIFTS • SEPARATE TOILETS FOR MALES, FEMALES & DIFFERENTLY ABLED ON EACH FLOOR • FULLY SECURED POWER BACKUP
- WOOD FEEL - HIGH QUALITY FULLY SERVICABLE HPL CLADDLED EXPOSED PASSAGES • MECHANICALLY ROLLING SHUTTER FOR EASE OF USE • STAND ALONE AIR CONDITIONING PROVISIONS • 24 X 7 CCTV MONITORING SYSTEM & MANNED SECURITY • UPDATED FIRE & SMOKE- DETECTION & SAFETY SYSTEM
- WATER INLET & OUTLET PROVISIONS IN SHOPS • 24 HOUR WATER SUPPLY
- LOW-ON-POCKET COMMON AREA MAINTENANCE

OFFERING CONVENIENCE, COMFORT & PEACE OF MIND TO CUSTOMERS
ENSURING SHOPPERS KEEP VISITING OPUS AGAIN & AGAIN ...



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A *PRIME* RETAIL DESTINATION
IDEAL FOR YOUR AUSPICIOUS ENTERPRISE

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Perfectly planned to meet the varied & distinct needs of all kinds of retail establishments. OPUS is designed & equipped to host restaurants, retail outlets, boutiques, salons, clinics, departmental stores, bakeries and gyms, ensuring whatever you need, is available right here at your doorstep.

FASHION STORES & BOUTIQUES	MOBILE & ELECTRONIC STORES	BEAUTY CARE STORES & SALONS
BRANDED SHOWROOMS	HOME APPLIANCES STORES	FLORISTS & GIFT STORES
DRUG & MEDICAL STORES	CAKE & BAKE SHOPS	GYM & FITNESS CENTRES
CAFES & QSRS	DEPARTMENTAL & DAILY NEED STORES	SPORTS STORES
CLOUD KITCHENS	FOOTWEAR STORES	FURNITURE STORES
FINE DINING RESTAURANTS	DOCTORS & MEDICAL PRACTITIONERS	BOOKS & STATIONERY SHOPS

AN EXCELLENT MIX OF ECLECTIC & INVITING STORES - IS JUST WHAT SIDDHARTH VIHAR COMMUNITY NEEDS
 FROM THIS HIGH-STREET RETAIL DESTINATION



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LAVISH SPACE DEDICATED TO
CELEBRATIONS & CAPTURING
PALATES OF CONNOISSEURS

Exclusively designed space, both open & covered space, fully equipped with amenities to offer an unwinding experience over quick bites, capturing the palates for connoisseurs or celebrating the key moments of life extravagantly.

A grand space of 10,000 square feet (approx.), with a serene and unobstructed lush green view - an unmatched advantage. An awesome opportunity to have a mix of covered and open spaces, appropriate for restaurant, banquet, dining, just what the people of Siddharth Vihar community and the vicinity are waiting for.

AN EXCELLENT AND SUPERIOR PROPOSITION ADVANTAGE;
UNMATCHED AND UNHEARD IN THE VICINITY



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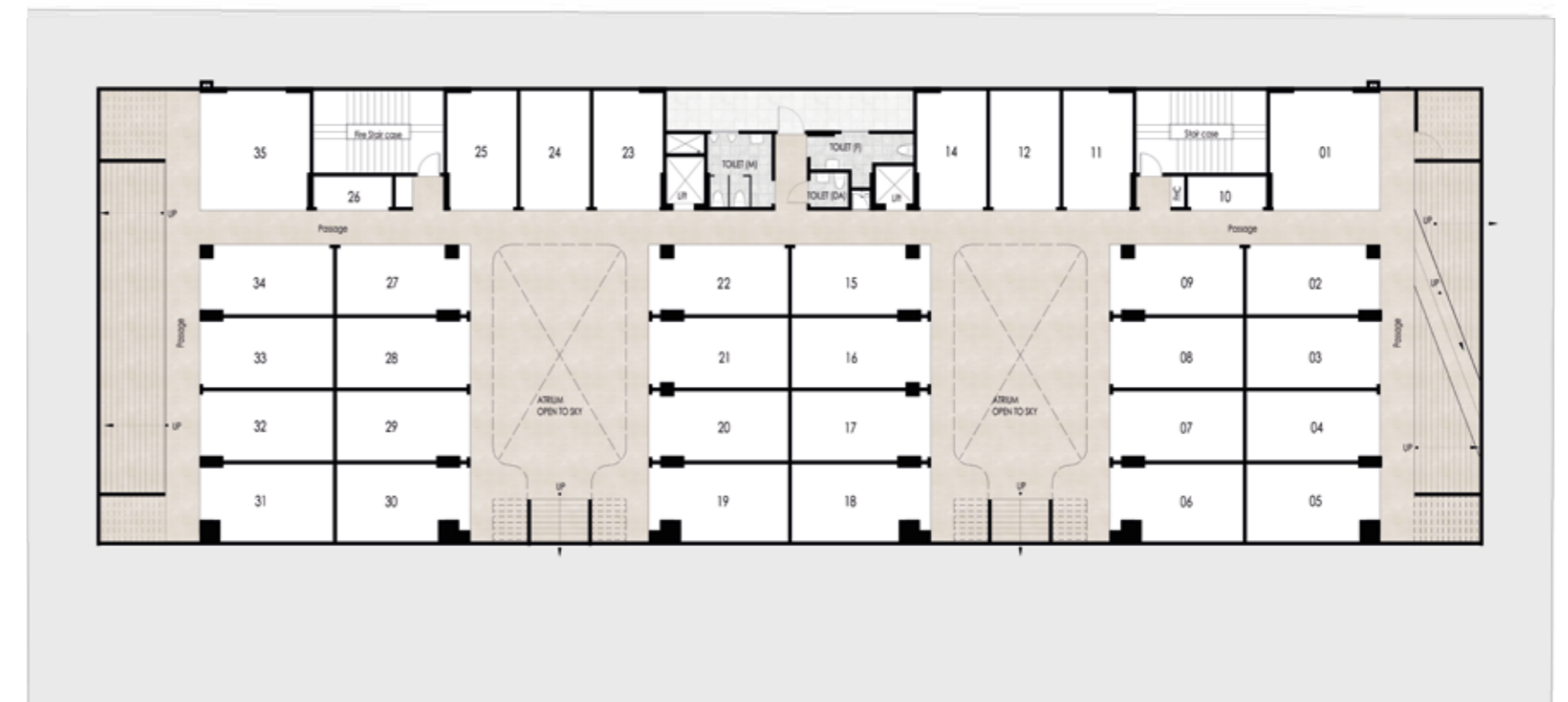


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DILIGENTLY PLANNED LAYOUTS
DIMENSIONS. FLOOR. PLACEMENT... AND MORE

Offering maximum shop frontage, store visibility, freedom to access establishment from all 3 sides and convenience of movement around stores are just a few measures to build an environment that brings quality to shopping experience.

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LOWER GROUND FLOOR



UPPER GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



TERRACE FLOOR



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ATRIUM / LOBBIES & COMMON AREAS

Flooring: - Stone / Tiles Flooring
Ceiling: - Exposed RCC with running Services Area / False Ceiling in lobbies and corridors
Painting: - OBD Paint
Railing: - MS Railing / SS Railing (As per Design)
Walls:-Plaster with Paint
Electricity: - Common Area & Corridor lighting
Fire Fighting: - As per Fire NOC
Air Conditioning: - Nil

STAIRCASES

Flooring: - Stone Flooring/ Concrete Finish
Ceiling: - White wash
Painting: - OBD Paint
Railing: - MS Railing/ SS Railing (As per Design)

COMMON TOILETS

Male & Female Separate Toilets on each floor
Differently abled person toilet
Flooring: - Tile Flooring
Ceiling: - Grid Ceiling as per design
Painting: - OBD Paint
Walls cladding: - wall Tiles as per design
WC: - European WC
CP fittings: - Chrome finish

RETAILS/SHOPS

RCC Slab floor (Flooring to be done by buyer)
Walls: - Partition Walls
Ceiling: - Exposed RCC Ceiling
Doors: - MS rolling Shutter on opening / Aluminum Glazing as per details
Electricity: - Dual Meter with Electrical Point Cable till Shop
Air Conditioning: - Ac provision will be provided by developer, Individual units to be installed by Buyer
Fire Fighting: - As per Fire NOC
Plumbing: - Wet points will be provided in all individual units
External Façade: - As per Design

STRUCTURE

RCC slab and column structure with masonry partitions
Lifts and staircases connecting Retail levels

LANDSCAPE

Richly landscaped external plaza with paving and Plantation

SECURITY

Video Surveillance- At appropriate location of all floors

LIFE SAFETY

Wet Riser/ Hose Reels/ Sprinklers/ Fire Extinguishers - Provided as per standard norms

HVAC

Ventilation and Exhaust - Provided for All Common toilets

ELECTRICAL

Distribution - Provision of cable up to U Distribution Board
Emergency Lighting- Emergency lighting in selected common area

DIESEL GENERATORS

100% automatic Backup provided for the lighting, power and AC on chargeable basis with appropriate diversity

COMMUNICATION

Provision for cable TV
Provision for voice & DATA

Disclaimer: OPUS reserves its right to change the area and specifications without prior notice; if the area differs at the time of possession, cost would be adjusted upwards or downwards, as the case may be. Variation in area shall not exceed 10%



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SPECIFICATIONS OF BUILDING & CONSTRUCTION

ARCHITECTURAL INSPIRATION IS DRAWN FROM THE FUSION OF MODERN ECLECTIC AND NEO-CLASSIC DESIGN LANGUAGE. FILLING THE SHOPPING SPACE FULL OF CONVENIENCE & COMFORT, OPUS SIDDHARTH VIHAR IS A PLACE THAT IS NOT JUST ONE OF A KIND, BUT A BENCHMARK IN ITSELF, WHICH WILL SET NEW STANDARDS OF LUXURY, COMFORT, DESIGN AND DETAIL.



MIX USE DEVELOPMENT - KALAMADI(KATHMANDU - NEPAL)

TIMELESS OPULENCE & GREAT ARCHITECTURE

BY

RHIZOME
Gurugram | Sydney

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Rhizome is an international practice developing solutions for contemporary architecture, Interiors and urban design.

Rhizome's work is rooted in strong culture of design, experimentally and originality. Their interdisciplinary approach, efficient space planning and superior materiality results in iconic projects.

Rhizome is designing numerous iconic projects like mix use commercials in Kathmandu, mix use commercial and hotel in Birgunj- Nepal, Mariott - Jim Corbett, Khyber Hotel – Srinagar, ITC Welcome- Katra, Holiday INN – Jim Corbett, Fern and Petals Resort in Siris-ka and various other developments in Nepal, India and Australia.

Rhizome currently operates from offices in Sydney (Australia) and Gurugram (India).

ARCHITECTS- OPUS, SIDDHARTH VIHAR



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ABOUT THE PROJECT

OPUS - Siddharth Vihar is a luxury high-street retail project which is being developed on land measuring approximately 2019 square meters situated at Sector 07, in Siddharth Vihar Yojana (developed by UPAEVP), District Ghaziabad, Uttar Pradesh, India.

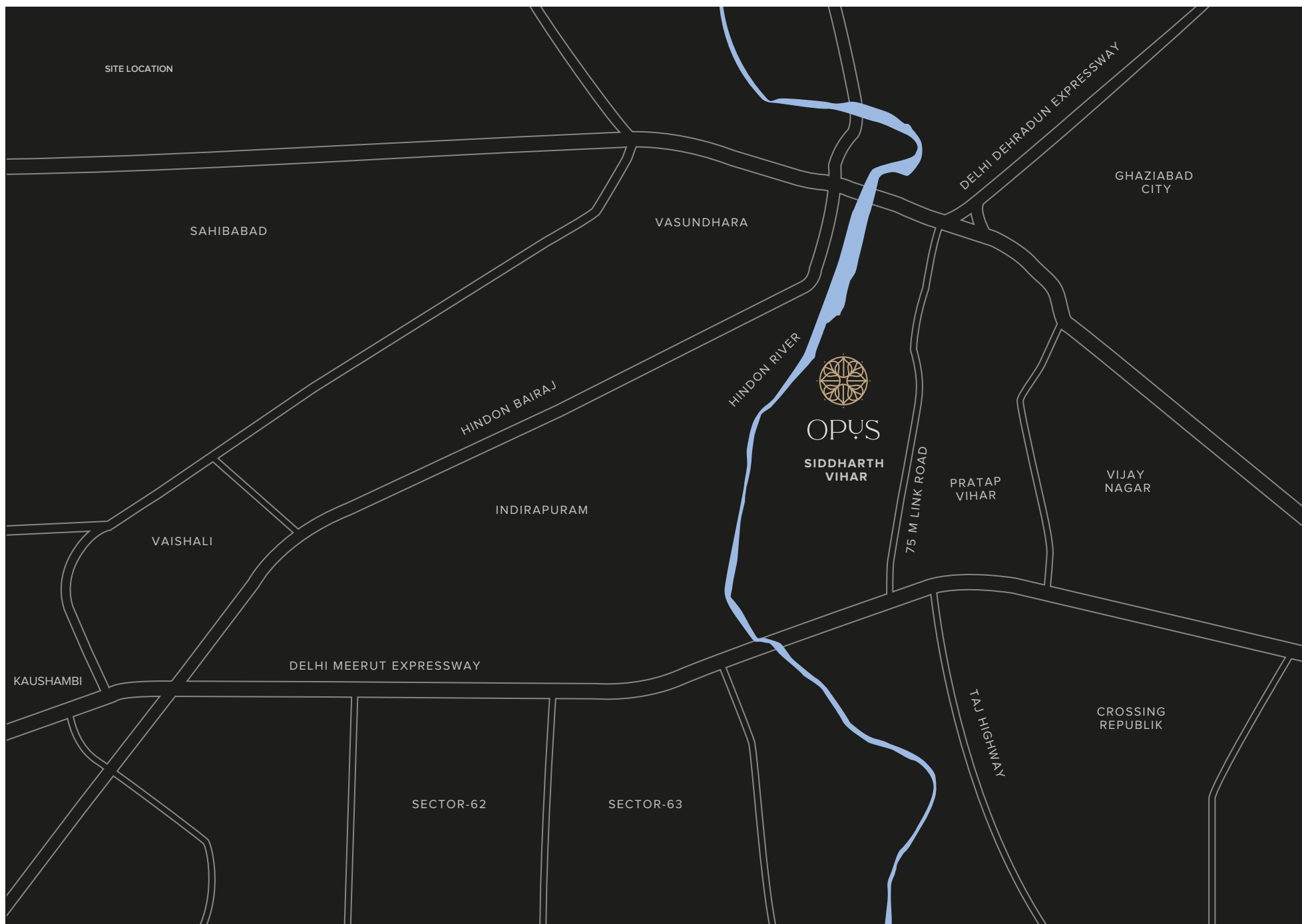
AN OVEARTH PROJECT

BROUGHT TO YOU BY JINDALSONS INFRATEX PRIVATE LIMITED

OUR *PRINCIPAL* VALUE PILLARS

TRANSPARENCY • PROFESSIONALISM • DEDICATION

• CONSISTENCY • COMMITMENT



Contact Us

All in all, OPUS High-Street brings you an elevated opportunity within your reach.
If you have any questions, **we would be glad to address them for you.**

Site Office

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*Map not to scale and is for representation purposes only