



*“ Not Just Project, A New Thought ”*



**MAGNUM CITY CENTRE**  
SECTOR 63A GURGAON



# Magnum City Salient Features



- We are Galaxy Magnum Presenting you with a latest Green Commercial ( Retail/ Restaurant /Premium office space) project “**Magnum City Centre**” at sector 63, Gurugram
- Thoughtfully designed to make an impression with aesthetics and innovation that really makes sense, creating a difference in shopping, business, hospitality and leisure.
- Perfectly planned for new and established business set-ups with optimum growth opportunities.

# Building Information

- Magnum City Centre is a green commercial building in sector 63, Golf Course Extension Road, Gurgaon.
- Approx. 10 Min away from nearest Rapid Metro Station and has good connectivity by road to all the major micro-markets of Gurgaon.
- There is a 5-star hotel as well as hospitals and malls within a radius of 3 km.
- The estate offers sufficient size and stature providing spacious and skillfully designed commercial office space.
- The project is well equipped with modern amenities and has excellent connectivity by bus, backed by in house parking.
- There are restaurants and hotels close by. With its warm sense of community and only moments to shops, eateries and transport this structure provides all the elements for comfortable and easy care working.



## *Catchment Areas within 3 KM*

Magnum City Centre is surrounded by densely populated Residential Towers:

### **Residential Development:**

- ✓ Anantraj Township (Already Occupied)
- ✓ Aditya Birla (Already Occupied)
- ✓ Tata Raisina (Already Occupied)
- ✓ Grand Arch (Already Occupied)
- ✓ Mahindra Luminare (Already Occupied)
- ✓ Ireo (Already Occupied)
- ✓ Conscient (Already Occupied)
- ✓ Adani Floors (Already Occupied)
- ✓ Dhoot Residency (Already Occupied)
- ✓ Pioneer Park Araya (Already Occupied)

### **Office & Development:**

- ✓ Capital Cyber Scape (Already Occupied)
- ✓ Magnum Tower (Already Occupied)
- ✓ Good Earth Business Bay (Already Occupied)
- ✓ Ascendas Park (Already Occupied)

### **Upcoming Project:**

- ✓ Conscient
- ✓ M3M Floors
- ✓ IT-SEZ (Tata)
- ✓ IT-SEZ (Ascendas)

# Design: Salient Features

**ENERGY SAVING**



**WATER SAVING**

**OPERATION AND MAINTAINACE SAVING**



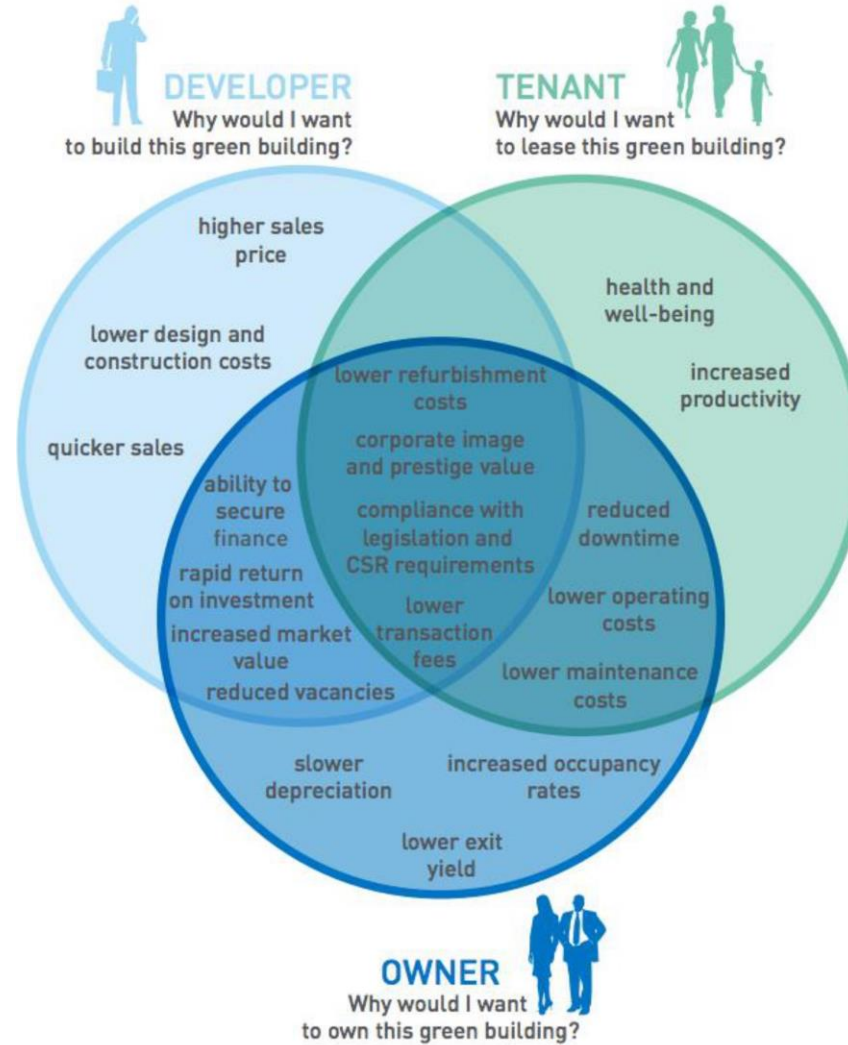
**HUMAN HEALTH & WELL BEING**

**BASIC AMENITIES AND LOCAL TRANSPORT**



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# Design: Why Green Building



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*Plans: Dawn View*

*Magnum City Centre “not a place, it’s a feeling”*



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# Plans: Day View



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# Plans: Aerial View



**MAGNUM CITY CENTRE** SECTOR 63A GURGAON

# Plans: Night View



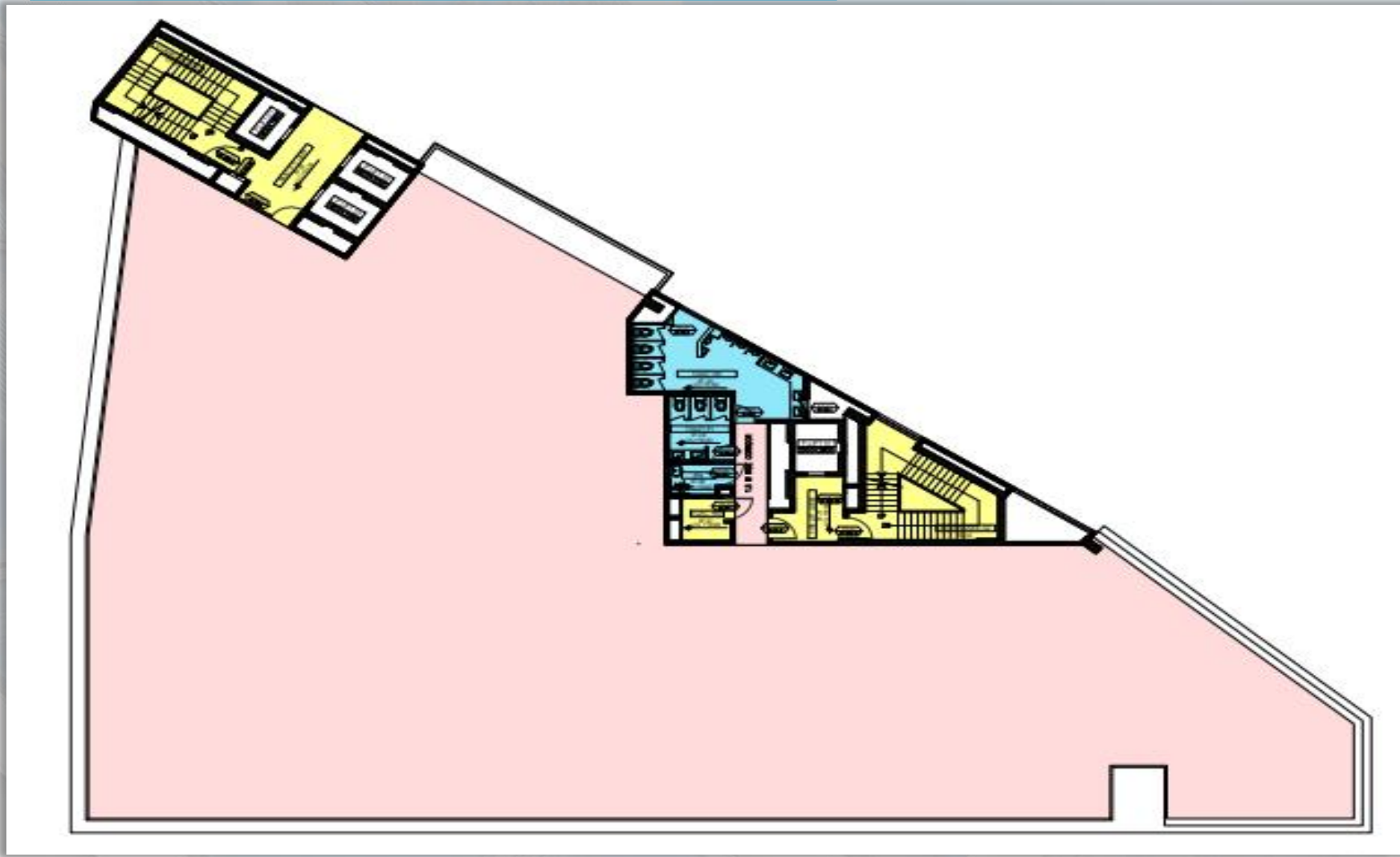
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## *Leasable/Sellable Areas:*

S.No.	Floor	Total Area
1	Ground Floor	31784
2	1 <sup>st</sup> Floor	28758
3	2 <sup>nd</sup> Floor	22508
4	3 <sup>rd</sup> Floor	22174
5	4 <sup>th</sup> Floor	22174
TOTAL		127398

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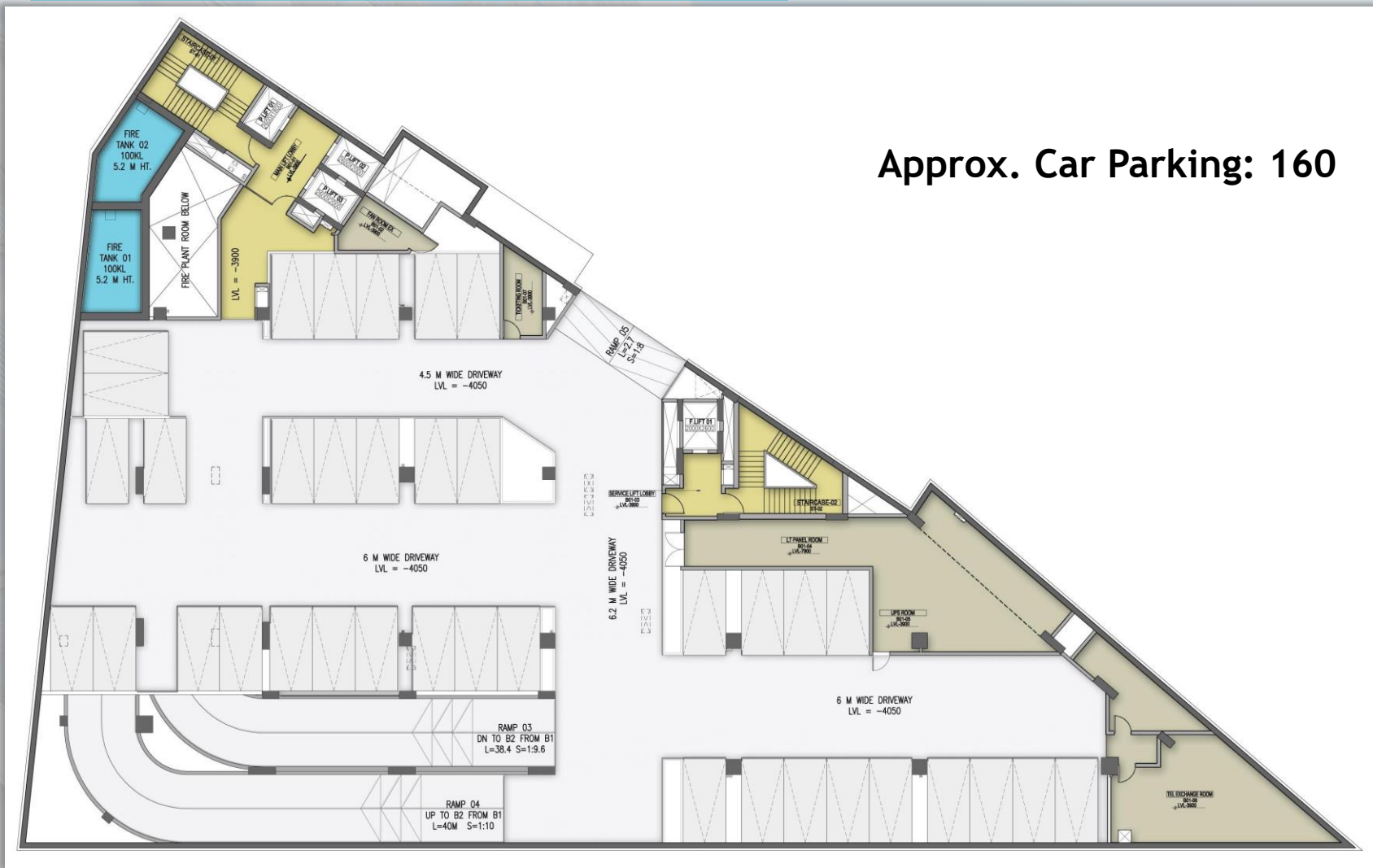
*Plans: Typical Floor Plan (Ground Floor to 4<sup>th</sup> Floor)*



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# Plans: Basement Car Parking Floor Plan

Approx. Car Parking: 160



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# *Magnum Completed Project*

## **Magnum Tower**

Sector 58, Golf Course Extn.,  
Gurgaon 122001



# Magnum Under-construction Projects

## Magnum Square

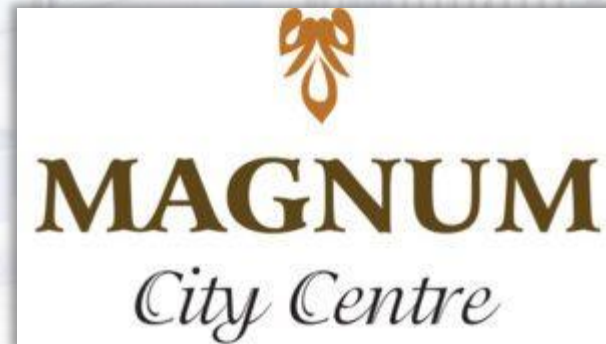
Sector 104, Dwarka Expressway,  
Gurgaon



## Magnum Global Park

Sector 58, Adjoining Magnum,  
Towers Golf Course Extn.,  
Gurgaon 122001

*“There is nothing more important than a good, safe and secure place...Magnum City Centre”*



*Thank you*