

# Grow Your Investment

Pre-leased Service Suites | Commercial Spaces





# NMBPL TOWER

SERVICE SUITES

RESTAURANT

OFFICE SPACE

SHOPS





# Diversified Investment Opportunities

**Well-located premium space with access to excellence**

Once in a lifetime comes a rare opportunity to invest in an asset, which can multiply your capital followed by distinctly **SAFE** and **SECURE** system.

With this radical approach in Real Estate, promoter New Modern Buildwell Private Limited brings to you a professionally designed Commercial Complex NMBPL Tower at emerging location in Lucknow.

Right from its emerging location, its thoughtful master planning, graceful landscaping to the well designed distinct floors of pre-leased Service Suites and Office/ Commercial Spaces, you will find NMB Tower a perfect choice for investment to generate wonderful returns.

## Tower Structure

Ground + 17 Floors : Service Suites | Restaurant & Shops | Boutique Office Spaces

6 <sup>th</sup> to 17 <sup>th</sup> Floor	Service Suites managed by Hotel Operator
5 <sup>th</sup> Floor	Restaurant/ Food Shops
1 <sup>st</sup> to 4 <sup>th</sup> Floor	Office Space Units
Ground Floor	Lobby with reception, café and retail spaces/ shops
Double Basement	

# Service

## Suites



### Service Suites Type 1

Sale Area : 785 Sq. Ft.

Buildup Area : 530 Sq. Ft.

Carpet Area : 425 Sq. Ft.





## Service Suites Type 2

Sale Area : 540 Sq. Ft.

Buildup Area : 340 Sq. Ft

Carpet Area : 275 Sq. Ft

# Cluster

Plan 6th-17th Floor



\*This plan is applicable from 6<sup>th</sup> to 16<sup>th</sup> Floor





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# Office & Commercial

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## Space



**Your chance to invest in latest commercial spaces in the hottest growth corridor of Lucknow**

We introduce **Boutique Office Spaces** to consolidate and streamline your portfolio in strategic location that is talent hotspot with a focus on space that facilitates innovation, collaboration, and which is well served by transport, local amenities and technology infrastructure.

Significant Capital Appreciation expected.

Very close to premium residential communities making it a rare **walk-to-work option.**

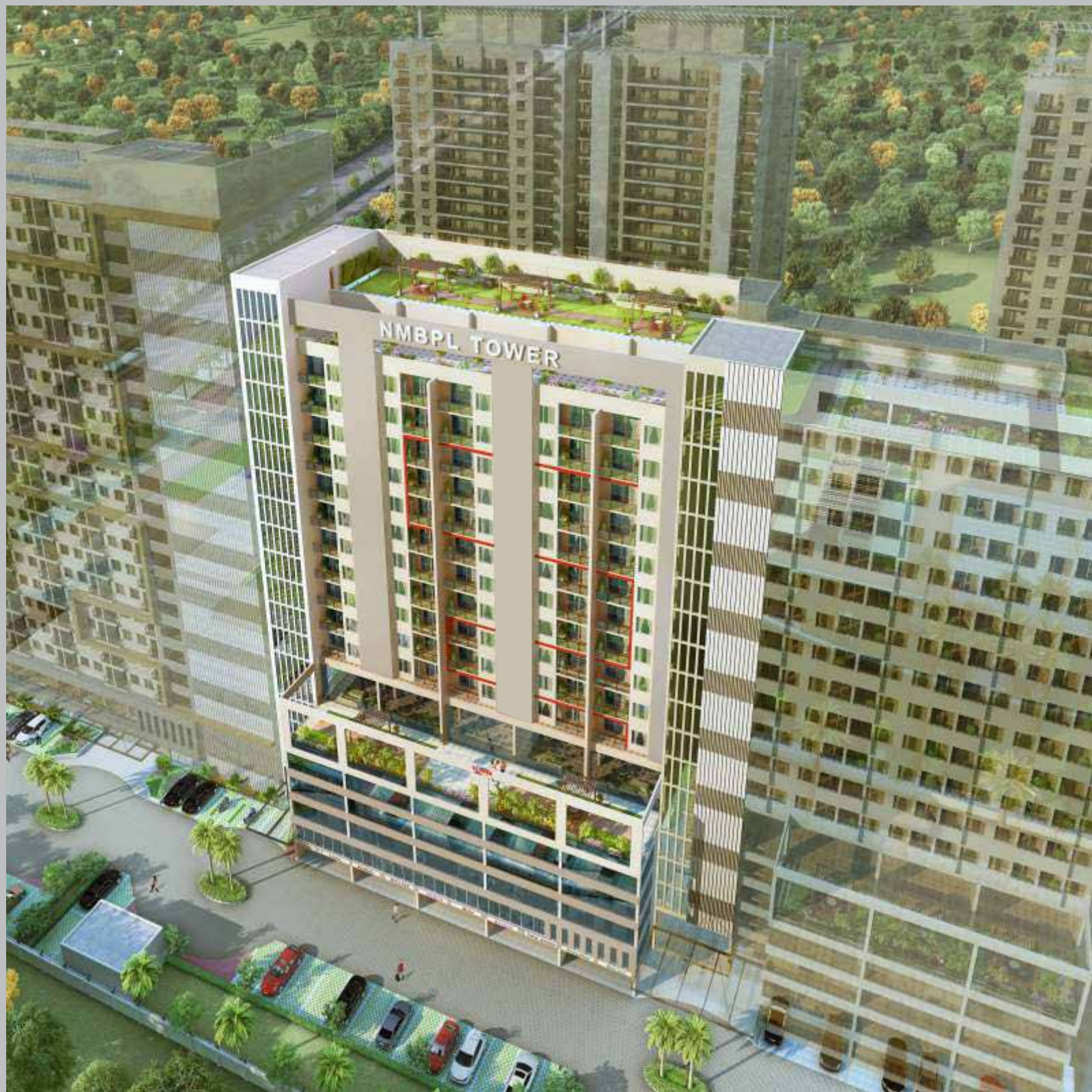
### Sizes Available

Office Units	1 <sup>st</sup> to 4 <sup>th</sup> floor	1600 Sq. Ft., 1580 Sq. Ft., 1450 Sq. Ft.
Shops/ Café	Ground Floor	700 Sq. Ft.
Restaurant/ Shops/ Café	5 <sup>th</sup> Floor	980 Sq. Ft., 840 Sq. Ft., 750 Sq. Ft.











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# Project

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## Associates

CUSTODIAN CUM ESCROW AGENT

**AMICORP MANAGEMENT INDIA PRIVATE LIMITED**

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LEGAL CONSULTANT

**JURIS CORP**

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KNOWLEDGE AND CONSULTING PARTNER

**REPL**

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SALES CONSULTANT

**IM+ CAPITALS LIMITED**

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BANKER

**DCB BANK**



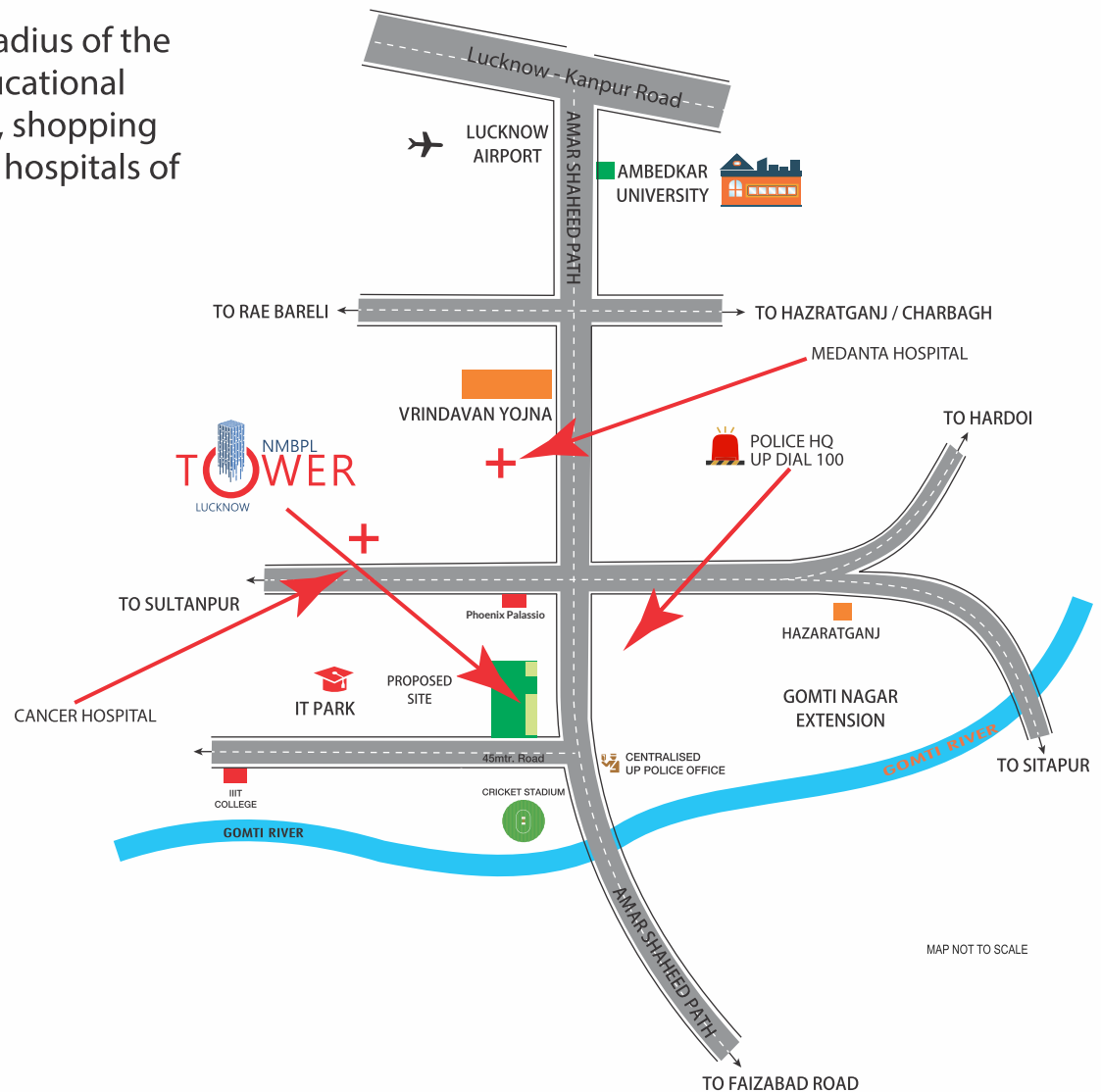


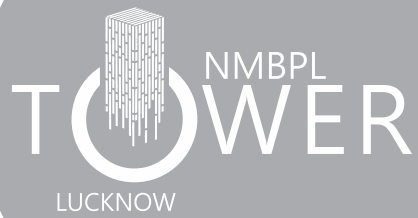
# Location

## Advantages

Project is within a 5 Kms. radius of the top corporate tenants, educational institutes, residential hubs, shopping districts & super-speciality hospitals of Lucknow.

- Airport Drive 30 Mins
- Hazratganj Drive 30 Min
- Ekana Cricket Stadium
- IT SEZ
- Centralized UP Police Office
- UP Dial 100
- NIA Office
- Walmart Store
- Medanta Hospital
- Cancer Hospital
- Next to Phoenix Palassio
- Lulu Mall 9 mins drive







*For enquiry*



Established in 2005, New Modern Buildwell Pvt. Ltd (NMBPL) is one of the leading organizations in North-West India in the field of construction & development. The company is focused on construction of residential, commercial, retail, hospitality, IT parks and education institutions. NMBPL also has an expertise in end-to-end EPC solutions for delivering quality projects within strict timelines.

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**Project Office:** Ground Floor, YUVA Bhawan, YMCA Campus, 13, Rana Pratap Marg Lucknow, Uttar Pradesh-226001, India

**Site Address:** Sector-7, Gomti Nagar Extn., Lucknow

**For Enquiry**

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