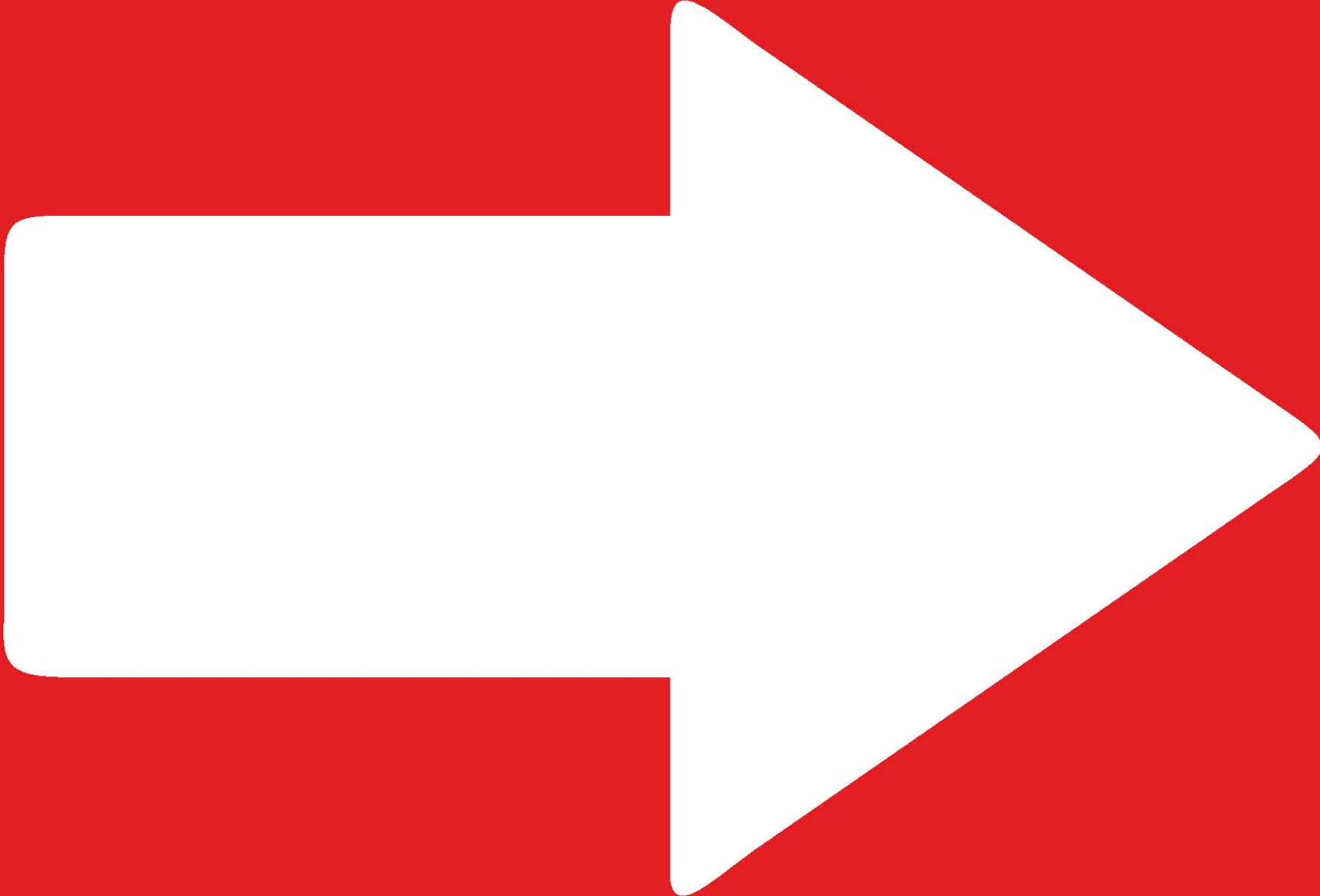
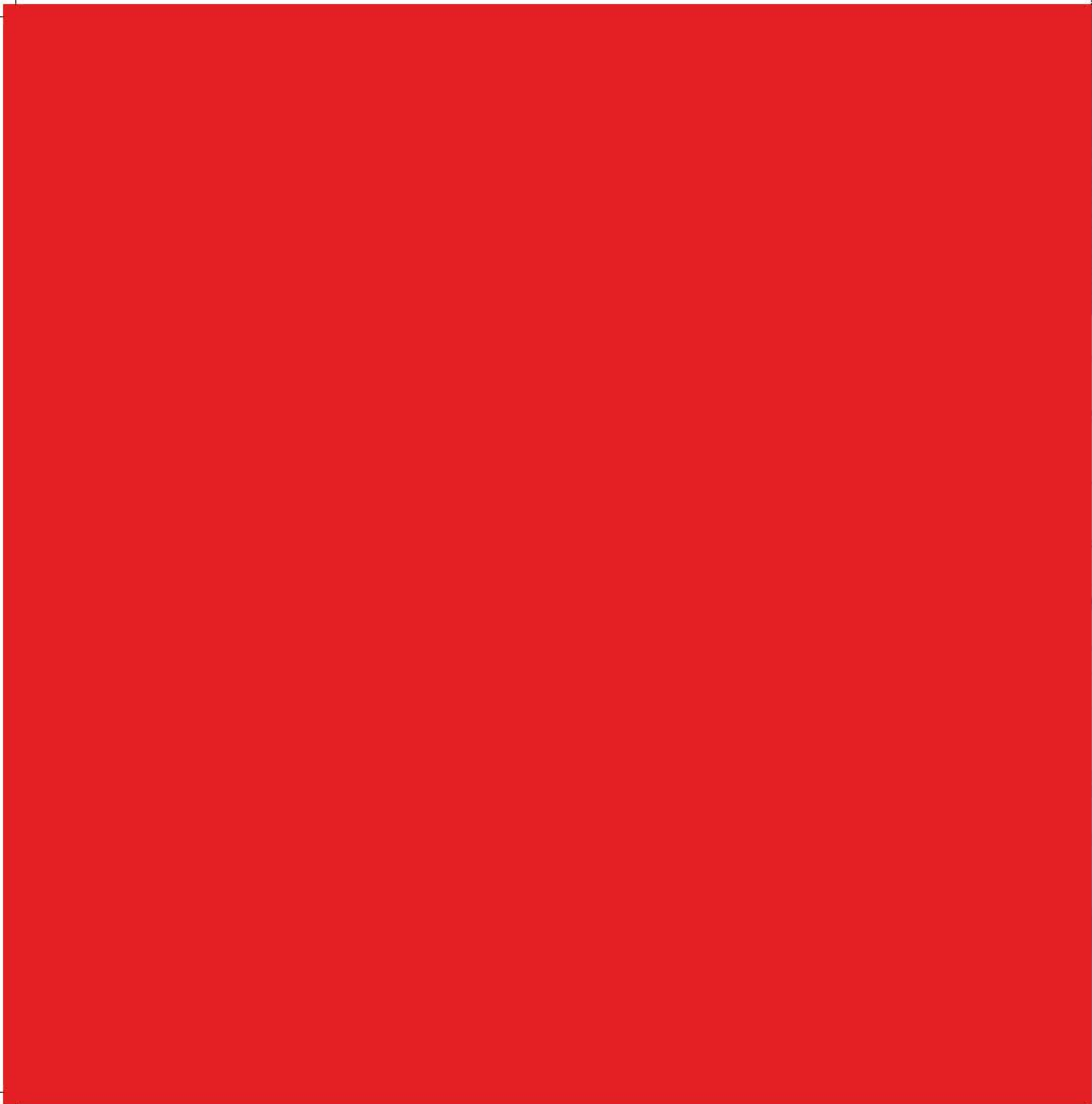
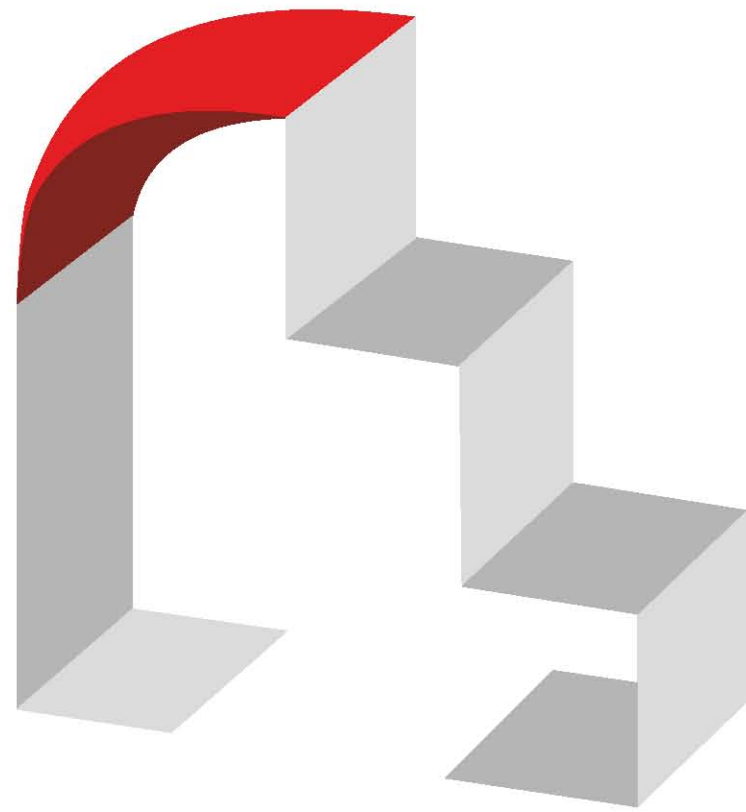


*Make the right move*





**84** venue  
*make the right move*



# AMOUR

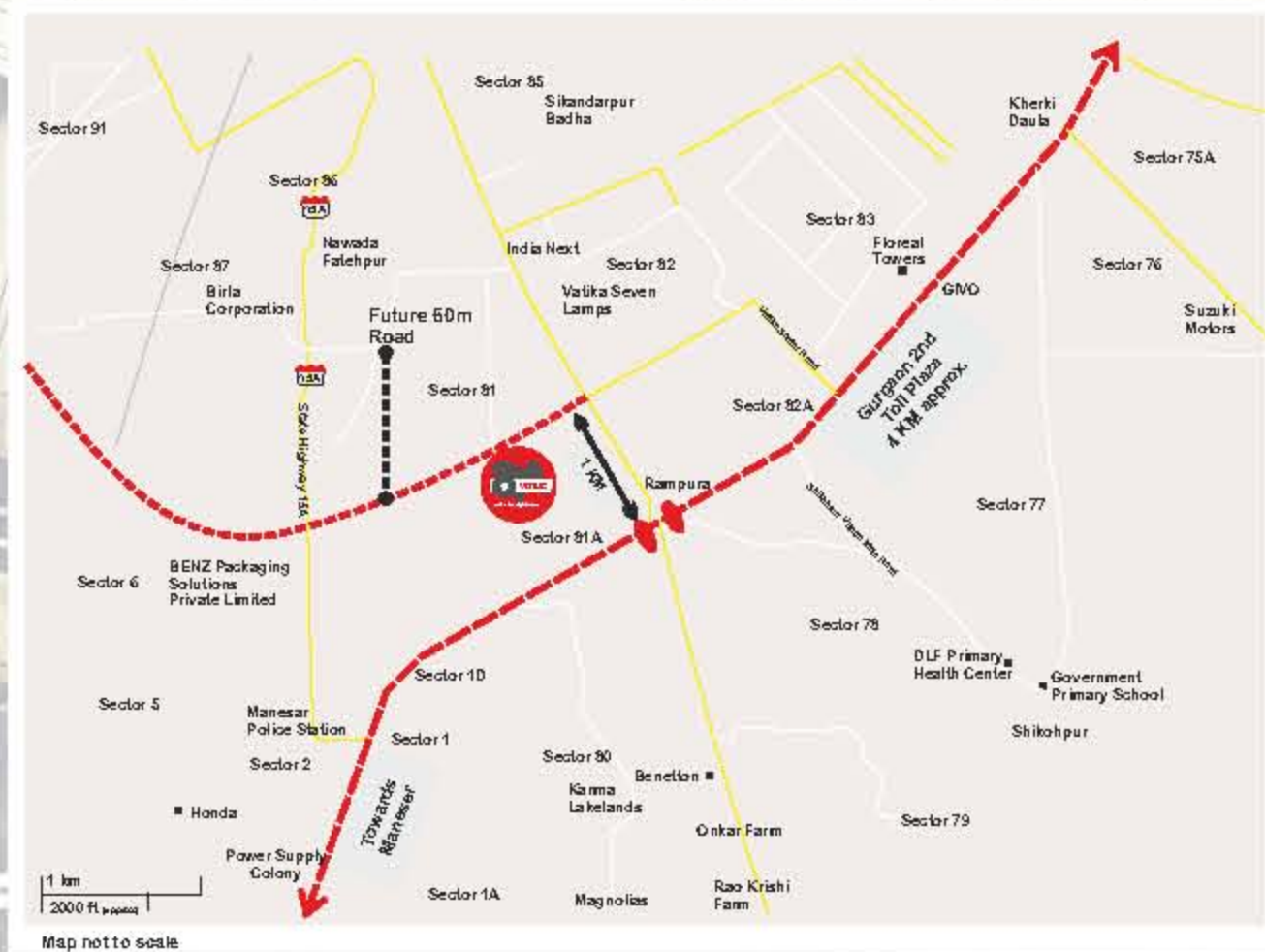
— ACHIEVING MILESTONES —

## About Us

Amour is a real estate development organization that boasts of a topnotch team of professionals, dedicated to create excellence, a brighter tomorrow and capable of delivering world class real estate solutions. With a unique blend of extensive knowledge in both real estate development and expertise in multi-manager investment, Amour brings an unparalleled combination of experience and resources. The company is surging ahead to achieve its vision of value creation through excellence in delivery. It has set new trends of architectural finesse in the contemporary global scenario touching the horizons of excellence.

Adhering to the best in quality, transparency, value for money, cutting-edge technology and delivery on commitment, we believe in bringing the value addition to our investors, clients, and employees as their success when achieving milestones is what we aim at.

The organization aims at providing projects that are rewarding assets for the new era desiring for international quality of life and spaces to fall in love with. Such single minded devotion to it has made Amour a synonym of Love affair.



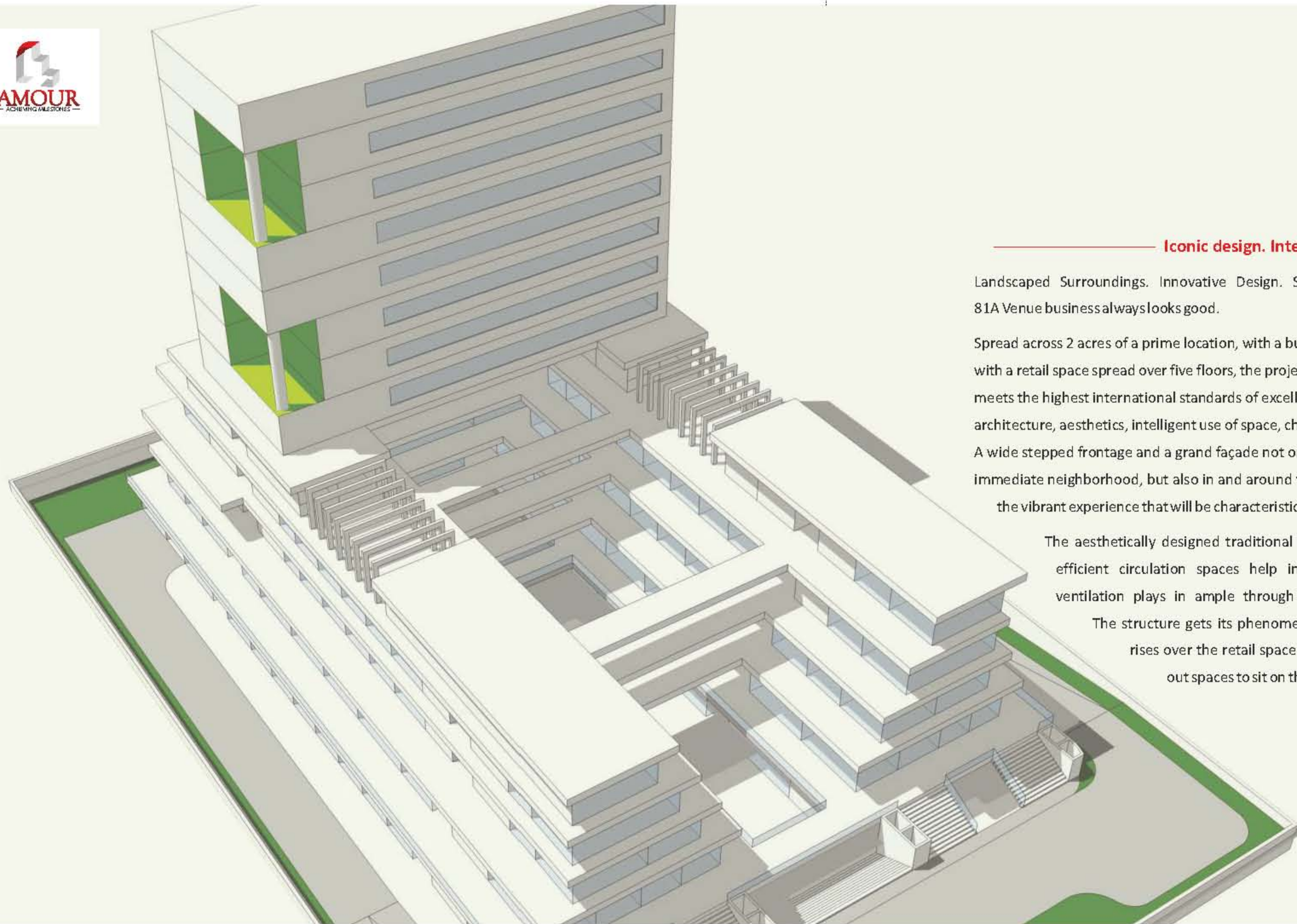
- Located amidst a **densely populated** and upcoming sector of Gurgaon.
- Adjacent to **60 metre wide** sector road.
- **Just 1/2 a kilometre from NH8.**
- **25 minutes** drive from the International Airport.
- Great connectivity with **HUDA City Centre.**
- **Within 2 kilometres** from the proposed Metro Route, ISBT and Dwarka Expressway.
- **Just 4 kilometres** from Kherki Daula toll plaza on NH8.

### Success gets a new address

Whether you are an entrepreneur, a corporate honcho or a businessman, you know that the critical factors that make any development successful are a strategic location, a wide expanse, an accessible customer base and an attractive, much-in-demand product mix. When all these come together, you get a rare opportunity known as 81A Venue. A unique amalgamation of world-class retail spaces and well-designed offices, it's a place that's brimming with the best of opportunities.

### The location for the leaders

Situated in Gurgaon that's touted as one of the finest cities in India, 81A Venue has excellent connectivity, state-of-the-art infrastructure and easy access to cosmopolitan, upwardly mobile population. It's a landmark retail and corporate destination that offers far-sighted businesses an excellent base of high-end consumers with a taste for the best that the world has to offer. Amidst a spate of multiple luxury residential developments, it offers a unique environment and the perfect setting to showcase your brand. And most of all, 81A Venue is distinguished by its elegant façade, amazing landscape and premium amenities. There could hardly be a location so perfect for your business. It's the right place, at just the right time.



**Iconic design. Intelligent plan.**

Landscaped Surroundings. Innovative Design. Stylish Façade. World-class Amenities. At 81A Venue business always looks good.

Spread across 2 acres of a prime location, with a built up area of 3,10,000 sq ft (approximately) with a retail space spread over five floors, the project is designed for the gen-next demands and meets the highest international standards of excellence in commercial development—be it the architecture, aesthetics, intelligent use of space, choice of material or the facility management. A wide stepped frontage and a grand façade not only make it an epoch-making structure in its immediate neighborhood, but also in and around the city. The distinctly planned interiors suit the vibrant experience that will be characteristic of this impressive edifice.

The aesthetically designed traditional step-well format with receding fronts and efficient circulation spaces help in maximizing footfalls. Natural light and ventilation plays in ample through the wide courtyard and open passages.

The structure gets its phenomenal look with a dedicated office block that rises over the retail space and a food court with semi-covered spilled out spaces to sit on the top floor.



### Reap great returns on your retail investment

81A Venue has been conceived as a premium retail destination, offering consumers the pleasure of finding everything from fashion to fine dining, hair spas to household requirements, under one spacious roof. The stepped frontage, unlike a typical vertical format, highlights visibility of the retail frontage across all the five floors, allowing brands to stand out.

#### A seamless shopping experience

Driving into a beautifully landscaped plaza, every customer will find the location ideal for shopping, complete with details of all the brands. Well-planned drop-off points lead vehicles into the two levels of parking. The large glazed windows and high-visibility signage provide an ample display for your brand to attract your customer. Strolling into the grand entrance lobby, the cool air-conditioning and well-planned wide corridors make the walk around the retail gallery a delight.

- Wide open passages and good visibility to all retail spaces.
- Total area of 3,10,000 sq ft (approximately) is planned with world-class features.
- Promenade with fountains and landscaping.
- Dedicated flea market area for shopping on the go.





### Fun, food and a whole lot more...

No shopping experience is complete without an excellent food court. With an extensive sitting capacity and multi-cuisine restaurants and coffee shops, the food court at 81A Venue caters to the culinary tastes of varied palates as the ambience makes you feel rested yet cheerful. It provides you a space to spend quality time with friends and family. And with semi-covered, spilled out spaces to sit, it is just the place to get more out of your moments...!

- Soothing lobby music.
- Strategic lighting to ensure a warm ambience.
- Fun dining experience with friends and family.
- Located on the top floor with semi-covered, spilled out spaces to sit.
- Multi-cuisine restaurants and coffee shops.



— Let your office do it for you! —

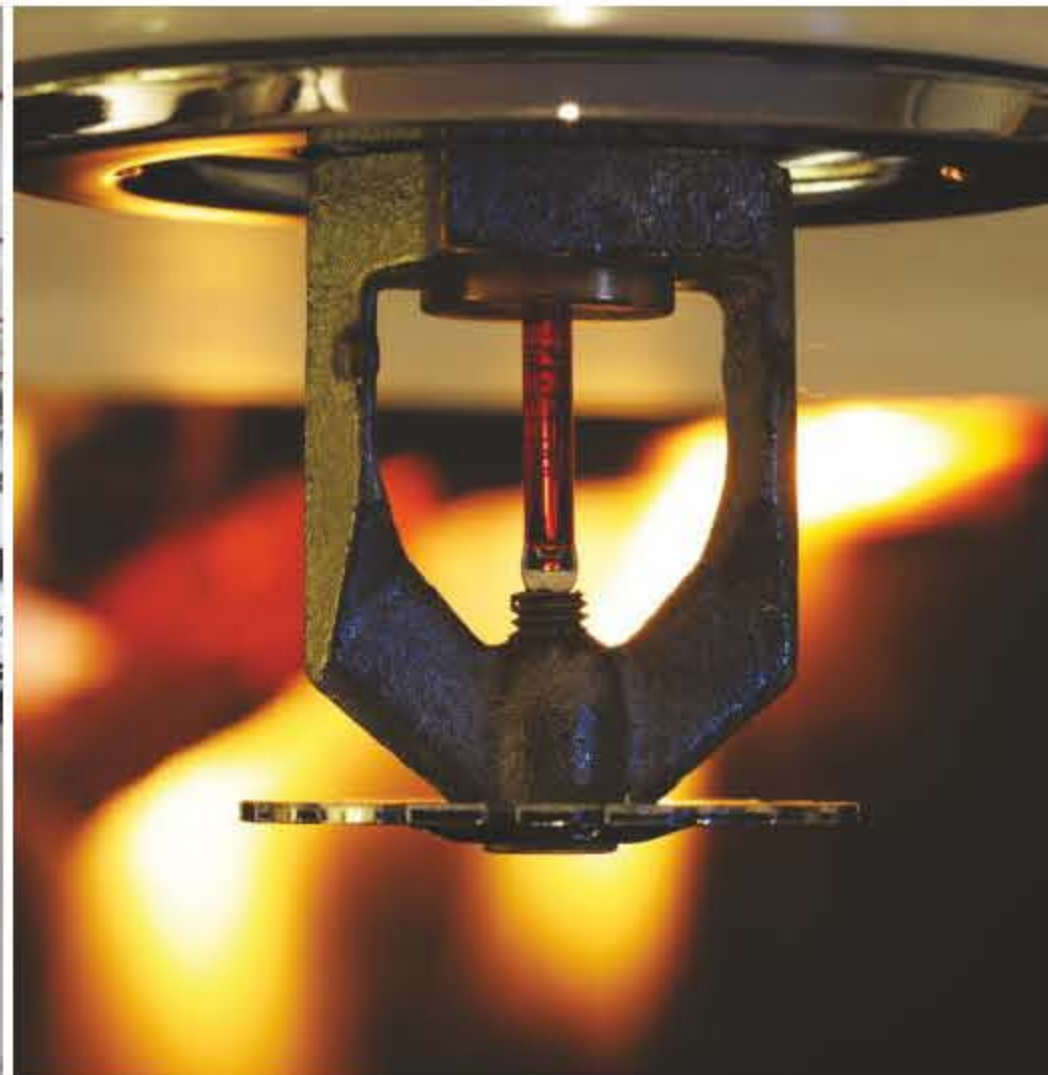
The infrastructure is here. The demand is here. The amenities are here. Isn't it time your office was here?

Today's global professionals expect much more from their workspaces than just four walls, a desk and a chair. 81A Venue, with its sprawling 2 acres in a premium location and unique design, caters to the demands of any modern professional or corporate. The office space with its state-of-the-art, world-class amenities, breakthrough design that incorporates aesthetically landscaped gardens, and perfectly balanced with the desired retail mix, provides for a befitting place where business blooms into success.

Here your office signals your stature, showcases your company's image and reflects your global lifestyle. The uniquely flexible, customized office spaces can expand to accommodate the needs of the growing businesses. 81A Venue is an address which is the most effective way to announce your arrival.







## A space that spells convenience

### Amenities

- 100% power back-up.
- Dedicated elevators for commuters and services.
- Dual combination of escalators.
- Beautiful surroundings with landscaped greenery.
- Adequate sit out spaces with fountains and gardens.
- World-class facility management.

### Parking

- Two-level basement parking with surface parking.

### Safety and Security

- 24 hrs CCTV surveillance.
- Fully equipped with modern fire detecting, fire fighting and fire security systems.
- Meets seismic compliance norms and structure standards laid by the National Building Code.

### Traffic Movement

- One way traffic movement at the entry and exit to avoid traffic congestion.

### Prefab Construction

Prefabrication is the practice of assembling components of a structure in a factory or other manufacturing site, and transporting complete assemblies or sub-assemblies to the construction site where the structure is to be located. The term is used to distinguish this process from the more conventional construction practice of transporting the basic materials to the construction site where all assembly is carried out.

A prefabricated building, informally a prefab building, is a type of building that consists of several factory-built components or units that are assembled on-site to complete the unit.

### FLOOR SIZES

Lower Ground Floor Retail:	38599 sq. ft.
Ground Floor Retail:	34683 sq. ft.
First Floor Retail:	24001 sq. ft.
Second Floor Food Court:	20344 sq. ft.
Third Floor Food Court:	15642 sq. ft.

Office Spaces	
4th, 7th, 8th & 11th Floor:	6950 sq. ft.
5th, 6th, 9th & 10th Floor:	5998 sq. ft.

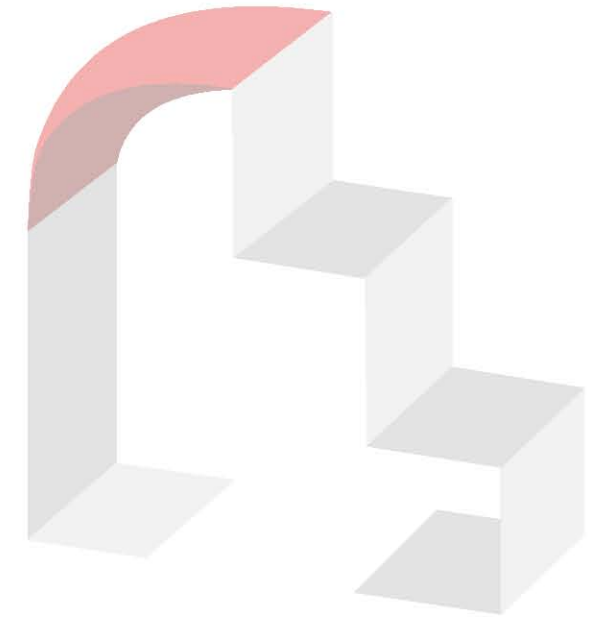
Anchor Store:	
Ground Floor:	3745 sq. ft.
First Floor:	3509 sq. ft.
Second Floor:	3509 sq. ft.



Disclaimer: Unit area and floor plan are indicative and are subject to change during the course of construction without any prior notice at the sole discretion of the company.



*make the right move*



AMOUR  
— ACHIEVING MILESTONES —

**Disclaimer:** This does not constitute a legal offer. The contents herein including the images and renderings are indicative of the artistic conceptualization of the development of the project and no way purport the replication of the exact project. The site plan, floor plans, areas dimensions and specifications etc. are subject to change till the final completion of the project without any prior notice at the sole discretion of the company.