



a business community

“Nothing but the best”

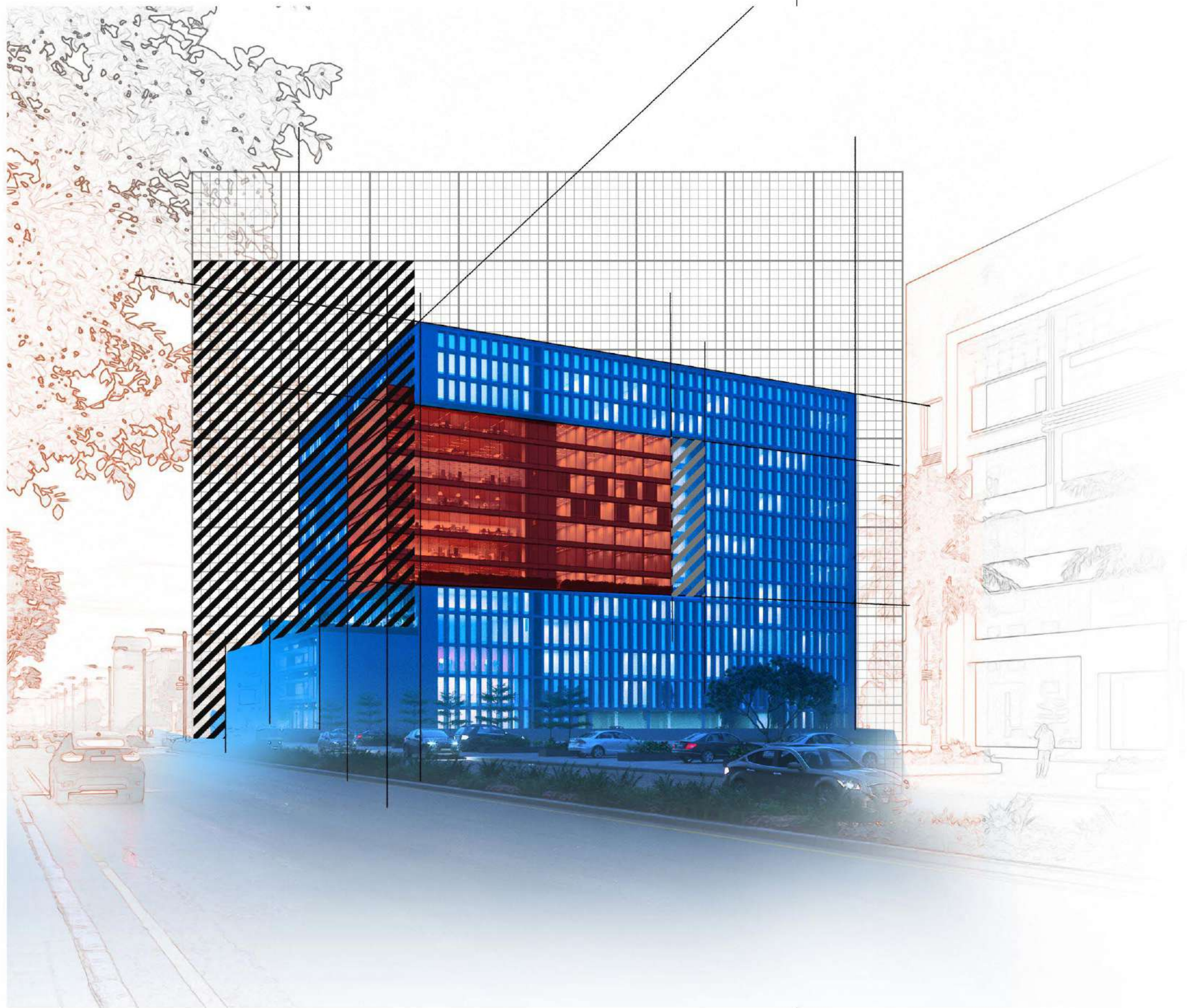
Our philosophy that drives Zion
In its pursuit of excellence.

Full of fresh ideas, ambitions keen on change. We choose to bring forward what works best for our customers. No matter the size, our team builds every project with the same passion and dedication. All in an effort to set new benchmarks in the industry.

Zion is the finest team of real estate professionals, our collective experience combines a hands-on management style with a strategic approach to acquisition, planning, development, sales and maintenance, ensuring the firm's leadership for years to come.



Introducing a business community



z1
A BUSINESS COMMUNITY

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The premium commercial development will comprise one

14 storey office building with



Pedestrian friendly retail plaza



Common cafeteria



Smart parking

and thoughtfully integrated services to create a thriving

business community



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The Offices

The new work landscape and the modern work space ditches the old conventional ways of working. This small to medium size office space is an amalgamation of a modern and unconventional design with its location and landscape attributing to its experience.

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Aer Lounge

This atrium on the 5th floor with a six level vertical garden is envisaged to be active and comfortable. As an extension of the modern workspace, the AER lounge is designed to maximize natural light for both human and large natural plant life to thrive.

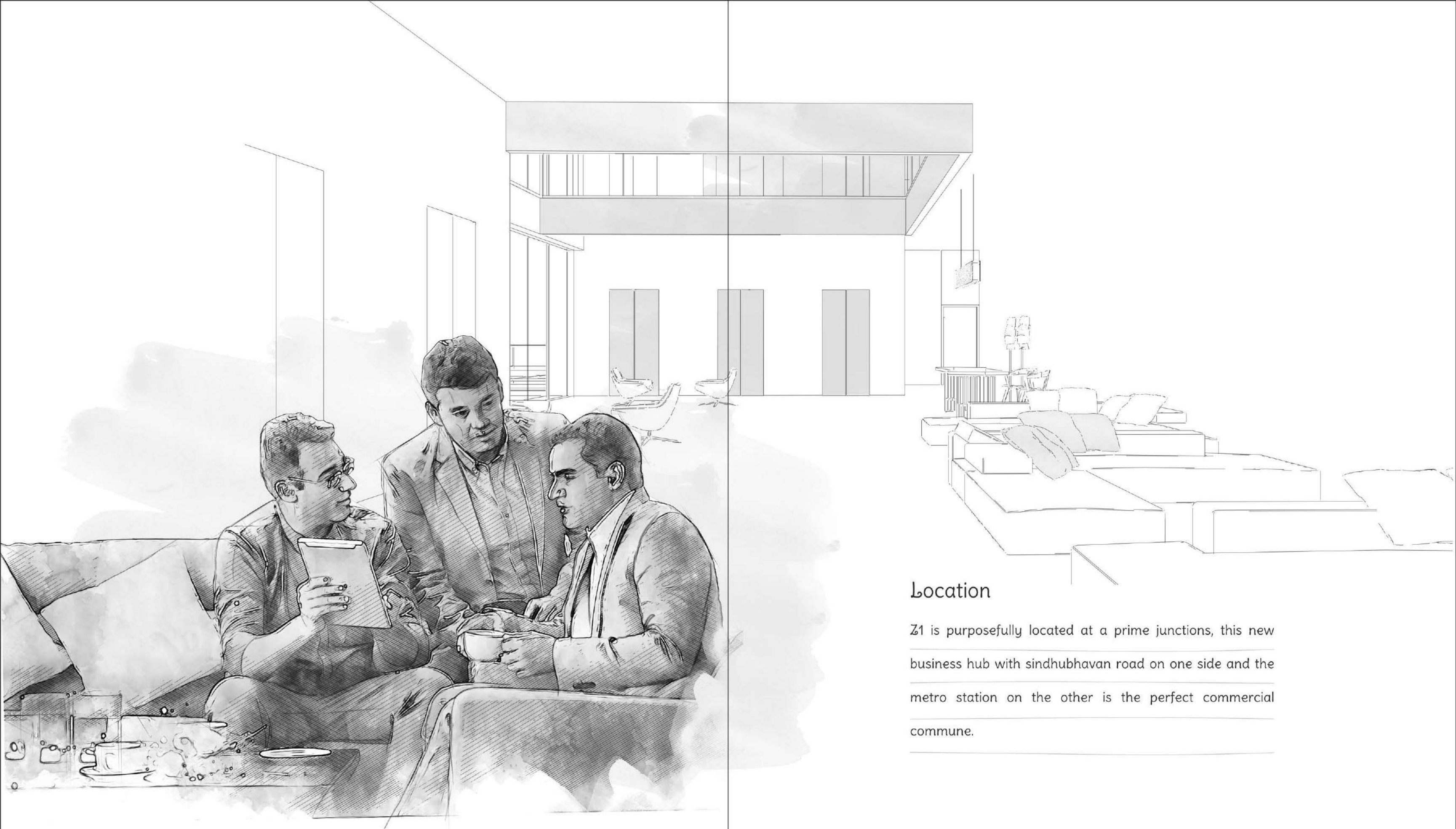
An individual extended working zone, a casual meeting or a group break out zone or just a warm welcome to visitors; AER lounge promises to be that extension to your work life.

The AER Lounge, we believe shall be an identifiable feature for Z1 and therefore a point of connection and pride for all owners. This shall mark the new beginning of future workspaces.



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Location

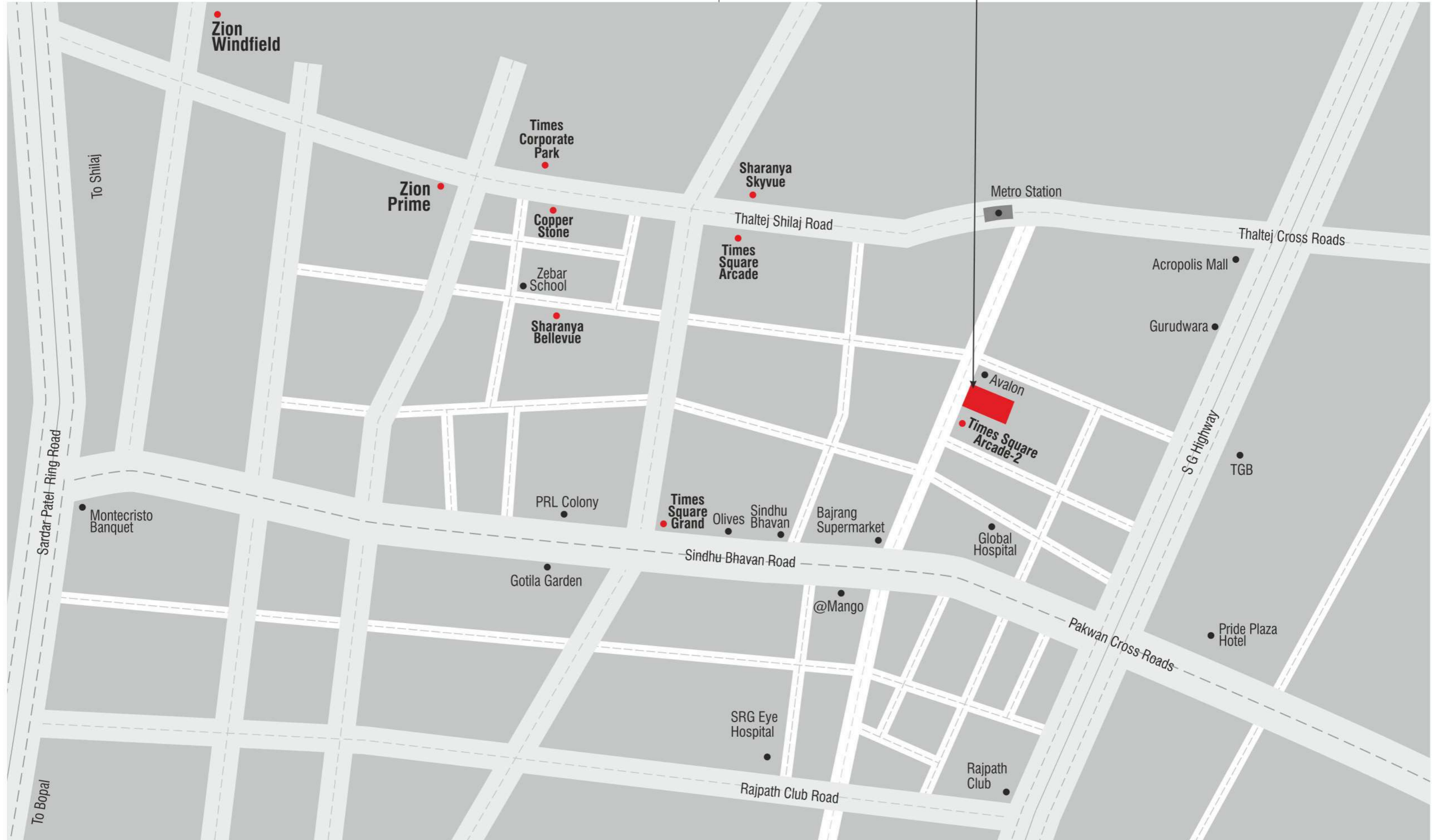
Z1 is purposefully located at a prime junction, this new business hub with sindhubhavan road on one side and the metro station on the other is the perfect commercial commune.

Key map

- Metro Station: 600m
- Sindhubhavan Road: 600m
- S.G. Highway: 700m
- S.P. Ringroad: 3 Km
- Rajpath Club: 1.5 Km



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Ground Floor Plan



CORPORATE HOUSES
 HOUSE 1 65'4 1/2"X36'6"
 HOUSE 2 43'7 1/2"X37'4 1/2"

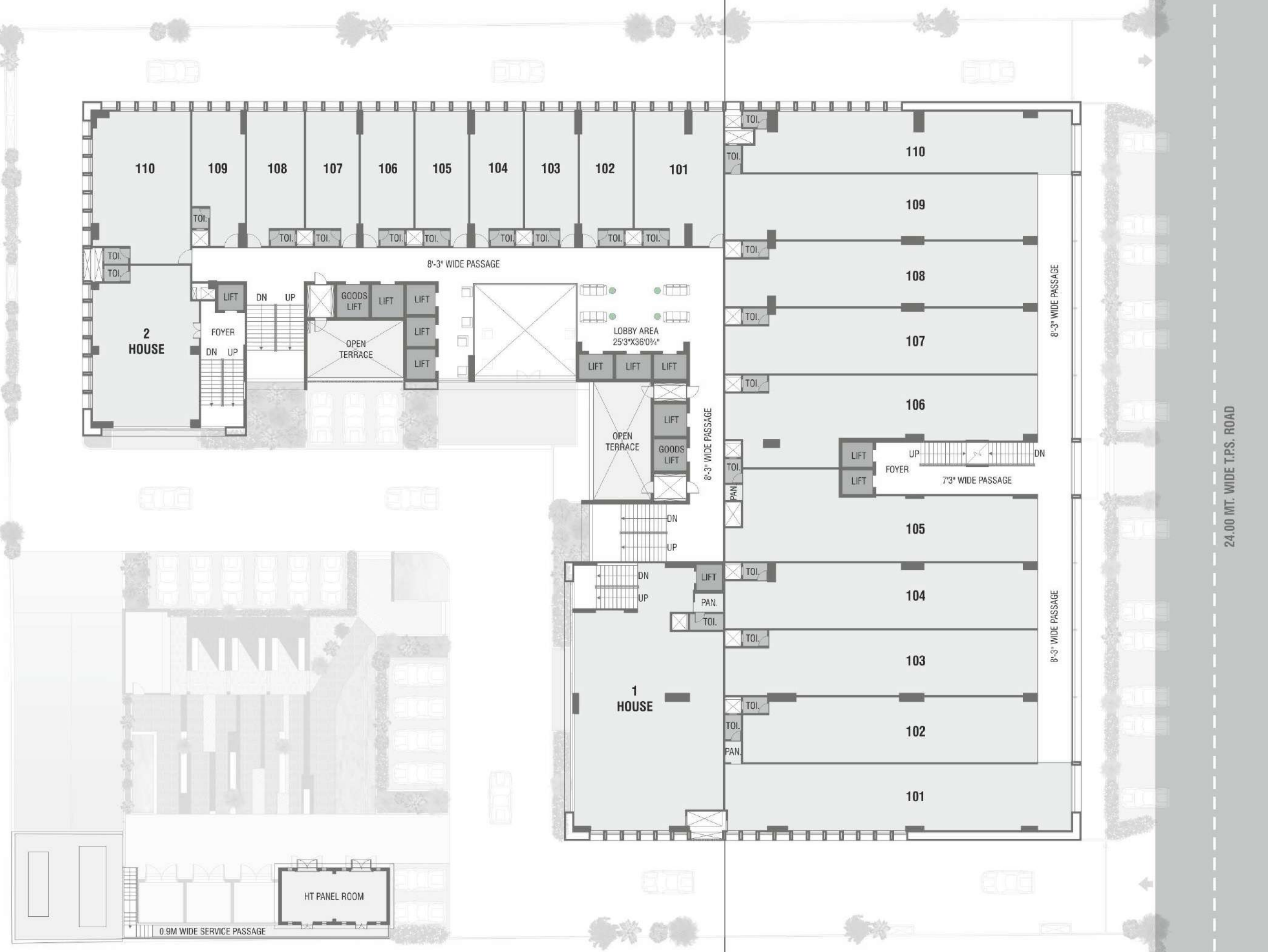
SHOWROOMS

01	16'3"X85'0"	
02	16'0"X80'7 1/2"	
03	16'0"X85'0"	
04	16'0"X85'0"	
05	16'0"X85'0"	23'6"x7'0"
06	16'0"X85'0"	23'6"x7'0"
07	16'0"X85'0"	
08	16'0"X85'0"	
09	16'0"X85'0"	
10	15'0"X80'7 1/2"	



TO SINDHU BHAVAN ROAD
 24.00 MT. WIDE T.P.S. ROAD
 TO METRO STATION

1st & 2nd Floor Plan



CORPORATE HOUSES
 HOUSE 1 65'4 1/2"X36'6"
 HOUSE 2 43'7 1/2"X37'4 1/2"

OFFICES

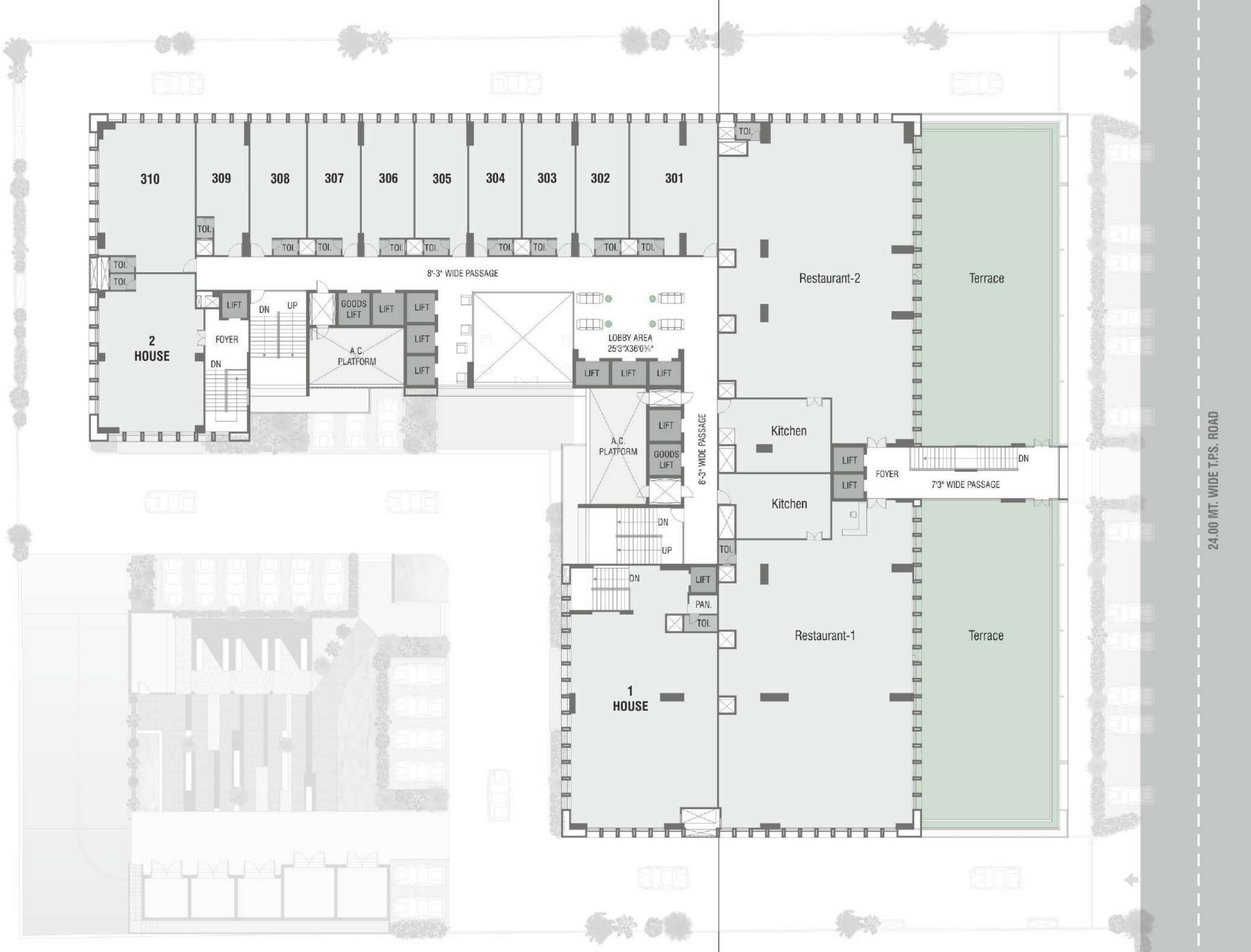
101	33'0"X21'9"
102	33'0"X13'0"
103	33'0"X13'0"
104	33'0"X13'0"
105	33'0"X13'0"
106	33'0"X13'0"
107	33'0"X13'0"
108	33'0"X14'0"
109	33'0"X13'0"
110	37'3"X24'0"

SHOWROOMS

101	16'3"X84'7 1/2"
102	16'0"X72'0"
103	16'0"X76'4 1/2"
104	16'0"X76'4 1/2"
105	16'0"X76'4 1/2" 23'6"x7'0"
106	16'0"X76'4 1/2" 23'6"x7'0"
107	16'0"X76'4 1/2"
108	16'0"X76'4 1/2"
109	16'0"X76'4 1/2"
110	15'0"X80'3"



3rd Floor Plan



CORPORATE HOUSES

HOUSE 1	65'4 1/2" X 36'6"
HOUSE 2	43'7 1/2" X 37'4 1/2"

Restaurant-1

Restaurant	81'9" x 48'3"
Kitchen	16'1 1/2" x 27'10 1/2"
Terrace	82'1 1/2" x 36'4 1/2"

Restaurant-2

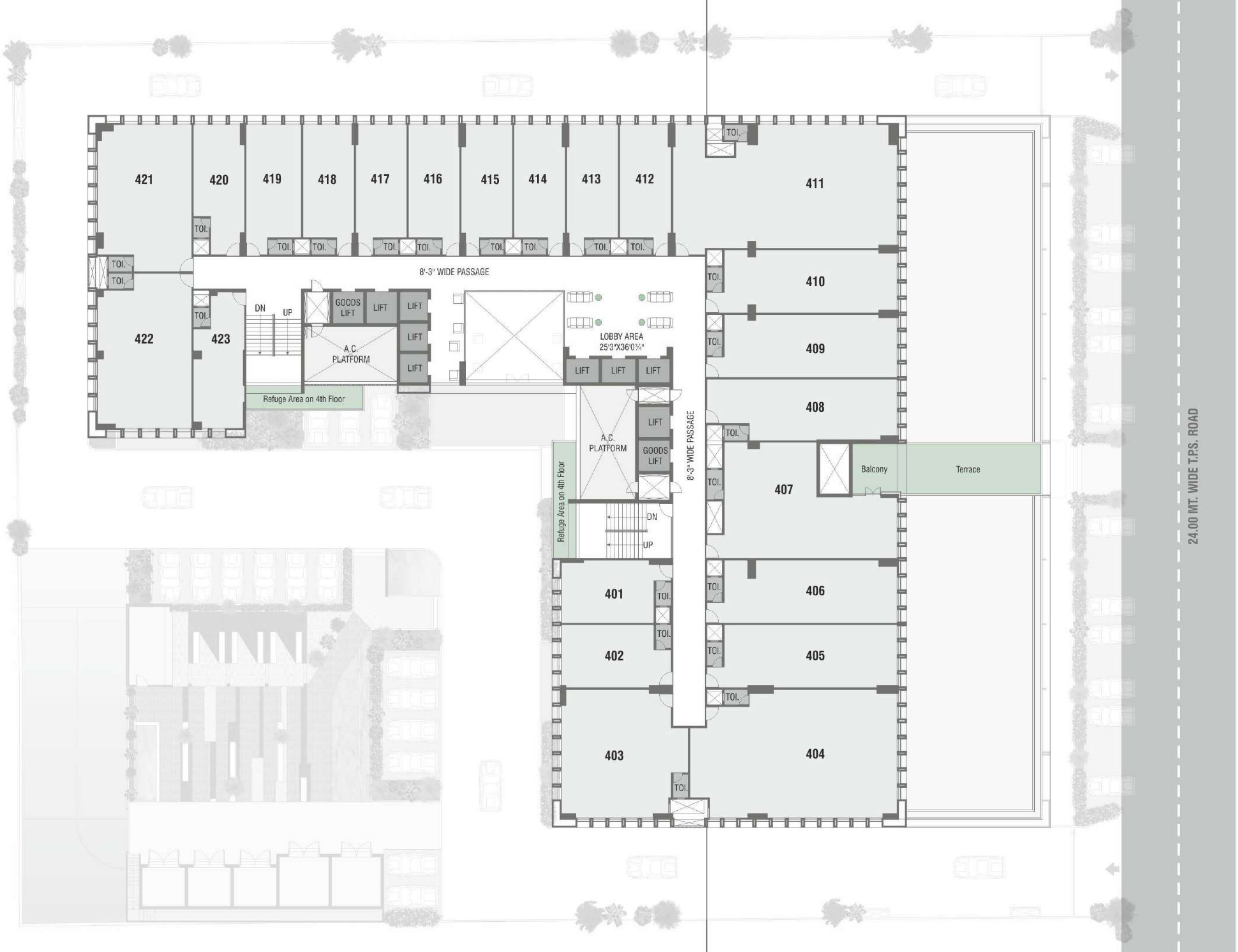
Restaurant-2	81'9" x 48'3"
Kitchen	18'3" x 27'10 1/2"
Terrace	80'10 1/2" x 36'4 1/2"

OFFICES

301	33'0" X 21'9"
302	33'0" X 13'0"
303	33'0" X 13'0"
304	33'0" X 13'0"
305	33'0" X 13'0"
306	33'0" X 13'0"
307	33'0" X 13'0"
308	33'0" X 14'0"
309	33'0" X 13'0"
310	37'3" X 24'0"



4th Floor Plan

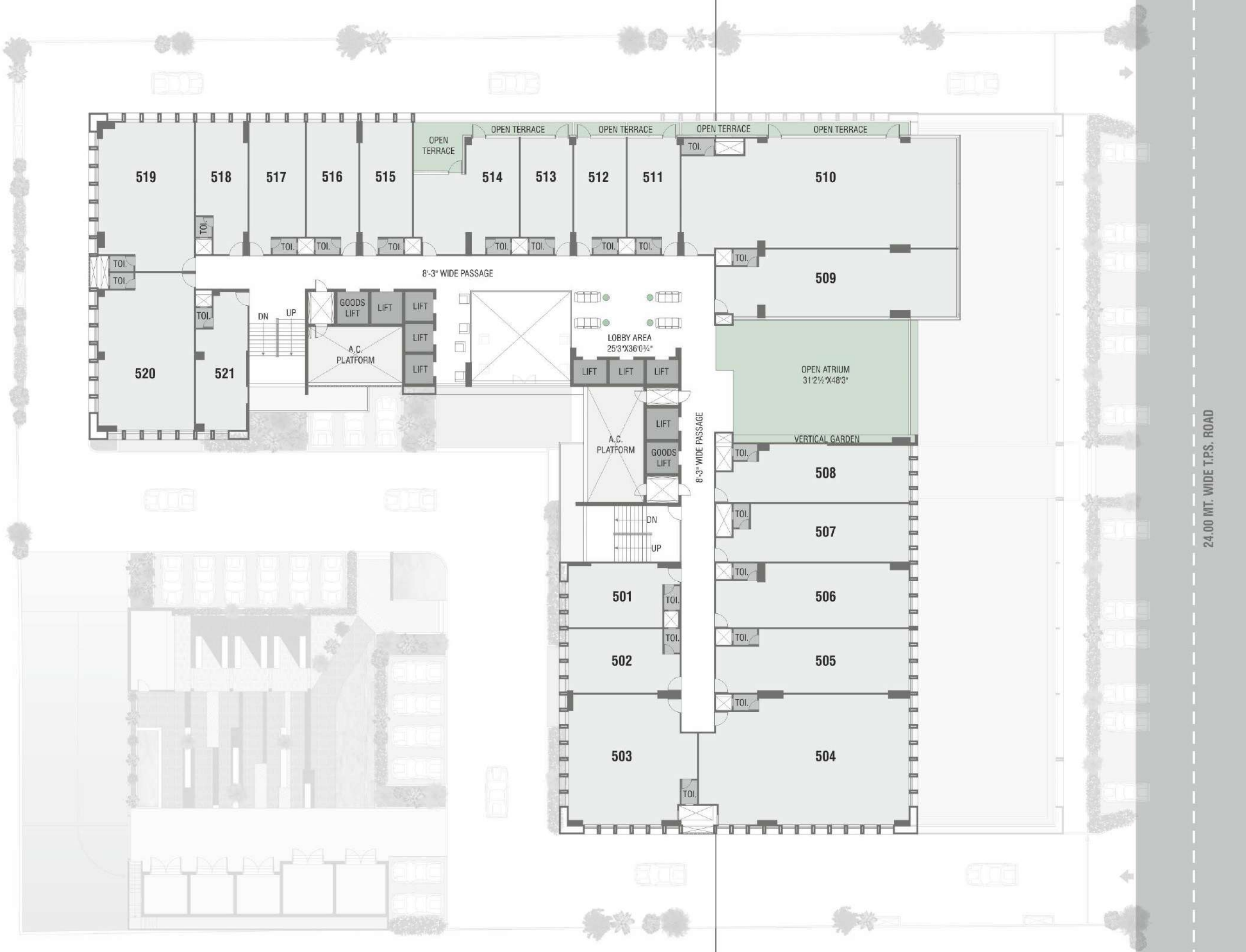


OFFICES

401	16'0"X27'10 1/2"
402	16'0"X27'10 1/2"
403	32'7 1/2"X32'3"
404	32'7 1/2"X52'6"
405	16'0"X48'3"
406	16'0"X48'3"
407	29'6"X48'3"
	Balcony 13'6"X11'9"
	Terrace 13'6"X36'4 1/2"
408	15'7 1/2"X48'3"
409	16'0"X48'3"
410	16'0"X48'3"
411	31'4 1/2"X56'10 1/2"
412	33'0"X13'1 1/2"
413	33'0"X13'0"
414	33'0"X13'0"
415	33'0"X13'0"
416	33'0"X13'0"
417	33'0"X13'0"
418	33'0"X13'0"
419	33'0"X14'0"
420	33'0"X13'0"
421	37'3"X24'0"
422	39'3"X24'0"
423	35'0"X13'0"



5th Floor Plan

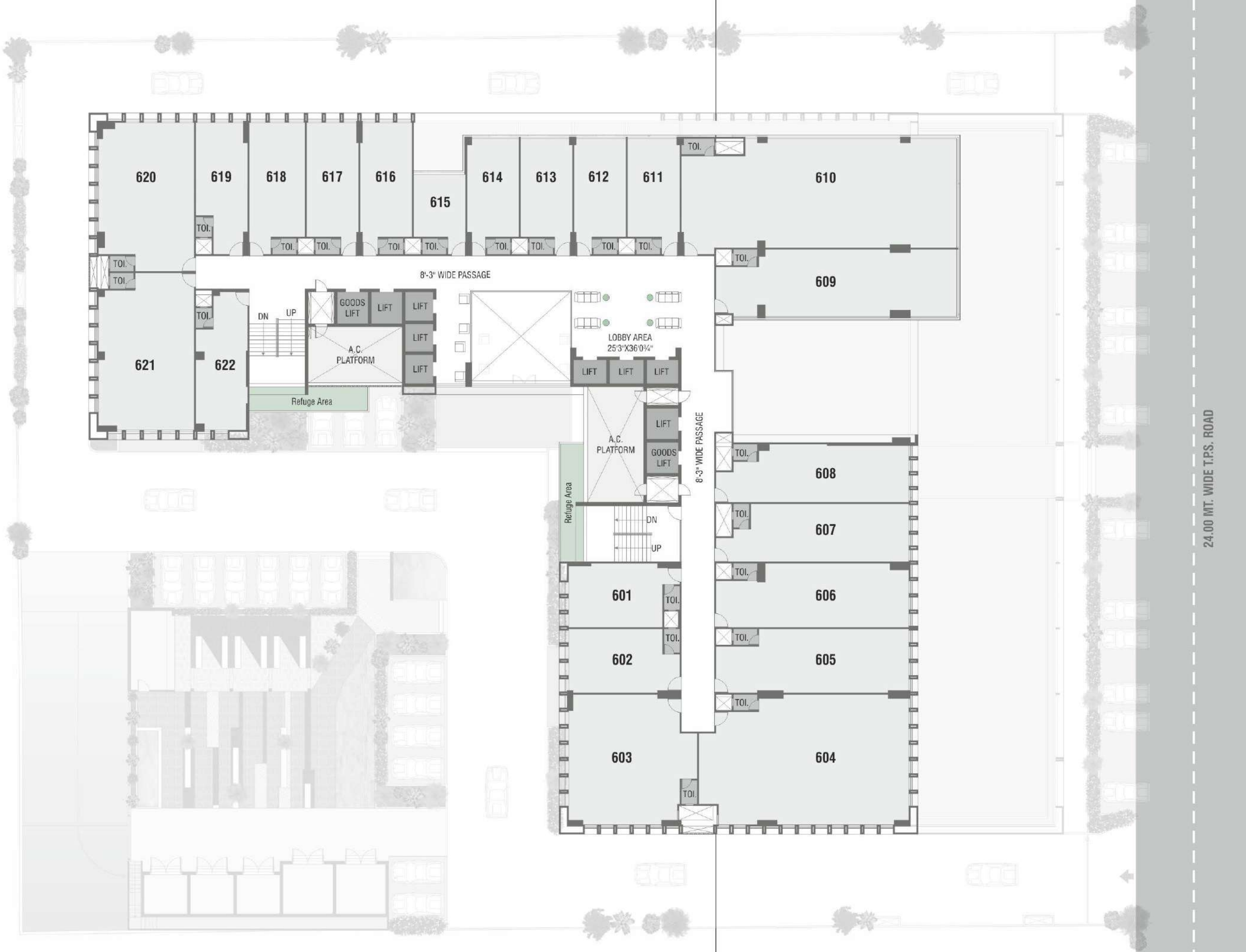


OFFICES

501	16'0"X27'10 1/2"
502	16'0"X27'10 1/2"
503	32'7 1/2"X32'3"
504	32'7 1/2"X52'6"
505	16'0"X48'3"
506	16'0"X48'3"
507	14'6"X48'3"
508	14'6"X48'3"
509	16'9 1/4"X60'3"
510	27'4 1/2"X68'10 1/2"
511	TERRACE 4' wide
512	29'0"X13'
513	TERRACE 4' wide
514	29'0"X13' + 20'0"X13'4 1/2"
515	TERRACE 13'0"X12'9"
516	33'0"X13'0"
517	33'0"X14'0"
518	33'0"X13'0"
519	37'3"X24'0"
520	39'3"X24'0"
521	35'0"X13'0"



6th to 11th Floor Plan

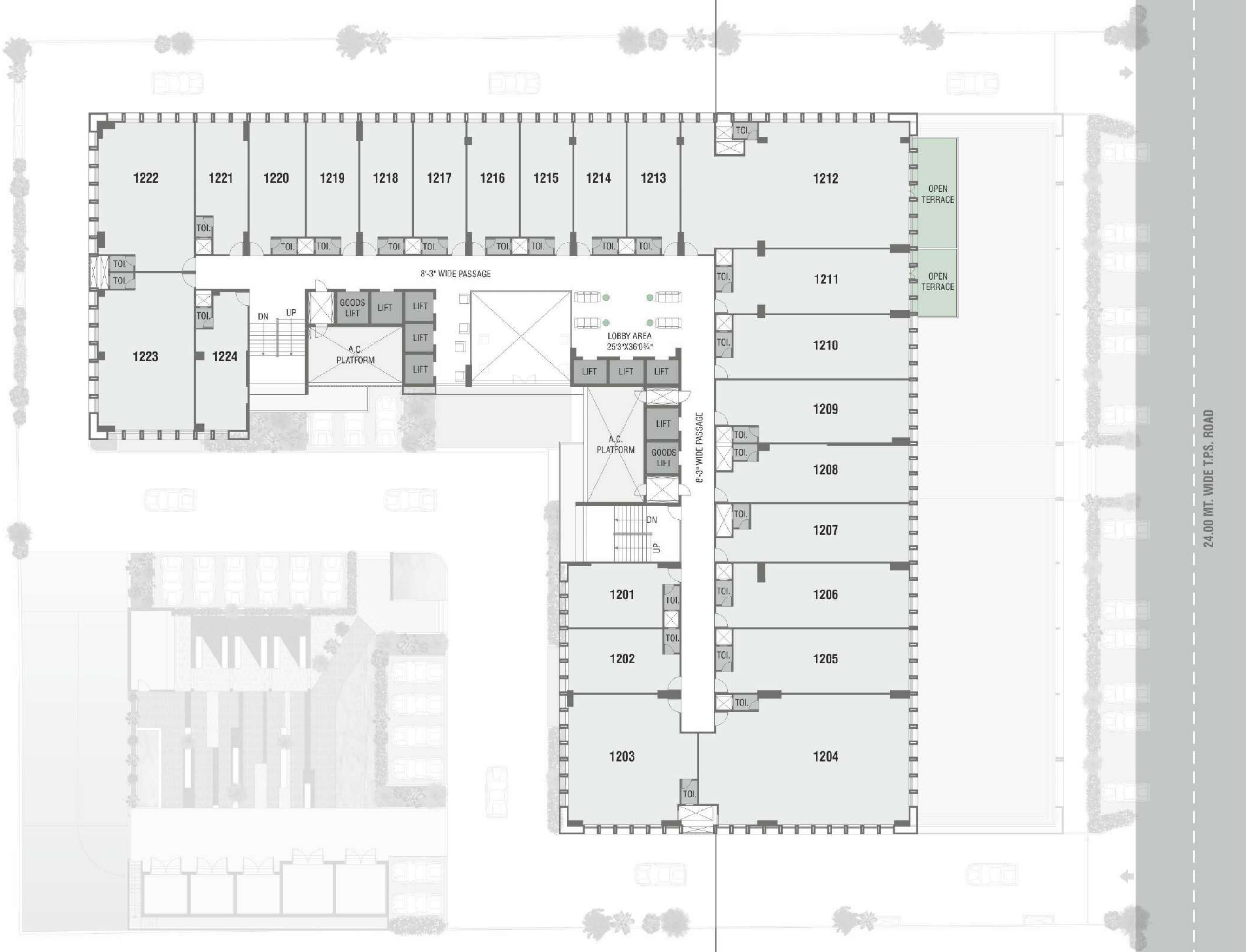


OFFICES

601	16'0"X27'10 1/2"
602	16'0"X27'10 1/2"
603	32'7 1/2"X32'3"
604	32'7 1/2"X52'6"
605	16'0"X48'3"
606	16'0"X48'3"
607	14'6"X48'3"
608	14'6"X48'3"
609	16'9 1/4"X60'3"
610	27'4 1/2"X68'10 1/2"
611	29'0"X13'1 1/2"
612	29'0"X13'0"
613	29'0"X13'0"
614	29'0"X13'0"
615	20'0"X13'0"
616	33'0"X13'0"
617	33'0"X13'0"
618	33'0"X14'0"
619	33'0"X13'0"
620	37'3"X24'0"
621	39'3"X24'0"
622	35'0"X13'0"



12th Floor Plan



OFFICES

1201	16'0"X27'10 1/2"
1202	16'0"X27'10 1/2"
1203	32'7 1/2"X32'3"
1204	32'7 1/2"X52'6"
1205	16'0"X48'3"
1206	16'0"X48'3"
1207	14'6"X48'3"
1208	14'6"X48'3"
1209	15'7 1/2"X48'3"
1210	16'0"X48'3"
1211	16'0"X48'3"
	TERRACE 16'9 3/4"X12'0"
1212	31'4 1/2"X56'10 1/2"
	TERRACE 27'4 1/2"X12'0"
1213	33'0"X13'1 1/2"
1214	33'0"X13'0"
1215	33'0"X13'0"
1216	33'0"X13'0"
1217	33'0"X13'0"
1218	33'0"X13'0"
1219	33'0"X13'0"
1220	33'0"X14'0"
1221	33'0"X13'0"
1222	37'3"X24'0"
1223	39'3"X24'0"
1224	35'0"X13'0"



13th Floor Plan



OFFICES

1301	16'0"X27'10 1/2"
1302	16'0"X27'10 1/2"
1303	32'7 1/2"X24'9" TERRACE 32'7 1/2"X7'6"
1304	32'7 1/2"X52'6"
1305	16'0"X48'3"
1306	16'0"X48'3"
1307	14'6"X48'3"
1308	14'6"X48'3"
1309	15'7 1/2"X48'3"
1310	16'0"X48'3"
1311	16'0"X48'3"
1312	31'4 1/2"X56'10 1/2"
1313	33'0"X13'1 1/2"
1314	33'0"X13'0"
1315	33'0"X13'0"
1316	33'0"X13'0"
1317	33'0"X13'0"
1318	33'0"X13'0"
1319	33'0"X13'0"
1320	33'0"X14'0"
1321	33'0"X13'0"
1322	37'3"X24'0"
1323	31'0"X24'0" TERRACE 8'3"X24'0"
1324	35'0"X13'0"



24.00 MT. WIDE T.P.S. ROAD

Building Attributes

- G+13 storey commercial hub
- Elegant architecture
- Exclusive and Separate entrance for Corporate Houses
- Separate Elevator & stair for each corporate house
- Well designed foyers & lobbies at all level
- 10 high speed elevators for offices, 2 for retail
- Aer lounge at 5th floor level
- Common Cafeteria on Ground Floor
- Smart Parking System
- Ample parking for more than 500 cars
- Stone paved campus
- Power back-up for common utilities
- 24 x 7 water supply
- Fire safety features
- Integrated Security system

Unit Attributes

- Vitrified tiles flooring
- Adequate power load for each unit
- Individual restroom within units with ceramic tiles & relevant sanitary fittings
- Convenient location of AC outdoor units



A BUSINESS COMMUNITY

Z1, Beside Avalon Hotel, Nr. Times Square Arcade-2,
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Architect

ADS
architect pvt. ltd.

Structure

DUCON

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