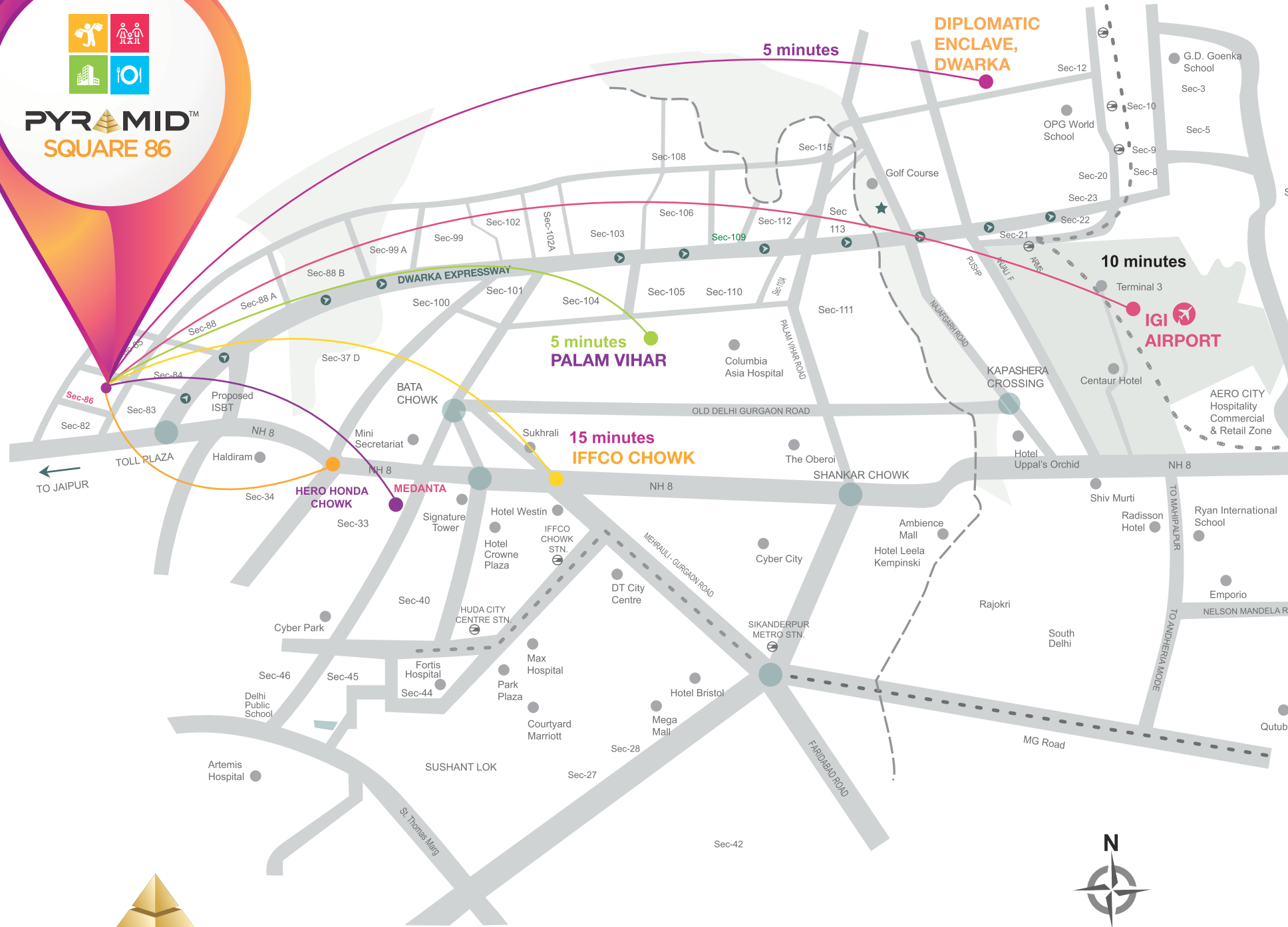




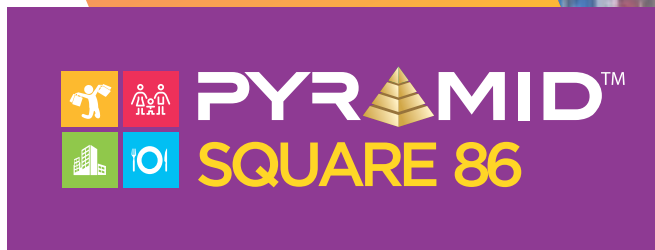
PYRAMID™
SQUARE 86



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RAO AND ASSOCIATE
• Architects • Engineers • Valuers
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REFRESHING
An unparalleled experience awaits you.

“DISCLAIMER : This brochure is purely conceptual and not a legal offer and gives only a conceptual view of the project. The contents in this brochure, including the buildings, elevations, area, designs, layouts, specifications, amenities etc. are tentative and are merely indicative in nature and are subject to variations and modifications by the company or the competent authorities, statutory or otherwise. Images and Photographs shown are an artistic illustration or impression of the project only and are indicative of the aspects of the development and construction.”



With retailing becoming more and more scientific in nature, the team at Pyramid has engaged one of the most experienced architects to create retail spaces across two floors of PYRAMID SQUARE 86 to flourish as a neighborhood bazaar. Pyramid Square 86 is a Retail cum office complex located in Urban Homes 2 and is facing largest commercial belt in Gurgaon. The complex is a low-rise development with Ground + one floor. Pyramid Square 86 has an impressive 19,500 sq. ft. of retail space across the two floors.

**LARGE FORMAT STORES AND SMALLER BOUTIQUE SPACES
ALL GAIN FROM THE PROFITABLE
DESIGN PARAMETERS.**

Pyramid Square 86 is located in close to proximity to NH8 on 75 Meter Wide Road and 150 m wide Dwarka Expressway. Approx 20000 families will move into this area by 2019 and already 5000 families have moved in. In coming years the area will have a population of 5 lacs.

Furthermore, the complex offers adequate surface parking for the visitors. Pyramid Square 86 is under construction and now is the time to set up your shop and watch your business boom like never before.

Location - Near National Highway-8, Sector 86, Gurugram



CONTEMPORARY DESIGN OOZING OPULENCE AND LUXURY.





Celebrate
Lifestyle

Project Features & Amenities

About the Location of Pyramid Square 86

- Excellently connected to NH 8 and Dwarka Expressway (NH 8A)
- The complex is easily accessible from 4 lane 60 m wide roads on two sides
- Approx 19500 sq.ft. of commercial space
- In the Prime Vicinity of High End Luxury Residence of leading developers like DLF, Bestech, Vatika ,Ansals etc.
- Hospitals, Schools and other basic Utilities are within the range.
- Pyramid Square 86 will cater to approximately 5 lakh people in future.
- Almost 20,000 families are living within 5 km radius
- 30 Minutes' Drive from International Airport

Specifications Pyramid Square 86

- Ground + 2 storey shop cum offices with a basement.
- The project offers adequate surface car parking facility
- Shop modules offer flexibility in sizes – each block can be combined together if desired
- Provision of Wet Points in all Units
- Wide Pedestrian design with Sitting Area
- Excellent Return on Investment
- The complex is under construction and floor-wise lease/sale options are available



Images and Photographs shown are an artistic illustration or impression of the project only and are indicative of the aspects of the development and construction.



LAYOUT PLAN

FIRST FLOOR PLAN

COMMERCIAL BLOCK
SECTOR 86



Shop Size: 10' x 18'-4" Shop Carpet Area: 183.3 Sq.Ft. Shop Super Area: 296.95 Sq.Ft.	Shop Size: 10'-0" x 18'-11" Shop Carpet Area: 189.43 Sq.Ft. Shop Super Area: 306.88 Sq.Ft.	Shop Size: 10'-0" x 17'-4" Shop Carpet Area: 173.18 Sq.Ft. Shop Super Area: 280.55 Sq.Ft.	Shop Size: 10'-0" x 11'-11" Shop Carpet Area: 119.01 Sq.Ft. Shop Super Area: 192.80 Sq.Ft.	Size: 10'-0" x 11'-11" & 2'-4" x 6'-2" Shop Carpet Area: 119.01 Sq.Ft. Shop Super Area: 215.377 Sq.Ft.	Shop Size: 16'-11" x 30'-6" Shop Carpet Area: 561.23 Sq.Ft. Shop Super Area: 909.20 Sq.Ft.
Shop Size: 11'-6" x 18'-4" Shop Carpet Area: 210.79 Sq.Ft. Shop Super Area: 341.48 Sq.Ft.	Shop Size: 11'-6" x 11'-11" Shop Carpet Area: 136.85 Sq.Ft. Shop Super Area: 221.69 Sq.Ft.	Shop Size: 12'-4" x 12'-4" Shop Carpet Area: 151.37 Sq.Ft. Shop Super Area: 245.22 Sq.Ft.	Shop Size: 11'-4" x 18'-4" Shop Carpet Area: 207.68 Sq.Ft. Shop Super Area: 336.43 Sq.Ft.	Shop Size: 10'-2" x 16'-9" Shop Carpet Area: 170.18 Sq.Ft. Shop Super Area: 275.69 Sq.Ft.	Shop Size: 10'-8" x 11'-11" Shop Carpet Area: 126.81 Sq.Ft. Shop Super Area: 206.05 Sq.Ft.

GROUND FLOOR PLAN

COMMERCIAL BLOCK
SECTOR 86



Shop Size: 10'-0" x 22'-3" Shop Carpet Area: 222.42 Sq.Ft. Shop Super Area: 360.33 Sq.Ft.	Shop Size: 16'-11" x 34'-6" Shop Carpet Area: 600.63 Sq.Ft. Shop Super Area: 973.02 Sq.Ft.	Shop Size: 10'-0" x 21'-3" Shop Carpet Area: 212.58 Sq.Ft. Shop Super Area: 344.37 Sq.Ft.	Shop Size: 10'-0" x 11'-11" Shop Carpet Area: 119.01 Sq.Ft. Shop Super Area: 192.80 Sq.Ft.	Size: 10'-0" x 5'-10" & 12'-4" x 6'-1" Shop Carpet Area: 133.27 Sq.Ft. Shop Super Area: 215.90 Sq.Ft.
Shop Size: 11'-6" x 22'-3" Shop Carpet Area: 255.24 Sq.Ft. Shop Super Area: 413.49 Sq.Ft.	Shop Size: 11'-6" x 11'-11" Shop Carpet Area: 136.85 Sq.Ft. Shop Super Area: 221.69 Sq.Ft.	Size: 07'-3" x 11'-4" & 09'-2" x 11'-5" Shop Carpet Area: 187.19 Sq.Ft. Shop Super Area: 303.241 Sq.Ft.	Shop Size: 10'-0" x 22'-10" Shop Carpet Area: 228.17 Sq.Ft. Shop Super Area: 369.64 Sq.Ft.	Shop Size: 11'-4" x 22'-3" Shop Carpet Area: 251.60 Sq.Ft. Shop Super Area: 407.58 Sq.Ft.



Join us in bringing a new and improved retail experience to Sector 86, Gurugram. Your choice of investment will soon be the first choice of a complete shopping destination for many.

- Café & Restaurant's
- Pharmacy and Clinic's
- ATM's
- Grocery Stores
- Beauty Saloons
- Fitness Centers
- Home Décor Shops
- Stationary Shops
- Clothing & Footwear Shops
- Dry Cleaners and Hardware Shops

- Shop Size: 10'-2" x 20'-8"
Shop Carpet Area: 210.22 Sq.Ft.
Shop Super Area: 340.56 Sq.Ft.
- Shop Size: 11'-4" x 11'-11"
Shop Carpet Area: 135.05 Sq.Ft.
Shop Super Area: 218.78 Sq.Ft.
- Shop Size: 10'-8" x 11'-11"
Shop Carpet Area: 127.19 Sq.Ft.
Shop Super Area: 206.05 Sq.Ft.
- Shop Size: 12'-4" x 16'-3"
Shop Carpet Area: 199.81 Sq.Ft.
Shop Super Area: 323.69 Sq.Ft.

LAYOUT PLAN

SECOND FLOOR PLAN



Impressive mix of **Shopping** | **Leisure**
A rare opportunity to rule the retail market.

FINISHES

- Large store fronts & glazing area for units
- Exterior: Combination of glass, marble, stone, granite, tiles & painted surface
- Lobbies: Combination of stone, tiles & painted surface
- Unit Finish: RCC slab, plastered walls
- Washroom: Finished toilets with modern fitting & fixtures

OTHER FACILITIES

- Parking: Ample parking in front of the shopping centre
- Structure: Earthquake resistant RCC structure
- Landscape: Lush green landscaped area

FIRE & LIFE SAFETY

- Provided as per norms. Additional sprinklers by tenants if required.
- 24 hrs security for common areas with guards.

SIGNAGE

- Internal: All lobby equipped with tenant directory and directional signs
- External: Dedicated external signage as per standard design & conditions

