

elani
BUILDING THE FUTURE



ELAN

EPIC™

this is it.

JUNE 16 - JUL 30
19TH CITYWIDE
AFRICAN AMERICAN
ARTISTS EXHIBITION
AZRA H
E. WALKER
UNIVERSITY MUSEUM OF THE

STARBUCKS

AZRA

ENCO

Project Designed by **uhalondon**

Architect **ACPL**

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India's iconic luxury retail destination

Emerging Retail Hub of Gurugram
Commercial Project with Unique Statement & Style
A Corner, 2 sides open and East Facing Commercial Project

Epitome of commercial realty

One of its kind Façade with Perimeter Mesh for dazzling effect
Double Height Shops on Ground Floor (Road Facing)
Maximum Frontage and Visibility on all Retail Levels



Central Atrium with one of the Biggest Water Body in a commercial
Roof Space Frame with Hanging Creepers for a Rain Forest feel
Vertical Green Walls in Public Plazas



Artistic Impression

Floating Bar / Café in the Central Atrium
Micro Environment Control & active design features for better Air Quality in the Atrium



Artistic Impression

Huge Water Cascade in central Atrium
Glass Capsule Lifts Rising from the Water Body
Well connected floors through highly visible 18 Escalators for High Footfall on all the levels



PC STORE

STARBUCKS

AZRA

BBOS

E P I C

evolution. perfection. idea. capabilities

COSTE COFFEE

TOMMY HILTIOSH



Wide Corridors & Pedestrian Walkways
Hanging Pods with Highly Reflective Surface creating unique & dynamic ambience
Retail Shops equipped with Energy Efficient Water Cooled DX Air Conditioning System provision



Artistic Impression

Choicest of Cafes, Restaurants & Fine Dining
Free Wi-Fi Zone



Extensive Kid's Entertainment Zone
Environmental Friendly



Artistic Impression



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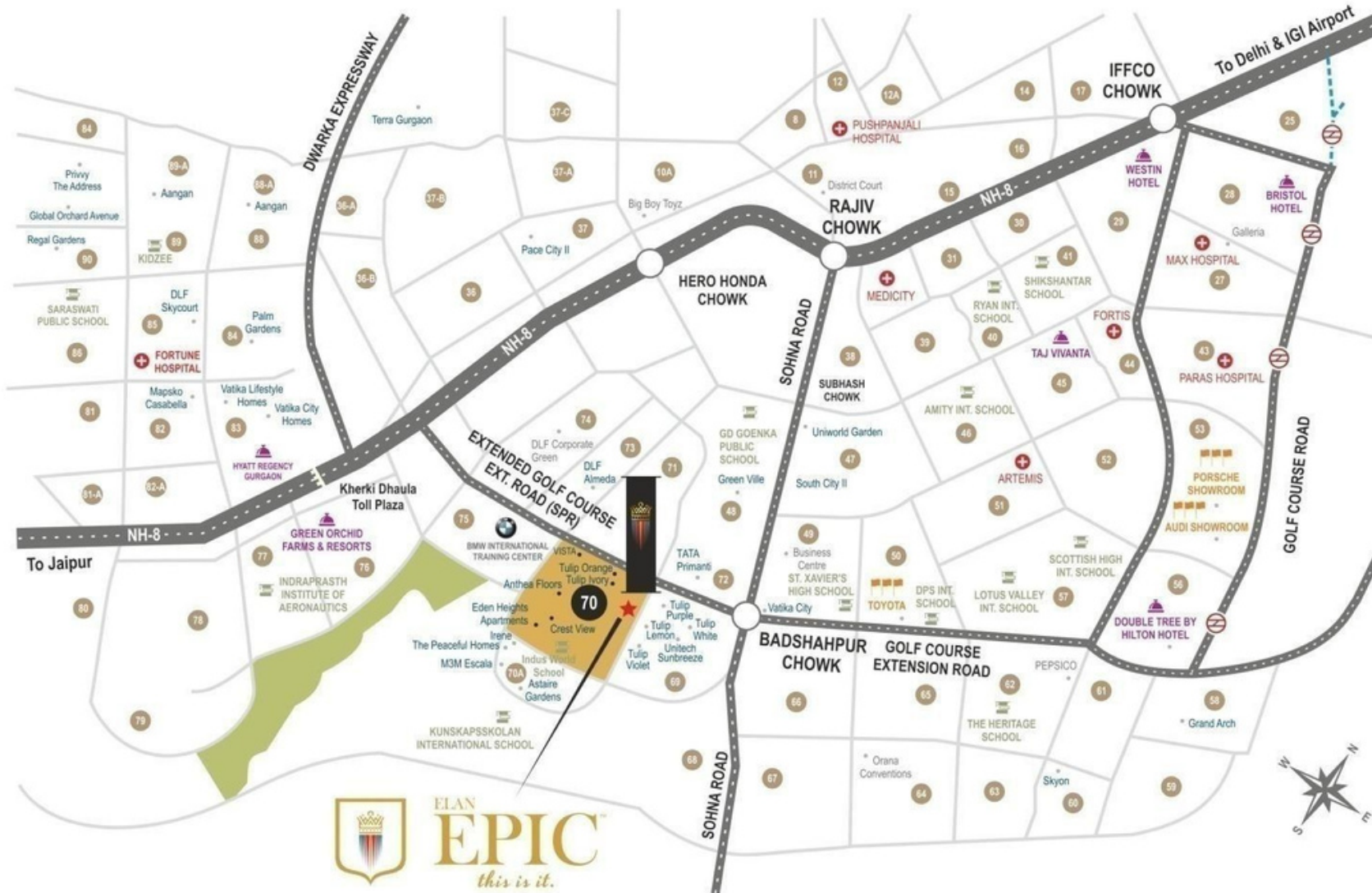
OSI
AZRA

COSTE COFFEE

TOMMY HILF3R

THE LOCATION

(Not to Scale, Location Map as per Google)





Exclusive *Offers*
For the Clients



Double Area Discount

Outer Limit 1500 Sq.ft.

Special *Payment Plan*

50:50

One Year
Payment Plan

Price List

Lower Ground Floor	₹ 39,750/-	
Ground Floor	₹ 39,750/-	
First Floor	₹ 25,750/-	
Second Floor (Food Court)	₹ 24,750/-	
Third Floor (Restaurants)	₹ 22,750/-	
Fourth Floor (Restaurants)	₹ 21,750/-	
Other Charges		
PLC	Car Parking	IFMS
As Applicable	₹ 4 Lac	₹ 150 Psf



Fixed Rentals For 12 Months

Floor	Rental
Lower Ground Floor	₹ 175 Psf
Ground Floor	₹ 175 Psf
First Floor	₹ 120 Psf
Second Floor	₹ 100 Psf
Third Floor	₹ 100 Psf

SIGNED BRANDS



ASSOCIATED BRANDS



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Floor Plans



Lower Ground Floor Plan

Commercial Development at
Sector 70, Gurugram

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Ground Floor Plan

Commercial Development at Sector 70, Gurugram



Project Designed by **uhalondon**

Architect **ACPL**



1st Floor Plan

Commercial Development at
Sector 70, Gurugram

Project Designed by **uhalondon**

Architect **ACPL**

In the interest of maintaining high standards, all floor plans, areas, dimensions and specifications mentioned are indicative and are subject to change as decided by the company or by any competent authority. 1 sq. mtr. = 1.196 sq. mtr. = 10764 sq. ft. All dimensions are from Masonry to Masonry.



2nd Floor Plan

Commercial Development at
Sector 70, Gurugram



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3rd Floor Plan

Commercial Development at
Sector 70, Gurugram

Project Designed by **uhalondon** | Architect **ACPL**

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4th Floor Plan

Commercial Development at
Sector 70, Gurugram



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Architect **ACPL**



Thank you

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