

**CITY COURT**  
Z I R A K P U R

**I R R E S I S T A B L E**  
**B U S I N E S S**  
**D E S T I N A T I O N**

Ready to shift Offices & Showrooms at Zirakpur's Architecture Marvel

# GET READY TO WRITE YOUR OWN SUCCESS STORY

Irresistible Business Opportunities await you@citycourt

**City Court- A MULTI-UTILITY COMPLEX** adjoining Chandigarh - Panchkula on Zirakpur - Shimla Highway NH-22 in close proximity to International Airport and Railway station offers 1,85,000 sq.ft. of commercial space which will best serve your business and commercial needs such as offices, start-up hubs, Retail, Cafes, Hotel, Health Centers, Gaming Zone, Restraunt, Clubbing etc.

CITY COURT is standing proudly as the perfect landmark gaining from adjoining residential area; over 5,00,000 families are estimated in the vicinity. The periphery is seeing a spurt of commercial and retail space is making Zirakpur the most active, fastest growing and well developed region for the coming future.

The OFFICE space that you can opt for is between 168 to 1000 sq. ft. and can be increased as per your requirement and the available space for RETAIL outlet is between 206 to 2000 sq.ft. and can be increased as per your requirement.

So whether you wish to open a shop, an office, a food joint or simply need a ready to move smart office for your start-up, nothing like taking your OWN space in The City Court.



SALON  
APPAREL STORE

RESTAURANT  
HOTEL

STARTUP

INFORMATION  
TECHNOLOGY

CORPORATE  
OFFICES

SHOWROOMS

RETAIL

SHOPS

CAFE

FASHION



# REMARKABLE FACILITIES FOR YOUR ULTIMATE SUCCESS



24X7  
CCTV SECURITY



CENTRALISED  
AC SYSTEMS



CLUB HOUSE  
WITH GYM



WELL MAINTAINED  
RECEPTION AREA



OPEN SKY TERRACE  
WITH PANTRY



WAITING AREA  
ON EVERY FLOOR



LOW  
CAM CHARGES



100% POWER  
BACK-UP



BROADBAND  
ENABLED OFFICES



SMOKE DETECTORS  
& SPRINKLERS



FIRE FIGHTING  
SYSTEMS



CROSS VENTILATION  
FROM ALL SIDES  
OF BUILDING



TWO LEVEL  
BASEMENT PARKING



SEPARATE ENTRY  
AND EXIT WITH  
DROP OFF ZONE



HIGH SPEED  
ELEVATORS

AND  
MUCH  
MORE...

# IRRESISTABLE LOCATION



## ABOUT ZIRAKPUR

- Assessing this city on the basis of five key parameters - real estate, people, physical infrastructure, social infrastructure & business environment - a recent study concluded that India's hottest emerging city is Chandigarh.
- Zirakpur is the wedding Capital of the Region. About 80% of the wedding banquets and resorts of the Chandigarh tri-city are located in Zirakpur.
- Gateway to Himachal, Punjab & Chandigarh.
- Fastest Growing City in Punjab and near Chandigarh.
- Future Gurgaon for Chandigarh due to its reach to Airport & IT Park Chandigarh.
- The Best Shopping Destination.

# IRRESISTIBLE GROWTH

Can there be an iota of doubt about the future prospects of a strategically located place which has already become the apple of eye for big brands like KFC, Mcdonalds, Decathlon, Park Plaza, Bikanerwala, Big Bazaar, Best Price etc.?

The untapped potential of this region and the coming of best brands is like a lethal combination. No wonder, fast-paced growth is the only outcome you can expect when you book your retail space at CITY COURT!

# IRRESISTIBLE BENEFITS

4 BIG BENEFITS THAT  
MAKES CITY COURT  
THE SMARTEST  
COMMERCIAL  
INVESTMENT

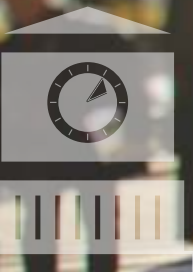
## READY TO SHIFT

150+ OFFICES  
ALREADY  
OPERATIONAL

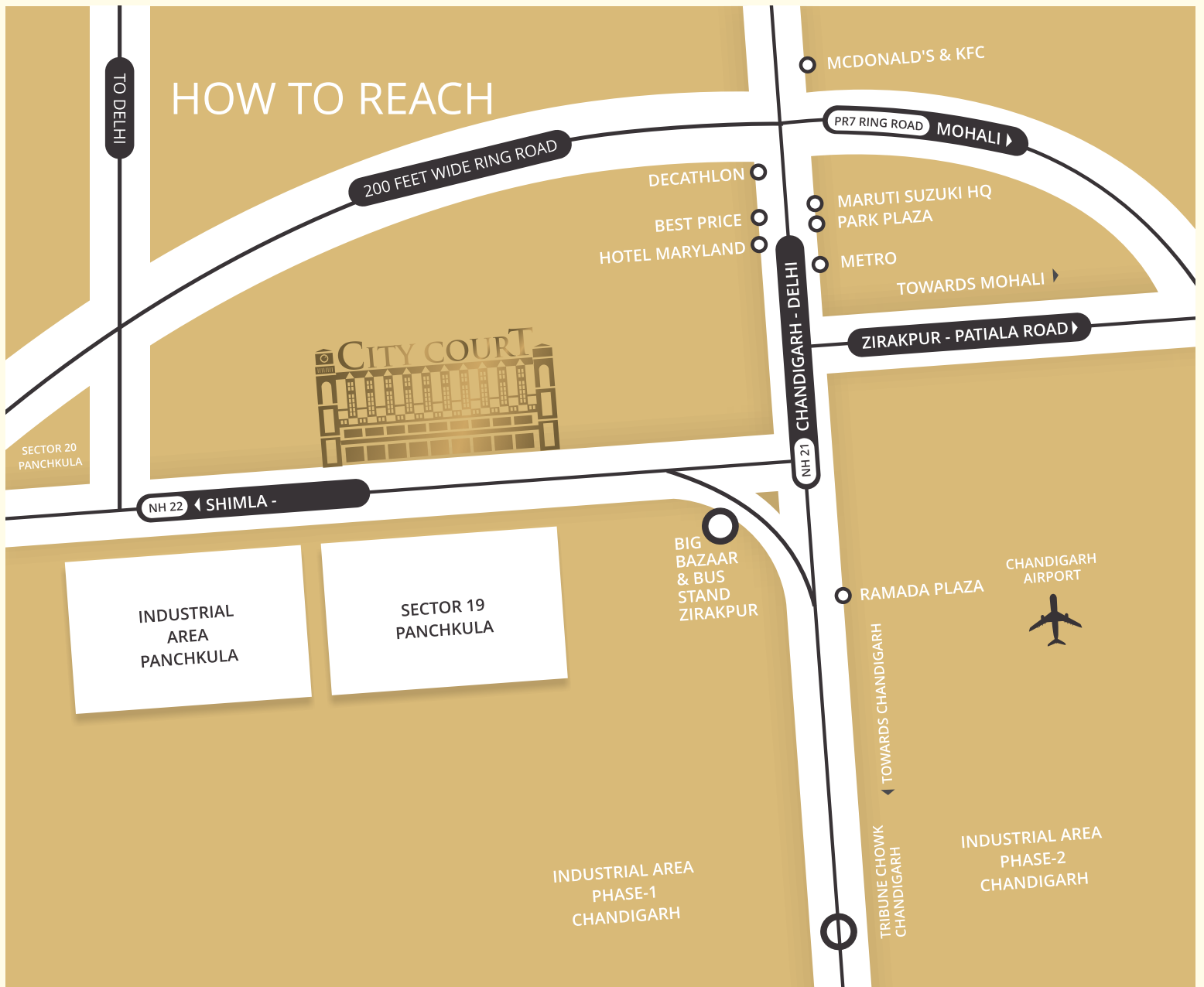
NO GST  
~~12%~~

## BEST LOCATION

ZIRAKPUR-SHILMA  
HIGHWAY, ZIRAKPUR



# HOW TO REACH



- |                          |          |              |          |
|--------------------------|----------|--------------|----------|
| • CHANDIGARH             | - 4.1 km | • AIRPORT    | - 12 km  |
| • BUS STAND              | - 0.5 km | • BEST PRICE | - 3 km   |
| • PROPOSED METRO STATION | - 0.5 km | • BIG BAZAAR | - 0.5 km |
| • RAILWAY STATION        | - 8 km   | • HOSPITAL   | - 0.8 km |