



# SIGNATURE WALK

AVENUES OF RETAIL

RETAIL  
SHOWROOMS

BAY SHOPS

FURNISHED  
OFFICES

ANCHOR SPACES

UNIQUENESS IS LIKE A

*signature*

NOBODY CAN FORGE ITS  
EXACT COPY.



Being inherently unique has always been a true mark of excellence. In this heavily commercialized era, a unique commercial property is an entity that's always in demand. Especially in the big cities, that are always generating new business opportunities and drawing in more people from out of town. The commercial real estate sector is an alluring investment option because of the benefits it offers. This includes consistent returns, passive income, and growth potential.

As far as commercial investments are concerned, you have only one chance to create an imposing signature in the industry, but most people leave no impression. **Here's your chance to leave a long-lasting impression...**

Step into the Bedazzling Boulevards of Commercial Wealth:

*Unveiling...*

**ORBIT**  
RESIDENTIAL • COMMERCIAL • INDUSTRIAL • IT

## SIGNATURE WALK

Welcome to the most strategically located business destination in the Tricity. Nestled between the intersection of VIP road and Chandigarh-Ambala Highway, it is situated in the heart of the city, amidst a very densely populated area. In other words, a location that makes business and pleasure equally accessible. So if you are in the market for a retail space that will attract a serious footfall or searching for office spaces, look no further. Orbit Signature Walk is an ingenious & masterfully planned conception that combines luxurious office spaces with retail outlets & large format anchor spaces, making it one of the most sought-after commercial addresses in town.

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ORBIT SIGNATURE WALK

# An Architectural Masterpiece

Spread across 5,00,000 square feet, Orbit Signature Walk is designed to captivate with its breathtaking blend of the modern & traditional. While it offers the best in the realm of contemporary design, it spares no effort in the arena of opulence. The landscape, the sheer luxuriant exteriors, blended with the best in modern design, offer enough stimulation for both work & play.

\*This image is an artistic impression of the project. The actual building may slightly vary from this impression.



Premium High Street Design



Tricity's First Commercial Sky Bridge



800 Ft. Wide Frontage



Open To Sky Spaces



Ample Parking

# The Commercial Pulse Of The Chandigarh Tricity Region

The corporate kings of today tend to opt for a place that has the hustle and bustle of the big city & the tranquility of a pastoral setting. Offering three floors of dedicated retail spaces and office spaces starting from the 2nd floor onwards, Orbit Signature walk is destined to be the setting where the next corporate empires shall be created.



## Zirakpur: Tricity's Commercial Epicenter

- **GROWTH:** Fastest Growing Area Adjoining Chandigarh, Panchkula & Mohali.
- **GATEWAY TO 4 STATES:** Caters to the needs of Punjab, Haryana, Himachal Pradesh & Chandigarh.
- **POPULATION:** The annual growth rate is 30% with people moving in from all over the country.
- **BRANDS:** Presence of all major National & International Retail Brands like Metro Cash & Carry, Walmart, Decathlon, Nike, Adidas, Puma, etc.



## VIP Road: A Hot Spot of Commerce

### ORBIT SIGNATURE WALK

Is Going To Be The 1<sup>st</sup> Commercial Project  
Situated On VIP Road.

- Approx. 15,000 dwelling units within a radius of 1 km.
- Almost 125 Residential Societies within 5 km radius from VIP Road
- Connected to the new Ring Road connecting the International Airport with Mohali & Panchkula
- Excellent Connectivity to both Chandigarh-Delhi Expressway & Chandigarh-Patiala Highway.



A Vision for  
Zirakpur's Urban Future

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## Strategic Positioning, Effortless Connectivity

Orbit Signature Walk positions every crevice of the Tricity within effortless reach, regardless of the preferred mode of conveyance. Wide, tree-lined roads, well-connected bus routes, and the proximity to the Chandigarh-Ambala highway makes the project easily accessible.



Direct Access From  
VIP Road



Walking Distance from  
Amcare Private Hospital



3 km from Chandigarh on  
Chandigarh-Delhi Expressway



7 km away from Govt.  
Medical College, Sector 32, Chd.



10 Minutes Drive to  
Chandigarh International Airport



15 Minutes Drive to  
Chandigarh Railway Station



20 Minutes Drive to  
ISBT Sector 17



# A Diverse Product Portfolio

The presence of large-format anchor brand outlets along with relatively smaller spaces for boutiques and niche retail brands shall ensure steady footfalls across all the 6 floors of Orbit Signature Walk. So that when a mix of fashion, accessories, sports, jewellery, food court, hospitality, and other entertainment brands converge at one location, it will offer a heady mix of convenience & delight.



- RETAIL STORES
- OFFICE SPACES
- FOOD & BEVERAGE
- CLINICS & MEDICAL SHOPS
- HOTELS & MICROBREWERIES
- COMMERCIAL OFFICE SUITES
- ENTERTAINMENT & WELLNESS
- HYPERMARKETS & LARGE FORMAT STORES

A photograph of two women walking outdoors, likely in a shopping district. The woman on the left is wearing a black short-sleeved top and a shimmering, textured skirt. She is holding a white card and looking at it. The woman on the right is wearing a blue ruffled top and a pink handbag. She is holding a tablet computer and looking at it. Both women are wearing sunglasses and have shopping bags. The background is a blurred city street with buildings.

## Hyperactive Hyper Markets

Hypermarket at Orbit Signature Walk is a sweet concoction of large format stores, double-height showrooms, and standard retail shops that house a wide range of products all under one roof. You can shop till you drop in the vibrant aisles of Orbit Signature Walk that offer an unprecedented choice of Retail Brands covering all areas of shopping: apparel, accessories, electronics, groceries, etc. in one place, eliminating the need to go from shop to shop. The overwhelming amount of footfall is bound to generate tremendous business returns.

- **LARGE FORMAT** Retail Spaces
- **ELEVATED** (Very High Roof Height) Showrooms
- **DOUBLE STORY** Commercial Spaces (24ft. Height)



## Savour the Lip-Smacking Flavours

Orbit Signature Walk offers you the world on a platter. Experience the finest cuisine that the world has to offer from gourmet delicacies to spicy street food and everything in between. The food and beverage options that include food courts, fine dining restaurants, cafés, microbreweries, etc. catering to varied tastes and budgets. You can grab a quick breakfast on the go, enjoy a sumptuous meal with your acquaintances, or simply relax and unwind with a coffee & a book.

- FINE DINING
- FOOD COURTS
- CAFÉS & BARS
- MICROBREWERIES



## A Complete Wellness Zone

At Orbit Signature Walk, we ensure that your visit is a luxurious & refreshing one. Indulge in special treatments, relaxing massages, and therapies at our specialty spas. From world-class gymnasiums to state-of-the-art salons, we offer a myriad of health, fitness & wellness options to our guests. Whether you are here for a quick hair spa or your daily work-out routine, pamper yourself with the best and complete your day on a fitter note.

- GYMNASIUMS
- SPAS
- SALONS



## Built-to-suit Futuristic Work Spaces

A person spends a large part of his day at work. Therefore, there is nothing more important than an inspiring & uplifting workspace that radiates serenity and quiet elegance which further opens up your mind to let the creative juices flow freely. Orbit Signature Walk office spaces are designed around the needs of millennials to offer them every possible privilege that should be there to create an efficient work environment. Established or budding entrepreneurs can use the spacious work area according to their preferences so that they can plan out their weekly operations in a timely & productive manner.

**Bespoke  
Office  
Spaces**



**In Various  
Sizes**



**For  
Small & Big  
Businesses**



## Hospitality Tailored to Your Highest Standards

Guests of Orbit Signature Walk can also enjoy the gracious hospitality and personalized services of experts in residency services who will be at hand to fulfill every demand, from the routine to the most whimsical. Designed to indulge you with the finer, more exclusive privileges that will rejuvenate you at the end of a long day, Orbit Signature Walk's Commercial Office Suites will be the second most comfy place after your home. You can pursue your work, attend a business conference, or go visit the scenic spots in the region and come back to unwind in your private haven.

- HOTELS
- COMMERCIAL OFFICE SUITES

# Bedecked With Star-High Lifestyle Amenities

- Earthquake-Resistant Structure
- 1<sup>st</sup> Commercial Project Situated on VIP Road
- Readily Available Consumer Base
- 5,00,000/- Sq. Ft. Development
- 800 Ft. Wide Frontage
- Ample Parking on Surface & in Basement
- Customizable Floor Plates For All Needs
- Sizes up to 10,000 Sq. Ft on Single Floor
- Seating Area For Rest & Relaxation
- Multiple Entry & Exit Points For Easy Mobility
- 100% Power Backup
- High-Speed Lifts & Escalators
- Fire Fighting System
- Ambient Lighting & Ventilation
- Hygienic Washrooms
- Low Maintenance Cost
- Environment-Friendly Design
- Great location at the intersection of VIP Road & Chandigarh Ambala Highway





# ORBIT





ORBIT

SIGNATURE WALK

MICHAEL KORS

GALAXY COFFEE

coffee paradise

SEASIDE COFFEE

ZARA

GUESS

G-STR

ALDO

GAP

LC WERK

MUTACA

G-STR

LAZZA

MUGLA

MINI

STOCK

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## A Wise Time to Invest

### Leasing Options Available

In today's world, investment options like private equity funds, stock markets, gold, etc. are not reliable anymore. Real Estate is a tangible asset, that has risen to the status of the safest and most stable investment in the current times. Compared to the residential market which has been in a tough phase in the last four years, commercial real estate offers higher returns, better appreciation, rental yields, quicker liquidation, more real estate value, and pride ownership. One might find several commercial investment options but choosing the right one is a crucial decision. So take a look at all our project USPs & freeze your commercial investment before the time runs out.

A Project By **ORBIT** Developers  
RESIDENTIAL • COMMERCIAL • INDUSTRIAL • IT

Stay in the Orbit of Inspiring Real Estate Projects

**15** Years



**Of Leadership In Real Estate Development  
With A Proven Track Record**

**O**utstanding Management

**R**eturn on investment

**B**est Locations

**I**ngenious Designs

**T**imely Delivery

# Our Project Bouquet



## Residential

Orbit Apartments  
VIP Road, Zirakpur



## Commercial

Orbit Signature Walk  
VIP Road, Zirakpur



## Commercial

Orbit Select  
VIP Road, Zirakpur



## Industrial Plots

Orbit Industrial Park  
Ambala



## IT Office Spaces

Vision By Orbit  
Mohali

# Location Map



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