



EMPORIUM OF UBIQUITOUSNESS



BOULEVARD WALK

BY H&S



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A FRAME OF LUXURIOUS EDIFICE



Boulevard Walk is a Home to Universality.

A land expansion of **1.6 million sq.ft** for Commercial Development at the prestige and prominent site of Greater Noida West makes Boulevard Walk exquisite. A home to lavish lifestyle compiling grandness in three pivotal constituents that are awe-striking Shopping Mall, lively Halt for Hotel Apartments and Wing to Corporate Offices, Startups & Work Spaces.


THE MALL
AT BOULEVARD WALK

- Retail Zone
- Anchor Stores
- Hyper Market
- Fine Dining
- Food Court
- Entertainment Zone
- 7 Screen Multiplex


THE WING
AT BOULEVARD WALK

- Premium Office Spaces
- The Plug-Co-working Spaces


THE HALT
AT BOULEVARD WALK

- Serviced Hotel Apartments
- Studio Apartments

ACE THE GAME OF COMMERCIAL INVESTMENT

Boulevard Walk, an ideal space to invest into for people who relish the majesty. A mélange of a Grand Shopping Mall, the Halt and the Wing each giving a chance to invest in grandiosity for yielding valuable commercial benefits under one roof.

- Yields high Commercial Returns with Monthly Rentals.
- *Sited in planned city of Greater Noida West where **Commercial Property are only 2.9% in ratio to 97.1% Residential Property.**
- Unsurpassed grand shopping mall with top notch maintenance standards.
- Located in High Density Region of Greater Noida west with Lush infrastructure & Seamless connectivity attracting local & global visitors.
- *Affordable investment with **Yearly Growth of over 15% in Commercial Property** combining an **Average Rental of around 7% -10% and Minimum 8% -10% of Appreciation.**
- *Introduction of REIT (Real Estate Investment Trust) helps boost commercial properties with **Minimum 80% funds Generating in Rent Options** benefitting large commercial areas.



*The information provided is tentative/ speculative and is dependent on various market influences ,these may vary from time to time . Should you decide to act upon any statistic herein above , you do so at your own risk

LOCATION MAP

GREATER NOIDA WEST

WHERE GRANDEUR EVENTUATES!

A Premium Location of Greater Noida West that is thronged with Mankind and Industrial areas. A ubiquitous of Hotels, Fun Areas, Businesses, Food and whatnot.

Boulevard Walk is a truly pronounced edifice that is sited in a planned city of Greater Noida West with amazing connectivity from Noida, Delhi & Ghaziabad. The Project is well surrounded by Ample Residential Developments situated in the most Densely populated area with easy connectivity to the proposed Metro Station.



Not as per scale

CONNECTIVITY :

- 
5 MINS
 DRIVE FROM
 NH 24
- 
2 MINS
 DRIVE FROM
 SEC 120, NOIDA
- 
15 MINS
 DRIVE FROM
 PARI CHOWK
- 
15 MINS
 DRIVE FROM
 SEC 18 ATTA MARKET,
 NOIDA
- 
5 MINS
 DRIVE FROM
 SAI TEMPLE
- 
7 MINS
 DRIVE FROM
 FORTIS HOSPITAL,
 NOIDA
- 
7 MINS
 DRIVE FROM
 SEC 32, CITY CENTRE
 METRO STATION
- 
10 MINS
 DRIVE FROM
 GREATER NOIDA
 EXPRESSWAY
- 
1 MINS
 DRIVE FROM
 METRO STATION

*approximate time to cover these distances

PROJECT BRIEF



BOULEVARD WALK
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— **BW** —
THE HALT
AT BOULEVARD WALK

PROMINENCE OF POSH LIFESTYLE

You ideate and we confer is what all Boulevard Walk stands for. The Halt offers Studio Apartments & Hotel Rooms for extravagance habitation. Excellence can be rejoiced with Ample Space, Exceptional Sanitary Measures and Entailed Seclusion so The Halt unveils it all for you.

Serviced by 4 Star Hotel Chain, **Holiday Inn** with presence of over 6000 locations, Studios Apartments are serviced and leased along with modern amenities from Mini Bar to Queen Size Bedding for Avant Garde Experiences.



Serviced by: **Holiday Inn**

UNIT PLAN SERVICE APARTMENTS

TYPICAL FLOOR PLAN

SIZE : 526 SQ.FT. - 543 SQ.FT.



FLOOR : 20 TO 23, 25 TO 28 & 30



FLOOR : 19, 24 & 29



*The Carpet Area is indicative as per the Plan. However, the total consideration against the property shall be computed as per actual carpet area. Further, all the details in relation to the project including the carpet area are provided on the official RERA website on www.homeandsoul.com



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THE STOREY OF PERPETUAL SUCCESSION


THE WING
AT BOULEVARD WALK



An aesthetic space of productivity for perpetual succession is what delineates The Wing. Infrastructure is splendid with perfectly aligned office spaces along with independent entry and exit from the lobby. A prominent and precise use of energy and resources to halt operating costs for yielding worthwhile commercial benefit. The Wing is an alluring experience of office space to keep you productive.

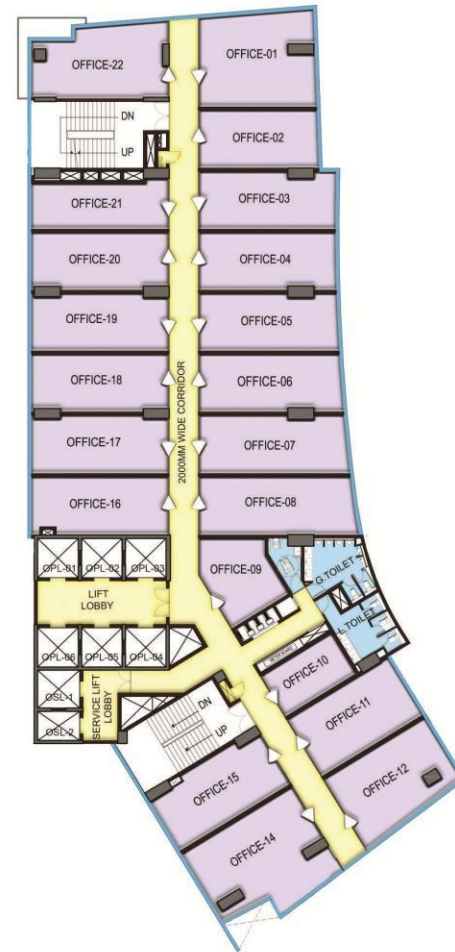
TYPICAL 3D FLOOR PLAN



TYPICAL FLOOR PLAN

SIZE : 233 SQ.FT. - 1241 SQ.FT.

THE WING
AT BOULEVARD WALK



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BRANDED WORKSPACES
AT BOULEVARD WALK

FULLY FURNISHED CO-WORKING SPACES

KEY HIGHLIGHTS AT A GLANCE

 **ZERO
SET-UP COST**
to buy office,
furniture and equipment

 **NO HASTLE OF
UTILITY BILLS**
No worry of paying internet bills,
electricity bills, office maintenance
charges etc. separately.

 **THE PERFECT
LAUNCH PAD**
Flexible spaces
that promote high productivity

 **TECH
ENABLED**
Latest technology,
equipment & facilities
available on sharing basis

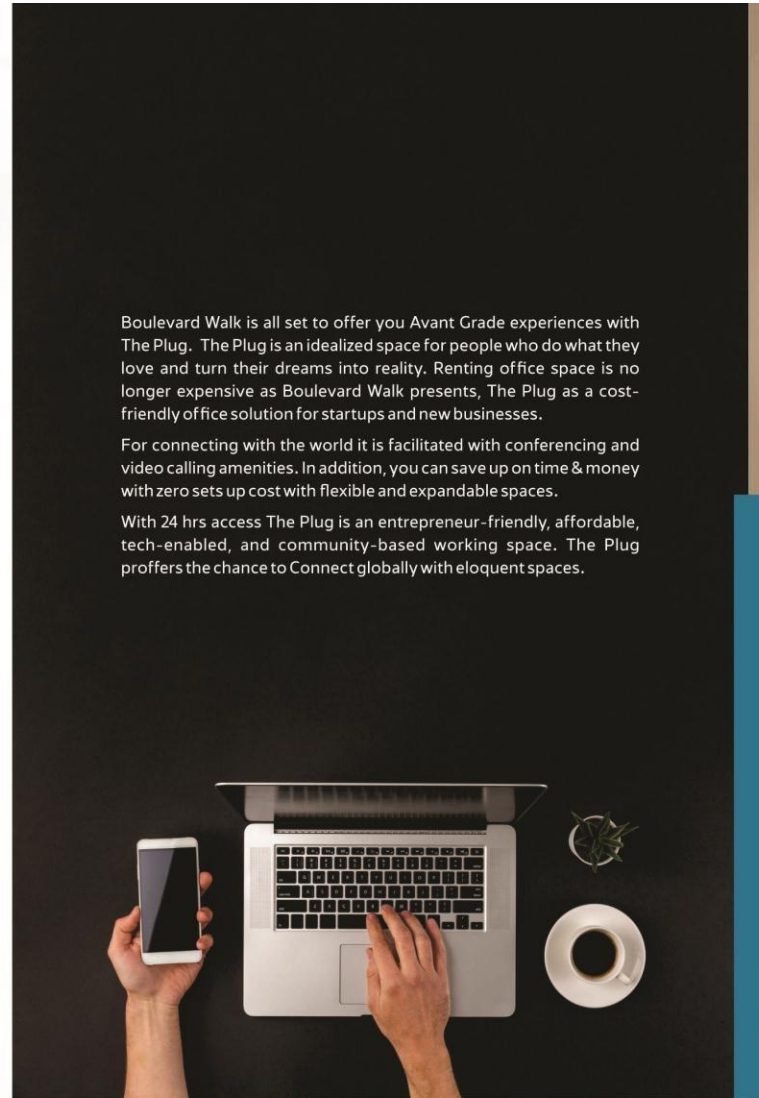
 **ECONOMICAL &
POCKET FRIENDLY**
Cost Effective and value for
money services

 **FLEXIBLE
SPACE CHOICE**
Choose workstations,
meeting rooms, conference rooms
to fit in your needs

Boulevard Walk is all set to offer you Avant Grade experiences with The Plug. The Plug is an idealized space for people who do what they love and turn their dreams into reality. Renting office space is no longer expensive as Boulevard Walk presents, The Plug as a cost-friendly office solution for startups and new businesses.

For connecting with the world it is facilitated with conferencing and video calling amenities. In addition, you can save up on time & money with zero sets up cost with flexible and expandable spaces.

With 24 hrs access The Plug is an entrepreneur-friendly, affordable, tech-enabled, and community-based working space. The Plug proffers the chance to Connect globally with eloquent spaces.



TYPICAL FLOOR PLAN

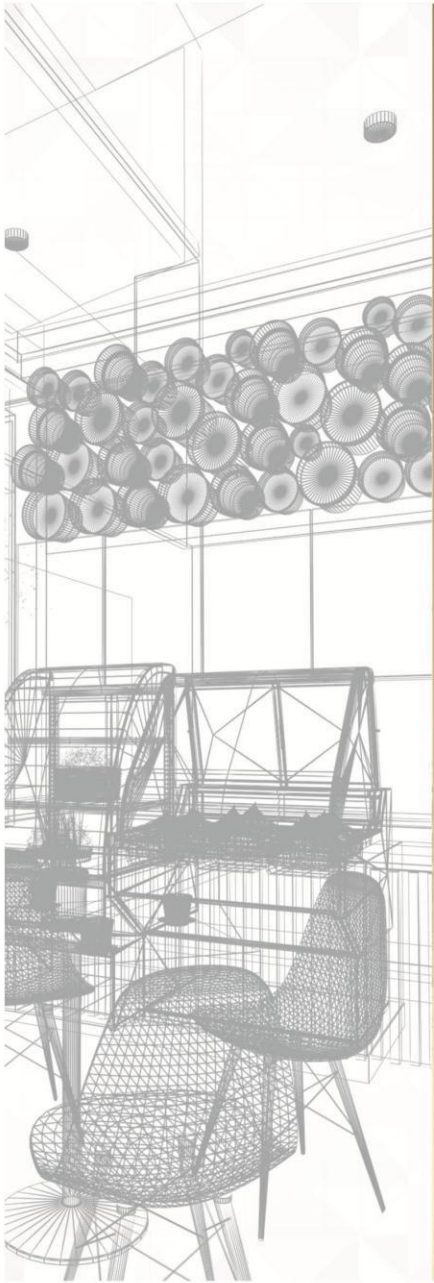
FLOOR-29, SIZE : 140 SQ.FT. - 470 SQ.FT.



TYPICAL FLOOR PLAN

FLOOR-30, SIZE : 140 SQ.FT. - 387 SQ.FT.





— BW —
THE MALL
AT BOULEVARD WALK

Grand place to undergo grandiosity.

Boulevard Walk comprises elevated experiences of amusement, shopping, and scrumptious food to run into sumptuous living.

— BW —
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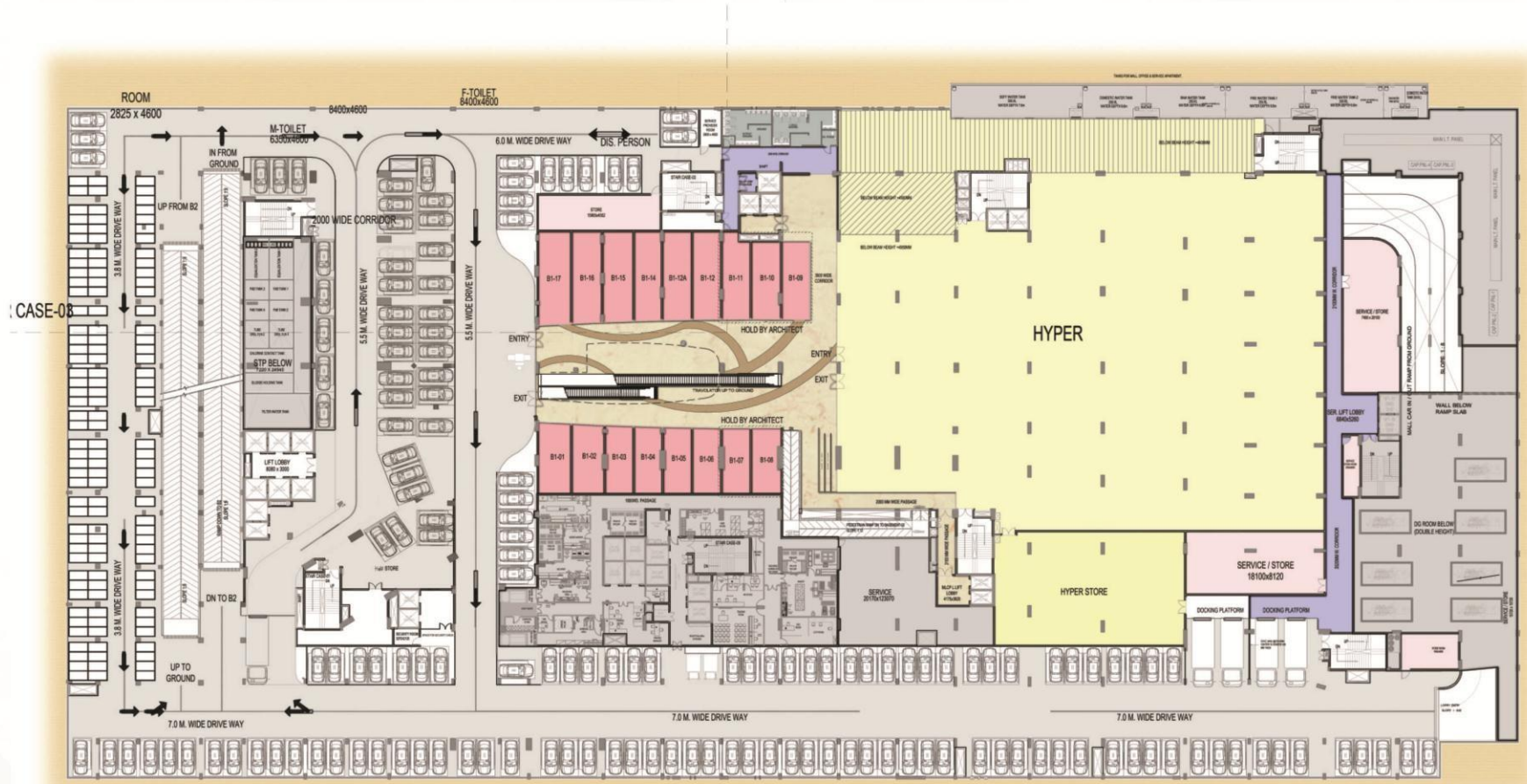
ARCHITECTURE OF AWE-STRIKING AURA



Boulevard Walk is unsurpassed thanks to its eccentric infrastructure and

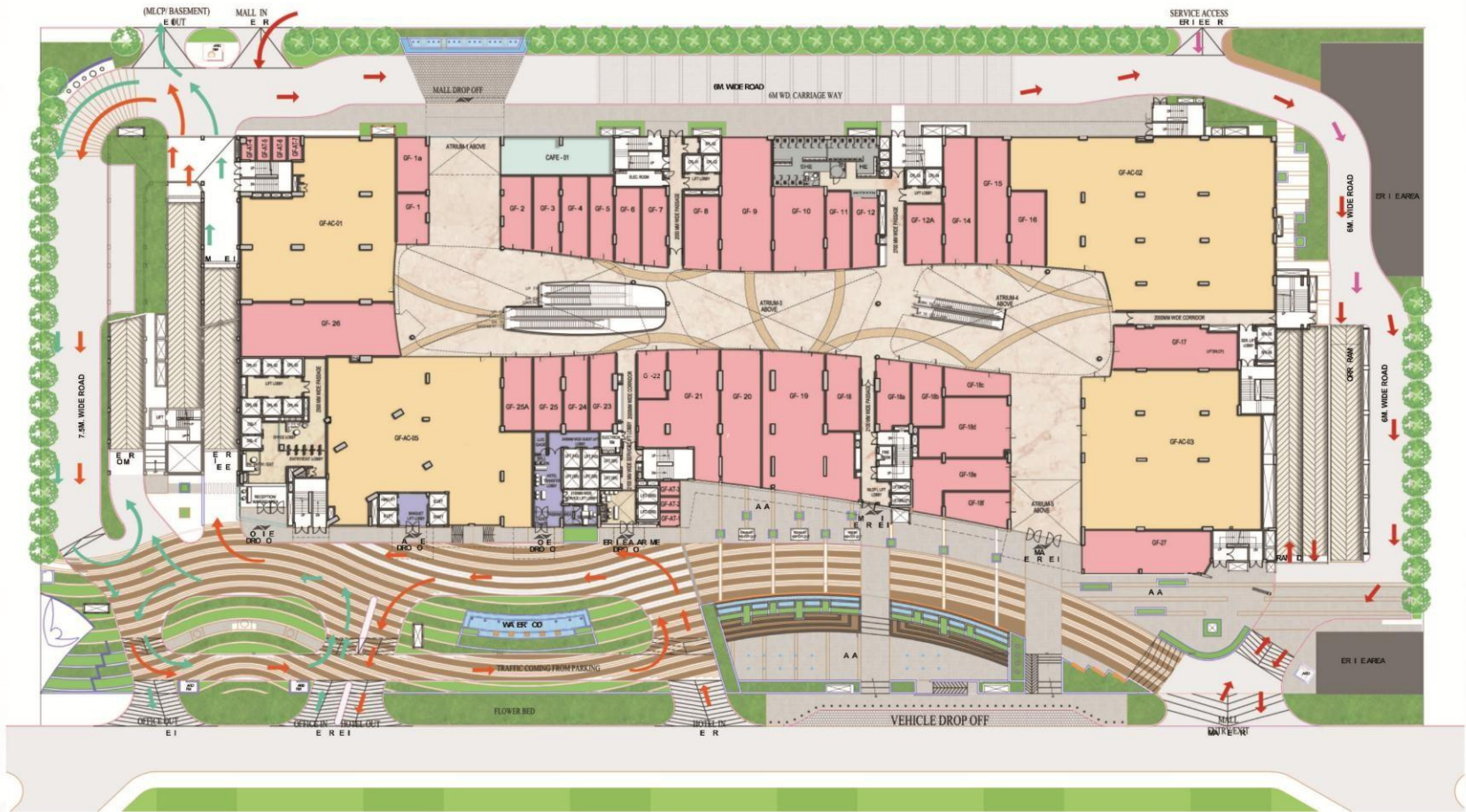
- Retail shops proffer vast assortment of goods and services.
- Anchor shops to catch up with treasured brands.
- Appetizing food outlets to facilitate hunger.
- Multiplex for abundance of cinematic delight.

LOWER GROUND



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GROUND FLOOR



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FIRST FLOOR



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SECOND FLOOR



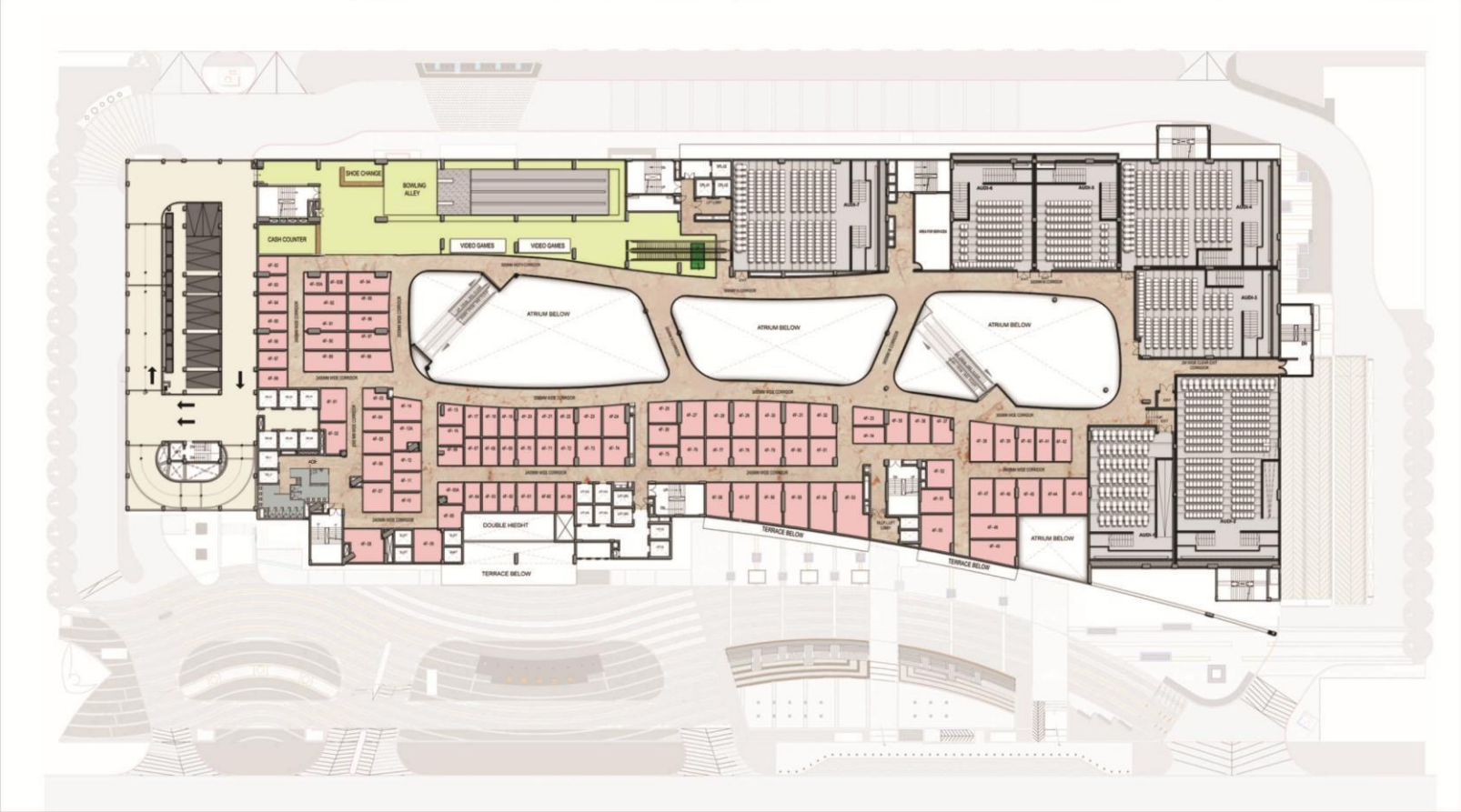
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THIRD FLOOR PLAN



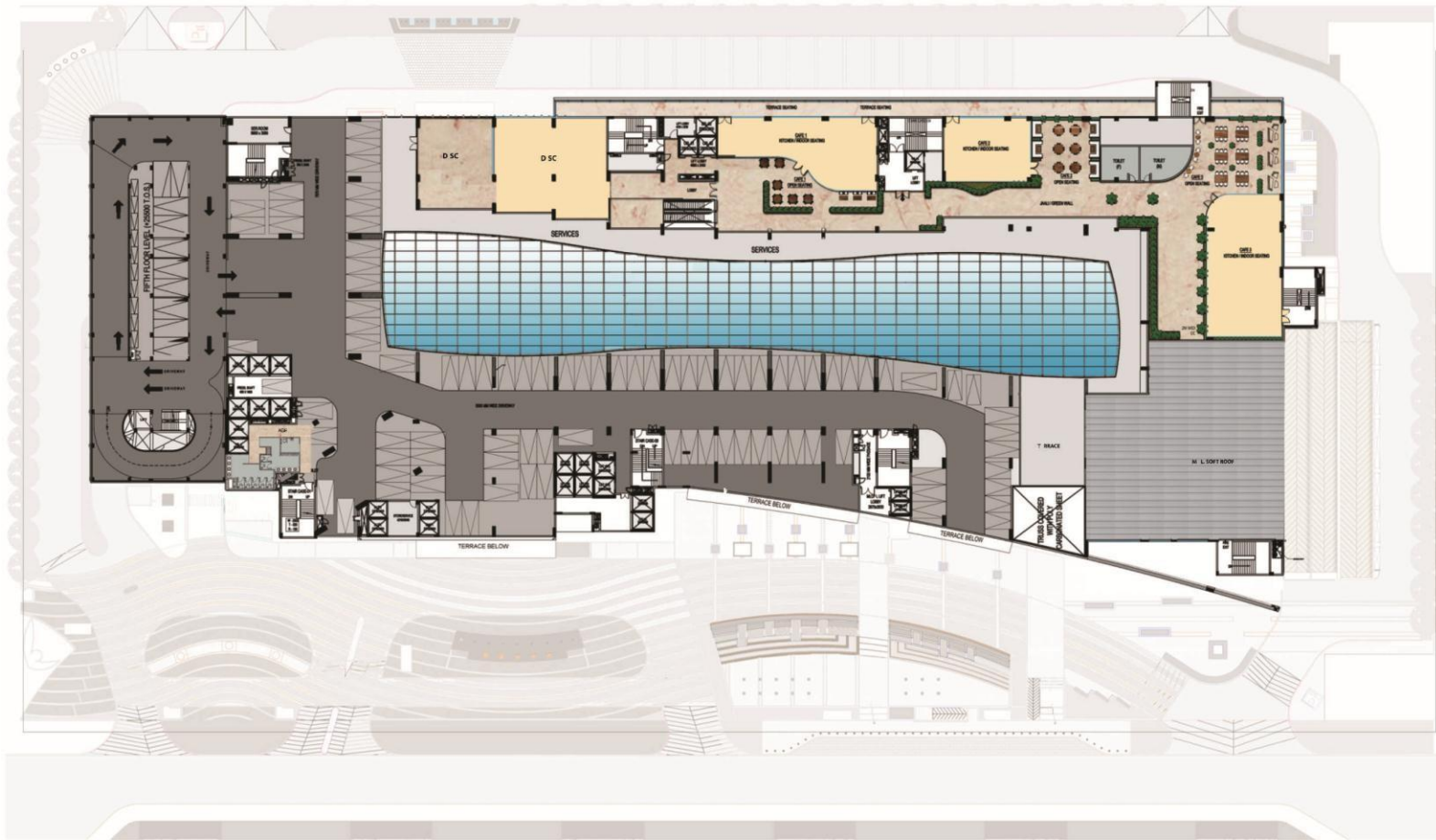
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FOURTH FLOOR



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FIFTH FLOOR



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LEADING BRANDS ON BOARD

MULTIPLEX PARTNER



ENTERTAINMENT PARTNER



HOTEL APARTMENT SERVICED BY



LEADING CAFE'S ON BOARD



ALL BRANDS LISTED BELOW ARE REPRESENTED THROUGH FRANCHISE INDIA



DISCLAIMER: The information provided is tentative/ indicative and subject to finalization of agreements between parties.

**INTRODUCING FOR THE FIRST TIME
IN THE HISTORY OF REAL ESTATE**

REPUBLIC PENSION PLAN

@ BOULEVARD WALK

Most premium location of Greater Noida (W)

WHAT IS A PENSION PLAN?

- Its A Tool To Invest Regularly During Your Work Life Span
- Pension Plan Provides You With Financial Stability
- It Safeguards The Interests Of Your Loved Ones
- In Times Of Covid, It Helps To Prepare For Any Future Contingencies
- It Provides Guaranteed Income With Secured Financial Future

WHY DO I NEED PENSION PLAN?

- Its A Regular And Steady Flow Of Income Even After Retirement
- Disciplined, Affordable And Secure Way For Planning Retirement
- Defined Source Of Income In The Form Of Periodic Payments
- Guaranteed Income With Secured Financial Future
- Creation Of Financial Cushion For A Long Term
- Savings For A Long Term
- Acts As Insurance Cover



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www.homeandsoul.com

RERA REGISTRATION NO. : Phase 1 - UPRERAPRJ7271 | Phase 2 - UPRERAPRJ7295 | Phase 3 - UPRERAPRJ7313 | Phase 4 - UPRERAPRJ15654

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