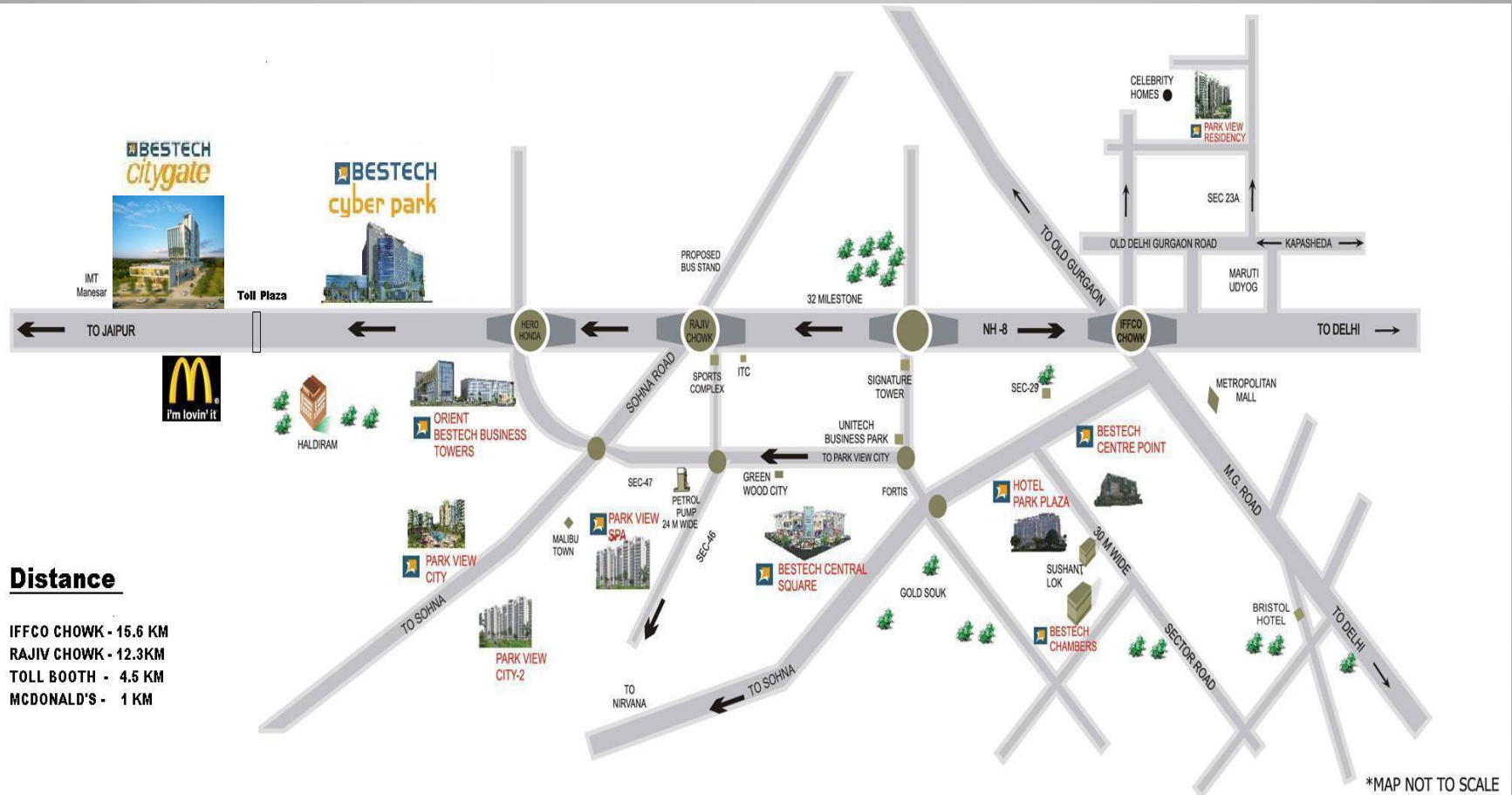


BESTECH City Gate

Sector 81-A
Right on National Highway 8



Location Map



Location Advantage

- **Located right on the National Highway 8, Opposite McDonald's**
- **Walking Distance from Proposed Metro Station**
- **Only 7 min drive from KMP Expressway**
- **Just 25 min drive from IGI Airport**
- **Proposed Biggest ISBT in close vicinity**
- **Ready catchment area including IMT Manesar- Industrial & Residential**

Features

Imposing Elevation

Modern Retail cum Office Suites

Air-conditioning, Flooring, Ready to use Toilet, Inlet & Outlet Provision for Pantry in office suites

100% power back up

High level of security with 24 hours CCTV monitoring

3 Level basement for car parking

Wi Fi Zone

Retail Space

- **Ground & First Floor**
- **Shop sizes from 1000-6500 sq.ft.**
- **Floor plate 52000 sq.ft. approx.**



Ideally Suited for...

- F & B Outlets
 - Fast Food
 - All day dining
 - Cafes
- Automobile Showroom
- Electronic Stores
- Beauty Salon
- Pharmacy
- Florist
- Vanilla Retail



Ground Floor Plan



GROUND FLOOR PLAN

First Floor Plan



Commercial Office Suites

- **3rd Floor onwards**
- **Office sizes from 1000 - 2500 sq.ft**
- **Typical floor plate 24000 sq.ft. approx.**



Ideally Suited for...

- Small Business Houses
- Logistics Companies
- Training Institutes
- Self employed professionals
 - Consultants
 - Chartered Accounts
 - Architects
 - Doctors
 - Lawyers



(НТБ ОТ ОРЕ) ИАУР ПООЛД ЛАСИГУТ



Rejuvenation Zone

- **Second Floor dedicated to fitness & entertainment**



Specifications

- **EXTERIOR DESIGN**

- Combination of Textured Paint, Stone and ACP cladding with curtain wall & strip glazing on façade windows

- **ENTRANCE LOBBY**

- Backdrop wall comprises of mix of Indian/Imported Stone/ Textured Paint and flooring with accent bands. Well-equipped concierge desk

- **ELEVATORS**

- Intelligent high-speed traction elevators serving all levels and parking

- **AIR-CONDITIONING**

- Centralized water cooled ceiling suspended DX units

- **POWER**

- Primary source of power is from the Grid; 100% power back up from D.G for lighting, power & air-conditioning requirement

- **FIRE PROTECTION**

- Automatic fire sprinklers integrated with a fire alarm system installed in all areas; centrally located main fire alarm control panel provided; Equipped with hand held and yard hydrants

- **SECURITY**

- Three tier security along with video surveillance at all strategic locations covering the site exterior, basements and all critical common areas; Security personnel located at critical entry and exit points

- **TELECOMMUNICATION:** Provision of Fibre Optic



Thank You !