



*Your Destination for Every Occasion*



**HYPER-MART • RETAILS • COMMERCIAL • RESTAURANTS • BANQUETS • HOTEL • STUDIOS**



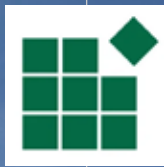
**SHAGUN**  
CITY CENTER



Artistic 3D impression

# THE GATEWAY TO YOUR SUCCESS

Discover the epitome of modern living at **SHAGUN CITY CENTER**. Strategically located in Sector Pi-1, Greater Noida, this state-of-the-art commercial development offers a diverse range of business spaces to suit all your needs. From retail outlets and fine dining restaurants to office spaces and banquet halls, **SHAGUN CITY CENTER** provides a thriving environment for businesses to flourish and investors to reap significant returns.



## **Project designing and planning:**

**MODARCHINDIA**, established in Delhi in 1997 under the visionary leadership of Mr. Amit Gangal, a renowned name in the architecture world, has been instrumental in shaping numerous iconic townships, shopping malls, housing complexes, office spaces, and hospitality projects across India. The firm offers end-to-end design solutions, including site planning, interior design, and construction management, delivering tailored, comprehensive services for every client.



## **MEPF Consultant:**

**V CONSULTING** is a leading consultancy firm specializing in the design and project management of various building engineering services. With a skilled team of engineers, architects, and data specialists, the company ensures timely project completion while maintaining control over quality and cost. Under the leadership of Mr. Bikramjiet Kukreja, a seasoned professional with B.E. and M.Tech degrees from IIT Delhi, and memberships in various prestigious organizations, V Consulting is committed to delivering engineering excellence across both natural and built environments.

# DISCOVER A WORLD OF POSSIBILITIES



Shagun City Center is more than just a destination; it's a lifestyle. Nestled in the heart of Greater Noida's Pi-1 sector, this business hub offers a diverse range of amenities to cater to your every need.

# SHAGUN CITY CENTER

*Your Destination for Every Occasion*



All the images are suggestive and not a legal offer

With a total development area of 1,85,000 square feet, Shagun City Center offers a diverse range of commercial spaces to suit various business needs. From retail outlets and fine dining restaurants to office spaces and banquet halls, Shagun City Center provides a thriving environment for businesses to flourish.

# INVEST FOR GUARANTEED BUSINESS GROWTH

With its prime location in the rapidly developing Sector Pi-1, Greater Noida, and its proximity to major residential areas, **Shagun City Center** offers unparalleled visibility and foot traffic. The project's modern infrastructure and amenities create a conducive environment for businesses to thrive. By investing in **Shagun City Center**, you're not just securing a commercial space; you're investing in a thriving community that will drive your business to new heights.



## BENEFITS FOR PROPERTY OWNERS

### HIGHER RENTAL INCOME

Increased demand often leads to higher rental rates, boosting income for property owners.

### CAPITAL APPRECIATION

As demand grows, the value of property in the area tends to increase, providing capital gains.

### STABLE INCOME

Commercial long-term leases, a more stable income stream than in residential.

### ATTRACTIVE INVESTMENT

Strong demand will make a desirable investment option for both individuals and businesses.

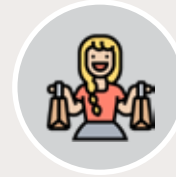
# FLOOR-WISE BREAKDOWN



## LOWER GROUND FLOOR

### HYPER-MART

Experience one-stop shopping at the spacious hypermarket on the lower ground floor. Enjoy a wide range of products, including groceries, and home goods. Benefit from ample parking space for easy access.



## GROUND, 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR

### RETAIL

Offering high visibility and foot traffic, Ground, 1st and 2nd floor dedicated to retail stores. Find a variety of shops, including fashion boutiques, jewelry stores, electronics showrooms, and more. Enjoy a pleasant shopping experience with modern amenities.



## 3<sup>RD</sup> FLOOR

### FINE DINING/RESTAURANTS

Indulge in a global culinary adventure at Shagun City Center. Our diverse selection of nine different themed restaurants features cuisines from around the world, and various Indian cuisines. Enjoy breathtaking panoramic views of the city while savoring expertly crafted dishes.



## 4<sup>TH</sup> FLOOR

### BANQUETS

Elevate your events at the spacious banquet hall. With a soaring 18-foot ceiling, this versatile venue can accommodate large gatherings with ease. As the banquet will be operated by acclaimed hotel brand you can avail best facilities and expert event management services.



## 6<sup>TH</sup> & 7<sup>TH</sup> FLOOR

### HOTEL

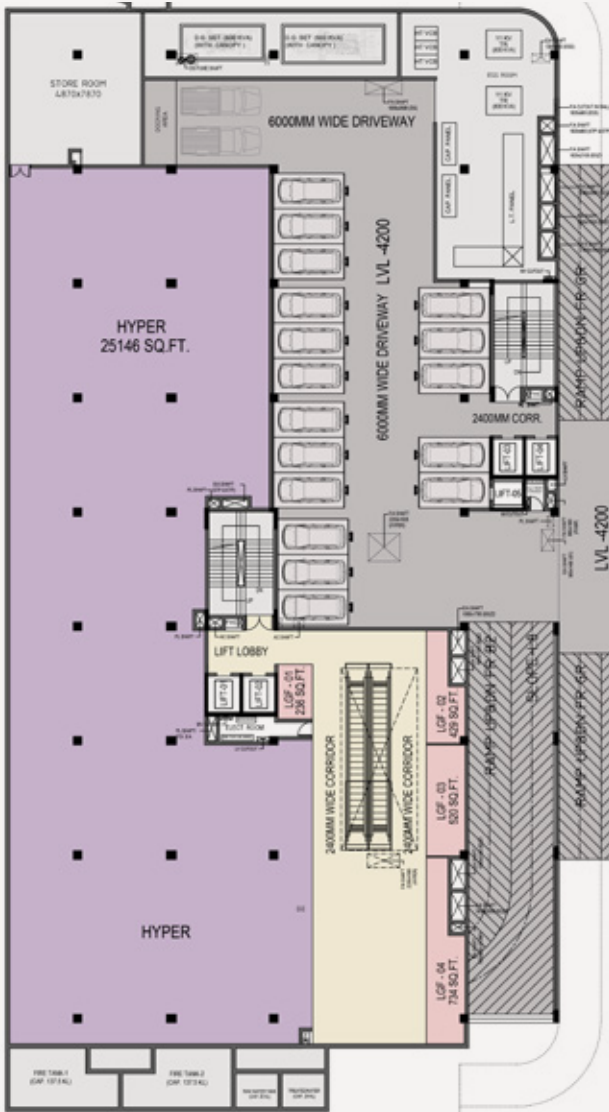
The 6th and 7th floors of this prime location will be lease to premier hotel operators. With panoramic city views, these spaces offer an ideal setting for creating a luxurious and unforgettable guest experience.



## 8<sup>TH</sup> TO 11<sup>TH</sup> FLOORS

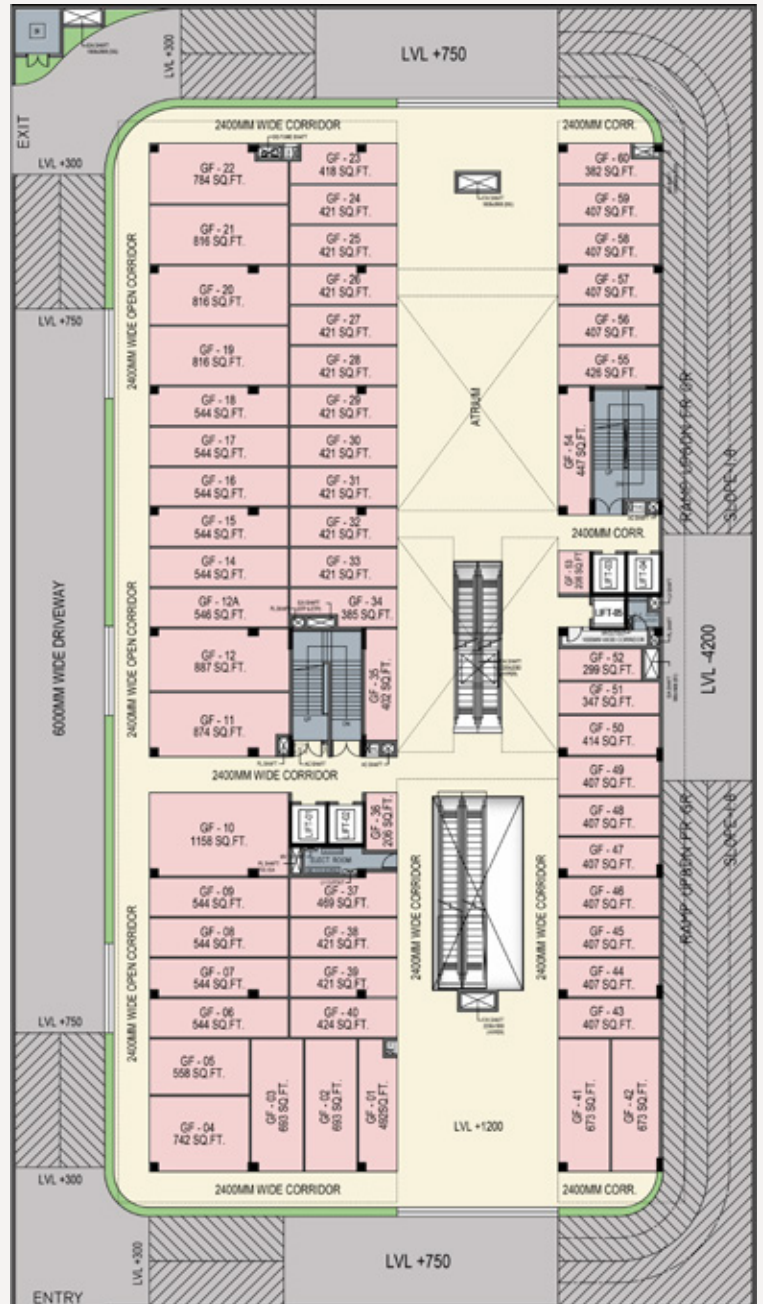
### STUDIOS

The upper floors offer premium office spaces and studio apartments, ideal for professionals and individuals seeking a modern and comfortable lifestyle. Enjoy stunning views of the city and enjoy easy access to major business districts.



GROUND FLOOR

Retail



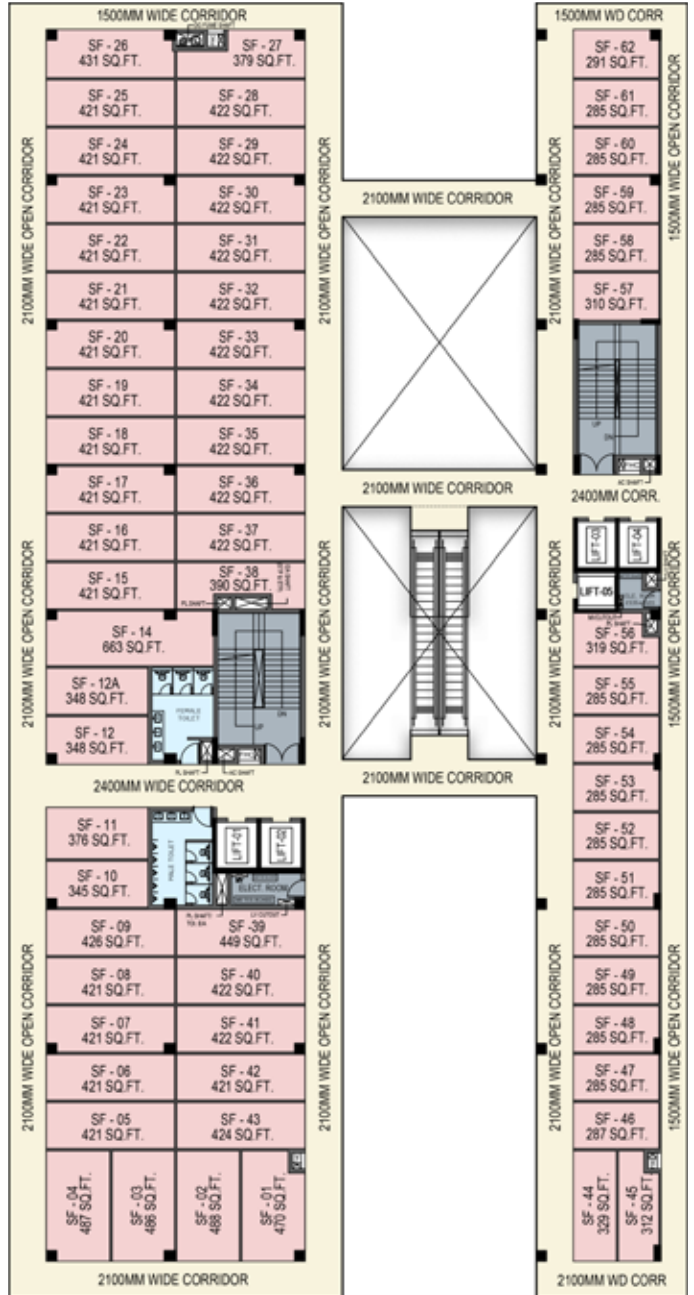
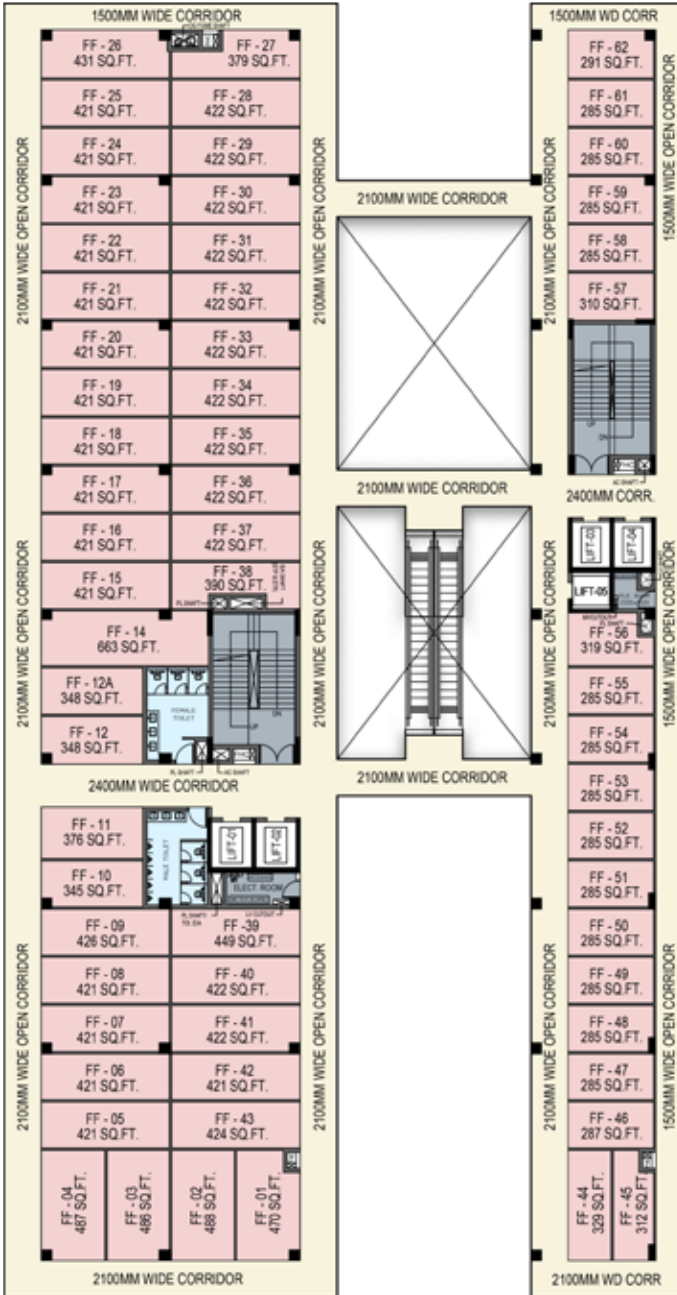
LOWER GROUND FLOOR

Hyper-Mart



2<sup>ND</sup> FLOOR

Retail

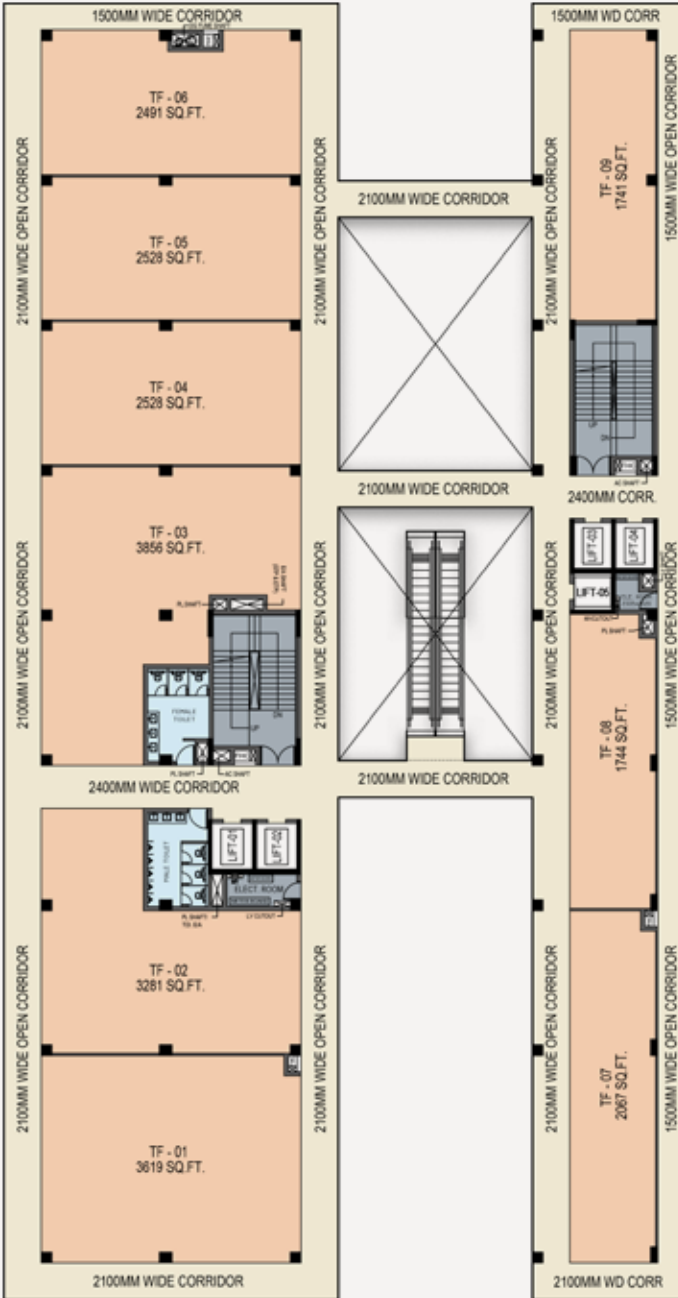


1<sup>ST</sup> FLOOR

Retail

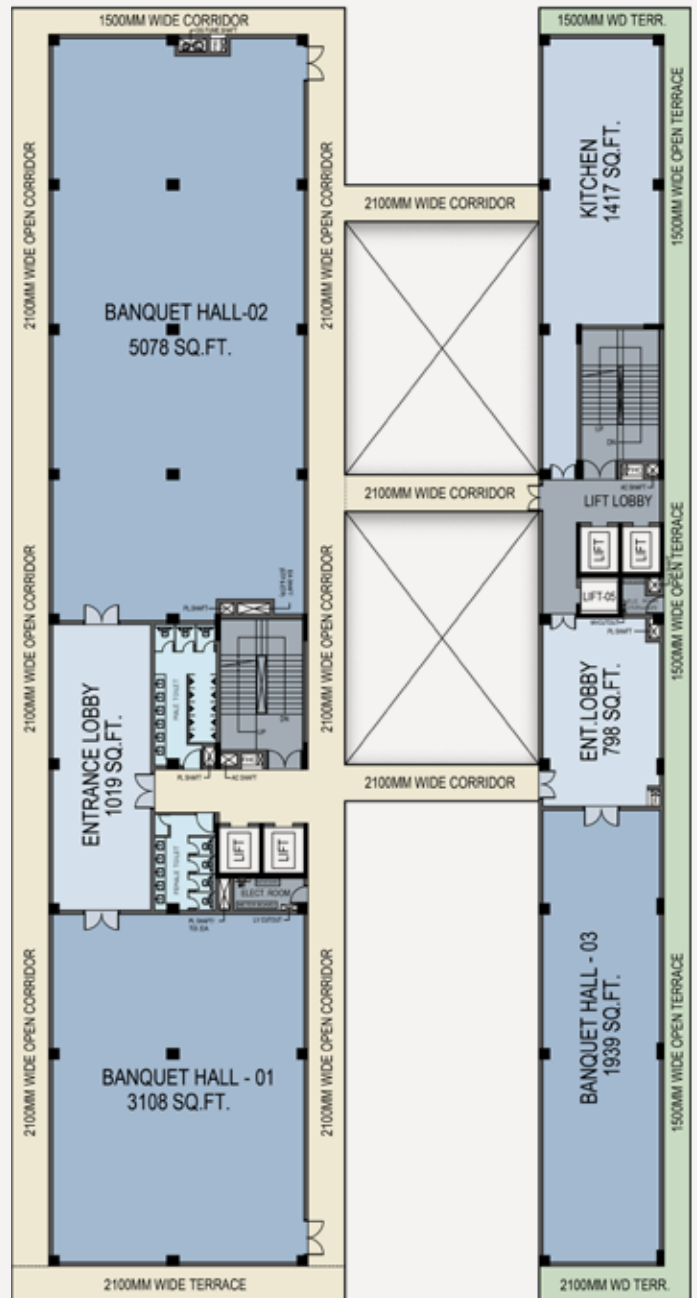
4<sup>TH</sup> FLOOR

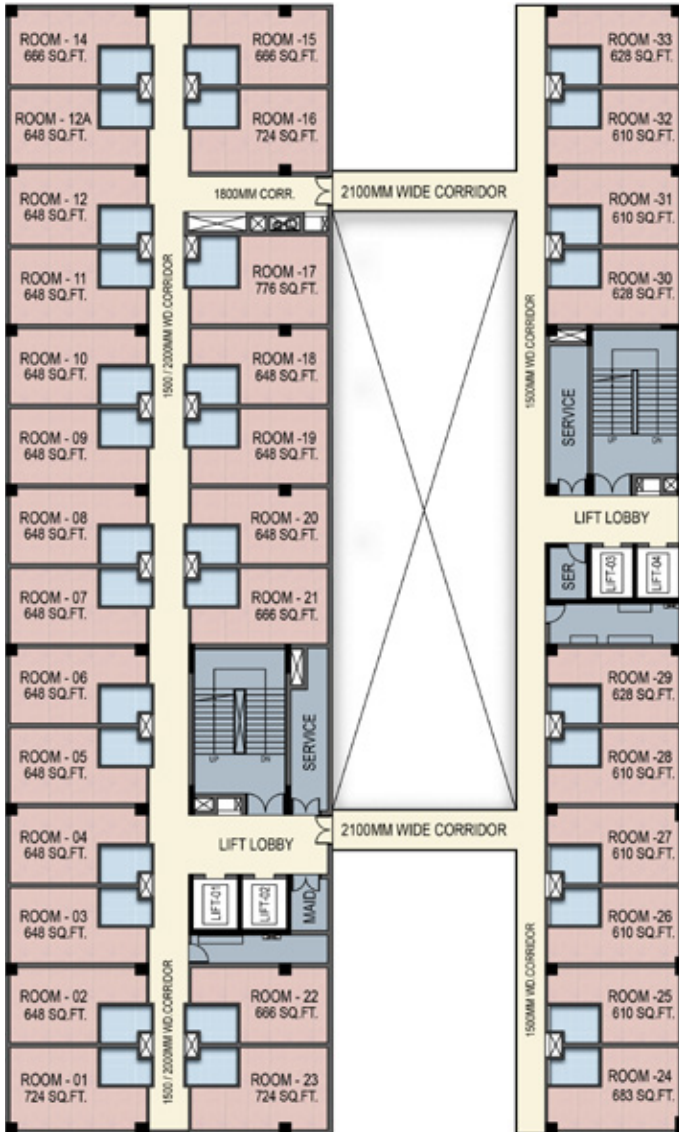
Banquets



3<sup>RD</sup> FLOOR

Restaurant



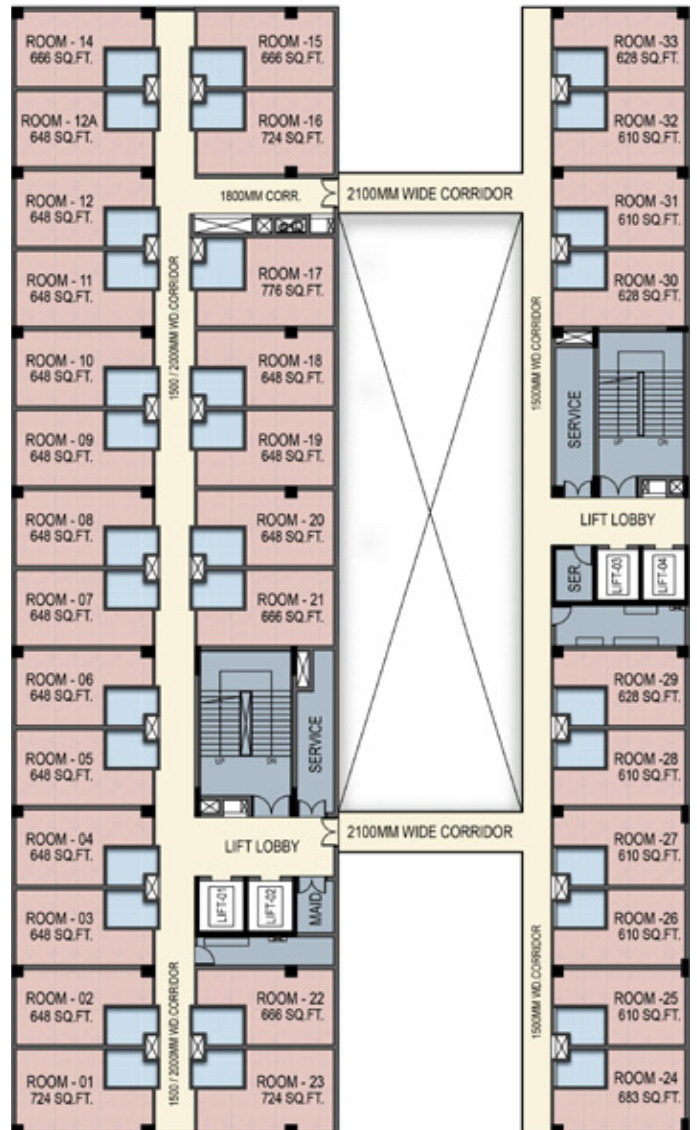


6<sup>TH</sup>&7<sup>TH</sup> FLOOR

Hotel

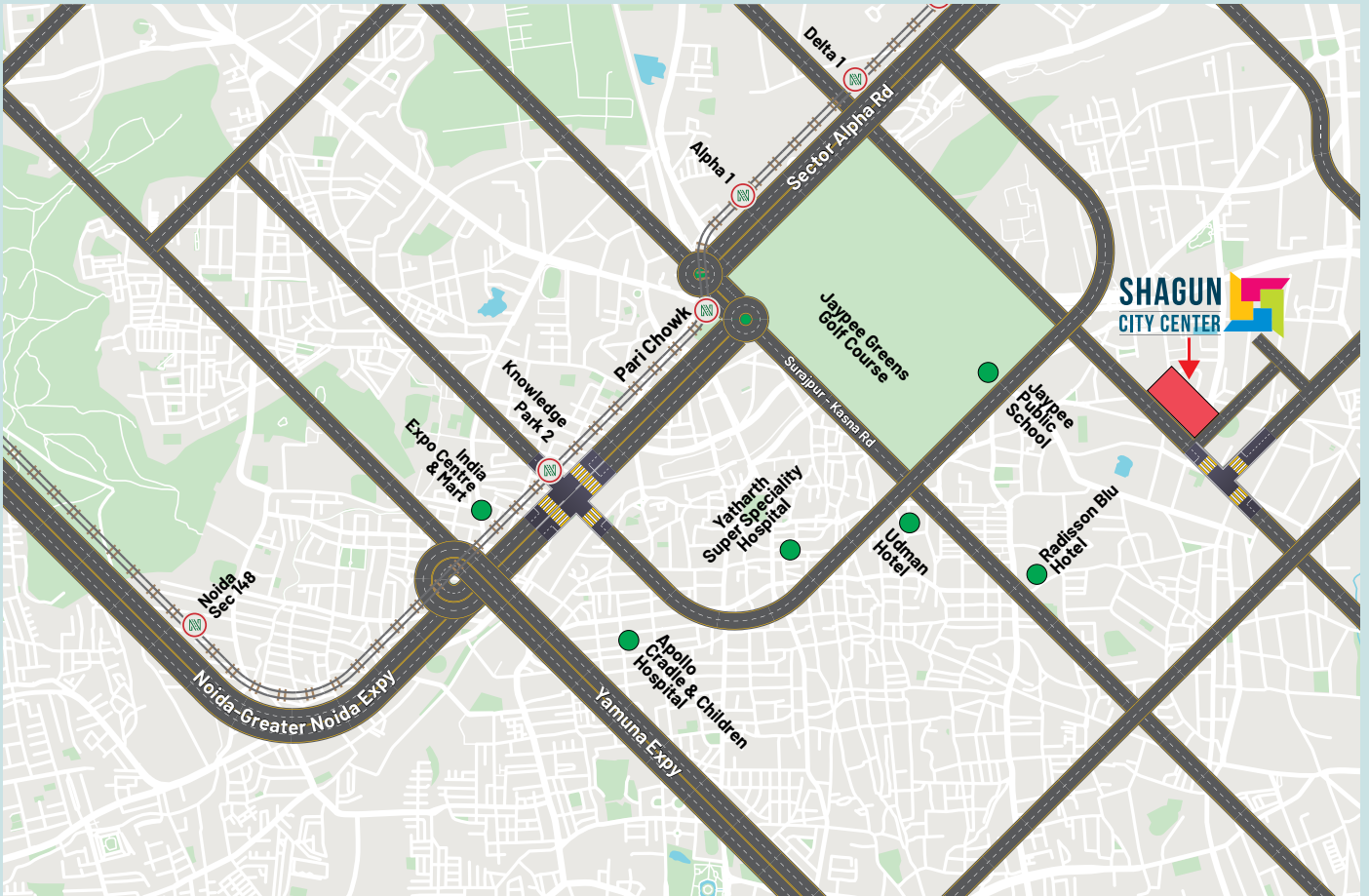
8<sup>TH</sup> TO 11<sup>TH</sup> FLOOR

Studios



# EXPERIENCE THE BEST OF BOTH WORLDS

Shagun City Center is surrounded by well-established residential societies, ensures a steady flow of customers and foot traffic. Enjoy easy access to major highways and public transportation, making it convenient for all kind of business. The modern infrastructure and well-developed amenities in the area provide a comfortable and convenient living experience.



Map not to scale

- 5 minutes to Pari Chowk
- 1 minute to Jaypee Greens Golf Course
- 2 minutes to Delta 1 Metro Station
- 4 minutes to Expo Center



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