

COLONNADE

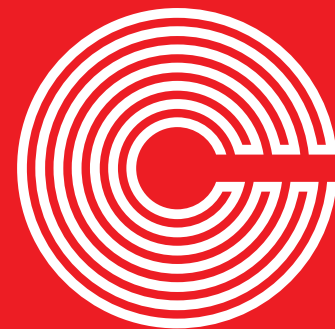
It's a bright, sunny day. An impulse takes over. A short drive results. Large glass doors swing open. Spacious, well laid out corridors beckon, as if on cue. Stores invite you in with their dazzling display. A hint of desire, a wish re-awakened, an irresistible urge, then a decision is taken, and some time later, you walk out of another store, a big bag in hand and a bigger smile on your face. Time to give into some more temptation. By yourself, or if a friend happens by, share a half an hour catching up, over a hot cup of coffee and a muffin, or something a little more filling.

In another part of this magnificent space, a young executive takes out his favourite business suit off the hanger. Fifteen minutes later, he takes the elevator down to the parking lot from his new, modern service apartment. He is in a happy frame of mind, ready to make it another satisfying workday.

As he reaches the lobby, he steps out and smiles at a few familiar faces. They are also headed towards their own offices located in another part of the same tower. How's that for an easy commute!

They have seen the change for the better. No longer slaves to their desk and watch, they are masters of their time. Productivity, profitability, efficiency are words that mean so much more now.

Shopping bags, home comforts, and business suits now share a great address: Colonnade.



COLONNADE



Colonnade is a commercial development that offers a retail, office, and residential environment that is uniquely refreshing and modern, planned around a unique 'urban garden' ambience.



Shop the way you love.

Modern shoppers are not easy to please. They know what they want and where they can get it. For them shopping has to be a stress-free experience, and they want to look at options and take decisions in the shortest possible time.

We want Colonnade to be their destination of choice, time and again.

Retail spaces have been designed to help them to do just that. Large frontages, abundant natural light, and spacious corridors planned around a unique 'urban garden' ambience would surely encourage the high-spenders.

A great mix of high-end brands, retail options and a blend of specialty restaurants with emphasis on open-air dining make a visit to Colonnade time truly well spent.



Live the way you deserve.



Every service apartment at Colonnade is designed to be a vibrant, happy living space, with modern amenities adding to the sense of completeness.

Work to your full potential.

We believe that a good work place always helps boost productivity. So, we've designed our flexible offices that range from executive suites to larger plates with the right design inputs to help the body and mind work in a refreshing environment. So that you get the job done, more efficiently, every time.



ARTISTIC RENDERING
PRESTIGE

Colonnade.

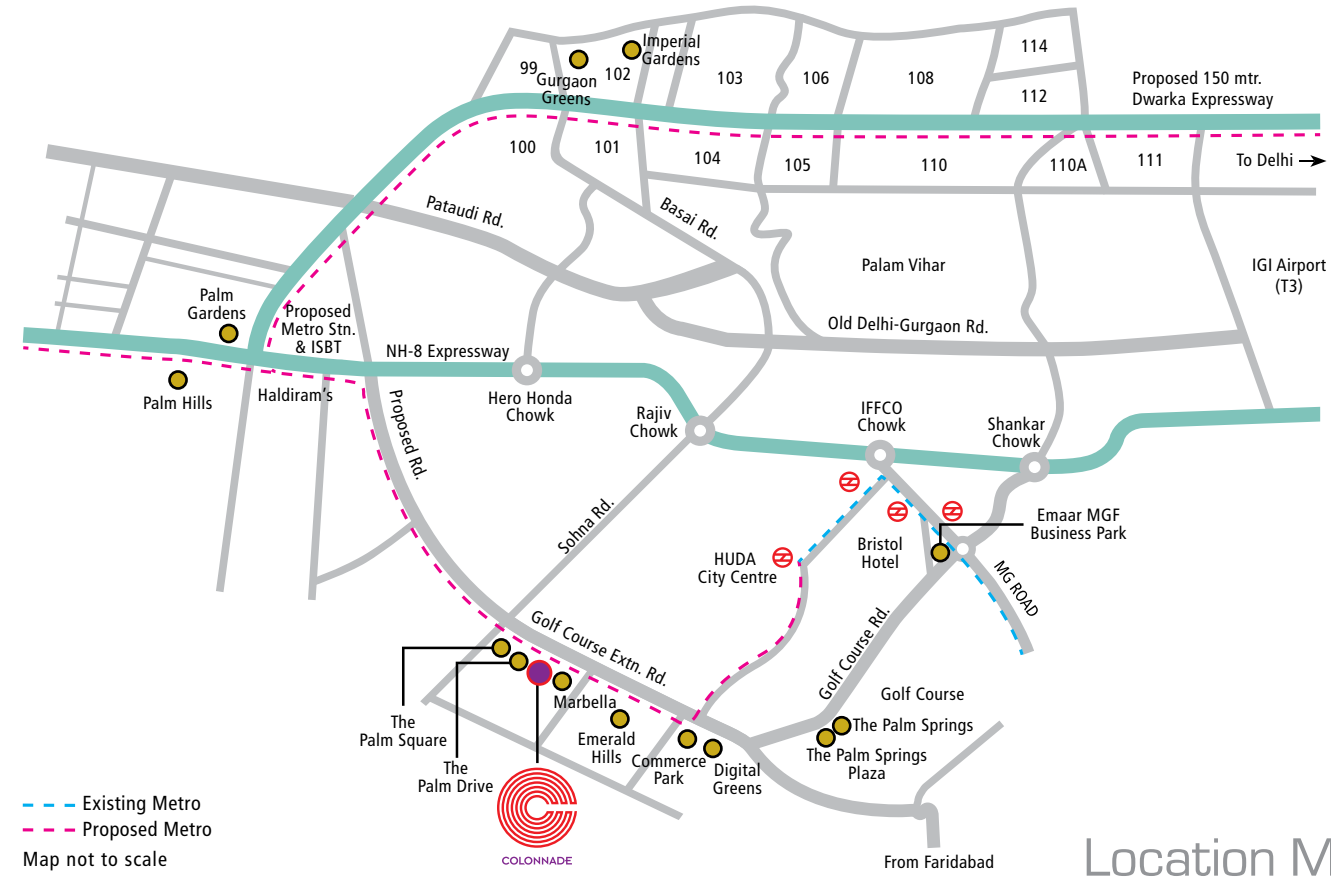
Live the way you deserve.
Shop the way you love.
Work the way you want.



- Strategically located on the 90 mtr. main Golf Course Extension Road at Sector 66, Gurgaon
- Few minutes' drive from the Delhi International Airport and next to the proposed Metro station
- Lifestyle project with a great mix of retail, offices and service apartments
- The only high street retail on the 90 mtr. main Golf Course Extn. Road at Sector 66, Gurgaon
- Four levels of retail and dining options with large frontages, abundant natural light and spacious corridors
- One level dedicated to speciality restaurants with terrace dining options
- Open to sky landscaped pedestrian plazas form the Retail Promenade
- Retail block is topped with multi storied tower offering offices and service apartments
- Service apartments across 12 levels with a mix of studio room, one and two bedroom apartments with dedicated parking slots
- Service apartments facilities - house keeping, F&B service, concierge, travel desk, gym, sauna, spa, roof-top swimming pool and yoga studio
- Business Centre facilities (Plug and Play) - Meeting rooms, work stations and secretarial support
- Three-level basement as well as surface parking with more than 500 parking bays
- Modern high speed elevators, central air-conditioning, 100% power back-up and hi-tech telecom systems
- Equipped with a modern-life safety and security system



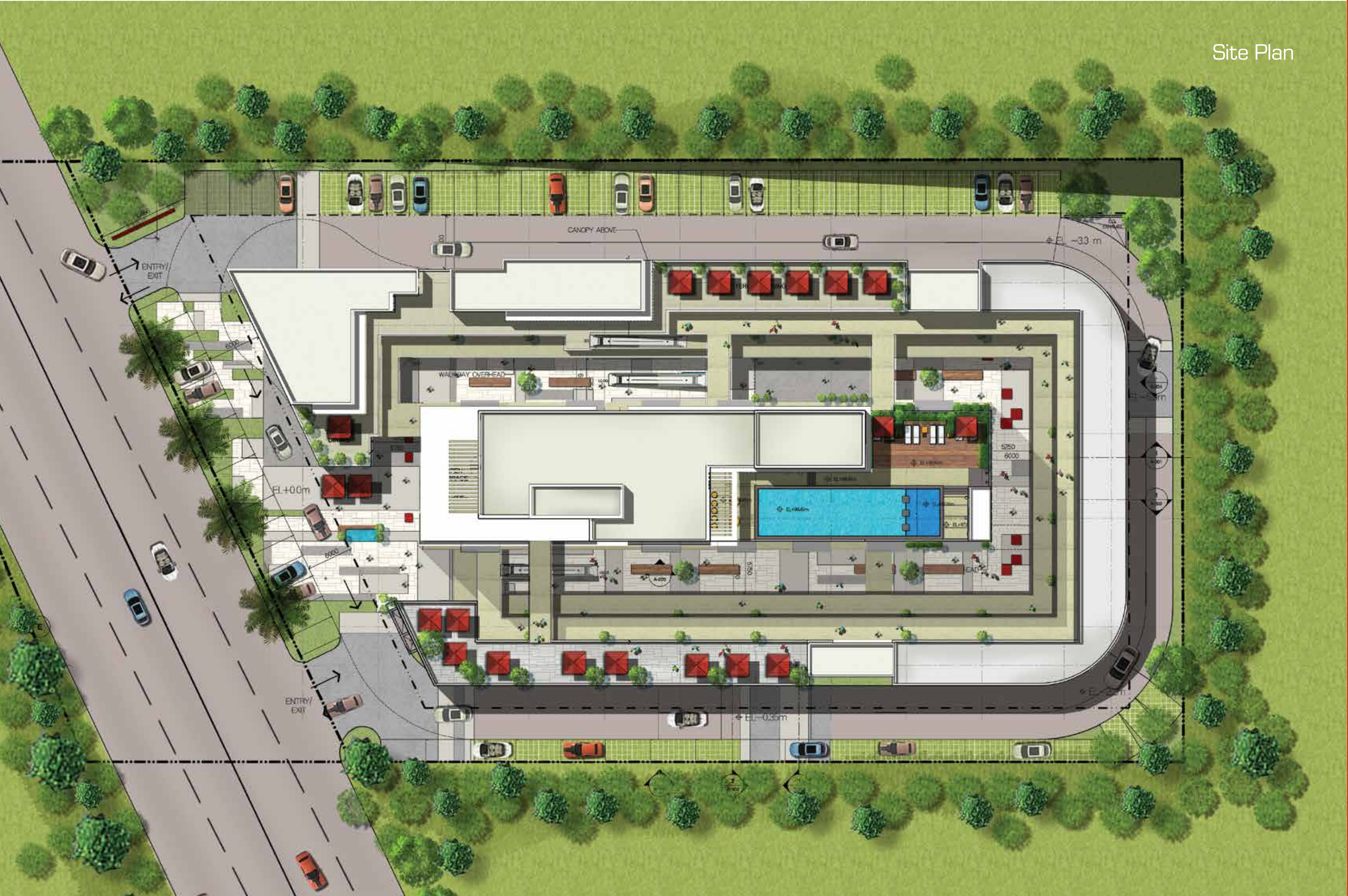
COLONNADE



Planned for shopping bags, business suits and comforts of home.

Colonnade is a retail, work and living space designed to delight for many, many years. The floor plans are refreshingly innovative and indicative of the future of such developments.

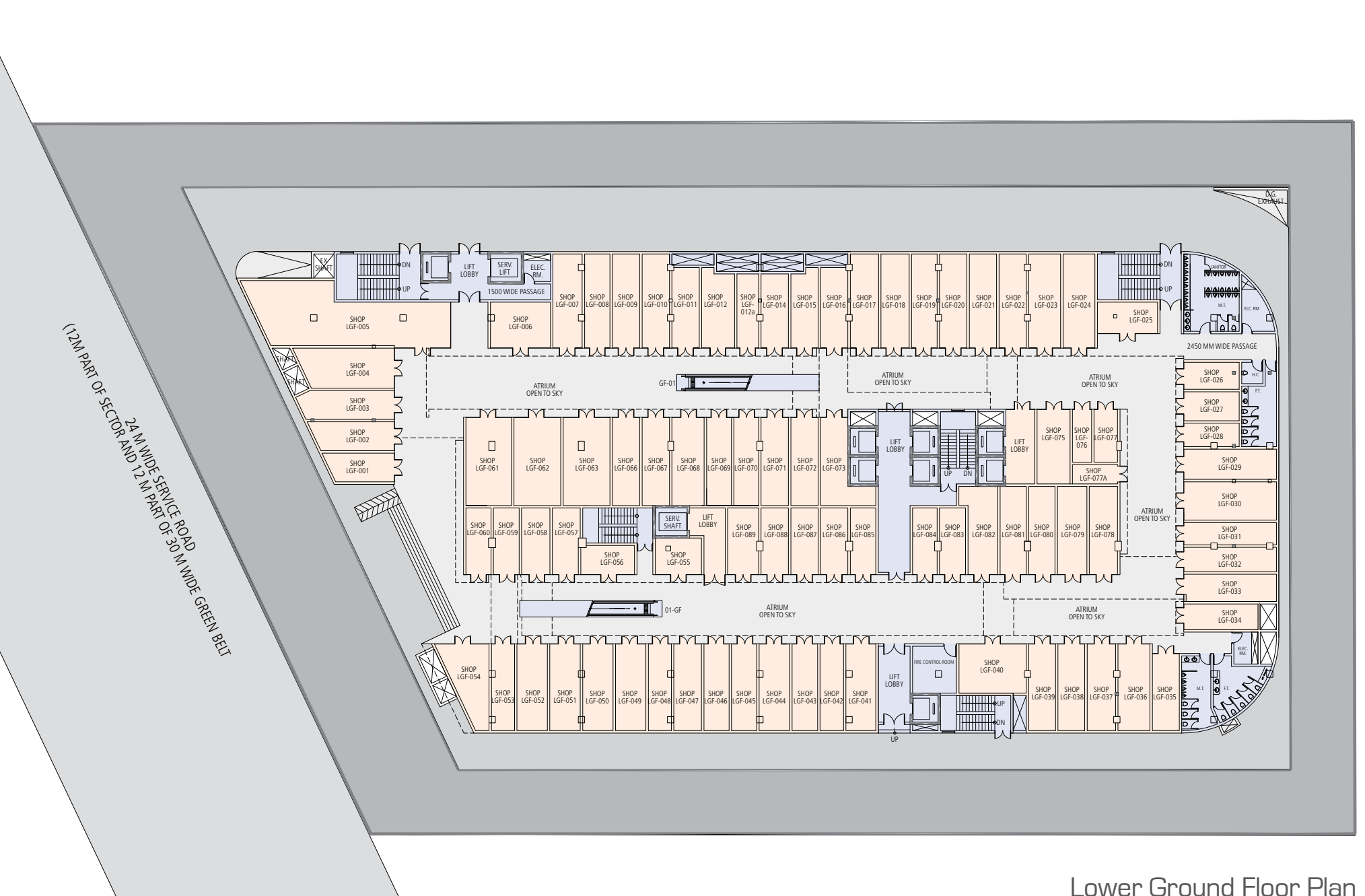
Retail excitement, work life, and apartment living for the modern world.



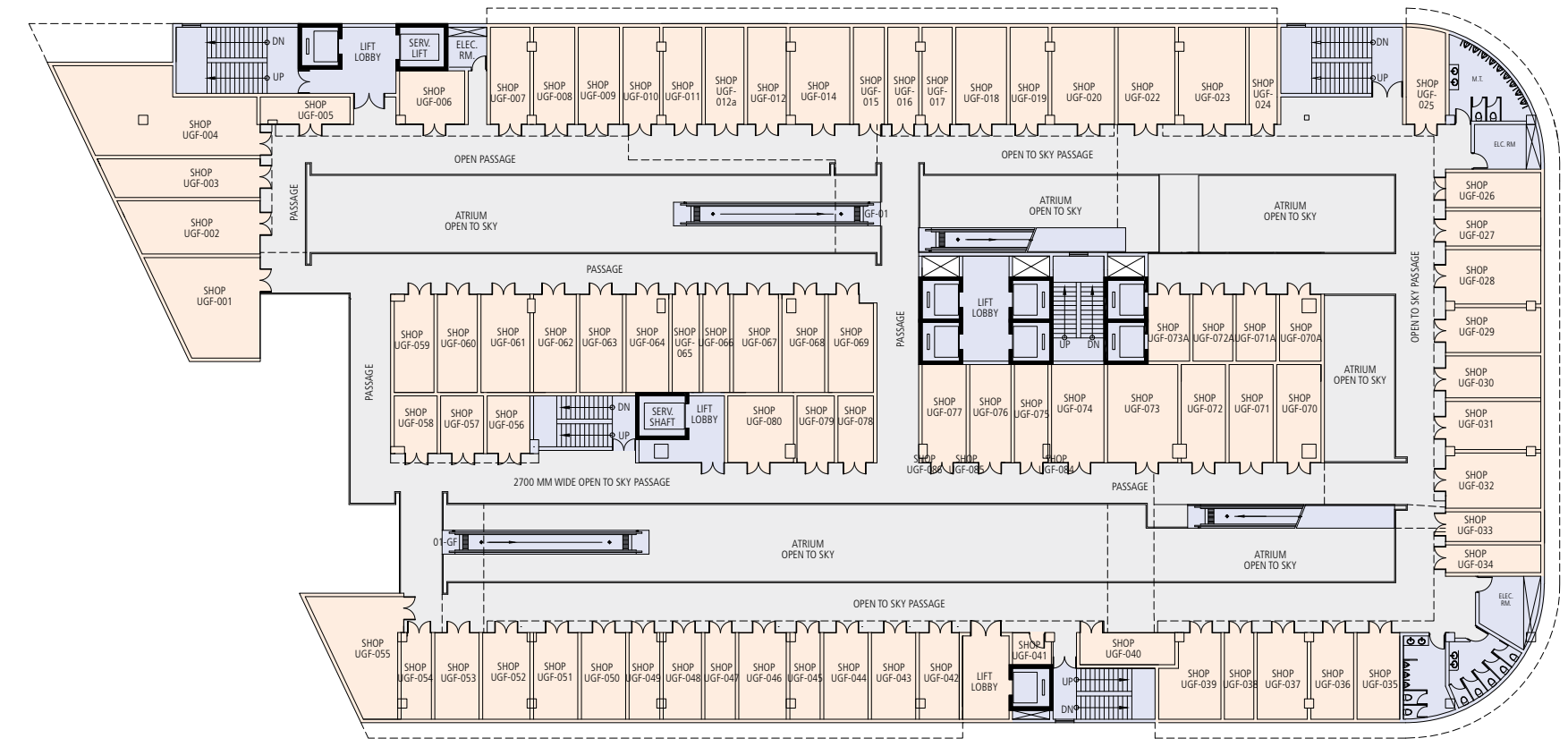
Site Plan



COLONNADE

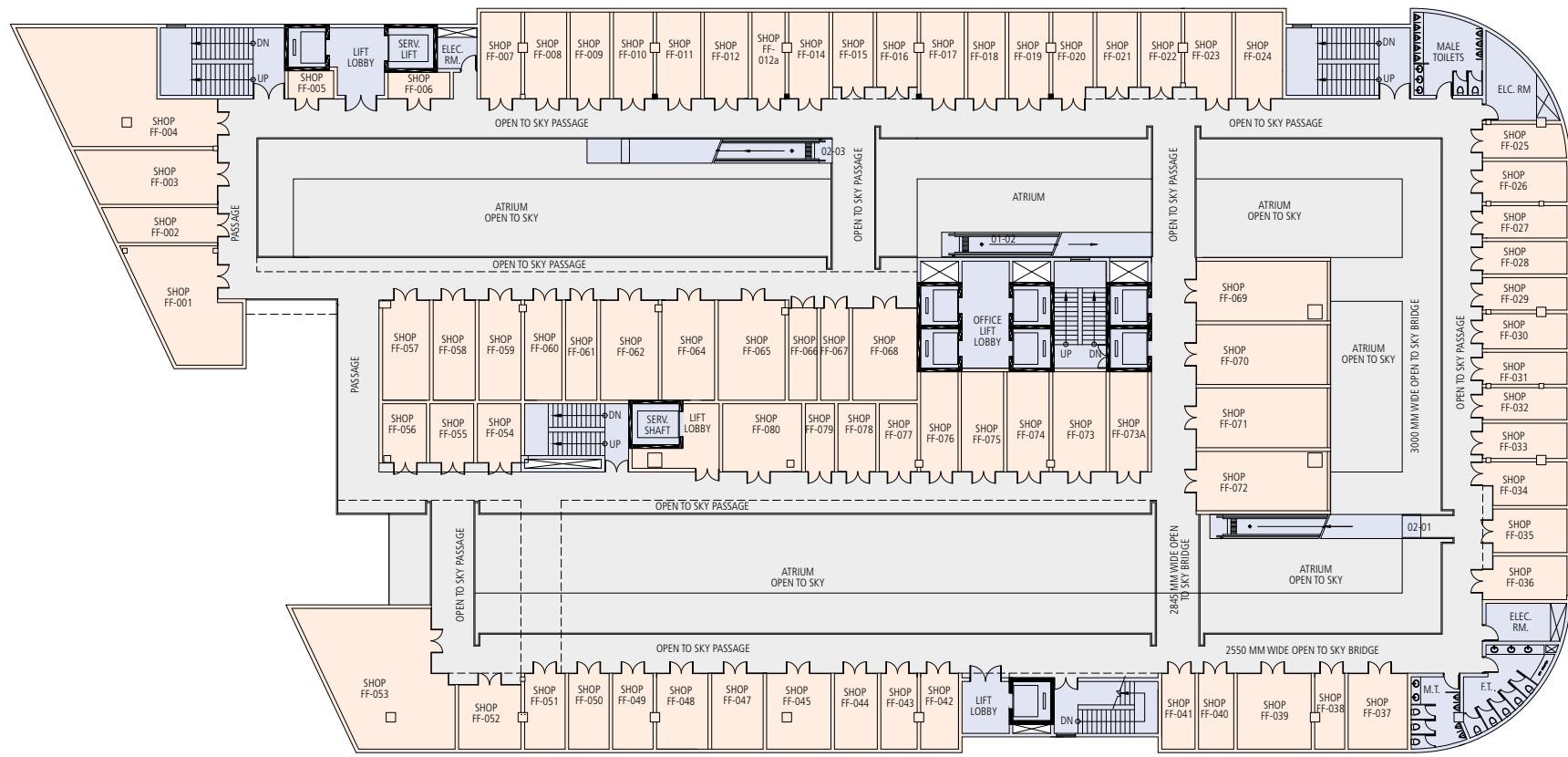


Lower Ground Floor Plan

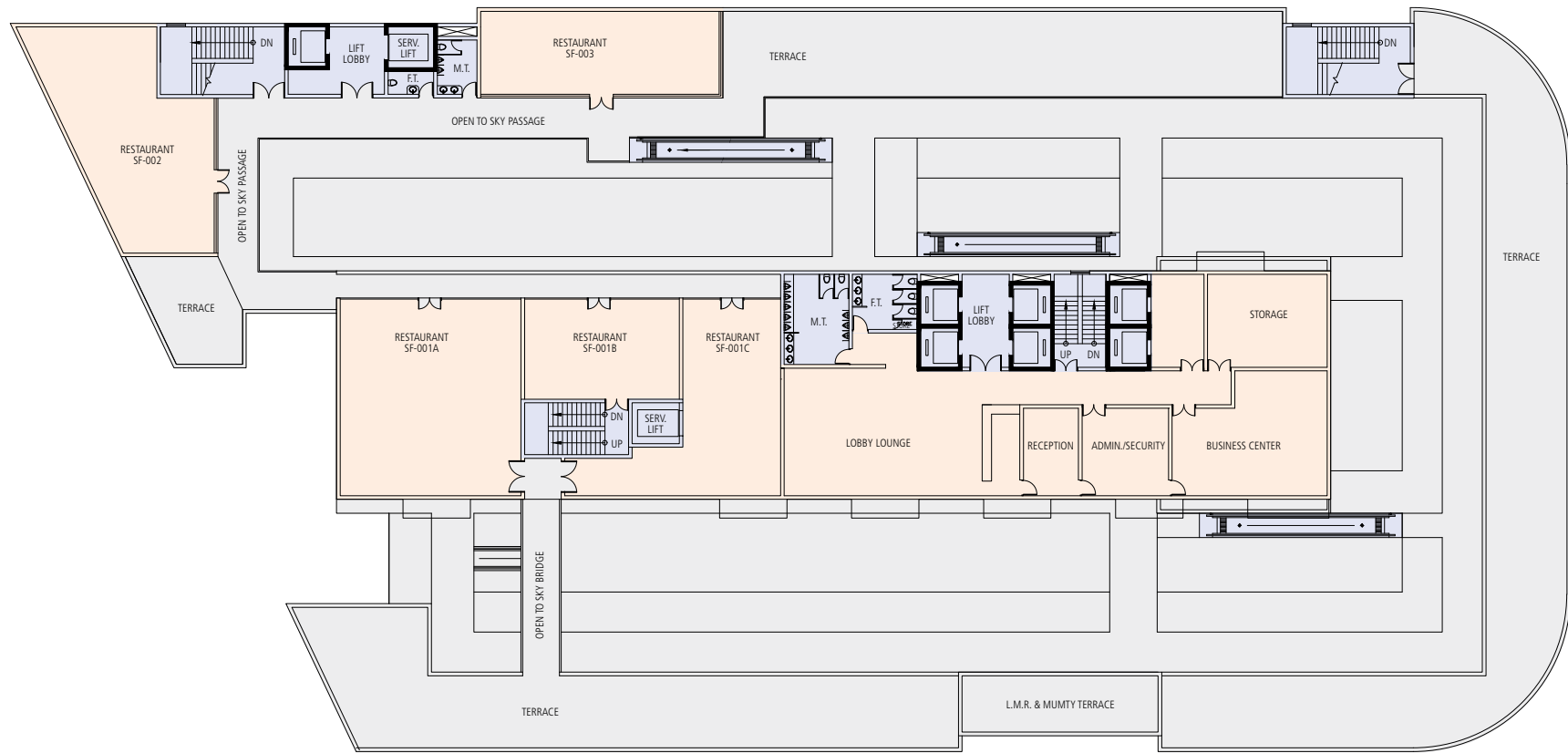


Upper Ground Floor Plan

Floor Plans



First Floor Plan



Second Floor Plan



Specifications

STRUCTURE

Structure	RCC beam slab/ flat slab with column structure with brick/ concrete/ AAC block/ Fly Ash partitions.
Elevators	Escalators and Elevators connecting the Retail levels.
Slab to Slab Height	Retail Floors – 4.5 mtrs

LANDSCAPE

Richly landscaped Retail Promenade with paving and decorative features, hard & soft landscape, water bodies, seating areas and feature lighting.

FINISHES

External Finishes	Aesthetically designed, low maintenance, durable and hard finishes.
Lobbies	Combination of stone and painted surface.
Basement	Brushed concrete
Tenant floor finish	Concrete floor to be finished by Tenant
Toilets	Finished toilets with modern fittings and low flow fixtures.

PARKING

Multilevel basement for parking and services.

SECURITY

Video Surveillance	All entry/exits in the complex, external access points and lift lobbies.
Manned Security	At all entry, exit points and patrol as needed.

LIFE SAFETY

Wet Riser/Hose Reel/Sprinklers/ Fire Extinguishers/External Fire hydrants	Provided as per NBC
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HVAC

AC System	Air Conditioning is provided on chargeable basis. Ducting is in tenant scope
Ventilation and Exhaust	Provided for common toilets and basements



ELECTRICAL

Distribution	Provision of cable up to tenant's distribution board
Prepaid Metering	Tenant load will be metered
Lightening protection & Earthing Pits	Provided
Emergency Lighting	Emergency lighting in selected common areas

DG

Diesel Generators	Power Backup for Building Services
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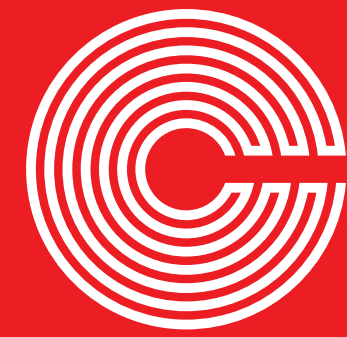
SIGNAGE

Internal	Directional, Utility and Emergency signage where appropriate
External	External signage as per developer's design

COMMUNICATION

Telephone	Provision for fixed line
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*All floor plans, specifications, artistic renderings and images in this brochure are indicative and are subject to change as decided by the company or by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets are not part of the offering.



COLONNADE



CREATING A NEW INDIA

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