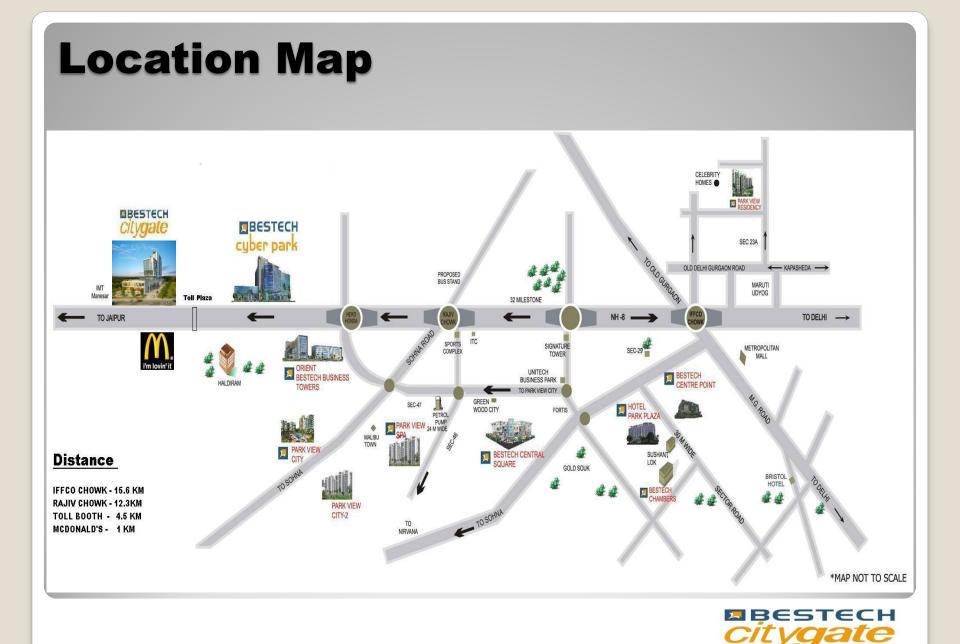
BESTECH City Gate

Sector 81-A Right on National Highway 8









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 & Outle for Pantry in office suites	et Provision
100% power back up	
High level of security with 24 hours CCTV monitoring	
3 Level basement for car parking	
Wi Fi Zone	BESTECH

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





First Floor Plan

FIRST FLOOR PLM





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









Typical Office Floor Plan



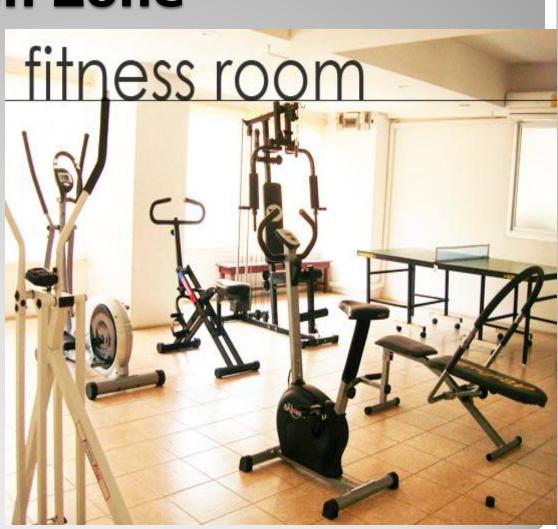


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VEICAL ELODE PLAN (3RD TO

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 !

