



CENTER ONE

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C
A
D
E



RETAIL | SHOWROOMS | OFFICES | HOTEL

BE AT THE CENTER OF
GLOBAL SUCCESS

MANY ADVANTAGE, MUCH CONVENIENCE,
ONE NAME...

ONE
CENTER



CENTER OF VISION, CENTER OF SUCCESS!

Proudly presenting a center of excellence, a center of business's ultimate success - Center One Arcade. This premium business center with exquisite architecture is an ideal choice for your business to bloom at a prominent location in Ahmedabad. Center one, the epicenter of success and growth is architected to be a landmark itself.







THE **RETAIL-SPACE** THAT IS ROLICKING

To vitalize your retail, to boom your business, we understand the significance of visibility. A glass facade with incredible architectural style enables this center to be the epicenter of retail business. Time to thrive vigorously with your exemplary business address at Center One.



CENTER
ONE ARCADE



THE **FOYER**
THAT IS FASCINATING



THE **WORK SPACE** THAT IS CUTTING-EDGE

The architecture and address, these two key factors play a vital role when it comes to corporate business. At Center One Arcade, We provide an intelligent design and trendy style at a quintessential location to set your business's impressive statement and to foster a productive environment.



CENTER
ONE ARCADE

THE **DESIGN**
THAT IS DAZZLING



CENTER ARCADE
ONE



CENTER
ONE
ARCADE

CENTER ONE ARCADE
CENTER ONE ARCADE



CENTER ONE ARCADE

THE ADDRESS
THAT IS **ARRESTING**

THE FEATURES THAT ARE FUTURISTIC



BASEMENT
CAR PARKING



TOILET IN EACH
SHOPS & OFFICES



THREE HIGH-
SPEED LIFTS



24 X 7 CCTV
SURVEILLANCE



ATTRACTIVE
ENTRY FOYER



WELL-PAVED
FRONT MARGIN



24 HOURS
WATER SUPPLY



FIRE SAFETY
SYSTEM



GROUND
FLOOR PLAN

18.00 MT WIDE MAIN ROAD

30.00 MT WIDE MAIN ROAD



18.00 MT WIDE MAIN ROAD



ON TO BASEMENT



30.00 MT WIDE MAIN ROAD



18.00 MT WIDE MAIN ROAD



THE SPECIFICATION THAT IS SATISFACTORY

■ SPECIFICATIONS

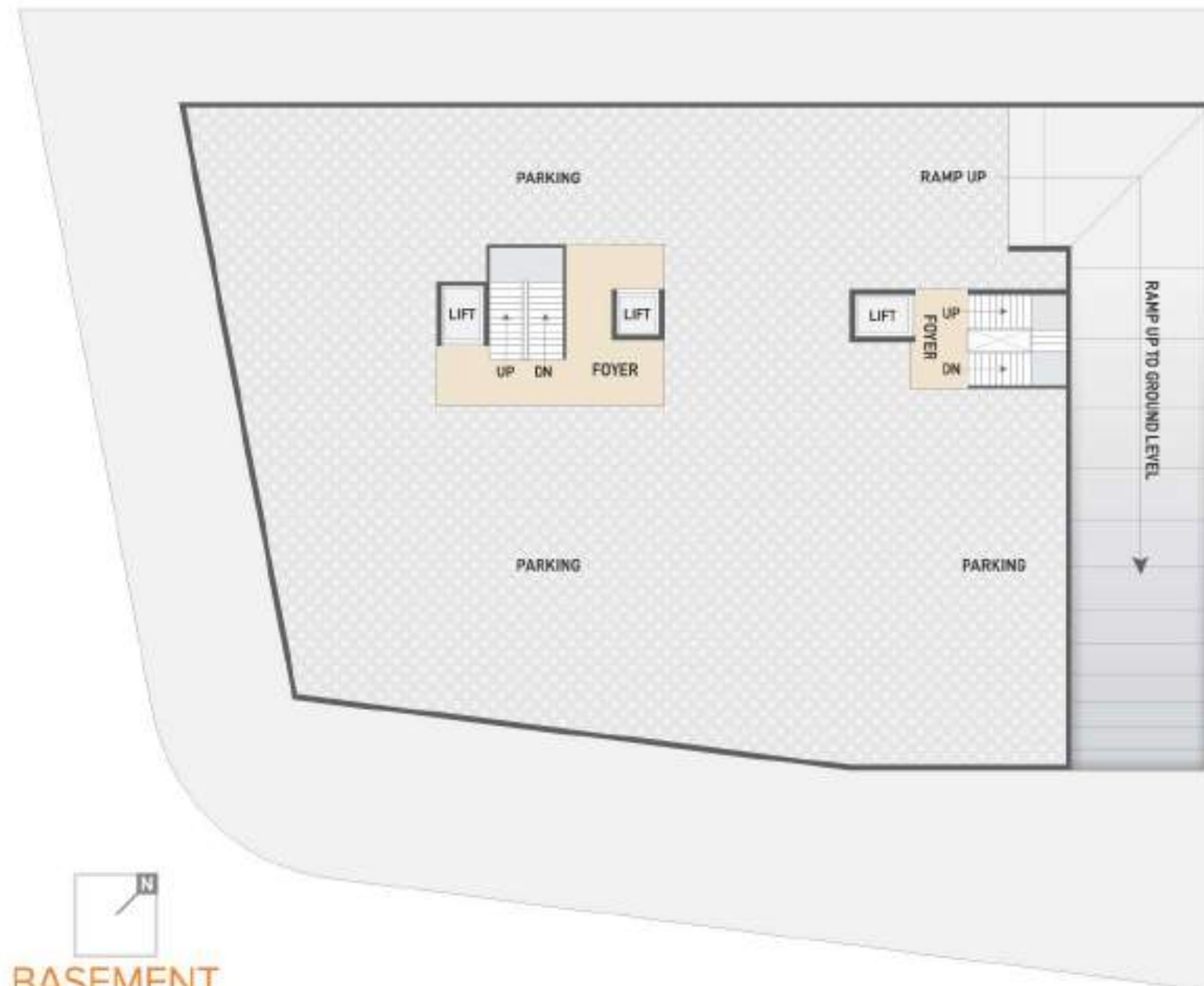
- **STRUCTURE**
Earthquake resistant R.C.C. Frame structure.
- **WATER CONNECTION**
Personal Bore well
- **ELECTRIFICATION**
Exclusive modular switches in all offices.
Provision of equivalent cable, Internet and AC points at individual offices as per consultant specification.
- **SIGNAGE & NAME PLATE**
Predefined space for sign ages to individual shops.
- **ELEVATORS**
02 stretcher & 01 High-speed elevators.
- **POWER BACK-UP FACILITY**
100% power backup for passage area, Lift and surrounding of building.

■ EXTERNAL FINISHES

- **EXTERNAL FACADE**
Elegant appearance of the building.
- **PLASTER FINISH**
External double coat mala plaster.
- **COLOR FINISH**
ICI-weather shield max color with texture finish
- **TERRACE**
Two coats of water proofing with chemical treatment.

■ INTERNAL FINISHES

- **SHUTTER**
G.I. Rolling shutters of good quality.
- **FLOORING**
Vitrified Tile in all offices & shops.
- **WALL FINISH**
White putty on all internal walls.



BASEMENT
PARKING PLAN

THE LOCATION THAT IS LEADING-EDGE

CENTER ONE
ARCADE

Site : Center One, Opp Gujarat Housing Board,
Near Royal Estate, Kathwada Singrva Road,
Kathwada, Ahmedabad - 382430.



CONNECTIVITY

200' RING ROAD	1.5 K.M.
B.R.T.S. BUS STOP	3.0 K.M.
EXPRESS HIGHWAY	8.0 K.M.
RAILWAY STATION	11.0 K.M.
INT. AIRPORT	15.0 K.M.



PLEASE NOTES : Stamp Duty, Registration Charges, Legal Charges, GST, AMC Charges & Etc. Co. Charges for Cable and sub-station Cost etc shall be borne by the purchaser. Any additional charges or duties levied by the Government / Local authorities during or after the completion of the project will be born by the purchaser. Changes / Alteration of any nature including the elevation, Exterior colour scheme of the building or any other change affecting the overall design concept and outlook of the project strictly NOT PERMITTED during or after the completion of the project. Membership of member will be cancelled automatically who will be unable to make payment in-time and deposited amount will be refunded only after new booking with 20% deduction of unit cost as an administration charges. This brochure is intended only for easy display and information of the scheme only.



DEVELOPERS
**HAPPY
BUILDCON**

Site : Center One, Opp. Gujarat Housing Board,
Nr. Royal Estate, Kathwada Singarva Road,
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For more details

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ARCHITECT
SQUARE
CONSULTANT