

# PRISM

# PORTICO

**Retail Shops/Convention centre/Food Court/Office Space**

A Mixed Use Development, Sector 89, Gurugram

# PRISM PORTICO



Project View - Front

### Development of Commercial Hub containing one Tower for use as Office Building and another one as Commercial Complex at Pataudi Road, Sector 89 Gurugram.

*The Project is being developed in a Land Area of 5.056 acres and is situated at Sector 89, Main Pataudi Road, Gurugram. The land parcel is freehold property. Out of the total area, a green belt measuring 0.4934 acres has been earmarked hence the actual area available is 4.5626 Acres. The plot is surrounded in the front by the Main Pataudi Road and Green Belt while the other sides are connected with land owned by different parties. Projects by Tulip Ace, Tulip Petals and NBCC Heights are also coming up at the said location. The plot is of regular size in shape and is contiguous in nature but a high tension line is bisecting the subject property.*

# **PRISM PORTICO**

## **PROJECT DETAILS:**

***Tower-A: Total Area of Tower-A is 152,943.85 Sq Ft (carpet area) comprising Two Basement & Eight floors Consists of following products:***

*Retail Shops: on Ground Floor and First Floor.*

*Food Court: on First floor.*

*Office Spaces : on First Floor to 8th Floor.*

*Convention Centre : on 3rd Floor*

***Tower-B: Total Area of Tower-B is 185,686.81 Sq ft (carpet area) comprising Two Basement & Seven floors Consists of Office Spaces on Ground to Seven Floors.***

*In Tower-A, There are Two Basement, Ground Floor plus Eight Levels and Swimming Pool on the Terrace. Stone work on ground Floor and two basement is complete and in Tower-B , 70% construction is done. The project is expected to complete by December 2020.*

# PRISM PORTICO



Project View - Side

# **PRISM PORTICO**

## **Further the project will have the following facilities:**

- Tower-A, Commercial Complex in an approximate area of 153000 Sq Ft (carpet area) consisting of Food Court in an area of 10000 Sq Ft ,Convention Centre in an area of 25000 Sq Ft ,Retail Space to be developed in an area of 50000 Sq Ft and Office Space developed in an area of 68000 Sq Ft.*
- Tower-B, Office Space developed in an approximate area of 185000 Sq Ft (carpet area).*

*Holding belief in our masterminds and concept breakers, we teamed up to shape a one-of-a-kind project where one could find everything from a living space to shopping stops to luxury restaurants and classic clubs; all coming together to sweep your heart away almost every time you pay a visit.*

## **Salient Features:**

- Green bedded location with great connectivity.*
- Food Court attached to the Convention Centre.*
- Branded retail outlets for best shopping experience.*
- Open space lavish parking on around 2 acre land.*
- Fiber optic internet and Digital Phone System*
- Business Hub : Copy/Fax/ Scanner/ Printer Center*
- Executive Conference Center*
- Guest Lobby with Flat Screen TV and Current Periodicals*
- Elegantly Furnished Lobby*
- Parking Space and Ample Visitor Parking*

# PRISM PORTICO - LAYOUT PLAN

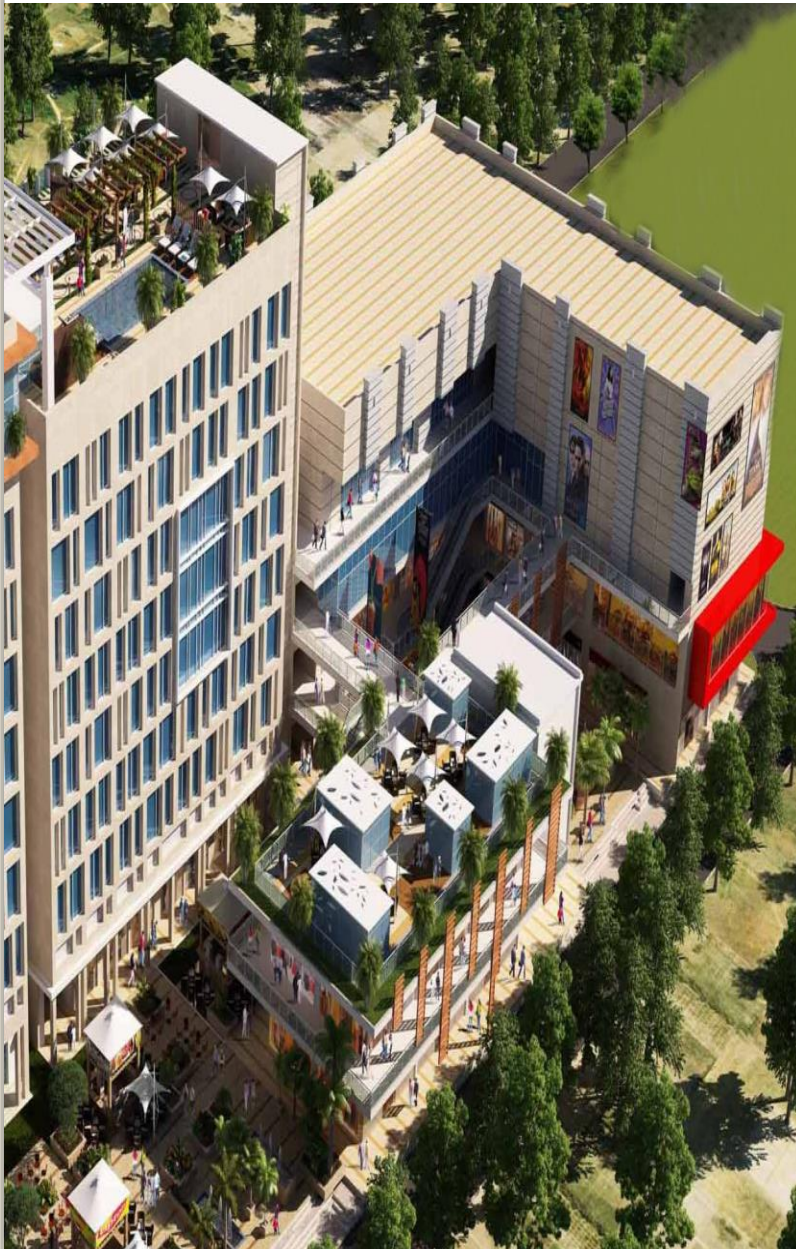


# PRISM PORTICO



Project View – Night Mode

# Commercial Tower (A)



Tower - A

Retail shops  
(Ground & 1<sup>st</sup> floor)

Office Spaces  
(1<sup>st</sup> to 8<sup>th</sup>  
floor)

Food Court  
(1<sup>st</sup> floor)

Convention  
Centre  
(3<sup>rd</sup> floor)

Roof top Club  
of  
International  
standard

*It Makes You Reach The Zenith !*

# Ground floor Plan- Retail shop (Tower-A)



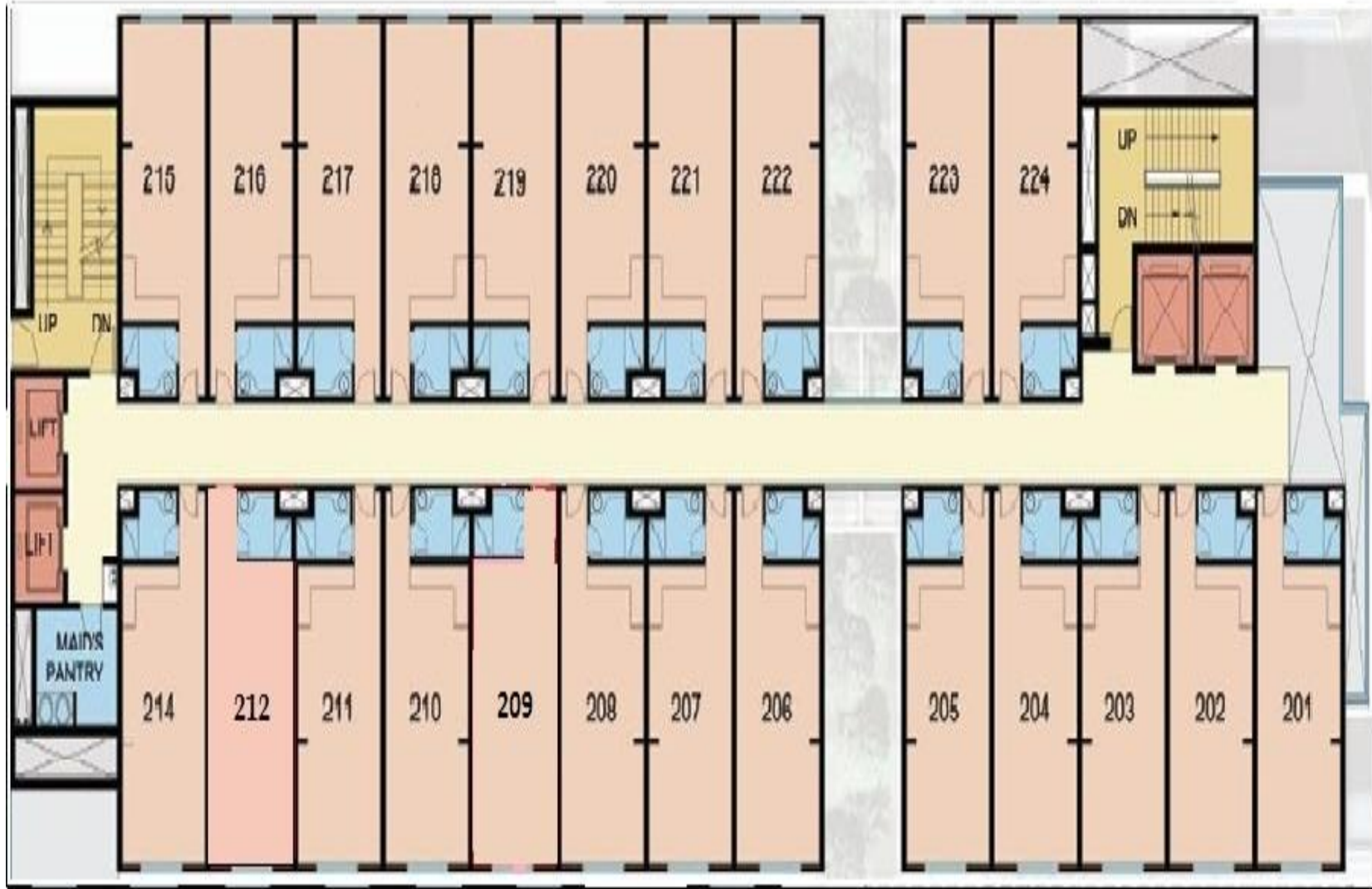
# Retail Shops –Get Busy Buying Stuffs



# First Floor Plan - Food Court / Retail Shops / Office Space (Tower-A)



# Second to Eight Floor Plan – Office Space (Tower-A)



Idea for all six floors(2<sup>nd</sup> to 7<sup>th</sup> )

# Prism Portico- Office Space (Tower B)



**Commercial  
block solely  
dedicated to  
office space**

**Non Furnished office  
Semi -Furnished Office  
Furnished office - as per clients  
requirement**

**Exclusive Chambers  
for Doctors Lawyers  
,Institutions &  
Chartered Accountant**

**Leisure Facilities  
Fitness Studio,  
Virtual Office Space,  
Café & Business Lounge  
& Conference Facilities  
with stationary  
Services& Printing  
Facility**

**Architecturally unique ,every chamber flexible enough to be turned into whatever you need to practice your profession**

# Ground to Seven Floor Plan - Office Space (Tower B)



SA= Super Area in Sq. Ft.

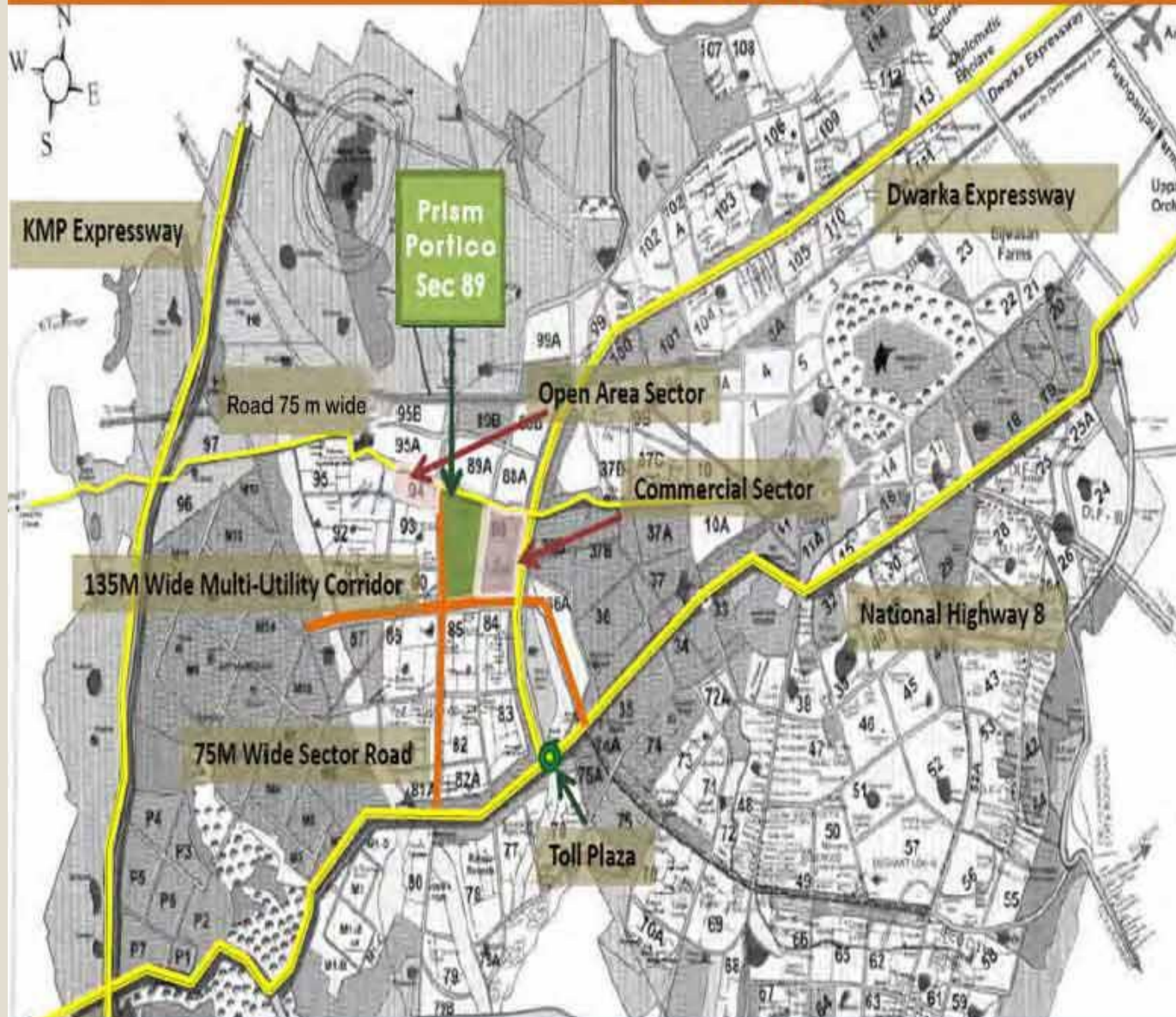
Idea for all floors

# Architecture of Office Suites



*Choose An Address That Says It All, And Find A Space That Does It All !*

# LOCATION MAP



## Location Advantage

- **Proposed Metro Station - 10min**
- **Dwarka Expressway - 5min**
- **IGI Airport - 20min**
- **IMT Manesar - 5min**
- **KMP Global Corridor - 5min**
- **Reliance SEZ - 5min**
- **Haldiram Restaurant - 5min**

## Why Invest

- **Excellent Location**
- **Premium Specifications**
- **Attractive pricing**
- **Strategically Located**

# Thank You

**Presented By:**

Naresh Kalra Corporate Lawyer

Website : [www.nareshkalra.com](http://www.nareshkalra.com) & [www.proudlegal.in](http://www.proudlegal.in)

Regd No: P/345-1/2009

Address: SCO-437 4th Floor, Medallion 68,  
Sector 68, Mohali Chandigarh Punjab 160062

e-Mail: [advocatenareskhalra1@gmail.com](mailto:advocatenareskhalra1@gmail.com)

Mobile No. 9868240037 , 9815580037