

A PROJECT BY



# ALIANZA

GNG HIGH STREET

EAT  
SHOP  
*Work*



## WHEN THE CATCHMENT AND CONNECTIVITY SAYS IT ALL

Alianza is coming up on Kishanpura Road Opposite Pizza Hut, Dhakoli, one of the most coveted addresses in Zirakpur. Flanked by the main 200 ft. wide road, the neighbourhood is renowned for its elite status, aristocratic elegance and quietude, in spite of being located in the heart of the city. The landmark location and strategic design offer convenience and ease of shopping, thereby making it an ideal business proposition.



“

Here's the marketplace for world-class retail brands.

One of the prominent highlights of Alianza is the striking presence  
of an exquisite retail plaza. With two levels of internationally designed  
A+ grade retail spaces for world-class brands.

”



SHOP  
FUN  
Happy



# AN EPITOME OF MAGNIFICENCE AND SHEER CLASS

Alianza has been conceived as a symbol of sheer class meant only for the discerning few. A perfect blend of natural splendour, cutting-edge showrooms and architectural finesse, Alianza dares to measure up to those who would never settle for less. All the features, offerings and amenities at Alianza has been thoughtfully curated to provide an extravagant experience. It is an epitome of magnificence and reflection of modern architecture.



AN  
ADMIRABLE PLACE  
SYNONYMOUS TO  
SHOPPERS HEAVEN



“

An array of food outlet space that exudes the right aura and comes loaded with a variety of mouth drooling multi-national cuisines befitting for enthralling the taste buds of the foodie in you. The green sitting spaces around make the experience more delightful.

”



# DINE SUP *Relish*



The lower ground showrooms at Alianza takes in the unimpeded views of enchanting greenery and expansive frontage. The upper ground showrooms, being double heightened undoubtedly offer a timelessly opulent experience. These exclusive spaces would be surely known for its prosperity, ingenuity and attractive architectural design.

“

With its appropriate and lively work environment along with its desirable location and amenities, it boasts of making it an ideal investment promising a very elite quality of work space.

”



WORK  
ENGAGE  
*Grow*

# AN ELEVATED LUXURY- HAVE IT ALL AT ONE PLACE

Alianza- a perfect space where people can shop, eat, work and enjoy to their heart's content. It's really satisfying as well as astonishing to witness the commercial space that's away from chaos, built exclusively for enhancing the happy experience of shopping, dining and working, all at one place. We are now elevating the luxury with Alianza with a little extra touch of extravagance in it. Alianza is here to level up your fun experience.





Alianza is a luxurious commercial project offering limited-edition aristocracy for a select few. The elegant ambience is a seamless synthesis of vast spaces and cutting-edge architecture. Along with breathtaking views, it has been designed with an eye for the utmost convenience and safety.

“

Fitness, goodness of health, and an active life. Here you'll start to discover the advantages of an active life. Our dedication to our work takes a toll on our body. At Alianza, burn those unnecessary calories and embrace the fitter way of life.

”



# EXERCISE EXERT *workout*

# PERFECTLY POSITIONED

Chandigarh's capital region has seen a fascinating growth, especially in the past few years. It is no more a small satellite town but has turned into a hub. With big real estate names, the region has become the first option for homeowners as well as for investment purposes. Though it has every amenity that one would like to have in the vicinity, there was still scope for improvement. ALIANZA — a revolution in the retail and commercial sector will make the region stand at par with international standard. It will have its own shopping street that was a miss this whole time. ALIANZA will take the living standards of people to a higher level.



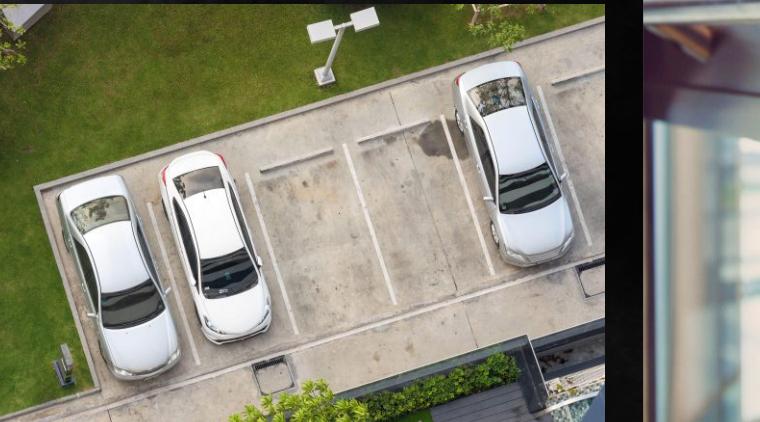
## MODERN ARCHITECTURE

The modern architecture of Alianza is a compelling visual narrative in itself. Striking in appearance, yet soothing to the eyes, all the elements come together to put together a visual landscape that's truly captivating. Alianza has been meticulously crafted to offer a satisfying and wholesome experience to the visitors.



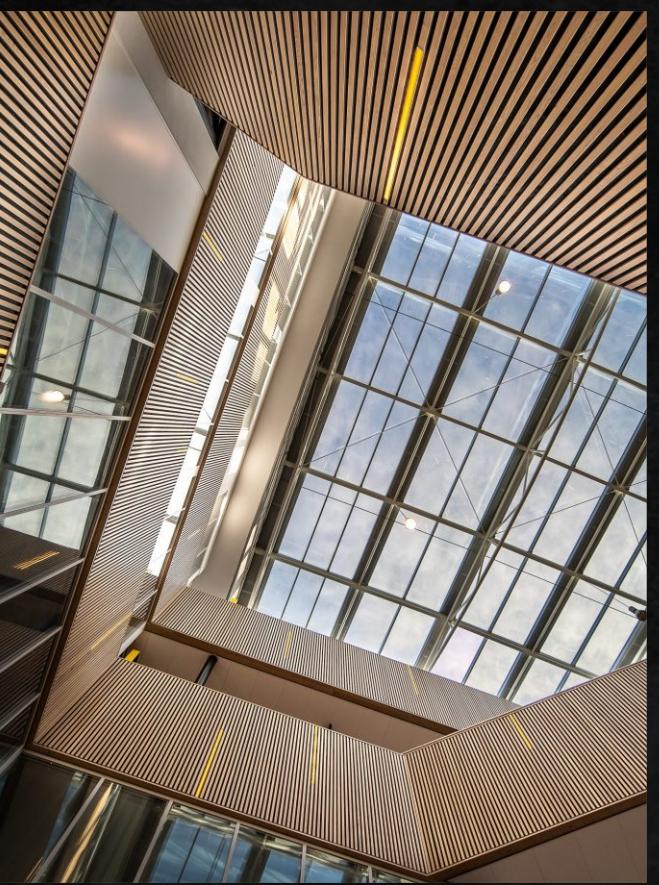
## AMPLE PARKING AND LIFT FACILITY

The ease of parking is also a luxury that most retail projects in the city don't enjoy. Alianza provides abundant space for trouble-free parking. It also provides lift facilities for quick vertical transport. One can surely witness the optimum efficiency for which it has been built. Alianza is designed with the best of exclusive amenities to pamper you with maximum indulgence.



## ROAD FACING RETAIL SHOWROOMS

The shops open up straight to the sidewalk, encouraging walk-ins and excellent street frontage and visibility. The corner shape of Plaza means that every retail outlet gets excellent visibility from the street. This ideally desired location strongly promises attractive appraisal of the property in future.



FIND YOUR INNER CITY  
*Buzzz*

## OFFICE SPACES

Thanks to the green surrounds, offices at Alianza get plenty of natural light and good views - a pleasant environment for work. Owing to great connectivity, with an office at Alianza you will be able to attract talent from across the city. Add a little extra leisure in your life to make every moment count because every penny spent at Alianza is a penny invested wisely.

## FINE DINING

Cafeterias and restaurants at Alianza serve as social nooks and conversation corners. Conceived as a new-age model in commercial real estate, the idea is to focus on a culture of comfort first. It offers dining spaces with impeccable standards and ambience where goodness meets delicacies. It is a preferred destination for popular food brands looking to reap the rewards of high footfall.



# GYMNASIUM

*Fitness*

Fitness has become a luxury lifestyle statement. A fit body is all you need to face whatever tough situations that life throws at you. Step into the hi-tech gym spaces that are fully stocked with modern equipments. Designed for just one purpose, to give you a fitter body.



## KIDS PLAY *Area*

Playful moments with kids need to be induced today into our hectic lives. For this, you are most welcomed at Kids Play Area at Alianza, its design and an evolved thought process brings in usable recreation facilities for kids.



## ROOFTOP *Café*

The terrace surrounded by green open spaces for outdoor activities in the evening and parties when you can enjoy the dazzling skyline. It is unpretentious and attracts everyone seeking a happy hour with a view looking for that perfect snap. The rooftop terrace offers an easy-going yet lively atmosphere.

# FEATURES AND AMENITIES



Sky bar and cafe at the top with the serene view of the complex and its surrounding



**Modern lifts**  
& wide passages



**1.85 Lakhs** Sq. Ft  
Scalable Area



Common Public Washrooms



Eathquake  
resistant  
**RCC**  
framed structure



**100%**  
**DG**  
power backup

One of the Biggest commercial plaza in Zirakpur



Highway facing Showrooms and SCO's



Complete Wi-Fi  
enabled zone



Recreational  
**alfresco sitting**  
areas



**Fire detection** and  
Multi-tier security system



Round the clock  
ceaseless  
**CCTV**  
monitoring



Ample  
**Open Space**  
for parking



A large  
**Food Court**  
& recreational area



High **Rental**  
expected due to high demand  
scarce supply

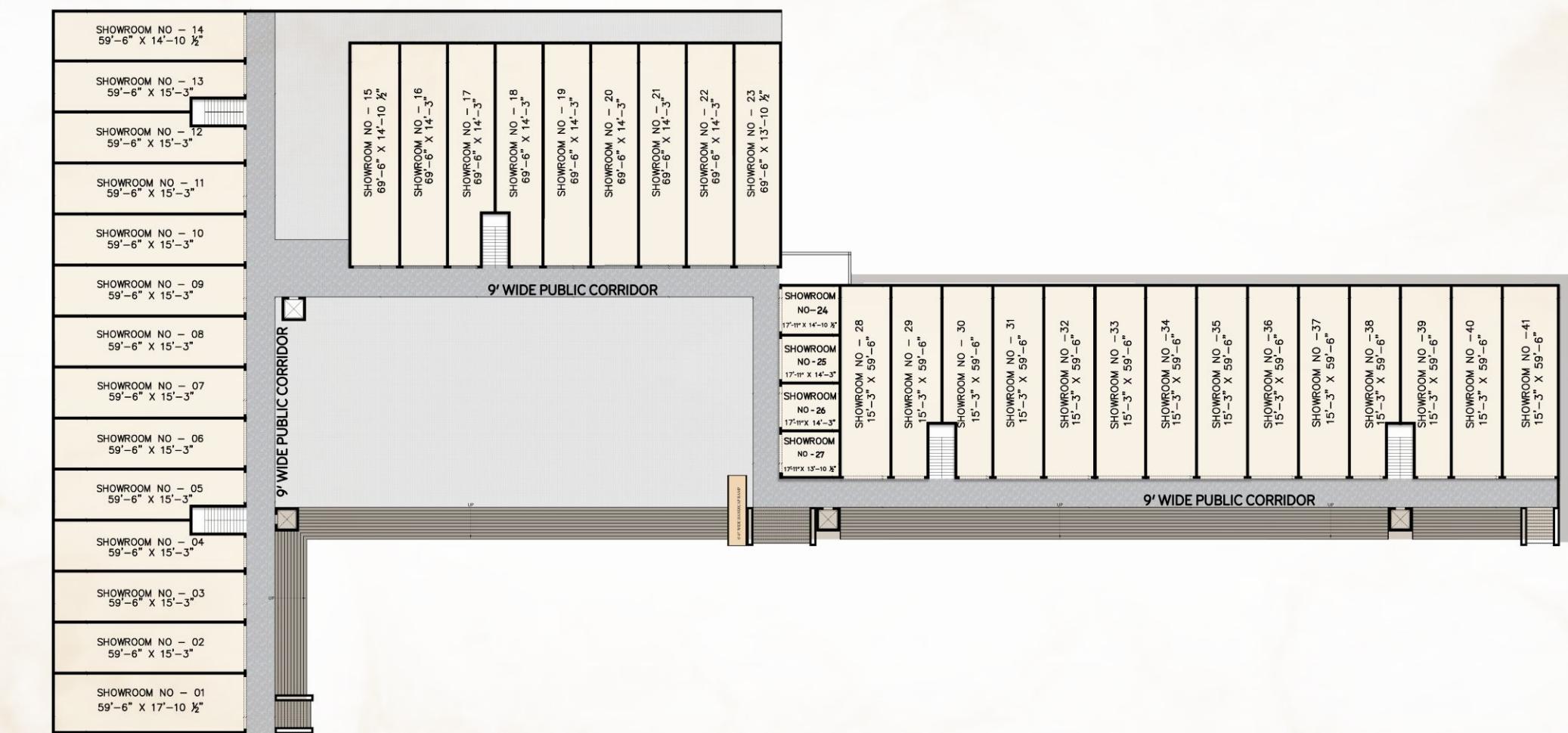
All favourite  
**brands**  
under one roof

High footfall  
due to its centric  
**location**



Modern style  
architecture

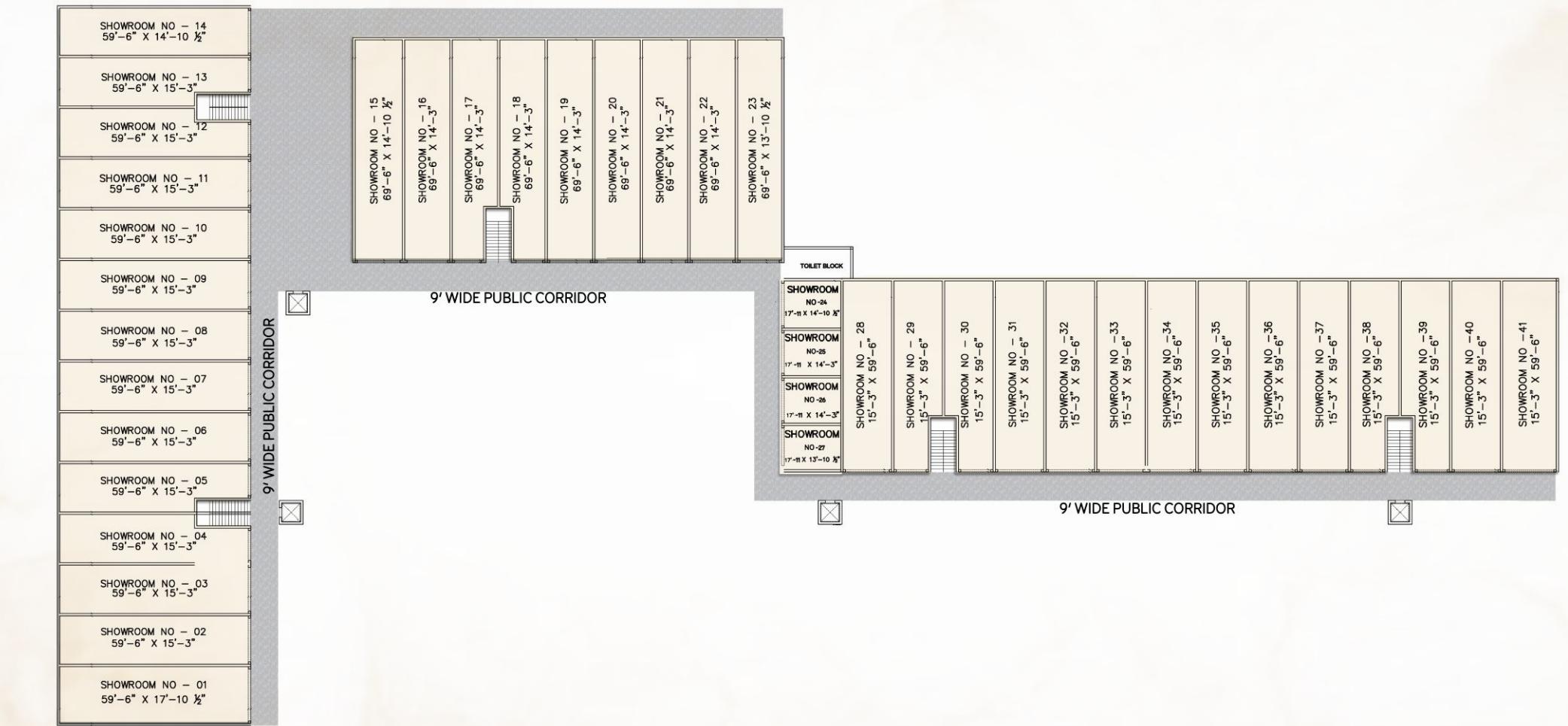
## LOWER GROUND FLOOR PLAN



## UPPER GROUND FLOOR PLAN



## 1<sup>ST</sup> AND 2<sup>ND</sup> FLOOR PLAN





# BUILDING EXPERIENCES, RELIABILITY AND TRUST

**GNG Builders & Promoters** is an established name with a track-record of developing innovative projects emphasizing on modern architecture, strong project execution and quality construction. With an aim to build aspirational developments with distinctive designs, functionality and finishes, GNG continues to evolve as a company and create spaces that enhance the customer's lifestyle. It delivers quality using latest technologies and materials. GNG is focused on projects with the best of amenities, modern design, ample greenery, and of course lifelong quality of construction at the most affordable price.





Kishanpura Road, Opposite Pizza Hut, Dhakoli, Zirakpur (Pb) | +91 74048 04048

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