



ABOUT US

- **Organisation:** Fairfox IT infra, Simple philosophy is based on assuring Quality Construction, Timely Delivery, Corporates based Themes and Retail Friendly Environment and Hassle Free Transactions.
- **Aim:** Our every project will be deliver with world-class design and uncompromised quality, and will be a star against the highest standards of service.
- **Our Motto:** Customer Service
- **Our Approach:** Ethical business processes and timely execution of our tasks makes us a trustworthy and dependable name in the Indian real estate industry.
- **Our Belief:** Believers. Put our 100%, beat construction, design, quality, development, investment, technology, client servicing and tenancy with Decent ROI.




FAIRFOX[®]

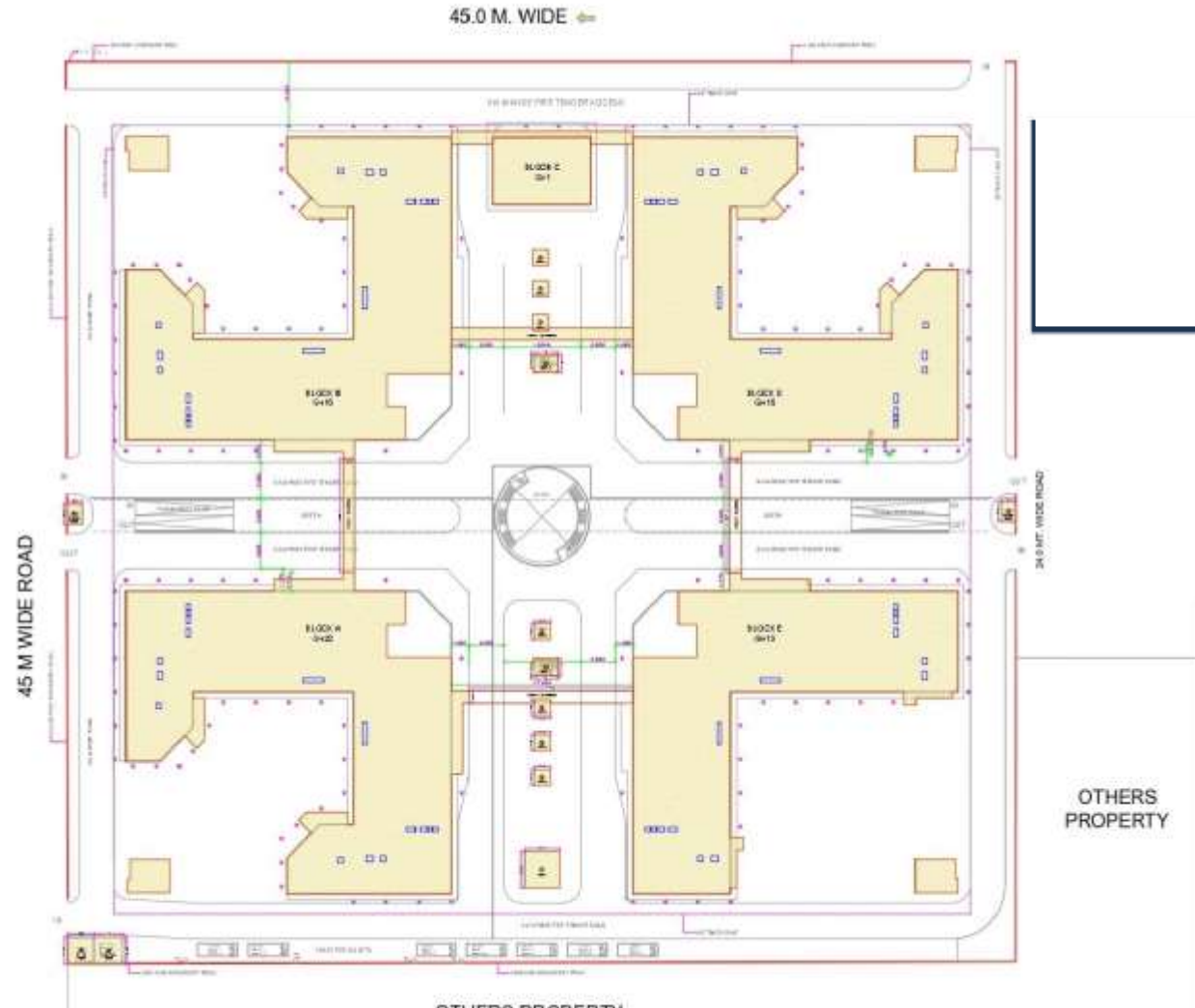
PRESENTS

EON[®]
— EYE OF NOIDA —

1A
THE ADDRESS

IT | ITeS | RETAIL

SITE PLAN



PROJECT OF TODAY AND TOMMOROW

A **perfect combination of Retail and IT/ITES office space** that competes with the best in world with its innovative design, inspirational architectural and beautifully landscaped open area.

It is situated in **the hub of next big Mix Land Use centre** of Noida, Sector 140A with close connectivity by Metro, FNG, Noida-Greater expressway.

It is built on a Mix Land Use, 3 side corner plot, admeasuring 55000 sq. mtr. with roads on its 3 sides wherein retail area of 5.13 Lacs square feet, IT/ITES office space of 19 Lacs Square Feet carrying Grade 'A' Certification from USGBC.



PROJECT SYNOPSIS

- **RERA Approved** project, Fully Paid Land
- **Grade “A” Building** with US Green Building Council Gold Certification making it more sustainable and future ready.

- **Prominent Location-**

- Nearest distance from Metro Station 142 and 137,
- 1.8 kms. Away from FNG Expressway connectivity,
- 1.2 Kms. To Noida- Greater Noida Expressway,
- 18 mins from DND,
- 25 Mins from Jewar Airport and
- 1 hr. 30 mins from Delhi International Airport.

- **Nearby Vicinity Services:**

- Multi speciality Hospital: Felix: 5 mins.
- Sports City: 30 Min.,
- Medicinal Park: 5 min and much more

RERA NO.: Bock-A UPRERAPRJ211016

Bock-E UPRERAPRJ716606

Bock-B & D UPRERAPRJ882013

Site Address: Plot No 1A, Sector 140A, Noida, UP 201305



PROJECT HIGHLIGHTER

- It's the only **3 side Corner Plot** of **Sector 140A** on 45 Mtr. Road on both the side
- 15% more parking space with unique open **Green Plaza** with a **sculptural staircase** going all the way down from surface to parking floor level
- 88 LIFTS in entire campus makes zero hassle movement for retail and office space occupier
- Retail services and lifts are dedicated to them and so as to office space
- 5% More Green Area as comparison to any other to make it Strongly Earthy and Nature Lover
- Every Tower Block is sufficient as a complex



360 DEG. PREVIEW



-**We gap the Bridges:** All Four Blocks, 8 Towers are connected to each other not only at surface level but via **Elevated Bridge** joining adjacent buildings to enable barrier free transit of shoppers and office goers.

- **Retail Friendly:** Proper Zoning to give the Brand and Customer a Unique Experience



-**WALKTHROUGH** Thoughtfully designed walkways and roads keeping in mind **pedestrian ease and safety** along with **free vehicular movement** with 2 faced project entry/exit and dedicated drop-off/pick up zones.



HASSLE FREE CAMPUS



- **3-Tier security** with latest security provisions.
- **2 Entry-Exits** with many Access control Entries for Pedestrians
- **Arrival & Lobby: Triple height (40 Ft.)** Tower Entrance Lobbies and lounge
- **Zero** wait time in each building with **whopping 88 Lifts** in the Campus.
- **Dedicated** Lifts for Office Goers and Retail Visitors



HYBRID RETAIL STORY



- **Hybrid Retail** with High street and F&B Outlets, Fashion Stores, Supermarket amongst other utility stores on cards
- **Double Height** ground floor shops with almost **20 ft.** height for increased utility and creating a space for better experience.
- 2 Big **Food courts** for the Corporates and public
- **Townhall: 140 Seats** auditorium space for multiuse like conferences, workshops, exhibition and few many





- Live Kitchen and Exclusive Food courts
- AL Fresco Courtyard
- Corporate Entertainment Centre
- Lounges & RestroBar
- Townhall for 140 seater Audi, Conferences and Exhibition space



- Electronic
- Wellness
- Apparel
- Fine Dining
- Live Events
- Open Cafes

HYBRID RETAIL STORY

OFFICE SPACE



- Each Tower is an Individual Complex
- First Time, **Podium Style** Office Space
- **Office spaces starts from 3rd Floor Onwards**
- **Tower Consist of 22nd floors and 15th floors.**
- **Townhall** for Corporate meetings and functions, Exhibition, Events and much More.
- **Green** Building Concept
- **El Fresco Design** Element for each block where Social means Trend



LOCATION MATTERS



- Centrally Located of Noida Expressway.
- Speedy and Inhouse Construction with excellent craftsmanship
- Close to big corporates and there campuses
- High Demand of Office Space
- Industrial corridor and FNG nearby
- Connectivity by all means: Airport, Expressway and Metro with Local Transport availability
- Densely Populated Residential Area support the Eco System for Corporate World and increase the demand for office space

Site Address: Plot No 1A, Sector 140A, Noida, UP 201305



OUR DESIGN PARTNER



Designed by the renowned architect firm

“ DESIGN FORUM INTERNATIONAL ”

Who have also designed-

Helix Tower-Abu Dhabi | Solar Tower- South Africa

Gulf Adiba-Gurugram | Select City Walk-Delhi

Amritsar Railway Station, Punjab | Guwahati International Airport, Assam

New Courts Complex, Delhi High Court | Punjab and Haryana High Courts, Chandigarh

And many more.



Solar Tower – South Africa



Directorate Complex-Assam



Helix Tower – Abu Dhabi



Select City Walk - Delhi

OUR LANDSCAPE PARTNER



“ INTEGRAL DESIGNS”

Who have accomplished and known for some major projects like:

Marriot Signature-Dominica

Lotte Mall-Vietnam

Canopi Resort- Indonesia

One Galaxy, Indonesia

Solinti- South Africa

Aerocity-Delhi

Jaypee Sports City- Noida

The Khyber Gulmarg

Trident Hotel, Udaipur



THANK YOU

