



ING FOR M/s. NAYA DALLAS CENTER @ KNOWLEDGE CITY, RAIDURGAM. North-East_HumanEyeView



M/s. NAYA DALLAS CENTER @ KNOWLEDGE CITY, RAIDURGAM. South-West_HumanEyeView



ICE BUILDING FOR M/s. NAYA DALLAS CENTER @ KNOWLEDGE CITY, RAIDURGAM. South-West_Aerial View



and easy connectivity from any part of Hyderabad.

Naya Infra & Western Constructions together conceived as a destination for innovative and accomplished businesses in the IT hub of Hyderabad. Naya Infra & Western Constructions is designed to offer companies a prestigious address and easy connectivity from any part of Hyderabad.

Dallas Center is being proposed as a world-class IT/ITES campus that will serve over 4,000 professionals, encompasses 4.25 lakh square feet, with targeted completion of late 2019.

The highlight of the project is that it will bring in a handful of mid-corporate companies from the global arena to utilize a ready-to-use infrastructure, nurture local talent, widen their market reach and emerge as a top-level international player.



DALLAS CENTER

Project by Nayo Infra & Western Constructions

RICH

PRIME

CENTER OF IT HUB

UNIQUE ELEVATION

CONNECTIVITY

NEW LAND MARK

BRINGING THE
CONCEPTS OF
DALLAS
USA TO INDIA

*HAND – PICKED LOCATION.
CUSTOMIZED DESIGN
FOR COMPANIES ON THE RISE, PRESENTING
HYDERABAD’S MOST UNIQUE OFFICE
DEVELOPMENT.*

Dallas Centre is being proposed as a world-class IT/ITES campus that will serve over 4,000 professionals, encompasses 4 lakh sq. ft, with targeted completion of late 2019.

The highlight of the project is that it will bring in a handful of mid-corporate companies from the global arena to utilize a ready-to-use infrastructure, nurture local talent, widen their market reach and emerge as a top-level international player.



YOU DON'T JUST
OCCUPY AN OFFICE.
YOU ENTER AN
INCOMPARABLE
WORK ENVIRONMENT.



HIGHLIGHTS

Focused to host emerging companies and financial services companies
Assist the technology company global, which are incubated in T HUB

Excellent view from all sides
– 7 greenery and rock preserved area behind the lo,
and 45 meters adjacent roads.

Land area	:	6837 Sft.
Leasable area	:	4,00,000 Sft.
Parking area	:	2,50,000 Sft.
Vertical height	:	16 floors
Cellars	:	3 Mechanical
Location USP	:	IT Corridor
Power Support	:	100% DG back-up
Ready by	:	Late 2019



RESTAURANTS



CAFES



FITNESS CENTER



BASEMENT PARKING FACILITIES



CRECHE



BANKS/ATMS



OFFICE SUPPLY STORES



LAUNDRY SERVICES



RETAIL STORES



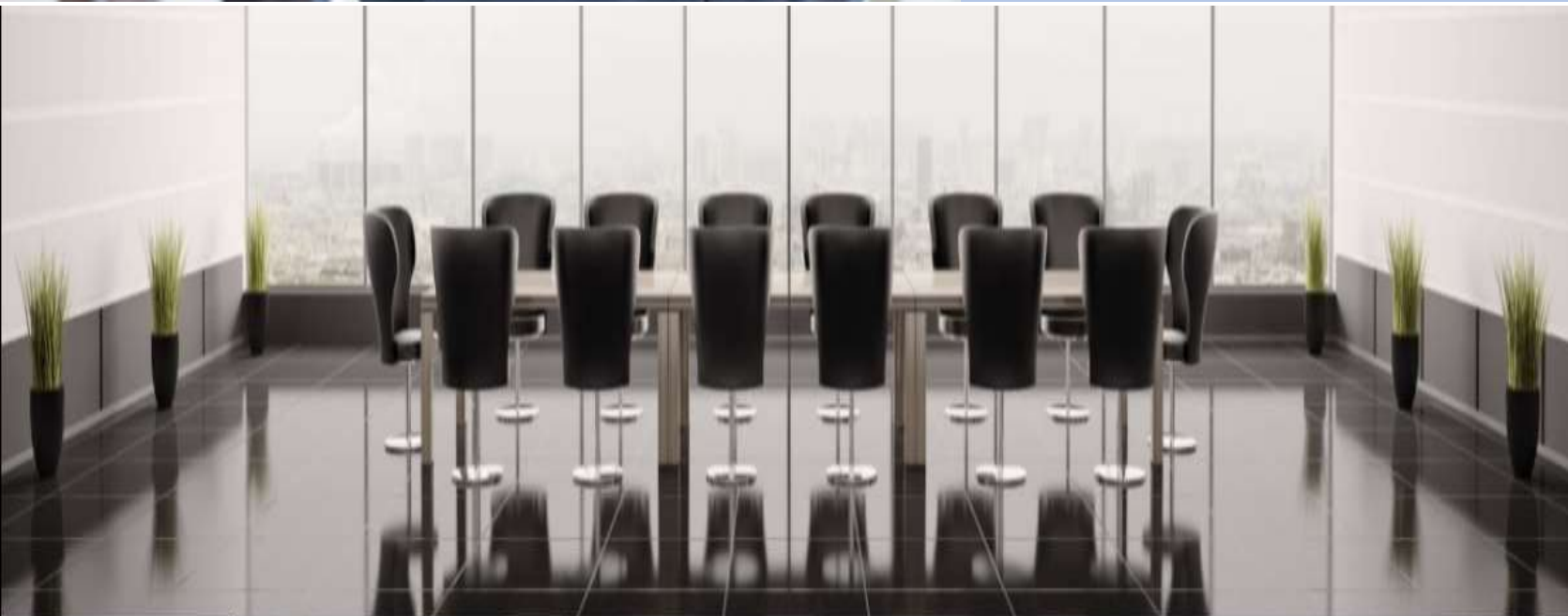
PANTRY FACILITIES



OUTDOOR SMOKING AREAS



ELECTRIC CHARGING STATIONS



**IT'S ALL ABOUT
BEING WELL
CONNECTED**



As the city grows larger, your office will need to in business hub that comprises with other commercial services like banks, suppliers, vendors and social infrastructure, among others.

Dallas centre is attractively placed in this regard

- Where a number of residential gated complexes have been built and a large number are under construction
- Where a number of offices have already been commissioned close to leading banks, financial institutions, health and educational infrastructure
- Proximate to star-rated business hotels and shopping malls leisure and entertainment zones.



AERIAL VIEW - NEARBY LOCATIONS



T-HUB Phase 2
100 m | 1 Min.



Novartis Salapuria sottovo
700 m | 4 Mins



Inorbit Mall
1.6 Kms | 6 Mins



COMMERCIAL TERMS

1. Warm Shell rent for INR 72/-
2. Maintenance charges Rs. 9/- per month per sq ft.
3. Rent Escalation 5% per year
4. Car parking charges Nil up-to one car park for every 1000 Sq ft of leasable area
5. GST by lessee
6. Stamp duty and registration charges by lessee
7. Property tax by lessor

BUILDING PARTICULARS

No of floors: 16

Floor Efficiency: 77%

Grid spacing: 13 Mtrs

Floor Loading: 500 Kgs/ Meter Square

Floor Height: 3.7 MTS

Electrical and Power backup : 100%

Elevators: 5 no's with 25 passengers capacity and 1 service elevators with 1300 Kgs load.

DELIVERY CONDITIONS

“Bare flooring on completed warm shell basis with all equipment and features.

Warm shell includes smart and destination controlled lifts from Toshiba, 5 no's 25 passengers and 1 no 1300 kg service lift, 100 % backup power generation, air and water tight facade/ exteriors, common toilets completed, high side fire fighting equipment, PA systems.”

Attractively priced.

Has modest maintenance costs.

Flexible in its purchase options.

Seamlessly positioned to cater to all kinds of businesses.

Located in growing urban pocket.

Close to multi model transport options.

Invested with provisions to grow within the same address

AREA STATEMENT

Ground Floor	27,756
1 st Floor	29,204
2 nd Floor	29,204
3 rd Floor	29,204
4 th Floor	26,527
5 th Floor	26,527
6 th Floor	26,527
7 th Floor	26,527
8 th Floor	23,952
9 th Floor	23,952
10 th Floor	23,952
11 th Floor	23,952
12 th Floor	21,482
13 th Floor	21,482
14 th Floor	21,482
15 th Floor	21,482

Construction Schedule

Structure Completion: Completed

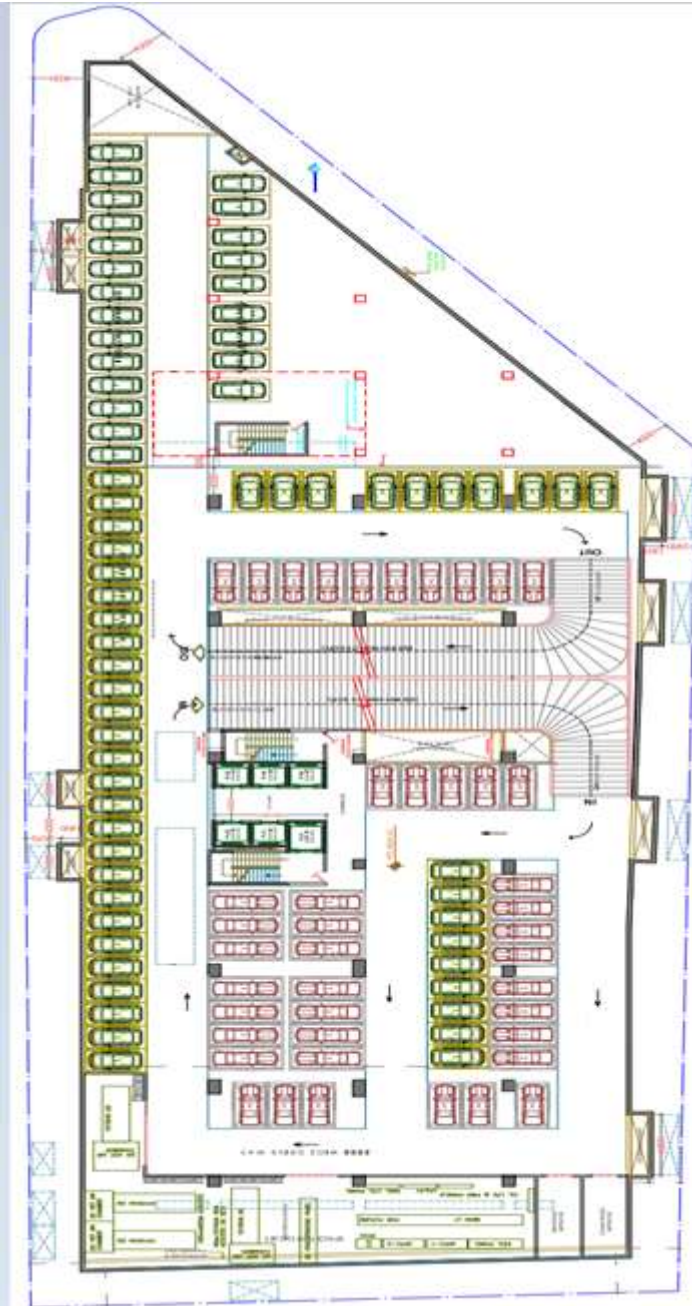
External Envelope: December-19

Elevators: December-19

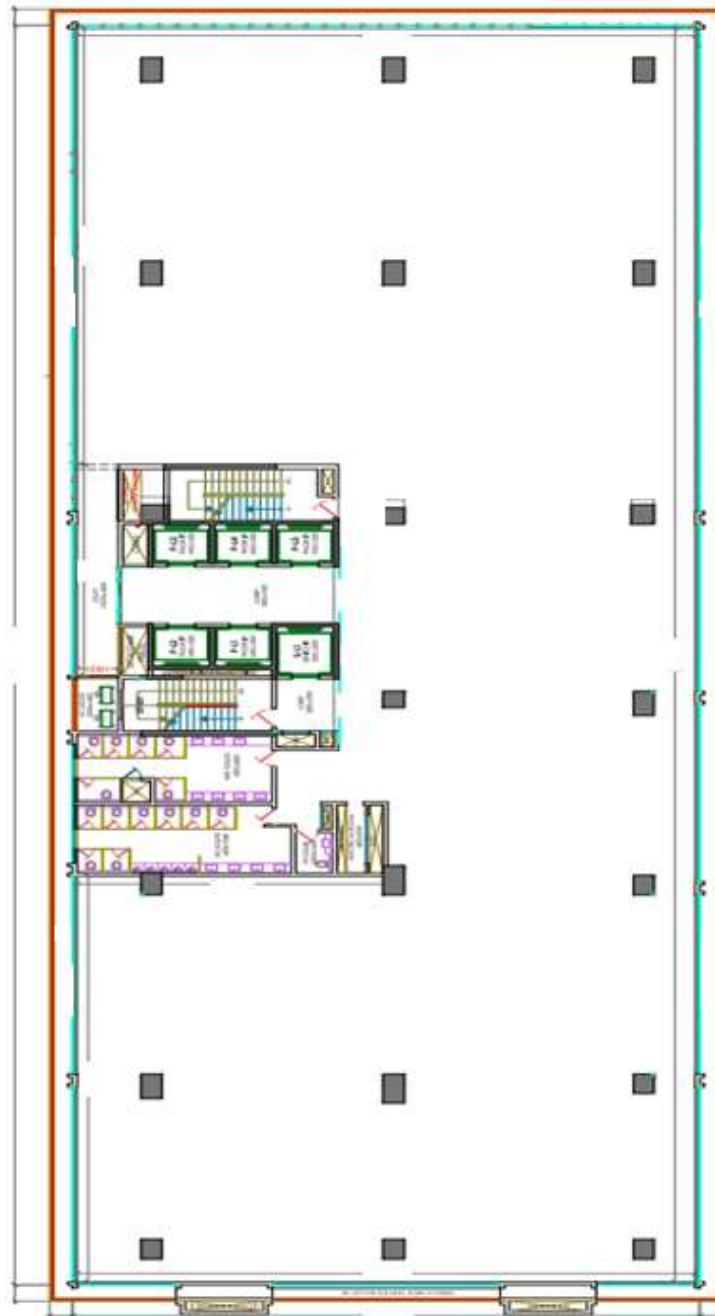
Electro Mechanical: December-19

Building Completion: December-19

Basement Floor Plan



Typical 4th to 7th Floor Plan



Typical 8th to 11th Floor Plan



Typical 12th - 15th Floor Plan





WESTERN
CONSTRUCTIONS

For Enquiries call:

Western Constructions

Sy. No:13, 8th Floor, 8d, Western Pearl
building, Kondapur, Hyd-500084.

Contact: 9963995706

Email: vishal@westernconstructions.com

Website: www.westernconstructions.com