

ONE
GLOBAL
SECTOR 73 GURGAON

CAPITAL
DEVELOPERS™

- *Introducing* -

Gurgaon's first **Sociozone™**

connect.experience.celebrate

Retail & Recreation Spaces. Reimagined





ONE GLOBAL

SECTOR 73 GURGAON

CAPITALTM
D E V E L O P E R S

PROJECT HIGHLIGHTS

- 3 side open site with huge frontages
 - Access on all 3 sides from 90, 60 & 24 metre roads
 - 5 Entry/Exit Points, Ample open car parks
 - 1.14 acres of Water Body and sit outs
 - All 2 side open plots
 - 5 star Hotel operated by InterContinental Group
 - All plots are evenly shaped, no odd shaped plots
 - Premium Residential catchment around the project, like Alameda, Primanti, Tulip, Escala, Peaceful Homes, Residences 360, Astaire Garden, Irene, Vatika City, Park View 1 & 2
 - Premium Commercial catchment around the project, like Tata Intellion, DLF Corporate Greens, American Express Complex & Plaza Tower with tenants like Genpact, Pepsi Co. and Vistara
-



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Gurgaon's biggest
waterfront retail experience
1.145 Acres of water bodies & sitouts
7.4 acres of prime retail space



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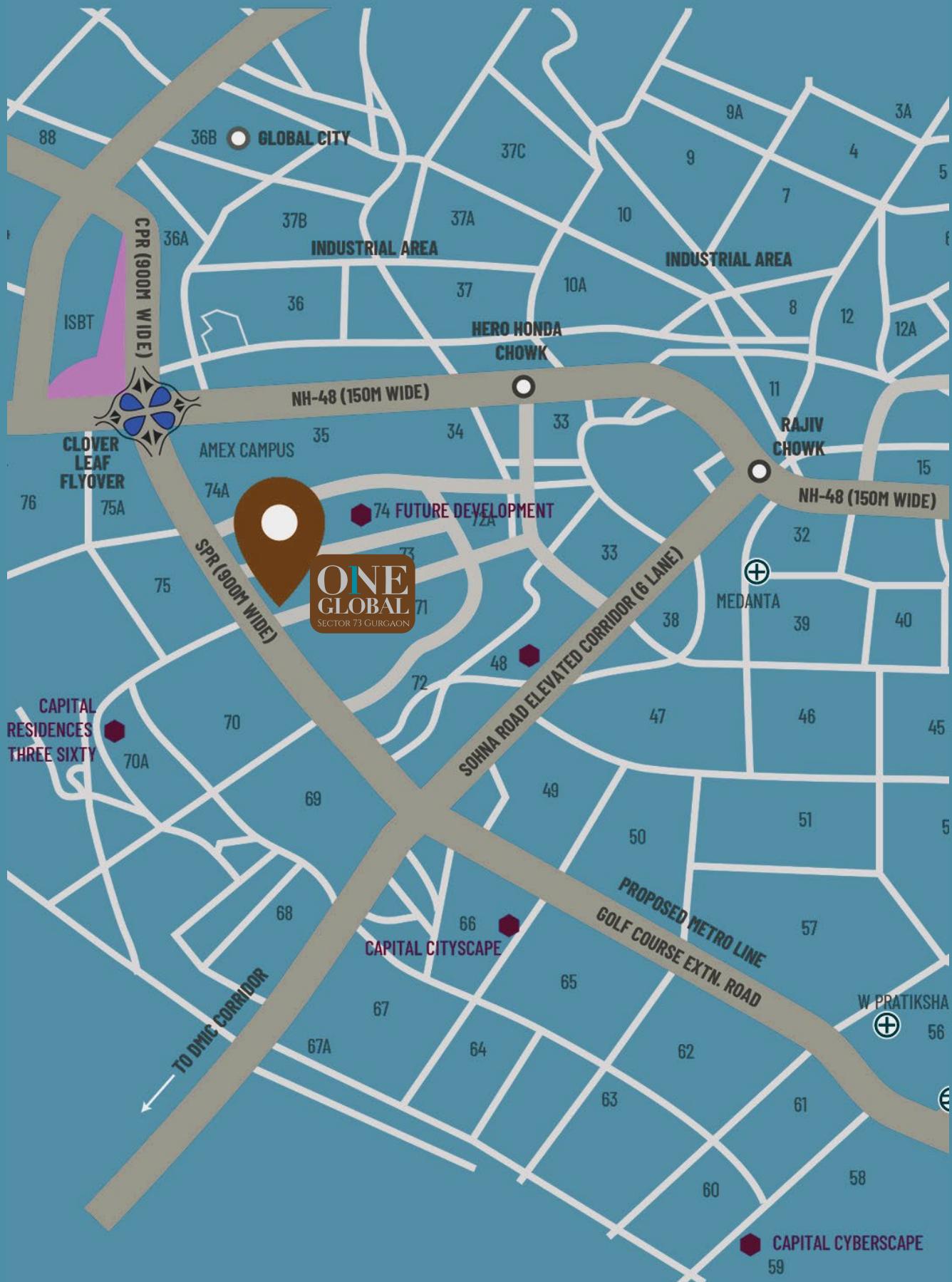
*High Street Ambience.
Hyperlocal Convenience.
82 Plots of G + 4 levels, built to global
standards of high street retail*



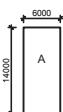
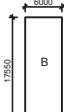
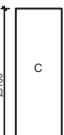
Sociozone™

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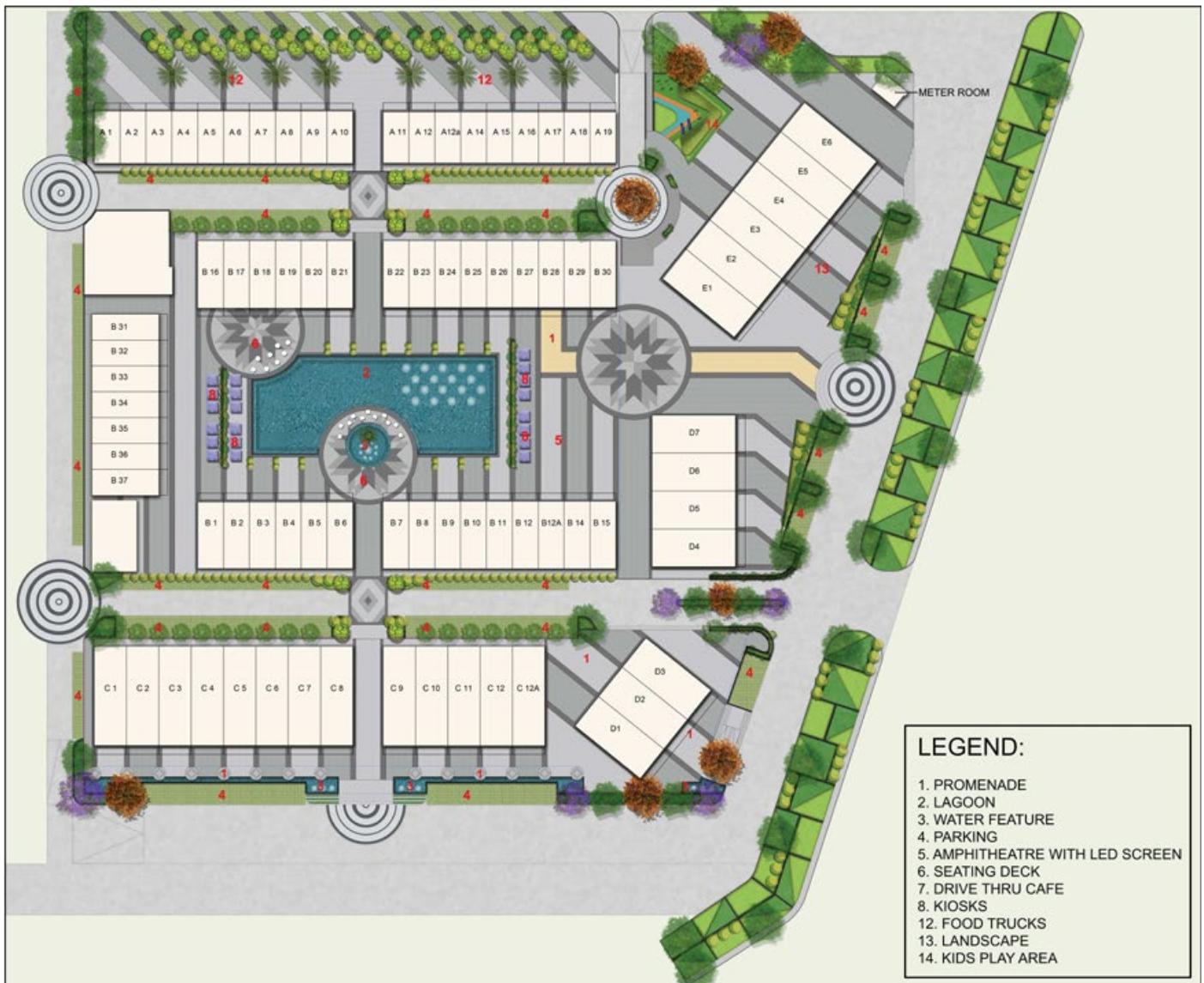
Vantage Location Exceptional Appreciation.



UNIT SIZES

SCO TYPE - A	SCO TYPE - B	SCO TYPE - C	SCO TYPE - D	SCO TYPE - E
SCO NO.- A1 - A19 , A12A	SCO NO.- B1 - B30, B12A, B-31 -B37	SCO NO.- C1 -C12,C12A	SCO NO.- D1 - D3 , D4- D7	SCO NO.- E1- E6
 <p>AREA L X B 14.000 x 6.000 M 84 SQ.MT 100.46 SQ.YDS.</p>	 <p>AREA L X B 17.550 x 6.000 M 105.3 SQ.MT 125.95 SQ.YDS</p>	 <p>AREA L X B 25.10 x 7.500 M 188.25 SQ.MT 225.15 SQ. YDS</p>	 <p>AREA L X B 21.500 x 8.750 M 188.125 SQ.MT 225.14 SQ. YDS</p>	 <p>AREA L X B 23.500 x 8.750 M 205.625 SQ.MT 245.93 SQ. YDS</p>

SITE PLAN



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Today's *Opportunity*
Tomorrow's *Landmark*

*Once in a lifetime opportunity
that combines concept, location
and execution*





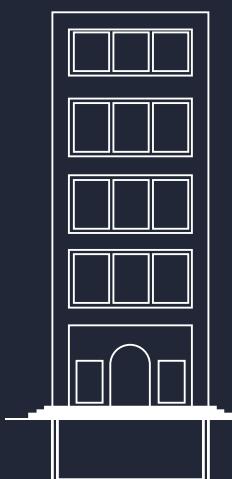
INTERCONTINENTAL.

The InterContinental Group signs up as 5 star Hotel operations partner



19 METRES ADVANTAGE

19 metres



15 metres



SPACE OPTIMISATION ADVANTAGE

FAR 4.285

as opposed to standard of 3.6

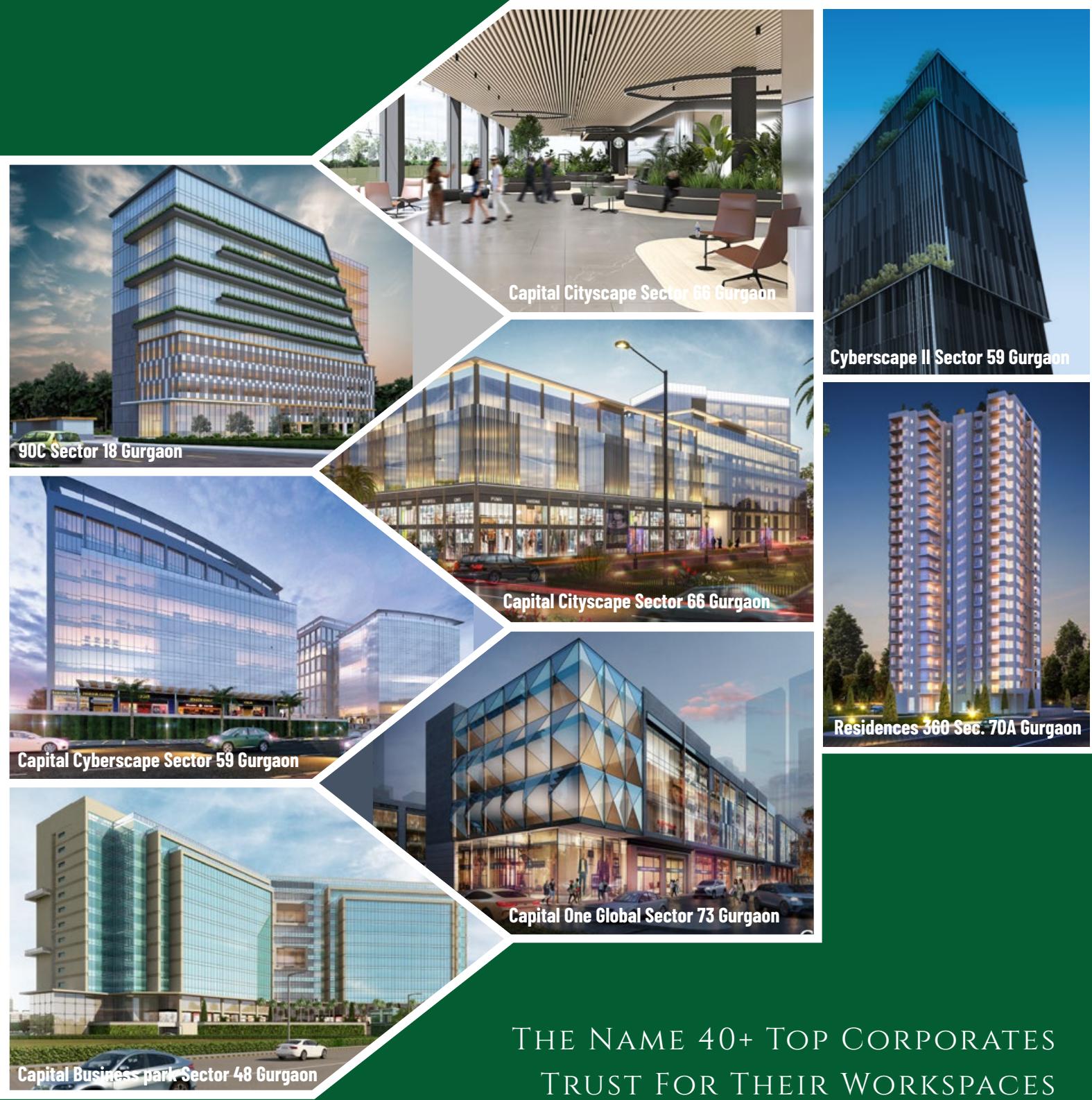
CONSTRUCTION IN PROGRESS

Status live from site



Site Office





THE NAME 40+ TOP CORPORATES
TRUST FOR THEIR WORKSPACES

One Global , a project of Capital Developers, a veteran of 36 Years in Developing State-of-the-Art Real Estate for Indian Corporates and Top Multi-nationals. Capital Developers forayed into the real estate industry back in 1986, and since then, delivered over 10 Million sq. ft. of high performing commercial and residential assets.

Capital Developers holds tremendous amount of experience in developing Grade A commercial/IT-ITES projects, turnkey building & leasing solutions across India. Capital Developers are renowned for their unrivalled construction quality coupled with service excellence & timely completion, a trait that has helped the company emerge as a prominent developer and earn the goodwill of its clients trust of its investors.

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