

- *Introducing* -

Gurgaon's first
Sociozone™
connect.experience.celebrate
Retail & Recreation Spaces. Reimagined

ONE GLOBAL

SECTOR 73 GURGAON

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 & Plazo Tower with tenants like Genpact, Pepsi Co. and Vistara
-



ONE
GLOBAL
SECTOR 73 GURGAON

CAPITAL
DEVELOPERS

Sociozone™
connect.experience.celebrate

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



ONE
GLOBAL
SECTOR 73 GURGAON

CAPITAL
DEVELOPERS

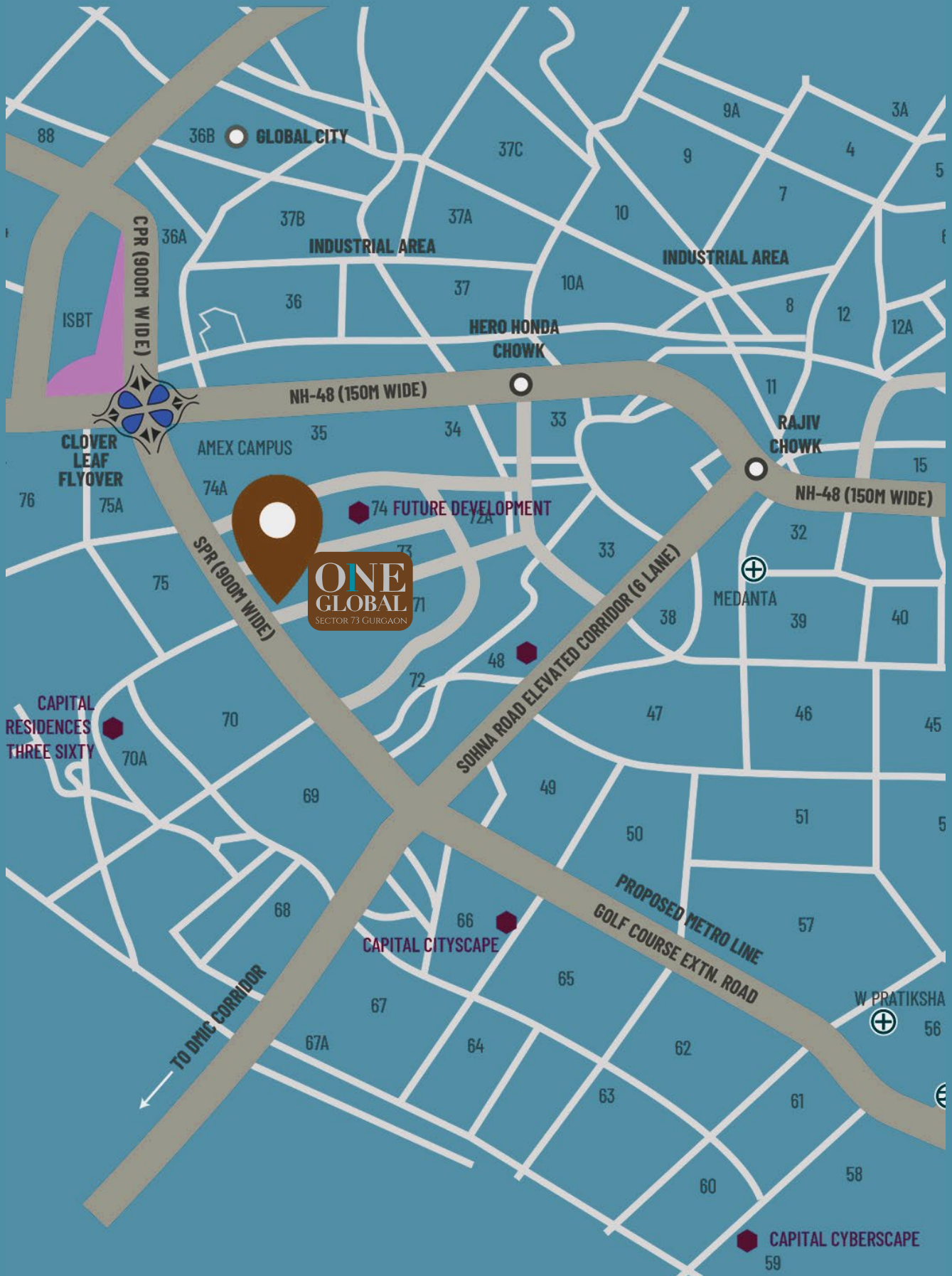
Sociozone™
connect.experience.celebrate

High Street Ambience.



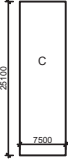
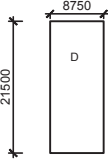
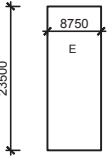
Hyperlocal Convenience.

82 Plots of G + 4 levels, built to global standards of high street retail

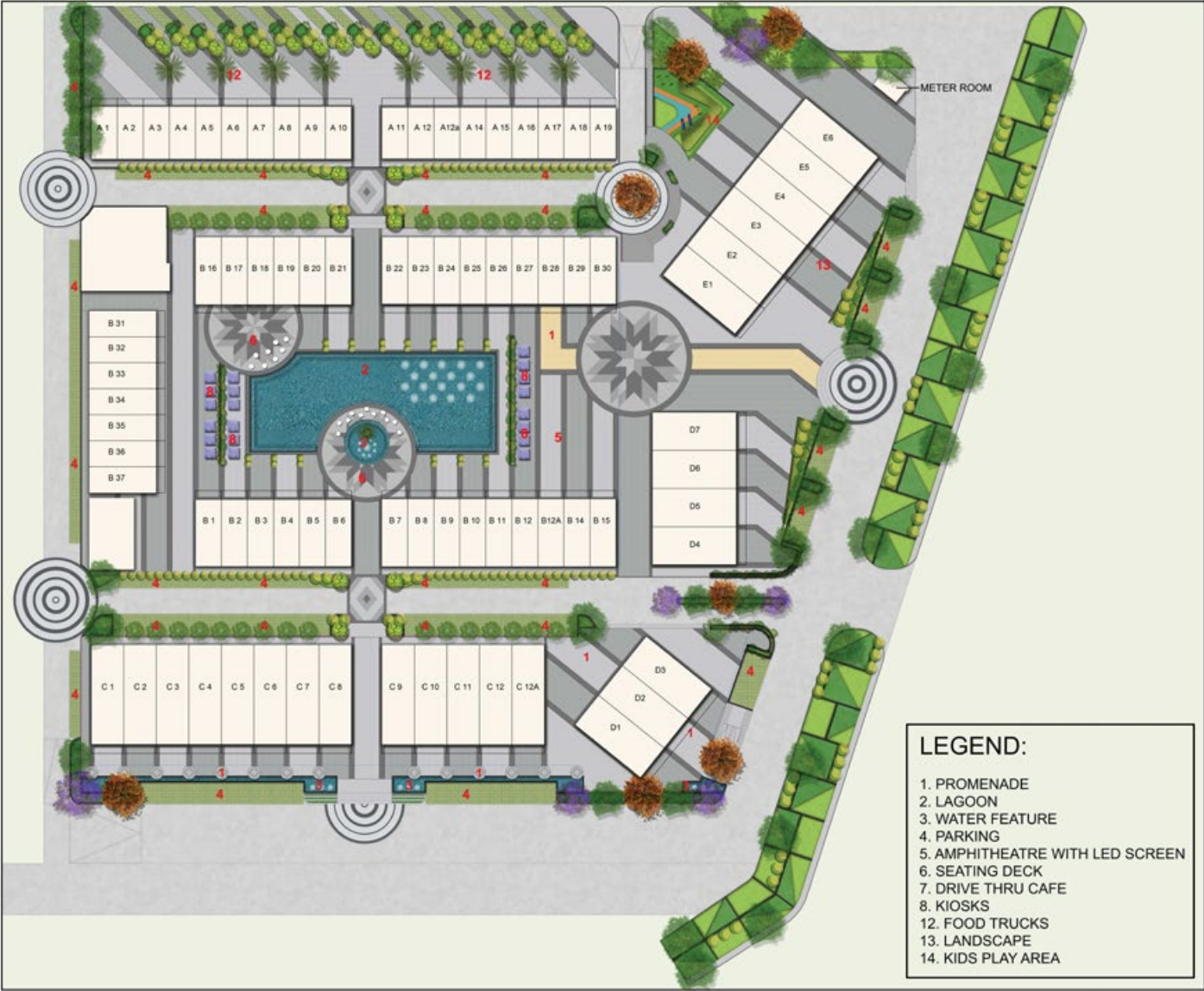




UNIT SIZES

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



- LEGEND:**
- 1. PROMENADE
 - 2. LAGOON
 - 3. WATER FEATURE
 - 4. PARKING
 - 5. AMPHITHEATRE WITH LED SCREEN
 - 6. SEATING DECK
 - 7. DRIVE THRU CAFE
 - 8. KIOSKS
 - 12. FOOD TRUCKS
 - 13. LANDSCAPE
 - 14. KIDS PLAY AREA

ONE
GLOBAL
SECTOR 73 GURGAON

CAPITAL
DEVELOPERS

Sociozone™
connect.experience.celebrate

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

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



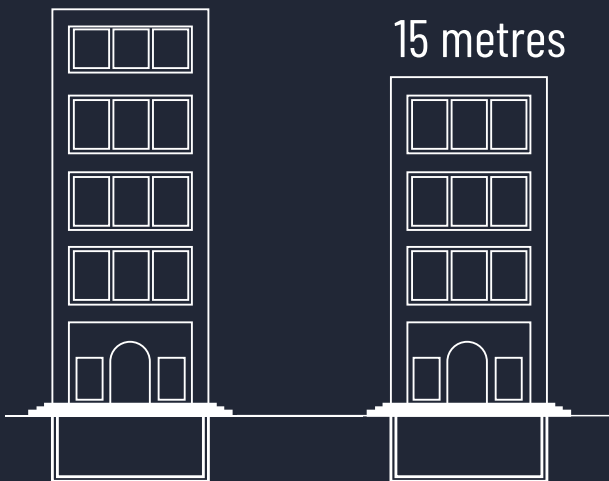


INTERCONTINENTAL®

The InterContinental Group signs up as 5 star Hotel operations partner

19 METRES ADVANTAGE

19 metres



Sociozone™
connect.experience.celebrate

stand alone
sector SCO

SPACE OPTIMISATION ADVANTAGE

FAR 4.285

as opposed to standard of 3.6

CONSTRUCTION IN PROGRESS

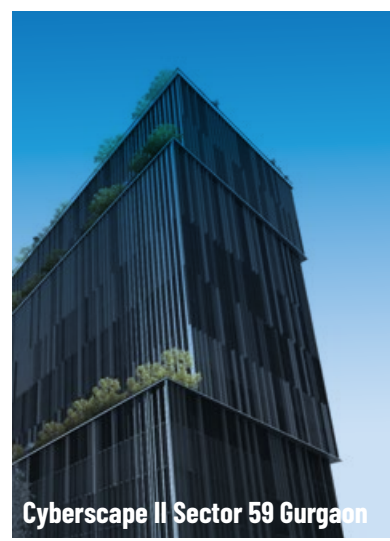
Status live from site

Site Office





Capital Cityscape Sector 66 Gurgaon



Cyberscape II Sector 59 Gurgaon



90C Sector 18 Gurgaon



Capital Cityscape Sector 66 Gurgaon



Capital Cyberscape Sector 59 Gurgaon



Residences 360 Sec. 70A Gurgaon



Capital One Global Sector 73 Gurgaon



Capital Business park Sector 48 Gurgaon

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.

Disclaimer: All information, images, visuals, drawings, specifications, dimensions, amenities, plans or sketches shown in this brochure are only an architect's impression, representative image or artistic rendering, based on present development plans. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature with its recipients/viewers. Reasonable care will be taken by the Company to keep the information and Project's status accurate. The Company makes no warranties and representations about accuracy, sequence, dimensions, amenities, specifications or any timelines and the same can be altered/discontinued at any point of time, without any prior notice. Recipients/ viewers are advised to exercise his/her/their discretion in relying on the information shown/ provided in this brochure and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently. Recipients/Viewers are further advised not to take any decision under influence of any person such as broker, agent, any advertisements etc. They are advised to take decision independently and after relying on their own consciousness.

