

SHREE BALAJI GROUP

Brief USPs of Agora City Centre:- Commercial – RETAIL.

Our upcoming prestigious project of **“Agora City Centre”** at **Vadodara - The Cultural Capital of Gujarat, India.**

Location: We are approaching 3 km towards west from Vadodara International Airport and strategic hub for any transport for commuters.

The project is located in close vicinity of **“Sayaji Gardens”** (KamatiBaug) spread on 113 acres of lush green land with a Zoo and picturesque majestic **“Lukshmi Vilas Palace”** spread on 700 acres of land with stunning **“The Gaekwad Baroda Golf Club”** comprising full length 18 hole course carved out in exquisite greenscape.

- The project is located in close vicinity wherein 65% of Vadodara population live.
- Location close to entry point in Vadodara from Express Way- Aanad – Nadiad— Halol- Dahod – Godhra.
- 1st Concept in Western India for retail space 33% Retail -33% Entertainment -33% Hospitality
- Location is in heart of city.

High Street

- 1st concept of Long Façade.
- 1st Longest Façade of Western India.
- First concept in Vadodara for Retail- Corporate- Residences.
- Unique marvel of engineering- Unique structural design
- Biggest than any mall of Vadodara.
- Premium Destinations in surroundings.
- **High Street 32 ft height 40 ft wide and 500 ft long with children play – seating and cafe with 25000 Sq Ft live performance area at the end of high street.**
- Children play area with sitting arrangement.
- Every shop has a frontage on both side.
- 6 escalators at high street, first time in India.
- Creative façade is been designed by International Architect.
- Multilevel car parking with 16 feet height accommodating 1500 cars. Biggest car parking facility in Vadodara. Separate car parking for Retail and residences.
- 2 elevators in basement.
- **8 Screen Cinema 1st time in Vadodara with 1500 seats.**
- **Biggest thematic food court of 40,000 SQ FT first time in Vadodara.**

- Brands on Board



- Dedicated gaming zone of 15000 Sq Ft.
- 2,00,000 sq ft single floor space- Total of 6,00,000 with three floors – biggest in Western India.
- 7* club and office and 370 families to enhance the footfall.
- A good entry point is often the first step in achieving a successful retail business , Agora City Centre is most preferred location just because it's located in the heart of Vadodara, near Ratri Bazar, few minutes away from Airport. And located on the entry streets from Anand- Nadiad- Halol- Kalol- Dahod –Godhra-
- Crisil Rating .
- Crisil Report 5*-7*
- BBB+ Rated Company
- Living in the 21st century without a power back up is unimaginable- hence we have 24x7 Power back up
- 2,10,000 Sq Ft Podium Club @ 70 feet from ground level.
- 5 level security with gadgets of international standards.

8% ROI for first two years limited for customers