

SHREE BALAJI GROUP

Brief USPs of Agora City Centre:- Commercial – Office –

BURJ OF VADODARA LANDMARK OF VADODARA

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.

- Burj of Vadodara in Gujrat-Monumental Structure – unique façade lighting.
- **Minimum price – maximum appreciation.**
- It is 70 meter tall masterpiece standing tall with pride and with a view of lush green picturesque land.
- It's a 2.6 Million Sq Ft construction at one place first time in Vadodara.
- High End Elite Commercial – Office – residential Project for Vadodara at Karelibaug and Atladara Designed by international Renowned Architects **Andre Kikoski- USA**. Structure Design by **CBM (New York base Consultant)**.
- 192 Premium offices space for Esteemed people.
- First time 70 meter tall building in Vadodara.
- 7 star office with garden view.
- 2 Level of dedicated parking.
- 6 High Speed elevators in office tower, first time in vadodara.
- Well designed foyer
- Two staircases at all the floors.
- Unique marvel of engineering with revolving restaurant.
- Unique structural designed 60 feet façade without support.
- Every office is with garden.
- Separate entry for the building.
- Premier office space.
- Uninterrupted view from office.
- Free wifi.
- 1 st concept of conference hall with 4 thematic restaurants in Vadodara.
- 2,10,000 sq ft campus with unique sky cafe
- Most preferred location just because it's located in the heart of Vadodara, near Ratri Bazar, few minutes away from Airport.
- 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.