



UNITY ONE

RE-IMAGINE YOUR BUSINESS

OFFICE SPACES



THE FOUNDATION & THE BASE!

A PROJECT BY



EXCLUSIVELY PROMOTED &
MARKETED BY:



- **Total Land Area :** 76,000 sqft
- **Location :** Rajiv Gandhi Square, AB Road, Indore
- **Structure :** G + 7 Floors With Service Floor
- **Architecture :** Modern Architecture, Grade A Commercial Building
- **Single Floor Plate :** 33,000 sqft
- **Total Constructed Area :** 3,50,000 sqft
- **Basements :** 3 Basement (200 Cars Approx)
- **Commercial Components :** Showrooms, Fine-Dine Space & Premium Offices
- **Expected fitout start month:** January 2025
- **Opening Date:** March 2025

UNIQUENESS UNIQUELY DEFINED!



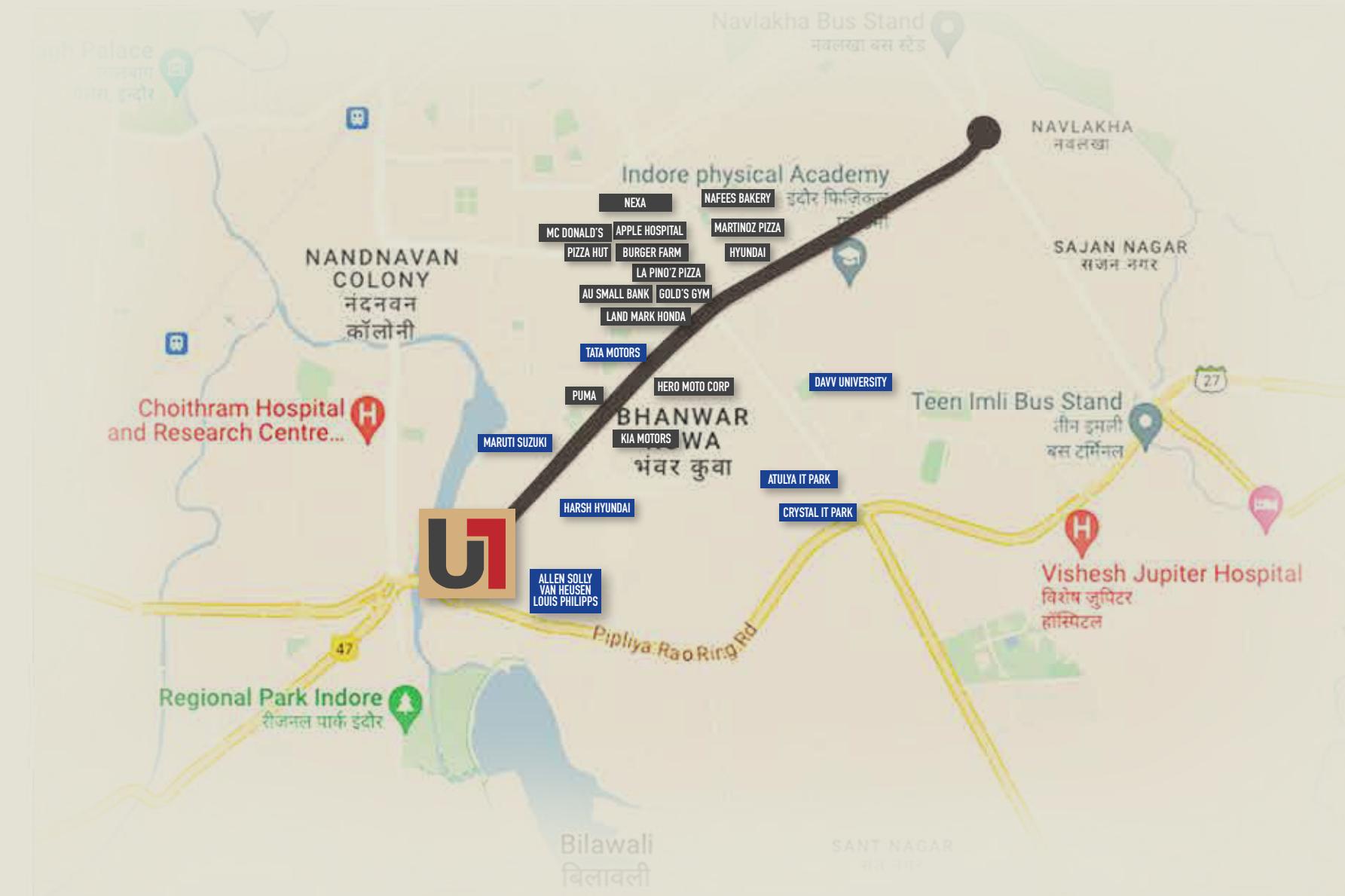


LUXURY & BEYOND!

- Premium Retail & Office Destination
- Front of 135 ft on AB Road
- First of its kind Modern Architecture
- The Only Commercial Property with second floor Podium Garden
- 3 Basement for Four wheeler & Two wheeler Parking with Additional Surface Parking
- Lift Lobbies with Five High Speed Elevators
- Up & Down Escalators in Retail Area\
- Separate Loading-Unloading Dock
- Low on CAM Charges

THE FIRST & BIGGEST ATTRACTION OF SOUTH INDORE!

- Major Brand like Puma, Allen Solly, Van Heusen Louis Philipps, Harsh Hyundai, McDonal's, Pizza Hut, Crystal IT Park, Atulya IT Park,
- Major Hub of Banks, NBFC'S & Coaching Centers
- Densely populated area - Population of 6-7 lac residing within 3 Kms radius
- Major colonies in vicinity are Indrapuri, Vishnupuri, Bhanwar kuwa, Saifi Nagar, Khatiwala Tank, Janki Nagar, Vidya Nagar, Amitesh Nagar & Sapna Sangeeta Road



LOCATION

Unity One's hand-picked location is within a 5 minute drive from Sapna Sangeeta Commercial Lane, the IT park, the regional picnic spot and Choitram hospital. The DAW and Holkar colleges are barely five minutes away. The proposed IV R3 road, which will connect to the bypass shortly, is close to the Unity One project.



Step into a realm of extraordinary design at the heart of our office space on the third floor- the open central atrium, a vibrant lifeline that breathes life into the workplace. Awe-inspiring in its grandeur, the space unveils a magnificent origami garden, adorned with lush greenery. Meandering walkways invite exploration, while inviting sitting zones provide tranquillity amidst the bustle. Surrounding this oasis are corridors and elegantly appointed offices. All in all, an ambiance that sets a new standard in the city's architectural landscape.



PROJECT HIGHLIGHTS



Prime Location



Ultra Modern Glass Elevation



Dedicated Electric Sub Station



3 Level of Basement Parking



Ground Level Visitors Parking



Four Passenger Elevators and a Service Elevator



CCTV Surveillance



Sky One Floor With Leisure Activities



An Origami garden in the Office Lobby



High-tech Fire Detection and Fighting System



100% Power Backup For Common Areas



Open terraces for select Offices



Two Separate Directories for Retail and Office Section



Paved Roads Around Structure for Car Movement



Basement Parking Equipped with Electric Car Charging Stations

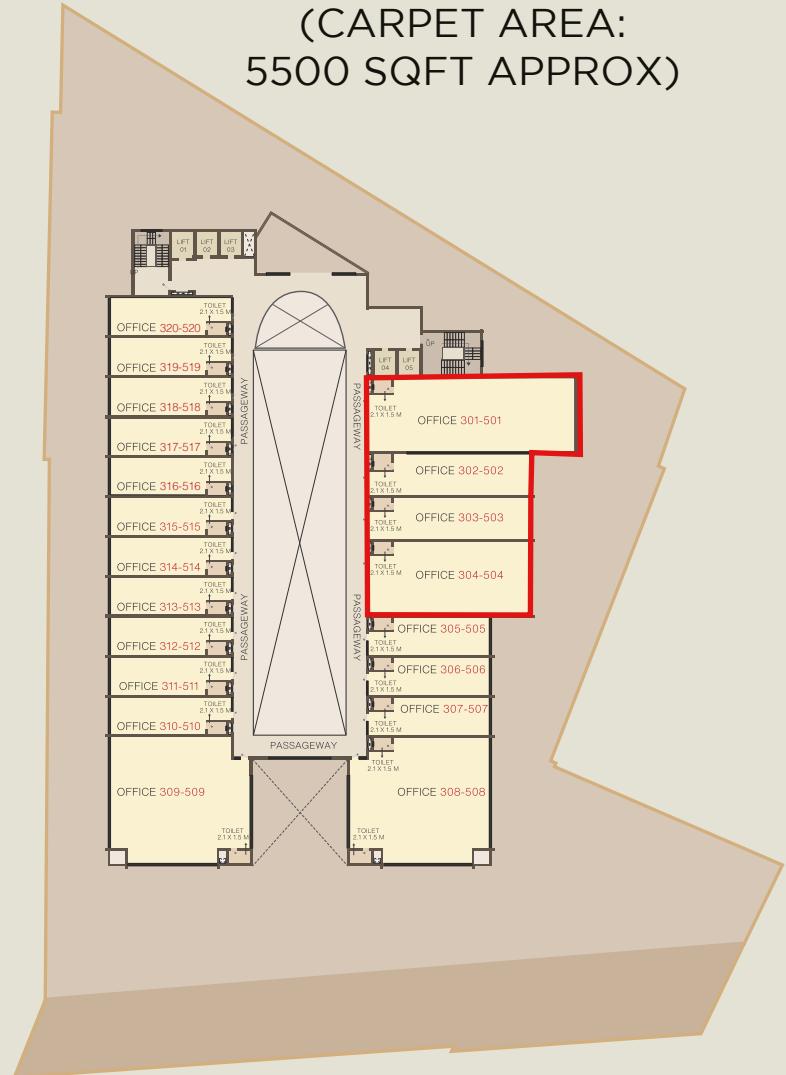


Sufficient floor to floor Ceiling Height for Retail & Office Spaces.

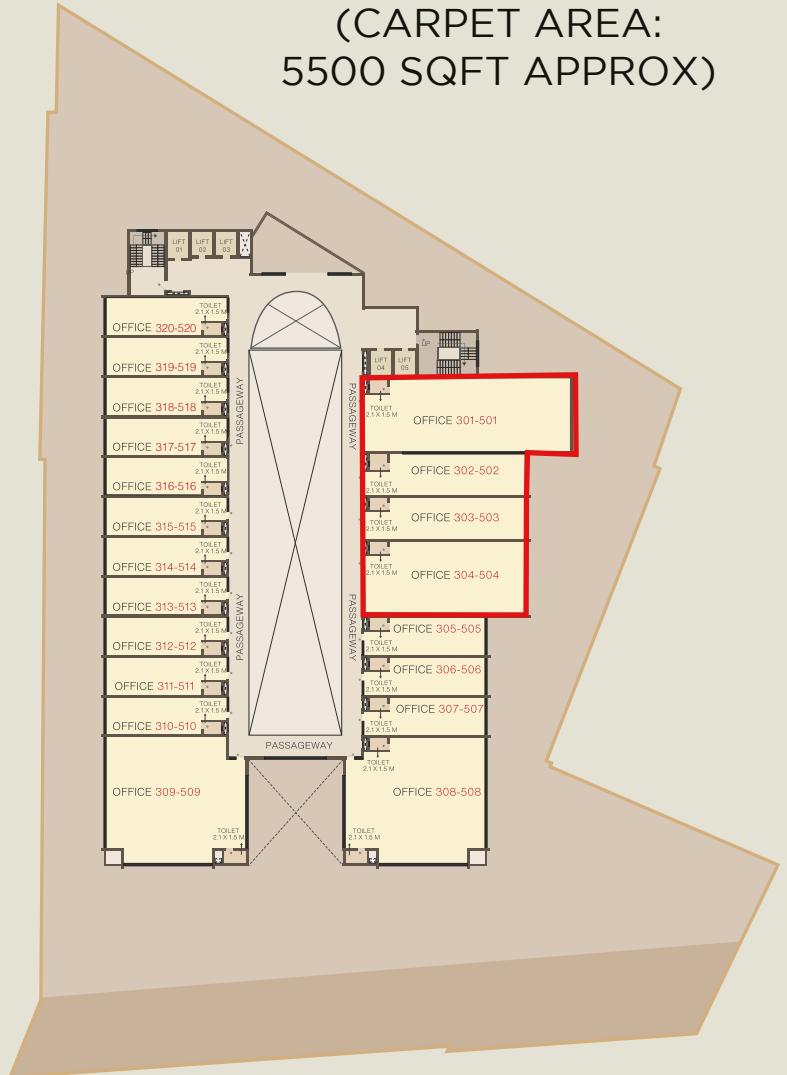


ZONING PLAN

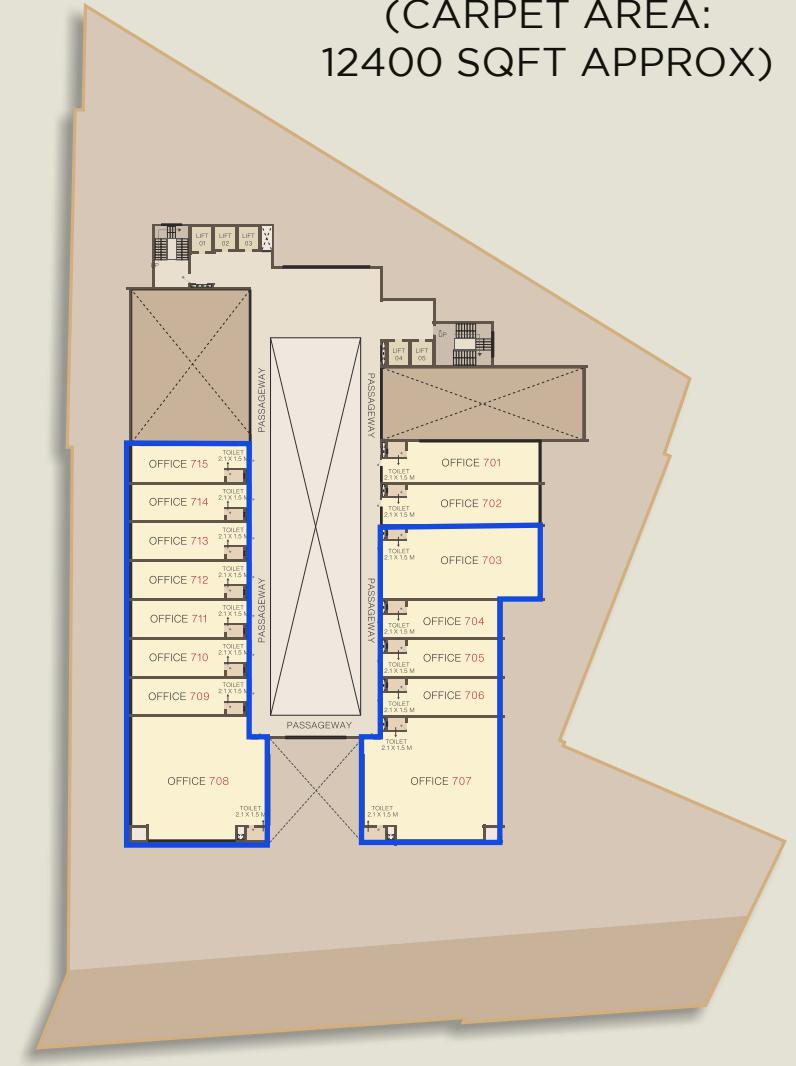
**4th FLOOR
(CARPET AREA:
5500 SQFT APPROX)**



5th FLOOR
(CARPET AREA:
5500 SQFT APPROX)



**7th FLOOR
(CARPET AREA:
12400 SQFT APPROX)**



LEASE OFFER FOR TATA AIG GENERAL INSURANCE

1. QUOTED LEASE RENT - RS 80/SQFT/MONTH ON CARPET
2. CAM CHARGES - RS 7/SQFT/MONTH ON CARPET
3. 4th FLOOR OFFICE NO. 401-404 -
5500 SQFT CARPET APPROX
5th FLOOR OFFICE NO. 501-504 -
5500 SQFT CARPET APPROX
7th FLOOR OFFICE NO. 703-715 -
12400 SQFT CARPET APPROX
4. HEIGHT - 4th FLOOR - 11.15 FT
5th FLOOR - 11.15 FT
7th FLOOR - 13.5 FT
5. LEASE TERMS - 9 YEARS
6. OFFICE TYPE: WARM SHELL
7. LOCK-IN PERIOD - 3 YEARS
8. ESCALATION - 5% EVERY YEAR
9. SECURITY DEPOSIT - 6+1 MONTHS
10. LEGAL CHARGES - 50:50
11. PROPERTY TAX - BY OWNER

SITE PHOTOGRAPHS



SITE PHOTOGRAPHS



**CONNECT
WITH THE BIGGEST
OPPORTUNITY!**



For Leasing, Contact:

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