



SECTOR 92, GURGAON

**INVEST IN THE LARGEST
FASHION STORE
IN AMB SELFIE STREET, GURGAON**

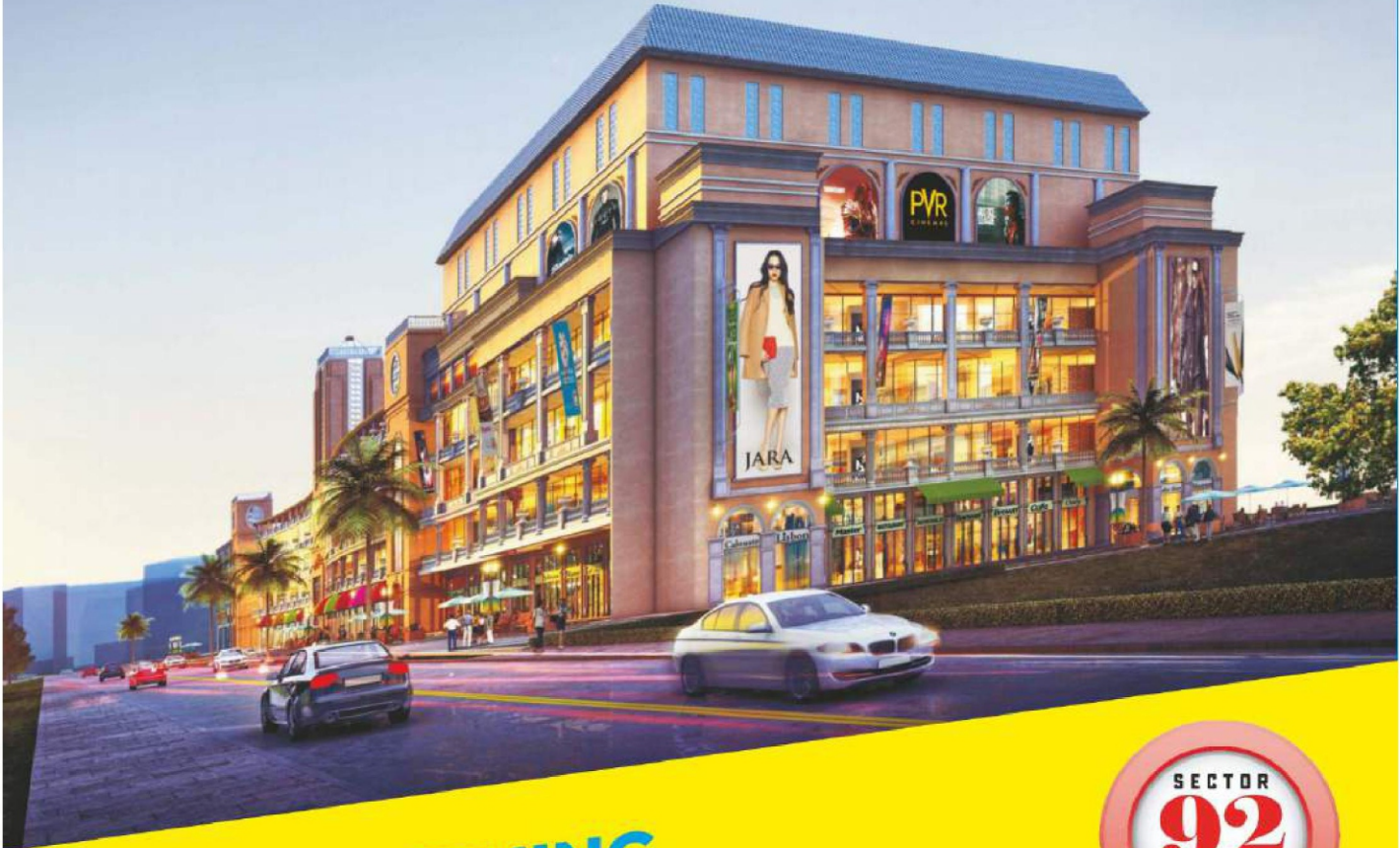
 +91 8586866824

HIGHLIGHTS



amb selfie street

SECTOR 92, GURGAON



A FLOURISHING NEIGHBORHOOD WITH ENDLESS OPPORTUNITIES

IN THE HEART OF AMB SELFIE STREET, GURGAON

THE VIBRANT MIX AT SELFIE STREET



High Street Retail



Anchor & Fashion Stores



6 Screen Multiplex By PVR Cinemas



Entertainment Zone with Food Court

LIFE TIME ASSET WITH REGULAR RENTAL INCOME

OUR USP's

11%
ASSURED
RETURN

LEASING BY
JLL

**LARGEST
FASHION
STORE**

IN AMB SELFIE STREET
GURGAON

8%
LEASE
GUARANTEE

for 2 years after
possession

FRONT FACING
FASHION STORE
AT THE
MAIN ENTRANCE

CATCHMENT SUMMARY



SECTOR 84
SPAZE PRIVY AT4



SECTOR 88
ASSOTECH BREEZE



SECTOR 84
VATIKA ONE EXPRESS CITY



SECTOR 85
GODREJ AIR GURGAON



SECTOR 85
ORRIS ASTER COURT



SECTOR 86
• DLF NEW TOWN HEIGHTS
• SKY COURT
• ANSAL HEIGHTS



SECTOR 85
ORRIS CARNATION
RESIDENCY



SECTOR 89
TULIP ACE



SECTOR 88
AMB UPCOMING
COMMERCIAL PROJECT



SECTOR 88
VATIKA THE SEVEN SEASONS



CATCHMENT SUMMARY



SECTOR 90

- DLF NEW TOWN HEIGHTS
- DLF REGAL GARDEN
- VARDHMAAN FLORA



SECTOR 84

ALPHA CORP
GURGAONONE 84



SECTOR 91

- DLF NEW TOWN HEIGHTS
- DLF PLOTS
- ANANT RAJ MARSIO
- ANSAL API FURNIL



SECTOR 92

- DLF PLOTS
- BESTECH PARKVIEW
SANSKRUTI
- ANSAL HEIGHTS
- RAHEJA SAMPADA
- RAHEJA NAVIADHYA
- SARE HOMES
- PARK WOOD WESTEND



SECTOR 84

ANTRIKSH HEIGHTS



SECTOR 84

SS THE CORALWOOD



SECTOR 84

SPACE KALISTAA



SECTOR 93

SPACE PRIVY THE ADDRESS



SECTOR 86

MICRO TECH GREEN BURG

135 Mtr. Multi utility
corridor connecting
Dwarka Expressway &
IGI airport

More than
4000 acres of
Dense Residential
catchment

Surrounded
by 25000 Residences
and Mega townships



**CONSTRUCTION IN
FULL SWING**



**TWO LEVELS OF
BASEMENT CAR PARKING**



**MULTIPLE ESCALATORS
AND DEDICATED ENTRANCE**



**FINE DINING WITH
ROOFTOP RESTAURANTS**



**DEDICATED AREA FOR FOOD
AND ENTERTAINMENT**

A STREET FULL OF OPPORTUNITIES

Inspired by Spanish architecture with rich central landscaped plaza, lyrical feel around the water bodies and open spaces. Totally designed to flourish as a neighbourhood plaza.



11%
ASSURED RETURN*

8%
LEASE GUARANTEE*

- SPREAD OVER 3.25 ACRE
- LOCATED ON 60M WIDE ROAD
WELL CONNECTED TO 135M MULTI-UTILITY CORRIDOR
CONNECTING - DWARKA EXPRESSWAY & IGI AIRPORT, DELHI
- 5 MIN. AWAY FROM PROPOSED METRO STATION
- DIRECT ACCESS FROM NH-8, KMP EXPRESSWAY & PROPOSED ISBT
- 20 MINUTES AWAY FROM IGI AIRPORT

UNIQUE PAYMENT PLANS FOR YOUR INVESTMENT

PLAN 1
50%
 NOW
25%
 ON STRUCTURE
25%
 ON POSSESSION

PLAN 2
 PAY
70%
 NOW
 WITH ASSURED
 RETURN BENEFIT
30%
 ON POSSESSION

ALSO AVAILABLE

- FLEXI PAYMENT PLAN
- NPV OPTION



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*T&C Apply.

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FRONT FACING FASHION STORE AT THE MAIN ENTRANCE

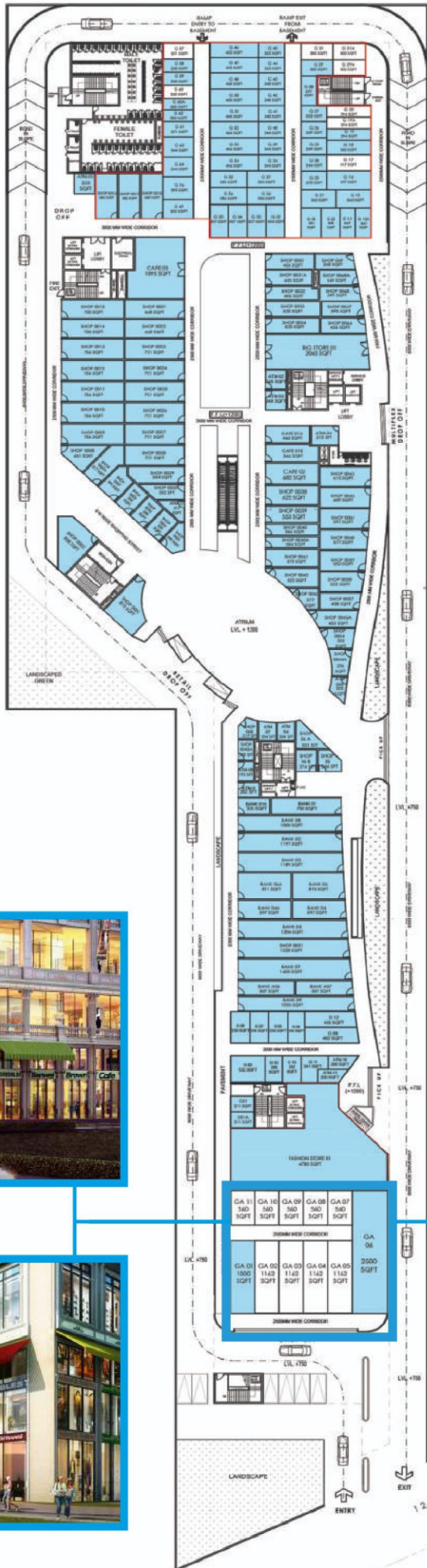
FASHION STORE PROPOSAL

- Shops situated at the main entrance facing 60 mtr road.
- Biggest fashion store in dlf garden city new gurgaon
- Successful example- Zara at ambience mall gurgaon
- 11% assured rental till possession and 8% assured rental guarantee till 2 years after possession.

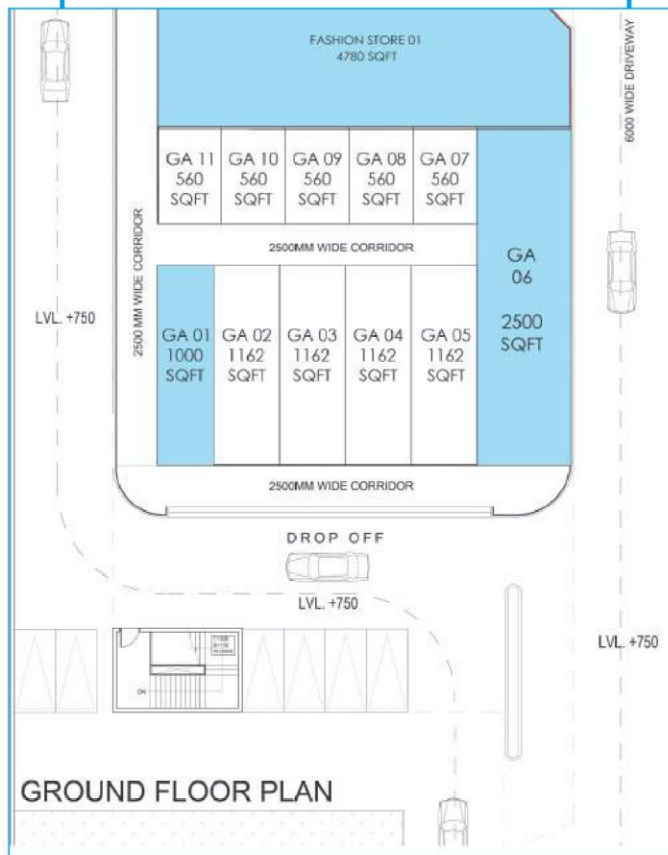
TOTAL COST

16000 + PLC + Other Charges

560	5 Shops	1.1 Cr
1162	4 Shops	2.2 Cr



12 M WIDE SERVICE ROAD
60 M WIDE ROAD



amb
THE ASSET BUILDERS

Thank You

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