

# GRAND CENTRAL 114

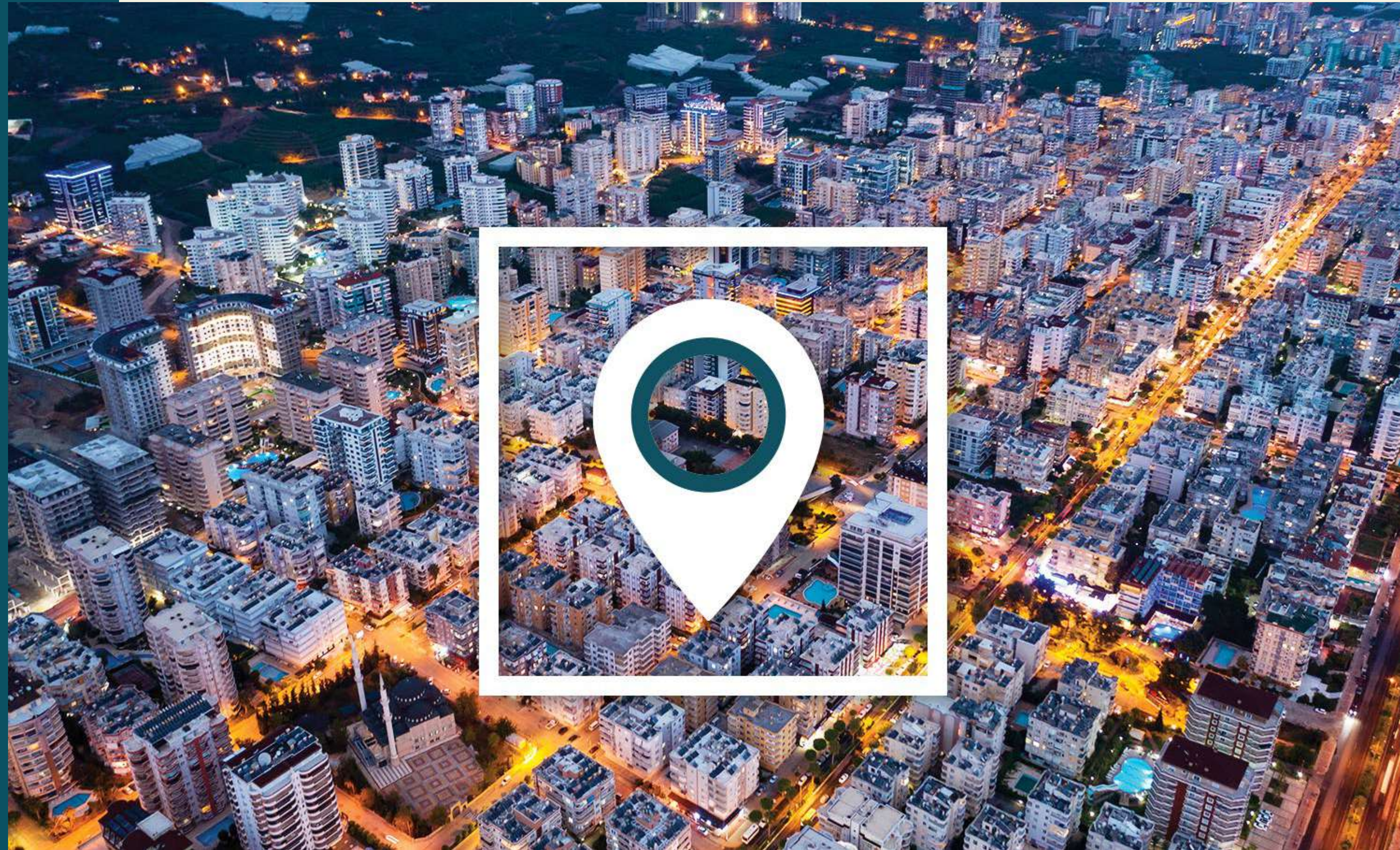
 +91-8586866824

WHAT MAKES A RETAIL  
DESTINATION GRAND?

# GRAND LOCATION

Imagine an address so grand, that has everything, from seamless connectivity to world-class social infrastructure.

- Few minutes drive to IGI Airport, India International Convention & Expo Centre and the upcoming Diplomatic Enclave
- Superior access to Delhi, Gurugram and Manesar





Representational Image

# GRAND NEIGHBOURHOOD

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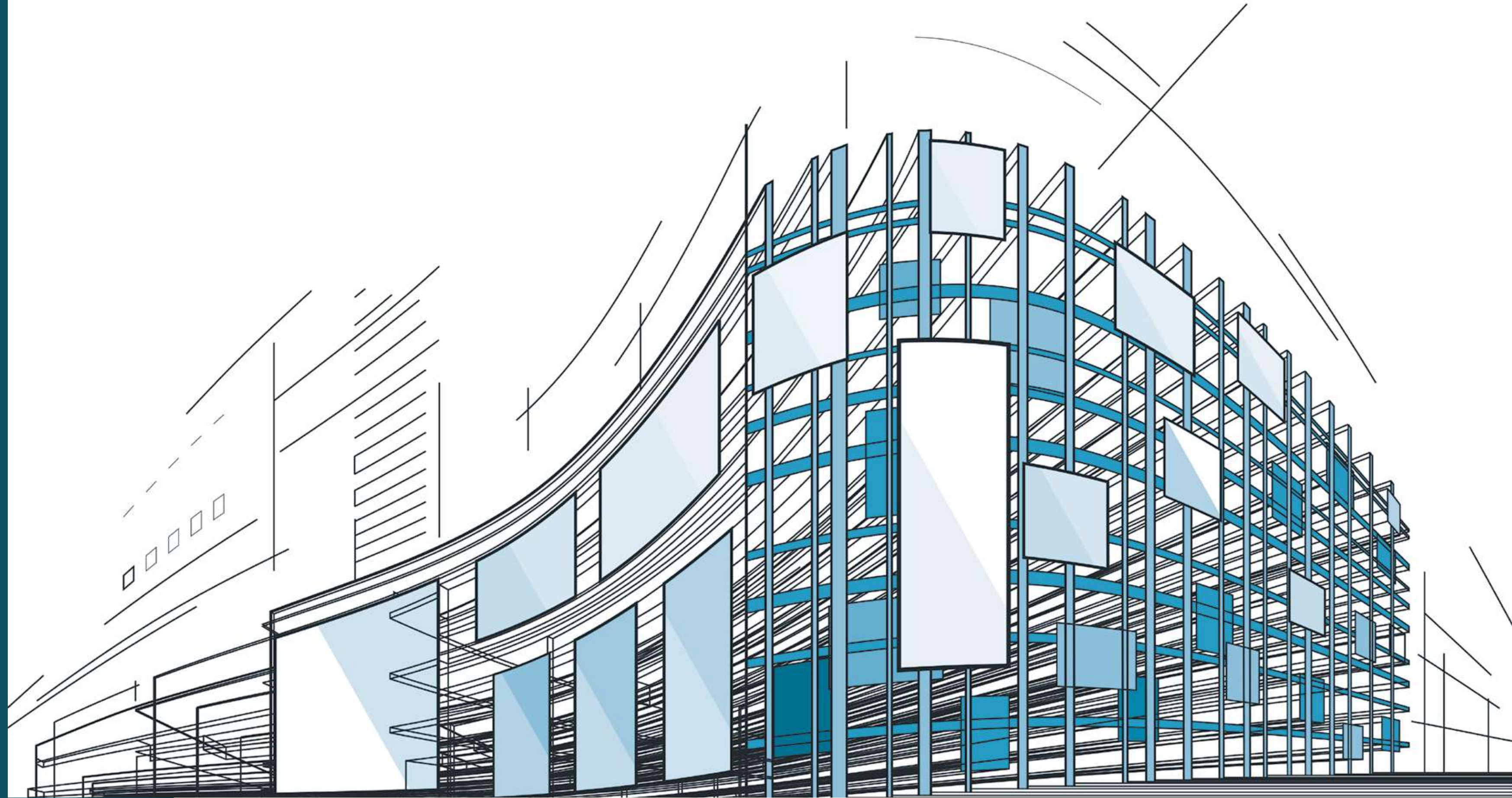
Imagine an upscale residential neighbourhood with a bustling ecosystem and a strong base of consumers.

- Huge catchment
- Premium residential projects in the vicinity
- World-class hospitals and schools in close proximity

# GRAND DESIGN

Imagine a unique format armed with ingenious features and layouts that maximise exposure.

- Low operational cost
- High returns



PRESENTING

# GRAND CENTRAL 114

THE GRANDEST SCO OF GURUGRAM







Representational Image


## THE ULTIMATE MANIFESTATION OF AN IMPECCABLE INVESTMENT OPPORTUNITY


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Grand Central 114 is a distinctive Shop-Cum-Office (SCO) format that inherits the traditional concept of a marketplace while offering the flexibility of owning a commercial land parcel with a plethora of common amenities and services. It is the perfect amalgam to showcase your business on a grand scale and to let the shoppers get the best at a glance.


 Sprawling across 12.336' acres

 Land ownership

 Two-side entry

 24X7 security

 Provision of B + G + 4 floors (As per DTCP approved standard architectural control sheet)

 Ample parking space

# INTELLIGENTLY CONCEIVED AT AN UNBEATABLE LOCATION

Located in a promising commercial sector, Grand Central 114 is set to become the ultimate investment destination and the most happening retail hotspot for any business to prosper. Stretching along a 75 mtr wide road in the front and a 24 mtr wide road at the back, it offers an edge of having a truly corporate environment in the entire neighbourhood.



Well connected to Dwarka through proposed Northern Peripheral Road



10 mins drive\* to IGI Airport



10 mins drive\* to India International Convention & Expo Centre and the upcoming Diplomatic Enclave



\*Depending on traffic condition





Map not to scale

# A RETAIL MARVEL IN THE MIDST OF A GROWING COMMUNITY

There is nothing better for a business than a captive and flourishing community. Sector 114 enjoys a lively neighbourhood with avant-garde services.



Catchment of approx 3,00,000+ families



Approx 250 premium residential projects in the vicinity



Close to renowned educational institutions like Mount Carmel School, Indra Public School and many more



Access to top-notch healthcare services with hospitals like Kalyan Hospital, Newlife Multispeciality Hospital, etc.



Artistic imaginary views, subject to change at the discretion of the promoter. Not for sale.



## THE PERFECT OPPORTUNITY FOR ROBUST BUSINESS GROWTH: SCO

Shop-Cum-Office (SCO) is the next big thing for commercial spaces. The concept allows the owner to establish anything from fine dining restaurants to a cultural venue or shopping facilities. It offers lucrative opportunities to an extensive target group with low operational cost making it the perfect investment for great returns. Moreover, the plots are spacious enough to set up:

-  Restaurant & Cafe
-  Gym
-  Bank
-  Hotel
-  Car Showroom
-  Clinic
-  Sauna & Spa
- & many more...

# BE VISIBLE BETTER THAN EVER

From its massive and varied plot sizes to its classical facade and landscape, Grand Central 114 offers an impeccable experience with unmatched scale, size and visibility, all at the same time.



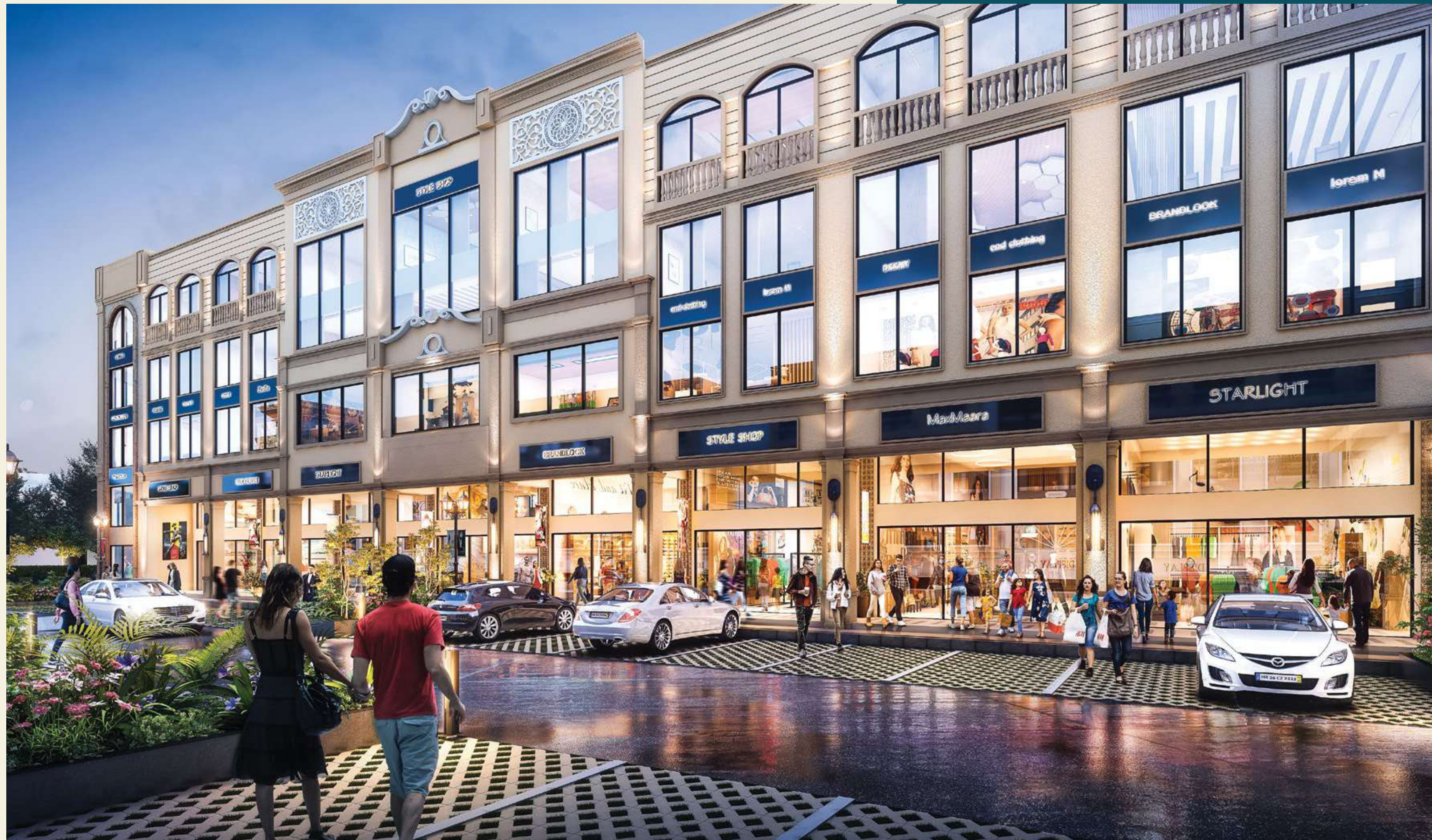
Maximum frontage to every shop



Double-height corridors



Park and shop concept offering a clutter-free public realm





## SCINTILLATING DESIGN TO CATCH THE WORLD'S EYE

Grand Central 114 will be your favourite destination to indulge. Retail and offices have separate entries providing flawless connectivity and better visibility. The junctions are marked with iconic flooring motifs that celebrate each corner, paying heed to the architectural design of corner shops that are larger and differently shaped. All in all, this is the right place for any business which needs to grow and flourish.



Well defined path for vehicles and pedestrians



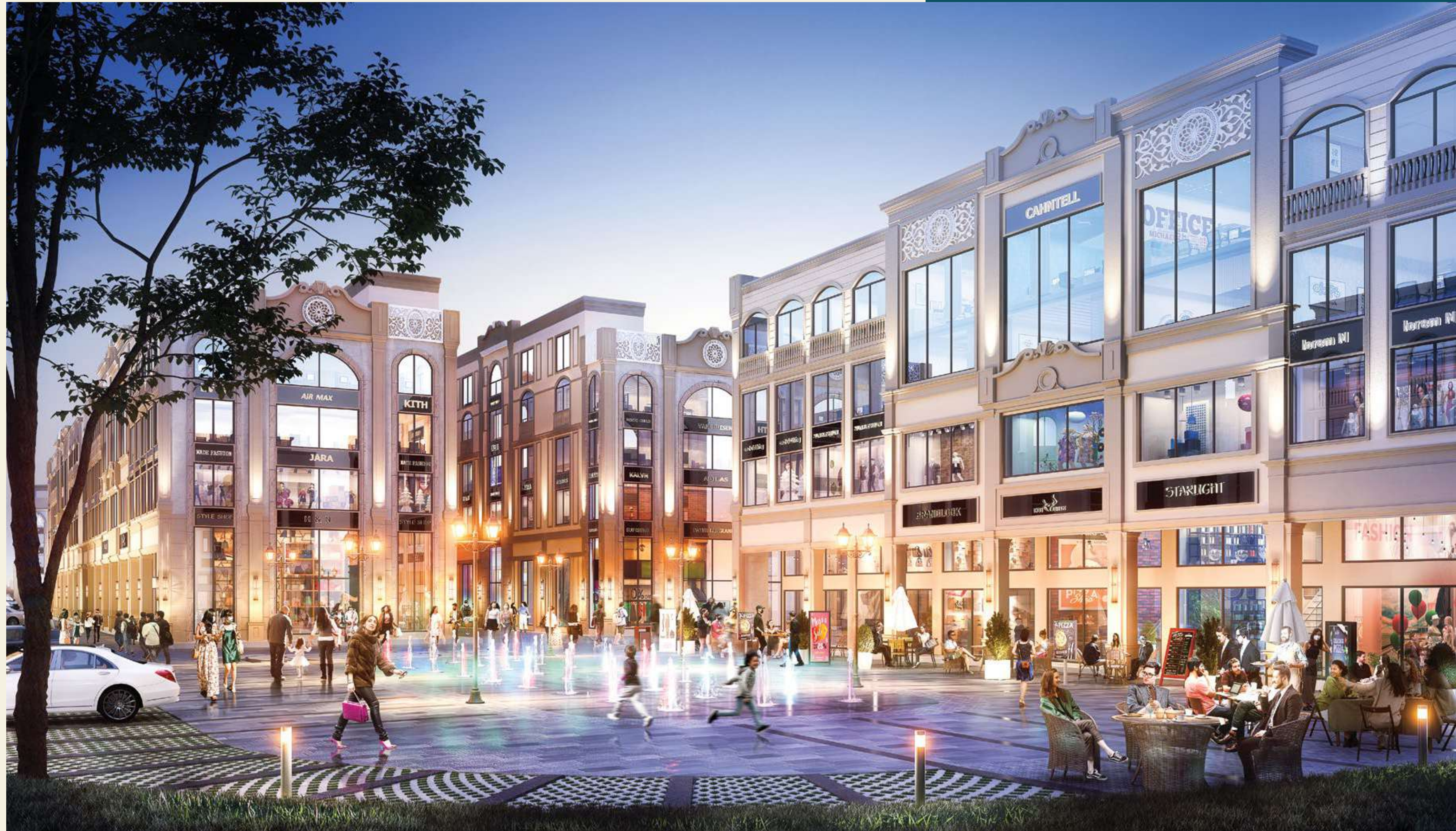
Shop corridor design in sync with the landscape



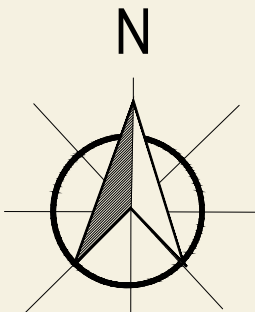
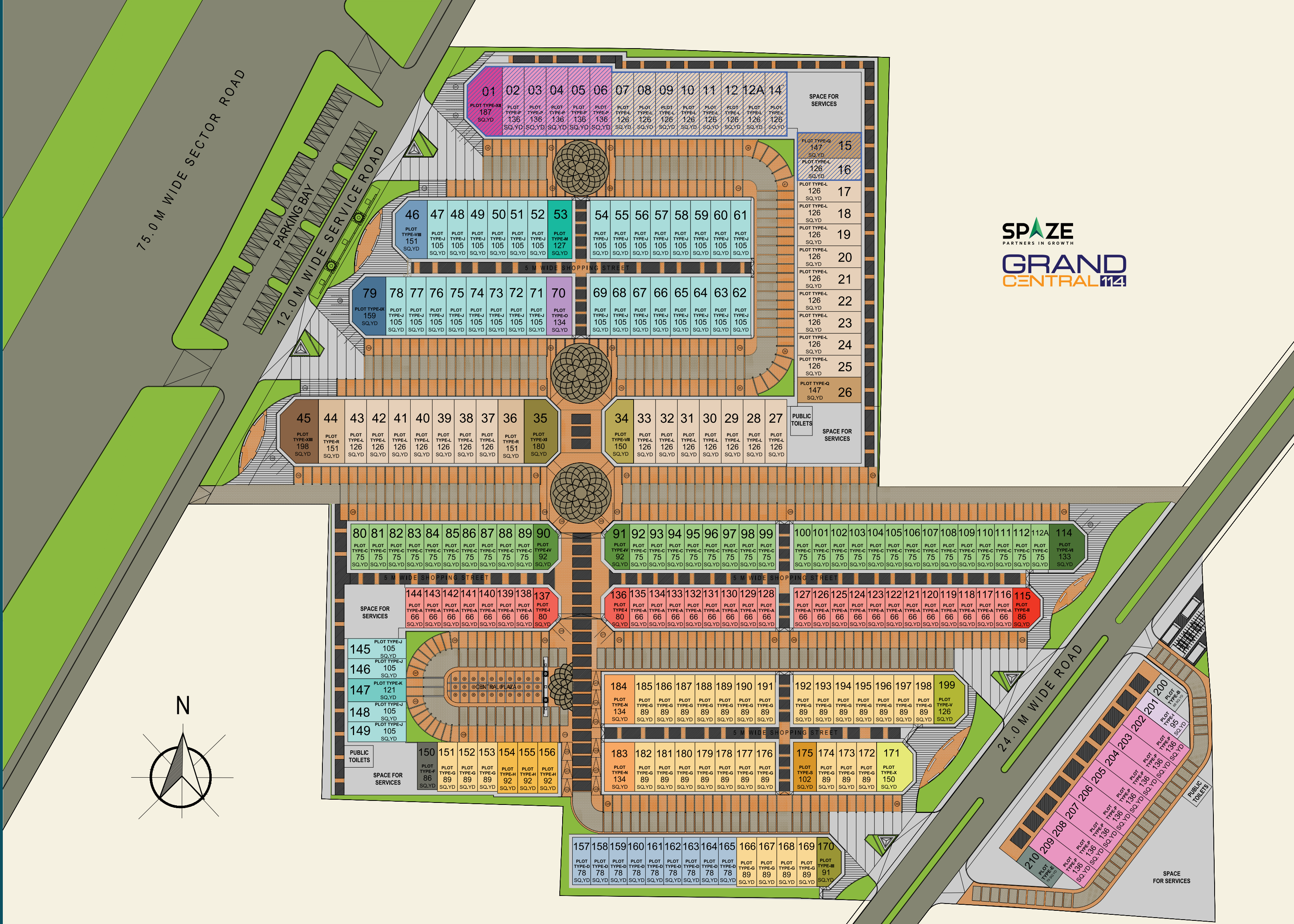
Horizontally traversing streets, connected through a vertical spine

## LIVELY AMBIENCE FOR HAPPENING OCCASIONS

Wider areas inside the streetscape have been developed as town-squares, a special place dedicated to hosting lively cultural shows, fashion shows, carnivals, exhibitions and a lot more with floor recessed fountains built to elevate the mood and experience.



# MASTER LAYOUT



# THE GRANDEST SCO OF GURUGRAM HAS ARRIVED

HARERA Reg. No.:15 of 2022 - dated 21.02.2022 for Grand Central 114, Vide Certificate no. RC/REP/HARERA/GGM/540/272/2022/15, a Plotted Commercial Colony project, also available at [www.haryanarera.gov.in](http://www.haryanarera.gov.in), is being developed on land admeasuring 12.33675 acres (4.993 hectare) approx. situated at Village Bajghera, Sector 114, Tehsil and District Gurugram, Haryana, owned by Candeo Projects Private Limited License No. 05 of 2022 dated 19.01.2022 valid upto 18.02.2027 issued by Director, Town and Country Planning, Haryana. Candeo Projects Private Limited (CIN: U70101DL2010PTC207716) registered office at UG-39, Upper Ground Floor, Som Dutt Chamber-II, Bhikaji Cama Place, New Delhi-110066.

MEP Consultant: Plumbing: Mr. C.P.Vaidya (CP Vaidya & Associates) Electricals: Kanwar Krishen Associates (P) Ltd. Landscape Consultant: Mr. Suneet Mahendru (Oracles Landscape) Architect's: Mr. Vijay Kataria (IE Design Integrated Environs)

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\*\*Unit No 01 to 16 are mortgaged as per DTCP Policy.

Please refer 1 Square Yard=0.8361 Square Meter; 1 Square Meter=10.764 Square Feet.

HRERA Website <https://haryanarera.gov.in/>



# Thank You

 +91-8586866824



Sector 114, Commercial Sector, Gurugram - 122017, Haryana  
HARERA Registration Number: RC/REP/HARERA/GGM/540/272/2022/15

Candeo Projects Private Limited  
CIN: U70101DL2010PTC207716

Registered Office: UG-39, Upper Ground Floor, Som Dutt Chamber-II,  
Bhikaji Cama Place, New Delhi-110066

Gurugram Office: Unit No. 820-824, 827, 8<sup>th</sup> Floor, Platinum Tower,  
Sector-47, Sohna Expressway, Gurugram - 122002