



**For Site Visit, Call: 8700 190 507**

THE ADDRESS

RETAIL  
CUM  
OFFICE

SPACES

# ABOUT THE PROJECT

Designed To be one of the first corporate and retail destinations, The Address is perfect for those who have a vision for the future of their business. Whether you choose to have your office or hold it as an investment, The Address is a business decision you will be proud of. We invite enterprising investors to reap the dividends of an intelligent amalgamation of new-age retailing spaces and world-class work spaces, right here, in a location that's brimming over with opportunities.



All pictures shown are for illustration purpose only.

## ABOUT THE PROJECT

At The Address, prepare to be spoiled for choice - with the aesthetically sound finest architecture by Indian Designers. This 2,15,000 sq. ft. of office and retail spaces is set to become the most sought development.

The project has a stunning external presence and thoughtfully-created interiors; including pedestrian walkways, sitting areas, fountains, spacious elevators and great Yamuna river bank views across the floors. The Complex is designed unlike a conventional Commercial Space but as a Multi use Corporate building.

The Address, is DDA approved 1.12 acre community center commercial freehold plot in Mayur Vihar phase-1 Extension District Center, Located strategically right on Delhi-Noida link road in Mayur Vihar, the complex enjoys excellent connectivity with South Delhi, Central Delhi and NCR, bringing prime working space for professionals like Lawyers, Doctors, Chartered Accountants and Architects.

Connectivity of the project makes it ideal location for Co-working space as well.

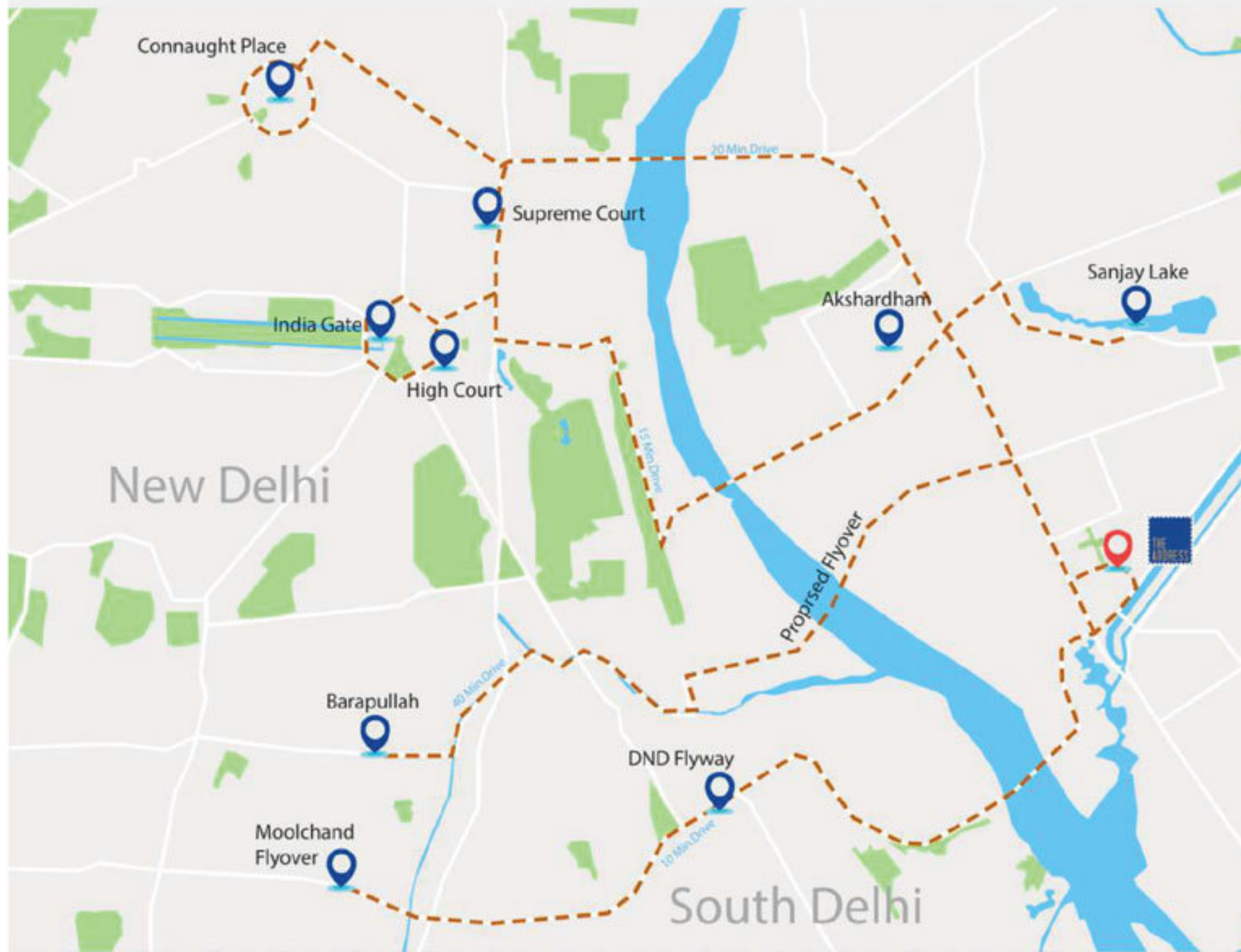
# THE ADDRESS

RETAIL AND OFFICE SPACE



nextra  
DEVELOPERS

# LOCATION



- 6 km., 10 minutes drive from Supreme Court & Delhi High Court.
- 8 km, 12 min. drive from ITO & India Gate.
- 8 km, 12 min drive from South Extension, South Delhi via DND.
- 10 km, 12 min drive from Defense Colony, South Delhi via Barapullah flyover.
- 12 km, 15 min. drive from Rajeev Chowk, Connaught Place.
- 14 km, 18 min. drive from INA market Via Barapullah Flyover.
- 21 km from IGI Airport.
- 200 meters from Metro Station

# PREMIUM BUSINESS DESTINATION

Planned keeping in mind the location is key. The address has all the advantages to become the new nucleus of business activity in delhi.

Well connected to all prominents point of the city. The project lies within 200 meters of five star properties like holiday inn and crowne plaza hotel.



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## **CORPORATE SPACE WHICH ADDS A NEW DIMENSION TO YOUR BUSINESS**



**DDA APPROVED 1.12 ACRE  
COMMERCIAL FREEHOLD PLOT**

**TOWER A 15 STORIES  
TOWER B 3 STORIES**

**Comprising of Retail Space of 40,000 on Ground and First floor.  
1.75 lac Sqft. Office Space from Second floor onwards.  
200 car parks in 3 Basements.**

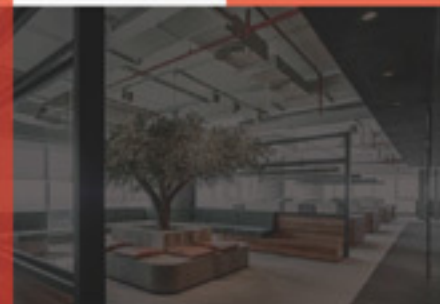
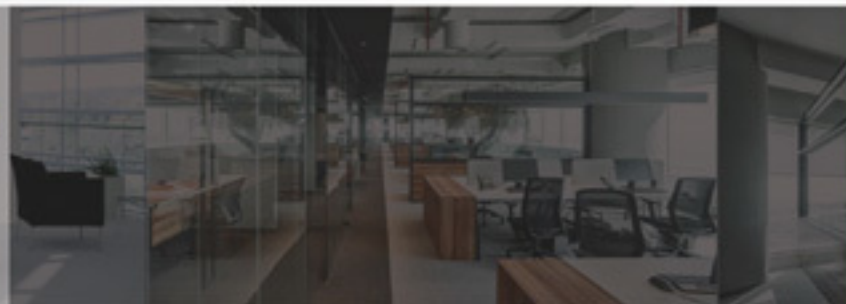
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## FEATURES AND AMENITIES

- Well Ventilated Office Spaces through the use of energy efficient glass
- Prime visibility of retail showrooms with Large Store Fronts & Glazing
- Vibrant open spaces with fountains and lush green landscapes
- Dedicated Drop off & Entrance Lobby for Office units
- Air-Conditioned office lobbies.
- Water cooled Air conditioning to bring down the energy consumption and CAM
- High Speed Elevators to ensure ease of circulation among all the floors
- Exterior Finish: Combination of Glass, GRC, Stone, Stainless Steel and Painted surface
- Lobby Finish : Italian Marble flooring, Pop Ceiling and combination of tiles/stone and
- Painted wall as per architect design



- Provision for Cable TV, Optical Fibre connectivity & Fixed Line.
- FA and PA system for common areas
- Modern Fire Detection and Suppression Systems.
- Automated Building Management
- System Valet parking
- Floor To Floor Height: 3.5 Metres
- Clear Ceiling Height: 2.7 Metres
- Power Back-Up through diesel generators
- Fully Finished Common Toilets with Modern Fittings & Fixtures
- Main Lobby equipped with Tenant Directory & Directional Signs
- Manned Reception and Access controlled building entry & exit
- Manned 24 hours Video Surveillance of Basement Parking .
- Ground Floor Lobbies, Lifts including all other common areas.
- Boom Barriers at Entry & Exit Points of the building.



**Ground Floor Plan**

**Ground Floor Area Sheet**

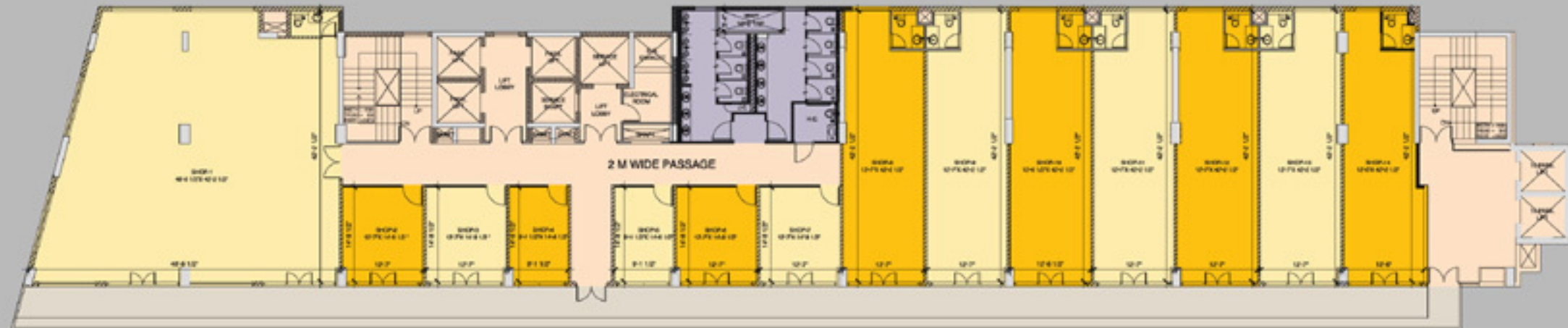
SHOP NO.	CARPET AREA (Sqft.)	COVERED AREA (Sqft.)	SUPER AREA (Sqft.)
SHOP 01	565.44	622	1244
SHOP 02	294.77	280	860
SHOP 03	294.63	280	860
SHOP 04	291.74	321	642
SHOP 05	457.08	503	1006
SHOP 06	384.15	403	845
SHOP 07	388.02	427	854
SHOP 08	342.16	376	753
SHOP 09	338.85	373	745
SHOP 10	1812.89	1884	3328
SHOP 11	222.28	248	489
SHOP 12	231.43	255	509
SHOP 13	280.95	312	625
SHOP 14	280.95	312	625
SHOP 15	280.95	312	625
SHOP 16	370.87	407	814
SHOP 17	445.86	488	976
SHOP 18	445.86	488	976
SHOP 19 & 20B	572.86	630	1260
SHOP 20	586.32	648	1296
SHOP 21	690.09	660	1320
SHOP 22	240.79	255	500
SHOP 25A	228.09	251	502
SHOP 26	230.79	257	514



**First Floor Plan**

First Floor Area Sheet

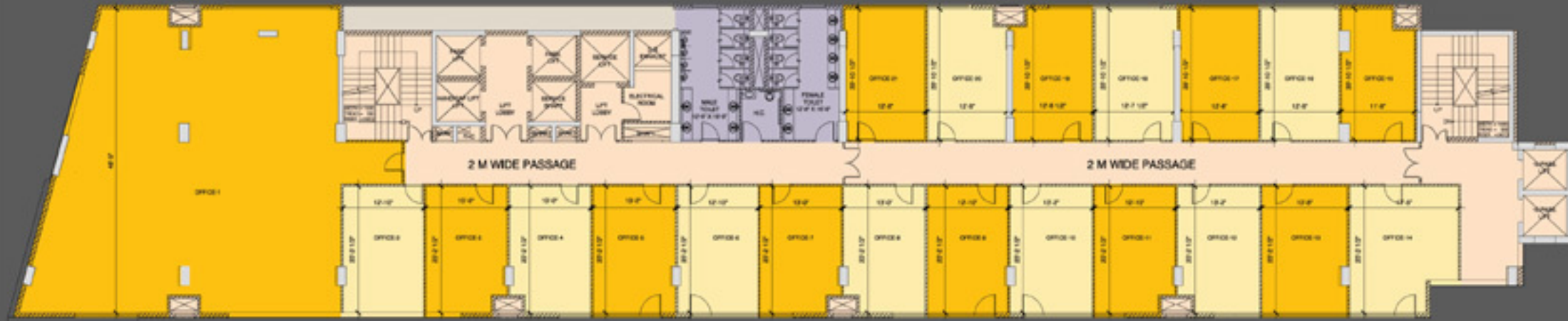
SHOP NO.	CARPET AREA (Sqft.)	COVERED AREA (Sqft.)	SUPER AREA (Sqft.)
SHOP 01	1785.42	1864	3828
SHOP 02	189.98	209	418
SHOP 03	189.98	209	418
SHOP 04	127.79	152	303
SHOP 05	127.79	152	303
SHOP 06	189.98	209	418
SHOP 07	189.98	209	418
SHOP 08	524.87	588	9177
SHOP 09	522.17	585	9177
SHOP 10	522.17	585	9171
SHOP 11	521.63	585	9170
SHOP 12	521.63	585	9170
SHOP 13	525.83	589	9179
SHOP 14	482.53	542	1086



**Typical Floor Plan**

Typical Floor Area Sheet

OFFICE NO.	CARPET AREA (Sqft.)	COVERED AREA (Sqft.)	SUPER AREA (Sqft.)
OFFICE 01	2125.89	2296	3827
OFFICE 02	259.41	280	467
OFFICE 03	246.50	266	444
OFFICE 04	246.50	266	444
OFFICE 05	257.28	278	463
OFFICE 06	250.80	273	452
OFFICE 07	247.46	267	445
OFFICE 08	247.46	267	445
OFFICE 09	250.91	273	452
OFFICE 10	257.47	278	463
OFFICE 11	243.70	263	439
OFFICE 12	251.34	273	452
OFFICE 13	267.27	289	482
OFFICE 14	314.20	339	566
OFFICE 15	224.11	242	403
OFFICE 16	262.85	273	452
OFFICE 17	254.35	275	458
OFFICE 18	266.41	288	480
OFFICE 19	259.20	280	467
OFFICE 20	253.28	274	456
OFFICE 21	259.41	280	467



2nd Floor and above

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**Property RERA No.: DLRERA2018P0015**

**Property Address:**

Plot No. – 4B, District Centre,  
Mayur Vihar Phase – 1 Extension,  
New Delhi – 110 091

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