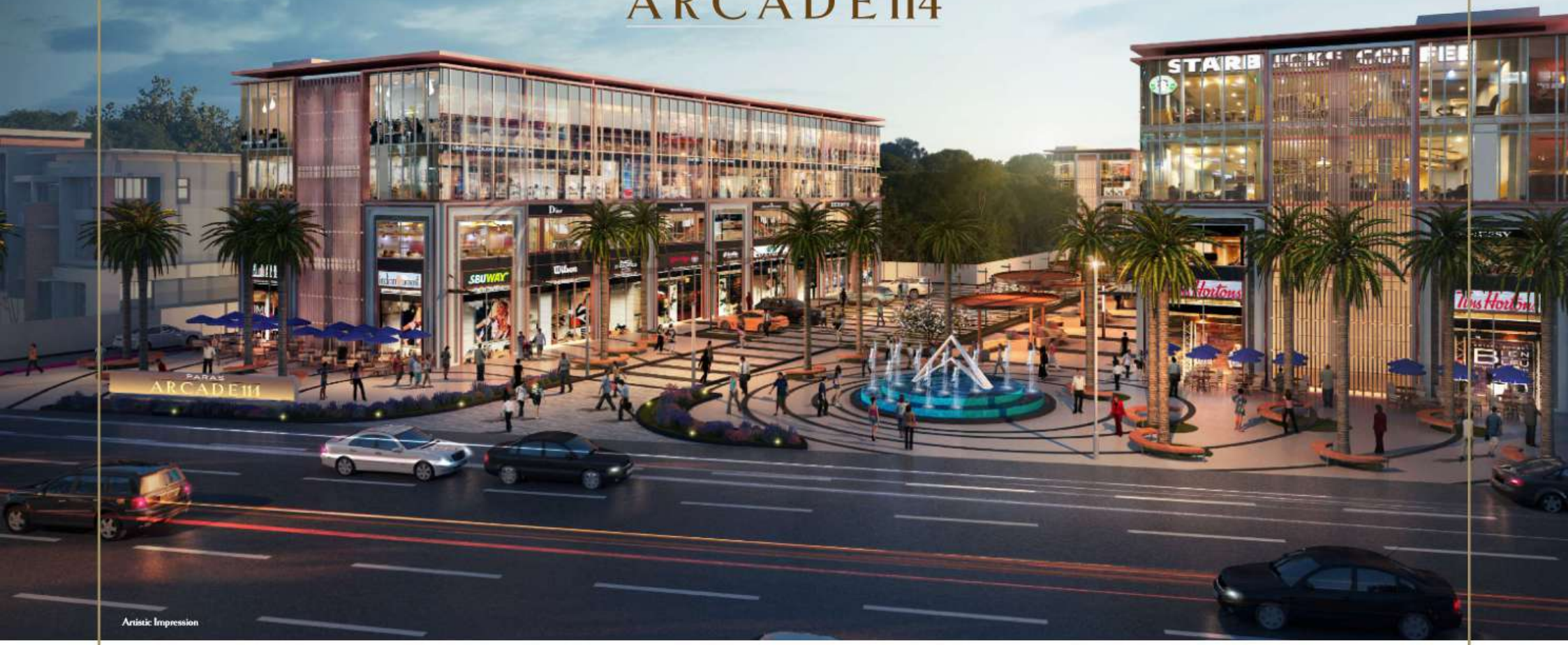
Promoter Name : Cordial Infrastructure Private Limited
Project Name : Paras Arcade 114

RERA Reg. No. GGM/708/440/2023/52 dated 03.04.2023
https://haryanarera.gov.in/

PARAS ARCADE 114



Artistic Impression

AN INVESTMENT NOW. AND AN ASSET FOREVER.

#SuccessMeetsPride

PARAS ARCADE 114:
A COMMERCIAL DESTINATION PRIMED FOR SUCCESS.



Artistic Impression

Paras Arcade 114
Where vision meets growth,
opportunities meet its potential,
and investment meets long-term value.

Paras Arcade 114, a unique Shop-cum-Office (SCO) plot concept, is spread across a strategically-located 13152.28 sqm (3.25-acre) land parcel in prime Sector 114, Gurugram, just 5 minutes' drive from Dwarka Expressway and virtually 0 km from Delhi*.

A timeless, steadily-appreciating asset class that boosts portfolio returns through capital growth and rental yields. A business address truly engineered for success.

Select, right-sized plots

MAKE THE SMART, FUTURE-READY MOVE TODAY!

Disclaimer: As per Google Maps. Transit time estimates as at 6 AM. The travel time mentioned above is subject to change during peak hours

KEY PROJECT HIGHLIGHTS

- Plots ranging from 86.95 to 118.73 sq.m (104 to 142 sq. yd.), with an arresting frontage
- Development allowance up to G+3 floors
- Water features, open air boulevards, event plaza and stage with LED screen
- Power backup for common areas
- Dedicated ample parking space for visitors
- 24*7 security and surveillance



Artistic Impression



Artistic Impression

SHOP-CUM-OFFICE PLOTS.

THE NEW, RISING INVESTMENT ASSET CLASS.

- Diversification option in your portfolio that will balance the risk appetite
- High efficiency in terms of area usage
- FAR 4.28 / Plot
- Low maintenance charges
- 100% land ownership

Presenting one such opportunity in the buoyant Sector 114, Gurugram.

POWERFUL.
STRATEGIC.
ASSURED.

BOOK INTO THE FUTURE TODAY.

TESTED ASSET:

SCO (Shop-cum-Office) plots inherit the legacy of tested retail zones and couple it with enhanced amenities and improved services.

LOCATION:

The ongoing and foreseeable infrastructure plans laid out for the micro-market with a key focus on infrastructure and connectivity - make for sustained and pre-determined success.

INFRASTRUCTURE:

Reputed educational institutions, healthcare facilities and entertainment and leisure avenues in the vicinity will drive organic traffic, transactions and the finest brands aggregating.



Artistic Impression



FUTURE READY,
GROWTH READY.
ADVANTAGE, UNMATCHED.

ALL-ROUND ACCESSIBILITY:

Sector 114 has easy access to the key connectivity drivers in the region.

- Off Dwarka Expressway
- 20 minutes' drive from NH 48
- 30 minutes' drive from the IGI Airport

FIRST SCO FROM DELHI AS ONE APPROACHES GURUGRAM

Reap the dual benefit of having shared corporations, infrastructure, transportation, connectivity, accessibility and residential catchment area.

- Advantage of having a shared border with Delhi and Gurugram – Get business traffic from both micromarkets
- 0 km from Delhi



STRATEGIC, CATCHMENT ADVANTAGE.

Located at the cusp of Delhi and Gurugram, Paras Arcade 114 enjoys advantage of a densely populated catchment.

SCO plots strategically located in a vibrant residential neighbourhood with developments by Grade A developers and offices, and tech parks close by.

A thriving ecosystem with corporate parks like Chintels Corporate Park, D21 Corporate Park, DLF Corporate Park, Global Business Park and residential developments like Raheja Atharv, ATS Kocoon, makes for a winning bet.

The privilege of your business having a rich and dense catchment area to ensure footfalls.

WHY SECTOR 114, GURUGRAM?

- Prime Location: Off Dwarka Expressway, 0 km from Delhi, 30 minutes to IGI Airport
- Bustling commercial zone: Dotted by commercial, retail and industrial hotbeds in the vicinity.
- Seamless Connectivity: Access to NCR and Haryana via Dwarka Expressway, NH 48, upcoming metro station next door.
- Infrastructure: Well-connected rich social infrastructure with renowned institutions in healthcare, education, entertainment and leisure.
- Catchment: Dense catchment of multiple residential developments and commercial spaces with more than 50,000 families.



MAJOR UPCOMING DEVELOPMENTS.

Metro (blue line) [10 mins], Tunnel To The Airport Via Dwarka Expressway [20 minutes]

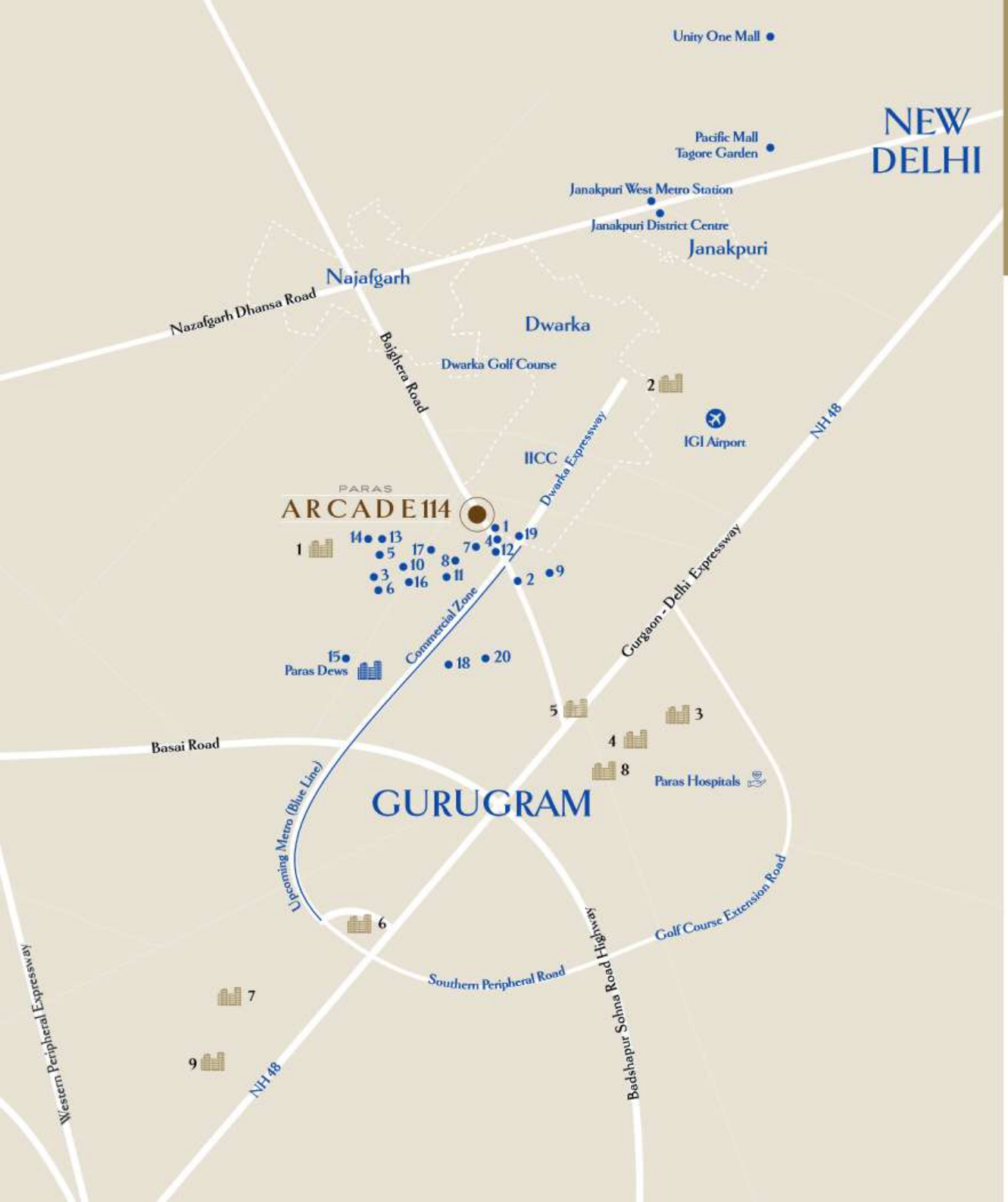
Proposed Diplomatic Enclave

10.8-acre International Sports Complex

Upcoming Indian International Convention and Expo Centre (IICC)

Proposed 1,000-acre Global City project to be launched in Gurgaon

Infra projects worth Rs. 2,711 cr. Announced by Haryana CM



SECTOR 114, AND THE WORLD AROUND IT.

RESIDENTIAL SOCIETIES

1. Tata Housing Gurgaon Gateway
2. Mahindra Aura
3. Godrej Meridien, Gurgaon
4. Tata La Vida
5. Nimai Place
6. Godrej Prive, Gurgaon
7. Experion Windchants
8. ATS Kocoon
9. Ansal Celebrity Homes
10. Sobha City Gurgaon Official
11. Raheja Atharva
12. Smartworld ONE DXP
13. ROF Alante Sector 108
14. M3M WOODSHIRE
15. Paras Dews
16. Chintels Acropolis
17. ATS Tourmaline
18. Godrej Summit
19. M3M Capital
20. Godrej Habitat

CORPORATE PARKS

1. Chintels Corporate Park	5 mins
2. D21 Corporate Park	16 mins
3. DLF Corporate Park	24 mins
4. Global Business Park	26 mins
5. One Qube	28 mins
6. SVH 83 Metro Street	30 mins
7. VSR Park Street	30 mins
8. M3M Broadway	35 mins
9. Eros Corporate Park, Manesar	40 mins

Disclaimer: As per Google Maps. Transit time estimates as at 6 AM. The travel time mentioned above is subject to change during peak hours

PARAS ARCADE 114: CRAFTED WITH BEAUTY AND ENGINEERED FOR SUCCESS.

A perfect opportunity for investors and shop owners to elevate their business to new levels at the centre of a bustling commercial hub in Sector 114, Gurugram.

#SuccessMeetsPride.

Paras Arcade has been thoughtfully crafted to create a symphony of beauty and function. Located in a dense catchment of multiple residential developments and rich social infrastructure around, one can expect a diverse and large congregation of customers in here.



Artistic Impression



Representative Image

THE SUBTLE HINTS OF INDULGENCE

Unparalleled experiences would be an everyday affair at Paras Arcade 114. Select spaces have been earmarked for the congregation of delectable cafes and bakeries. The aroma of finely roasted and grounded coffee, the fine crackling sound of bread from the Mediterranean or Europe with the sweetness of rich cocoa. Add to this, the rustic ambience created by the aesthetics and the like-minded connoisseurs and we have a moment of appreciation and delight, right at that time. Senses come alive and indulgence takes an art form.

LOUNGE. REJUVENATE. WORK. RELAX. HAVE IT ALL.

Paras Arcade 114 offers the freedom to establish any business of your choice. Infact true to the luxe concept of top-notch leisure lounges, one may opt to create a high-end luxury lounge where office-goers, business travellers and local residents may choose to unwind with great F&B, entertainment and possibly a therapeutic massage at the spa. Should one so wish they can also use it as a co-working getaway, a quality working zone with all the comforts of a world-class 5-star hotel.

Take a break from your shopping spree and unwind.





GRAND ARRIVAL SIGNAGE TRELLIS:

An entrance to remember! Patrons get ushered by a grand signage at the entrance.



PLANTERS:

Let the surroundings awe you with the lush green planters, while you have scenic conversations with splendid seating and lighting features.



KIOSK AREA:

Beside the event plaza, a little shopping frenzy in the kiosk area!

WATER FEATURE/ ARRIVAL FOUNTAIN:

Filled with jets, lights, and a beautiful symphony of water features, making it an attractive mood-enhancer. Be welcomed by the symphonies of jets and lights, at your arrival. An attractive mood-enhancer, at that!



TREE SEAT WALLS:

Numerous tree seat walls helps in accommodating more audience, especially the older generation. (Because they too need moments of repose between retail therapy.)



STAGE WITH LED SCREEN:

Nothing brings alive T20 matches, rock concerts and stand-up performances better than the elevated stage, equipped with an LED screen.





SHADE TRELLIS:

Near the tree seat walls, several shade trellises double up for kiosk seating and automotive showcases.



PAVER ROAD:

High quality and wide roads connect all the shops to the different zones making accessibility easy for the visitors.

AMENITIES: A DELIGHT AT EVERY TURN

MASTER PLAN


BLOCK C
BLOCK D
BLOCK E
BLOCK B
BLOCK A
30 M WIDE ROAD
TOWARDS DELHI
12 M WIDE SERVICE ROAD
12 M WIDE SERVICE ROAD
60 M WIDE ROAD
TOWARDS GURUGRAM
ESS
UTILITY BLOCK
LEGENDS:
1. ENTRY/EXIT
2. SIGNAGE WALL WATER
3. FEATURE/ARRIVAL FOUNTAIN (JETS & LIGHTS)
4. ARRIVAL PLAZA WITH SEATING AND F&B ZONE
5. GRAND ARRIVAL OVAL TRELLIS WITH SEATING
6. STAGE WITH LED SCREEN
7. EVENT LAWN (FESTIVALS, FAIRS, GATHERINGS)
8. SHADE TRELLIS (FOR KIOSK SEATING AND CAR SHOWCASE)
9. FLEA MARKET KIOSKS
10. TREE SEAT PLANTERS
11. DRIVEWAY
12. PARKING
13. SERVICE ENTRY/EXIT
N

DELIVERED



PARAS TIEREA



PARAS SEASONS



PARAS PANAROMA



PARAS TWIN TOWERS



PARAS TRINITY



PARAS DOWNTOWN CENTER



PARAS DOWNTOWN SQUARE



PARAS TRADE CENTRE



PARAS IRENE



PARAS QUARTIER



PARAS ONE33



PARAS SQUARE

ONGOING



PARAS DEWS



PARAS AVENUE

PARAS

BUILDTECH

Founded in 2002, Paras Buildtech is a leading real estate company known for its timely delivery of high-quality projects. The company has delivered approximately 15 million square feet of residential, commercial, and retail space across Gurugram, Noida, Zirakpur & Mohali. Paras Buildtech boasts a team of experienced professionals and a strong brand reputation, which gives the company a competitive edge in the market. From land acquisition to property management, Paras Buildtech offers a range of services to ensure the successful completion of its multi-scale projects. With a focus on the future, Paras Buildtech is constantly working to make tomorrow a concrete reality.

TOWARDS TOMORROW

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