



Pinnacle
TOWER



baanicitycenter.com

Retail : Entertainment : Living

BAANI
real estate & beyond

Experience Elevated Lifestyle



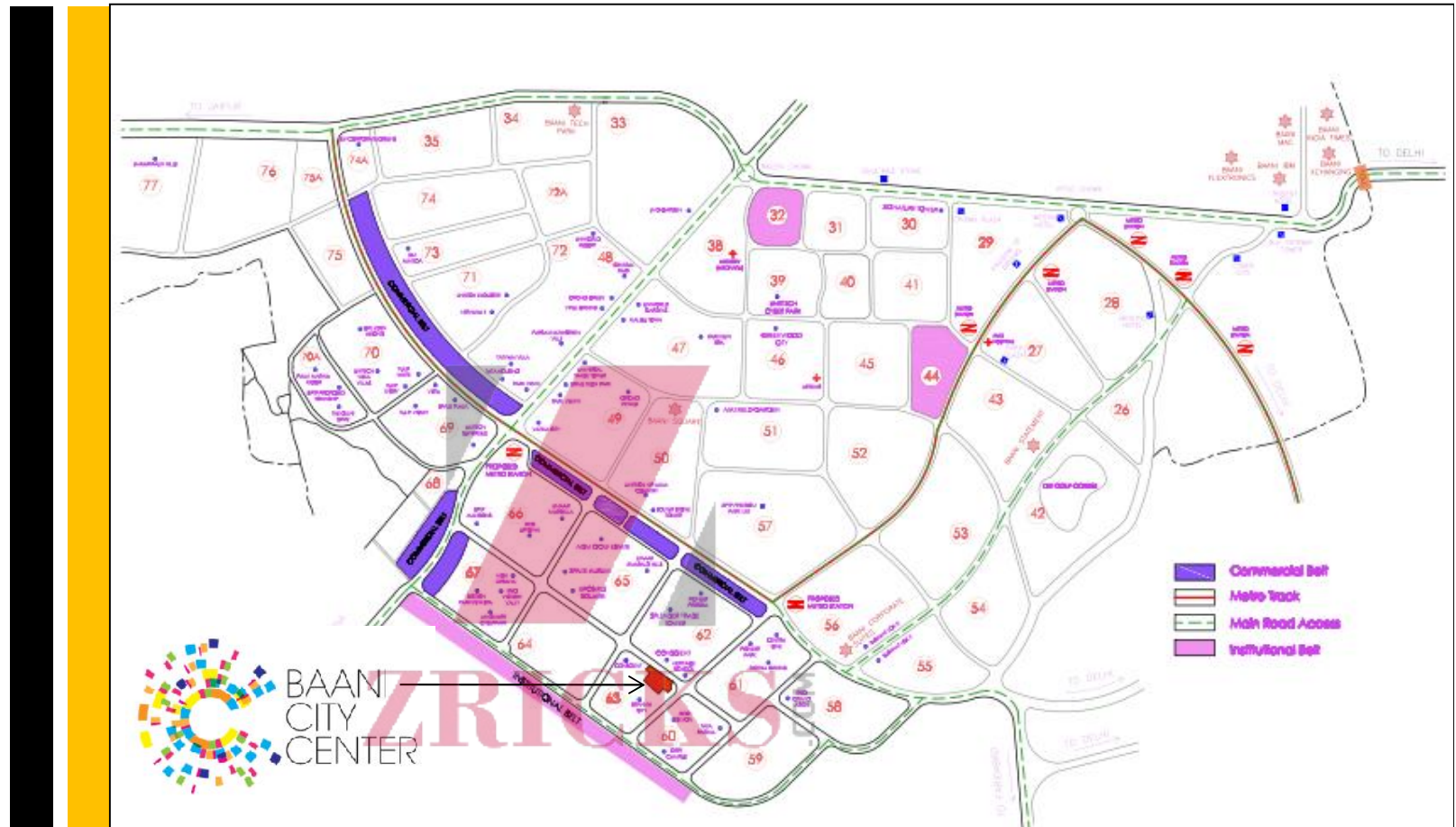
Located in Sector 63, Gurgaon on a 60-metre wide road, Baani City Center offers you the opportunity to enjoy an international lifestyle at your doorstep. With its modern and trendy European appeal, Baani City Center brings you a world of choices in serviced residences and retail. Shopping would be a pleasure at Baani City Center with its specialty outlets, *delis* and cafes, iconic restaurants, health clubs, beauty clinics and much more. With luxury residential developments and large integrated townships located within walking distance, Baani City Center will be right where the action is.

Integrated mixed use development comprising of Retail, Service Apartment ,Flexible living and working spaces ,Sec 63,Gurgaon



A luxury high-street market-place to shop, dine, stay, entertain...

Livable area with proximity to offices ,premium residential developments, schools & shopping



- 3.656 acres site located on 60 M sector road (62-63)
- 1 min from CWG road
- 3 min from 150 m golf course extension road
- 30 min from International Airport
- 15 min from NH8 and IFFCO Chowk
- 7 min from DLF gold course road
- 10 min from cyber park

Shopping at

Attention to detail with modern international appeal -good circulation and visibility



- Contemporary Architecture
- Large storefronts for retail units
- Arcade along all store fronts
- Road facing premium shops
- Iconic specialty restaurants in promenade
- Nicely landscaped central plaza with paving and decorative features
- Ample surface and basement parking
- Dedicated drop off zones and entrance for retail
- Service apartment and flexi living and working spaces part of complex creating high visibility and footfall

Artist impression of developers inspiration



Proposed Retail -Ground Floor

Tentative Plans -All plans are subject to change





Proposed Retail -First Floor Plan

Tentative Plans -All plans are subject to change





Proposed Retail /Living on Second Floor Plan

Tentative Plans -All plans are subject to change



High street shopping is the way to go ...

- Mixed use project at Sec-63, Gurgaon. High Street format as seen in Europe and America . Located on 60 meters Road,
- All shops will have high visibility due to open concept design.
- Facilities and quality standards will be grade A. Courtyard style mixed-use development enhancing open-air convenience retail. Internal court is connected to service apartment and hospitality project.
- Shopping would be a pleasure as it will combine high end retail with specialty outlets such as café, bakery, restaurants, pubs ,health clubs, beauty clinics, boutiques.
- All first floor units will have high visibility from promenade . Provision for lifts ,bridges and escalators
- High shop heights in some blocks giving flexibility for mezzanine floor
- Project Features - Provision for A/C ,Power backup, Ample Parking Space, State of the Art Security and Safety Systems and some of the features that will ensure smooth and efficient operations.



Modern Day Open Concept Retail -Specifications

Retail shops on GF and FF.

Restaurants with terrace dining on 2nd floor on some blocks

Dedicated Signage Area for all units as per design

All common area lighting as per norms.



Structure:

RCC slab column structure with masonry partitions

High floor to floor heights provided -4.5 m

Stairs connecting retail levels. Provision for Escalator /Lifts/Bridges

Landscape:

Contemporary landscape in promenades with paving and decorative features /water bodies

Wide pedestrian plaza with seating areas and food kiosks

Dedicated drop off and entrance for retail

On site parking areas with lush canopy trees and landscapes features

Finishes:

Exterior – Combination of shutter /glazing/painted surface as per design

Lobbies – Combination of stone and painted surface

Tenant floor – Concrete Floor

Common Toilets – Finishes toilet with modern fitting and fixtures

HVAC

Provision for Split AC units . Location of Outdoor units will be predetermined

Electrical:

Distribution – Provision of cable up to tenants distribution board . Tenant load will be metered .

Power Back up – Automatic power back up for lighting ,power and A/C provided with PLC based auto load manager.

All provisions for security, life safety, will be made as per norms and maintenance agreements

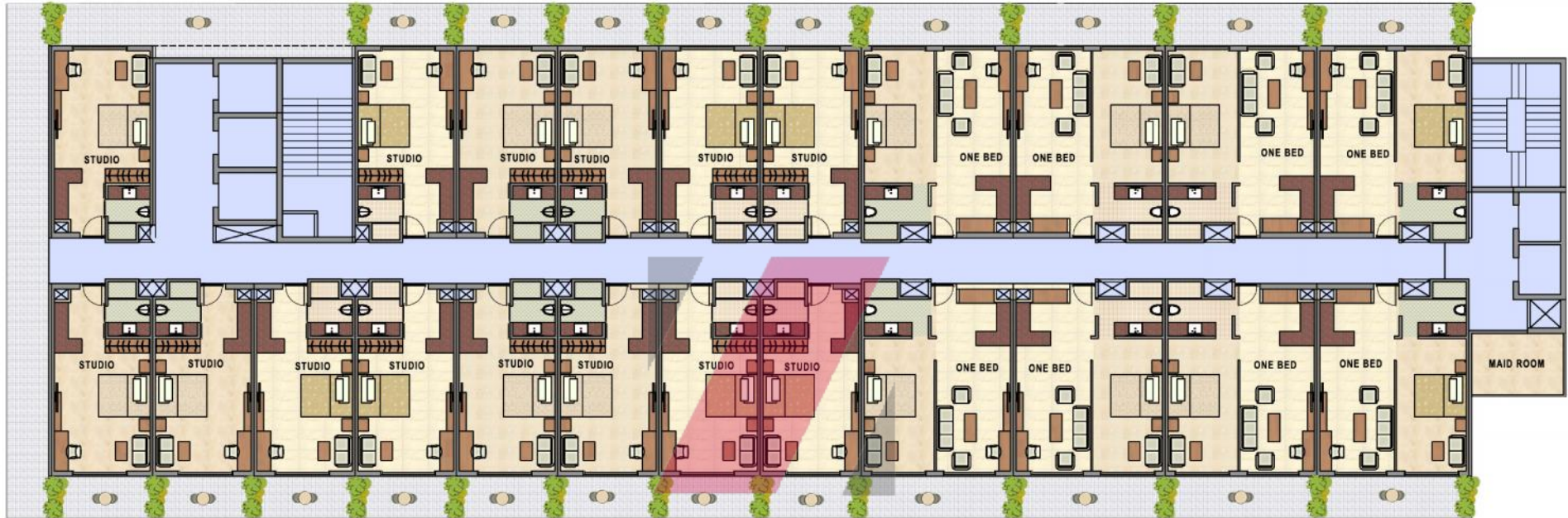


Modern Living - Serviced Apartments



Life is a constant buzz, optimize your performance as life is about living . As you zip from city to city, serviced apartments offer you the freedom to navigate the world for business, pleasure or spontaneous travel. Discover your second home. It offers a great investment options as you can enjoy higher returns in addition to real estate appreciation.

Living



Tentative Plans -All plans are subject to change



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TENTATIVE AREAS

- .Studio** 694 SFT
- .One Bedroom** 1042 SFT



Studio and One Bedroom Service Apartments

Modern international living

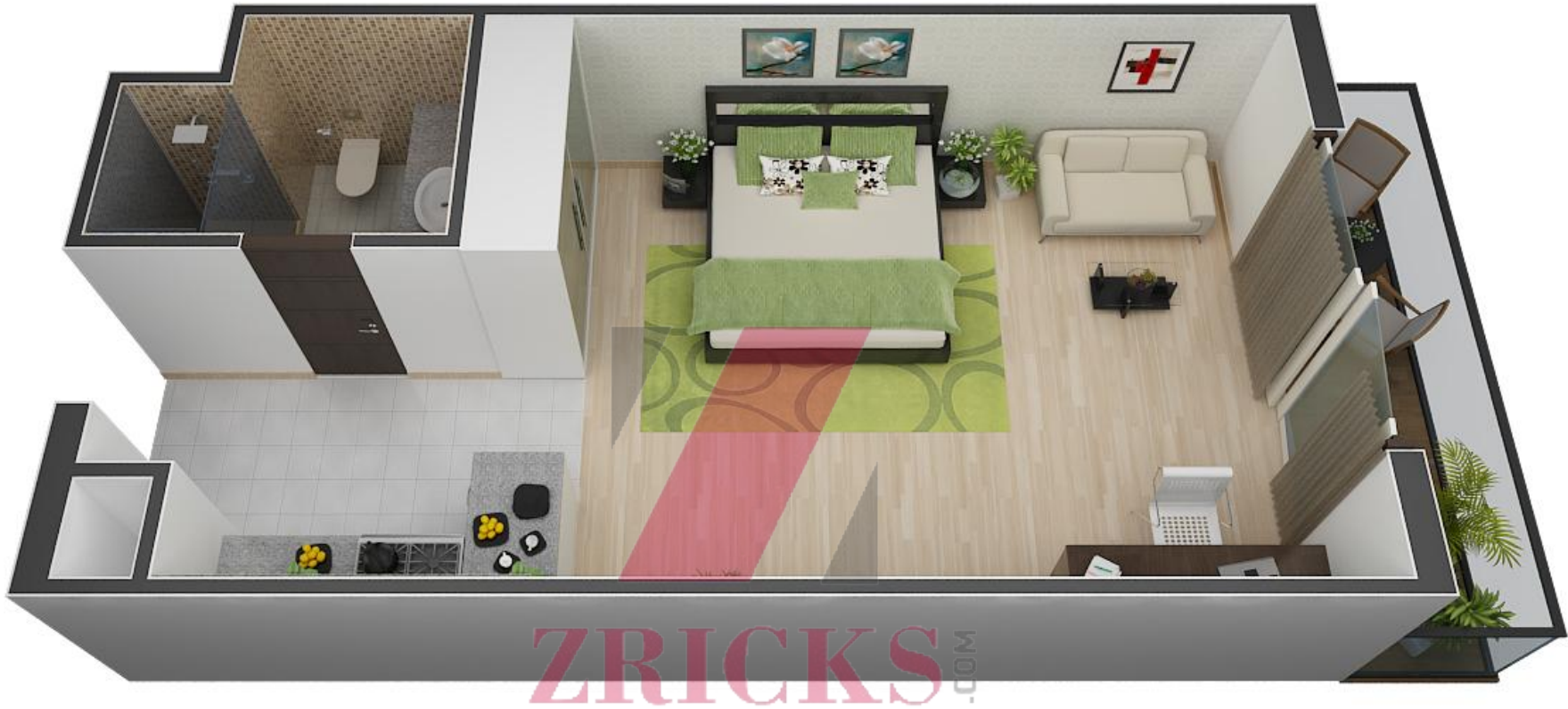
- Prestigious address facing the sector road providing high visibility, connectivity and view. All premium developments within 5 km radius.
- Offering a unique opportunity to own a Studio /One Bedroom unit which provides prestige and style with a great return on investment
- Reception -24 Hr front desk with concierge . Dedicated porch and entry .
- Furnished Studio and One Bedroom apartment units providing high level of comfort and flexibility. Fresh modern interiors. Upgrade option at later date for extra charge
- Roof Top Pool with change rooms ,shower and lounge seating.
- Clubhouse /lounge for residents.
- Fitness center with good equipment .
- Ample Car Parking on surface and basements.
- Beautifully landscaped complex.
- Room Service would be available during stipulated hours .
- Business Centre
- Laundry Services Professional Washing, Dry Cleaning and Ironing Services for Apartment Residents
- Building Services House-keeping & Building Maintenance Services Pay Per Use Basis through Facility Management Team.
- Air-Conditioning through separate split units , 24 Hrs. Hot & Cold Water Supply, 100% Power Back-up, Security \ Access Control Systems Communications Land-line through Central PBX, Internet & Wi Fi connections, Satellite Television (Provision of these services shall be facilitated however will be taken by user directly from respective Service Providers).

The logo for Pinnacle Tower features a stylized purple swoosh above the word "PINNACLE" in a bold, sans-serif font, with "TOWER" in a smaller font below it.



A large, semi-transparent watermark for "ZBRICKS.COM" is overlaid on the page. The text "ZBRICKS" is in a large, bold, pink font, and ".COM" is in a smaller, grey font to its right.

STUDIO APARTMENT



Proposed Area -694 SFT.
Large private terrace for outdoor sitting



Artist impression of developers intent. Subject to change. Image shows some upgraded features which may not be part of offering.

STUDIO UNITS



Artist impression of developers intent. Subject to change. Image shown with upgrade features


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Proposed Finishes- Studio Unit

Subject to revision

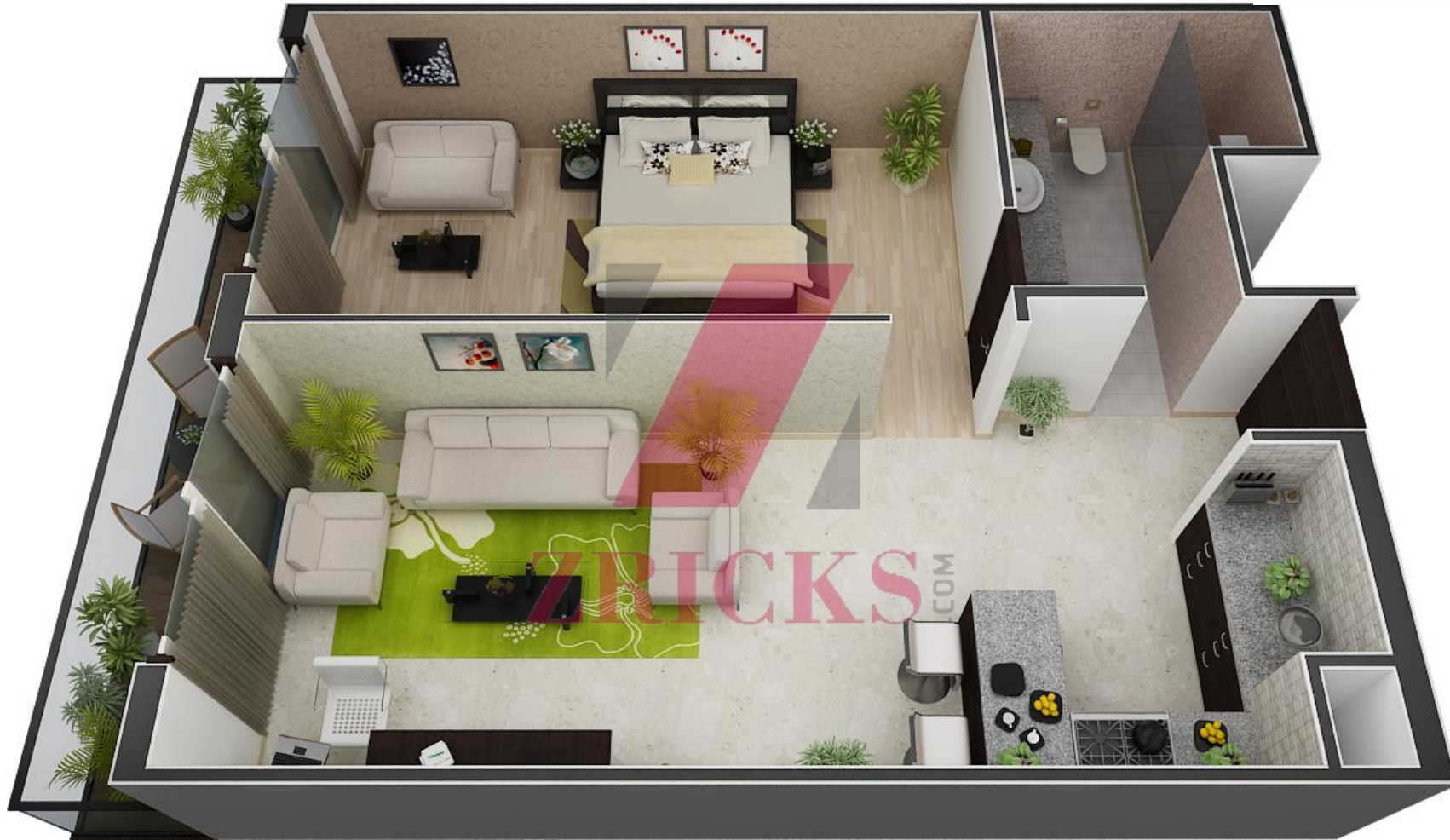
- Wood/MDF/Laminate work as per design.
- Double bed with side units.
- Study table with chair.
- Dining chair/stool.
- Sofa /chair in room
- Wardrobe unit
- Laminated wooden flooring /Carpet in sleep area
- Ceramic tile in kitchenette and bathroom.
- Modern Bathroom with 3 fixtures and premium CP fittings.
- Pantry-Modular structure with granite counter ,micro wave, fridge, hob/induction plate ,chimney and CP fittings.
- Air conditioner in all rooms.-Split
- One flat screen TV -(29-32 Inch)
- Ceramic tile in the balcony/courtyard
- Oil bound distemper on ceiling
- Plastic paint on walls
- Fixed decorative light fixture



Artist impression of developers intent. Subject to change

A hospitality district enclave nestled in the center of all the action amidst modern luxury commercial and residential developments in the Millennium city of Gurgaon. Our service apartments/corporate housing apartments are part of an integrated hospitality district comprising of hip shopping , iconic restaurants & landscaped promenade ,offering international living place for people traveling for pleasure or business. Serviced apartments make an excellent alternative to hotels and are ideal if you 're a frequent business traveler, need a base before permanently moving - explore the possibilities .

ONE BEDROOM APARTMENT



Tentative Plans -All plans are subject to change

Proposed Area -1042 SFT. Large private terrace for outdoor sitting

Artist impression of developers intent. Subject to change. Image shows some upgraded features which may not be part of offering.



Modern Day Living – One Bedroom Apartment

Proposed Finishes in Unit

Subject to revision.

- Wood/MDF/Laminate work as per design.
- Double bed with side units.
- Study table with chair.
- Dining chair/stool.
- Sofa /chair in sleep room
- Wardrobe unit
- Laminated wooden flooring /Carpet in sleep area . Tile in sitting area.
- Ceramic tile in kitchenette and bathroom.
- Modern Bathroom with 3 fixtures and premium CP fittings.
- Pantry-Modular structure with granite counter ,micro wave, fridge, hob/induction plate ,chimney and CP fittings.
- Air conditioner in all rooms.-Split
- One/Two flat screen TV –(29-32 Inch)
- Ceramic tile in the balcony/courtyard
- Oil bound distemper on ceiling
- Plastic paint on walls
- Sofa /Sofa Cum Bed with Coffee Table
- Fixed decorative light fixture

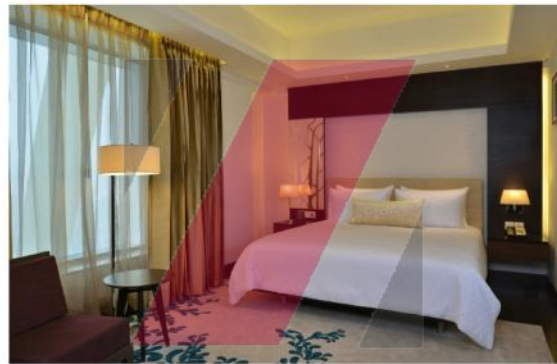


Artist impression of developers intent. Subject to change

Tentative Finishes Corridor

- Granite/Vitrified Tile on floor
- Oil Bound Distemper on ceiling
- Plastic paint on walls
- Lights as per design and norms
- Signage

Proven Track record of hospitality development !



BAANI



Actual Pictures



Plenty of demand generators to drive footfall..

- Strategically located in Gurgaon Sec 63
- High visibility on the 60 m sector road and 2 minutes drive from 150 m golf course extension roads. High traffic movement and connectivity to South Delhi , Faridabad
- 1000,000 sq ft of office and retail complex within 5 min of driving distance. Close to 25,000 premium homes within 5 km radius.
- Proximity to CWG Road ,Sector roads and good connectivity with NH8 , MG Road ,Netaji Subhash Marg, Metro Station of Sushant lok Metro Station is about 4km
- World Famous DLF Golf Course is less than 5 Km
- DLF Cyber Park with 100's of MNC's is less than 7 Km
- Located on the fastest developing zone of Gurgaon
- Corporate like Dell, Samsung, Hewitt, IBM, Ericsson,Oracle,Maruti Suzuki,Motorola,Siemens, GE,Convergys, AMEX,Coca Cola, General Motors,Fidelity Investments,Hughes, Agilent, Sapient, McKinsey ,ITC to name a few in the area.



Gurgaon ranks among the well known urban cities in India. It is the sixth largest city in the country