



Site: Near Zydex, Bhayli-Sevasi Canal Road,  
Sevasi, Vadodara-391101.

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ASSOCIATES

Structural Consultant:  Vyom Consultant

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NEW AGE RETAIL & BUSINESS SPACES

# M

Asopalav

## MIDWEST

NEW AGE RETAIL & BUSINESS SPACES

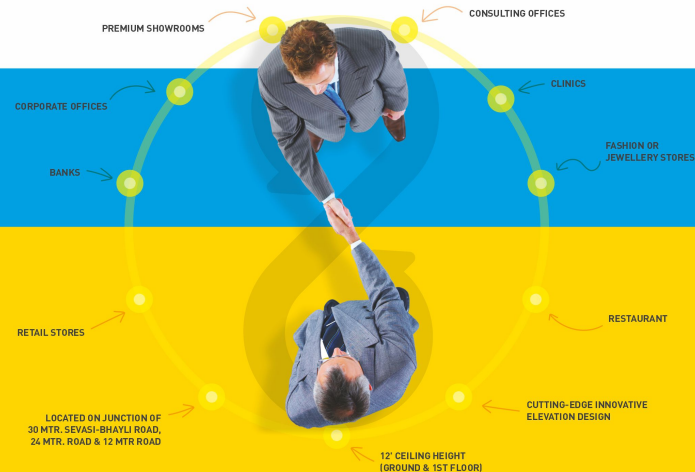
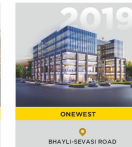
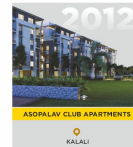
INFINITE  
POSSIBILITIES,

ONE BUSINESS  
ADDRESS

Asopalav

BUILDING SUSTAINABLE COMMUNITIES

OVER A MILLION SQ.FT. DELIVERED...





## SET-UP YOUR BUSINESS AT THIS ONE-OF-ITS-KIND COMMERCIAL EDIFICE

Spoil your customers with the opulence of Asopalav MidWest. Your business deserves to be at a premises that offers a Plush Ambience and Heightened Infrastructure at a location that is central and prominent. Welcome to Western Vadodara's newest commercial hotspot!

### KEY HIGHLIGHTS



#### Excellent Visibility

Being at the junction of 30 Mtr., 24 Mtr., & 12 Mtr. road and an innovative elevation. Your business shall attract abundant eyeballs and footfalls. Offering unobstructed views of the elegant show windows. The glass facade ensures maximum visibility so that your displays attract the right attention.



#### Prime Location

At Asopalav MidWest, you are right at the centre of exciting business opportunities. Located on the 3-side road access and excellent connectivity of the prime 30 Mtr. Bhayli- Sevasi Canal Road & 75 Mtr. Road Connectivity via 24 Mtr. Road, you are closer from just about anywhere in West Vadodara.



#### Instant Parking

The strategic location on the 30 Mtr. & 24 Mtr. link road allows you a lavish parking area all around the complex. Announce your sales events sans parking worries, as the canal-side of the road also doubles up as an extensive car park.



#### 12 feet high ceilings

Let your imagination fly high with higher ceilings. The ground floor and first floor spaces come with a 12' high ceiling that opens up more possibilities for your business & 11'6" in office space.



#### Exclusive Terrace with gardens for Offices

Most office come with a open terrace which provides extra utility in terms of creating a small garden, or private open space...goes a long way in reducing corporate stress!



#### Flexible corporate spaces

Every business is unique and so are its needs. Offices are available in a flexible range from small upto the entire floor plate. They are adaptable to suit your requirements and preferences.



#### Well Planned & Convenient Double Basement access

The complex is built to offer you and your customers' easy access and smooth mobility across levels for a hassle-free experience. All businesses have access to the basement.



## ONE-UP ADVANTAGE ON VALUE

Shops, offices and showrooms at the Asopalav Midwest are intelligently planned for the discerning you, who loves a harmony of class and convenience. Your spaces come with a wide array of features that ensure easy maintenance of your asset and superior value on your investment.

## SPECIAL FEATURES & FACILITIES

- A striking elevation
- Wide passages and corridors for easy mobility
- Automatic branded elevators
- Power back-up for lifts and essential common amenities
- Large concrete/ paved instant parking on ground floor with basement parking
- Security of the building backed by CCTV surveillance at strategic locations
- Provision for Attached toilets in Shops & Offices
- Proposed 75 Mtr. Ring Road within 700 Mtr.

- Outdoor AC Units and Display Board shall be installed as per Architects provision only.
- Exterior glazing & ACP Work as per architect's design

## SPECIFICATIONS

### Structure & Wall Construction

- Earthquake resistance RCC framed structure design, Internal & External masonry work with blocks/bricks.
- Internal wall with putty finished and external wall with weather proof paint over double coat plaster.
- No Plaster on Ceiling.

### Doors & Windows

- M.S Rolling shutter for shops.
- Powder coated aluminum sliding / glazing openable window.

### Flooring & wall cladding

- Vitrified tile flooring in all units.
- Natural stone / Vitrified tile flooring in common area.

### Electrification

- Solar Roof top shall be provided
- Electrical Infrastructure shall be provided upto the unit.
- Individual meter connection charges shall be extra as per MGCL norms.
- Concealed Wiring and internal electrification shall be borne by the purchaser.
- Branded elevators



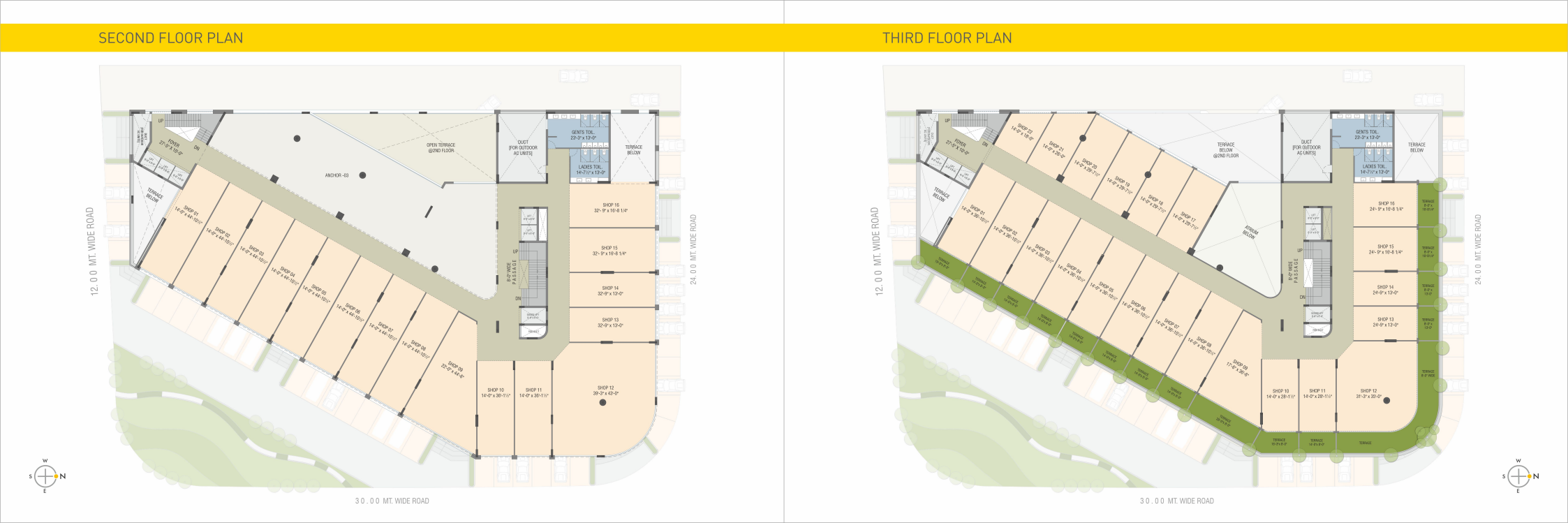
## GROUND FLOOR PLAN



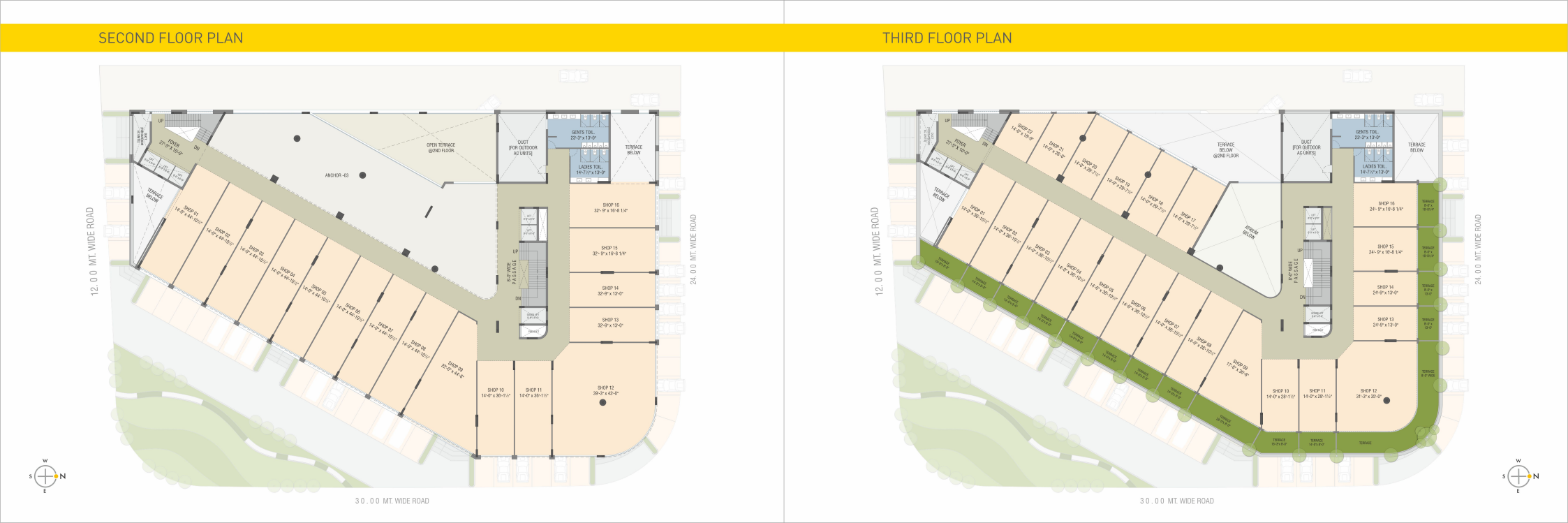
## FIRST FLOOR PLAN



SECOND FLOOR PLAN	THIRD FLOOR PLAN
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SECOND FLOOR PLAN	THIRD FLOOR PLAN
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SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN







# TENTH FLOOR PLAN



# G-2 BASEMENT

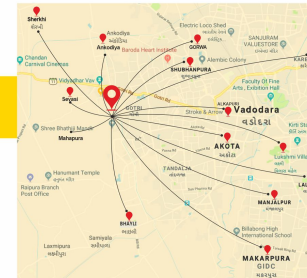


# G-1 BASEMENT





#### EASY CONNECTIVITY



#### PROPOSED RING ROAD



Notes: 1. Stamp Duty, Registration Charges, GST or any such present and future additional Government Taxes, Maintenance Deposit, Development Charges, and Electrical Infrastructure charges and Deposit will be charged extra. 2. Possession will be given only after one month of settlement of all accounts. 3. Continuous defaults in payments leads to cancellation of booking and refund in case of cancellation will be made after deduction of 2% against administrative charge from booking amount. 4. Changes in any Structural design & External facade will NOT be permitted under any circumstances. Internal changes will only be permitted with prior permission. 5. Out door AC Unit should be fitted at the designated place as per provision made by the architect. 6. The exclusive rights of the topmost terrace are reserved by the developers with future or balance FSI availed from local authority with utilities of lift & staircase to this terrace are reserved by the developers 7. All buyers /members are bound to follow all rules / instructions for future maintenance of building. 8. This brochure is for information purpose only, it does not form a part of the agreement or any legal document.

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#### KEY PLAN

