



30 meter Bhayli - Sevasi Canal Road,
Near Priya Cinema, Vadodara-391101

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THE CENTRE OF WEST VADODARA



Located on the 30 meter Bhayali- Sevasi Link Road

15' Ceiling Height - Ground & 1st Floor

Exclusive Reception area for Offices on Ground Floor

Ample Ground & Double Basement Parking

One-way ticket to success

One West, the upcoming premium retail complex on the pivotal Bhayli-Sevasi Link Road, is a perfect blend of aesthetics and functionality. Right from locational prominence to maximum value, from finesse in design to abundance of conveniences, from flexible space options to a large untapped market, One West is your business's one-way ticket to success!



SEVASI

GOTRI

BHAYLI

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One-stop solution for opulence / everything grand

What if we told you that at One West, it's not just you that we spoil with extravagance, but your customers too!
A central location in western Vadodara is just one of the many distinctive features that this grand retail complex brings to you.

KEY HIGHLIGHTS



Large frontage

The expansive elevation is designed to offer unobstructed views of the elegant show windows. The glass facade ensures maximum visibility so that your displays attract the right attention.



Prime location

At One West, you are right at the centre of exciting business opportunities. Located on the 30 meter Bhayali- Sevasi Link Road, you are closer from just about anywhere in west Vadodara.



Instant parking

The strategic location on the 30 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 carpark.



15 feet high ceilings

Let your imagination fly high with higher ceilings. The ground floor and first floor spaces come with a 15' high ceiling that opens up more possibilities for your business.



Exclusive reception/waiting area

Treat your guests to royalty with a dedicated reception area at the ground floor. Situated right next to the elevator lobby, the reception serves as an ideal space for both, a quick meeting and a laid back chat.



Flexible corporate spaces

Every business is unique and so are its needs. Offices at One West are available in a flexible size range of 200 sq. ft. to the entire floor plate. They are adaptable to suit your requirements and preferences.



Well Planned & Convenient 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 One West 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

- Beautiful landscaping on the ground floor
- 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
- Anti termite treatment to the building
- Provision for Attached toilets in Shops & Offices

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 MGVL norms.
- Concealed Wiring and internal electrification shall be borne by the purchaser.
- Branded elevators
- **Outdoor AC Units and Display Board shall be installed as per Architects provision only.**
- **Exterior glazing & ACP Work as per architect's design**

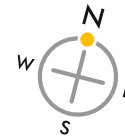




LOWER BASEMENT FLOOR PLAN



UPPER BASEMENT FLOOR PLAN



Exclusive Reception Area & Waiting Lounge for Offices.

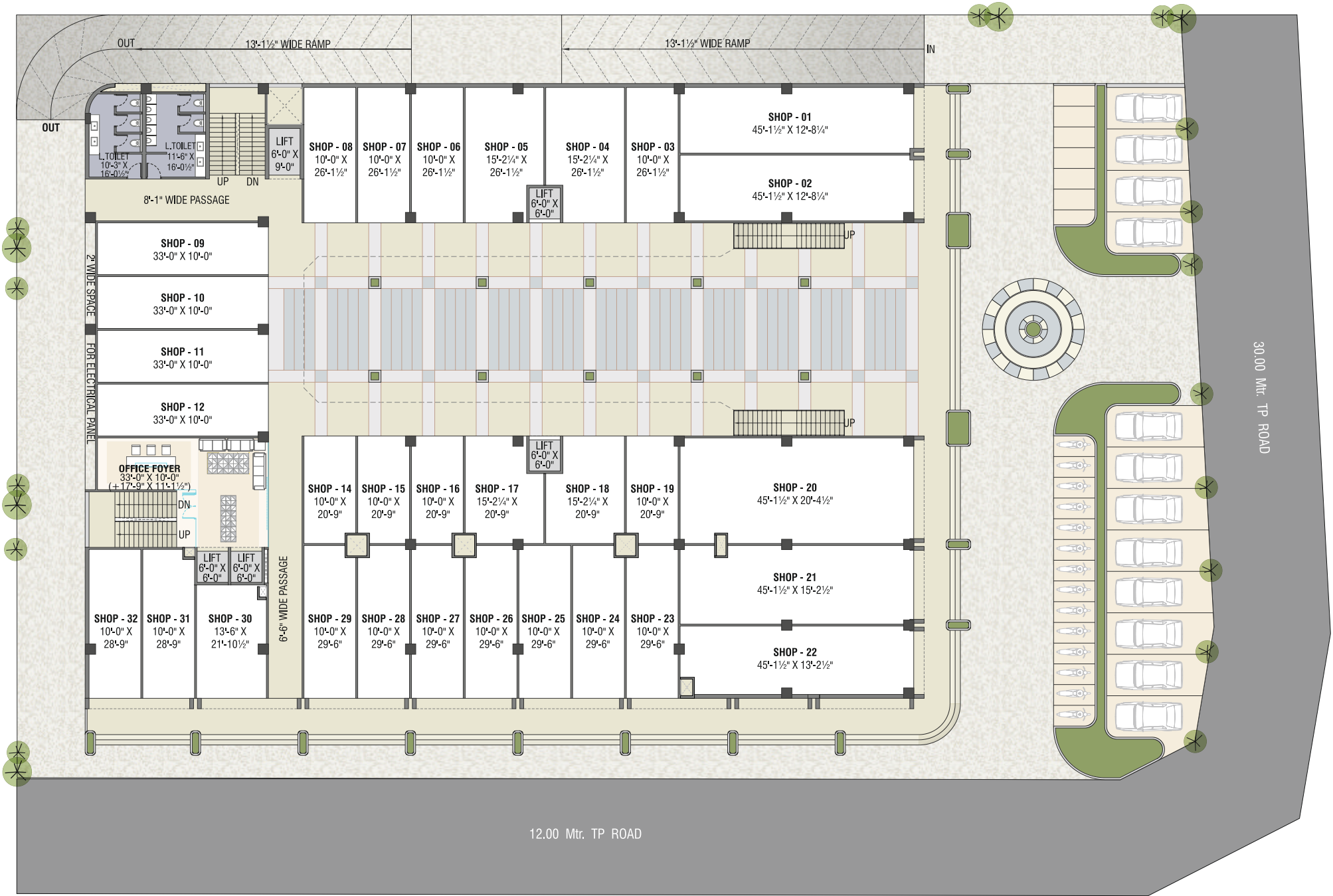
Treat your guests with royalty with a dedicated office foyer on the ground floor. Situated right next to the elevator lobby, the grand foyer has an exclusive

entrance and serves as an ideal waiting lounge for your visitors. The alluring ambience makes it a perfect venue for a quick meeting or a laid back chat as well.



for Reference Only

GROUND FLOOR PLAN



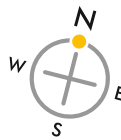
FIRST FLOOR PLAN



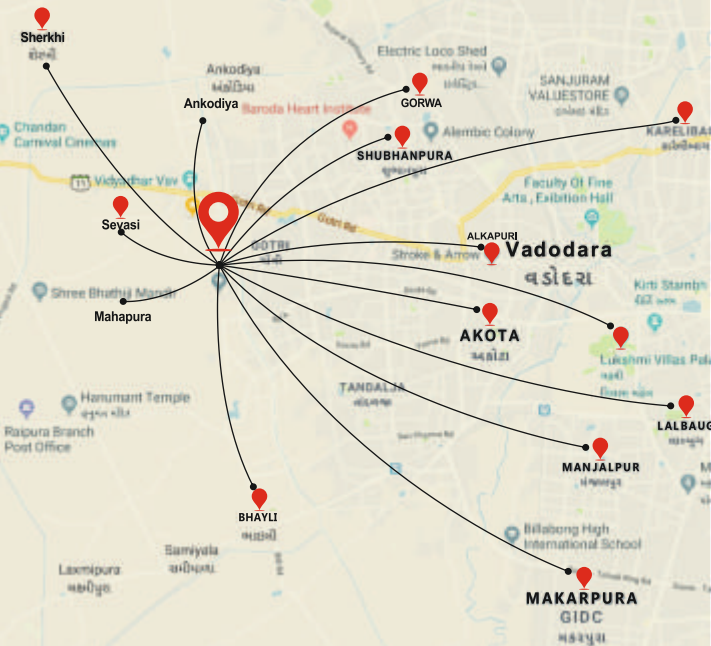
SECOND FLOOR PLAN



TYPICAL FLOOR PLAN (3rd, 4th, 5th)



EASY CONNECTIVITY



PROPOSED RING ROAD



KEY PLAN



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 rights of lift & staircase to this terrace are reserve 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.