



# RETAIL READY SPACES

**PLAZA**at106



Designed to rethink retail spaces and studios - PLAZAat106 is a research led project with an in-depth insight into the location, catchment and demand in the area, all of which coalesced the retail-ready impact. Every single element of the project is crafted with an ergonomic elegance to attract tens of millions of people to work, meet, shop and enjoy all of its possibilities.

PLAZAat106 quintessentially owns the space at an envious location, amongst the host of upcoming residential complexes on the Dwarka-Gurugram Expressway, the retail /commercial complex has direct access and maximum visibility from the 60- meter wide road.

**These are just a few attributes that leverages it to being Retail-Ready.**



**SOME ARE BORN TO SELL.  
SO, THEY GET SOLD SOONER.**

# WHERE SIZE MEETS SIZEABLE ADVANTAGES

**70,000** sq.  
ft.

of retail space spread  
across Ground &  
First floor

**250-1500** sq.  
ft.

sized units to match  
diversified operations

**15** OFFICE  
SPACES

**94** BANKS &  
ATM'S

**74** RESIDENTIAL  
CLUSTERS

**250+** EDUCATIONAL  
INSTITUTES

**54+** MARKET  
PLACES

Within 6 KM

**BRANDS LOVE RETAIL-READY SPACES.  
THEY SENSE THEIR FOOTFALL.**



# PLAZAat106 IS A CROWD-GENERATED VENTURE

Perhaps, yes. The manner in which demand is clearly visible in the vicinity, not just the geographical analysts, anyone can foresee the need for a project of this stature in this location. Hence, PLAZAat106 is something born out of this need of the moment.

## 5000+ Households

in the vicinity. Direct access and maximum visibility

### POPULATION-

Young, affluent and well-educated

### BUYING POWER-

With major stake of people in the vicinity

### 2<sup>nd</sup> Diplomatic Enclave-

Project brings in elite crowd

### CORPORATE-

Crowd with Leading IT, Corporate Parks & MNC's in the surroundings

### CONVENIENCE-

With leading banks, ATM's & market places around the site



**PHENOMENAL  
CATCHMENT AREA**

# STRATEGICALLY LOCATED



Off the upcoming Dwarka - Gurugram Expressway, on the Metro corridor



15 Minutes from the Delhi Airport



A short drive from MG Road, the high-street of Gurugram



Adjacent to a thriving neighborhood with world-class schools, universities, hospitals and malls



Close proximity to major centres of commerce



10 mins from Rajiv Chowk



## SOMETIMES, YOU DON'T NEED LOCATORS TO LOCATE



Map not to scale







- |                           |                  |                    |                      |
|---------------------------|------------------|--------------------|----------------------|
| ① Vehicular Entry / Exit  | ④ Block A (G+4)  | ⑦ Landscape Garden | ⑩ Metal Bridge       |
| ② Pedestrian Entry / Exit | ⑤ Block B (G+23) | ⑧ Wooden Deck      | ⑪ Club Swimming Pool |
| ③ Basement Ramp           | ⑥ Block C (G+2)  | ⑨ Plaza            | ⑫ Vehicular Drop-off |





**SOMETIMES, EVERYDAY IN LIFE  
IS FRESH AS A FLOWER.**

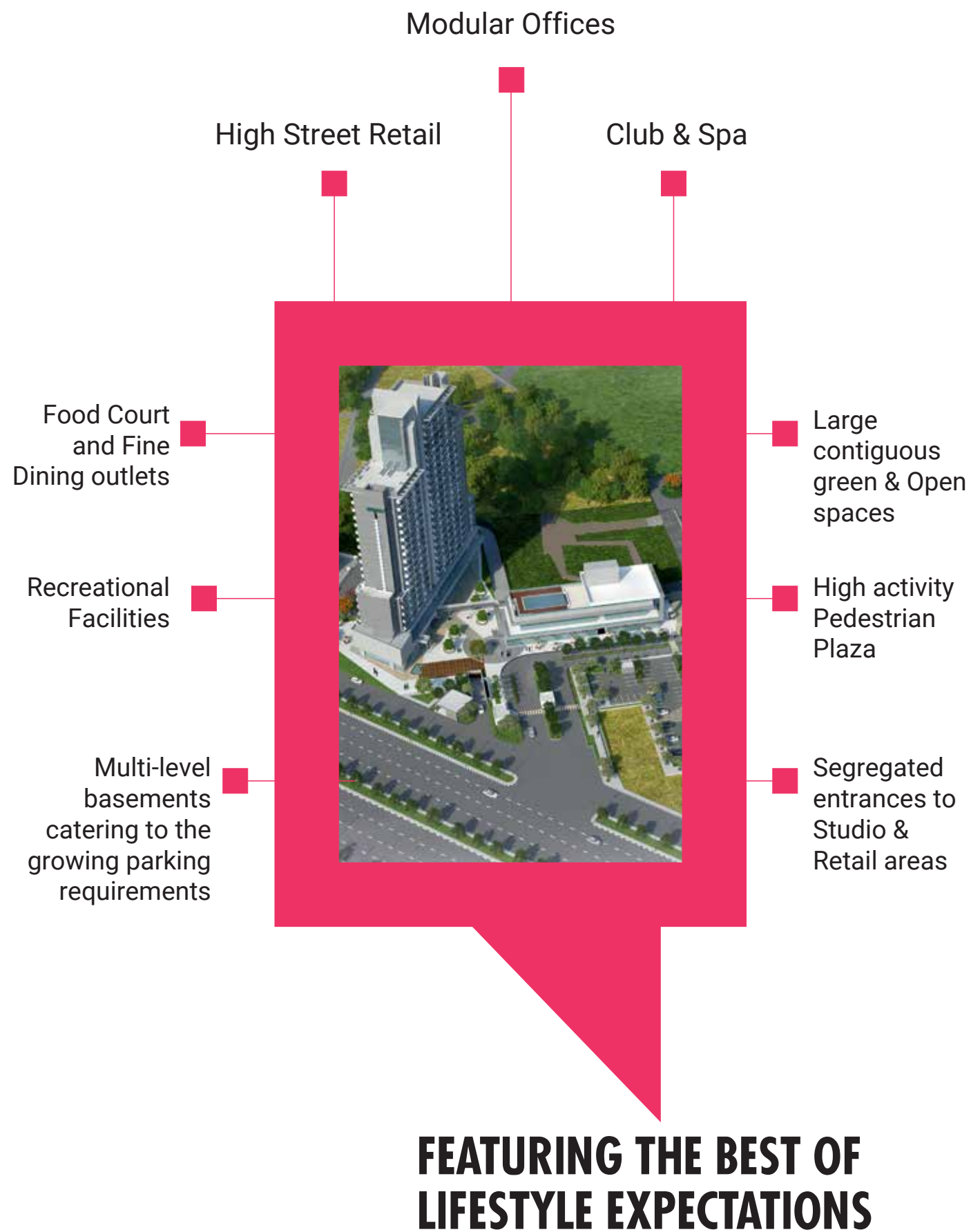


## **POISED TO SET NEW TRENDS IN THE STUDIO DESIGN**

Studios of PLAZAat106 reflects new age lifestyle hues in living places, offering multi-use spaces – where design meets smart life concepts, structure merges with natural surroundings and features are planned in a futuristic appeal.

All needs and imaginations of life has been thought of in the venture, with a holistic approach, fostering liveliness and vibrancy in life.





Studios that focus on every detail  
Of modern lifestyle features.

### VERSATILE USES

- FIRST HOMES
- SMALL OFFICES
- STUDIOS
- WEEKEND HOMES
- LONG STAY HOLIDAY HOMES
- SERVICED APARTMENTS
- SOHOS
- STARTUP OFFICES
- CORPORATE GUEST HOUSE

### BEST-IN-CLASS FEATURES

- Multi-tier security at entrances of the complex, the lobby & at your doorstep
- Wi-fi & Satellite Television connectivity
- Intercom facility within the complex
- Gym & Healthcare
- Fire-fighting system
- Fine Dining Restaurant
- Convenience Shopping within the complex
- 100% Power Back-up











# PLAZAat106 GROUND FLOOR



## PLAZAat106

### Ground Floor - Retail Layout

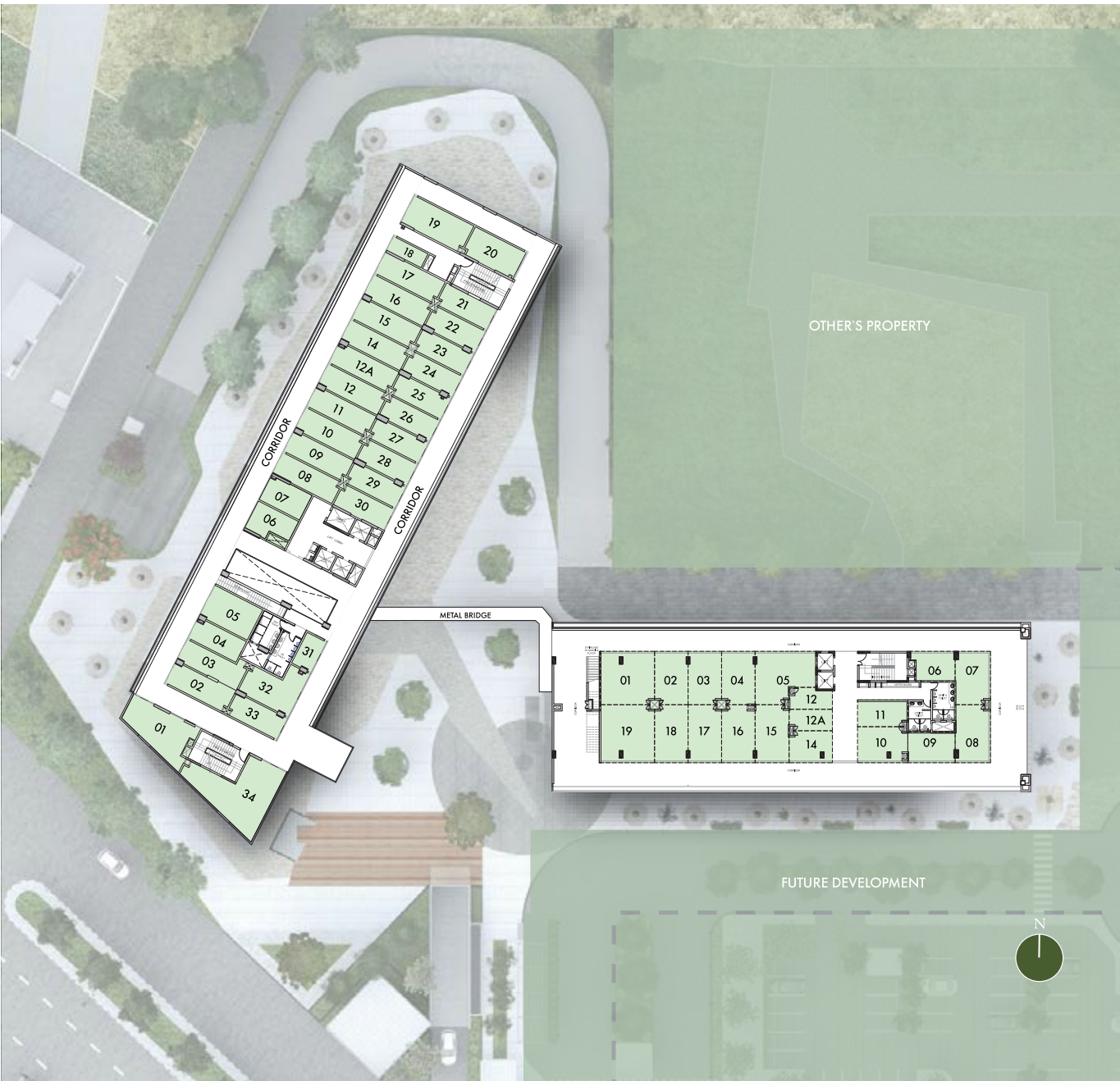
Developer- Magic Eye Developers Private Limited; CIN :U45400DL2007PTC162243

Project: PLAZAat106 – I, RERA Registration No.- 72 of 2017 dated 21.08.2017, License No 65 of 2012 dated 20-06-2016 and renewed on 02-12-2016 via Memo No LC-2652-PA(B)/2016/26431, both issued to M/s Magic Eye Developers Private Limited for commercial development of 3.725 acres. Building Plans approval memo number ZP-833/JD(BS)/2013/28633 dated 15-01-2013. Total units – 534, Facilities – Club and Swimming Pool.

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# PLAZAat106 FIRST FLOOR



## PLAZAat106

### First Floor - Retail Layout

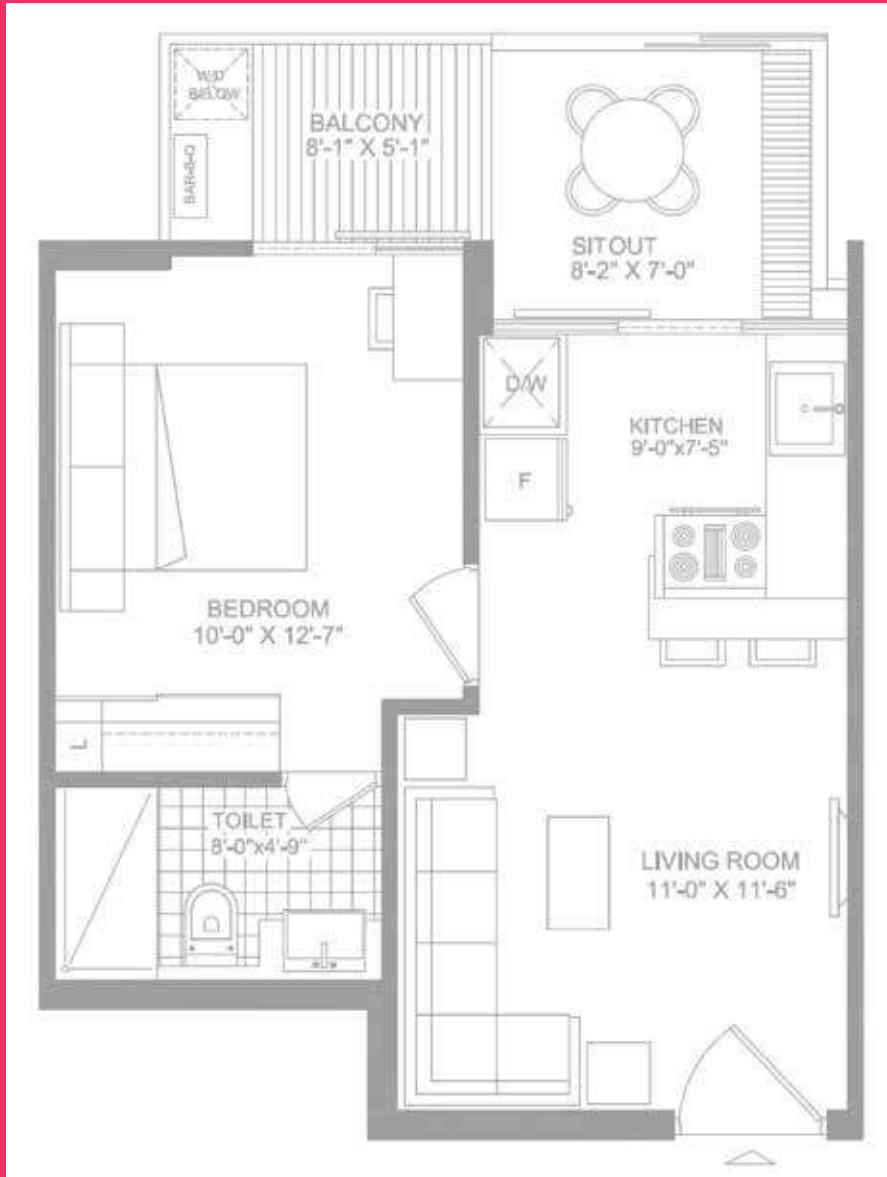
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# PLAZAat106 1 BHK 700 sq.ft.



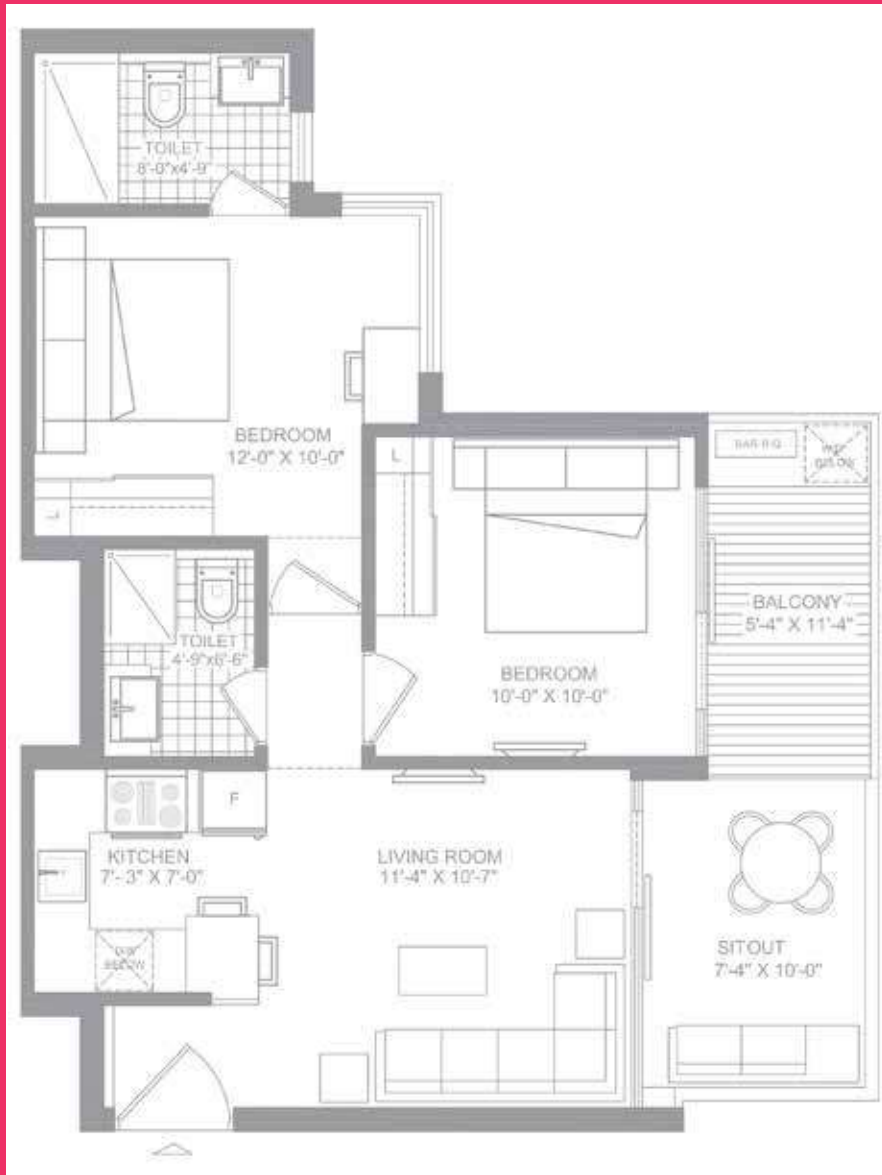
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# PLAZAat106 2 BHK 1000 sq.ft.



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