



MAXVEL PAVILION DWARKA SECTOR 10





An Affluent Metropolis in Waiting.

Dwarka is one of Delhi NCR's largest, most planned sub-cities. With a city-scale population and immense purchasing power, it represents one of the most powerful and underserved catchments in India.



2+ Million Residents



High Disposable Income

Working Professionals | Well Educated

Strategic Proximity

- 10–15 mins from Delhi International Airport (IGI)
- Adjacent to India's second Diplomatic Enclave
- Excellent Dwarka Metro connectivity
- Surrounded by dense residential sectors: 6, 9, 10, 11, 19

The Unmet Demand: A Critical Supply Gap

Despite its scale and affluence, Dwarka suffers from a significant undersupply of organised, premium-grade retail and lifestyle spaces. Existing options are fragmented and do not cater to the aspirations of the local demographic. This compels residents to travel to South Delhi and Gurugram for premium experiences, proving that active, high-value demand is currently being uncaptured.

Dwarka Micro-Market: Demand vs. Supply



Rising Local Demand For:

-  Fashion & Lifestyle Brands
-  Premium Dining & Cafes
-  Entertainment & Kids' Zones
-  Health, Wellness & Beauty Services

The Solution: A Curated Urban Hub

Maxvel Pavilion is engineered to fill this gap. It's not a conventional mall, but a meticulously planned high-street destination designed as a hub where brands, community, and commerce intersect.

- **Prime Location:** Premium development on a main sector road.
- **Maximum Visibility:** A rare three-side open corner plot with grand entrance and large frontage for iconic brand signage.
- **Intelligent Design:** Efficient floor plate planning with dedicated zones for Retail, F&B, and Services.
- **Brand -Driven:** A strategy built around footfall-driving marquee brands.
- **Secure Asset:** DDA-approved, freehold commercial development ensuring investment security.



Engineered for a Dynamic Tenant Mix.

With ~70,000 sq.ft of intelligently designed retail space, Maxvel Pavilion offers flexible modules perfect for a synergistic mix of categories that drive sustained footfall.

Structure: Ground + Multiple Retail Levels

Unit Sizes: Flexible Retail Modules to suit brand needs.

Ideal Occupier Categories:



Restaurants | Cafes | Bakeries



Supermarket/Premium Grocery



Salons & Wellness Clinics



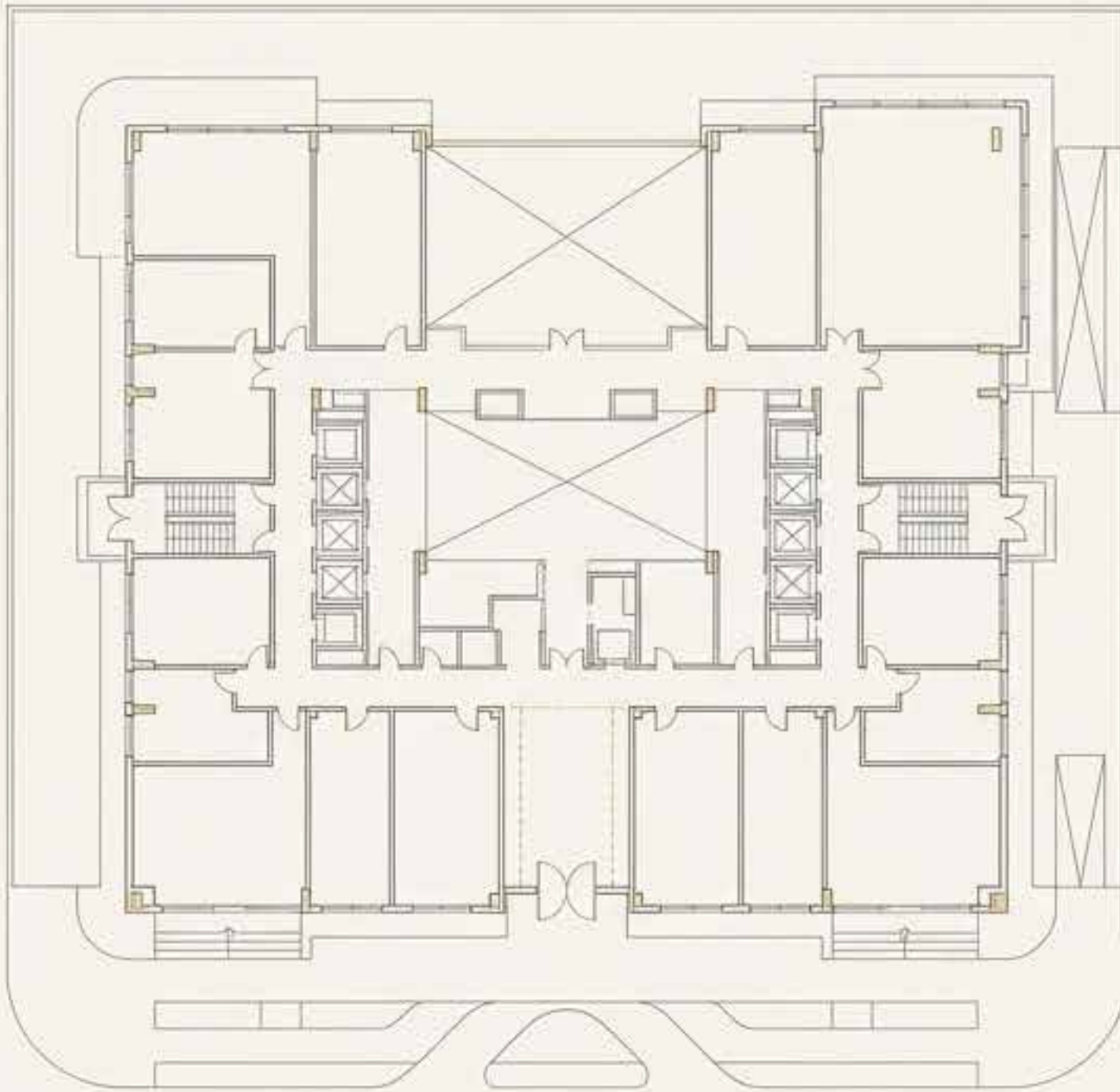
Electronics & Tech



Apparel | Footwear | Accessories



Banks & Financial Services



Where Vision Becomes Architecture.

The design philosophy combines contemporary aesthetics with a focus on the customer experience, creating an environment that is both inviting and commercially vibrant.

- **Iconic Façade:** A contemporary façade with premium elevation that stands as a landmark.
- **High-Impact Fronts:** Double-height shop fronts to maximize brand presence.
- **Seamless Circulation:** Wide corridors, attractive atrium spaces, and strategically placed escalators & lifts for smooth vertical movement.
- **Natural Ambiance:** Designed to maximize ample natural light and ventilation.





At the Crossroads of Community & Commerce.

Maxvel Pavilion is strategically engineered for maximum footfall, situated on a prime corner plot with unparalleled access and visibility.

- **Main Sector Road Location:** Bang on a 30m road with strong pedestrian and vehicular traffic.
- **Transit-Oriented:** Just 2 minutes from Dwarka Sector 10 Metro Station.
- **Effortless Access:** Multiple entry/exit points and ample, well-planned parking facilities.
- **Corner Plot Advantage:** Exceptional visibility from three sides.

A Captive Audience of Affluent Consumers

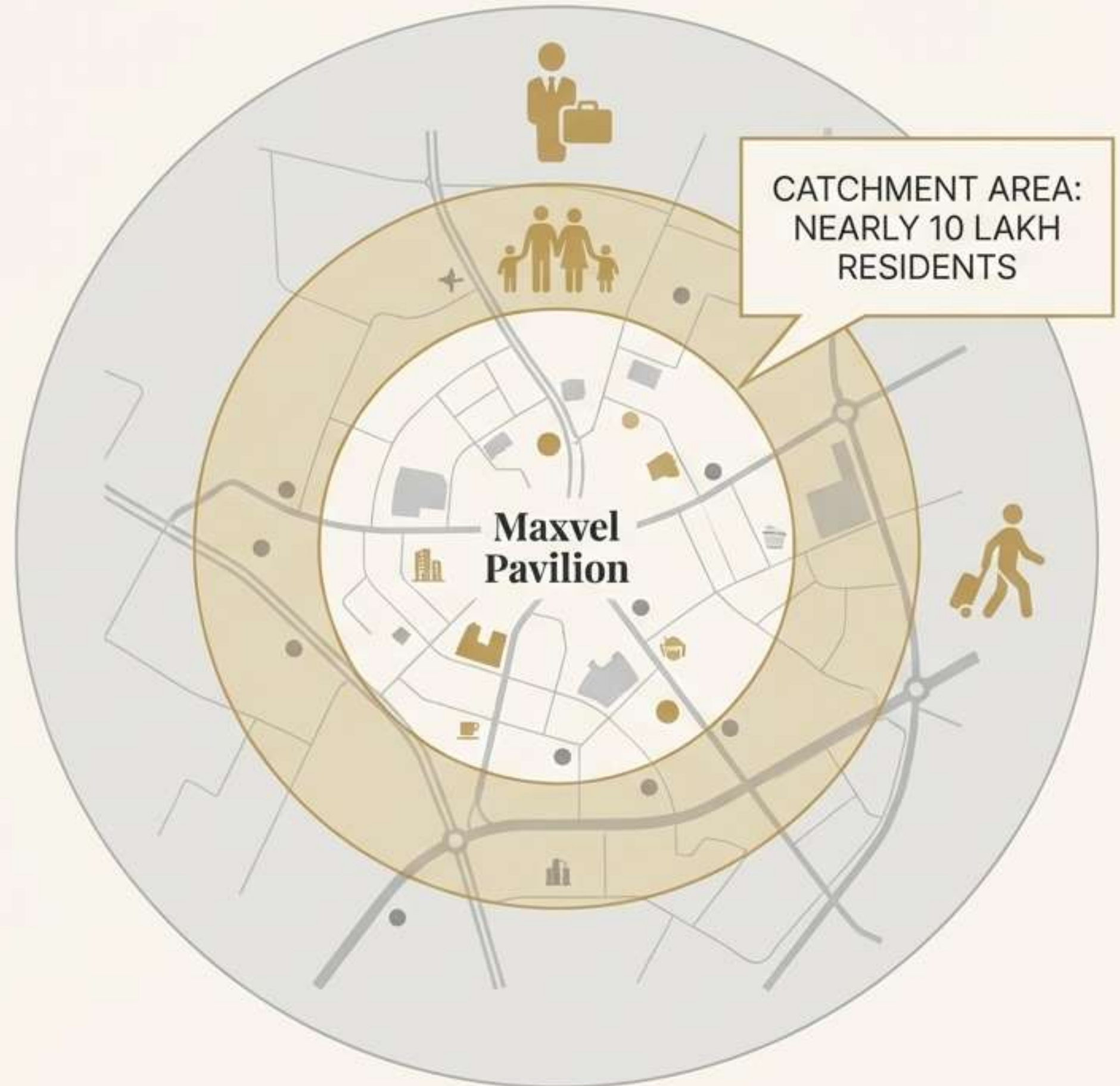
The project is supported by a dense, high-income catchment area of nearly 10 lakh residents, ensuring high-quality, repeatable footfall from day one.

Primary Catchment:

- Dense Residential Clusters: Upper-Middle-Class Families and HNWIs from surrounding sectors (6, 9, 10, 11, 19).
- Corporate Working Professionals.

Secondary Catchment:

- Commuters using the arterial road network and Urban Extension Road-II.
- Airport Workforce & Travelers.
- National/International Visitors to Yashobhoomi Convention Centre.



The Maxvel Model: Where Brand Performance Drives Investor Yield

We're shifting from a static real estate asset to a dynamic commercial investment. In the Maxvel leasing model, returns are not capped; they are driven by the success and footfall of the brands within, creating a powerful engine for value creation.

Residential Leasing



Returns are largely fixed and capped by a lease agreement. Residential returns move slowly—and often unpredictably.

Commercial/Retail Leasing



Commercial/Retail Leasing Advantage

- Returns are driven by business performance, not just tenancy.
- Asset value is directly tied to the success of the brand ecosystem.
- Upside is linked to activity and curation—a desirable destination commands premium lease values.

The Vision Validated: Marquee Brands are Already On Board

Strong market confidence and leasing momentum is demonstrated by the pre-commitment from leading national and international brands.



A Foundation of World-Class Infrastructure.

Maxvel Pavilion is equipped with state-of-the-art infrastructure to ensure a seamless, safe, and premium experience for both brands and visitors.



Centralized Air Conditioning



24x7 Security & CCTV Monitoring



Open-to-Sky Infrastructure



Advanced Fire-Fighting & Safety Compliance



100% Power Backup



Professionally Planned Utility & Service Areas

The Brand-Leasing Advantage, Quantified.

Shifting from a static residential asset to a dynamic commercial asset fundamentally changes the return profile of a ₹1 Crore investment.



This is the Maxvel leasing model: where brand performance directly translates to investor yield.

The Unparalleled Opportunity. Summarized.

1. Strategic Location & Catchment

- Centre of Dwarka, a 2M+ person sub-city.
- Prime 3-side open corner plot with metro & road connectivity.

2. Proven Demand & Concept

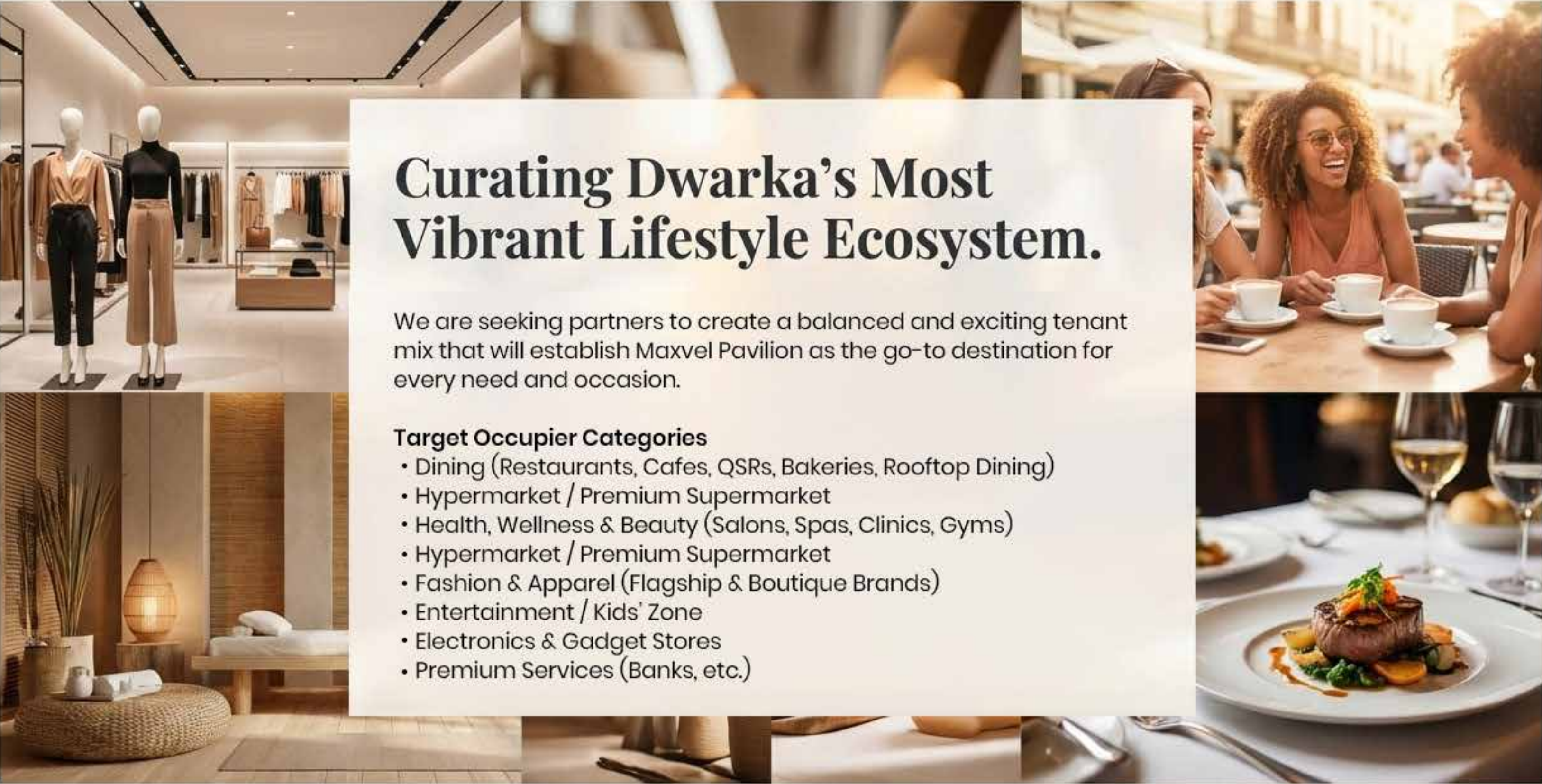
- Clear, unmet demand for premium lifestyle experiences.
- Concept validated by commitments from marquee brands.

3. Superior Physical Asset

- DDA-approved, freehold title ensures investment security.
- Iconic design creating a landmark destination hub.

4. Secure Financial Proposition

- Model designed for strong rental yields.
- Excellent outlook for long-term capital appreciation.



Curating Dwarka's Most Vibrant Lifestyle Ecosystem.

We are seeking partners to create a balanced and exciting tenant mix that will establish Maxvel Pavilion as the go-to destination for every need and occasion.

Target Occupier Categories

- Dining (Restaurants, Cafes, QSRs, Bakeries, Rooftop Dining)
- Hypermarket / Premium Supermarket
- Health, Wellness & Beauty (Salons, Spas, Clinics, Gyms)
- Hypermarket / Premium Supermarket
- Fashion & Apparel (Flagship & Boutique Brands)
- Entertainment / Kids' Zone
- Electronics & Gadget Stores
- Premium Services (Banks, etc.)

Construction Update

(Delivery in Q1 2026)



The Developer: A 20-Year Legacy of Trust and Delivery.

- **Experience:** Over two decades in residential, commercial, and logistics development.
- **Footprint:** Established presence across Delhi, Dehradun, Mohali, Panipat, and Sonipat.
- **Portfolio:** Over 1 million sq. ft. of warehousing assets alongside numerous premium housing and commercial projects.
- **Reputation:** Built on timely delivery, trust, and long-term value creation.



Our Projects



Maxvel Alvista
NEW DELHI



Ceremony City
PANIPAT



Noble Ayra 1 & 2
NEW DELHI



Solitaire Crown
DEHRADUN



The Solitaire Vista
DEHRADUN



The Grand Courtyard
SONIPAT



Secure Your Place in Dwarka's Future.

The evolution of Dwarka is culminating here. Maxvel Pavilion is the natural outcome of this urban growth and is set to become the sub-city's next landmark commercial destination. Join us.

Bookings Open | Limited Inventory Available

Contact:

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