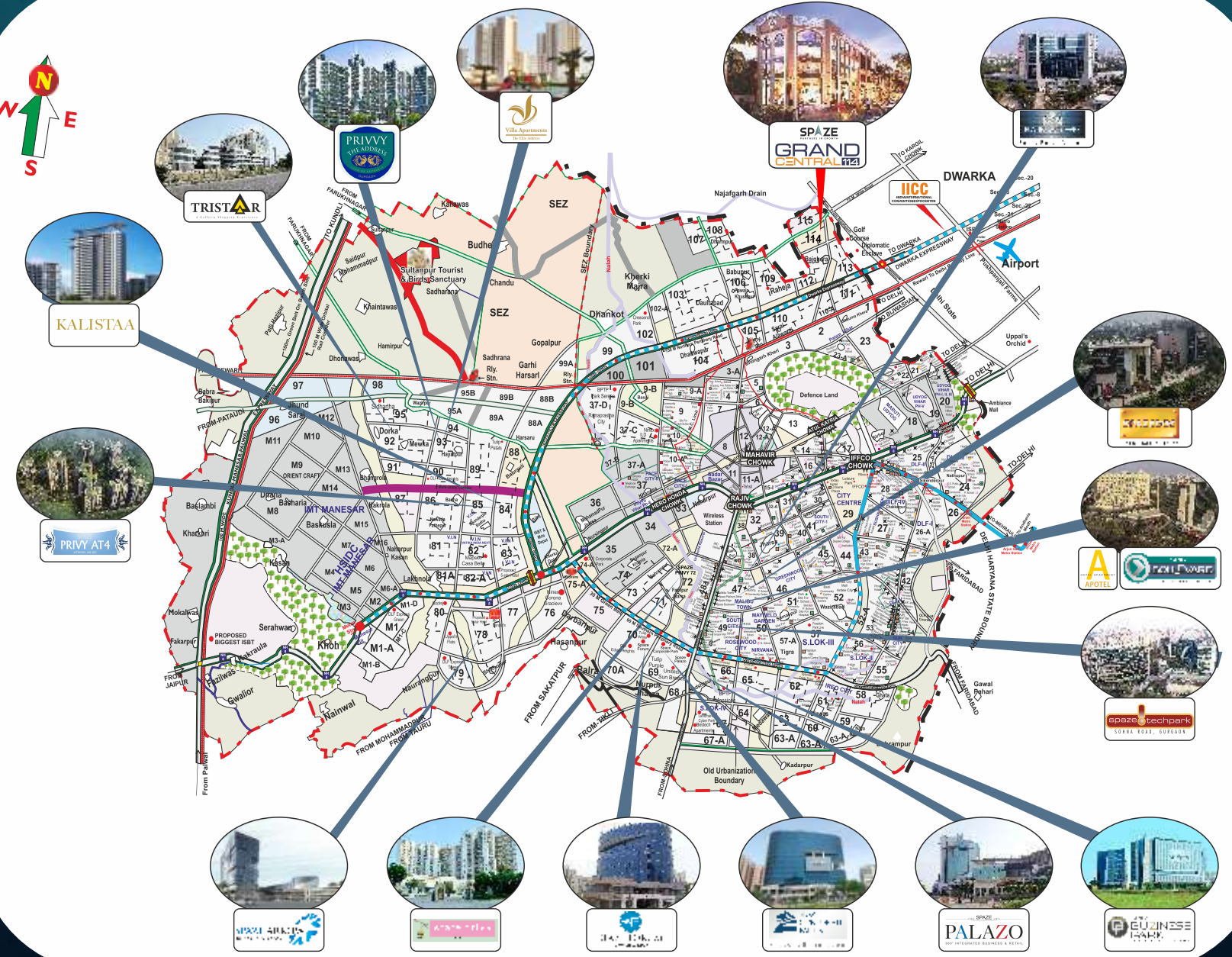




SPAZE
PARTNERS IN GROWTH

GRAND
CENTRAL 114

- INDUSTRIAL
- PUBLIC-UTILITIES
(WATER WORKS, DISPOSAL, PIPES, GRID SUB-STATION)
- TRANSPORT & COMMUNICATION
(RAILWAY STATION, BUS-STOP, WORKSHOP/PARKING)
- RESIDENTIAL/GROUP HOUSING
- PUBLIC & SEMI PUBLIC USE
(MUSEUMS, COLLEGE, POLICE STATION & MEDICAL, DEFENCE LAND & EDUCATION)
- HILLOCKS
- VILLAGES
- COMMERCIAL
- FOREST LAND
- AGRICULTURAL
- OPEN SPACES
- SEZ
- METRO ROUTE
- NATIONAL HIGHWAY 8
- HOSPITAL & DISPENSARY
- SCHOOL & COLLEGE
- SHOPPING & COMMERCIAL
- COMMUNITY & CLUB
- PROPOSED METRO ROUTE



AN OPPORTUNITY
LIKE NEVER BEFORE

AN OPPORTUNITY LIKE NEVER BEFORE



Low Operational Costs



High Returns



Organised Structure

BASED ON THE MOST
SUCCESSFUL RETAIL FORMAT



RODEO DRIVE, LOS ANGELES



VIA MONTENAPOLEONE, MILAN



CANNAUGHT PLACE, DELHI



KHAN MARKET, DELHI



SECTOR – 29, GURUGRAM



SECTOR – 17, CHANDIGARH

BUT REIMAGINED IN
THE GRANDEST WAY

PRESENTING

THE GRANDEST SCO OF GURUGRAM





THE PERFECT LAUNCHPAD
FOR YOUR BUSINESS

PROJECT DETAILS

12.336*

ACRES

210*

PLOTS

4.28*

FAR
FOR INDIVIDUAL PLOTS



Provision of Basement
+ Ground + 4 Floors



Technically zero
maintenance



Complete
Land ownership



Low risk with high
returns on investment



Efficient pedestrian
path



Ample space for car
parking



Promising
development in the
neighbouring areas



Flexible plot module for
Retail & Office spaces

CONCEIVED AT AN
UNMATCHABLE
LOCATION



REFERENCE IMAGE

0 MINS*
FROM
DELHI

*Depending on traffic condition



10 MINS*

FROM

**INDIA INTERNATIONAL
CONVENTION &
EXPO CENTRE**

*Depending on traffic condition



10 MINS*
FROM
IGI AIRPORT

*Depending on traffic condition



2 MINS*

Dwarka Expressway



3 MINS*

Dwarka Sec-21



5 MINS*

NH-8

SEAMLESS CONNECTIVITY AND SUPERIOR ACCESS
BETWEEN DELHI, GURUGRAM AND MANESAR

*Depending on traffic condition

10 MINS* FROM IGI AIRPORT

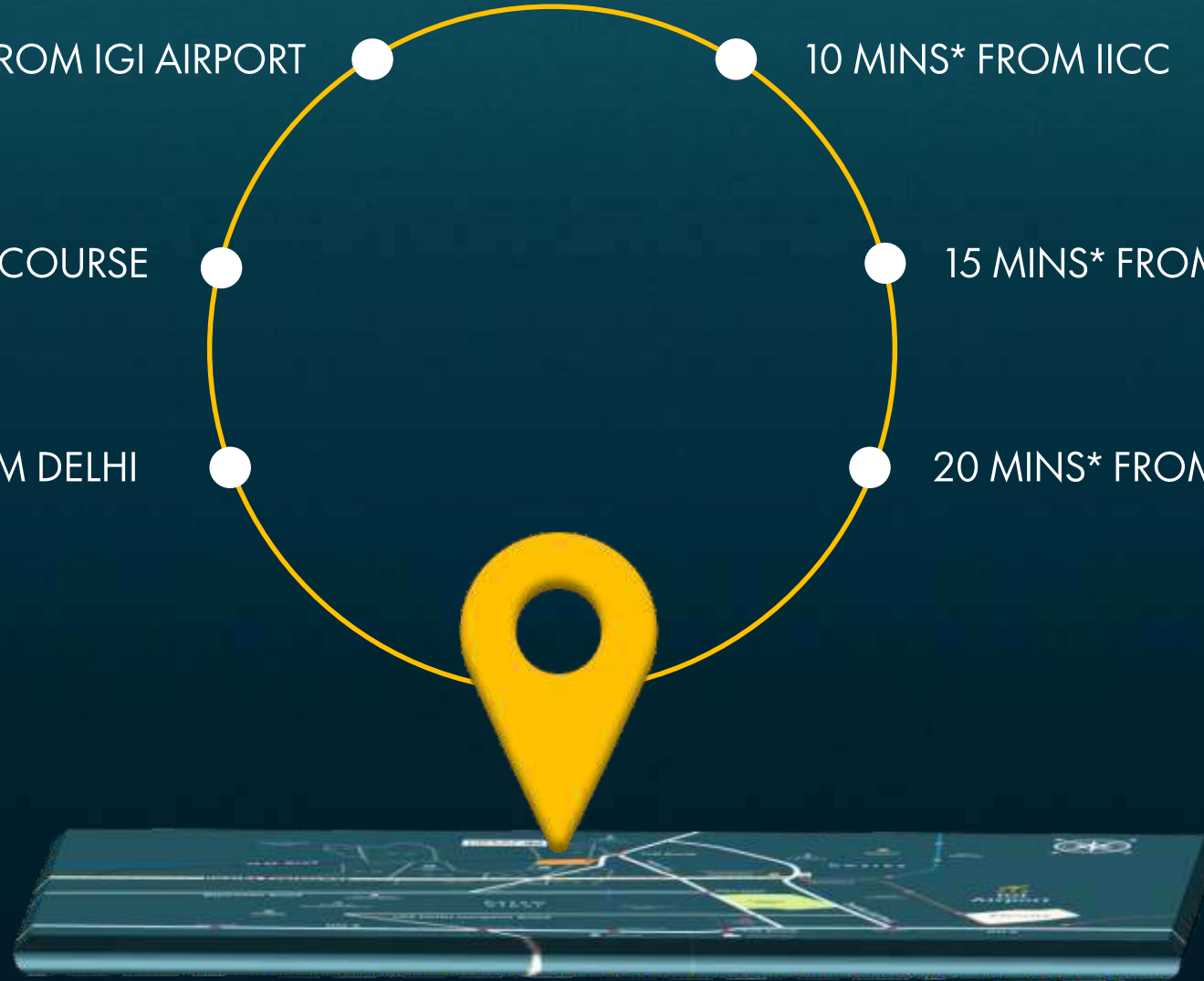
10 MINS* FROM IICC

5 MINS* FROM BSF GOLF COURSE

15 MINS* FROM SPORTS COMPLEX

0 MINS* FROM DELHI

20 MINS* FROM IFFCO CHOWK



*Depending on traffic condition



GRAND CENTRAL

BSF Golf Course

Toll Booth

9-Hole Golf Course

Diplomatic Enclave 2

Metro Blue Line



75 M. Road

Nafayatganj Road

Dwarka

Dwarka Expressway

India International Convention & Expo Centre

Dwarka Sec-21 Metro Station



IGI Airport

Bijwasan Road

Bijwasan

Metro Orange Line

Palam Vihar

Pushpanjali Farms

Dwarka Link Road

Aerocity

Old Delhi Gurgaon Road

Delhi Haryana Border

Fun N Food Village

Rajiv Chowk

NH-8

IFFCO Chowk

Shankar Chowk

Toll Booth

Shiv Murti

NH-8

Cybercity

Ambience Mall

Map not to scale

3,00,000⁺*

Families In The Vicinity

250⁺*

Premium Residential Projects Close By

30⁺*

World Class Hospitals & Schools

*Approximate

BE VISIBLE
BETTER THAN EVER



WIDE FRONTAGE



TWO SIDED ENTRY PLOTS

ARTISTIC IMAGINARY VIEWS. SUBJECT TO CHANGE AT THE DISCRETION OF THE PROMOTER. NOT FOR SALE.



LIVELY AMBIENCE FOR
HAPPENING OCCASIONS



COMPLETE LAND OWNERSHIP

ARTISTIC IMAGINARY VIEWS. SUBJECT TO CHANGE
AT THE DISCRETION OF THE PROMOTER. NOT FOR SALE.



PERFECTLY TAILORED FOR
YOUR BUSINESS NEEDS

THE ULTIMATE INVESTMENT DESTINATION FOR ANY BUSINESS TO PROSPER



RESTAURANT & CAFE



PUBS & CLUBS



SALON & SPA



GYM



MEDICAL CLINIC



SUPERMARKET

**THE ULTIMATE INVESTMENT DESTINATION
FOR ANY BUSINESS TO PROSPER**

THE ULTIMATE INVESTMENT DESTINATION FOR ANY BUSINESS TO PROSPER



APPAREL CHAIN STORE

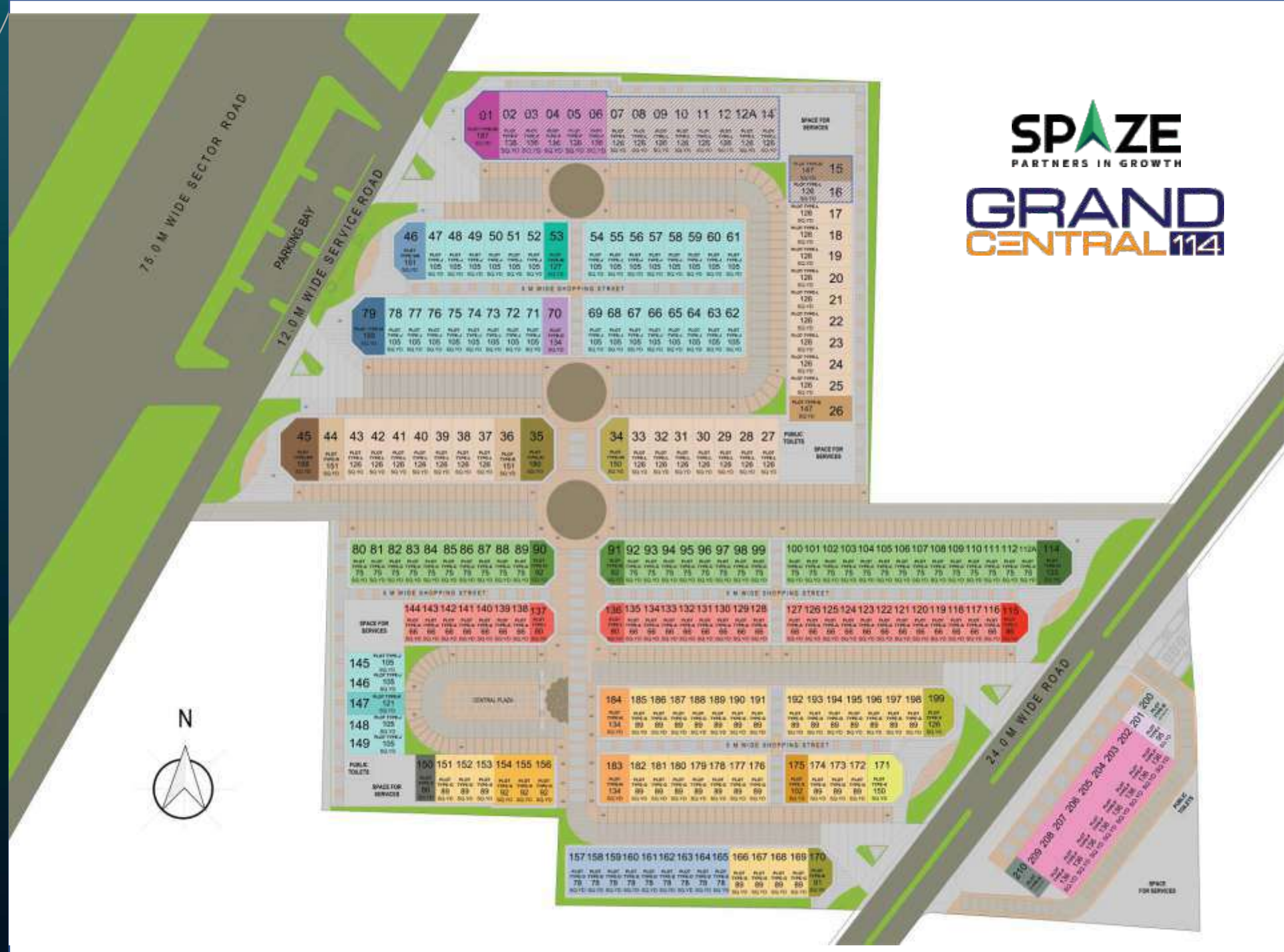


ELECTRONIC STORE



CAR SHOWROOM

SITE PLAN



SPAZE
PARTNERS IN GROWTH

**GRAND
CENTRAL 114**

SPACE FOR SERVICES

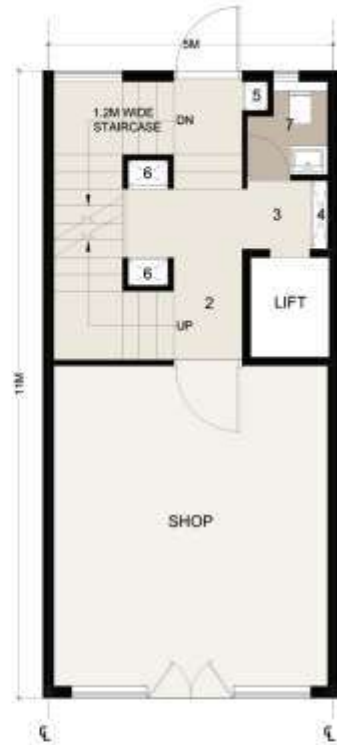
UNIT PLANS

TYPE - A

66 SQYDS



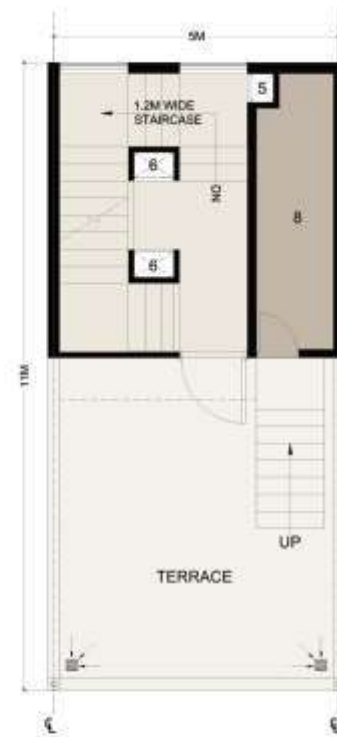
BASEMENT PLAN



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
(1ST TO 4TH)



TERRACE PLAN

- 1 - TOILET
- 2 - PASSAGE
- 3 - LIFT LOBBY
- 4 - ELECTRICAL SHAFT
- 5 - PLUMBING SHAFT
- 6 - CUTOUT
- 7 - STORE
- 8 - MACHINE ROOM

Plot Type-A (5M X 11M)
66 sq.yds

TYPE - C

75 SQYDS



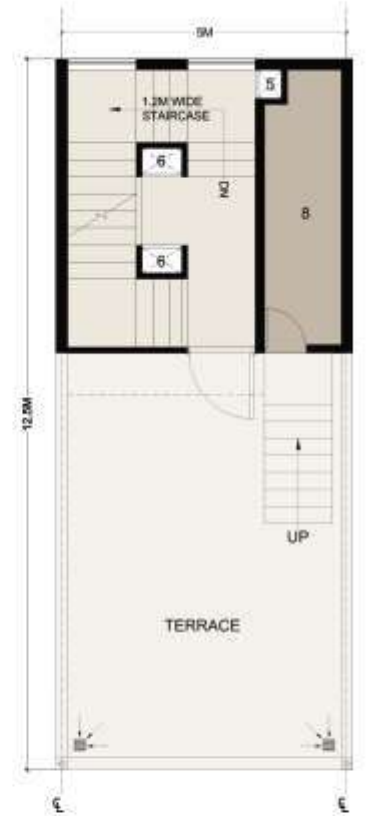
BASEMENT PLAN



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
(1ST TO 4TH)



TERRACE PLAN

- 1 - TOILET
- 2 - PASSAGE
- 3 - LIFT LOBBY
- 4 - ELECTRICAL SHAFT
- 5 - PLUMBING SHAFT
- 6 - CUTOUT
- 7 - STORE
- 8 - MACHINE ROOM

Plot Type-C (5M X 12.5M)
75 sq.yds

TYPE – D

78 SQYDS



- 1 - TOILET
- 2 - PASSAGE
- 3 - LIFT LOBBY
- 4 - ELECTRICAL SHAFT
- 5 - PLUMBING SHAFT
- 6 - CUTOUT
- 7 - STORE
- 8 - MACHINE ROOM

Plot Type-D (5M X 13M)
78 sq.yds

TYPE – G

89 SQYDS



- 1 - TOILET
- 2 - PASSAGE
- 3 - LIFT LOBBY
- 4 - ELECTRICAL SHAFT
- 5 - PLUMBING SHAFT
- 6 - CUTOUT
- 7 - STORE
- 8 - MACHINE ROOM

Plot Type-G (5.5M X 13.5M)
89 sq.yds

TYPE – J

105 SQYDS



BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN 2nd-4th



TERRACE PLAN

- 1 - TOILET
- 2 - PASSAGE
- 3 - LIFT LOBBY
- 4 - ELECTRICAL SHAFT
- 5 - PLUMBING SHAFT
- 6 - CUTOUT
- 7 - STORE
- 8 - MACHINE ROOM

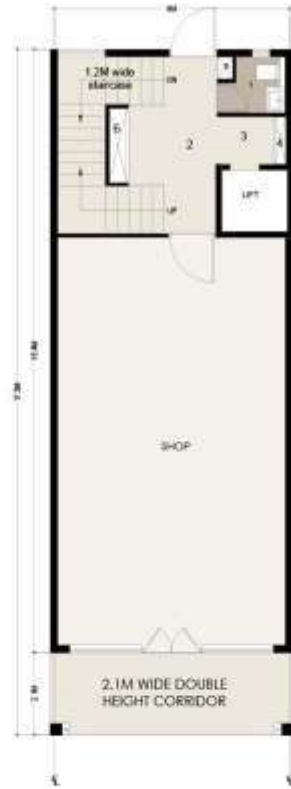
Plot Type-J (5.5MX16M)

TYPE - L

126 SQYDS



BASEMENT PLAN



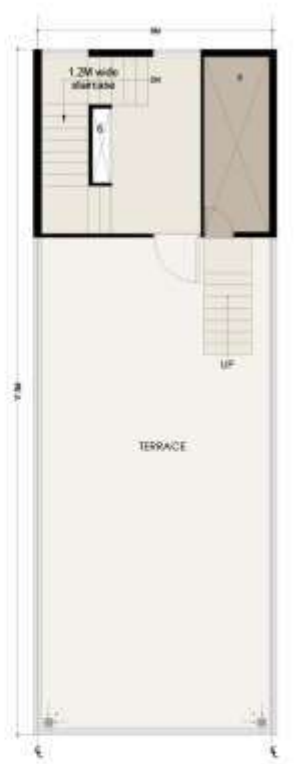
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN 2nd-4th



TERRACE PLAN

- 1 - TOILET
- 2 - PASSAGE
- 3 - LIFT LOBBY
- 4 - ELECTRICAL SHAFT
- 5 - PLUMBING SHAFT
- 6 - CUTOUT
- 7 - STORE
- 8 - MACHINE ROOM

Plot Type-L (6MX17.5M)
126 sq.yds

TYPE – VIII 150 SQYDS



BASEMENT PLAN



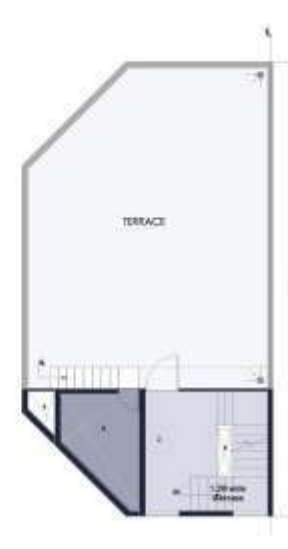
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN



TERRACE PLAN

- 1 - TOILET
- 2 - PASSAGE
- 3 - LEFT LOBBY
- 4 - ELECTRICAL SHAFT
- 5 - PLUMBING SHAFT
- 6 - CUTOUT
- 7 - STORE
- 8 - MACHINE ROOM
- 9 - PANTRY

Plot Type- VIII
150 sq.yds

.....AND MANY MORE OPTIONS

HARERA Reg. No.:15 of 2022 - dated 21.02.2022 for Grand Central 114, Vide Certificate no. RC/REP/HARERA/GGM/540/272/2022/15, a Plotted Commercial Colony project, also available at www.haryanarera.gov.in, is being developed on land admeasuring 12.33675 acres (4.993 hectare) approx. situated at Village Bajghera, Sector 114, Tehsil and District Gurugram, Haryana, owned by Candeo Projects Private Limited License No. 05 of 2022 dated 19.01.2022 valid upto 18.02.2027 issued by Director, Town and Country Planning, Haryana. Candeo Projects Private Limited (CIN: U70101DL2010PTC207716) registered office at UG-39, Upper Ground Floor, Som Dutt Chamber-II, Bhikaji Cama Place, New Delhi-110066. Tel: (+91 11) 24473800 Email: candeopl@gmail.com.

MEP Consultant: Plumbing: Mr. C.P.Vaidya (CP Vaidya & Associates) Electricals: Kanwar Krishen Associates (P) Ltd. Landscape Consultant: Mr. Suneet Mahendru (Oracles Landscape) Architect's: Mr. Vijay Kataria (IE Design Integrated Environs)

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LET'S DISCUSS!

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