

Neo SQUARE

Sector 109 Dwarka Expressway, Gurgaon

www.neosquare.in

- Retail
- Food Court
- Serviced Apartment
- Hyper-mart
- Restaurants
- Cinema
- Offices

Neo Square symbolizes innovation, striving for excellence in design, quality and creativity. Located strategically right on 150 mtr. wide dwarka expressway and surrounded by residential development. Dwarka expressway, the most sought after locations in the NCR, the complex enjoys excellent connectivity with the Dwarka, IGI Airport, and NH 8, bringing Gurgaon and Delhi closer.

At Neo Square, prepare to be spoiled for choice - with the finest luxury brands. Offering the Retail, Hyper-Market, Entertainment, Cinema, Serviced apartment, Office Space and relaxing open terraces. The retail space is designed unlike a typical mall but as an Multi use marketplace.

Unmatched Project

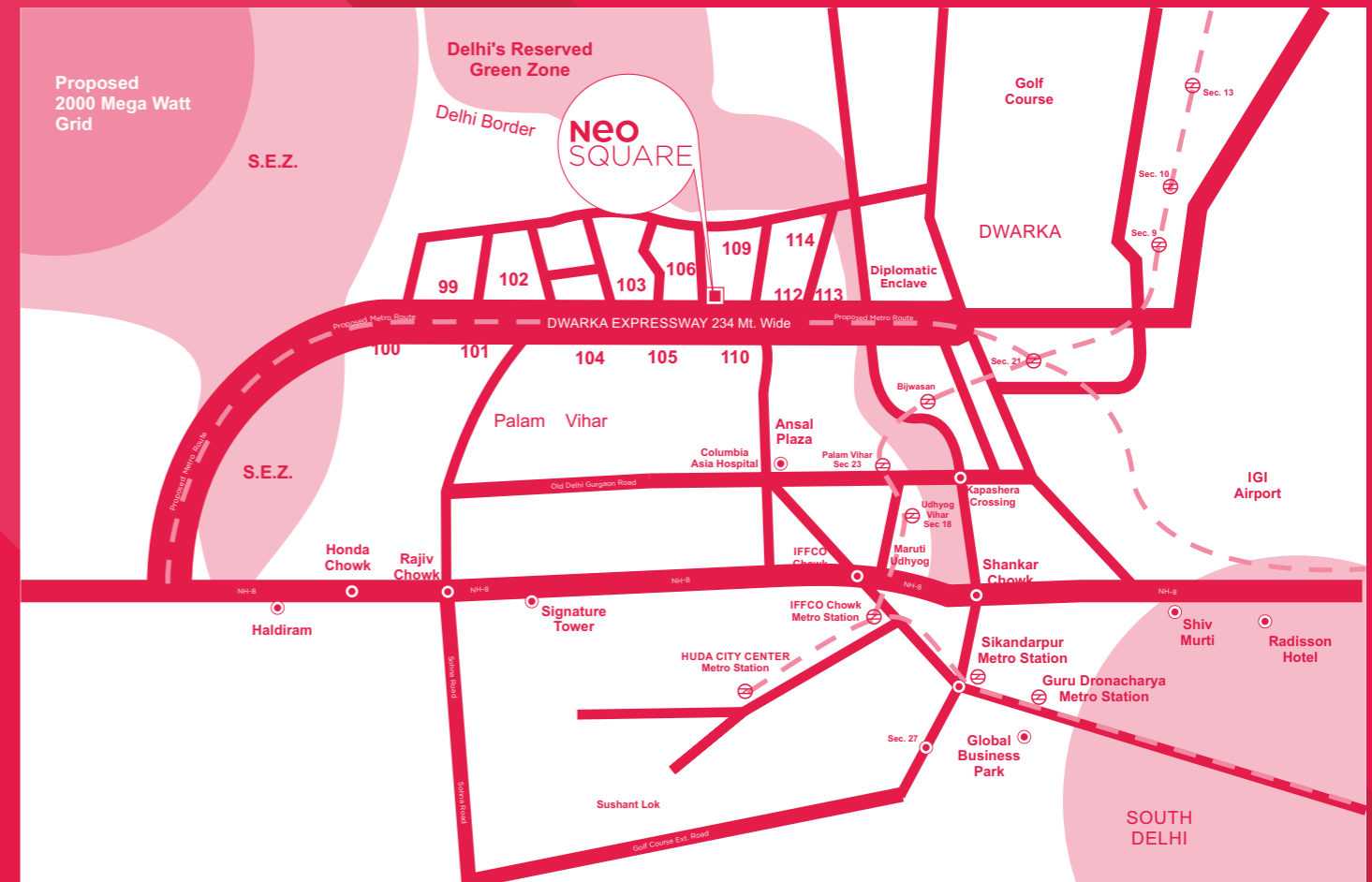
- :: High End multi brand retail
- :: State-of-the-art Food Court
- :: 8 Screen Multiplex
- :: Multiple, segregated entry & exits
- :: Easy accessibility from all side
- :: Huge frontage of 1000 ft.
- :: One stop family entertainment destination
- :: Double height shop window with high visibility

- :: **Coming up on Dwarka Expressway, an 8-lane & 150 mt wide road**
- :: **Front facing development with unhindered view of the Expressway**
- :: **Instant connectivity within NCR, UIA, UER-I & UER-II**

An unmatched location is among Neo Square's strongest advantages. Set at NCR's most promising upcoming commercial district, Neo Square is second to none in its mix of a hyper-market, offices, restaurants and relaxing, open terraces.

UNMATCHED LOCATION

- :: Located right on the 150 mtr wide Dwarka Expressway.
- :: Easy connectivity with Dwarka, IGI Airport and NH-8.
- :: Commercial project with the huge catchment of 1.5 million residents in the vicinity.
- :: 5 mins drive from the IGI Airport.
- :: 5 mins drive from proposed Diplomatic Enclave.
- :: Proposed metro route along the Dwarka Expressway.
- :: Convenient access from NH-8, UER -1 & UER-2.



Brand Signed :



Tenant - Mix & Positioning

Neo Square Tenant - mix is based on extensive research of the catchment area and retail trends, both in India and worldwide.

The mix is an intense blend of tradition and modernity, reflecting the unique contradictions in the urban India consumer.

The 600 metre long shopping centre has been zoned into 3 broad retail genres:

- :: Staple traditional (Family & Tradition)
- :: High - Voltage (Youth & Modernity)
- :: Centre stage (Celebration)

HIGH-END RETAIL

- :: High End Multi Brand Retail.
- :: Hyper Market to offer shoppers one stop shopping convenience.
- :: Double Height shop windows with High Visibility.
- :: Wide walkways within the campus at all levels.
- :: Dedicated drop-offs points for retails and other facilities.
- :: Fully finished common toilets with modern fittings & fixtures.
- :: Sharing the wide frontage of 1000 ft. with dedicated residential in the surrounding.
- :: Tenant Mix ensures the perfect balance between the footfall and conversion.

Specialized Retails Planning

- Efficiency retail planning, achieving a higher GLA, GFA Ratio ::
- Continuous atrium voids for cross-level visibility of all store-fronts ::
- Seamless glass store-fronts with no demising caps ::
- Multiple elevators and escalators for ease of vertical circulation, besides staircase ::
- Eco-friendly planning & designing with trees, water and landscaping on all :: shopping levels





FOOD DESTINATION

- :: State-Of-The-Art Food Court
- :: High Street Food & Entertainment Hub
- :: Exclusive fine dining multi cuisine Restaurants
- :: Lively Ambience designed to stimulate your senses
- :: Dedicated sign-age areas for all units as per design
- :: Large format Food Court and Restaurant spaces
- :: Provision for wet points in all the units
- :: Mix of Food Court, QSR, Nightlife, Family Entertainment and Speciality Restaurants
- :: Large format entertainment for complete entertainment destination point



BUSINESS SPACES

- :: Smart work space equipped to provide a unique work environment.
- :: Spectacular view from Dwarka Expressway.
- :: Vastu compliant east facing building
- :: Dedicated business center and event hall.
- :: High speed elevator to ensure ease of movement among all the floors.
- :: No Clutter: Adequate provision for car parking spaces
- :: Separate entry and exit to the lobby
- :: Clear segregation between leisure & office spaces
- :: Dedicated drop off & entrance lobby for office units.
- :: 24 X 7 Security with CCTV surveillance.
- :: Fully air-conditioned, 100% power back-up, BMS, Wi-Fi, World class security & life safety systems



DESIGN & ARCHITECTURE

- :: Unique blend of design and modern architecture.
- :: Rated as gold-graded building by the ministry of environment and forest.
- :: Designed to address energy conservation and alternative energy.
- :: Ample green space out to relax.
- :: Rain water harvesting, sewage treatment and recycling.
- :: Intelligent traffic management for smooth and uninterrupted driving.
- :: Multi-level basement for parking and other services.
- :: Automatic boom barrier at entry & exit for security & safety
- :: Segregated, multiple entrance and exits.
- :: Interconnected passages inside the building promoting easy accessibility to the complex.
- :: Context sensitive architectural design
- :: Meticulous attention to detail
- :: Seamless blend of outdoor and indoor spaces
- :: Seamless blend store-fronts for enhanced store-front visibility
- :: Traditional architectural elements such as the colonnade and the dome, adapted and incorporated in a contemporary vocabulary

Project Team

- :: Retail Planning Design : Ashwin Alva Associates
- :: Project Management : Pragya Consultancy Services
- :: Structural Engineering : Mehro Consultants
- :: Lighting Design : Ashwin Alva Associates
- :: Environmental Graphics/Signages/Visual Communication : Illiium Designs

SERVICED SUITES

- :: Exquisite serviced suites managed by a hospitality partner. ::
- :: High speed elevators & escalators for the easy movement in the complex. ::
- :: Exclusive zone for Wi-Fi café bars and lounges. ::
- :: Efficient parking alleys designed for the ease of visitors. ::
- :: Well-equipped rooms with all the modern facilities. ::
- :: 24 Hour concierge service and room service. ::
- :: CCTV and building monitoring facilities. ::
- :: Doctor on call and infirmary. ::
- :: Driver's lounge and basement restrooms. ::
- :: Water bodies, sculptures, terrace Lounges, landscaping would adorn & add grandness to the design. ::



Infrastructure & Facilities

Neo Square provides integrated, high quality infrastructural facilities at par with international standards.

- :: Intelligent building management systems
- :: High quality centralised air conditioning
- :: 100% power backup
- :: High-tech fire detection and fighting systems
- :: CCTV and building monitoring facilities
- :: High speed data cabling
- :: Broad spectrum telecom connectivity
- :: Mobile phone signal boosters
- :: Driver lounges & basement restrooms
- :: Doctor on call and infirmary
- :: Help for the elderly & physically challenged
- :: Optional valet parking
- :: People counting systems, linked to IBMS
- :: Children's play area
- :: Sophisticated refuse removal system



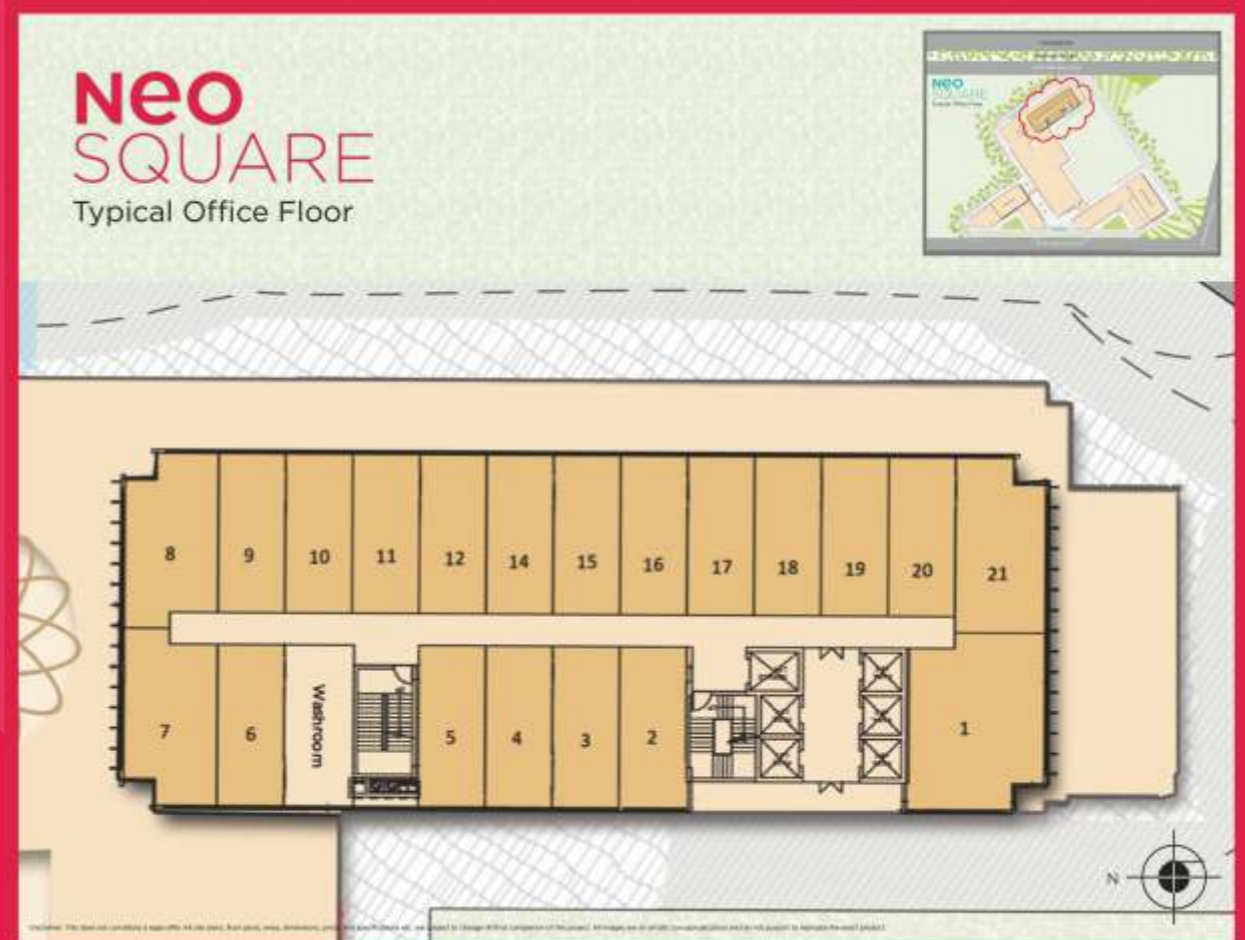
Parking

Parking at Neo Square is designed as a business enabler and planned for future parking requirements in the city, in addition to current demand.

Spread over 6 lacs Sq. Ft. across 3 levels, the parking lot is expected to handle 1,800 to 2,000 cars at a time, enabling parking of 12,000 to 15,000 cars in a day.

The parking levels are designed to be bright, secure and friendly with high illumination levels, security patrolling, drivers lounges, rest rooms and facilities to ferry the elderly.

Apart from elevators and staircases, the parking levels are connected to the retail podium with escalators, perhaps for the first time in India.





NEO

About us

NEO is a realty brand with a new approach. Since its inception, Neo Developers has been focused on transforming the face of real estate in India, by creating exciting unique spaces across a diverse portfolio. Firmly grounded in principles of commitment and innovation, the brand has grown strength, leaving no stone unturned in nurturing Real estate to the next level. Neo is driven to rise above the ordinary with a more committed culture of innovation. Our diverse product portfolio across key locations such as Delhi, Gurgaon and Goa, addresses the demands of growing and booming cities adds reputation to their population.

The company is been promoted by Anand family, under the leadership of Mr. Ashish Anand, the family is also engaged in different residential projects in and around Delhi - NCR. Anand Family deeply rooted with varied Businesses such as Mittal Fertilizers Ltd.-Fertilizer Plant in UP, Hotel Royal Plaza- New Delhi and Litolier Group-Pioneers in Italian Marble and Fancy Lights import from Italy and France. At initial stage of his career Mr. Ashish Anand has done various residential and commercial developments in Delhi, Goa and Gurgaon.

Neo Developers is one of the partners of the Shrem Group (Mumbai) and was actively involved in the development of two 5 star hotels in GOA, namely Grand Mercure Shrem Hotel and Novotel Shrem Hotel located in Candolim District North GOA.

Ongoing Developments:

1.) Neo developers is developing a commercial project at one of the prime location in Delhi at Pusa Road, Karol Bagh. The plot area measuring 840 square yard with covered area of approx. 23,000 square feet. The current valuation of this development is approx. Rs. 70 Crore.

2.) The company is also developing one of the biggest commercial development - Neo Square , Sector 109 on Dwarka Expressway with the total development spread over 9 acres approximately with estimated valuation of Rs. 750 crore. The development would offer high street Retail, Multiplex, Food Court, Office Space, Service Apartments, and Entertainment Zone etc. Neo Square is poised to become hub of family entertainment destination with enactment of more than 15 Lac people in the vicinity, catering to their everyday needs as well as providing quality space for their Leisure time. Neo Square will set the benchmark in space utilization and aesthetics.

3.)The company is also coming up with Ultra Luxury Farm Houses in Delhi, total development being 50 Acres with closed proximity to the IGI Airport. The project is designed by renowned international architect Broadway Mallyan, Singapore.

4.) Neo Developers plans to develop 100 acres of residential township within the close proximity to the IGI Airport and Dwarka, in Delhi L Zone planned under "Delhi Master plan 2021". Acute shortage of Quality Spaces of Housing in Delhi, we have a vision to provide world class facility at affordable Prices, hence giving home to all.

Neo



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Disclaimer: This does not constitute a legal offer. All site plans, floor plans, areas, dimensions, prices and specifications etc. are subject to change till final completion of the project. All images are an artistic conceptualization and do not purport to replicate the exact product.

For further Details kindly visit www.neodevelopers.com