



BEST OF BOTH THE  
WORLDS



**RETAIL, OFFICES, MULTIPLEX**



SOMETIMES WHEN YOU HAVE  
TWO GOOD CHOICES,  
IT IS BETTER TO TAKE BOTH.

Welcome to the most strategically located business destination in the NCR. Nestled on the Dwarka Expressway it is within a heartbeat of the city and also within breathing distance of Delhi.

In other words a location that makes business and pleasure equally accessible. So if you are in the market for a retail space that will attract serious footfalls or a plush office space, look no further.

The Indiabulls ONE09 is a never before concept that combines luxurious office spaces and retail outlets making it one of the most sought-after commercial addresses in town.





# THE NEXT GREAT BUSINESS HUB IS NOW WITHIN MINUTES OF DELHI AND GURGAON.

While history has revealed that Delhi has been the address of choice for all of India's emperors, the corporate czars of today would rather opt for a place which has the hustle and bustle of the big city and the tranquility of a pastoral setting.

Offering three floors of retail spaces and offices starting from 2<sup>nd</sup> floor onwards in a multi-story building, Indiabulls ONE09 is destined to be the setting where the next corporate empires shall be created.





ILLS

APPLE SHOP

CRABTREE

AEDO  
AEDO  
RISE

ZAR

CONCRETON

URBANScape

GRILLE

## CONTEMPORARY DESIGN OOZING OPULENCE AND LUXURY.

Indiabulls ONE09 is designed to captivate with its blend of the modern and the traditional. While it offers the best in the realm of contemporary design, it spares no effort in the arena of opulence. Thereby, offering small retail spaces the infrastructure of a boutique, something that is totally in sync with large format stores.

One could say that the looks of the place are sure to attract footfalls and make business sense. Besides this, the office spaces will attract not only the multinationals, but also the most reputed Indian conglomerates who would like to believe that they are also multinationals in practice.





IRON MAN 3  
V  
CINEMAS

KITCHEN  
PIZZA EXPRESS

FILE SHOP

## CONFERENCE OVER CAPPUCCINOS.

Nostalgic about the street side cafés of Italy? Luxuriate in the open cafes and fountain side freshness of Indiabulls ONE09. Enjoy discussing more efficiency boosting ideas while enjoying a stiff espresso. The landscape, the sheer opulent exteriors blended with best in contemporary design, offer enough stimulation for work and play.

So don't be surprised if your ideas go into a different tangent as you soak in the atmosphere.





## LARGE FORMAT STORES AND SMALLER BOUTIQUE SPACES ALL GAIN FROM THE PROFITABLE DESIGN PARAMETERS.

With retailing becoming more and more scientific in nature, the team at Indiabulls has engaged one of the most experienced architects to create retail spaces across three floors of Indiabulls ONE09. The presence of large format anchor brand outlets along with relatively smaller spaces for boutiques and niche retail brands shall ensure steady footfalls across all the three floors of Indiabulls ONE09.

So that when a mix of fashion, accessories, sports, jewellery, food court, cinema and other entertainment brands converge in one location, it offers a heady mix for success.





# WORK HARD, PARTY HARDER.

Indiabulls ONE09 promises to be the centre of entertainment in the NCR. From bowling to fun rides to video games, and a mega-multiplex that ensures footfalls, it is designed to be the entertainment hub of the future.

In other words, it shall be the perfect spot for families, friends, visitors and tourists to get their share of entertainment and more. Welcome to a new world of entertainment at Indiabulls ONE09.





## ENJOY GLOBAL GOURMET CUISINES.

Indiabulls ONE09 offers you the world on a platter. Experience the finest cuisine that the world has to offer from cordon bleu to blueberry crepes and everything in between. The food and beverage options at Indiabulls ONE09 include food courts and restaurants, catering to varied tastes and budgets.

Flexibly designed spaces allow you to create your ambience, ensuring that everything you need is within easy access.





## NOT JUST A BUSINESS ADDRESS, A WAY OF LIFE.

A lot of planning and experience has gone in while designing the business floor and offices in Indiabulls ONE09. There are dedicated floors for large offices starting from 10,000 square feet and above, while relatively smaller offices spaces occupy the upper floors.

The unique architecture is such that open, green expanses are mixed with office clusters to offer breathing space and the freedom of holding your business meetings inside your office premises or outside in the open to enjoy the expansive green surroundings.

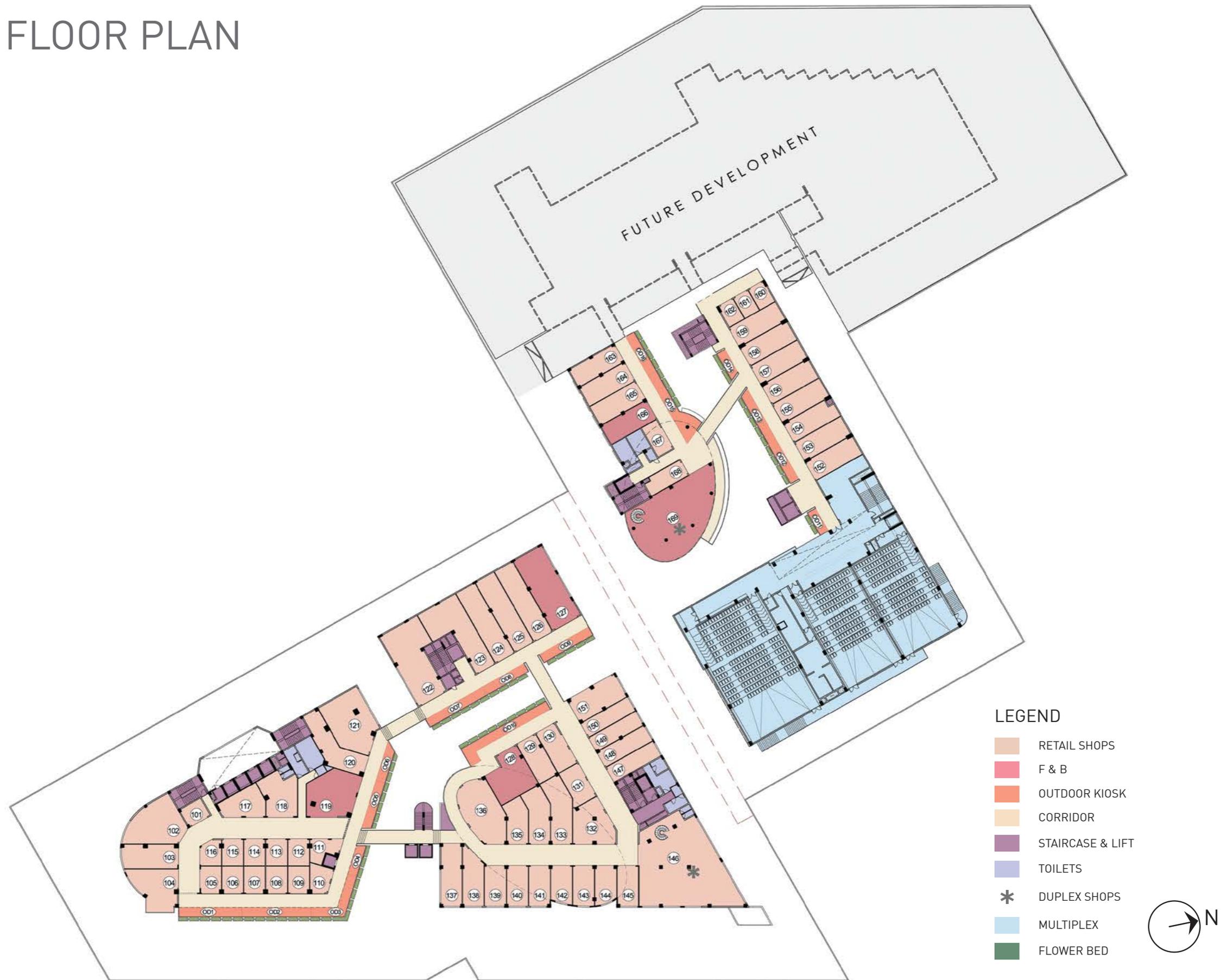


# GROUND FLOOR PLAN



Disclaimer: This does not constitute a legal offer. All site plans, floor plans, areas, dimensions 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.

# FIRST FLOOR PLAN



## LEGEND

- RETAIL SHOPS
- F & B
- OUTDOOR KIOSK
- CORRIDOR
- STAIRCASE & LIFT
- TOILETS
- \* DUPLEX SHOPS
- MULTIPLEX
- FLOWER BED

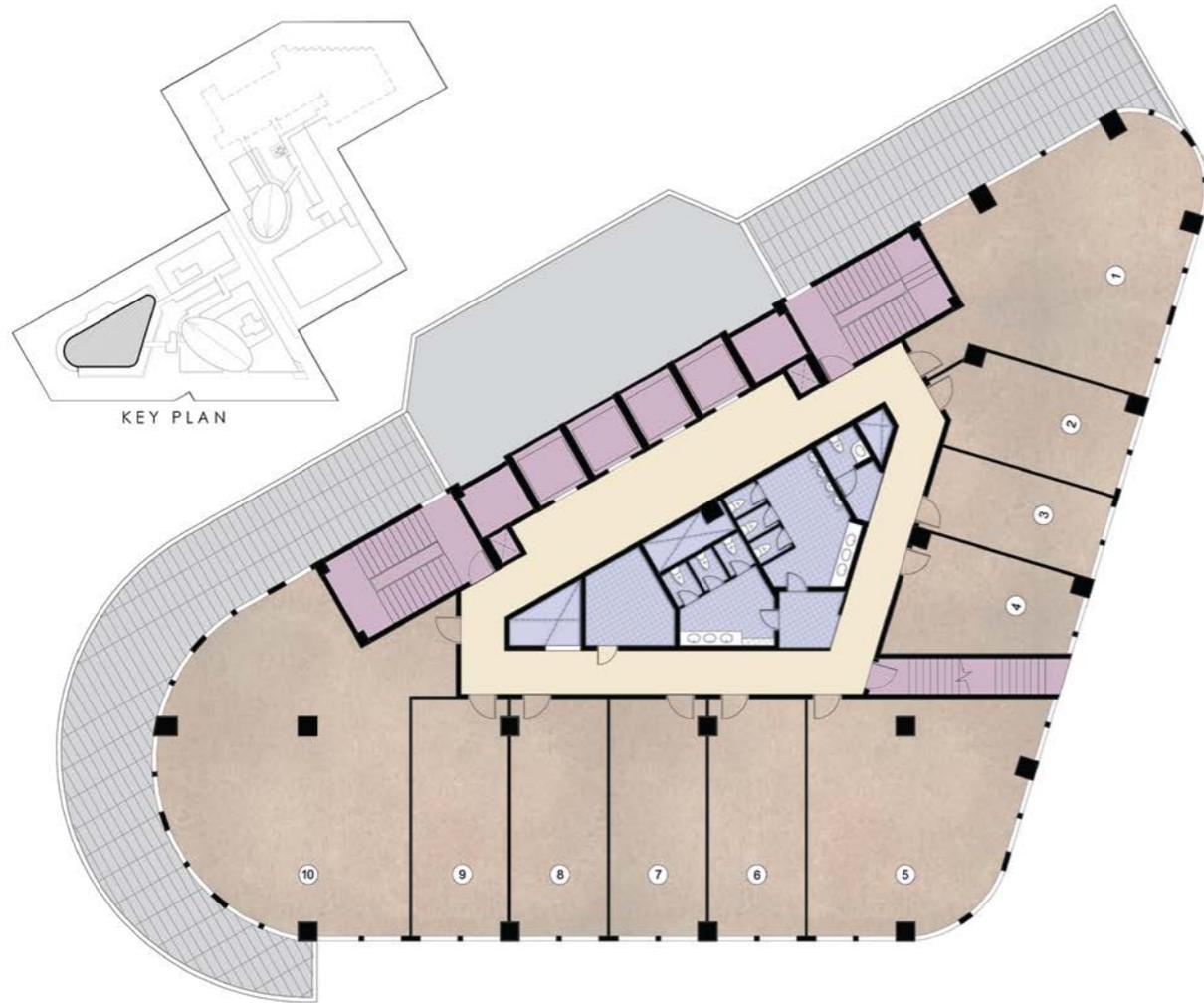


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# SECOND FLOOR PLAN

(OFFICE)

(RETAIL)



## LEGEND

- OFFICES
- STAIRCASE & LIFT
- TOILETS/ SERVICES
- CORRIDOR
- TERRACE



## LEGEND

- FOOD COURT WITH TERRACE
- F & B WITH TERRACE
- STAIRCASE, LIFT & SERVICE FLOOR
- TOILETS

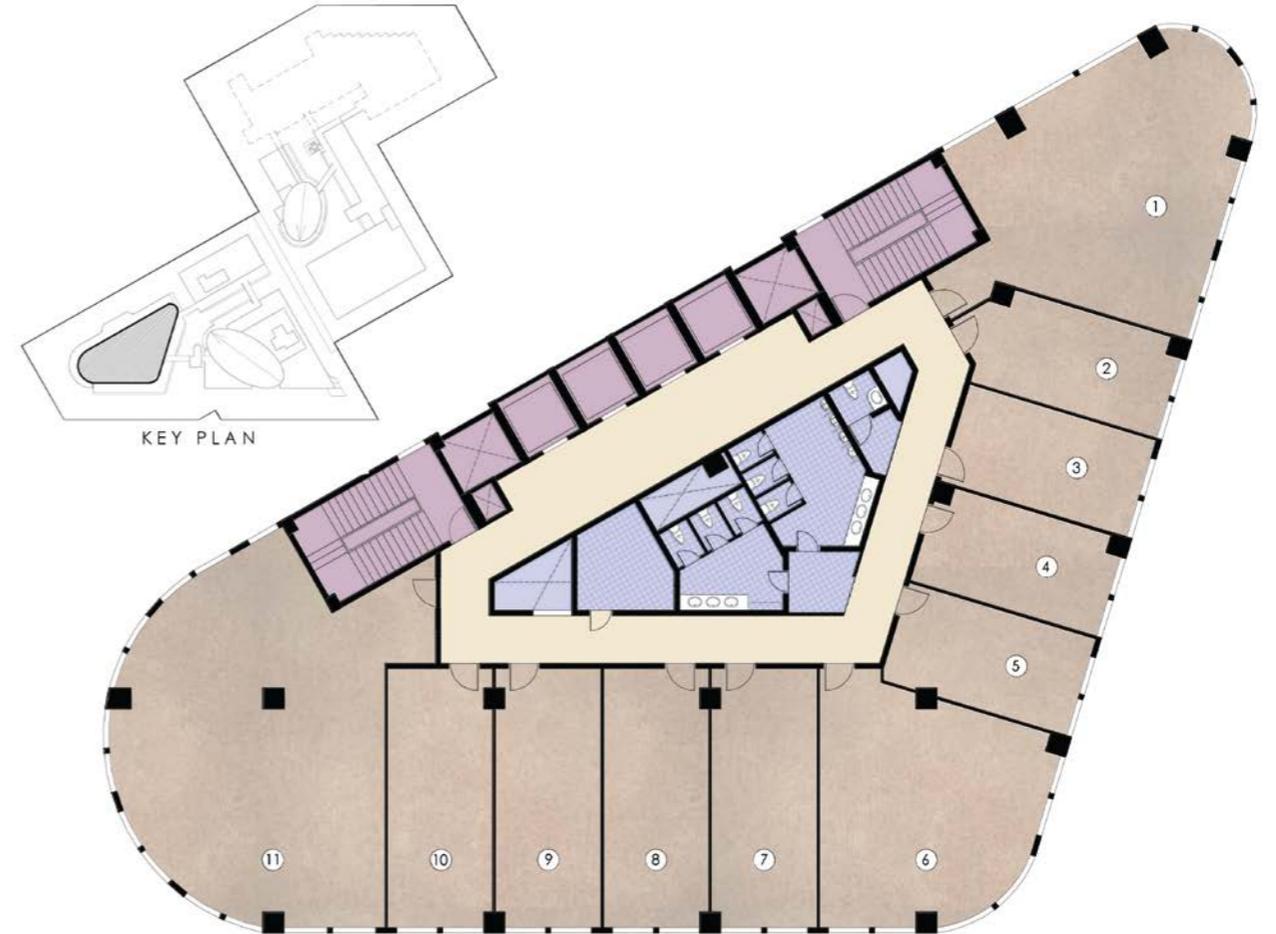
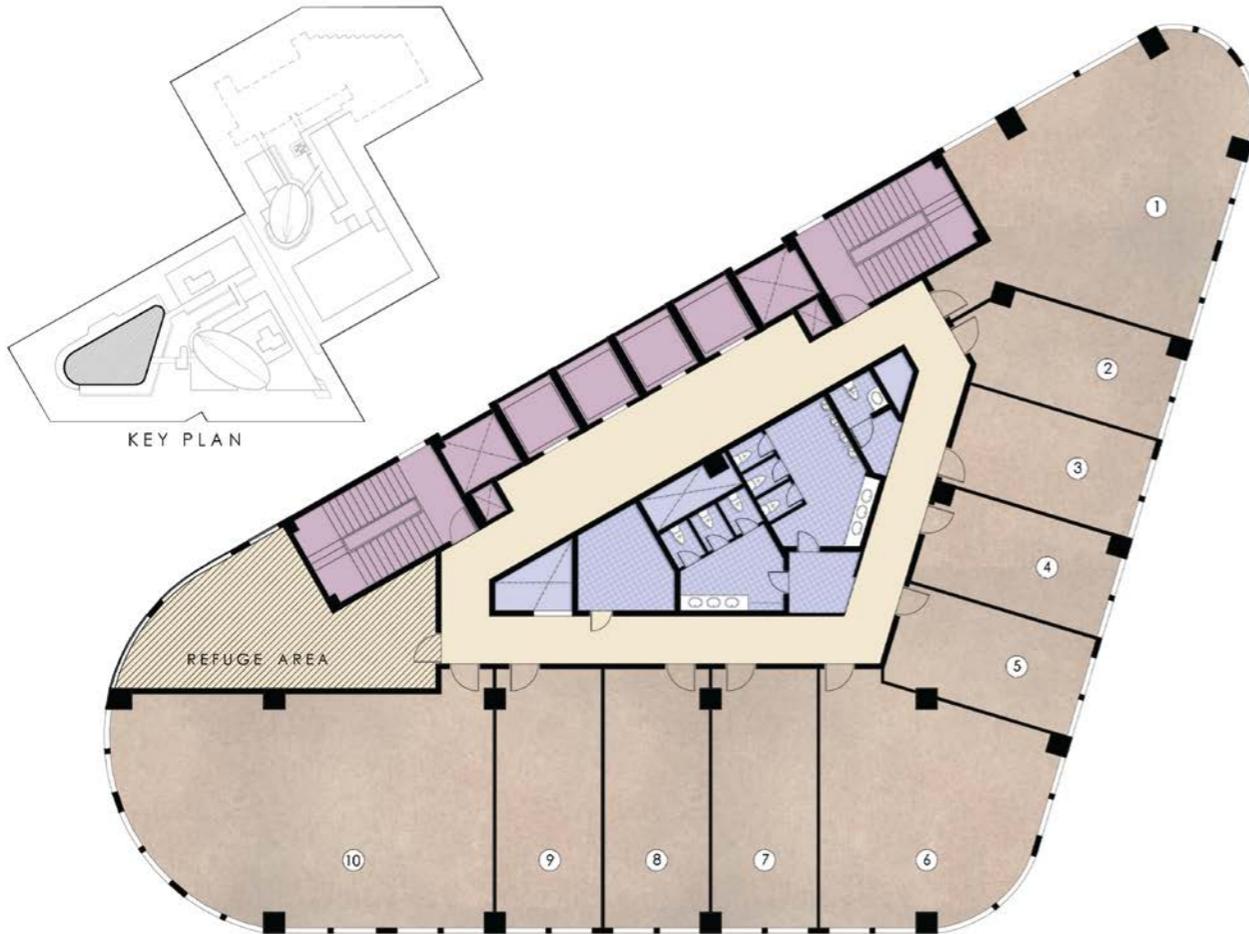


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# TYPICAL FLOOR PLAN

(WITH REFUGE-FLOORS 6, 10, 14 & 18)

(WITHOUT REFUGE-FLOORS 3-5,7-9, 11-13, 15-17, 19-21)



## LEGEND

- OFFICES
- STAIRCASE, LIFT & SERVICE AREA
- TOILETS/ SERVICES
- CORRIDOR



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# SPECIFICATIONS

## RETAIL/OFFICES UNITS

### FINISHES

Large store fronts & glazing area for units

|             |   |   |
|-------------|---|---|
| Exterior    | : | Combination of glass, marble, stone, granite, tiles & painted surface |
| Lobbies     | : | Combination of stone, tiles & painted surface                         |
| Unit Finish | : | RCC slab, plastered walls   |
| Washroom    | : | Finished toilets with modern fitting & fixtures                       |

### FIRE & LIFE SAFETY

Provided as per norms. Additional sprinklers by tenants if required.

24 hrs security for common areas with CCTV & Guards

### ELECTRICAL

|               |   |  |
|---------------|---|--|
| Distribution  | : | Provision of cable up to tenants premises                              |
| Power Back up | : | 100% with D.G  |
| Metering      | : | Dual source prepaid electrical meter                                   |
| L.V           | : | Provision of fiber cable up to tenant premises for video, voice & data |

### SIGNAGE

|          |   |  |
|----------|---|--|
| Internal | : | Main lobby equipped with tenant directory & directional sign   |
| External | : | Dedicated external signage as per standard design & conditions |

### OTHER FACILITIES

|           |   |   |
|-----------|---|---|
| Parking   | : | Multilevel mechanical parking in basement     |
| HVAC      | : | High side provision for water cooled DX units |
| Structure | : | Earthquake resistant RCC structure            |
| Landscape | : | Lush green landscaped courtyards              |

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OFFERING THE BEST OF  
REAL ESTATE SOLUTIONS,  
BACKED BY AN  
UNMATCHED ASSURANCE.

Indiabulls Real Estate Ltd., the company behind Indiabulls ONE09 is one of the largest real estate companies of India. Its development projects are spread across high-end office and commercial complexes, premium residential developments, mega townships, retail spaces and special economic zones.

The corporation has thirty one ongoing projects totaling 39.5 million square feet, a land bank of over 1010 acres spread across Mumbai, NCR and Chennai apart from 2588 acres SEZ land in Nasik, Maharashtra. Each project bears a stamp of thoughtful solutions and highest quality. The company has partnered with specialists from India and abroad working on various aspects including design, landscaping, engineering and structural strength of each of the developments.

RESIDENTIAL PROJECTS



Indiabulls Enigma, Gurgaon

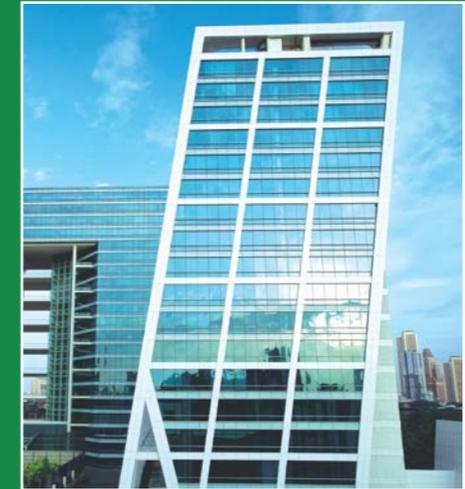


Indiabulls Centrum Park, Gurgaon



One Indiabulls, Gurgaon

COMMERCIAL PROJECTS



One Indiabulls Centre, Mumbai



Mega Mall, Jodhpur



Indiabulls Finance Centre, Mumbai



Dwarka Expressway, Gurgaon

Retail • Offices • Multiplex

## BOOKINGS & ENQUIRIES

INDIABULLS REAL ESTATE LIMITED

SITE OFFICE

Sector 104, Dwarka Expressway, Gurgaon.

[www.ibone09.com](http://www.ibone09.com)

CORPORATE OFFICE

Indiabulls House, 448-451, Udyog Vihar, Phase-V, Gurgaon – 122 016.

[www.indiabulls/realestate.com](http://www.indiabulls/realestate.com)

Commercial: No. and date of license: 43/2012 dated 5.05.2012. Type of colony and its area: Commercial Colony, 5.90 acres.

Name of the colonizer: Citra Properties Limited. No. and date of approval of building plan: No. ZP-1082/AD (RA)/2015/11807

Dated:- 6.07.2015. Total No. of Shops-137, Offices-215. Approvals can be checked in our office.

All images shown are indicative & artistic impressions only.

