



COMMERCIAL LANDMARK

AT NOIDA EXPRESSWAY

Gulshan

Experience Excellence

After Delivering Excellent Experiences in the residential segment for more than past 3 decades, Gulshan is now moving towards new realms of growth with Gulshan One29, our commercial project.

That's why we are leaving no stone unturned to make it a state-of-the-art project to live up to our reputation.

As Gulshan One29 is a commercial project at Noida Expressway offering a great mix of food, shopping, entertainment and office spaces.



A GRAND BUSINESS DESTINATION.

Gulshan One29 is definitely an unparalleled experience for both
customers and associates

Distinctive and dedicated precincts for fun, food, fashion
and work

Maintenance & Lease Control for Sustainability.

WHY ONE29?



Close to upcoming Noida International Airport



Close to upcoming Film City



Easy Road & Metro connectivity



Retail, Food, Entertainment, Office space, all under one roof



Close to Fortune 500 Companies like KPMG, Dell, Accenture, Sapient, Adobe etc.



Only Multiplex & Organized Retail Complex along the entire Noida Expressway.



1.35 Lakh (Approx.) Working People in Nearby Commercial/Offices/Tech Zones



2.5 lakh approx. residents in the vicinity.

DISTANCES FROM MAJOR LANDMARKS

MAHAMAYA FLYOVER

APPROX. 8.0 KM

SECTOR 18, NOIDA

APPROX. 13.0 KM

NOIDA CITY CENTRE

APPROX. 14.0 KM

GREATER NOIDA (PARI CHOWK)

APPROX. 16.0 KM

NIZAMUDDIN RAILWAY STATION

APPROX. 20.5 KM

INDIRA GANDHI INTERNATIONAL AIRPORT

APPROX. 34.0 KM

AMIDST HIGH-END RESIDENTIAL & COMMERCIAL DEVELOPMENTS

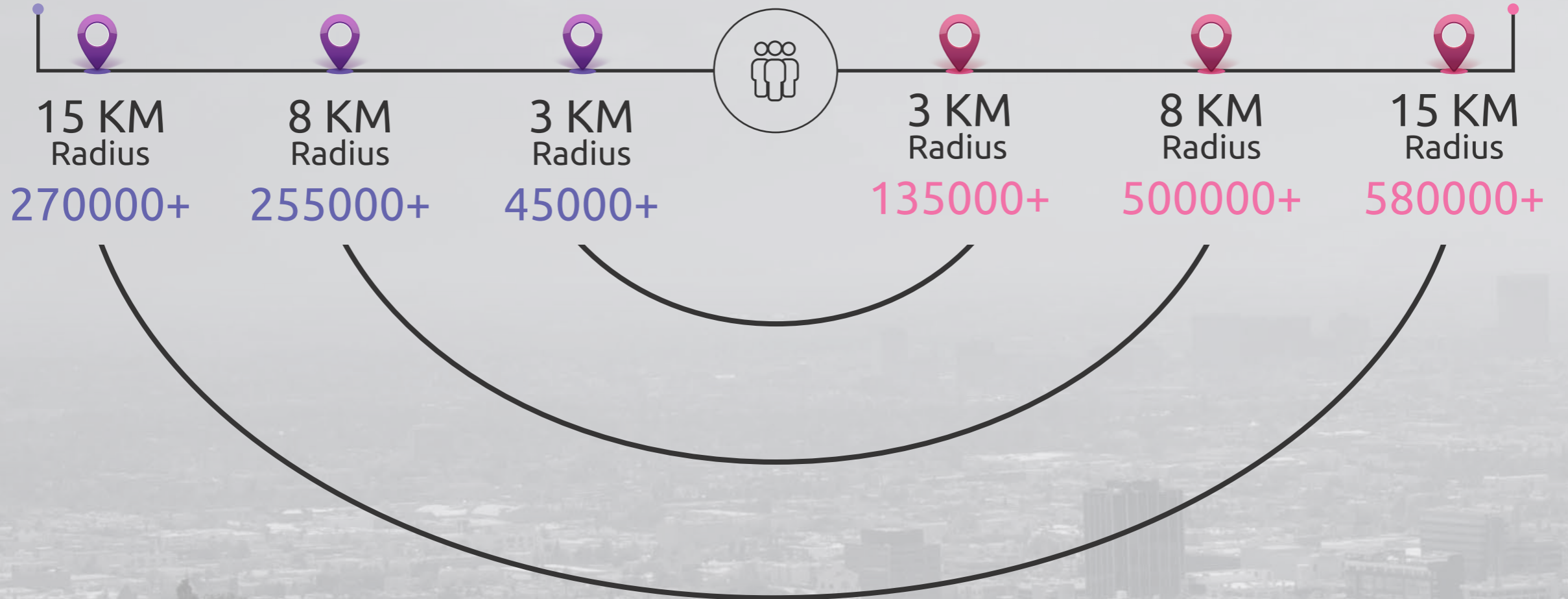
OMAXE FOREST SPA	3 MINS
JAYPEE GREENS PAVILLION HEIGHTS	6 MINS
ATS VILLAGE	6 MINS
GULSHAN VIVANTE	7 MINS
ATS ONE HAMLET	10 MINS
GULSHAN IKEBANA	11 MINS
LOTUS 300	14 MINS

CATCHMENT AREA RESIDENTS

RESIDENTS

PRESENT

NEAR FUTURE



CATCHMENT AREA HOUSEHOLD AND OFFICE HEADCOUNT

PRESENT

NEAR FUTURE



DWELLING UNITS

53000+

130000+

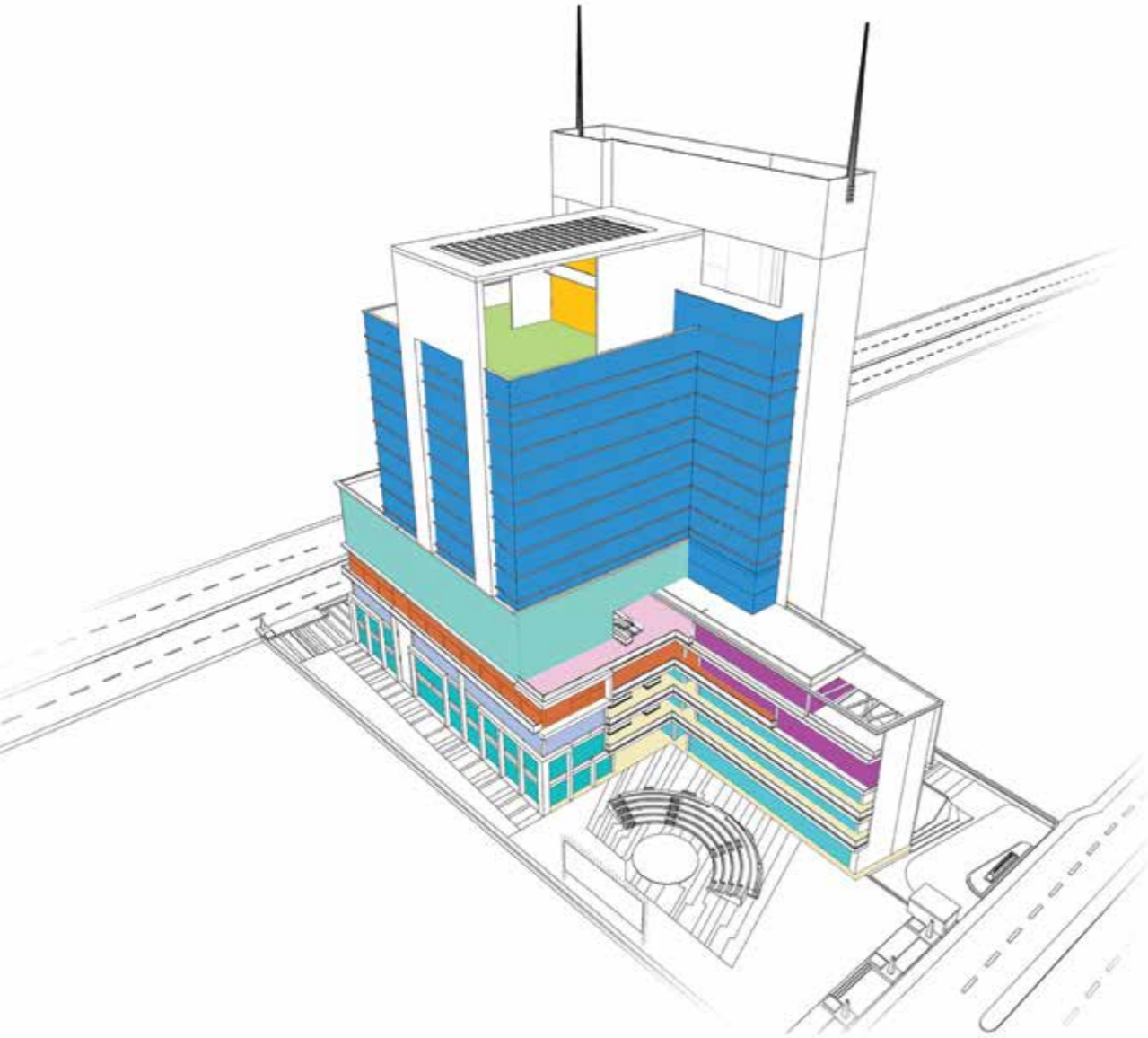


WORKING POPULATION

135000+

290000+

Area Markup - 8 KM Radius



ARCHITECTURE, LANDSCAPING & AMENITIES

- LEED Certified Gold Rated Building
- Vastu Compliant with Tropical Modernism
- Shading through Architectural Massing & Misting Ambience
- Enhanced Wind Flow through Architectural Blocking
- Kiosks & Green Walls
- Wind Swept Atrium for easy pedestrian movement and shopping activities
- Beautiful Landscape with Ample Greenery
- Open Air Amphitheater of approximately 17000 Sq. Ft.
- Festivity Plaza
- High Street of Epic Proportions
- Front Back Entry Exit
- Free From Vehicular Movement
- APP-Based Parking Management System
- Differently-abled Friendly Architectural Design & Interior
- Comfortable Pedestrian Movement
- Best-in-class Amenities, Concierge Service & VIP Drop Off
- Stores having almost 16 Feet Clear Height
- Clear Height GF Shopping Corridors up to 12 Feet

FLOOR WISE DETAILS



7th to 15th Floor: Offices (Dedicated 9 Levels)



5th and 6th Floor: Cinema



4th Floor: Cinema Entry Foyer And Concession, Restaurants



3rd Floor: Food Court, Fine Dine & Family Entertainment Centre (FEC)



2nd Floor: Entertainment Space



Ground Floor & 1st Floor: Retail Space



2 Basements: For Parking and Services

**NOT JUST A DESTINATION
BUT AN EXPERIENCE OF A LIFETIME**



SHOP

**GLOBAL & NATIONAL
RETAIL BRANDS.**

- Stores having almost 16 Feet Clear Height
- Clear Height GF Shopping Corridors up to 12 Feet
- Dedicated space for Vanilla Retail Brands on GF, FF and SF
- Double entry premises open up to Expressway and a nearby residential project



FASHION

new/style

Power


JO



DINE

BEST-IN-CLASS DINING EXPERIENCE FOR EVERY OCCASION.

- F&B Outlets
- Food Court
- International Cafes

A photograph of two women sitting at a wooden dining table in a restaurant. The woman on the left has her hair in a bun and is wearing a beige cardigan over a green top. The woman on the right has black hair and glasses, wearing an orange top. They are both smiling and looking at their plates of food. The table is set with various dishes, including a bowl of green salad, a plate of appetizers, a glass of beer, a glass of red wine, and a glass of white wine. The background features a brick wall and a wooden bar area.

To tantalize taste buds with the finest dishes & cuisines, Gulshan One29 encompasses Food Court, Sky Bar, & Cafes. It's the perfect place to enjoy quality time with loved ones over great food or even organize corporate events and meetings.



FUN

**FULLY-FACILITATED
6 SCREEN MULTIPLEX.**

- Fully-Facilitated 6 Screen, 1175* Seater Multiplex
- The only multiplex in the entire Noida Expressway stretch
- Gaming Zone for Kids



AMPHITHEATRE


A sprawling amphitheater of approximately 17000 Sq. Ft., where you can unwind & enjoy the green and lively ambience.

- Open Air Theatre & Natural Trees
- Kiosks & Green Walls
- F&B Outlets
- Naturally Cooled Plaza



LANDSCAPE PLAZA

- Free From Vehicular Movement.
- Beautiful Landscape with Ample Greenery.
- Enhanced Wind Flow through Architectural Blocking.
- Shading through Architectural Massing, Greenery & Misting Ambience.



A one-of-its-kind Family Entertainment Center on Noida Expressway, where there are great entertainment options for everyone.



WORK

HIGH-END WORKSPACES WHERE AMBITIONS MEET NEW HEIGHTS.

- Grand Entrance to an A-grade Office Space
- Dedicated Office Drop-Off
- 50 Ft. High Grand Entry Lounge
- Multi-layer Security



Louise

Global
Retail

Excellence

Transparency

Customer

Innovation

Information

MOJO

MOJO

MOJO