

the**city**scape



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Workspace and Lifestyle Retail Destination | Sector 66, Gurgaon



IN
TASTE OF
THE
MILLENNIUM
CITY

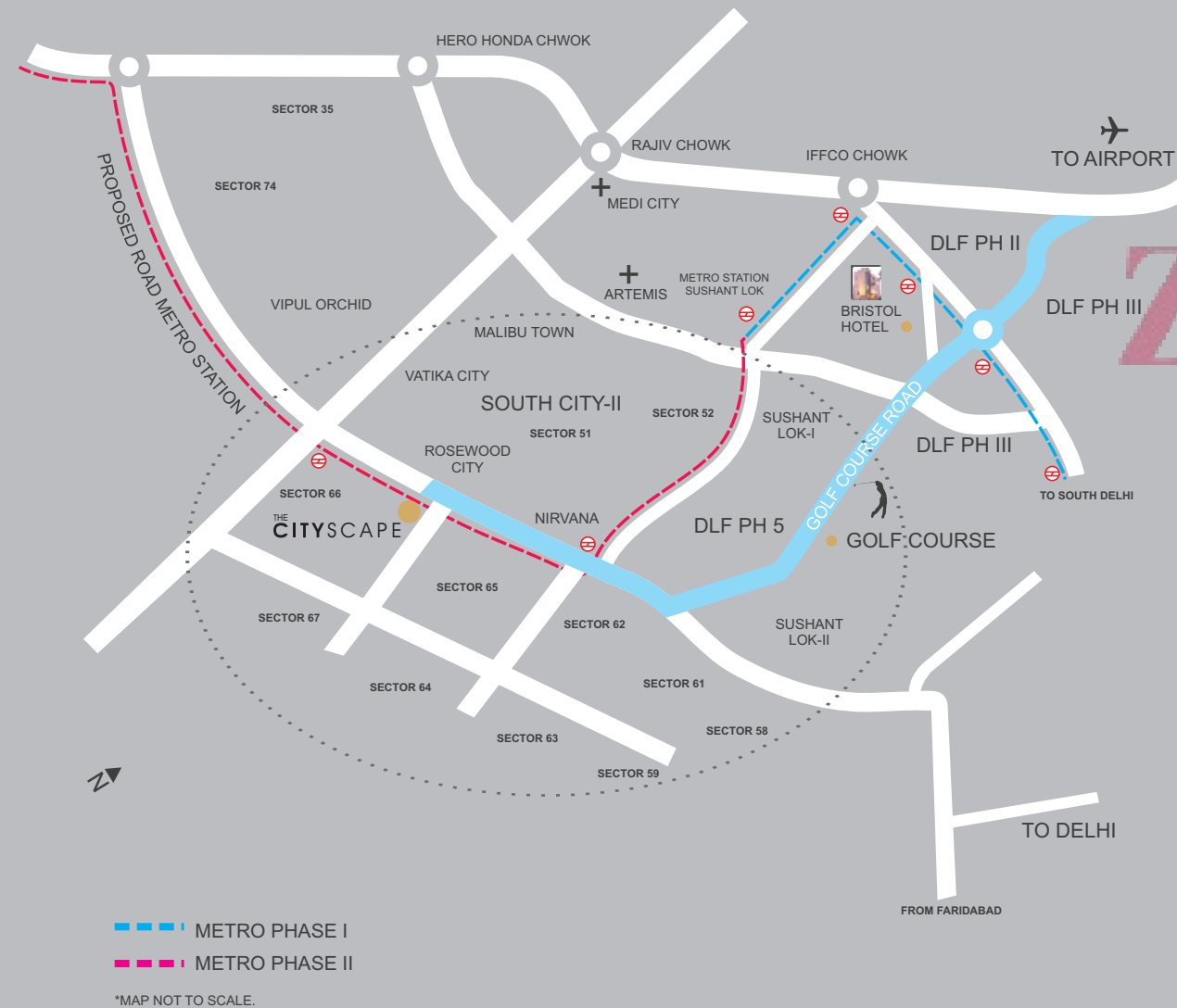
Work Therapy. Play Therapy.

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Surrounded by some of India's leading corporate houses and the most lavish of residential areas, CityScape will always spell profit for your investments.

- Just off the premium Golf Course Extension road, located in Sector 66 Gurgaon
- Only 5 kms. from the glittering Golf Course road
- In close proximity to Sohna Road & good connectivity with NH 8, MG Road and the existing, Huda City Metro Station
- Just 20 mins from IGI airport and a stone's throw from the



DEFINING SCAPE OF GOLF COURSE EXTENSION

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In the Heart of Affluence.

THE CITYSCAPE: THE CORPORATE AND LIFESTYLE RETAIL ADDRESS

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- 2.50 lac sq. ft.(approx.) of total development comprising of retail and office spaces
- Premium retail spaces on Ground + 2 floors
- Unique glass tower for restaurants and food outlets
- Separate tower for the state-of-the-art offices spread over 3rd to 12th floors
- Separate entrances for the retail and office block
- Landscaped paved pathways and water bodies designed by the renowned architect ACPL
- Large store fronts and wide arcades along all stores
- Designer washrooms and massive central atrium showered modern water features
- High end facilities and amenities:
 - 100% power back-up
 - 24X7 security under surveillance cameras
 - Hi-speed elevators
 - Quality facility management system
 - Surface and Basement parking facility
 - Open terrace restaurants

Workspaces
for Efficiency of Tomorrow.

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FUNCTIONAL WORKSPACE

- Built on an expansive 2.5 acres area
- Separate drop off area and parking (surface/basement) to accommodate 300 cars
- 24 hour CCTV surveillance
- 4 passenger elevators
- Modern fire detection and suppression systems
- Centrally air conditioned with 100% power back up
- All modern fittings and fixtures
- ATM facility within the retail zone



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For the pleasure of the discerning shoppers.





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HIGH STREET RETAIL

- Approx 1.30 lacs sq. ft. dedicated to retail space
- Spacious terrace for restaurants and food outlets spread across 20,000 sq. ft. aprox.
- With more than 25,000 premium homes within a few kms. The CityScape is all set to attract a substantial number of high net worth individuals
- Attraction for a significant of high-salaried office-goers from the 10 lac sq. ft. office area which is within 5 minutes of driving distance
- The quality footfall makes it the ideal complex especially for



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DEDICATED FOOD & CLUBBING TOWER

- G+8 glass tower, dedicated to fine dining restaurants, cafés and lounges
- Catering from Mexican to Italian to the all American fare, cafés and food joints to satisfy every palate
- A state of the art clubbing zone for a cohesive eclectic lifestyle of the young upwardly mobile

Brand Consumer Engagement
for the demanding Marketeers



MASTER PLAN

LEGEND

	RETAIL & OFFICE AREA
	CORRIDORS
	DRIVE WAYS & OPEN SPACE
	OFFICE LOBBY

The actual size of retail shop may vary from the legend.





ACCLAIMED ARCHITECT: ACPL

- ACPL, an ISO 9001-2000 Company based in New Delhi & Gurgaon is a complete design organization.
- Established in 1973 having professional practice in Architecture and Interior Designing and offering Project Management Consultancy Services all over India for the last 35 years.
- The firm has a prestigious clientele including Aerens, Assotech, Jindal Steel & Power Limited, Silver City Ltd ,Paras Call-Buildtech Ltd, MG Square, DD Townships Ltd, Spirit Global Const Ltd, Tivoli Gardens, Orris , ABW Ltd, Bank of America, etc. The projects of ACPL have received awards & credits form various bodies. The firm recently got accreditation for the design and development of the best

SPECIFIED FOR EXCELLENCE

RETAIL SHOPS ON GF AND FF

There will be a dedicated drop-off area at the grand entrance to retail zone. Shop spaces available from ground + 2 floors and terrace restaurants on 3rd floor. Dedicated Signage area

STRUCTURE
<ul style="list-style-type: none">RCC slab column structure with masonry partitions
FINISHES
<ul style="list-style-type: none">Exterior: Combination of shutter/Glazing/Painted surface as per designLobbies: Combination of stone and painted surfaceTenant floor: Concrete floorCommon Toilets: Finished toilets with modern fittings and fixtures
HVAC
<ul style="list-style-type: none">Provision for Split AC units. Locations for outdoor units will be pre-determined.
ELECTRICAL
<ul style="list-style-type: none">Distribution: Provision of cable right up to the tenants' distribution board. Individual loads will be metered.Power back up: Automatic power back up for lighting, power and AC
LANDSCAPE
<ul style="list-style-type: none">Contemporary landscape in promenades with paving and decorative features/water bodies, wide pedestrian plazas with seating areas
PARKING
<ul style="list-style-type: none">Ample basement parkingSurface parking area surrounded by lush canopy of trees and other
ESCALATORS/LIFTS/BRIDGES

Disclaimer: The above specifications are subject to change as per the architects design.

CORPORATE OFFICES

STRUCTURE
<ul style="list-style-type: none">RCC slab column structure with masonry partitionsStairs and lifts connecting all retail levels
FINISHES
<ul style="list-style-type: none">Exterior: Glass façade curtain wallsLobbies: Combination of stone and painted surfaceTenant floor: Concrete floor
HVAC
<ul style="list-style-type: none">Split AC location of outdoor units will be pre-determinedVentilation and exhausts provided in bathrooms and basements
ELECTRICAL
<ul style="list-style-type: none">Distribution: Provision of cable right up to the tenants' distribution board. Individual loads will be meteredPower back up: Automatic power back up for lighting, power and AC
PARKING
<ul style="list-style-type: none">Ample basement parkingSurface parking area surrounded by lush canopy of trees and other
<ul style="list-style-type: none">As per signage and maintenance policy



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“Quality is never by chance. It is an outcome of strong commitment and adherence to the Company's values and processes.” B.N.Chandok, Founder Capital Skyscrapers.

We are committed to deliver high performing and sustainable real estate developments. *We have been doing it since last 26 years and over 40 million square feet times.*

We believe the buildings should be timeless, inspiring and appealing to both their inhabitants and the surrounding communities. *We are making an impressive mark on the modern day skyline of South Delhi and Gurgaon, New Delhi NCR.*

We believe it is the quality of our construction and service excellence which differentiates us in the market place and



MISSION

Build structures for the times to come and build

CORE VALUES

Integrity, with a strong sense of professional ethics is the cornerstone of all our activities.

Respect is fundamental in our relationships with our employees, partners, clients, investors, suppliers and competitors.

Build **strong and lasting relationships** based on trust and preserve the Company's reputation

Be **result oriented**, using a focused approach while maintaining a flexible organization that can overcome

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- Capital has also established itself in the high end residential category of South Delhi and has delivered more than 125 houses under the brand name of Capital residencies.
- KCC constructing over 75 million sq ft and has delivered projects like the Park Place and AMEX. Capital has also been contracting with companies like DLF, Hiranandani etc. all across India since the

GROUP COMPANIES

Capital Sky Scrappers

Select Few Completed Projects

- | EXL Services, Noida, 2003
- | Barco Electronics, 2005
- | Quattrro BPO Solutions 2004
- | Capital Tech Park, Sector-34, Gurgaon

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Trusted by those who matter



VASANT VIHAR



SHANTI NIKETAN, DELHI



ANAND NIKETAN



BARCO, 2005



EXL SERVICES



QUATTRO, GURGAON, 2004

CAPITAL
SKYSCRAPERS





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* All specifications and images are representative and subject to change in the best interest of the development.