

Premium Branded Serviced Apartments

At Boulevard II, Sector 47 Gurgaon

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About SPAZE

- Spaze was established in 2006, with a vision to create a revolution in real estate sector in India. Today it is recognised as a “*quality-driven and delivery-oriented*” real estate developer in India.
- Founded by a group of seasoned industry professionals and visionaries from three highly respected families.
- Within a span of 6 years, Spaze has delivered more than 2 million sq ft area of projects
- Spaze currently has 13 projects in Gurgaon, mainly on the Sohna Road, out of which 8 are commercial and 5 are residential projects. Spaze has already delivered 3 commercial projects as per the scheduled delivery time.
- One of the key highlights of the company’s operations is that it has the highest number of projects on Sohna Road versus other real estate developers, which gives Spaze an added edge and maximum benefit of this strategic location.
- About 4 million sq ft will be delivered in next 2 years and Approx. 3 million sq ft is under development.

Continue....

- Spaze is a formidable player in the real estate sector, adding a customer base of more than 1000 clients every year and growing. The company has a diverse set of clients like- Shoppers Stop, Aircel, Capgemini, Yamaha, William E. Connor, Big Bazaar, Nihon Kohden to name a few.



- Spaze currently has 11 projects in Gurgaon, out of which 8 are commercial and 3 are residential projects. Spaze has already delivered 3 commercial projects as per the scheduled delivery time. The rest of the projects are being built as per plan and will be delivered to the customers on time.

Exceptional Location that makes Impeccable Business Sense

Gurgaon, the fastest growing business center of India with a strong and perpetual demand from corporate houses and business executives for 'Extended Stay Facilities' in the form of Serviced Apartments.

Located on one of the most prime Location on **Sohna Road, Gurgaon**

- Sohna Road after witnessing the growth of residential development would see the next boom in commercial development, of the kind seen on the MG road.
- The developing area is well connected to NH-8, Golf Course Extension Road, SPR, upcoming Kundli-Manesar-Palwal Expressway and Airport; also, it has excellent connectivity with Gurgaon and the NCR through the Metro line.
- Sohna Road enjoys a niche position in the realty market. It is expected that in the near future, the place will see a capital appreciation of around **25-30 %** depending on individual projects and locations.
- Retailers like **Shoppers Stop, Big Bazaar, Walmart etc.** have anticipated the potential opportunity by establishing their presence on Sohna Road.
- Presence of Companies like **Capgemini, Aircel, Yamaha, Regus, etc** legitimize the above mentioned facts about Sohna Road.

Serviced Apartment - The Concept

Ground and First Floor

- Retail

Second Floor:

- Multi Cuisine Restaurant, Swimming Pool, Gymnasium.

Third floor onwards:

- Premium Serviced Apartments

Separate drop off points for service apartment and retail.

Ample parking space in 2 levels of parking.

Dedicated Concierge Desk

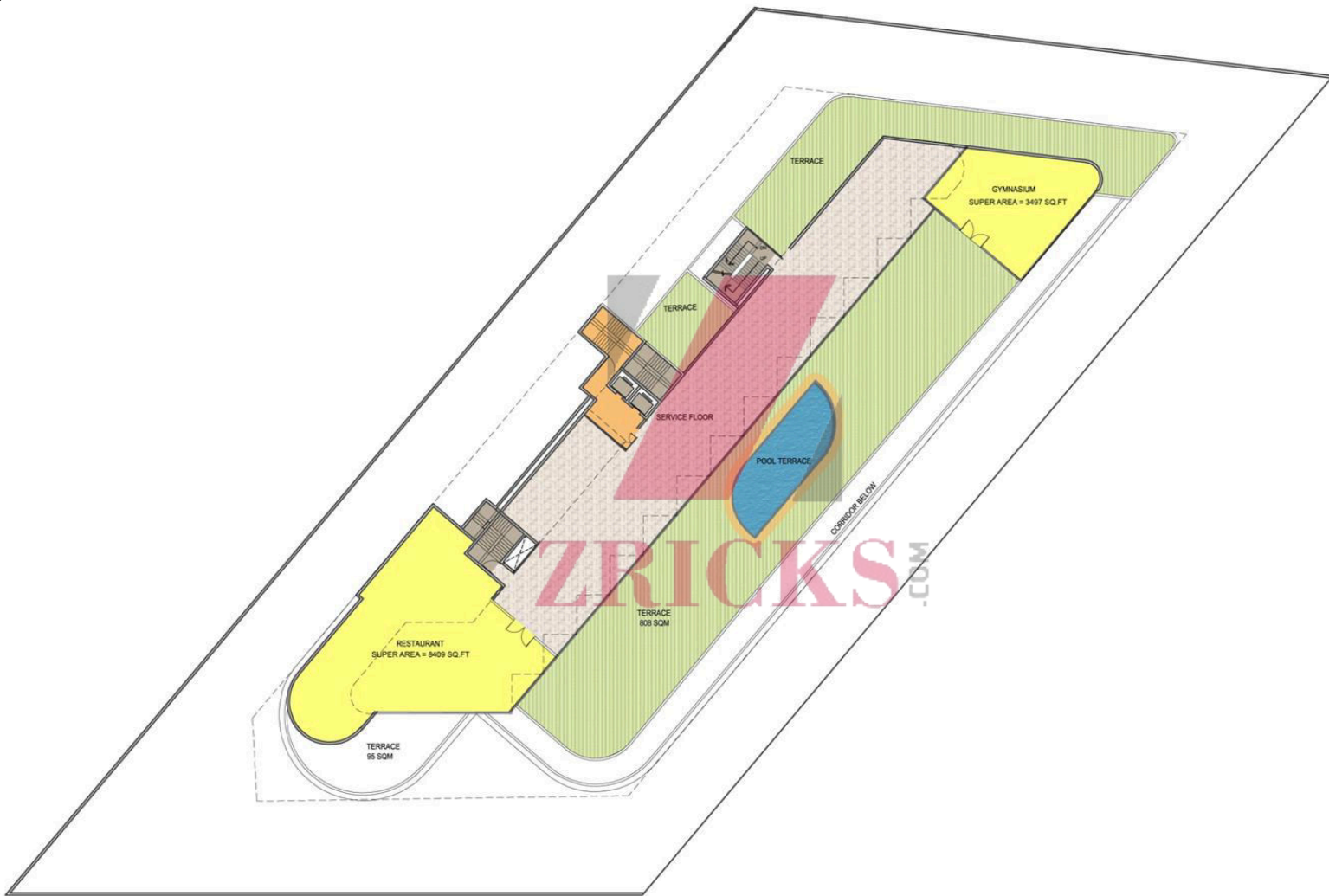
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- Designed by renowned architect **SAA (Sikka Associate Architect)** as part of an integrated complex spanning over 2 Acres in the heart of Sohna Road, comprising of service apartments and high street retail.
- An ambitious quadrant comprising of **Platinum Towers, Spazedge, Boulevard and Boulevard II**, making Spaze Group the only developer with the largest commercial footprint on Gurgaon-Sohna road.
- Round the year servicing & marketing of the apartment managed by a professional hospitality operator, thus ensuring that your asset is always productive.
- Home and Hotel Concept- Unique dual purpose concept residence that promises optimal utilization of your investment.
- Will serve as a home away from home on visits to Gurgaon, also will double up as a professionally managed revenue generating apartment complex.

Serviced Apartment – Benefits

- Ideally suited for Apartment Owners looking for Luxury with a blend of both the worlds – Premium facilities and services, with extra spaciousness and personalized feeling of being in your own home.
- Excellent Long Term Income Option.
- Value for money for Frequent Travelers to Gurgaon.
- Flexibility in usage i.e. for Self use or on Rent

Serviced Apartment - Floor Plan

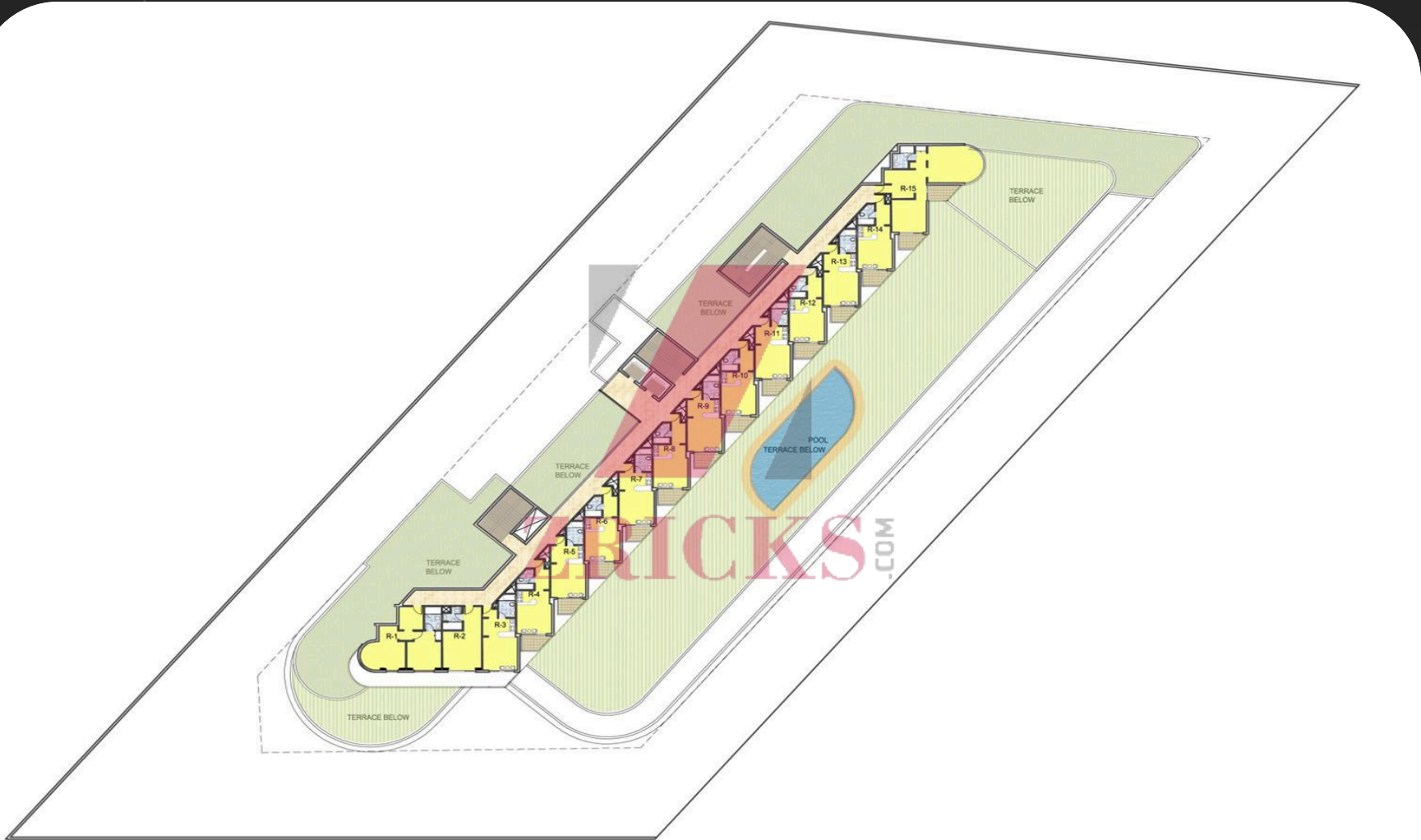


SECOND(SERVICE) FLOOR

This floor plan is exclusively for private viewing & discussion for Employees & Associates of M/s. Spaze Towers. This is not any kind of legal offering or an offer for sale. Floor Plan is tentative and subject to change. It is provided without warranty of any kind.

SECOND(SERVICE) FLOOR

Serviced Apartment - Floor Plan

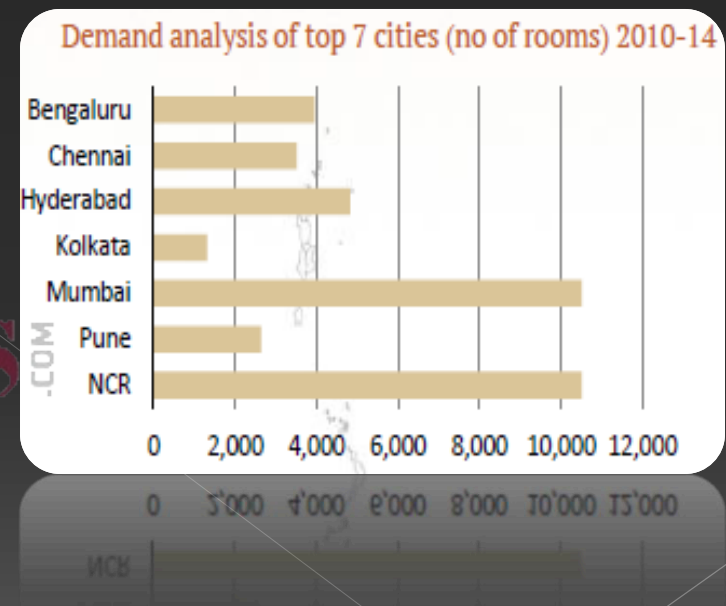


TYPICAL FLOOR
3RD TO 12TH FLOOR

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Indian Hospitality Industry Outlook

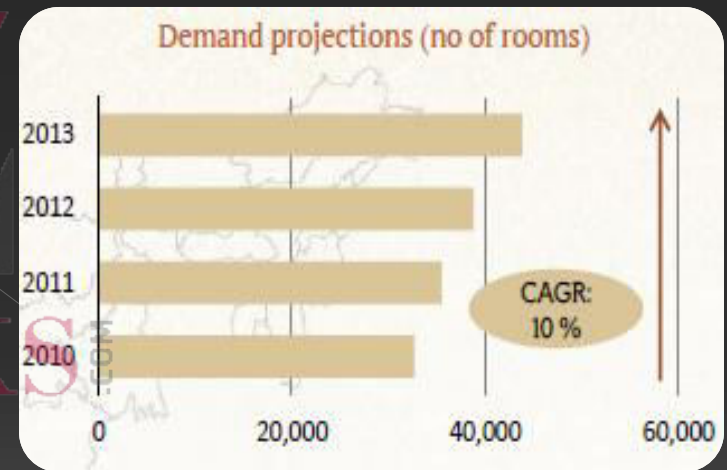
- Long term outlook for the sector is very promising as the total current shortage of rooms has been estimated at 150,000 by tourism ministry.(Source-Deloitte)
- Investment in Travel & Tourism is estimated at Rs. 1.2 Trillion in 2011 and is expected to reach Rs. 2.8 trillion by 2021 (implying CAGR of 8.7%), according to World Travel and Tourism Committee(WTCC) estimates.
- NCR and Mumbai are the biggest hospitality market in India, foreseeing a huge demand for Serviced Apartment and Hotels.



Source : Knight Frank

Growth Prospects for Serviced Apartments

- Given the concept of larger personalized living space with all the comforts of housekeeping, food, beverage and security, the segment of serviced apartments today is attracting more and more brands from the hospitality industry.
- The rapid economic development in the country has led to the rise in extended stays for executives of multinational companies (MNCs) and expatriates who come to India on deputation for periods ranging from weeks to months.
- Serviced apartments have a better occupancy rates and there is 10-12 per cent difference in the bottom line, compared to hotels. Further the cost of operations are also lower.



Source : Knight Frank

