



work.shop.dine.all under one roof...



ZRICKS

Retail Shops | Restaurants | Office Space | Gymnasium | Banks & ATMs



Ascent  
Arcade

NH-24, Ghaziabad





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Arcade

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THE ONLY  
COMMERCIAL RETAIL SPACE  
AVAILABLE ON NH-24

## about the company

Ascent Group is reputed and well established and having 20 years of experience in construction and Real Estate. It has successfully completed a large number of Residential, Commercial and Institutional Projects.

The Company is a group of enterprising professionals committed to specialization with an over all philosophy based on quality and speedy execution of project and of course economically.

"Ascent Group" is an ISO certified company based in Noida, feels great pleasure in presenting you the best investment opportunity in Delhi-NCR with a Commercial Project named "Ascent Arcade" on NH-24 in Ghaziabad with 5 stories of high end retail spaces with good appreciation and return value.



Our ongoing project :

- ◀ **Savy Ville De**, Raj Nagar Extn. Ghaziabad
- Savy Homz**, Raj Nagar Extn. Ghaziabad
- Royal Tower**, Jalandhar
- Palm Ascent Heights**, Raj Nagar Extn. Ghaziabad

Ascent Arcade will harness its strength from a delectable mix of complete family outing, providing finest of shopping, leisure and entertainment facilities right under one roof. The project offers Retail Chain outlets, Entertainment, Departmental Stores, Home Furnishing & Decor, Fast Food Joints, Garments & Apparel Boutiques etc. We assure you of a perfect location for your business and an ideal investment opportunity.



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Shop.  
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## coffee shop

With lots of residential projects and educational institutions in the vicinity and the luxury of being on the main NH-24, Ascent Arcade is going to be a happening place for its surrounding areas. It will also serve as a refreshment destination for the highway travelers, passing through Ghaziabad. It's an ideal place for chain of Cafeterias, Kids Eating Joints and Tea Coffee shops.



## Banks & ATMs

Ascent Arcade also has provision for big retail space meant for Banks & Financial institutions to be operated from an authorised commercial space. Looking at the scarcity of planned commercial space with proper parking and other facilities, Ascent Arcade will be the ultimate location for all those seeking for investment purpose.

## shopping

An exclusive space for Retail Chain of Showrooms and Shops makes Ascent Arcade a future destination for all small enterprises and investors. Available in sizes ranging from 250 sq.fts. to 700 sq.fts., these spaces are combined with modern facilities and a location to die for.







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## restaurants

Ascent Arcade has a variety of options in terms of size and location to offer for space earmarked for Restaurants, Fast Food Joints, Snacks Corners, Juice Bars, South Indian Speciality Restaurants etc., where one can gather with their loved ones over snacks or dinner.



## gymnasium/salons

Going by today's lifestyle and the mindset of people to be fit and look good, the demand for Gymnasiums and Beauty Salons have reached its peak. With a cluster of residential projects and educational institutions around, opening up of Gymnasium and Men/Women's Beauty Salon is also not a bad idea either !





give your  
**Profession**  
a new high



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NH-24, Ghaziabad

Ascent Arcade brings forth a quantum business opportunity with well planned professional and office spaces. Sparkling walkthroughs, surrounded by lush green gardens and ample parking space will add to an ambience of class and luxury which makes people working or visiting here, even more easy.

Ascent Arcade is a place where opportunity and pinnacle of success meets peace of mind and a ground where your business will experience the ultimate flight in its journey.





# Advantage ascent arcade

Unmatched location on NH-24 in Ghaziabad city.

First Commercial establishment in the local area.

24 x 7 security system.

Residential Area & Educational Institutions in close vicinity.

Professional Maintenance service for all common facilities.

High Speed Elevators.

In future, around 20,000 families to live in neighbourhood.

Already around 200 families living there.

Every unit will be equipped with Fire Suppression System.

Ample Car Parking space.

Assured timely possession with penalty clause.





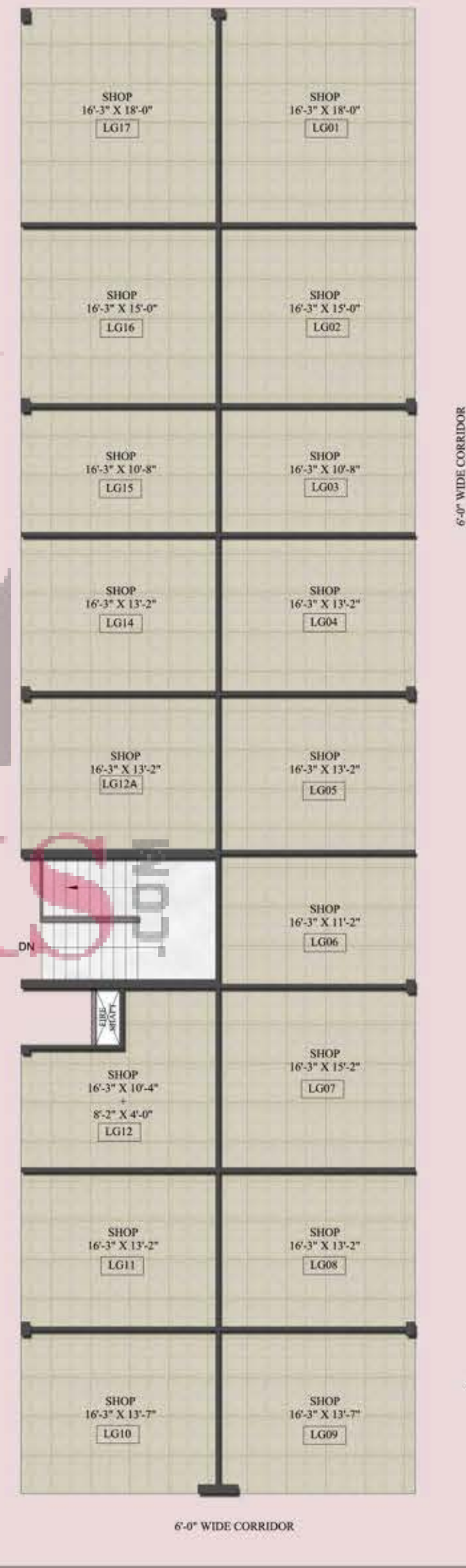


## LOWER GROUND FLOOR PLAN

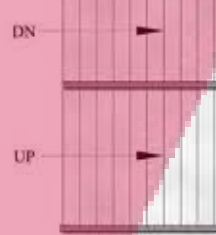
### COMMERCIAL AT PLOT NO.5 SHOPS AREA STATEMENT OF LOWER GROUND FLOOR

SHOP NO.	SUPER AREA (Sq. Ft.)	DIMENSIONS (Ft.)
LG01	486	16'-3" X 18'-0"
LG02	406	16'-3" X 15'-0"
LG03	290	16'-3" X 10'-8"
LG04	357	16'-3" X 13'-2"
LG05	357	16'-3" X 13'-2"
LG06	301	16'-3" X 11'-2"
LG07	413	16'-3" X 15'-2"
LG08	357	16'-3" X 13'-2"
LG09	370	16'-3" X 13'-7"
LG10	370	16'-3" X 13'-7"
LG11	357	16'-3" X 13'-2"
LG12	347	16'-3" X 10'-4" + 8'-2" X 4'-10"
LG13	360	16'-3" X 13'-2"
LG14	357	16'-3" X 13'-2"
LG15	290	16'-3" X 10'-8"
LG16	406	16'-3" X 15'-0"
LG17	486	16'-3" X 18'-0"
LG18	305	9'-9" X 18'-8"
LG19	299	9'-9" X 18'-8"
LG20	347	11'-2" X 18'-8"
LG21	424	13'-7" X 18'-8"
LG22	333	13'-7" X 14'-8"
LG23	272	11'-2" X 14'-8"
LG24	516	19'-4" X 14'-8" + 4'-2" X 6'-10"
LG25	463	13'-7" X 20'-4"
LG26	447	13'-2" X 20'-4"
LG27	447	13'-2" X 20'-4"
LG28	447	13'-2" X 20'-4"
LG29	447	13'-2" X 20'-4"
LG30	447	13'-2" X 20'-4"
LG31	529	13'-7" X 20'-4"

TOTAL 12029







## COMMERCIAL AT PLOT NO.5 SHOPS AREA STATEMENT OF UPPER GROUND FLOOR

The floor plan shows a rectangular building layout with a central vertical corridor and two horizontal corridors. The rooms are labeled as follows:

- Top Left:** SHOP 16'-3" X 13'-2" (UG15)
- Top Right:** SHOP 16'-3" X 13'-2" (UG03)
- Middle Left:** SHOP 16'-3" X 13'-2" (UG12A)
- Middle Right:** SHOP 16'-3" X 13'-2" (UG05)
- Below Middle Left:** SHOP 16'-3" X 10'-4" + 8'-2" X 4'-0" (UG12). A small inset shows a staircase labeled "UP".
- Bottom Left:** SHOP 16'-3" X 13'-2" (UG11)
- Bottom Right:** SHOP 16'-3" X 13'-2" (UG08)
- Far Bottom Left:** SHOP 16'-3" X 13'-7" (UG10)
- Far Bottom Right:** SHOP 16'-3" X 13'-7" (UG09)

A large red watermark "K.S.COM" is overlaid across the center of the plan.

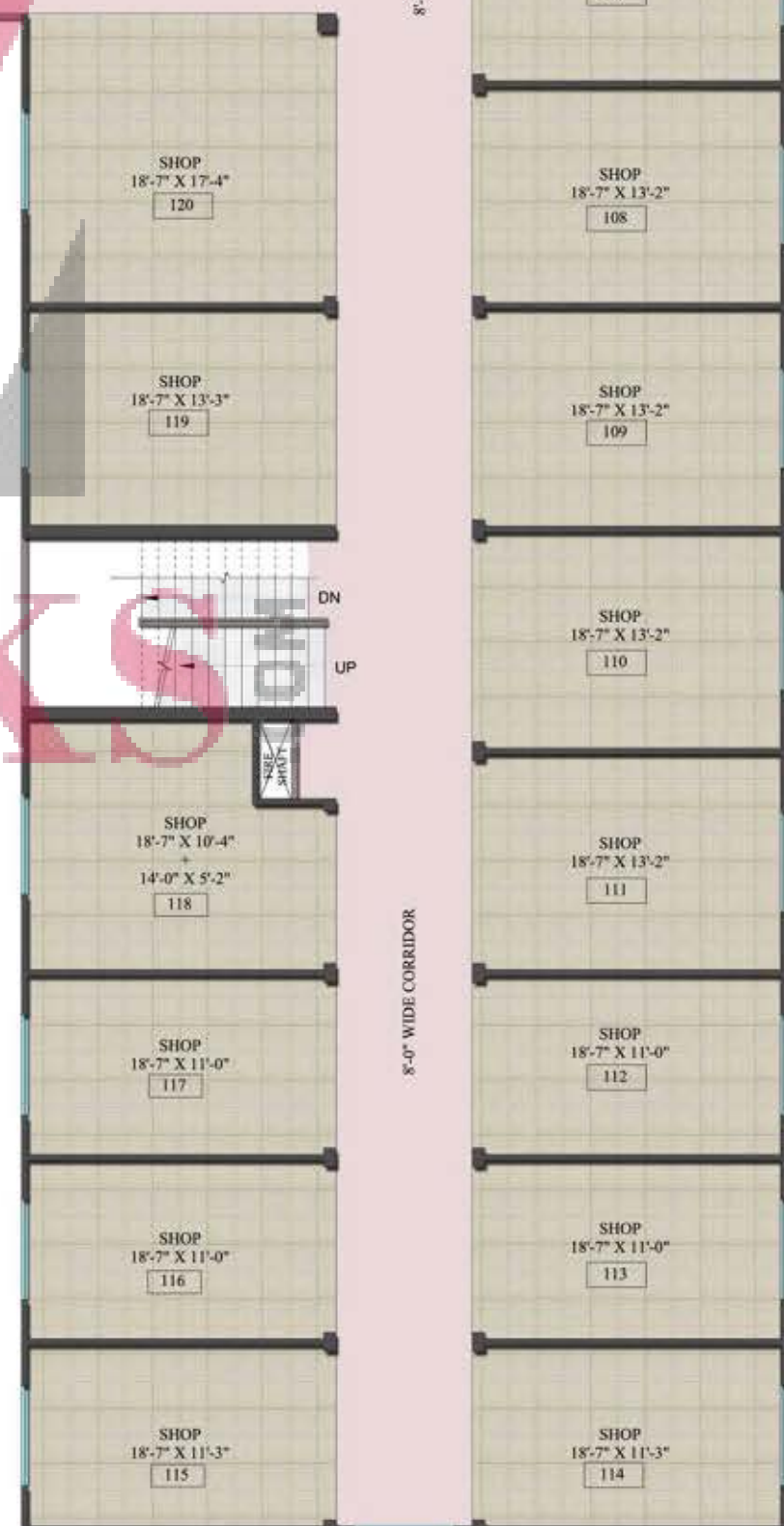




## 1st, 2nd & 3rd FLOOR PLAN

### COMMERCIAL AT PLOT NO.5 SHOPS AREA STATEMENT OF 1st, 2nd & 3rd FLOOR

SHOP NO.	SUPER AREA (Sq. Ft.)	DIMENSIONS (Ft.)
101	307	15'-5" X 12'-0"
102	298	15'-5" X 11'-6"
103	298	15'-5" X 11'-6"
104	275	15'-5" X 11'-6"
105	275	18'-7" X 8'-10"
106	398	18'-7" X 8'-10"
107	398	18'-7" X 12'-10"
108	408	18'-7" X 12'-10"
109	408	18'-7" X 13'-2"
110	408	18'-7" X 13'-2"
111	408	18'-7" X 13'-2"
112	340	18'-7" X 13'-2"
113	340	18'-7" X 11'-0"
114	350	18'-7" X 11'-0"
115	350	18'-7" X 11'-3"
116	340	18'-7" X 11'-3"
117	340	18'-7" X 11'-0"
118	439	18'-7" X 11'-0"
119	412	18'-7" X 10'-4" + 14'-0" X 5'-2"
120	538	18'-7" X 13'-3"
121	316	18'-7" X 17'-4"
122	366	12'-3" X 15'-5"
123	305	12'-3" X 17'-10"
124	299	9'-9" X 18'-8"
125	347	9'-7" X 18'-8"
126	424	11'-2" X 18'-8"
127	333	13'-7" X 18'-8"
128	272	13'-7" X 14'-8"
129	773	11'-2" X 14'-8"
130	586	20'-0" X 20'-5" + 8'-9" X 6'-4"
131	586	13'-2" X 26'-9"
132	586	13'-2" X 26'-9"
133	586	13'-2" X 26'-9"
134	608	13'-5" X 26'-9"
TOTAL		13716



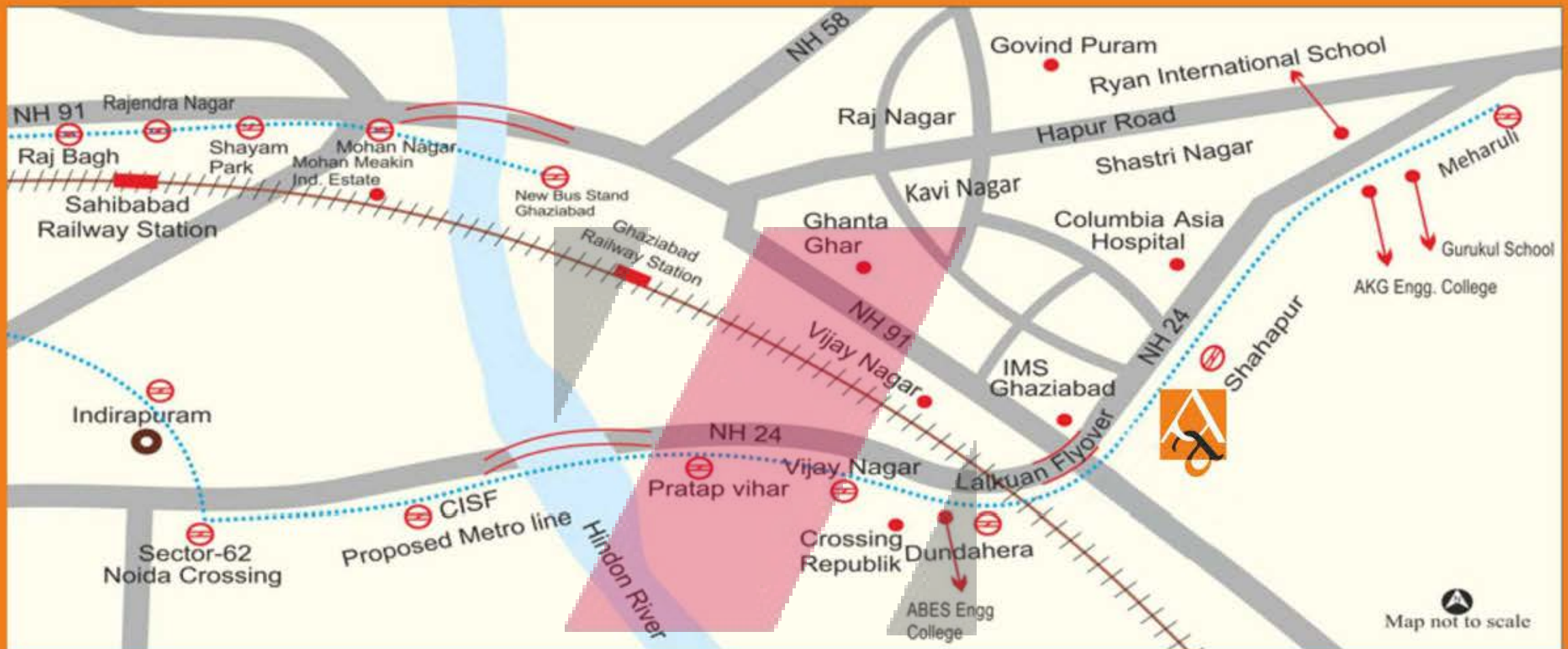




Site Plan



## Location Map



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### ASCENT CONSTRUCTIONS PVT. LTD.

An ISO 9001 : 2008 Certified Company

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