



COMMERCIAL LANDMARK

AT NOIDA EXPRESSWAY

Gulshan

Experience Excellence

After Delivering Excellent Experiences in the residential segment for more than 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



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



Close to upcoming Film City



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



Easy Road & Metro connectivity



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



CATCHMENT AREA HOUSEHOLD AND OFFICE HEADCOUNT



DWELLING UNITS

PRESENT

53000+

NEAR FUTURE

130000+



WORKING POPULATION

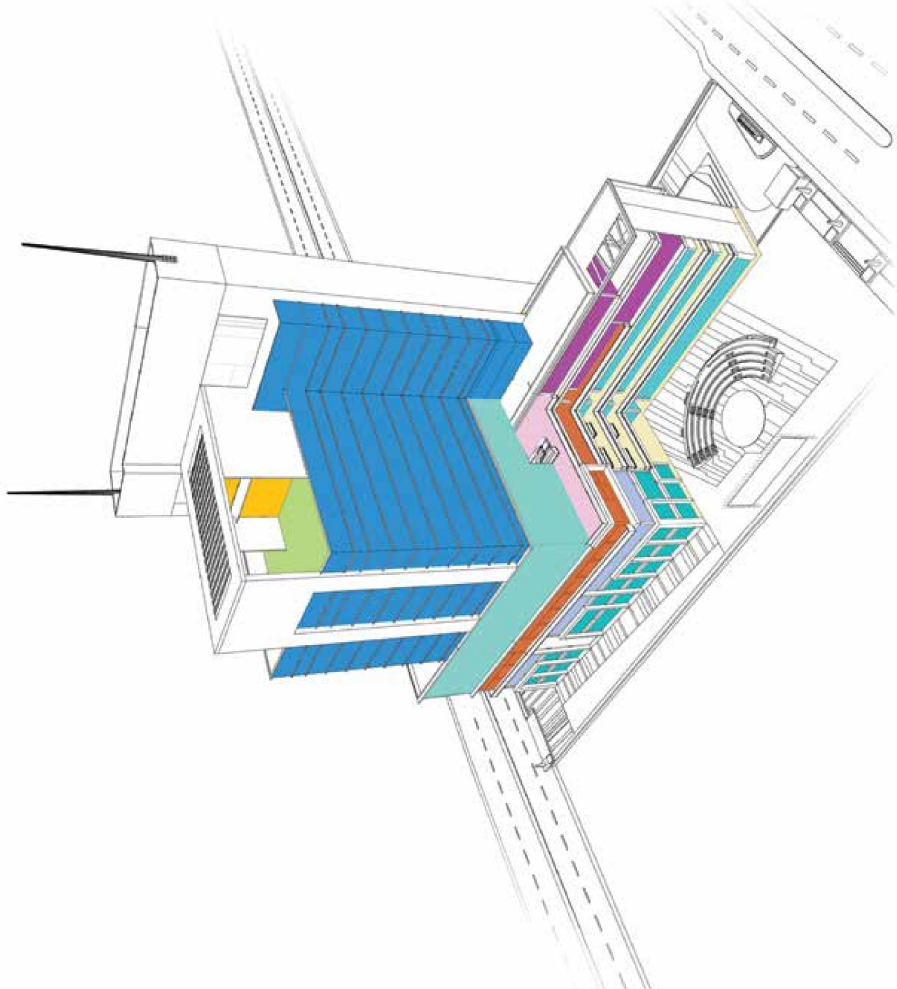
135000+

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





DINE

BEST-IN-CLASS DINING EXPERIENCE FOR EVERY OCCASION.

- F&B Outlets
- Food Court
- International Cafes





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

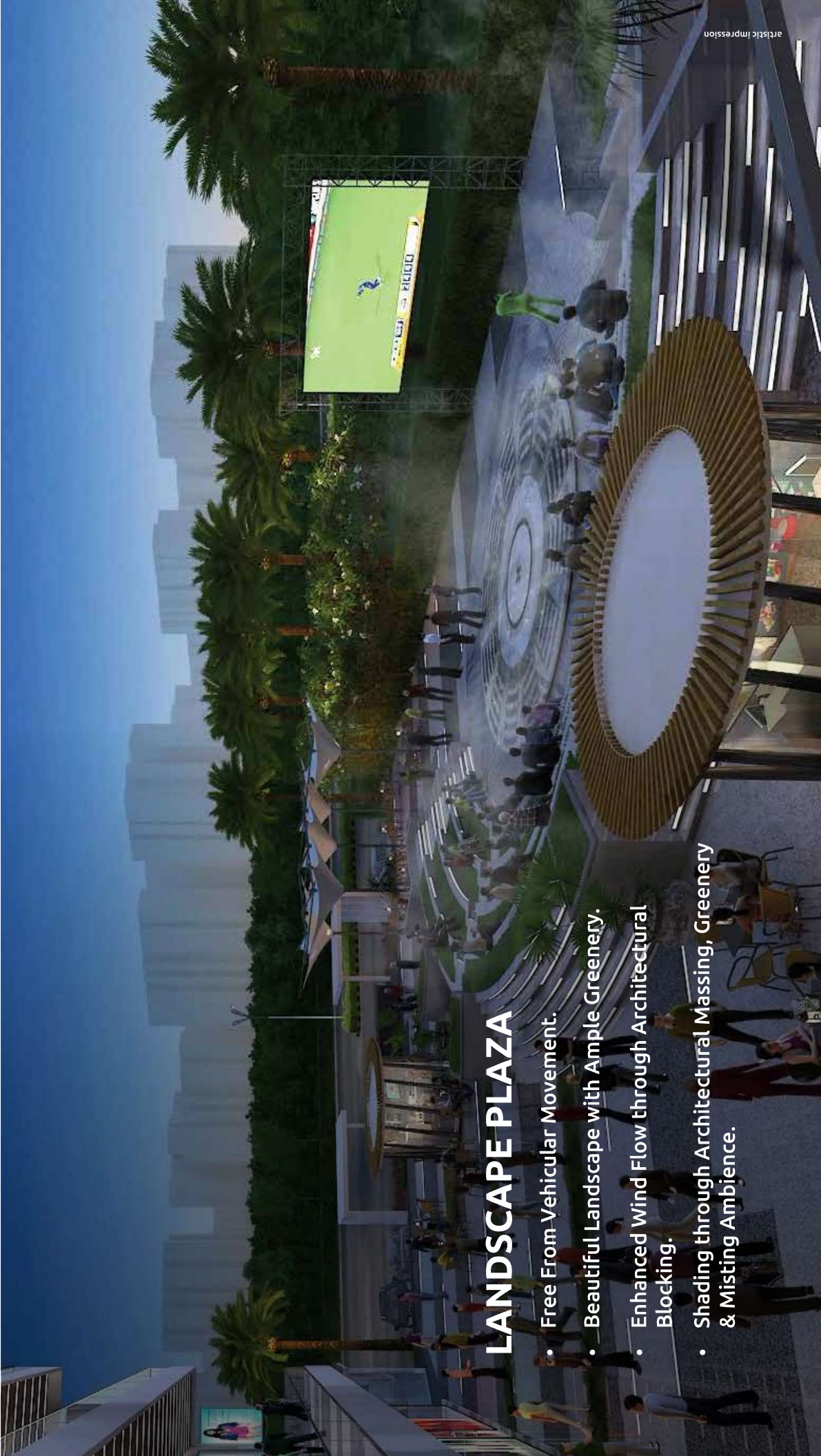




AMPHITHEATRE

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.



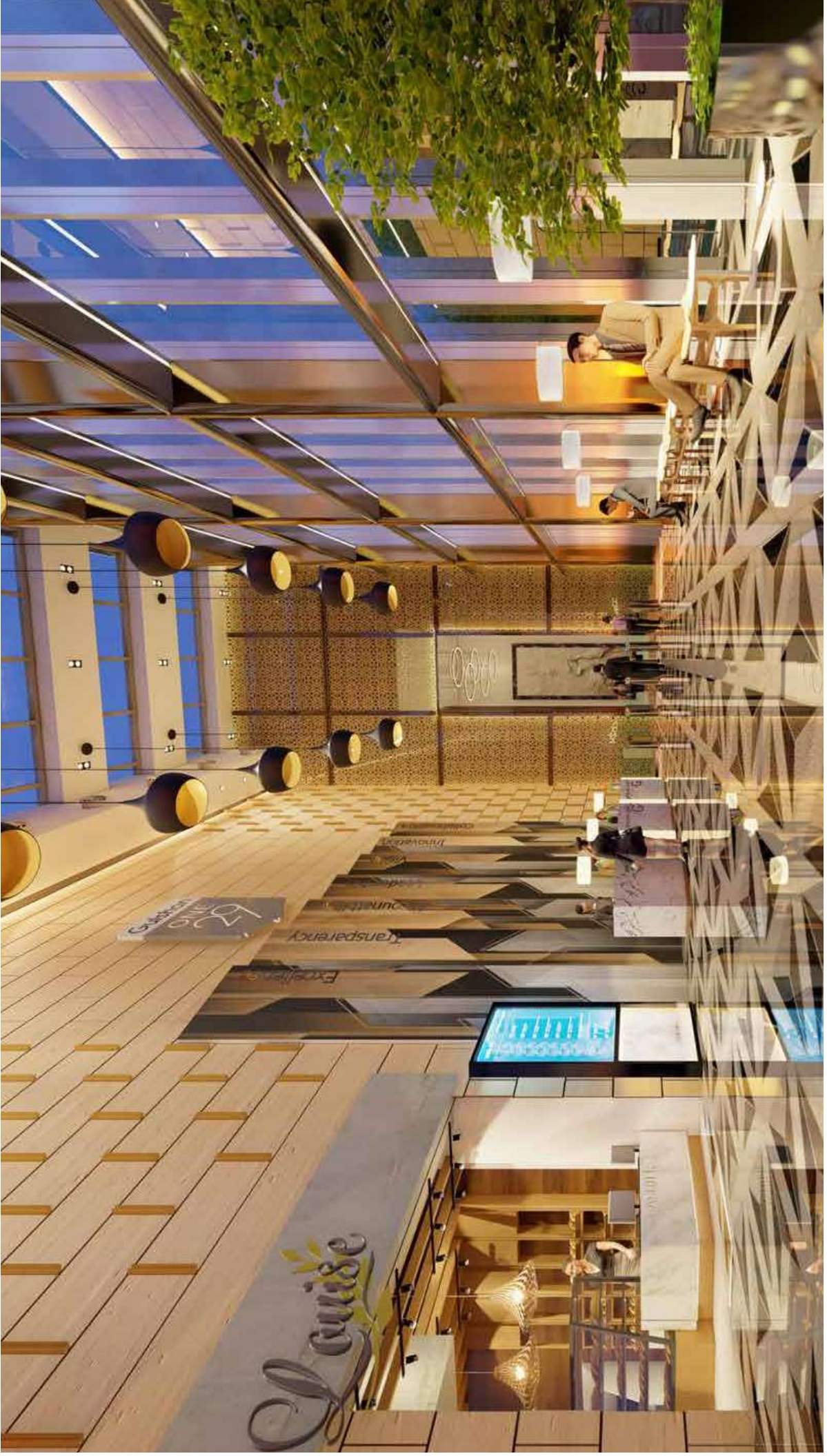
A one-of-its-kind Family
Entertainment Center on Noida
Expressway, where there are great
entertainment options for everyone.

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



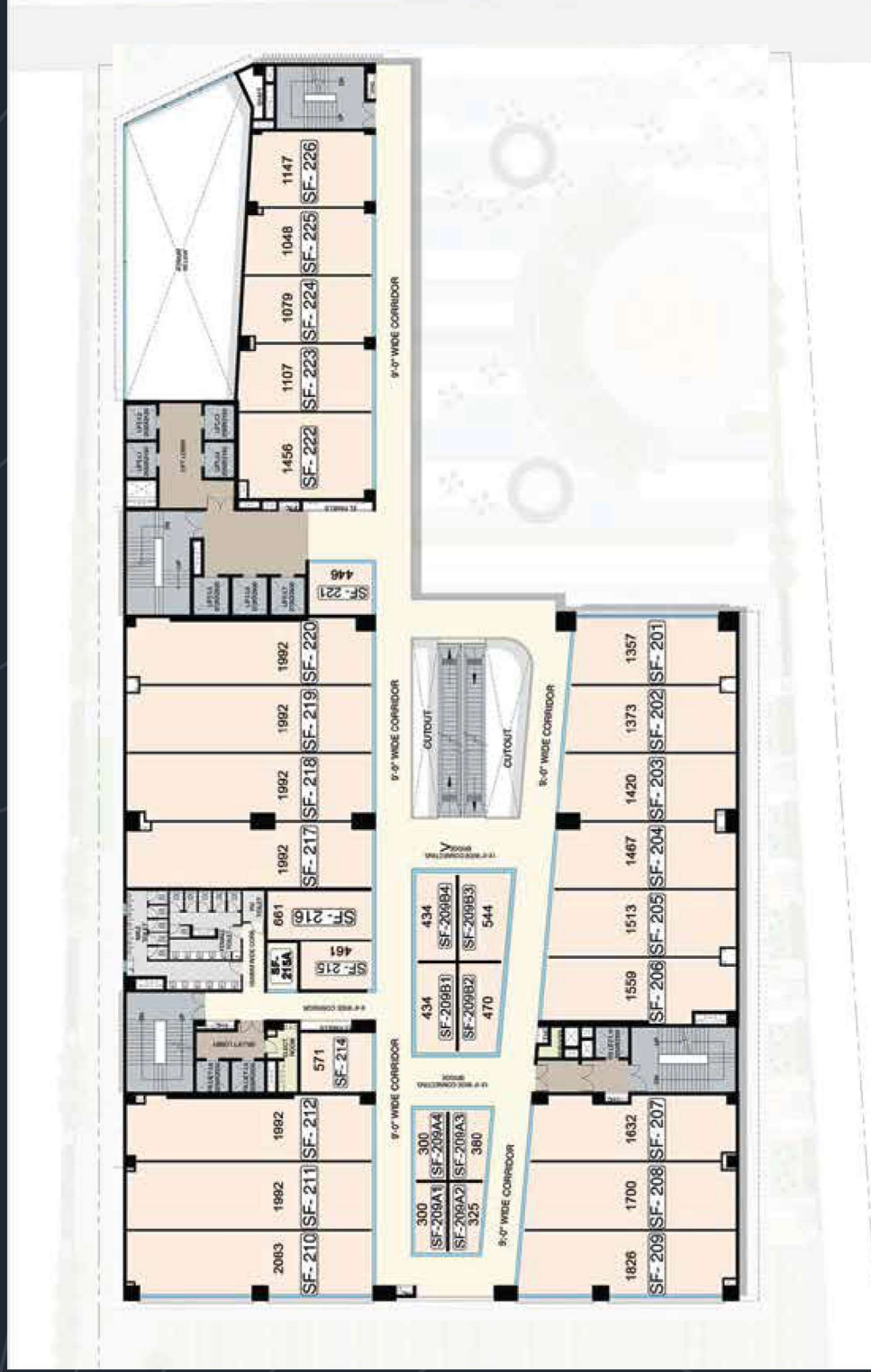
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



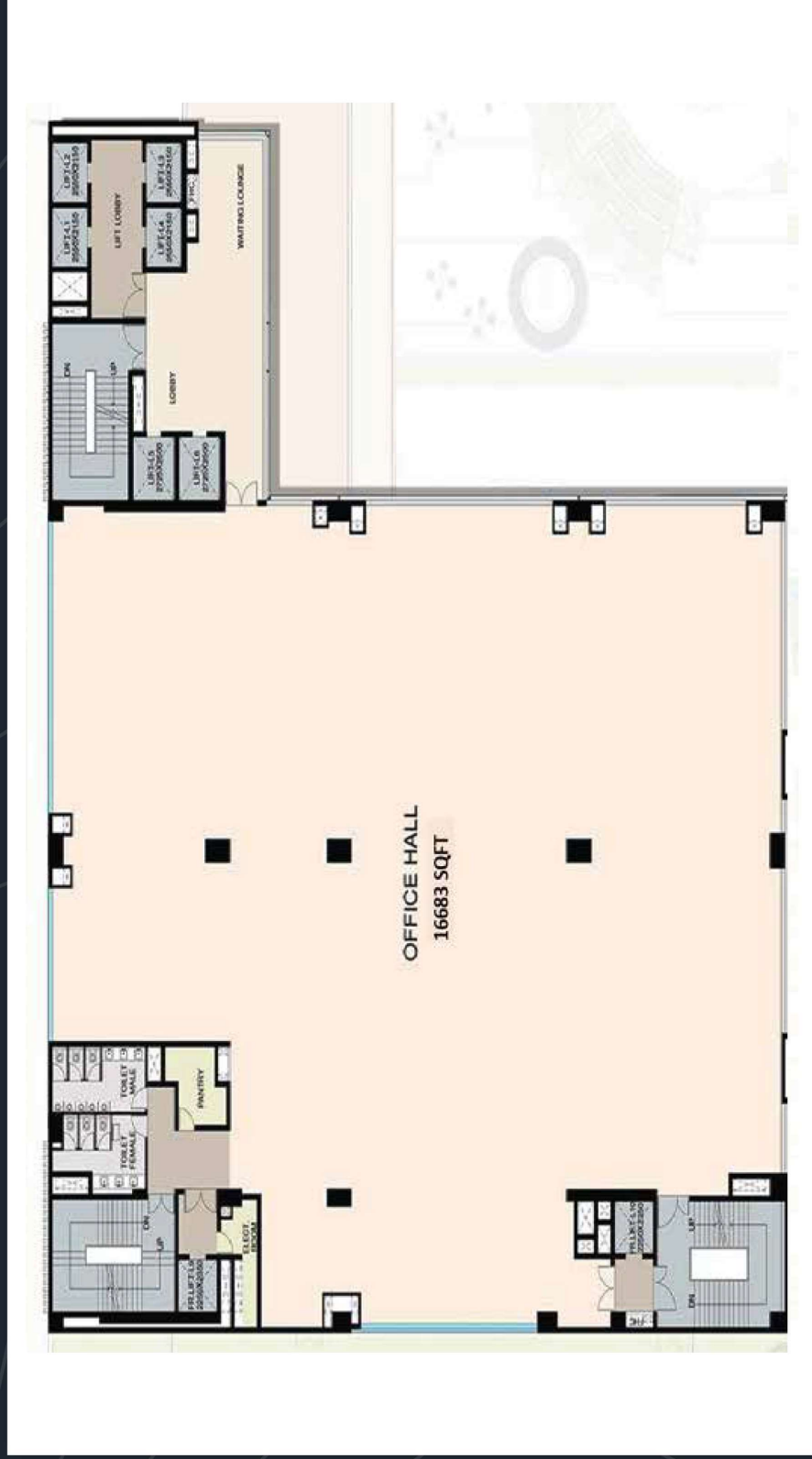
FOURTH FLOOR



FIFTH FLOOR



TYPICAL FLOOR PLAN



SPLIT OFFICES FLOOR PLAN

