



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+

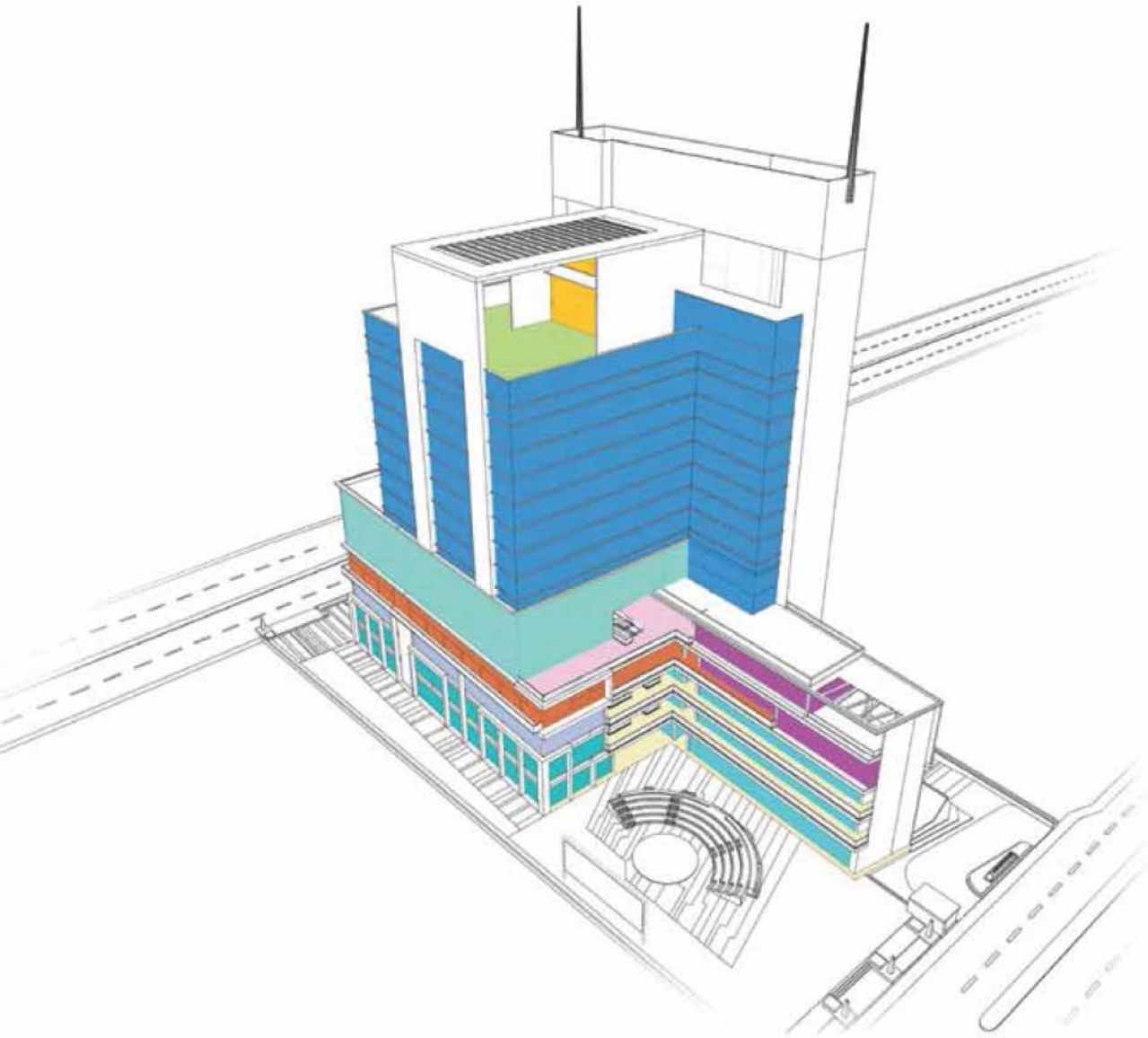


WORKING POPULATION

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






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 dark 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, and glasses of beer and 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 family of four is captured in a moment of joy and excitement at an entertainment center. The father, in the center background, is laughing heartily while holding a large, futuristic laser gun. The mother, on the left, is looking towards the son with a supportive expression, her hand on his shoulder. The son, in the center foreground, is focused on the game, holding his own laser gun. The daughter, on the right, is smiling broadly, looking towards the camera. They are all seated in a red, futuristic-looking vehicle. The background is a dimly lit, modern entertainment space with various games and attractions visible.

**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



Luise

Guidance
R&D

Excellence
Transparency
Sustainability
Innovation

Informational display screen

HOLO

HOLO

HOLO

HOLO

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



TYPICAL FLOOR PLAN



SPLIT OFFICES FLOOR PLAN





Plot No.- C3-E1 Sec-129, Noida- 201301
(Noida-Greater Noida Expressway), Uttar Pradesh

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