83 METROSTREET

A burgeoning paragon of excellence

Welcome to an address poised to redefine the paradigms of retail and corporate spaces, designed to transform your business above and beyond extraordinary heights. Introduced for the first time at the center of life and pursuits of Gurugram, 83 MetroStreet a realm of possibilities and innovation, features itself as a quintessential business destination.

The 6,00,000 sq. ft. of sky-high marvel, conceptualized on the grounds of being eco-friendly and energy efficient, scales up to eighteen floors, welcoming high street shopping brands, 5 screen multiplex, recreation zones, fine dining restaurants, food courts, gym & spa and dedicated corporate suites & office spaces.

A stalwart example of smart growth, this ultra-modern mixed-use commercial development by SVH is predicted to revamp the map of Dwarka Expressway.

Artistic Impression

Lounged at the center of life

ISBT & Metro Connectivity. Premium Residential High-Rises. Industrial Nexus.

Located at the confluence of Dwarka Expressway and NH8, the extravagant & high-density development has been planned and is being developed by SV Housing (SVH) as an impetus to revive and fortify the urban fabric of the city.

- *150 meter wide & 8 lane Dwarka expressway with connectivity to NH-8 & SPR*
- *Crossroad advantage: Sited bang opposite to the proposed ISBT & Metro Hub*
- *Prudent location that will drive impressive high street footfall*
- *Surrounded by more than 40,000 upscale residential developments*
- *In close proximity to the Proposed Industrial Development by HSIIDC*
- *Direct connectivity to IGI Airport*
- *Within 500 meters from Hyatt Regency, Gurugram*
- *Future CBD of Gurugram*

The Grande Façade

An enthralling poise of elegance and admirable perfection

Walk into the center of attention and let the beautifully textured vogue façade enrapture your senses and invites you to experience the high-life. 83 MetroStreet's magnanimous frontage of 640 feet sprawled facing the 150 m wide Dwarka Expressway, presents a magnificent first sight as you drive up the clove connecting to the national highway.

Artistic Impression

Central Atrium

Tranquility nestled amidst retail bliss.

An aesthetic wonder of sparkling water cascades, the atrium is surrounded by palms and refreshing green decks. It bridges a connecting wing to the finest and top-notch retail experience, one will be most delighted to indulge in. The sweet spot next to the water fountain promises to calm and rejuvenate your senses after a long and daunting day.

- *State of the art landscaping*
- *Open gallery for retail kiosks*
- *Dedicated space for themed recreational purposes*

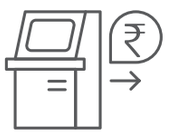
ZAARA
ADIDOS
BEBBE
S B Y A T A
PETER PAN

High Street Retail Emporium

Prime address. A world of possibilities.

An extensive spread of 1,83,000 sq. ft. on the ground with double height shops of 19.5 feet, the retail units of 83 MetroStreet is the perfect choice to tap an array of business opportunities.

- *Ground and first floor to accommodate approximately 250 retail outlets supported by strategically placed escalators and elevators.*
- *Low cost maintenance resulting in increased profit margins*
- *Maximum shops with a view overlooking the Dwarka Expressway and central atrium*
- *Multiple entry and exit points in the shopping area*
- *Accessible ATM's, located at convenient locations*
- *Convenient pick ups & drop offs*
- *Premium specifications and unique design for better impact and competitive edge*



ATM

Pick & drop

Retail Kiosks

Shopping

Step into the Shopper's Paradise

A blend of luxury and convenience. A complete retail therapy.

Give your weekends a retail experience like never before by walking into sprawling anchor stores with trending displays and products. From your weekly groceries to exotic ingredients for an international cuisine; kitchen essentials to high-end appliances; wardrobe necessities and more - simply stroll through the aisles and pick whatever your heart desires. Every comfort and luxury in life is now in your vicinity.

- *A range of local and global brands*
- *Home needs, fashion, food, electronics, and much more, all under the one roof*

Anchor Stores

Lifestyle brands

Convenience store

Bespoke Entertainment

High-Definition. Larger than life. State of the art 5 Screen Multiplex.

Giving you exactly what you came for, the complete experience as you sit back, stretch your legs and watch the movie of your choice with a warm tub of popcorn. The pleasant necessities of superior comfort seating, lifelike acoustics and matchless speech-intelligibility shall redefine the experience of quality cinema and entertainment.

Bon Appétit!

An extraordinary experience. A perfect date.

Retail spree demands to be rewarded with an appetizing meal, one that you just cannot ignore as you make your way past our vibrant food court or eat out at any of our boutique or open air restaurants. Good food with good company is bound to spark magical moments under a mesmerizing ambiance.

- *Eclectic multi-cuisines from around the world*
- *Uninterrupted 360-degree view*

Restaurants

Outdoor Cafes

Street Food Kiosks

Gaming Arcade

Unlimited fun and amusement

A dedicated space sprawling with the latest virtual games dedicated for the young bloods is sure to perk their interests and gratification level.

Say “Hello” to a Fitter You

Achieve a healthier body, mind, and soul.

Get introduced to a new world of fitness and rejuvenation as you enter our gym and spa, equipped with the latest machines and highly-qualified fitness experts. No matter what’s your preference — cardiovascular, resistance and free weights or yoga and pilates, there's something for everyone!

- *State-of-the-art facilities*
- *Spread across an area of 7000 sq. ft. approx.*

Gymnasium **Spa** **Yoga** **Sauna**

Dedicated Corporate Suites

Experience the advantage of stalwart workspaces

Accrediting to the trust earned from a prodigious portfolio, our expertise has once again stood testimony to creating functional service suites tailored for the multi-tasking lifestyle.

- *Limited Premium business suites facility for high class individuals*
- *Dedicated floor space for elite professional services*
- *Triple height reception and lobby with 6 dedicated high-speed elevators*
- *World class amenities showcasing high standards in architecture, building facilities, and managed services*
- *Customizable interiors offering stunning views of the metroscape*
- *Energy efficient office spaces accommodating approximately 500 - 13,000 sq. ft. with minimum maintenance*
- *Adequate parking space with separate entry for offices*
- *Energy efficient facades with advantages of durablity and fresh air circulation*
- *The smart work suites will provide tenants with flexibility, connectivity, and services to enhance business growth*
- *Convenient pick up and drop off points*
- *24/7 security services with state of the art surveillance technology*

Exclusive Professional Suites

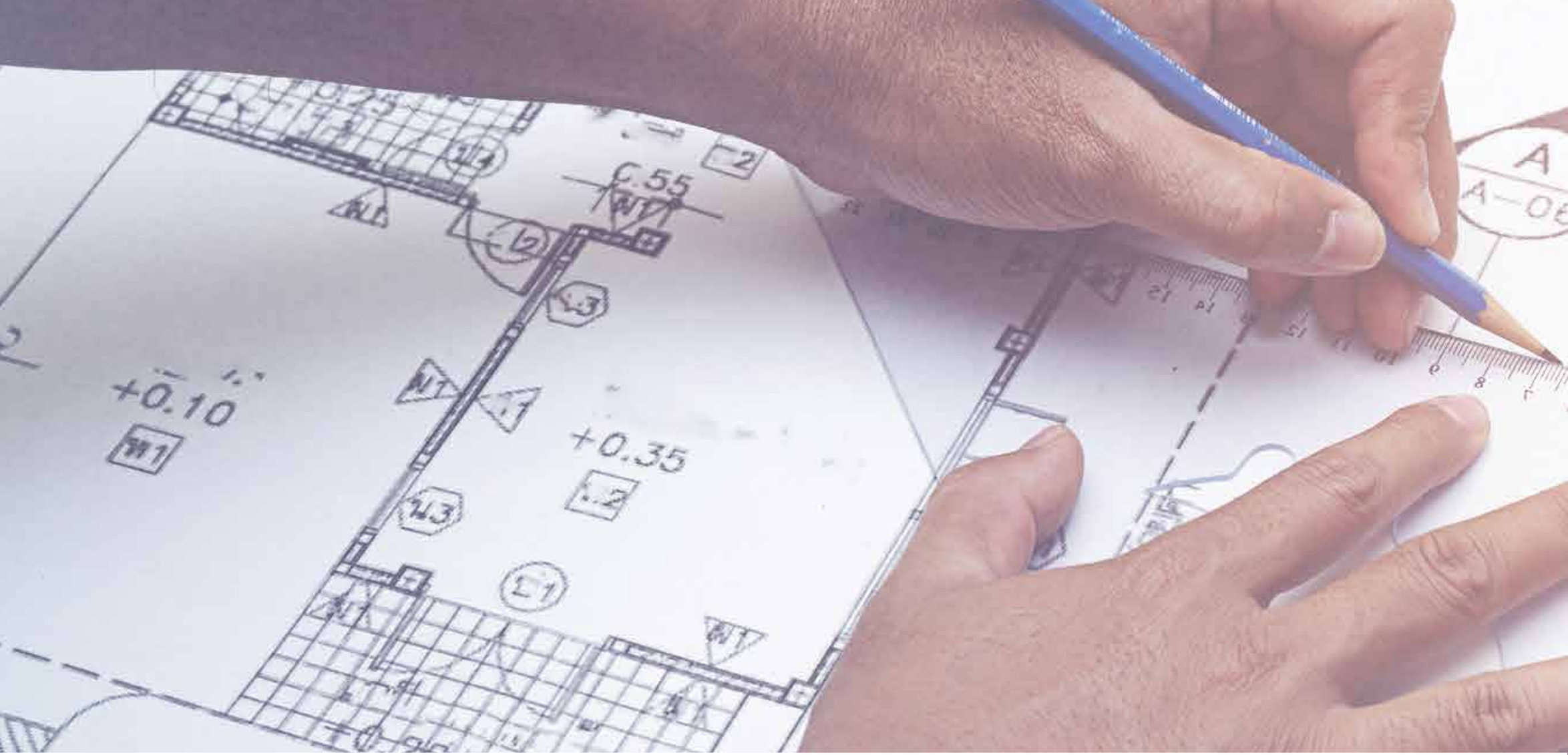
An intelligent office space made specifically for renowned professionals

For the first time, high-end professionals with an illustrious history of experience and dexterity can own a private suite for practicing their field of passion inside the premises of a dynamic address with sizeable footfall.

- *Dedicated floor for doctors, lawyers, chartered accountants and other practicing professionals.*
- *Naturally lit spacious and customizable interiors accommodating approximately 500 - 13,000 sq. ft.*
- *Convenient pick-up and drop-offs*

SVH
LEGACY OF TRUST
88
METROSTREET

Artistic Impression



High Speed
Elevators

Independent Entry
And Exit Lobby

Ample
Parking Space

State-of-the-art
Communication System

24x7
Power Backup

Security with
Electronic Surveillance

Acclaimed Leadership.
Cutting-edge technology.
World-class creations.

Anchor
Stores

Wi-Fi Enabled
Building

Customizable
Work Spaces

Retail
Outlets

5 Screen
Multiplex

Concierge
Desk

Key Features - At a Glance

- *Food Court*
- *Fine Dining restaurants*
- *Dedicated drop-off zones*
- *Grand central atrium*
- *640 ft frontage facing Dwarka Expressway*
- *Triple height reception lobby*
- *Dedicated corporate suites and office spaces with common reception*
- *Gaming arcade*
- *5 screen multiplex*
- *Ample parking space*
- *Exclusive business lounge*
- *24*7 power back up*
- *High-speed elevators*
- *Wi-Fi enabled building*
- *Security with electronic surveillance*

Retail Highlights

- *High Street retail units with 19.5 ft height.*
- *Multiple ATM accessibility*
- *Convenience store*
- *Coffee shops*
- *Medical & Pharmacy*
- *Gymnasium and Spa*
- *Anchor stores*

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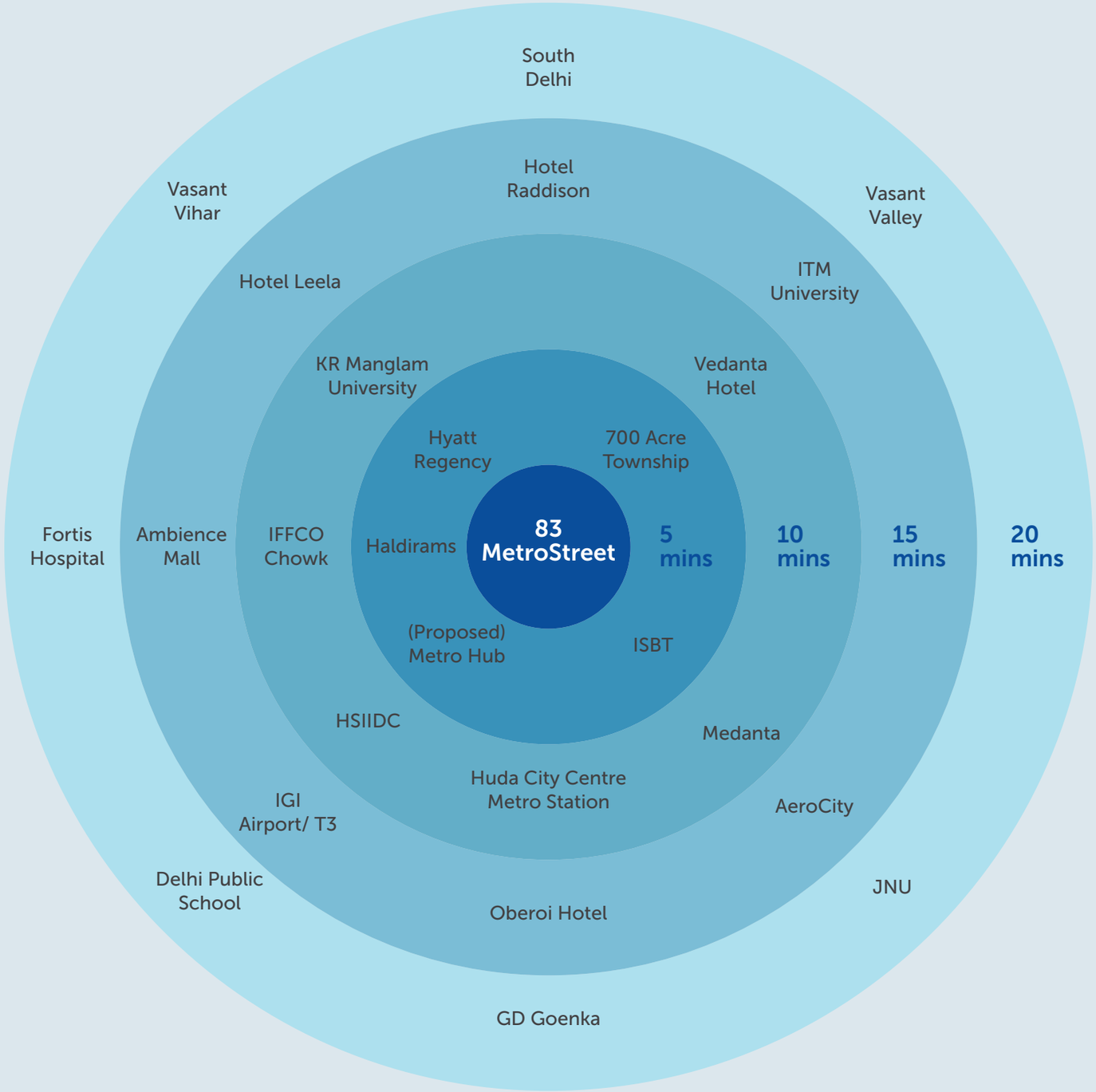
KEEBOK

In the Vicinity

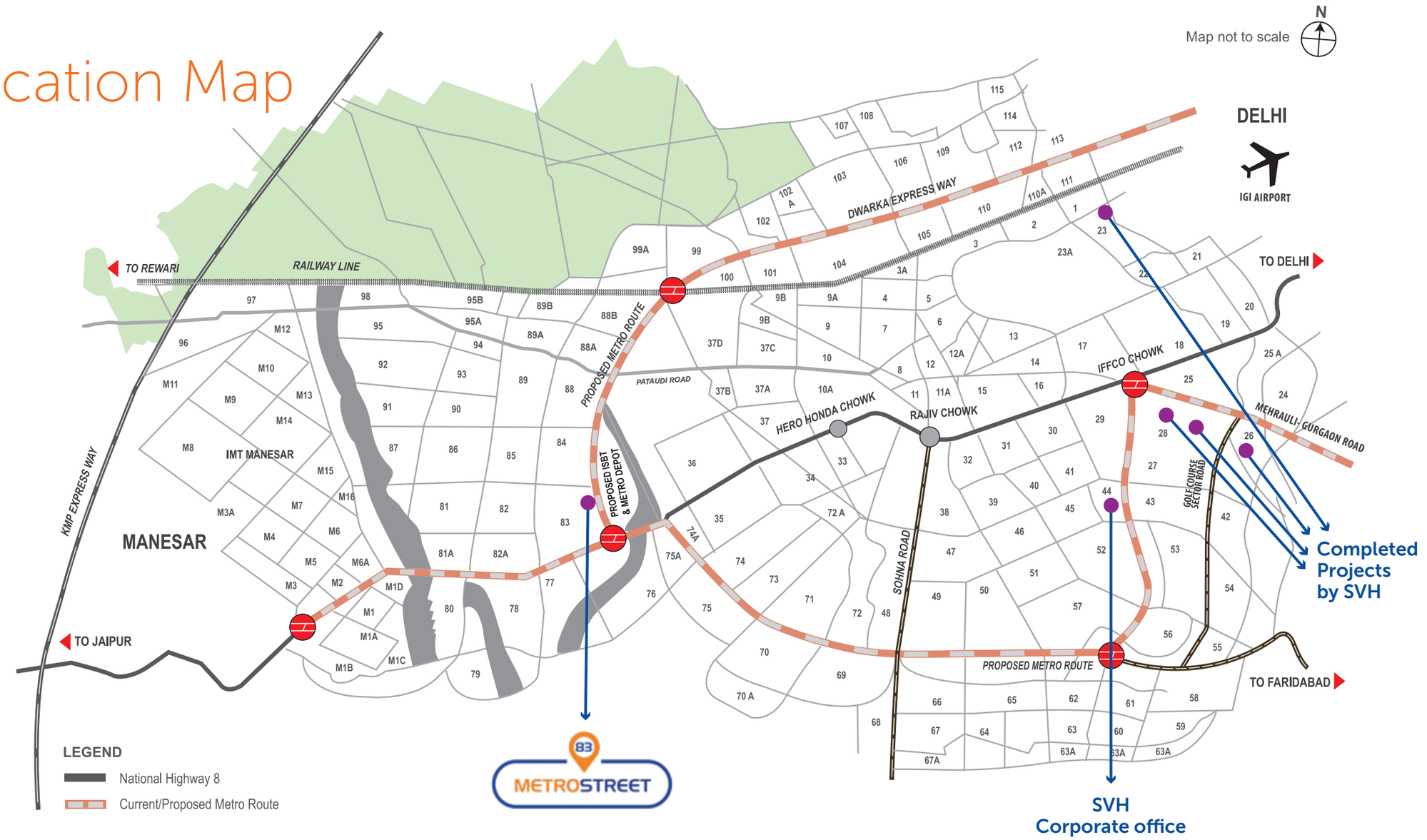
Approximately
6000 footfall daily

catchment area population
4.8 million

40,000 upscale residential
developments in the vicinity



Location Map



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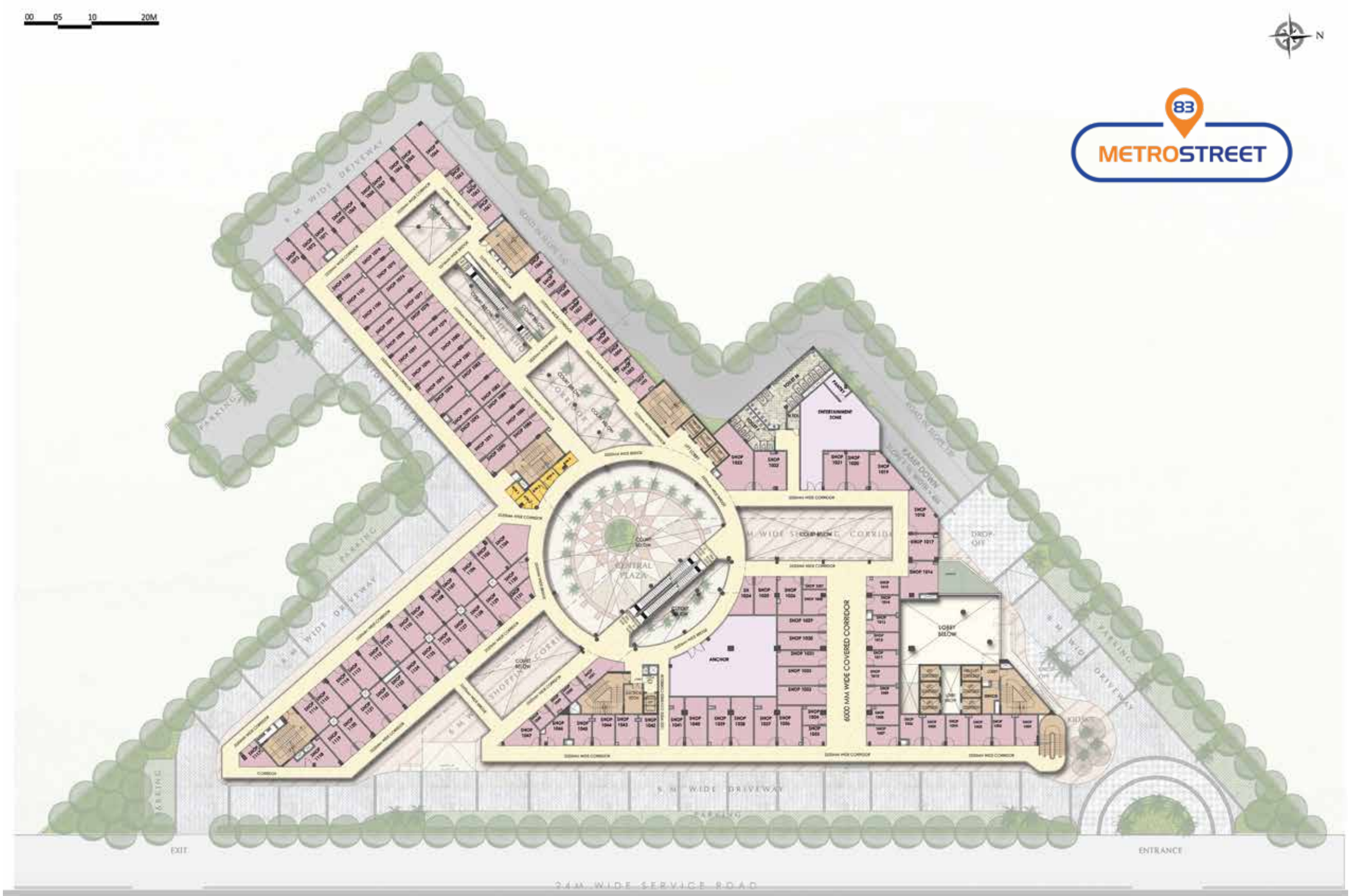
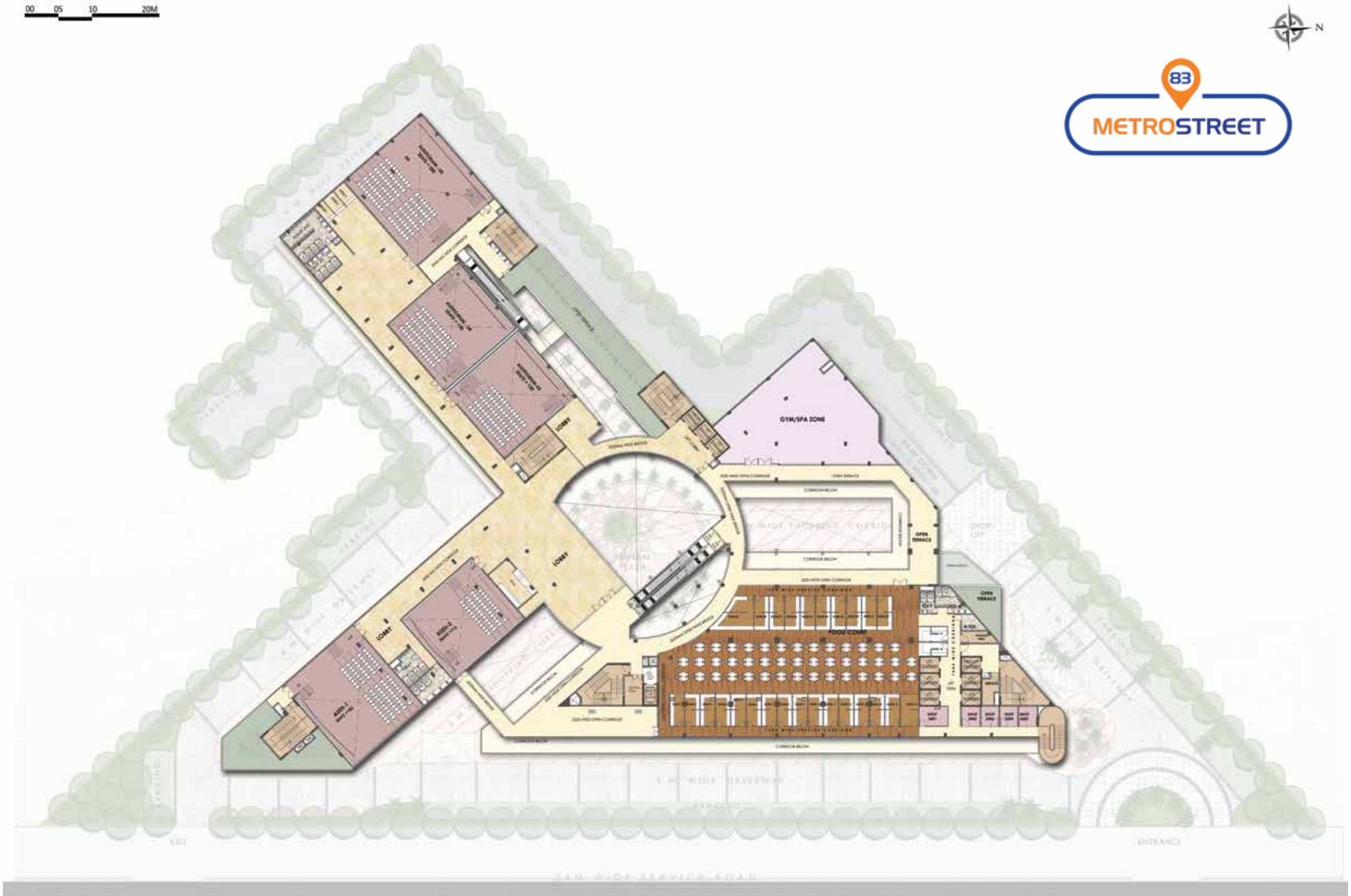
83
METROSTREET
OPEN TERRACE
MUMTY
ROAD IN SLOPE 1:10
RAMP DOWN SLOPE 1:10, WIDTH = 4M
PARKING
6 M WIDE DRIVEWAY
DROP OFF
TERRACE
KIOSKS
EXIT
ENTRANCE
24M WIDE SERVICE ROAD

SITE PLAN

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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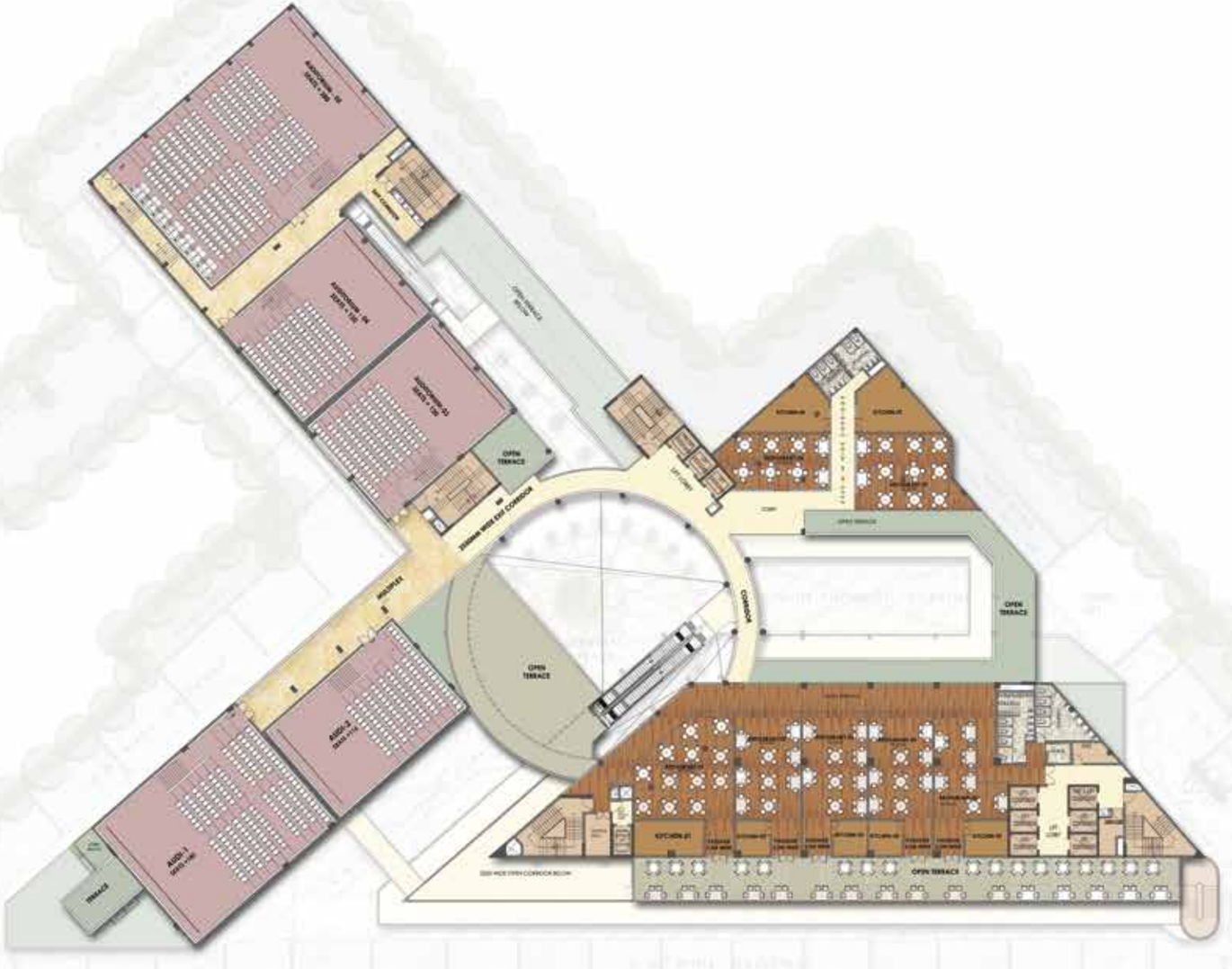
METROSTREET



THIRD FLOOR PLAN

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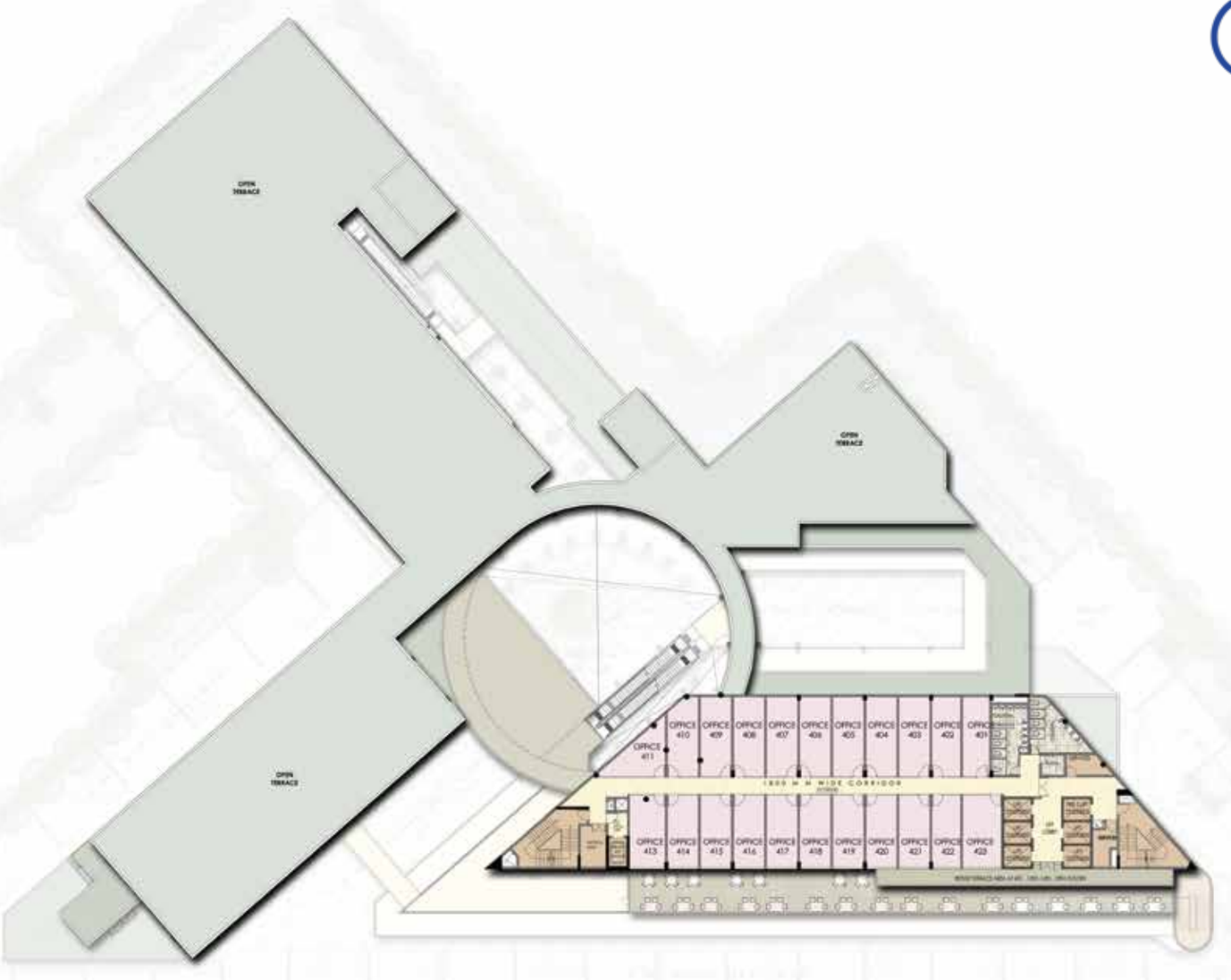

TYPICAL FLOOR PLAN (4th to 18th)

Business beyond the cutting edge

Where high-street shopping meets frolic entertainment, where lucrative business affairs enjoy a nice luncheon at a pleasant restaurant. Take your business beyond unparalleled heights at a landmark that transpires as an ideal platform for commerce and retail solutions. 83 MetroStreet, located in the heart of Sector 83 Gurugram, is where businesses thrive amidst the luxurious lifestyle adopted by the contemporary segment.

SV Housing has elevated an epitome of growth and innovation that is deemed to reign the realms of business and leisure. 83 MetroStreet welcomes you to an address synonyms to an invigorating experience.

83MetroStreet is developed under license no 110 of 2012 dated 26.10.2012 for an area measuring 4.20 acres falling in the revenue estate of Village Sihi, Sector-83, Gurugram. Name of the colonizer: M/s S V Housing Private Limited. Revised Building Plans approved vide Memo No. ZP-875/AD(RA)/2017/25630 dated 10.10.2017, which is granted for Commercial Complex Use. The Company reserves its right to make changes as per the prevailing Government norms. All approvals can be checked at the registered/corporate office of the Company. All the site plans, areas including saleable area or carpet area, dimensions, specifications, perspective view, floor plans, facilities and amenities are tentative in nature and the information and contents provided herein are subject to change as per Company's discretion without any prior notice. The Company expressly disclaims any express or implied warranty of accuracy and assumes no liability for any error and/or omissions of any information mentioned herein. Images shown in the advertisement are pictorial conceptualization and representation only and it is an attempt to replicate the exact product, however, the actual may differ. Also, this advertisement shall not constitute any legal offer. HRERA registration No. 337 of 2017 dated 27.10.2017 under RERA Act, 2016 and HRERA Rules, 2017.

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