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70 GRANDWALK

SECTOR 70, GURGAON

SMART OFFICES

# THE NEW GALLERIA OF GOLF COURSE EXTENDED ROAD (SPR)

SPREAD OVER  
2.90  
ACRES

GROUND, FIRST &  
SECOND FLOORS  
RETAIL & ANCHOR

THIRD FLOOR  
MULTIPLEX, FOOD COURT  
& RESTAURANTS

FIFTH, SIXTH & SEVENTH  
SMART OFFICES &  
MANAGED STUDIOS

EIGHTH, NINTH, TENTH  
& ELEVENTH  
SERVICED APARTMENTS



# THE LOCATION

## GOLF COURSE EXTENDED ROAD (SPR) THE FUTURE HUB OF NEW GURGAON

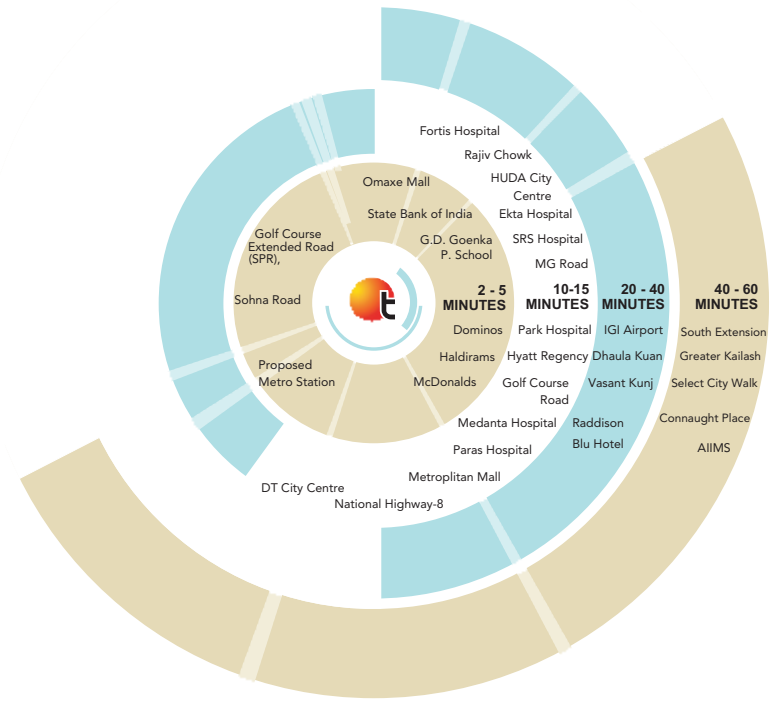
Situated in the heart of sector 70 Gurgaon, 70 Grandwalk is a corner plot surrounded by a 60 metre and 24 metre wide road and direct access to the Golf Course Extended Road (SPR)

- / A 150 m wide and 16 km long expressway will connect Golf Course Extension to National Highway and intersecting Sohna Road at Badshahpur
- / Direct metro connectivity
- / It will decongest central Gurgaon and boost connectivity to Delhi-NCR, Golf Course Road and Mehrauli
- / IGI Airport is in the near vicinity & and easily accessible
- / High catchment area for residences with over 500 affluent families residing in the neighbourhood in premium developments by TATA, UNITECH, BPTP and more under progress

# LOCATION MAP



70 GRANDWALK,  
WITHIN WALKING DISTANCE  
FROM GOLF COURSE  
EXTENDED ROAD





OFFICES ABOVE

GALLERIA BELOW

# COMPACT SMART OFFICES TO SUIT YOUR BUSINESS NEEDS AT 70 GRANDWALK



## MODERN WORKSPACES DESIGNED FOR **BUSINESS PROFESSIONAL AND BUDDING ENTREPRENEURS**

The small office environment surrounded with the business culture, privately owned and operated by business or individuals. A choice for professionals who operate their own service and internet based small business.



## CUSTOMIZED **BUSINESS CENTRE**

It is a professionally managed commercial facility that offers end-to-end business infrastructure with a wide range of flexible options for office size, no. of workstations, administration and support facilities, etc.





## MEETING ROOMS WITH **VIDEO CONFERENCING FACILITIES**

Flexible facilities for organizing training sessions, conferences and consulting sessions that require innovative layouts, video conferencing facilities, LCD projectors, etc.



## STATE-OF-THE-ART INFRASTRUCTURE

24X7 three-tier security with high speed elevators, ample parking space and low CAM design



## TECHNOLOGICAL SERVICES

Wi-Fi enabled, business support services, voice and video facilities, AC temperature control, printing and copying facilities, UPS, and server rooms.



## CONCIERGE SERVICES AND HOSPITALITY FACILITIES

Professional reception, meeting and guest handling procedures, facilities for snacks and refreshments, housekeeping facilities and round-the-clock maintenance support.

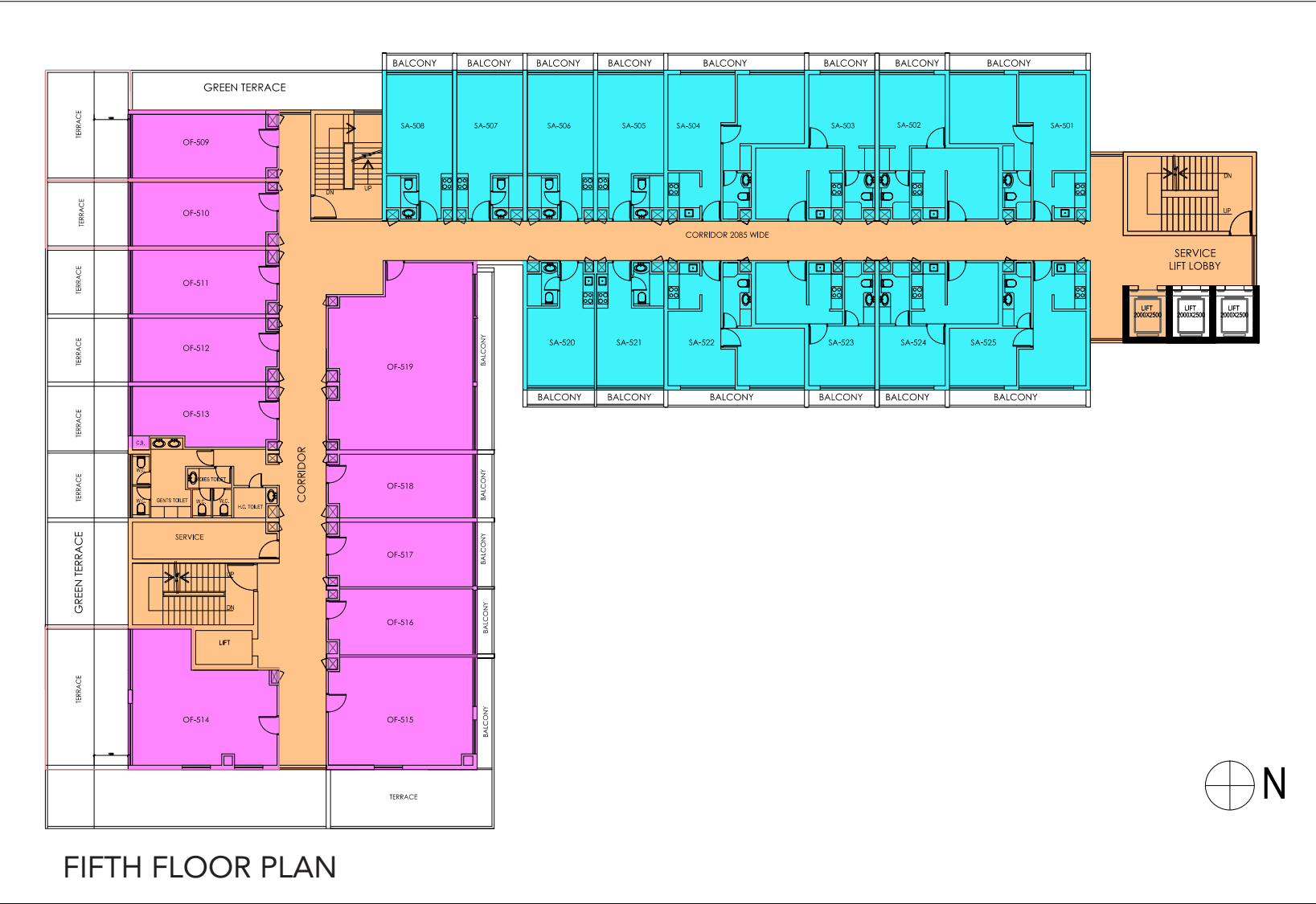


# SMART OFFICES FLOOR PLANS

## FIFTH FLOOR

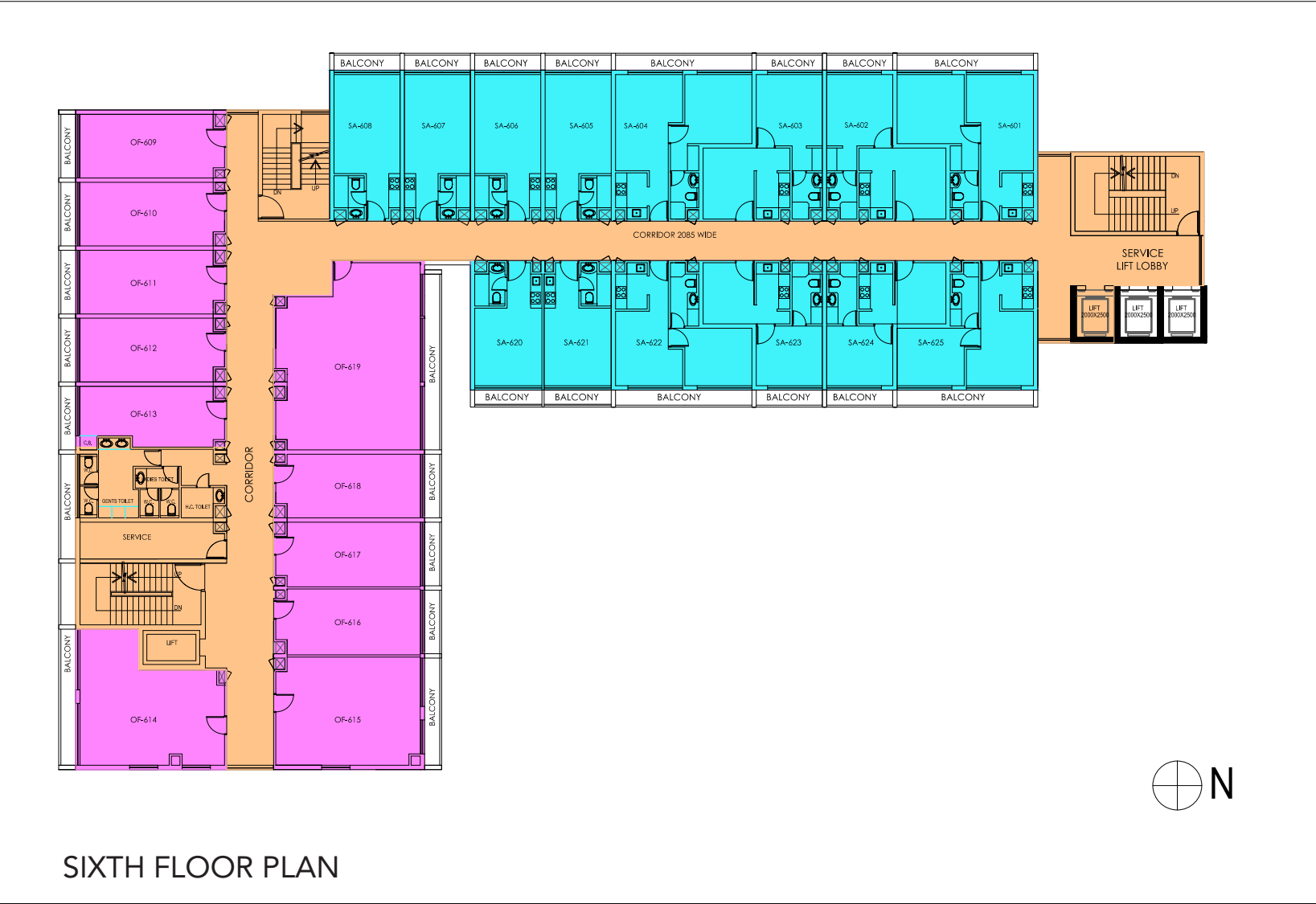
### KEY AREAS

- SMART OFFICES
- MANAGED STUDIOS



# SMART OFFICES FLOOR PLANS

## SIXTH FLOOR



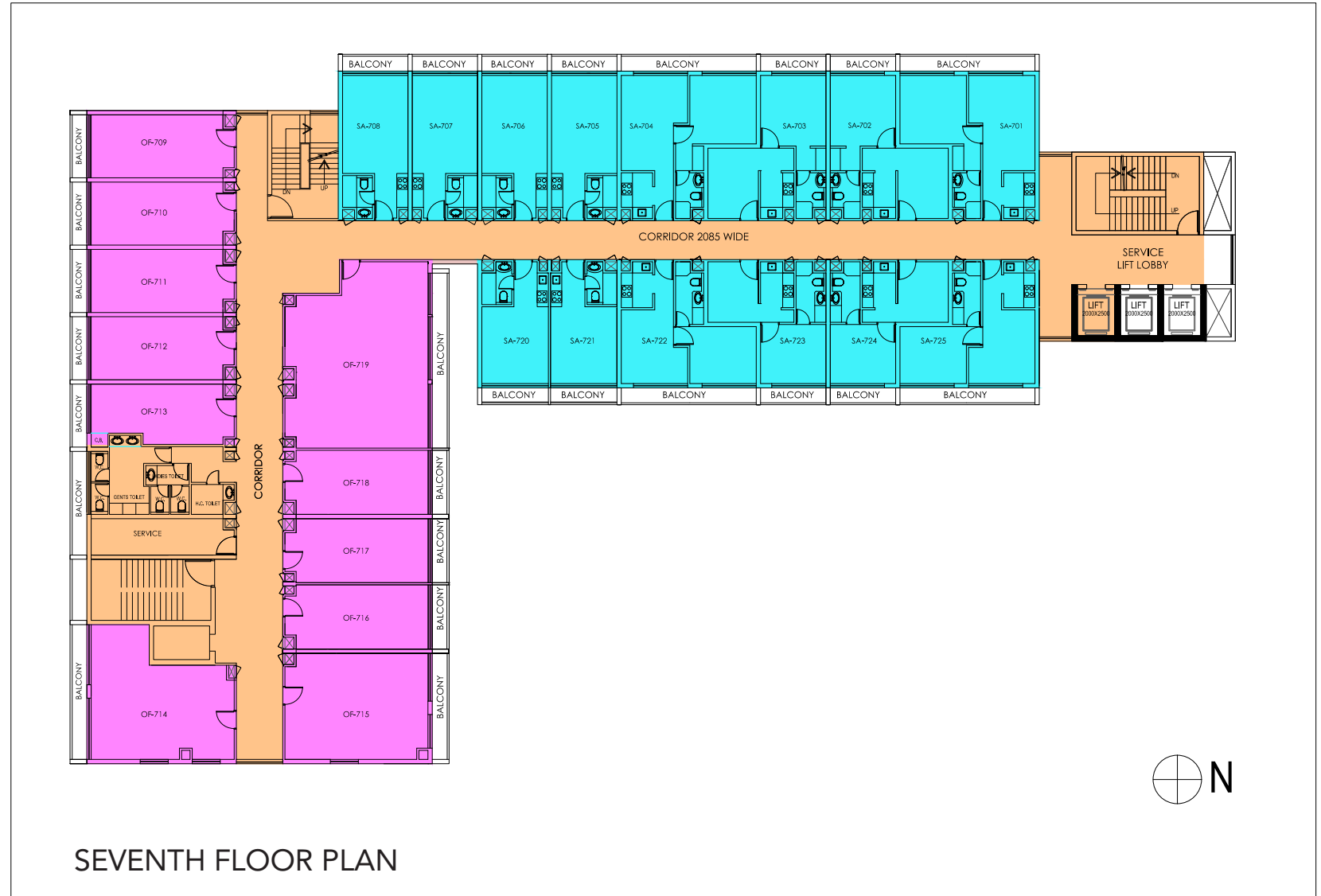
### KEY AREAS

- SMART OFFICES
- MANAGED STUDIOS



# SMART OFFICES FLOOR PLANS

## SEVENTH FLOOR



# STANDARD OFFICE SPECIFICATIONS

## MAIN ENTRANCE LOBBY AREA (AT GROUND FLOOR)

Floor	Marble/Granite
Walls	POP punning with Acrylic Emulsion Paint
Ceiling	False ceiling with Oil Bound Distemper
Fixture / Furnishing	Reception desk, Sofa set and Table

## OFFICE SPECIFICATIONS

Floor	IPS
Walls	Brick Wall

## TOILET & PANTRY

Fitting/Fixtures	Wet Points only
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## BALCONY

Floor	Mother slab only
Walls/Ceiling	Weather proof paint/Texture paint



## DOORS

Main doors	Seasoned wooden frame with European style hardwood (polished) door shutter
External door/Windows	UPVC/Aluminium Sliding/Swing Glass Shutter

## HARDWARE

Stainless steel (matt finished) hardware, standard make

## CORRIDOR AREAS

Floor	Vitrified Tiles
Walls	POP punning with Acrylic Emulsion Paint
Ceiling	False ceiling with Oil Bound Distemper

## ELECTRICAL

Supply till one point only. DB/DB dressing and further distribution including switches/wiring/sockets etc. all to be in client's scope

## AC

In client scope. Outdoor unit to be placed in respective balconies. Height of the unit to be till the railing height of the balcony. Facade control regulations to be followed by the client. Drain of AC to be left in respective balconies.

### Notes

- All floor Plans, layout plans, elevation and specifications are indicative and are subject change as per company / project requirement. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different retail shop units.
- In order to maintain the aesthetic value of shopping area external facade will be as per the rules laid by developer. Hence forth no external DG sets or cladding on external wall shall be permitted.
- Outdoor units of air conditioners have to be installed at designated niches only.
- To apply for additional power back up load customer has to inform to the company in writing prior to offer of possession.

# DELUXE OFFICE SPECIFICATIONS

## MAIN ENTRANCE LOBBY AREA (AT GROUND FLOOR)

Floor	Marble/granite
Walls	POP punning with Acrylic Emulsion Paint
Ceiling	False ceiling with Oil Bound Distemper
Fixture/Furnishing	Reception desk, Sofa set and Table

## LIVING ROOM

Floor	Vitrified Flooring/Laminated Wooden Flooring
Walls	POP punning with Acrylic Emulsion Paint

## KITCHENETTE

Walls	Ceramic Tile upto 2ft.above counter and Oil Bound Distemper in the balance area
Counter	Polished Granite Counter Top
Fitting/Fixtures	CP fittings, Single Bowl Stainless Steel Sink

## BALCONY

Floor	Anti-skid Ceramic Tiles
Walls/Ceiling	Weather Proof Paint/Texture Paint

## TOILETS

Walls	Ceramic Tiles up to 7 ft height + Oil Bound Distemper
Floor	Anti-skid Ceramic Tiles
Geysers and Exhausts	Bee rate Geysers and Exhausts in each toilet
Fitting/Fixtures	Single lever C.P. Fittings, EWC, Health Faucet, Wash Basin, Towel Ring, Towel Rod & Soap Dish

## DOORS

Entrance doors	Seasoned wooden frame with European style hardwood (polished) door shutter
Internal doors	Seasoned wooden frame with European style moulded door shutter
External door/Windows	UPVC/Aluminium Sliding/Swing Glass Shutter

## HARDWARE

Stainless steel (matt finished) hardware, standard make

## CORRIDOR AREAS

Floor	Vitrified tiles
Walls	POP punning with Acrylic Emulsion Paint
Ceiling	False ceiling with Oil Bound Distemper

## ELECTRICAL

Branded Modular switches and sockets, Copper wiring

### Notes

- All floor Plans, layout plans, elevation and specifications are indicative and are subject change as per company / project requirement. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different retail shop units.
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#### CORPORATE OFFICE

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Licensee: Shine Buildcon Private Limited (A Tapasya Group Company), H-334, New Rajindar Nagar, New Delhi - 110060 CIN: U45201DL2004PTC131675, Tel.: 011-28744111/12

70 Grandwalk has been duly approved by the office of Director General, Town & Country Planning Dept., Haryana vide license number 34 of 2012 dated 15/04/2012 for 2.893 acres as a commercial project. Studios are commercial spaces and not residential spaces.

Disclaimer: Marble/ granite being natural materials have inherent characteristics of color and grain variations. Utility/ S. Room shall not be provided with air conditioning and double glass glazing for window. Specifications & Images are indicative and are subject to change as decided by the Company or competent authority. Marginal variations may be necessary during construction. The brands of the equipments/ appliances are tentative and liable to change at the sole discretion of the Company. Applicant/ Allottee shall not have any right to raise objections in this regards. The plot sizes, areas and plans are subject to changes following final statutory approvals and detail design of services. 1 Sq.mt. = 10.764 sq.ft. / 1 Acre = 4046.9 sq.mt.

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