



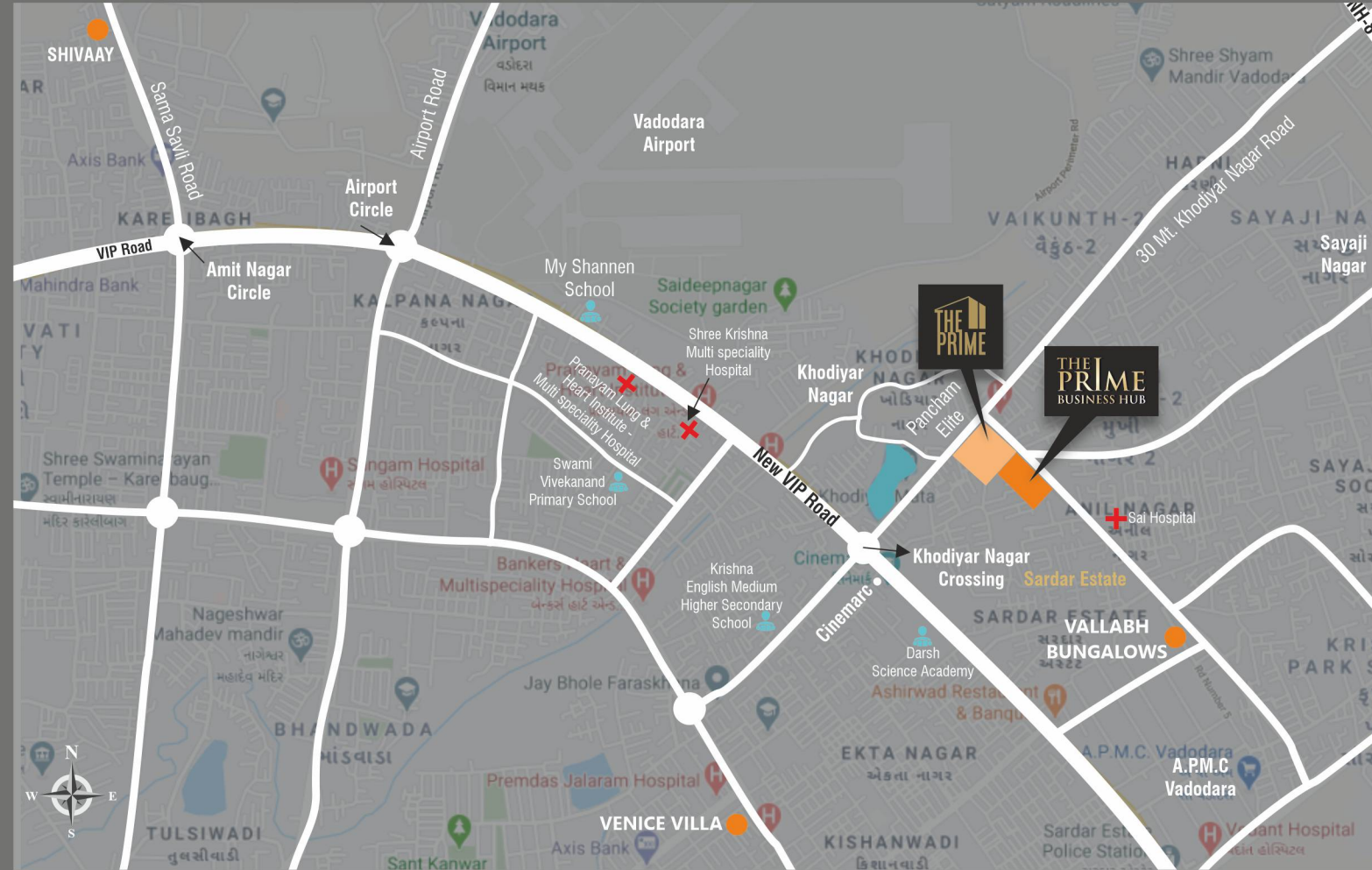
STEP UP FOR SUCCESS



When it comes to success there are no shortcuts and we know that you leave no stone unturned to ensure growth. Why should your business space be any different?

Presenting the Prime Business Hub, a magnificent business hub for those who do not compromise. A great location, stunning elevation, easy accessibility, contemporary facilities, luxurious ambience all this and more await you here. The modern facade blends style with functionality to bring you a retail and corporate hub that enhances productivity and encourages footfalls. The retail showrooms will benefit from road-facing access facilitating immense growth potential. The panoramic glass displays will attract instant attention and exude a sense of luxury.

The corporate spaces on the upper floors enjoy maximum privacy for an efficient work atmosphere. Plush interiors and premium finishes impart a classy feel across each workspace. Along with smooth movement the offices are perfect to elevate your spirits and keep you motivated all day long. Ample parking so you can focus all your energies only on growing your business.



Nearby Locality: Schools: 1 km, Hospitals: 1.7 km, Airport: 3.4 km, Shopping Malls: 1 km

A Project by:



SHASHWAT
INFRASTRUCTURE
"BUILDING A LEGACY"

Site: **The Prime Business Hub**, Near The Prime, Opp. Sai hospital, Khodiyar Nagar, Harni, Vadodara-390019.

Ph.: +91 96017 22686, 83474 18182
Email: winfrastructure25@gmail.com

Architect: ARCH_88 Studio

Structural Engineer: Zarna Associates

SCAN QR For Location



SCAN QR For Brochure



Payment Terms for Shop: Booking Amount: **20%** within one month | Plinth Level: **20%** | 1st slab: **20%** | 3rd slab: **10%** | 5th slab: **10%** | 7th slab: **10%** | Flooring: **5%** | Finishing: **5%**

Terms & Conditions: (1) Possession will be given after 30 days of settlement of all accounts. (2) Stamp Duty, Registration & Legal Charges, Society Maintenance Deposits & Development Charges, etc will be borne by the purchaser. (3) Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme will be borne by the purchaser. (4) Extra work shall be executed after making full payment. (5) Cancellation charges as per RERA. (6) In case of delay in water supply, electric light connection, drainage work by the concerned authority, developers will not be responsible. (7) Refund in case of cancellation will be made within 90 days from the date of booking of new client only. (8) Administrative expense of Rs. 20000/- & the amount of extra work (if any) will be deducted from refund amount. (9) All plans are subject to amendments and approval by the relevant authorities. (10) All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. (11) Subject to Vadodara Jurisdiction.

RERA No.: PR/GJ/VADODARA/VADODARA/Others/

RERA Website: www.gujrera.gujarat.gov.in



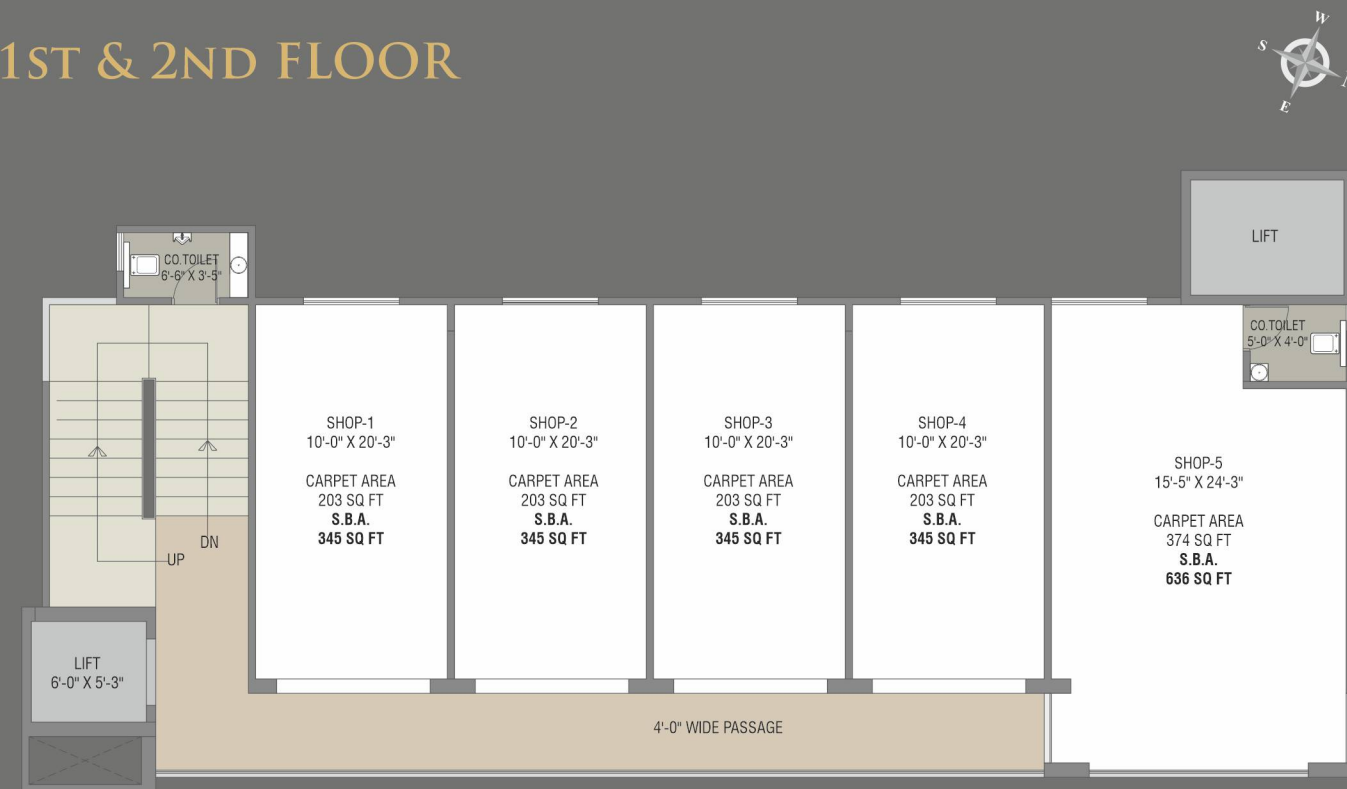
THE PRIME BUSINESS HUB

SHOWROOMS | SHOPS | OFFICES

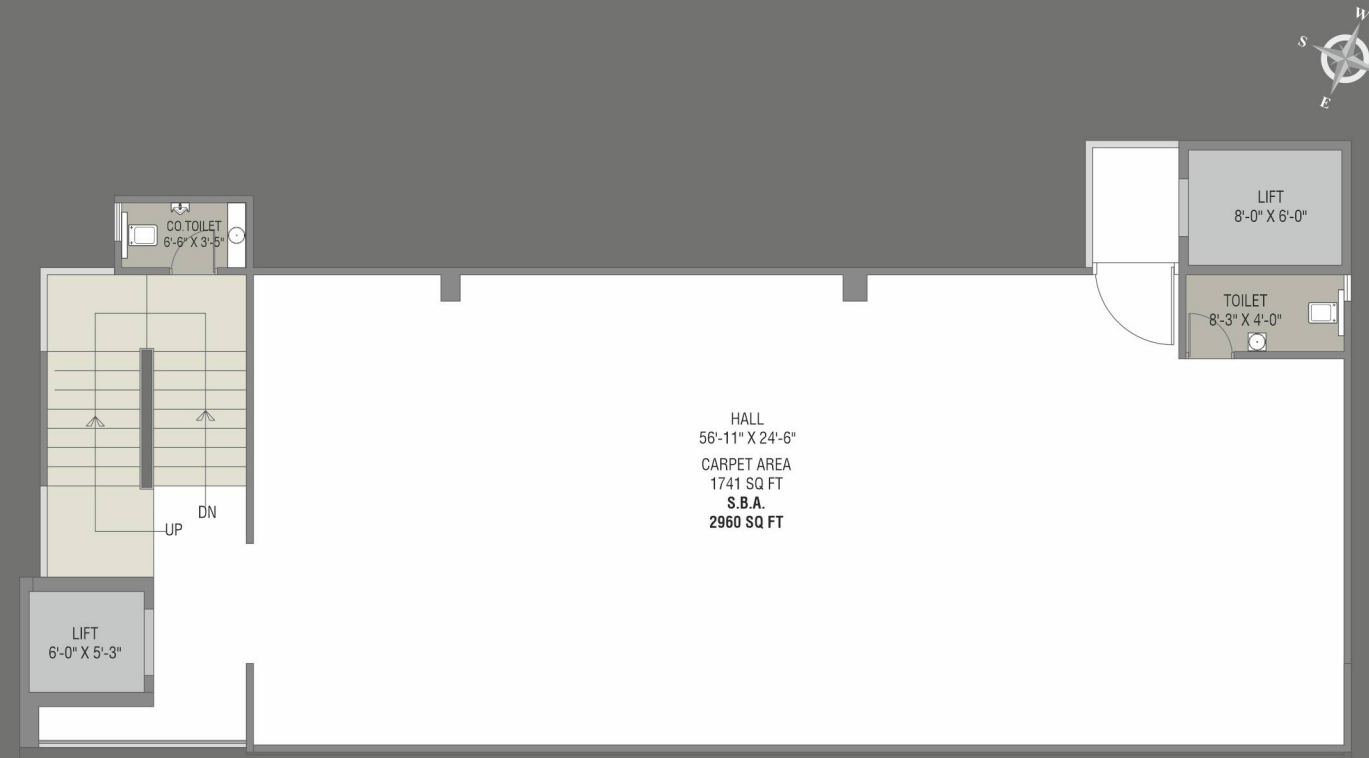
GROUND FLOOR



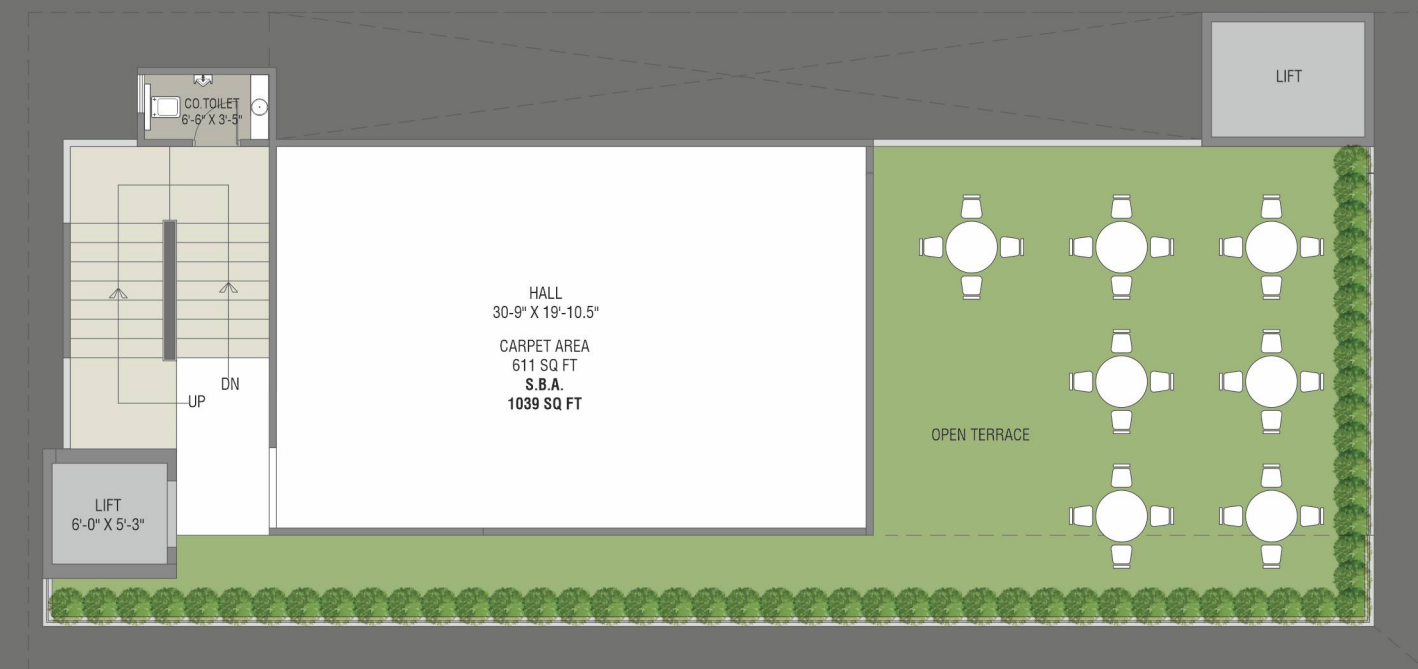
1ST & 2ND FLOOR



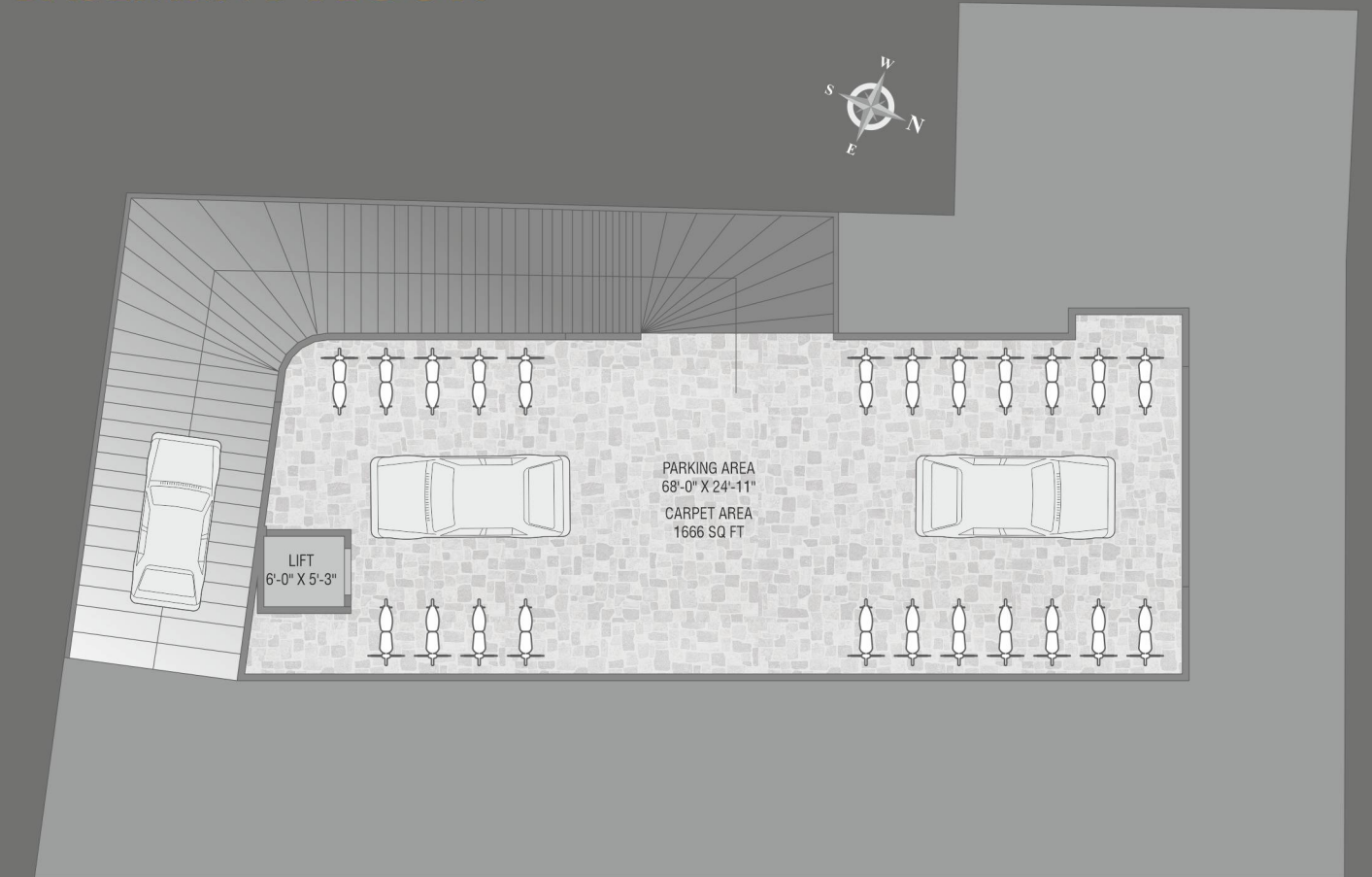
3RD TO 7TH FLOOR



8TH FLOOR



BASEMENT FLOOR



SPECIAL FEATURES & FACILITIES

- S.S. finished automatic elevators.
- Common lighting.
- Provision for common toilet facility on all floors and available on particular location as per design only.
- Large concrete/paved instant parking on GF area.
- CCTV camera at strategic locations for enhanced security.
- Fire Safety system as per norms.



SPECIFICATIONS

Structure & Wall Construction

- Earthquake resistant RCC framed structure design. Internal & External masonry work with brick/block.
- Internal wall with wall putty and external wall with weather proof paint over double coat plaster.

Doors & Windows

- Flush door with both side laminate & safety locks / M.S. rolling shutter with color.
- Powder coated aluminum sliding / glazing openable window.

Flooring & Wall Cladding

- Vitrified tile flooring with skirting in all units.
- Natural Stone / Vitrified Tile / Concrete flooring in common area.

Electrification

- Sufficient electric points with concealed wiring along with modular switches.
- Provision for three phase meter on demand at extra cost.
- Power backup for common area & elevators with DG

Elevators

- 1 Passengers Lift
- 1 Stretcher Lift