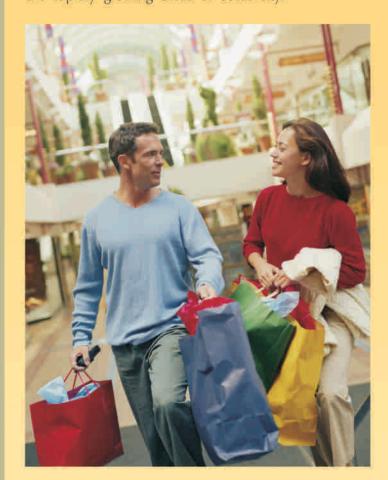




The Group

The real estate arm of the WESTERN Group was born in 1994, with the dream of providing a home to all. Starting from developing homes for the middle & lower income groups, the company is today into developing large townships, retail and office spaces. The WESTERN group also has a strong foothold in all the rapidly growing areas of Surat city.







Refreshing food courts

The Project

This project aims at providing all business necessities in a neighborhood concept. It is easily accessible because of its location on 200' wide. University road. Your journey is shorter, faster and happier. Once you reach the campus, you will find almost all the business establishments in your business park. You & your visitors will find ample & convenient space to park your vehicles. JUST JOIN THIS MARVELOUS BUSINESS PARK AND REST, LEAVE IT TO US. Because... Western business park is designed to take care of any small to big business establishment. It is more suited for business offices, consultants' offices, corporate clients, whole-sale and retail shops, educational institutes, insurance and stock traders, health institutes and clinics, information and technology giants, telecommunications, etc. Vicinity of this project is so excellent that you reach to any famous destination within a few minutes. It is located next to all famous and reputed schools of Surat, it is beside Veer Narmad South Gujrat University, Multiplexes and Malls like Big Bazaar, Iscon Malls, Imperial Mall, Valentine Multiplex, etc. are just minutes away. Surat Air-port is just 3km away. In all, it makes a great sense and adds to status of your high profile business when you own a space in WESTERN BUSINESS PARK. COME, AND BE THE LEADER IN YOUR BUSINESS, BECAUSE WE PROVIDE YOU THE BEST OF BUSINESS ENVIRONMENT FOR YOUR BUSINESS TO CHERRISH.



Parking





Telephone and Intercom system

■ Grand Common Amenities

- External Facades:
- Elevation treated by decorative glass and aluminum composite panel.
- Entrance Foyer:
- Floor: Exclusive granite in foyer and lift
- Lobbi Walls: Combination of Italian marble and Granite / Granamite. Ceiling: Specially designed P.O.P ceiling monolithic finish with emulsion paint on ceiling.
- Lift: 5 High speed and automatic lifts of standard make.
- Security system: 24 hours security service.
- Services: Separate shaft for outdoor A/c unit for each office.
- Atrium with food court: Ground to top floor over looking atrium with amazing view and food courts.
- Generator: Common generator facility will be provided with sufficient
- Parking: Sufficient parking will be provided on the ground floor as well as two layered basement floors.
- Internal wall: Internal wall will be finished with cement putty.

Specifications

- Telephone and Intercom system:
 - Sufficient telephone points will be provided in each office. Intercorn system will be provided in each office from the reception.
- Toilet:
- Private toilet for all offices & shops.
- Water connection:
- S.M.C water connection for all offices.
- Flooring:
- Exclusive vitrified tiles flooring in shops and offices.
- Electrification:
- Exclusive modular switches in all offices. and finolex or equivalent cable will be provided.

