

**Office Space for Sale**  
**In Solaris Business Hub**  
**@ Bhuyangdev, Bhuyangdev, Ahmedabad**

**Manage By**



**Gujarat Rera Reg No. AG/GJ/AHMEDABAD/AHMEDABAD  
CITY/AUDA/AA00209/111022R1**

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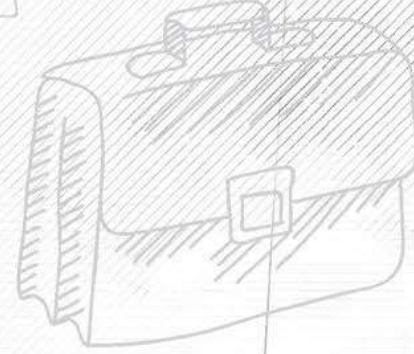
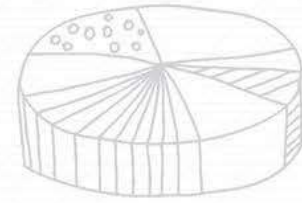


**solaris**  
BUSINESS HUB  
Premium Offices & Showrooms

THE MAGIC FORMULA FOR **BUSINESS SUCCESS**



# GROWTH



A PROJECT BY



**Aaryan Group** started out in 1990, from a humble beginning to become a major real estate development conglomerate and has constantly expanded its horizon to private residential, commercial retail and office spaces and leisure properties. Our primary goal is to be at the forefront of Ahmedabad's property industry by delivering highest quality construction and understanding the unspoken needs of our customers and delivering beyond their expectations. We are looking forward to building further on our areas of expertise to continue helping our customers to bring alive their dreams of happy living. With clear plans we wish to embark to new developments aggressively to leverage on customers trust and our experience and expertise. The company along with its stakeholders strongly believe that its only a matter of time that we will be the best in our industry.



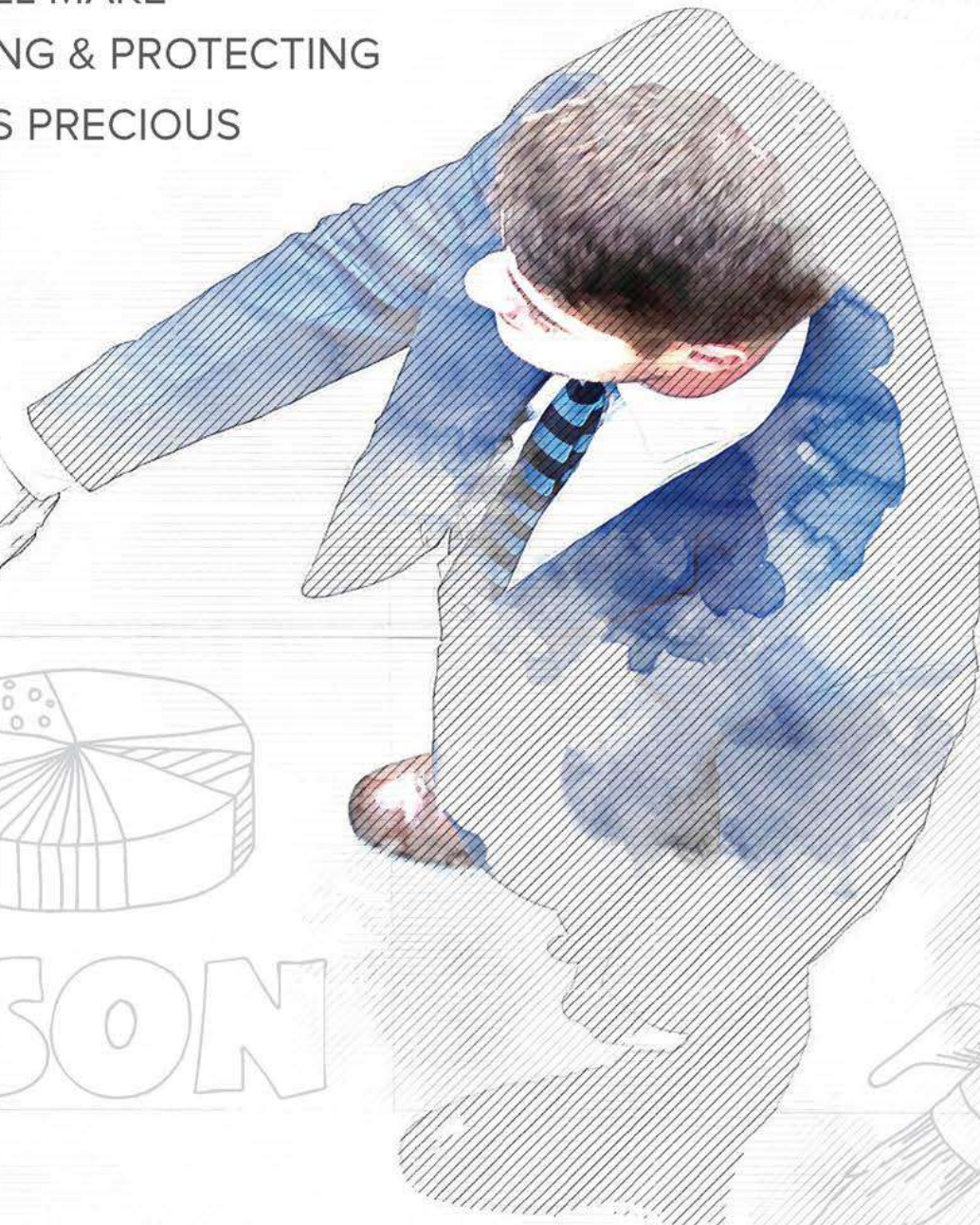
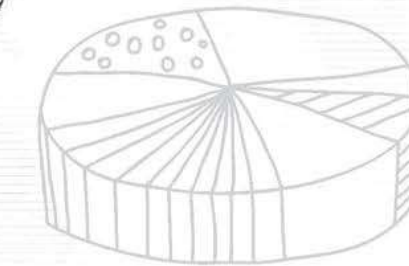
# BUSINESS

# COMPANY

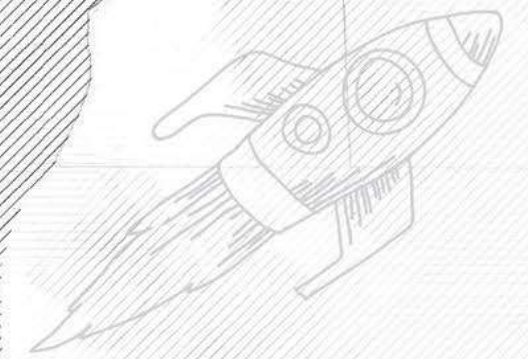


# VISON

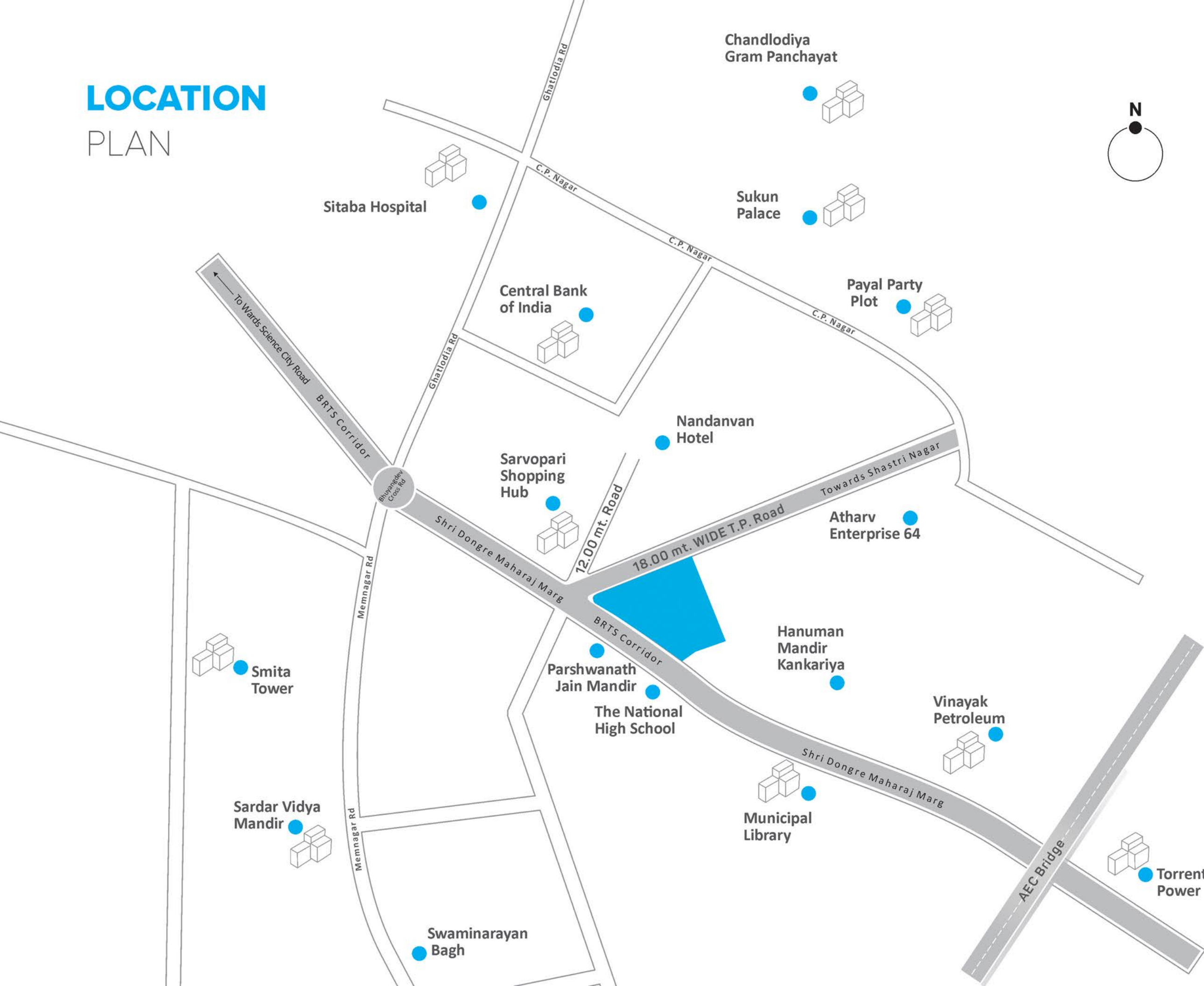
TOGETHER WE CAN ALL MAKE  
**A BIG DIFFERENCE** IN PRESERVING & PROTECTING  
**THE ENVIRONMENT** & ITS PRECIOUS  
 RESOURCES.



# IDEAS



# LOCATION PLAN



NOW AHMEDABAD  
GETS ITS FIRST WORLD - CLASS  
**BUSINESS HUB**



**BUSINESS HUB WHERE –  
SUCCESS STORIES WILL BE RE-WRITTEN**

With identity that is as powerful as Sun in Solar System. Solaris Business Hub is going to be a best designed and best developed Business Hub of recent times. From ample parking to elegant design to Modern amenities – everything is carefully thought & planned for this upcoming landmark of Ahmedabad – West. It is strategically located amongst most prominent and dense residential area- just 1.5 Km. away from SG Road. Big brands or small offices – everyone will feel that it is perfectly designed for them.



# ELEGANT AND GRAND BY ALL MEANS

Keeping the need of Big Regional, National and International brands in mind – we have designed this project. Electronics, Clothing, Automobile, F&B or any other consumer brands – everyone will love to have their presence in this part of city. Solaris business Hub will be a dream destination for them.





## NEW BUSINESS STREET FOR ALL BUSINESSES.

Perfect location on one of the busiest BRTS corridor, Solaris will be most sought after project for all types of retail businesses. It will offer maximum brand visibility and customer footfalls due to huge frontage on both roads. 140 retail shop of different sizes from 1300 sq.ft to 8000 sq.ft will fit all types of retail businesses.



## AMENITIES FOR **RETAIL OUTLETS:**



Separate and ample  
Parking for showrooms  
and visitors.



24 X 7 Security



High end dedicated  
elevators only for retail  
showrooms.



24 x 7 House keeping

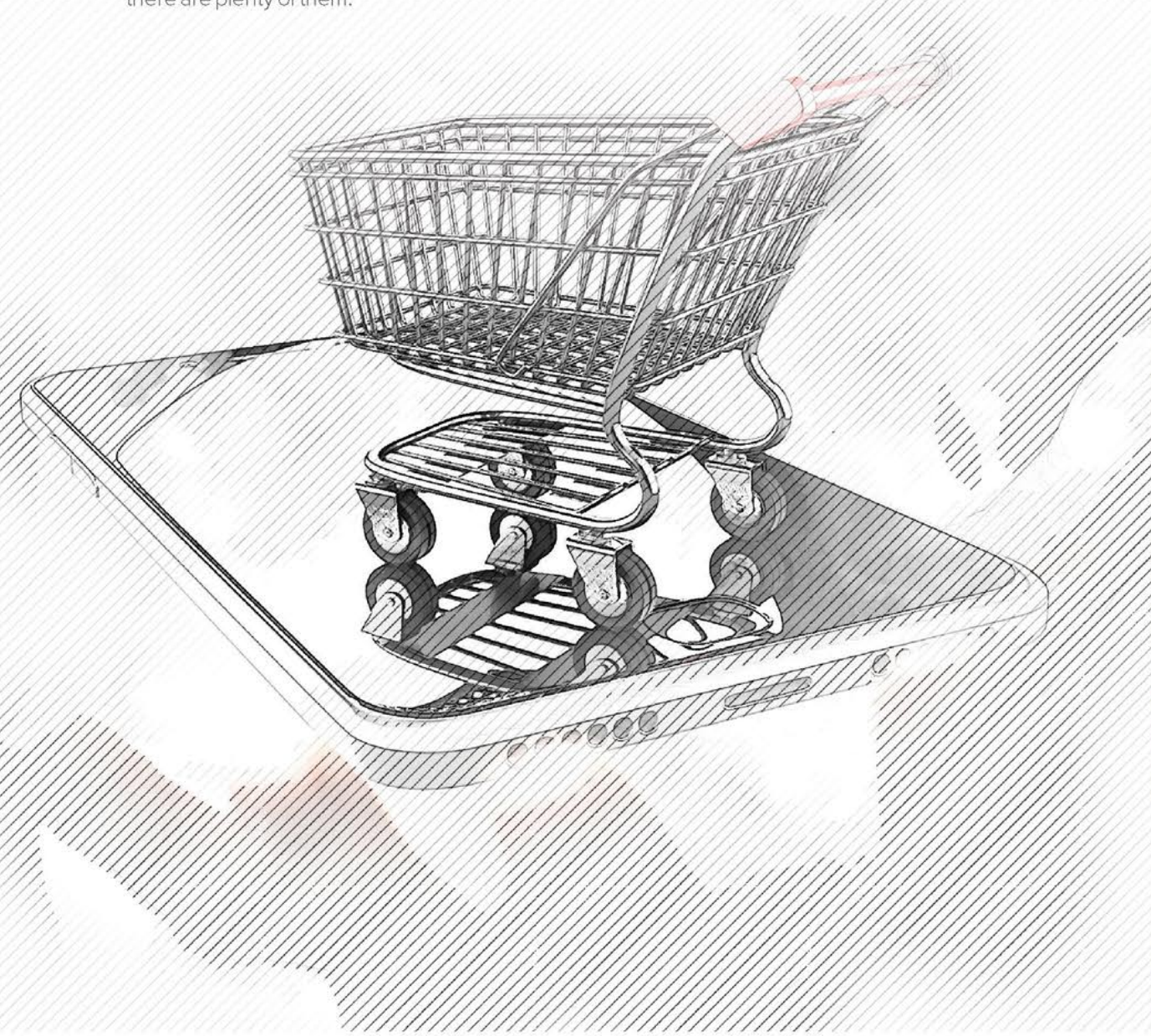


High-end security  
surveillance



# MORE THAN ONE REASON TO **STAY AHEAD.**

Each floor is designed intelligently to give you the best of form and function. The business center crafts flexible workspaces that provide a conducive work environment along with ample space to set up things like board meetings and video conferences. Here, your one-of-a-kind business idea is met by multiple workspace styles. You can choose to exude class with an elegant office, show off with sizeable retail stores or embrace the startup culture with youthful workspaces. The choice is yours to make, and there are plenty of them.



## OFFICES THAT WILL IMPRESS YOU AND YOUR CLIENTS

Solaris offers office spaces that are designed to inspire all. Business Hub with Cool-Green atmosphere have ample amenities. Offices are available in 600 sq. ft. to 3500 sq. ft.

You will see every inch of complex is designed meticulously.

There are separate elevators for owners and visitors. 3 story underground parking will make sure that your visitors don't waste time in finding parking.



# Layout Plan



# 1st | Floor Plan



# 2nd, 3rd | Floor Plan



# 4th | Floor Plan



# 5th | Floor Plan



# 6th | Floor Plan



# 7th to 11th | Floor Plan



# 12th Floor Plan



# 13th Floor Plan



MAKE THAT  
FIRST IMPRESSION  
**GRAND AND MODERN  
FOYER / RECEPTION.**



HIGH END SEPARATE  
ELEVATOR



LOUNGE FOR  
MEETINGS



EXTRAORDINARILY  
DECORATED  
COMMON SPACE AND  
FOYER



WELL MAINTAINED  
MODERN  
WASH/REST ROOM

Welcome to the world of grandeur at Aryan Solaris with stately entrance foyer and aesthetically designed waiting lounge appealing to your finer tastes.

Move ahead with our 'high performance oriented' business utility services at ground floor for that quick business impact.

Move up with our high class elevators in quick time to complete all your meetings & deadlines 'in time'!

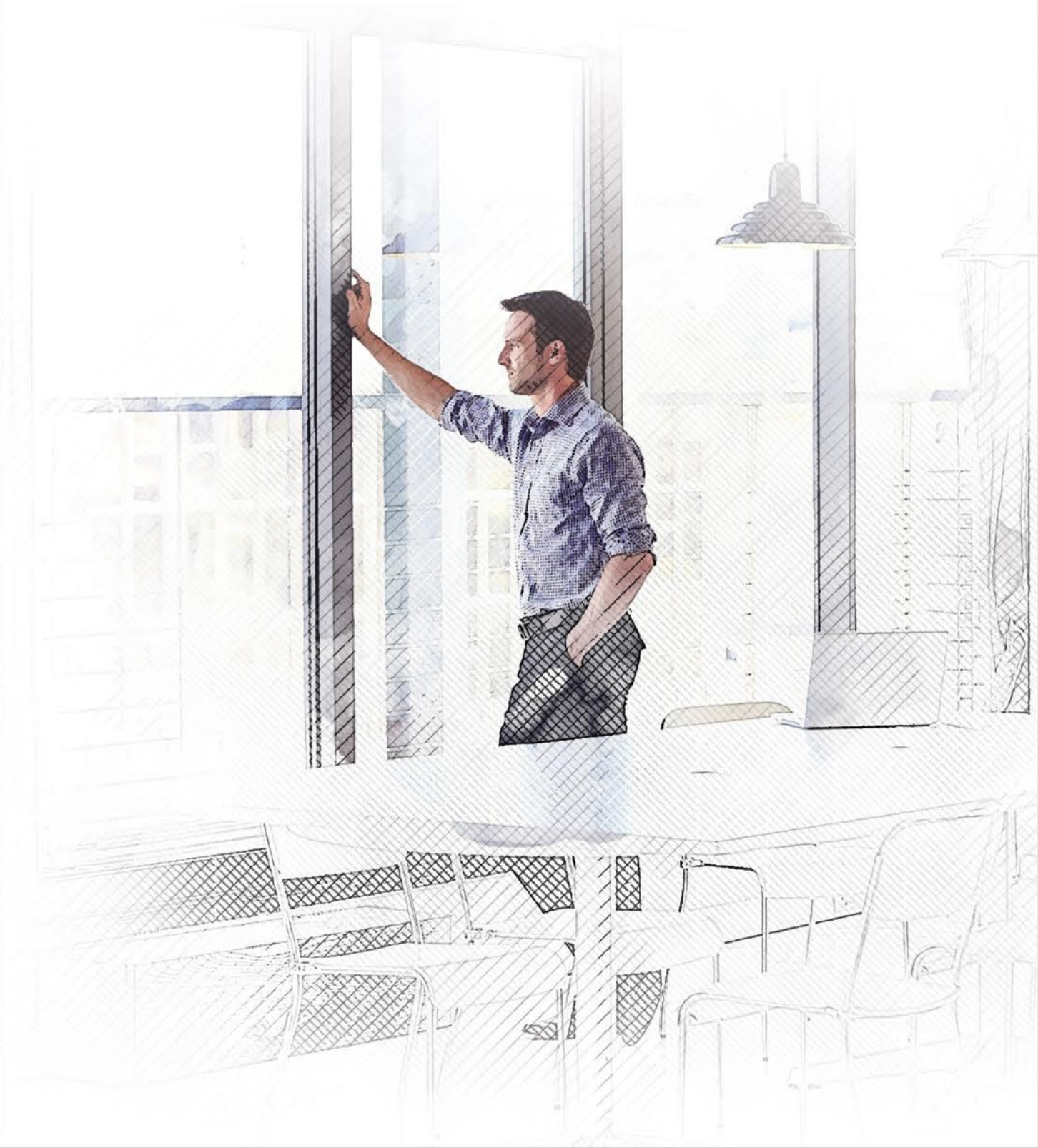






## OFFICES WITH **PRIVATE GARDEN**

One of its kind dream offices are blending of comfort and nature. Use of light and colors with serenity in middle of city will create delightful environment that will fuel the positivity & creativity.





## DINE LEISURELY WITH AMBIENCE

A kitty party at the lounge or a birthday party at the food court; a large get together at the banquet hall or having your guest stay close to your home at the suite rooms, the options are endless.



Banquet Hall

All you need to do is firm up the guest list... Because at aaryan solaris , life is going to be 'one big party'!





ARTISTIC IMPRESSION



## SPECIFICATIONS

### VALUE FEATURES

- Building as per the new GDCR.
- Earthquake resistant structural design.
- 23 high speed lifts –7 for owners, 7 for staff & visitors, 2 for service and 7 for shops.
- Generator backup for common utilities.
- Ample car parking with 3 basement – more than 940 cars.
- Intercom facility in each office.
- Broadband and landline connection in each office.
- Each floor & staircases are monitored with CCTV cameras.
- Aluminum profile with DGU glass façade with unitized glazing
- Set up box connection in each office.
- Advance waste segregation and collection system on each floor.

### FIRE SAFETY

- Fire Sprinkler system with MS pipeline and from spraying.
- Fire & panic alarm on each floor.
- Fire sprinkler designed to cover each car.

### SECURITY

- Controlled boom barrier access into campus courtyard with vehicle scanning.
- All owners / registered vehicles equipped with RFID tags providing secure access to basement parking.
- All lifts operated through special purpose card readers and equipped with monitored CCTV's to ensure all traffic is documented.

#### Terms & Conditions

\*Rights reserved by the developers to make any changes in plan, elevations, and other details which will be binding to all the members • In order to maintain the aesthetics of the building at a very high level, installation of AC units will be permitted at the designated spots and nowhere else, changes which affect the elevation and structure system shall not be permitted for all times to come • Encroachment. In any form, outside the defined units shall not be allowed • Merchandise, articles, etc. cannot be stored / kept in common areas as defined by the project managers • Only internal changes shall be made with prior permission and shall be charged extra in advance • All dimensions shown in the plans are approximate, average, unfinished and subject to variations • Goods and Service Tax and any other taxes will be extra • Changes in service of individual units will not be permissible • Stamp duty and registration fees & service charges on allotment and possession of unit shall be borne by purchaser applicable as prevailing law • Any additional liabilities due to changes in the by-laws, stamp duty, Govt. laws shall be borne by member • This brochure is meant only for information presentation and Guidance purpose only it is not authorized or agreement. They do not form the basis of any contract • Variations may occur as per local regulation and our policy of improvement • Any external signages for offices shall not be permitted for all times to come.



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**Architect**

ADS architect Pvt. Ltd.

**Structural Engineer**

Amee Associates

**Legal Advisors**

SBS Legal Advocates

**Design By**

Tripoly Studio Pvt. Ltd

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