

## *Access To International Lifestyle*

Spectrum@metro which established a benchmark in commercial and retail development is based at Sector 75, Noida was established under the aegis of Blue Square infrastructure LLP.

The parameters like quality, commitment, reliability and excellence in achievement are the pillars on which Spectrum@metro stands and is a renowned name in real estate industry as it comes with impeccable design and delivering state of art infrastructure which are outstanding.

An unmatched combination of style with superiority is evident when it comes to commercial estates that are created with perfection. Spectrum@metro is a project which is spread over 9 acres land and possess longest frontage in Delhi NCR comes equipped with world-class facilities. It will be an ultimate destination as it has catchment of 8,00,000 people in the vicinity of this project with a huge potential of what you desire is what you get.

The location advantage of Spectrum@metro is a key attraction for the investors and consumers who are required to go long distances will get a destination which is hit in location and affordable too.







## *Spectrum@metro*

Spectrum@metro presents well planned layout of Retail shops, Serviced apartments, Multiplex, Food court, Entertainment & Kids zone at prime location of Central Noida that has low maintenance.

- One of the biggest and longest High Street Commercial Project of North India
- Unique European street style elevation
- All shops are either road facing or atrium facing to get maximum client attraction
- 3 level food courts, restaurants and entertainment zone
- Flexible size of shops to suit customized client needs
- Low maintenance cost ensures better returns
- Ample parking space for efficient parking management
- Large catchment of population in surrounding areas
- Door Step Connectivity to Sec-50 Metro Station, Noida
- Four side open plot (multiple entry and exit point)

## *Retail Shops*



When you get an opportunity to own a Retail Store which is lockable and is placed in a secured environment with round the clock surveillance by CCTV cameras, you not only get extravagant monetary benefits but also a complete peace of mind to initiate your own business

## *Serviced Apartment*



When it comes to serviced apartments of Spectrum@metro, you can't get a better deal as grandeur of hospitality is par excellence which is coupled with fully-furnished & fine-featured architecture

## *Multiplex*



Spectrum@metro comes packed with a facility of Multiplex which is one of its kind in any commercial destination. It not only gives an opportunity to be in limelight for the clients but also for investors while being a game changer with a potential to offer attractive returns

## *Food Court*

FOOD COURT

Häagen-Dazs  
panera  
Nathan's  
McDonald's  
Original CHICKEN TENDER

Spectrum@metro offers a dedicated food court where the population living in the surrounding areas can reap the benefits of enjoying delicious food. The investors can also find a place to own a food outlet and it will be an ideal destination to own a food outlet

## *Entertainment*



Uninterrupted entertainment can be enjoyed by huge proximity of population in the ambience of Spectrum@metro which gives an opportunity to engage themselves with entertainment industry & earn whopping returns

## *Kids Zone*



A huge footfall entitles you to earn massive monetary profits when you can initiate your own business to entertain kids at Spectrum@metro which is prominently located.

STUNNING INFRASTRUCTURE  
@ PROMINENT LOCATION



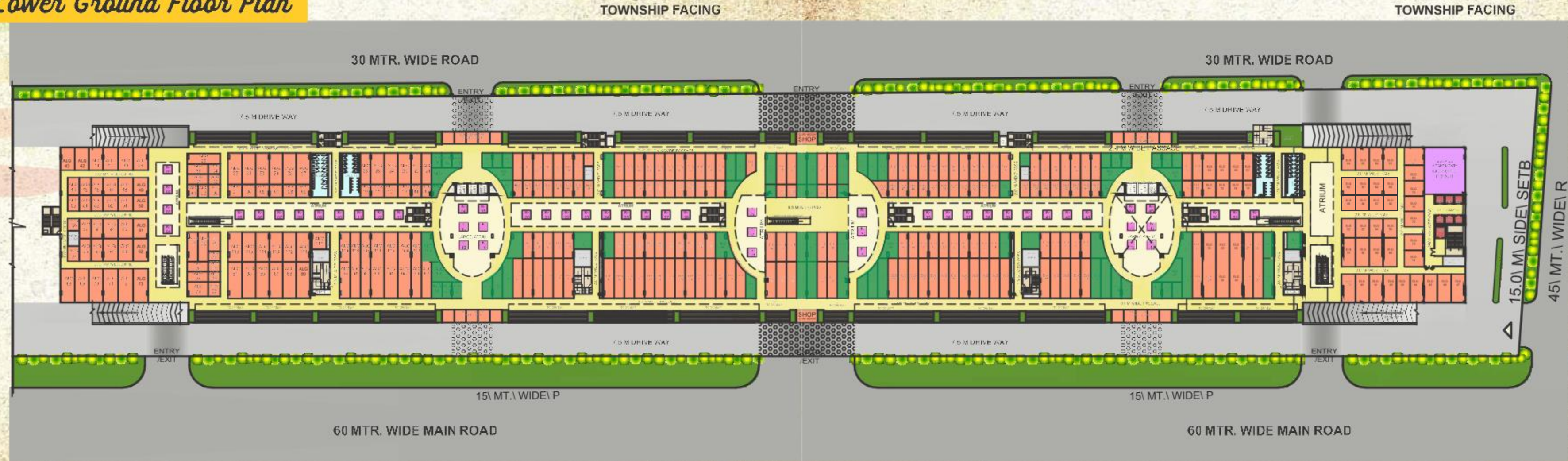


INCREDIBLE LAYOUT OF  
LOWER GROUND FLOOR



IMPECCABLE INTERIORS

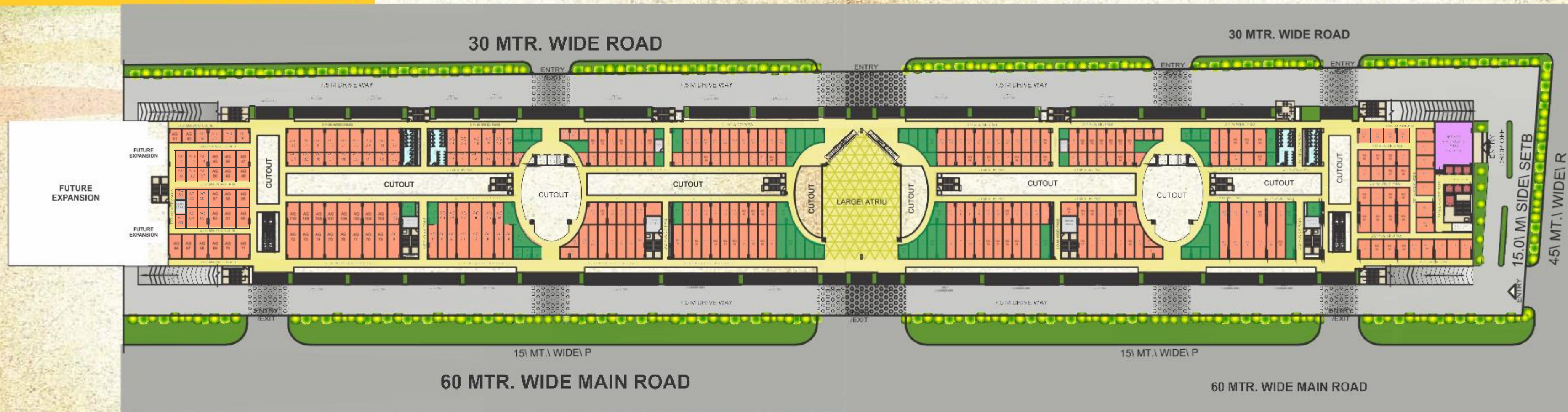
# Lower Ground Floor Plan



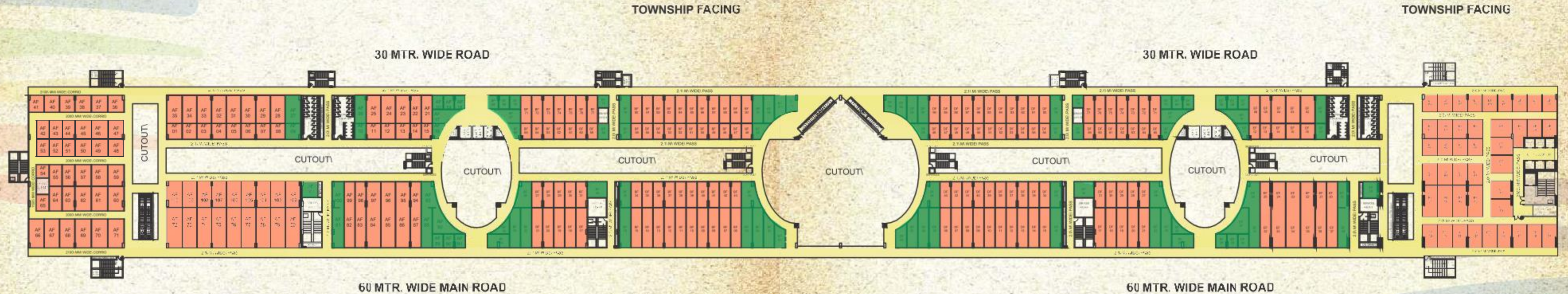
# Ground Floor Plan

TOWNSHIP FACING

TOWNSHIP FACING



## First Floor Plan



## Second Floor Plan

TOWNSHIP FACING

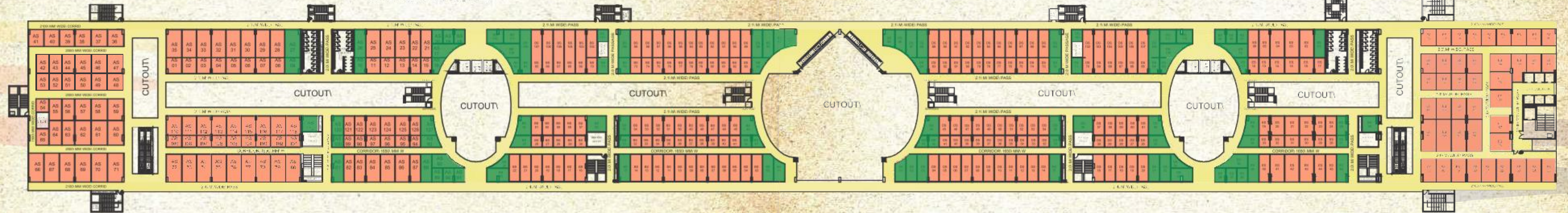
TOWNSHIP FACING

30 MTR. WIDE ROAD

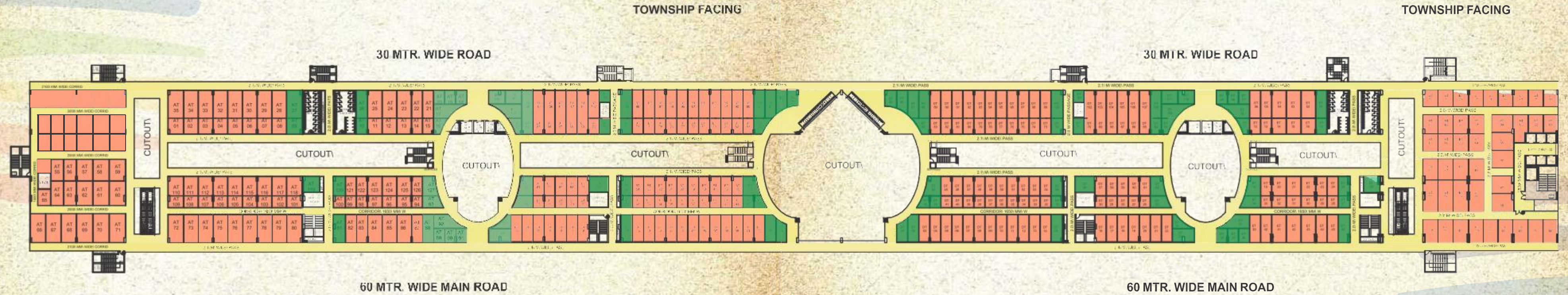
30 MTR. WIDE ROAD

60 MTR. WIDE MAIN ROAD

60 MTR. WIDE MAIN ROAD



### Third Floor Plan



# Fourth Floor Plan

TOWNSHIP FACING

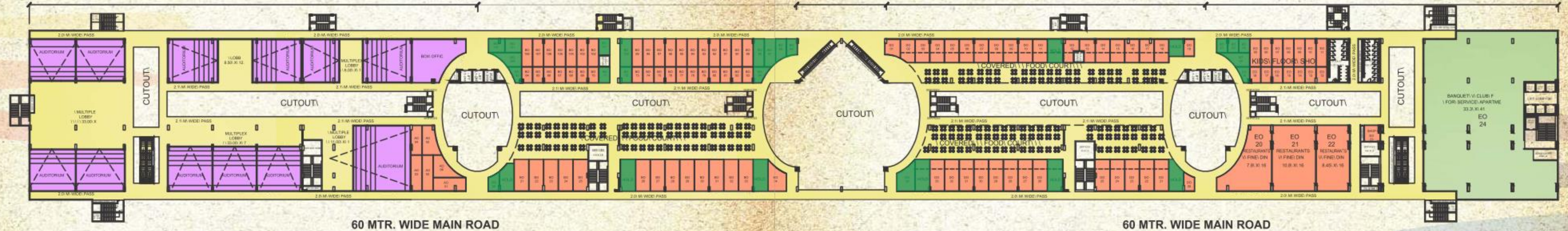
TOWNSHIP FACING

30 MTR. WIDE ROAD

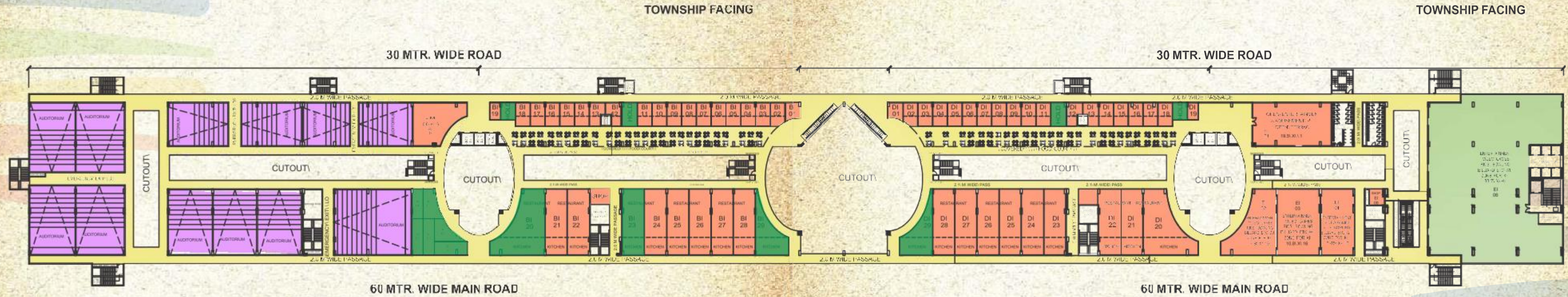
30 MTR. WIDE ROAD

60 MTR. WIDE MAIN ROAD

60 MTR. WIDE MAIN ROAD



# Fifth Floor Plan





Specifications

Air Conditioning

Provision of DX System of Air Conditioning for Shops, Food Court, Restaurant, Anchor etc.  
No Split AC / Window AC will be allowed in Retail Area. Separate Central AC Plant for Multiplex etc.

Lifts And Escalators

Specification Of  
Lifts And Escalators (Make: Otis/Schindler/Thyssen Krupp/Kone/Equivalent)

Lobby And Common Areas

Flooring Vitrified Tile / Stone Flooring  
Ceiling Exposed RCC with running Service Area with Part Area false ceilings.  
Painting (Make: ICI Dulux / Asian / Berger or Equivalent Quality)  
Railing SS Railing with Glass  
Walls Plastered Walls with Stone Finishing  
Electricity Common Area And Corridor Lighting  
Fire Fighting As Per Fire NOC  
Staircase Stone Flooring / Anti Skid  
Lighting Ceiling Mounted LED Light Fixture

Common Toilets (male, female and disabled person toilet on each floor)

Flooring Anti Skid Tile / Stone Flooring  
Painting (Make: ICI Dulux / Asian / Berger or Equivalent Quality) and Exposed Services.  
Wall Cladding Tile / Granite Dado  
WC & Urinal European WC / Floor / Wall Mounted  
CP Fitting Chrome Plated

Shops

Flooring RCC Slab- Ready to receive any Flooring by Owner / Buyer  
Walls Dry Wall/Brick wall Partition as per design  
Ceiling Exposed RCC Ceiling (No Furnishing)  
Doors M.S Rolling Shutters on opening fixed inside of the shop front  
Electricity One DB as per required Load will be Provided Separate Meter for PowerBackup  
Main Electrical Connections from State Electrical Authority Directly by Buyer  
Fire Fighting As Per Fire Approval

Basement Area

Road And Parking VDF Trimix Concrete Flooring  
Lighting Ceiling Mounted LED Light Fixture  
Common Parking As Per Norms  
Ramp Chequered Tiles / Trimix Concrete Flooring

Landscaping

Hard Landscape Tiles / Trimix Concrete / Pavers / Kerb Stone / Chequered Tiles.  
Soft Landscape Natural Grass / Artificial Grass Pad / Shrubs / Plants / Trees  
Lighting As Per Design

ESS And DG (max. Capacity)

DG SET As per Load Requirement (For Common Areas Only)  
TRANSFORMER As Per Load Requirement Single/Multi-point Electrical Connection Directly from State Electrical Authority by the Buyer

STP

Capacity (in Basement) As Per Requirement  
Electricity Panel  
(in Basement) As per requirement  
Flooring IPS Flooring  
Walls (Make: ICI Dulux / Asian / Berger or Equivalent Quality) andExposed Services