

85 Avenue
Business | Leisure | Stay

UPCOMING PROJECT



Perfection Redesigned - A Conglomerate of
FINEST ARCHITECTURE AND WORLD CLASS INFRASTRUCTURE
Sector 85, GURGAON, INDIA



MANAGED HOMES



HOTELS



OFFICE



RETAIL



FOOD COURT



MINIPLEXES

Project HIGHLIGHTS

- TOTAL SITE AREA : 2.85 ACRES
- TOTAL BUILT UP AREA : 426452.02 SQ.FT
- CATCHMENT : Sector 81 to 85,89,91,92,93,95,98
- TOTAL NUMBER OF RESIDENTIAL UNITS IN THE VICINITY : 40,000 units
- TWO LEVEL PARKING FOR : 546 CARS
- TOTAL NUMBER OF MANAGED HOMES : 78
- TOTAL NUMBER HOTEL ROOMS : 56
- TYPE OF DEVELOPMENT : COMMERCIAL MIX DEVELOPMENT

- RETAIL • OFFICE • MANAGED HOMES & HOTEL
- FOOD COURT & RESTAURANTS
- INDEPENDENT BLOCK FOR MINIPLEXES

85 Avenue THE BRIEF



- This is a vision crafted to ensure recreation with advancement. The project offers ample features in terms of accessible location as well as contemporary and cutting edge architectural solutions.
- It has a magnificent combination of exclusive design and world class amenities.
- This project has been drafted to match international standards and is gratifying in terms of lavish lifestyle.
- Its a significant area for investment in real estate having vast potential for robust growth in the coming years.
- Situated in the suburban region known as New Gurgaon, this stupendous architectural marvel is poised to become a landmark development.
- This new corridor in proximity with the Pataudi Road, has earned prominence due to its accessibility from National Highway – 8 (NH-8) and Dwarka expressway and easy reach to Industrial Model Township (IMT) Manesar.
- Sector 85 Gurgaon is strategically located on 157 meters wide road, which is just 1 km from Dwarka expressway and is next to commercial Sector 88, which is a future market for enterprise.

Other felicitated projects like **ORRIS, VATIKA, MAPSKO, DLF, EMAR MGF, SS GROUP, BESTECH** etc. have been launched here, as it is a future market for sustained profits.

Radius ANALYSIS



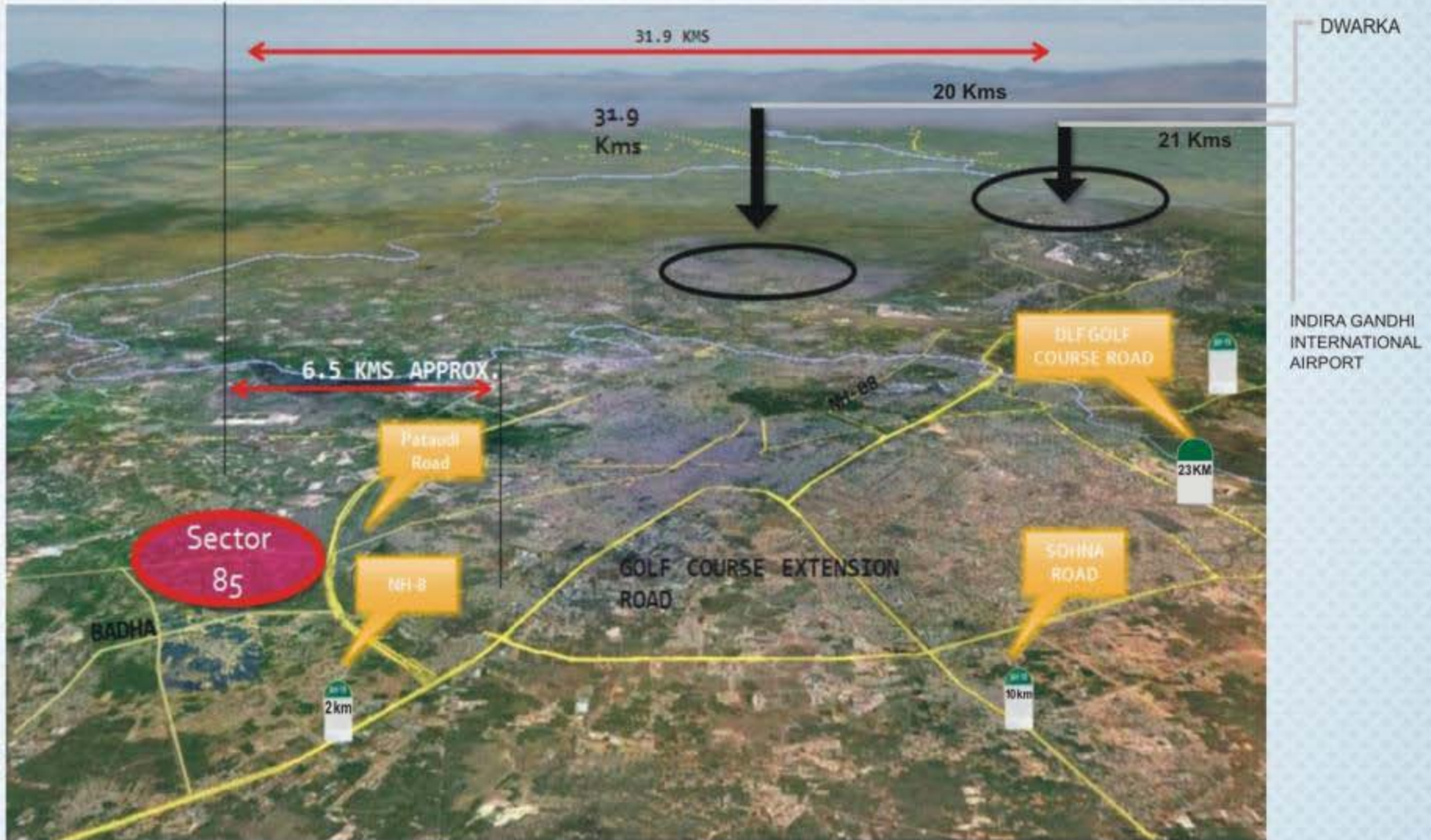
THE HIGHLIGHTED AREA SHOWS THE CATCHMENT AND COMPETITION OF THE PROJECT 85 AVENUE.

Residential CATCHMENT

VSR Infratech projects are positioned at the best of the dwelling locations. Come and experience the most magnificent project of the city.

Projects in the Vicinity

- ORRIS ASTER COURT PREMIER • ORRIS CARNATON RESIDENCY • ORRIS SPRING HOMES • SS THE LEAF
- ALPHA GURGAON ONE • DLF PRIMUS • MAPSKO PROJECTS • VATIKA FLOORS • UNIVERSAL AURA
- DLF SKY COURT • BESTECH PARK VIEW GRAND SPA • BESTECH ANANDA • DLF NEW TOWN HEIGHTS



CONCEPT DESIGN

Proposed Site at Sec - 85, Gurgaon **CONNECTIVITY**

www.abcbuildcon.in | +91 8470930121

CONNECTIVITY

- 21 minutes drive from IGI Airport
- 2 minutes from NH-8
- Within 3 minutes from proposed ISBT & MRTS Depot
- 20 minutes drive to IFFCO Chowk
- 40 minutes Drive to Dhaula Kuan



85 Avenue

AN ASSORTED BLEND OF UTILITIES

85 Avenue, is a commercial building with the right development mix to captivate and generate profitable opportunities for all genre of people. This is a perfect synchronization of different commercial mix blended with excellence and diligence. It brings you all the modern conveniences to add a value to your business enterprise.

The architectural design brings to you elements of the international standard architecture. It is like an extended home of your's at work.

- A shopping arcade for your everyday needs.
- Sumptuous food available at the restaurants and food courts.
- Feel the comfort with the huge space and a serene greenery around.
- Miniplexes for entertainment.
- Office spaces equipped with advanced technologies and modern amenities .
- Managed homes for your relaxing stay after travel with a connect to the hotel operator to serve you best.

AMENITIES

- Extended spaces to add to your comfort at work.
- Ornamented with nature's best therapies to lure your inner soul.
- Retail shops at convenient locations.
- Well planned and structured shopping plaza.
- Vastu compliance to ensure vibrant positivity for prosperous enterprise.
- Enormous food court with an open fine-dine.
- Office floors with landscaped terraces.
- Hanging pool, on sixth floor to add to your splendid experience.



High Street RETAIL HUB



- Efficient and advanced designs for retail spaces.
- Convenient and organized parking area.
- A contemporary blend of cutting edge shopping experience with wide promenade to give you the comfort of high street retail.
- Shopping center has exquisite allurements of plants and designer fountains and installations for soothing views.

Entertainment Unlimited MINIPLEXES

The project endeavours to accord world class facilities to its users. Considering entertainment a best way to enliven our senses we bring you:

- Three Screen Miniplexes
- Dedicated Arena for Housing Miniplexes Screens for a Better Visibility
- State of the Art Technology
- Comfortable Seats with ample Leg Space
- Hi-tech Digital Technology
- A High Resolution Picture Quality



Add Comfort to Your Work Efficiency **MANAGED HOMES**

Its a home that defines the contemporary architectural finish and is equipped with advanced technology for your comfort. Also a worth spend for those who travel for work and often miss to exhilarate. Moreover the travelers also get added benefits in terms of accessibility to the other conveniences in terms of hotel, food, retail and entertainment.

Features one can relish at Managed Homes :

- 1 & 2 BHK Units
- 24 Hr Laundry Services
- Concierge
- 24 Hr Security
- Power Back Up
- Intercom Facility
- Gym & Spa
- Swimming Pool
- Landscaped Gardens
- Water Bodies



Indulge in Ecstasy
MANAGED HOMES

85 Avenue adds exorbitance to your work style with its equipped assets:

- LCD with DTH
- Air Conditioner
- Fridge
- EPBAX System
- Modular Kitchen
- Wardrobe
- Vitrified Flooring/Wooden Flooring/bathroom Fitting (CP)
- Designer Light Fitting
- Curtain & Curtain Rod
- Study Table With Chair
- Book-Shelf Cum Showcase
- Towel Rack In The Bathroom
- Double bed with Mattresses & Pillow
- Electric Hot Plate / Equipped Kitchen



An International Living Experience

UTILITIES

- Vibrant and lively ambience
- High - speed elevators and escalators
- 24*7 Video Surveillance
- World Class facility management
- Managed homes attached with hotel
- Multilevel parking
- Dedicated elevators
- Three tier security system
- Round the clock facilities





Elevation 1

Elevation 2



Elevation 3



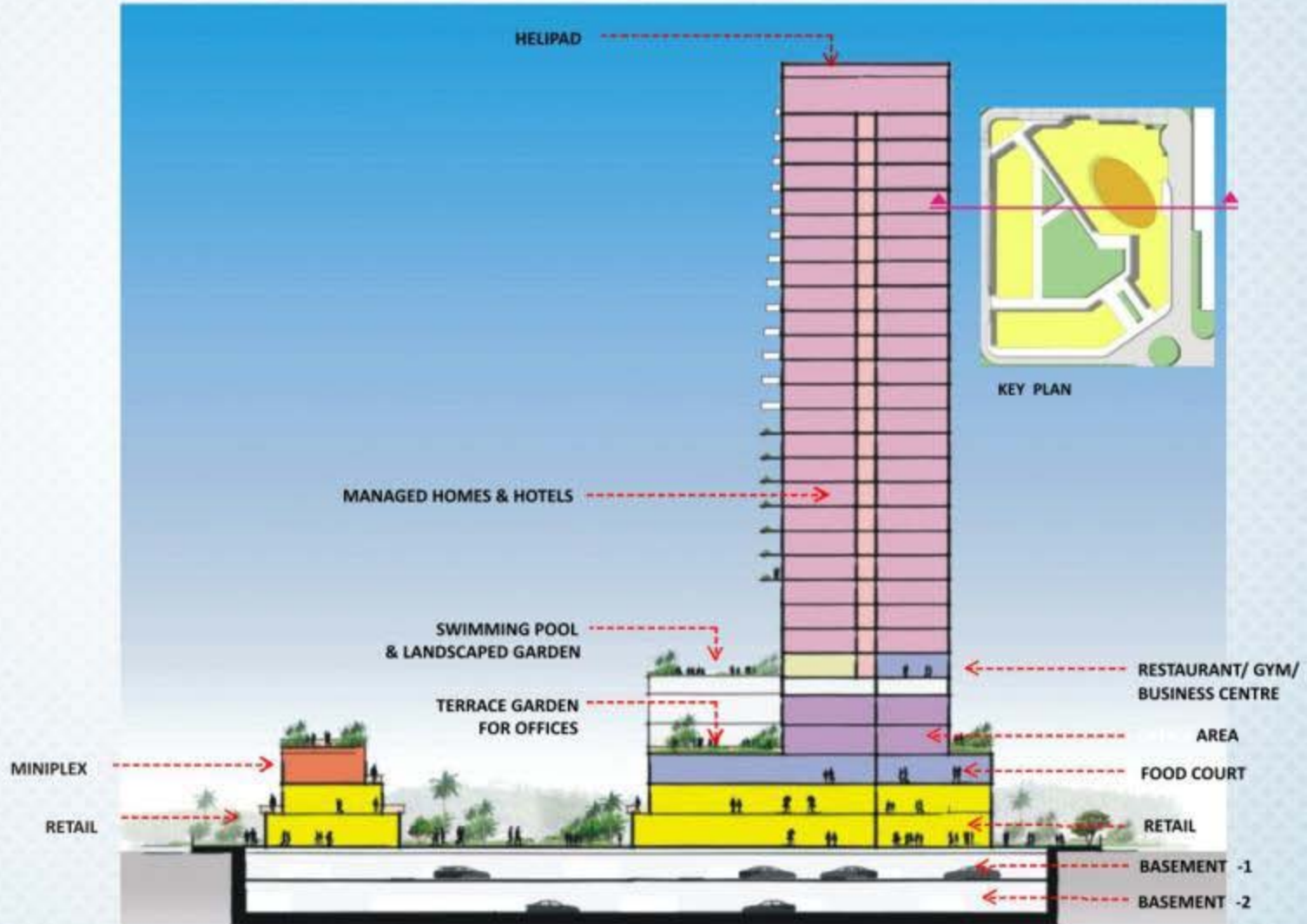
NIGHT VIEW



CENTRAL PLAZA



KEY PLAN





GROUND FLOOR PLAN
RETAIL

AVENUE 85, GURGAON



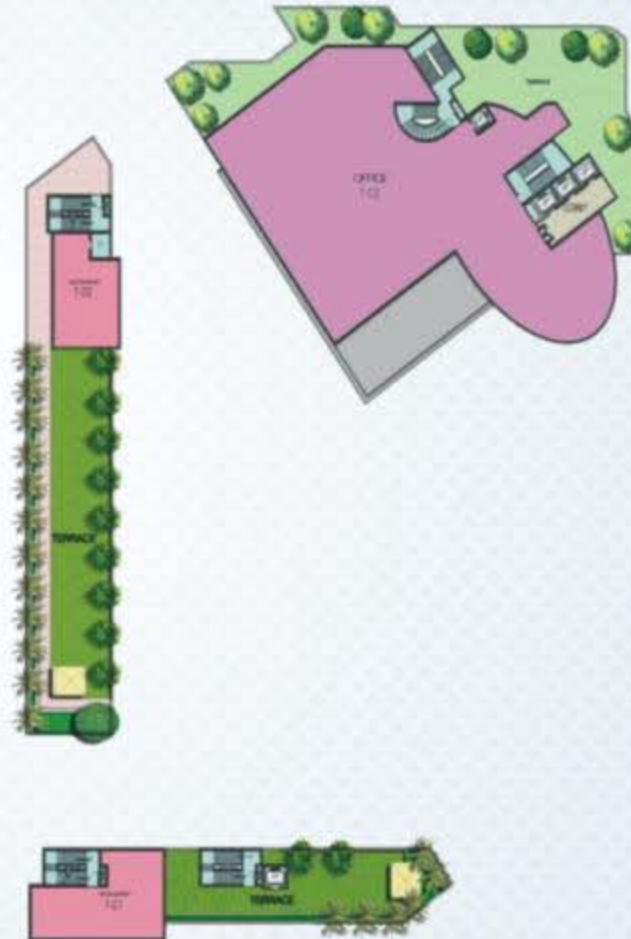
FIRST FLOOR PLAN
RETAIL

AVENUE 85, GURGAON



SECOND FLOOR PLAN
RETAIL, MINIPLEX & FOOD COURT

AVENUE 85, GURGAON



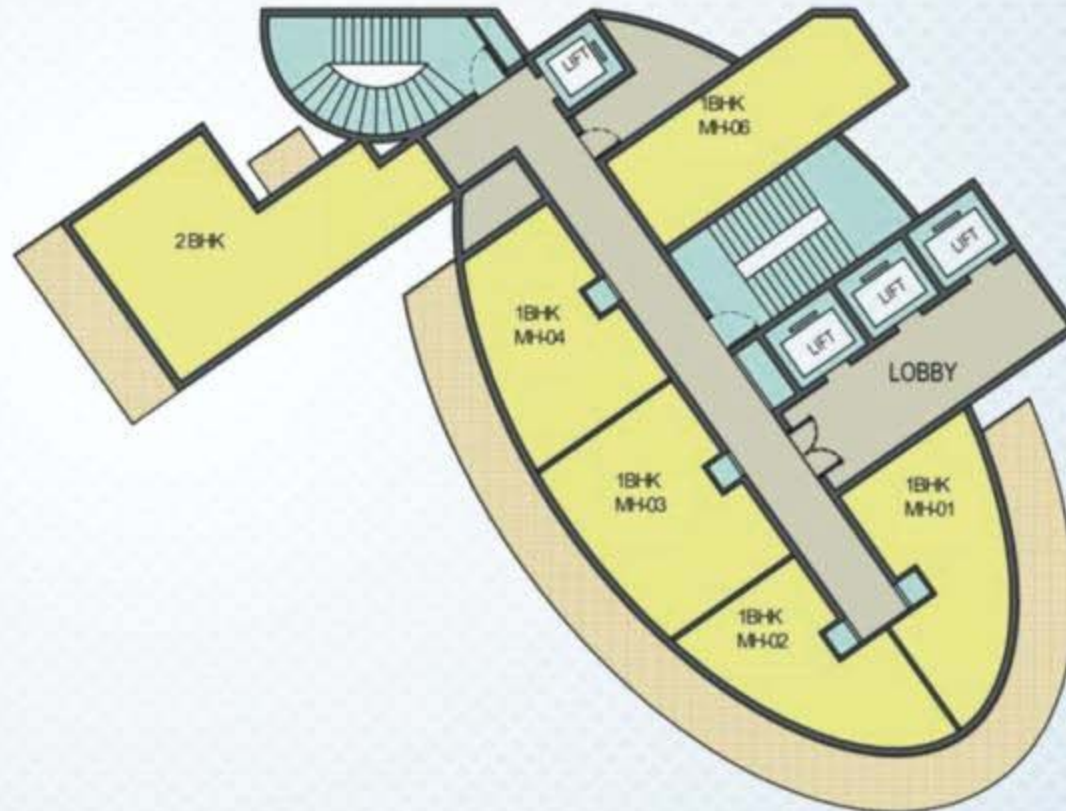
THIRD FLOOR PLAN
RESTAURANTS & OFFICE

AVENUE 85, GURGAON



6th FLOOR PLAN

AVENUE 85, GURGAON



8th TO 19th FLOOR PLAN
MANAGED HOMES

AVENUE 85, GURGAON

VSR INFRA TECH PVT. LTD.

PROJECTS ACCOMPLISHED SO FAR

Projects in Advance Stage of Construction

- Takshila heights, **11.48** acres of group housing at Sector **37C**, Gurgaon
- **114 Avenue**, **2.968** Acres of Mixed - use commercial development at Sector **114**, Gurgaon
- **68 Avenue**, **3.231** Acres of Mixed - use commercial development at Sector **68**, Gurgaon

Projects in Pipeline

- Industrial Township Project **130 Acres** near Manesar, Gurgaon
- **Cyber Park** on Old Delhi Road, Near Maruti Udyog Vihar, Gurgaon
- Group Housing at Haridwar- **10 acres**

CONTACT DETAILS



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