

SPECTRUM@METRO

Plot A & B, Sector-75, Noida | www.spectrummetro.com

FOLLOW US @ [f/spectrummetro75](https://www.facebook.com/spectrummetro75) [t/spectrummetro](https://twitter.com/spectrummetro) [in/company/spectrum-at-metro](https://www.linkedin.com/company/spectrum-at-metro)

Company RERA Reg. No.: UPRERAPRM5818, Project RERA Reg. No. Block (B, C & D) : UPRERAPRJ17035, Block (A & E) : UPRERAPRJ427696 | www.up-rera.in

Disclosure : All specifications, designs, layout, images, conditions are only indicative and some of these can be changed as per the discretion of the builder/architech/authority. These are purely conceptual and constitute no legal offerings. 1 sq. mtrs. = 10.764 sq.ft. (23-04-2019)



Spectrum[®]
@metro

HIGH STREET COMMERCIAL
Sec-75, Noida

NEW PHASE

www.spectrummetro.com

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



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

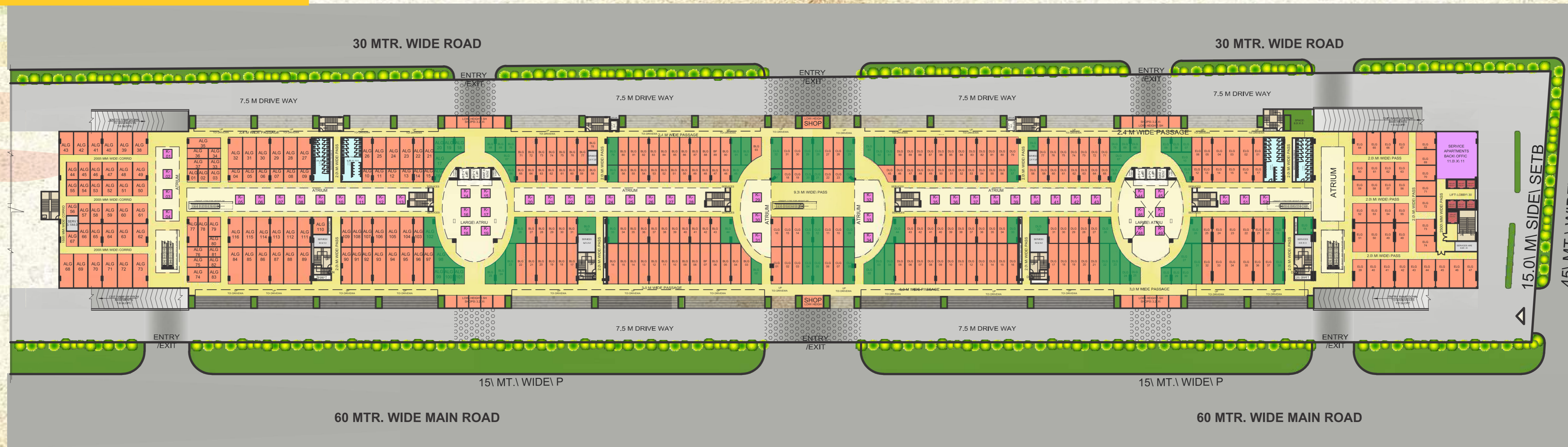


IMPECCABLE INTERIORS

Lower Ground Floor Plan

TOWNSHIP FACING

TOWNSHIP FACING



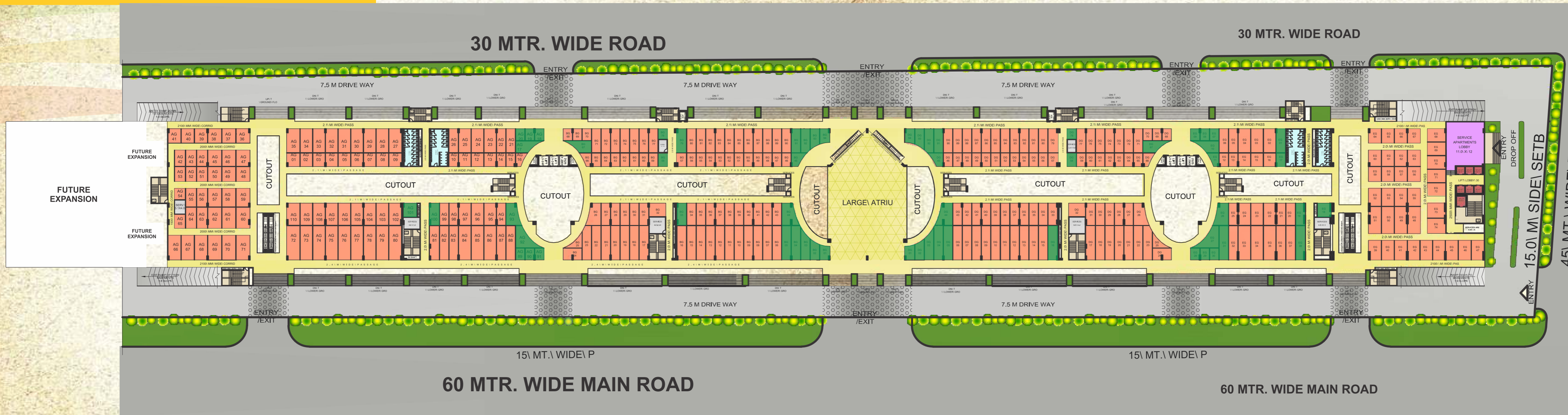
Ground Floor Plan

TOWNSHIP FACING

TOWNSHIP FACING

30 MTR. WIDE ROAD

30 MTR. WIDE ROAD



First Floor Plan

TOWNSHIP FACING

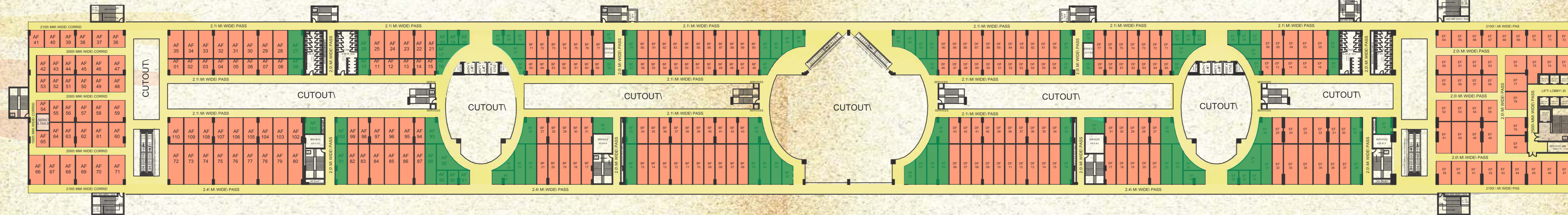
TOWNSHIP FACING

30 MTR. WIDE ROAD

30 MTR. WIDE ROAD

60 MTR. WIDE MAIN ROAD

60 MTR. WIDE MAIN ROAD



Second Floor Plan

TOWNSHIP FACING

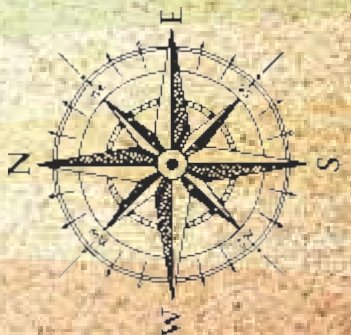
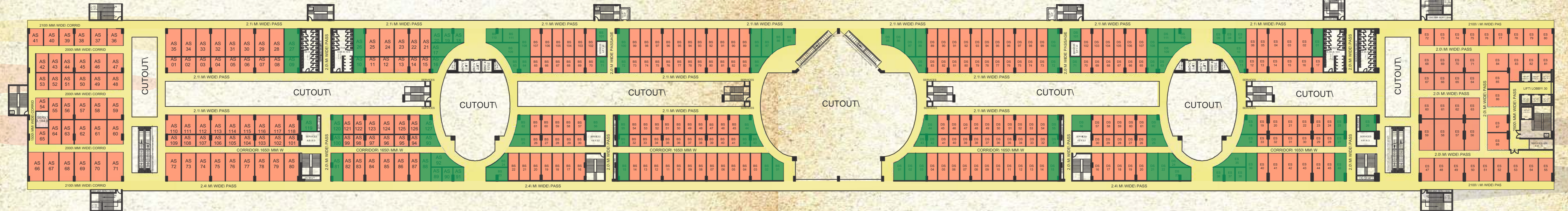
TOWNSHIP FACING

30 MTR. WIDE ROAD

30 MTR. WIDE ROAD

60 MTR. WIDE MAIN ROAD

60 MTR. WIDE MAIN ROAD



Third Floor Plan

TOWNSHIP FACING

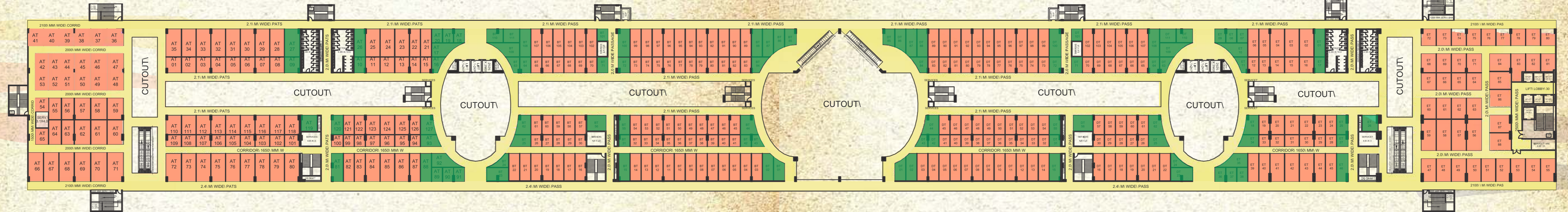
TOWNSHIP FACING

30 MTR. WIDE ROAD

30 MTR. WIDE ROAD

60 MTR. WIDE MAIN ROAD

60 MTR. WIDE MAIN ROAD



Fourth Floor Plan

TOWNSHIP FACING

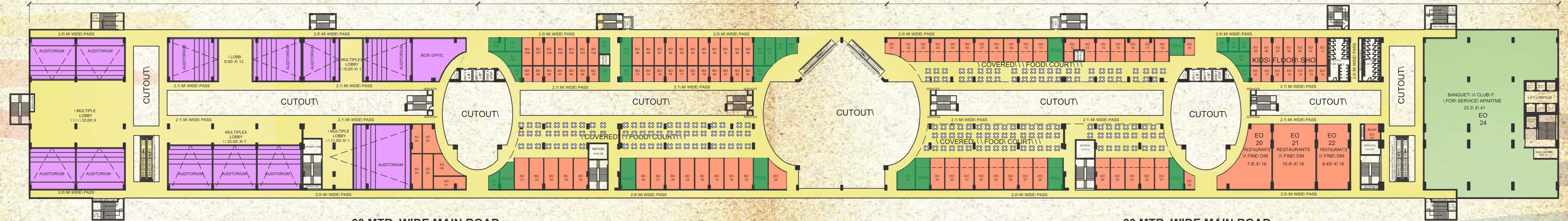
TOWNSHIP FACING

30 MTR. WIDE ROAD

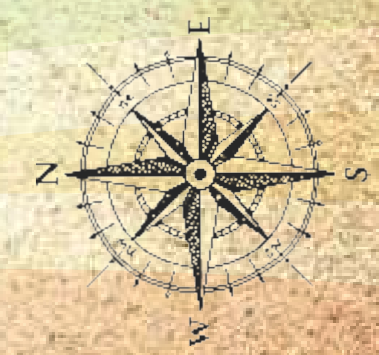
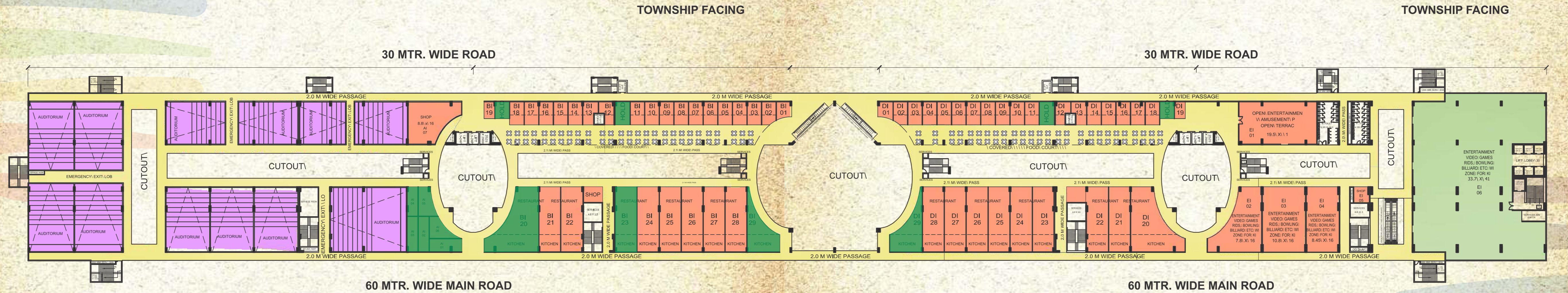
30 MTR. WIDE ROAD

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) and Exposed Services