

SPAZE
PARTNERS IN GROWTH

GRAND
CENTRAL 114

AN OPPORTUNITY
LIKE NEVER BEFORE

AN OPPORTUNITY LIKE NEVER BEFORE



Low Operational Costs



High Returns



Organised Structure

BASED ON THE MOST
SUCCESSFUL RETAIL FORMAT



RODEO DRIVE, LOS ANGELES



**VIA MONTENAPOLEONE,
MILAN**



CONNAUGHT PLACE, DELHI



KHAN MARKET, DELHI



SECTOR – 29, GURUGRAM



SECTOR – 17, CHANDIGARH

BUT REIMAGINED IN
THE GRANDEST WAY

PRESENTING

THE GRANDEST SCO OF GURUGRAM





THE PERFECT LAUNCHPAD
FOR YOUR BUSINESS

PROJECT DETAILS

12.336*

ACRES

210*

PLOTS

4.28*

FAR
FOR INDIVIDUAL
PLOTS



**Provision of Basement
+ Ground + 4 Floors**



**Technically zero
maintenance**



**Complete
Land ownership**



**Low risk with high
returns on
investment**



**Efficient
pedestrian path**



**Ample space for
car parking**



**Promising
development in the
neighbouring
areas**



**Flexible plot module
for Retail & Office
spaces**

CONCEIVED AT AN
UNMATCHABLE
LOCATION



REFERENCE IMAGE

0 KM*
FROM
DELHI

*Depending on traffic condition

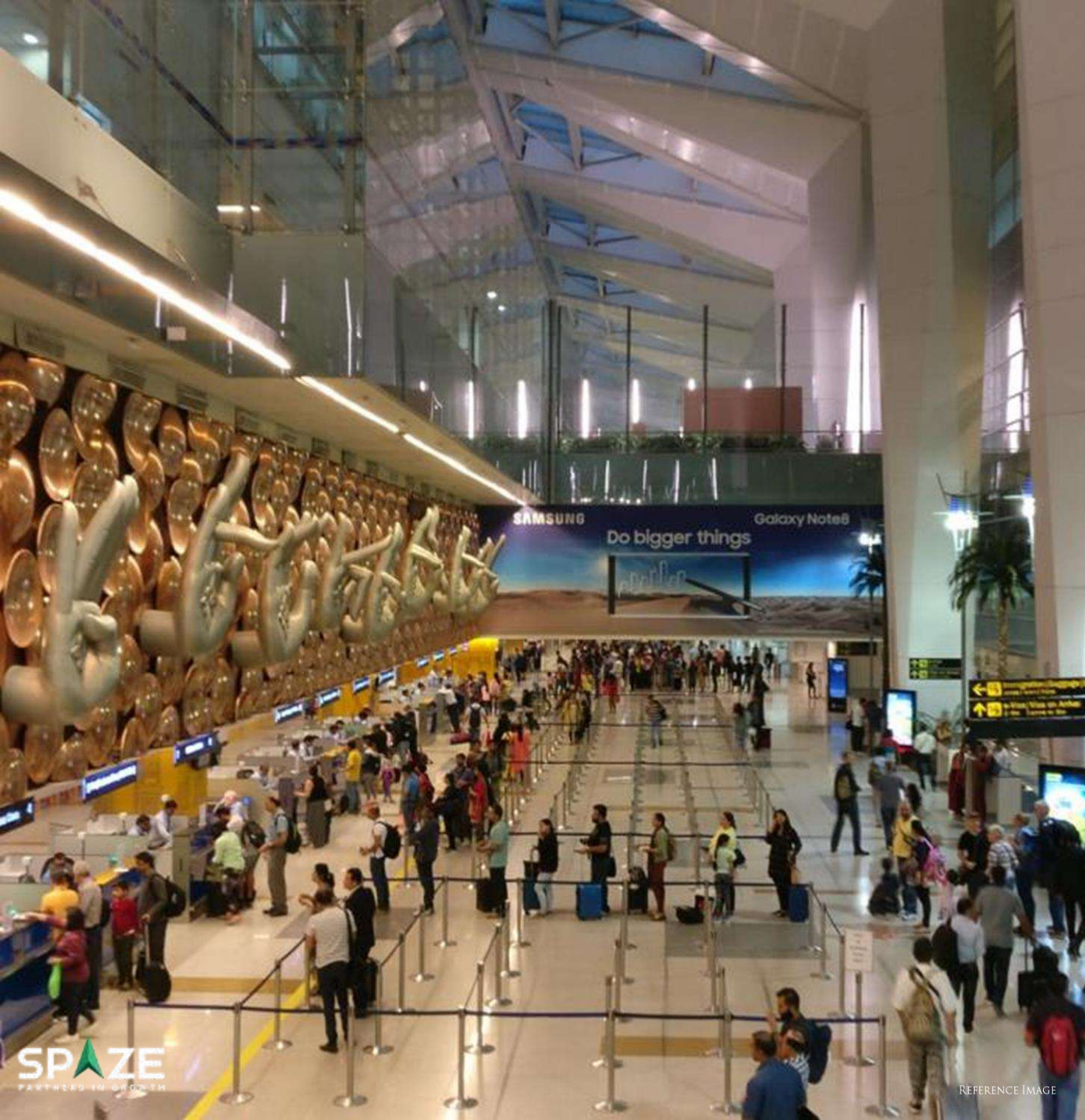


10 MINS*

FROM

INDIA INTERNATIONAL
CONVENTION &
EXPO CENTRE

*Depending on traffic
condition



10 MINS*
FROM
IGI AIRPORT

*Depending on traffic condition



2 MINS*

Dwarka Expressway



3 MINS*

Dwarka Sec-21



5 MINS*

NH-8

**SEAMLESS CONNECTIVITY AND SUPERIOR ACCESS
BETWEEN DELHI, GURUGRAM AND MANESAR**

*Depending on traffic condition

10 MINS* FROM IGI
AIRPORT

10 MINS* FROM IICC

5 MINS* FROM BSF GOLF COURSE

15 MINS* FROM SPORTS
COMPLEX

0 KM* FROM DELHI

20 MINS* FROM IFFCO
CHOWK



*Depending on traffic condition



GRAND CENTRAL

75 M. Road

Dwarka Expressway

Bijwasan Road

Old Delhi Gurgaon Road

NH-8

Toll Booth

Najafgarh Road

Bijwasan

Pushpanjali Farms

Fun N Food Village

Toll Booth

Cybercity

Ambience Mall

Dwarka

Dwarka Sec-21 Metro Station

Metro Orange Line

Dwarka Link Road

Shiv Murti

IGI Airport

Aerocity

NH-8



Map not to scale

3,000,000⁺*

Families In The Vicinity

250⁺*

Premium Residential Projects Close
By

30⁺*

World Class Hospitals & Schools

*Approximate

BE VISIBLE
BETTER THAN EVER



WIDE FRONTAGE



TWO SIDED ENTRY PLOTS

ARTISTIC IMAGINARY VIEWS. SUBJECT TO CHANGE AT THE DISCRETION OF THE PROMOTER. NOT FOR SALE.



LIVELY AMBIENCE FOR
HAPPENING OCCASIONS



COMPLETE LAND
OWNERSHIP

ARTISTIC IMAGINARY VIEWS. SUBJECT TO CHANGE
AT THE DISCRETION OF THE PROMOTER. NOT FOR SALE.



PERFECTLY TAILORED FOR
YOUR BUSINESS NEEDS

THE ULTIMATE INVESTMENT DESTINATION FOR ANY BUSINESS TO PROSPER



RESTAURANT &
CAFE



PUBS & CLUBS



SALON & SPA



GYM



MEDICAL CLINIC



SUPERMARKET

THE ULTIMATE INVESTMENT DESTINATION
FOR ANY BUSINESS TO PROSPER

THE ULTIMATE INVESTMENT DESTINATION FOR ANY BUSINESS TO PROSPER



APPAREL CHAIN
STORE



ELECTRONIC
STORE



CAR
SHOWROOM

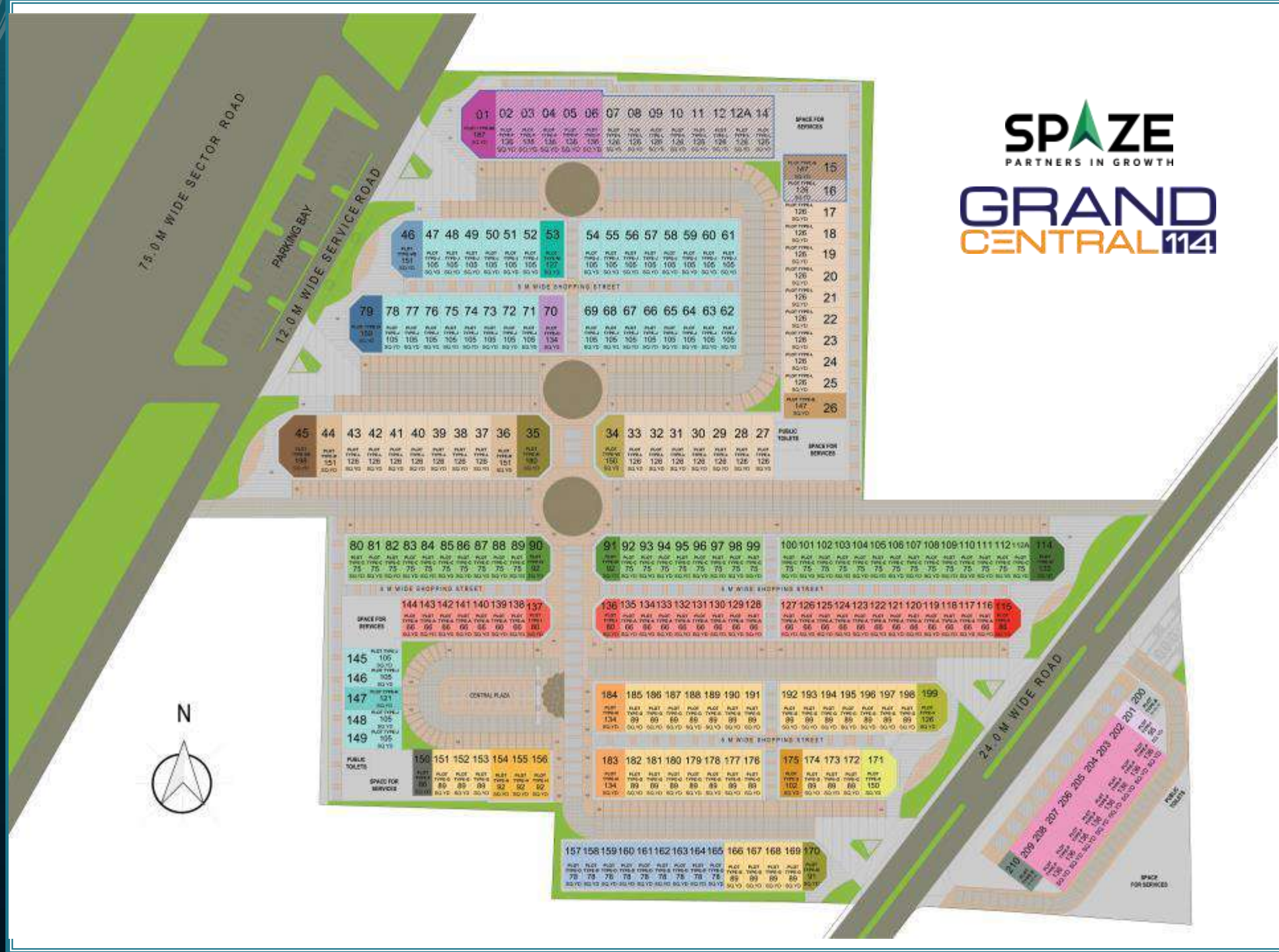
LIMITED EDITION COMMERCIAL



ON POPULAR DEMAND, WE'RE NOW BRINGING AN
EXCLUSIVE INVENTORY AT A SPECIAL PRICE.

OWN A PIECE OF LAND AT THE NEXT GROWTH CORRIDOR

SITE PLAN



01	02	03	04	05	06	07	08	09	10	11	12	12A	14
PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT
125	135	136	137	138	139	140	141	142	143	144	145	146	147
80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD

46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61
PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT
151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166
80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD

79	78	77	76	75	74	73	72	71	70	69	68	67	66	65	64	63	62
PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT
159	158	157	156	155	154	153	152	151	150	149	148	147	146	145	144	143	142
80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD

45	44	43	42	41	40	39	38	37	36	35
PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT
151	152	153	154	155	156	157	158	159	160	161
80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD

34	33	32	31	30	29	28	27
PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT
150	149	148	147	146	145	144	143
80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD

80	81	82	83	84	85	86	87	88	89	90
PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT
125	126	127	128	129	130	131	132	133	134	135
80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD

91	92	93	94	95	96	97	98	99
PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT
126	127	128	129	130	131	132	133	134
80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD

100	101	102	103	104	105	106	107	108	109	110	111	112	113	114
PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT
125	126	127	128	129	130	131	132	133	134	135	136	137	138	139
80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD

144	143	142	141	140	139	138	137
PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT
151	152	153	154	155	156	157	158
80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD

136	135	134	133	132	131	130	129	128
PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT
150	149	148	147	146	145	144	143	142
80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD

127	126	125	124	123	122	121	120	119	118	117	116	115
PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT
150	149	148	147	146	145	144	143	142	141	140	139	138
80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD

145	146	147	148	149
PLAT	PLAT	PLAT	PLAT	PLAT
151	152	153	154	155
80 YD	80 YD	80 YD	80 YD	80 YD

184	185	186	187	188	189	190	191
PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT
124	125	126	127	128	129	130	131
80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD

192	193	194	195	196	197	198	199
PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT
125	126	127	128	129	130	131	132
80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD

183	182	181	180	179	178	177	176
PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT
134	135	136	137	138	139	140	141
80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD

175	174	173	172	171
PLAT	PLAT	PLAT	PLAT	PLAT
102	103	104	105	106
80 YD	80 YD	80 YD	80 YD	80 YD

157	158	159	160	161	162	163	164	165	166	167	168	169	170
PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT	PLAT
125	126	127	128	129	130	131	132	133	134	135	136	137	138
80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD	80 YD

SPACE FOR SERVICES

UNIT PLANS

TYPE - A

66 SQYDS



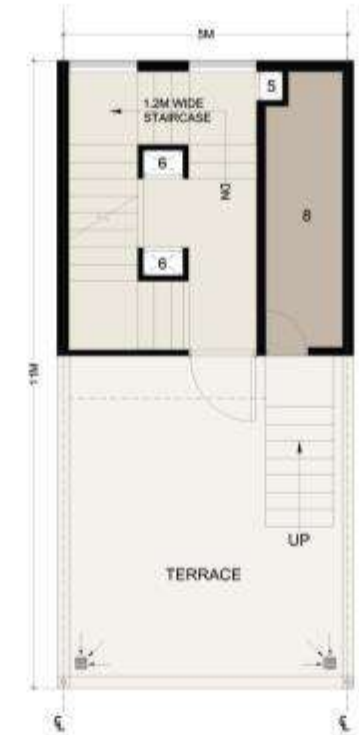
BASEMENT PLAN



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
(1ST TO 4TH)



TERRACE PLAN

- 1 - TOILET
- 2 - PASSAGE
- 3 - LIFT LOBBY
- 4 - ELECTRICAL SHAFT
- 5 - PLUMBING SHAFT
- 6 - CUTOFF
- 7 - STORE
- 8 - MACHINE ROOM

Plot Type-A (5M X 11M)
66 sq.yds



TYPE - C

75 SQYDS



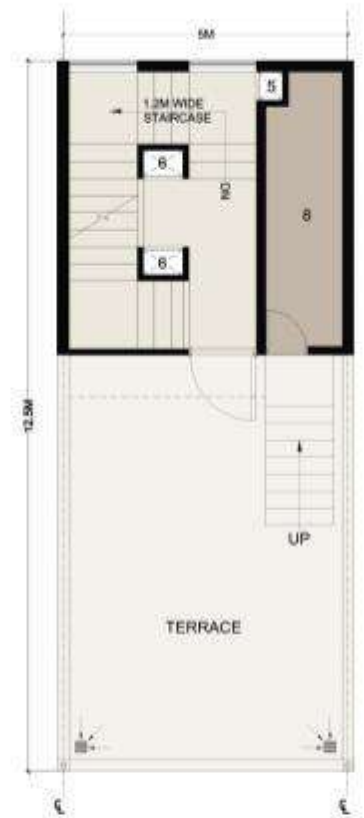
BASEMENT PLAN



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
(1ST TO 4TH)



TERRACE PLAN

- 1 - TOILET
- 2 - PASSAGE
- 3 - LIFT LOBBY
- 4 - ELECTRICAL SHAFT
- 5 - PLUMBING SHAFT
- 6 - CUTOUT
- 7 - STORE
- 8 - MACHINE ROOM

Plot Type-C (5M X 12.5M)
75 sq.yds

TYPE - D

78 SQYDS



BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN (2ND TO 4TH)



TERRACE PLAN

- 1 - TOILET
- 2 - PASSAGE
- 3 - LIFT LOBBY
- 4 - ELECTRICAL SHAFT
- 5 - PLUMBING SHAFT
- 6 - CUTOUT
- 7 - STORE
- 8 - MACHINE ROOM

Plot Type-D (5M X 13M)
78 sq.yds

TYPE - G

89 SQYDS



- 1 - TOILET
- 2 - PASSAGE
- 3 - LIFT LOBBY
- 4 - ELECTRICAL SHAFT
- 5 - PLUMBING SHAFT
- 6 - CUTOUT
- 7 - STORE
- 8 - MACHINE ROOM

Plot Type-G (5.5M X 13.5M)
89 sq.yds

TYPE - J

105 SQYDS



BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN 2nd-4th



TERRACE PLAN

- 1 - TOILET
- 2 - PASSAGE
- 3 - LIFT LOBBY
- 4 - ELECTRICAL SHAFT
- 5 - PLUMBING SHAFT
- 6 - CUTOUT
- 7 - STORE
- 8 - MACHINE ROOM

Plot Type-J (5.5MX16M)

TYPE - L

126 SQYDS



BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN 2nd-4th



TERRACE PLAN

- 1 - TOILET
- 2 - PASSAGE
- 3 - LIFT LOBBY
- 4 - ELECTRICAL SHAFT
- 5 - PLUMBING SHAFT
- 6 - CUTOUT
- 7 - STORE
- 8 - MACHINE ROOM

Plot Type-L (6MX17.5M)
126 sq.yds

TYPE – VIII 150 SQYDS



BASMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN



TERRACE PLAN

- 1 - TOILET
- 2 - PASSAGE
- 3 - LEFT LOBBY
- 4 - ELECTRICAL SHAFT
- 5 - PLUMBING SHAFT
- 6 - CUTOUT
- 7 - STORE
- 8 - SACHIN'S ROOM
- 9 - PANTRY

Plot Type- VIII
150 sq.yds

.....AND MANY MORE OPTIONS



LET'S DISCUSS!

HARERA Reg. No.:15 of 2022 – dated 21.02.2022 for Grand Central 114, Vide Certificate no. RC/REP/HARERA/GGM/540/272/2022/15, a Plotted Commercial Colony project, also available at www.haryanarera.gov.in, is being developed on land admeasuring 12.33675 acres (4.993 hectare) approx. situated at Village Bajghera, Sector 114, Tehsil and District Gurugram, Haryana, owned by Candeo Projects Private Limited License No. 05 of 2022 dated 19.01.2022 valid upto 18.02.2027 issued by Director, Town and Country Planning, Haryana. Candeo Projects Private Limited (CIN: U70101DL2010PTC207716) registered office at UG-39, Upper Ground Floor, Som Dutt Chamber-II, Bhikaji Cama Place, New Delhi-110066. Tel: (+91 11) 24473800 Email: candeopl@gmail.com.

MEP Consultant: Plumbing: Mr. C.P.Vaidya (CP Vaidya & Associates) Electricals: Kanwar Krishen Associates (P) Ltd. Landscape Consultant: Mr. Suneet Mahendru (Oracles Landscape) Architect's: Mr. Vijay Kataria (IE Design Integrated Environs)

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