Venus

Project by : Buildspace Pvt. Ltd.

Site : Times Square Arcade II, Near Avalon Hotel,
Opp. Mann Party Plot, Bodakdev, Ahmedabad-59.

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Right **Time** for the Bright **Time**

TIMES SQUARE ARCADE-II

Venus Buildspace Pvt. Ltd.

Ahmadabad's Most Trusted Real Estate Company

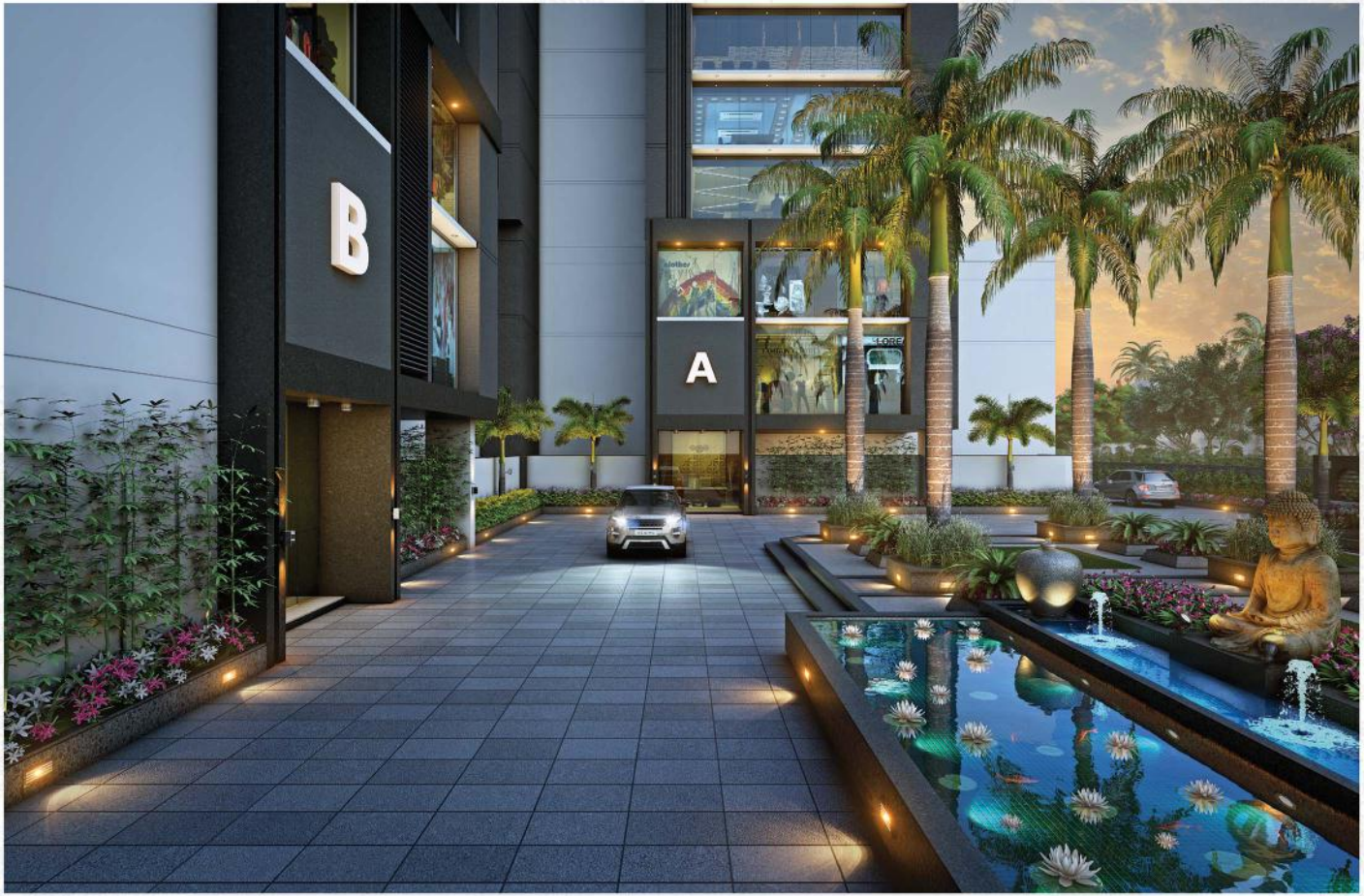
Our Vision

Venus Buildspace Pvt. Ltd. is a regional, full - service real estate development and management company. Our objective is to be profitable leader in commercial, retail and residential real estate. We will serve our customers' needs and will consistently produce and manage developments of lasting value to the community. we recognize the need to be flexible, entrepreneurial, and aggressive, both as individuals and as a company. We believe in teamwork, innovation, professionalism , and long-term decision-making. We endeavor to preserve and enhance our reputation for integrity through all our actions.



- **Honesty and Integrity**
  We always do what is right, fair and ethical.
- **Communication**
  We share appropriate information in an honest and open manner.
- **Respect**
  We are considerate of others through the usw of appropriate behavior.
- **Teamwork**
  We encourage and reward teamwork.
- **Quality**
  We strive for professional excellence to the highest standards possible consistent with the goals of the project.
- **Attitude**
  We are positive, enthusiastic and have a vibrant spirit.
- **Entrepreneurial**
  We encourage creativity, flexibility and innovative approaches to our work.
- **Leadership**
  We lead by example. Our actions speak louder than words.
- **Professional Development**
  We advance our talents and skills to their fullest potential
- **Accountability**
  We are responsible for our actions and understand their impact on others.
- **Customer Satisfaction**
  We strive to exceed the expectations of our customers (internally and externally) by anticipating, understanding and responding appropriately to their needs.





TIMES SQUARE ARCADE-II

Your Business **Benchmark...**

The address of your business speaks volumes about you as an entrepreneur. First impression definitely matter when your are expecting someone important at your Business place. And Times Square Arcade 2 is the perfect choice for you.

TIMES SQUARE ARCADE-II



Design to reflect **Modernity**

The project offers best -in-class facility to thick population of the area of Bodakdev. Integrating key location, meritorious amenities and customer friendly environment.

TIMES SQUARE ARCADE-II



It's Time to
move ahead in bright future



TIMES SQUARE ARCADE-II

Opportunities for all

- OFFICES
- BANK & ATM
- APPARELS
- SUPER STORE
- MEDICAL STORE
- RESTAURANT BANQUET
- GYMNASIUM
- FURNITURE
- JEWELRY
- AUTOMOBILE
- SPA
- ELECTRONIC





TIMES SQUARE ARCADE-II

Star Features

- Ample Natural Light & Ventilation
- Exclusive Entry, Elevator & Staircase
- Lush Green Landscape Garden With Waterbody
- 6 High Speed Elevators
- Two Level Basement
- Separate Toilet in Each Unit

Safety & Security

- 24 Hours Security
- Fire Safety System
- CCTV Camera Surveillance



Features that bust up your business...



show rooms

Ground, **1st** & **2nd** Floor

TIMES SQUARE ARCADE-II

NO.	SHOP SIZE
1	59'6" x 25'11"
2	59'6" x 12'9"
3	59'6" x 12'9"
4	49'0" x 12'9"
5	53'1" x 12'9"
6	53'1" x 12'9"
7	53'1" x 12'9"
8	53'1" x 25'11"
9	12'0" x 65'6"
10	12'0" x 65'6"
11	12'0" x 59'6"
12	12'0" x 59'6"
12/A	12'0" x 59'6"
14	12'0" x 59'6"
15	12'0" x 59'6"
16	12'0" x 49'0"
17	12'0" x 59'6"
18	12'0" x 59'6"
19	12'0" x 59'6"
20	25'4" x 59'6"

N

Ground Floor Plan



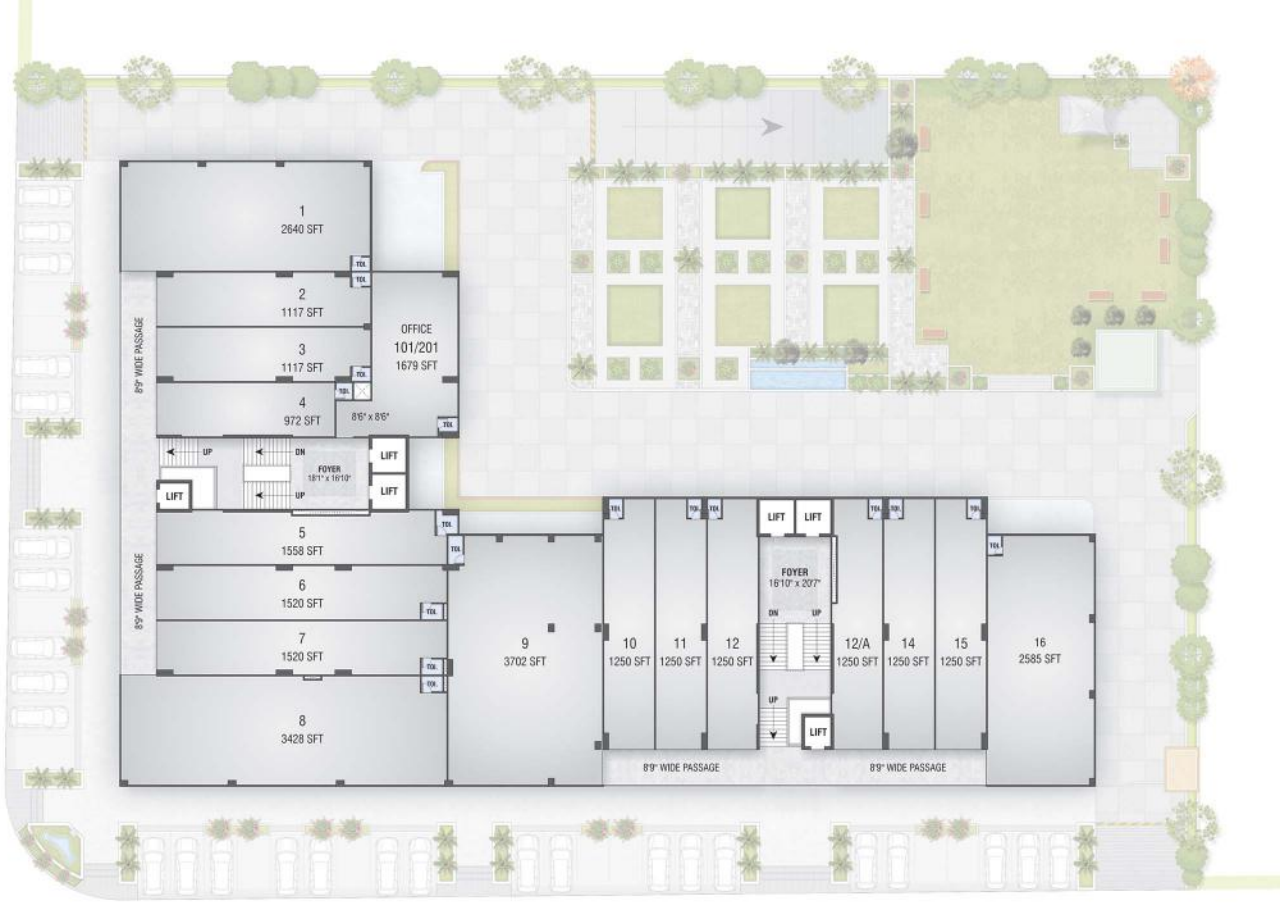
TIMES SQUARE ARCADE-II

NO.	SHOP SIZE
1	59'2" x 25'11"
2	50'9" x 12'9"
3	50'9" x 12'9"
4	39'9" x 12'9"
5	69'0" x 12'9"
6	69'0" x 12'9"
7	69'0" x 12'9"
8	77'6" x 25'11"
9	36'8" x 59'2"
10	12'0" x 59'6"
11	12'0" x 59'6"
12	12'0" x 59'6"
12/A	12'0" x 59'6"
14	12'0" x 59'6"
15	12'0" x 59'6"
16	25'4" x 59'6"

NO.	OFFICE SIZE
101/201	20'5" x 39'0"

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1st & 2nd Floor Plan



TIMES SQUARE ARCADE-II

offices

3rd Floor to **10th** Floor



TIMES SQUARE
ARCADE-II



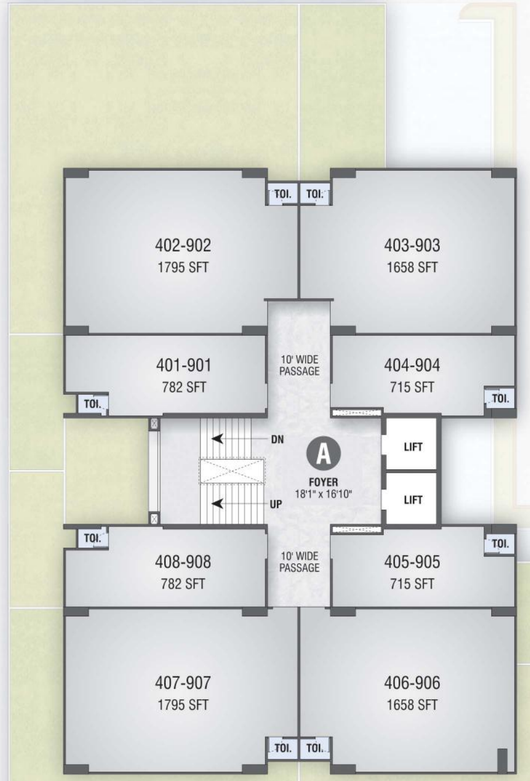
BLOCK - A		BLOCK - B	
NO.	OFFICE SIZE	NO.	OFFICE SIZE
301	31'9" x 12'9"	301	13'2" x 29'2"
302	36'11" x 25'11"	302	23'2" x 35'3"
303	34'1" x 25'11"	303	18'2" x 23'7"
304	28'11" x 12'9"	304	18'2" x 19'3"
305	28'11" x 12'9"	305	18'2" x 19'3"
306	34'0" x 25'11"	306	18'2" x 23'7"
307	36'11" x 25'11"	307	23'2" x 35'3"
308	31'9" x 12'9"	308	13'2" x 29'2"

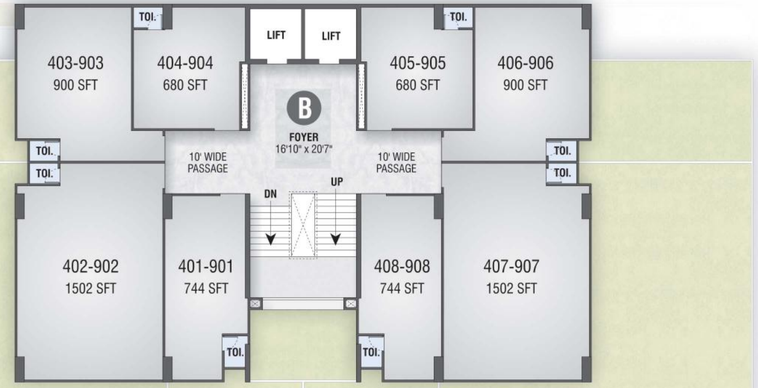
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3rd Floor Plan

TIMES SQUARE
ARCADE-II







BLOCK - A		BLOCK - B	
NO.	OFFICE SIZE	NO.	OFFICE SIZE
401	31'9" x 12'9"	401	13'2" x 29'2"
402	36'11" x 25'11"	402	23'2" x 35'3"
403	34'1" x 25'11"	403	18'2" x 23'7"
404	28'11" x 12'9"	404	18'2" x 19'3"
405	28'11" x 12'9"	405	18'2" x 19'3"
406	34'0" x 25'11"	406	18'2" x 23'7"
407	36'11" x 25'11"	407	23'2" x 35'3"
408	31'9" x 12'9"	408	13'2" x 29'2"

N

4th to 9th Floor Plan

TIMES SQUARE ARCADE-II



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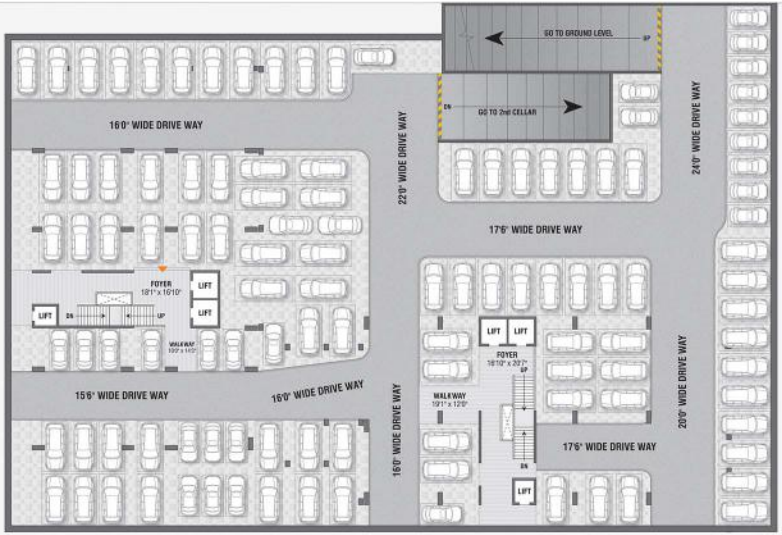
10th Floor Plan

BLOCK - A		BLOCK - B	
NO.	OFFICE SIZE	NO.	OFFICE SIZE
1001	43'6" x 33'6"	1001	29'10" x 36'10"
1002	43'6" x 33'6"	1002	29'10" x 36'10"

TIMES SQUARE ARCADE-II

Lower **1st** & **2nd Basement**

Parking Layout



Specifications

STRUCTURE	Earthquake resistance Structure. Modern Architecture to promote, optimum Utilization of space. High Grade Quality Concrete, & Branded TMT Steel.
FLOORING	Standard Company's Vitrified tiles flooring in all offices and Showrooms.
ELECTRIFICATION	Sufficient electric points and individual distribution board in every premise.
SHUTTER, DOORS & WINDOWS	Branded Perforated G.I. manual handle Operated Rolling shutter in Showrooms. Good Quality Flush doors in Offices. Heat Reflective Glass in Windows.
WALL FINISHES	White Putty on Internal Walls.
ELEVATORS	6 High Speed Elevators Seperate Elevators for Offices
ELEVATION	Good Quality & Heat resistant toughened Glass
MAIN ENTRANCE	Decorative Stone cladding in entrance. Vitrified / Granite flooring as per architectural design.
STAIRCASE	Granite / Cota Stone Flooring with Railings.
PARKING	2 Level Basement Parking Free Allotted One Car Parking. Separate Parking Area for Two Wheeler.
FIRE SAFETY	Efficient Fire Fighting System as per AMC norms. Latest technology equipment for fire fighting.
WATER SUPPLY	Round The Clock Water Supply. Over head and under ground water tank.
TOILETS & PLUMBING	Separate Toilet in Each Unit. Standard Quality Sanitary ware & Plumbing Fittings.

Please Note : • Developers reserve the rights to make necessary changes in the above specification without any prior notice. • A.E.C. AUDA, Stamp Duty, Vat, Service Tax, Registration, Maintenance & Legal Charges will be borne by the member. • All the dimension given are approximate & unfinished. • This brochure is just for an easy presentation of the project and should not be treated as legal document.



METRO STATION	PUBLIC GARDEN	FIRE STATION	HOSPITAL	PETROL PUMP
1.0 km	0.2 km	2.2 km	2.2 km	1.5 km

S.G. HIGHWAY	S.P. RING ROAD	CLUB	RAILWAY STATION	AIRPORT
0.4 km	3.0 km	1.7 km	12.00 km	16.00 KM

ARCHITECTS	STRUCTURAL DESIGN	ELECTRIC CONSULTANTS	PLUMBING CONSULTANTS	FIRE CONSULTANTS	LANDSCAPE DESIGNER
JIGNESH PATEL	ACHAL PARIKH	S P ENGINEERING	RAVI ENGINEERING	J .K .ASSOCIATES	JAYESH DANDE