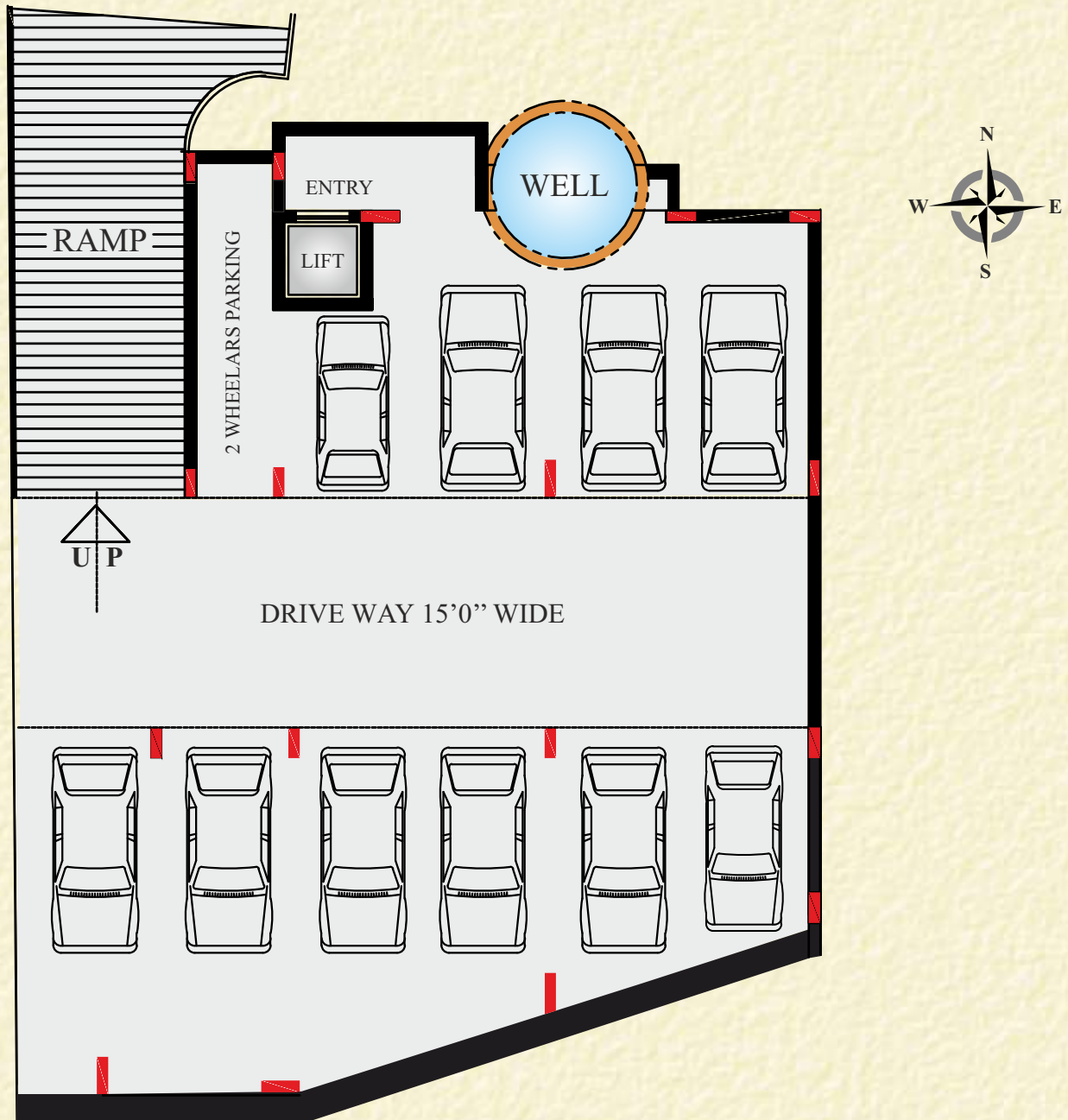


BASEMENT LEVEL

Designed for Function. Engineered for Flow.

Nestled beneath the commercial core of Varada Nexus, the basement level is purposefully designed to facilitate efficient access, streamlined circulation, and essential day-to-day functionality. With ramp connectivity, defined pathways, and dedicated parking zones, it delivers the silent infrastructure every successful business requires.



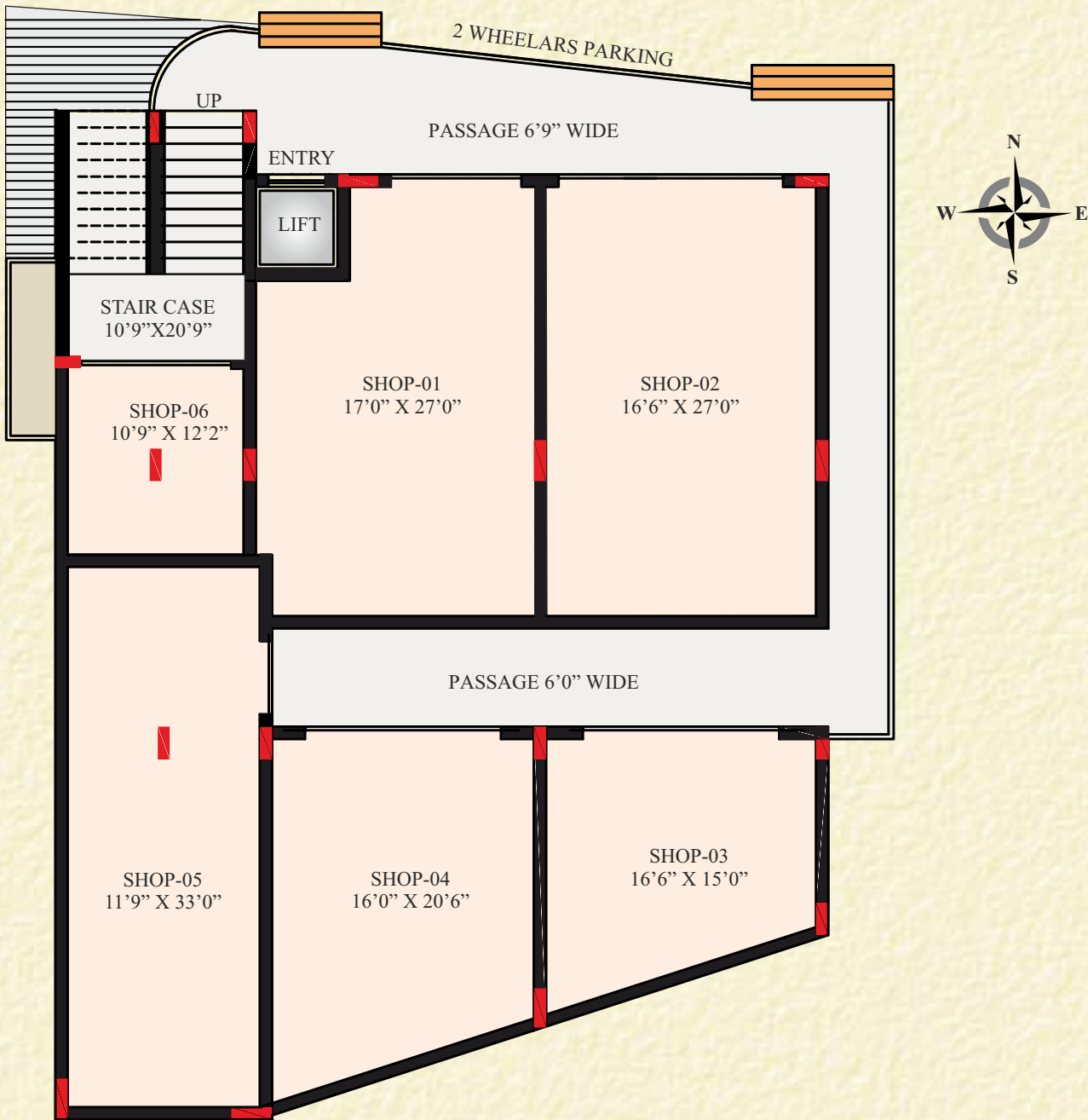
Key Highlights:

- Total built-up area: 3,410 sq.ft.
- Ramp-connected via a 15-ft wide driveway for smooth vehicle access
- Dedicated parking provision for 4- wheelers and 2-wheelers
- Direct lift access to all upper levels for seamless movement
- Clearly defined vehicular flow for tenants and visitors
- Thoughtfully integrated with the project's overall circulation plan
- Engineered for operational efficiency and convenience

GROUND LEVEL

Street-Facing Visibility. Designed for Business Flow.

Crafted for retail and lifestyle outlets, the ground floor offers exceptional visibility and easy public access. With ample frontage and dedicated display potential, it's ideal for showrooms, branded stores, cafés, or customer-centric commercial units looking to make a statement.



Key Highlights:

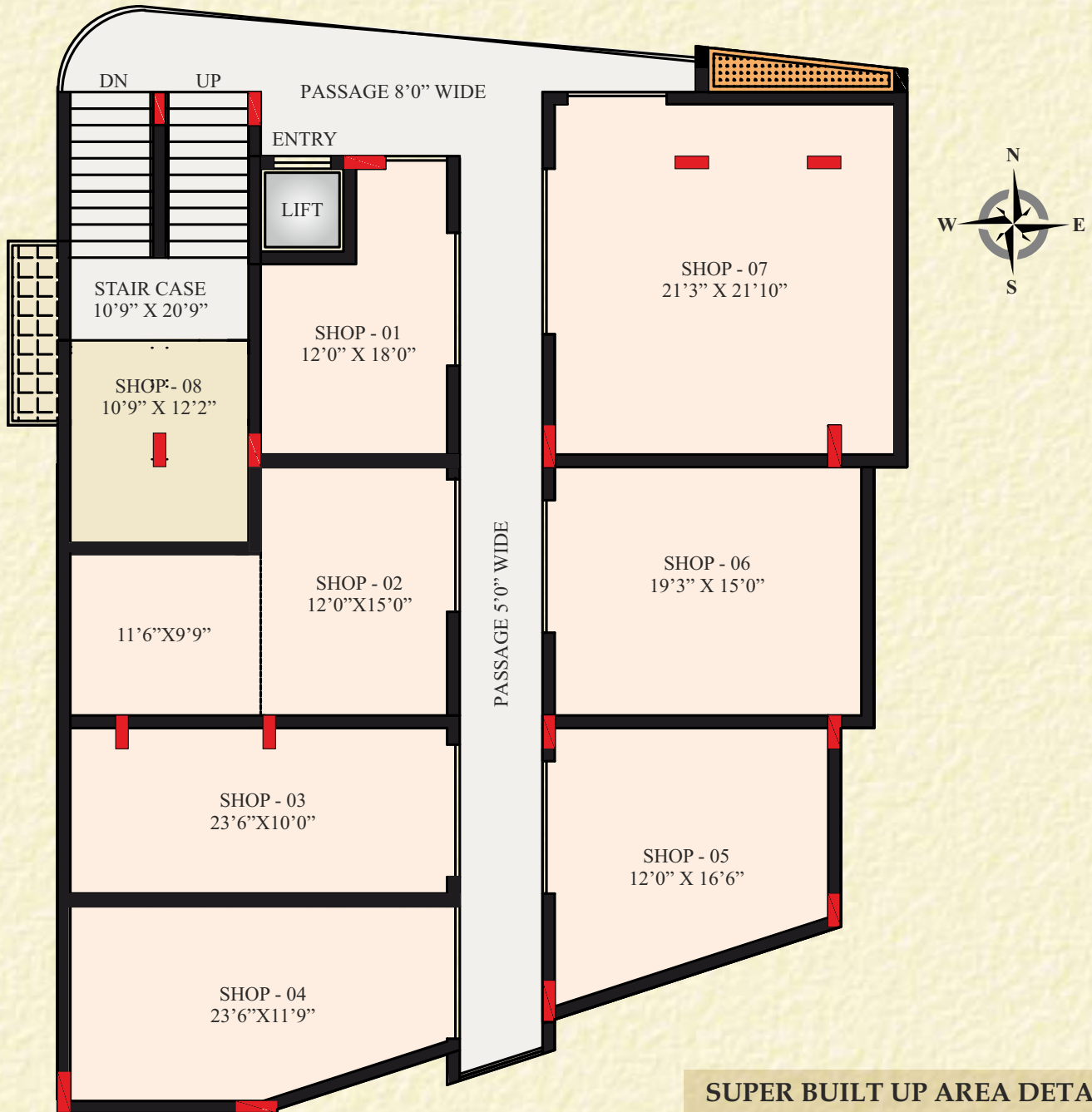
- Two-wheeler parking zone located at the main entry
- Entry passage width: 6'9"
- Internal corridor width: 6'0" for smooth movement
- Direct lift and staircase access from the entrance
- Ideal for retail showrooms, cafes, and lifestyle brands
- Zoning optimised for access, circulation, and customer visibility

SUPER BUILT UP AREA DETAILS	
Shop - 01	= 646.00 Sq.Ft.
Shop - 02	= 684.00 Sq.Ft.
Shop - 03	= 385.00 Sq.Ft.
Shop - 04	= 498.00 Sq.Ft.
Shop - 05	= 619.00 Sq.Ft.
Shop - 06	= 230.00 Sq.Ft.
Total = 3062.00 Sq.Ft	

FIRST FLOOR

Elevated Perspective. Flexible Commercial Use.

Designed for high-visibility, walk-in-friendly businesses, the first floor suits studios, coworking hubs, and investor-ready commercial spaces. With open frontage and flexible layout potential, it offers prime utility for businesses that thrive on accessibility and brand recall.



Key Highlights:

- Lift and staircase access for seamless vertical movement
- Main corridor width: 8'0"
- Internal pathway width: 5'0" for easy circulation
- Perfect for coworking spaces, studios, or consultancies
- Balanced layout allows flexibility in interior planning

SUPER BUILT UP AREA DETAILS

Shop - 01 = 273.00 Sq.Ft.

Shop - 02 = 448.00 Sq.Ft.

Shop - 03 = 365.00 Sq.Ft.

Shop - 04 = 405.00 Sq.Ft.

Shop - 05 = 385.00 Sq.Ft.

Shop - 06 = 441.00 Sq.Ft.

Shop - 07 = 687.00 Sq.Ft.

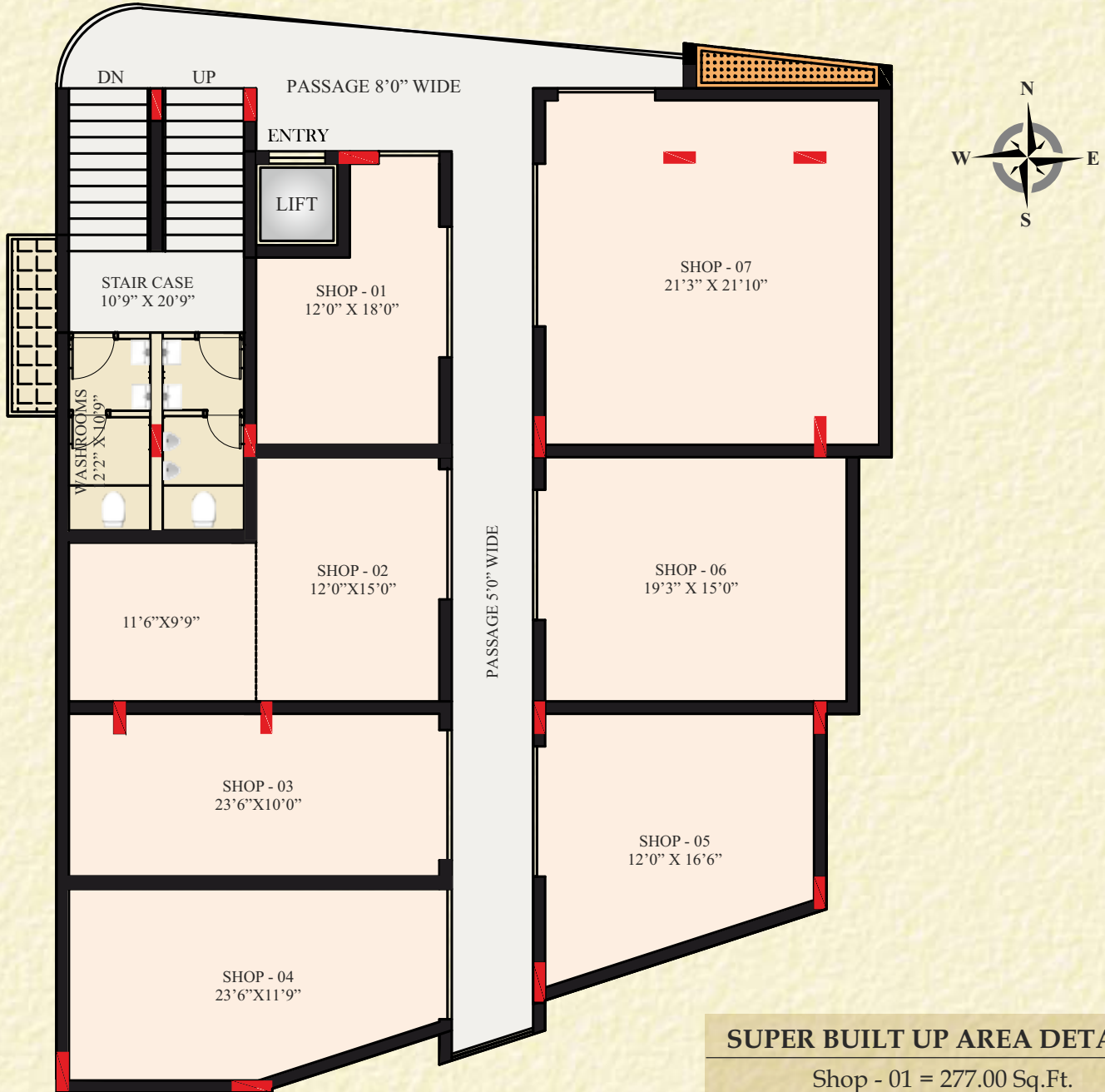
Shop - 08 = 230.00 Sq.Ft.

Total = 3234.00 Sq.Ft.

SECOND FLOOR

Consistent Design. Enhanced with Shared Convenience

Tailored for boutique agencies, creative firms, and lean startup teams, the second floor combines functionality with versatility. With column-free spaces and smart circulation, it adapts seamlessly to modern working styles and evolving team structures.



Key Highlights:

- Lift and staircase connectivity maintained from lower floors
- Main corridor width: 8'0"
- Internal pathway width: 5'0"
- Common restrooms available on this floor for shared use
- Tailored for offices, startup studios, design teams, or creative units

SUPER BUILT UP AREA DETAILS

Shop - 01 = 277.00 Sq.Ft.

Shop - 02 = 457.00 Sq.Ft.

Shop - 03 = 365.00 Sq.Ft.

Shop - 04 = 405.00 Sq.Ft.

Shop - 05 = 385.00 Sq.Ft.

Shop - 06 = 441.00 Sq.Ft.

Shop - 07 = 687.00 Sq.Ft.

Total = 3017.00 Sq.Ft