

OYSTER ARCADE

THE PULSE OF DWARKA EXPRESSWAY

Opportunity for every vision



OPPORTUNITY SHOP-CUM-OFFICE PLOTS
FOR THOSE WITH AN
#EYEFOR51OPPORTUNITIES

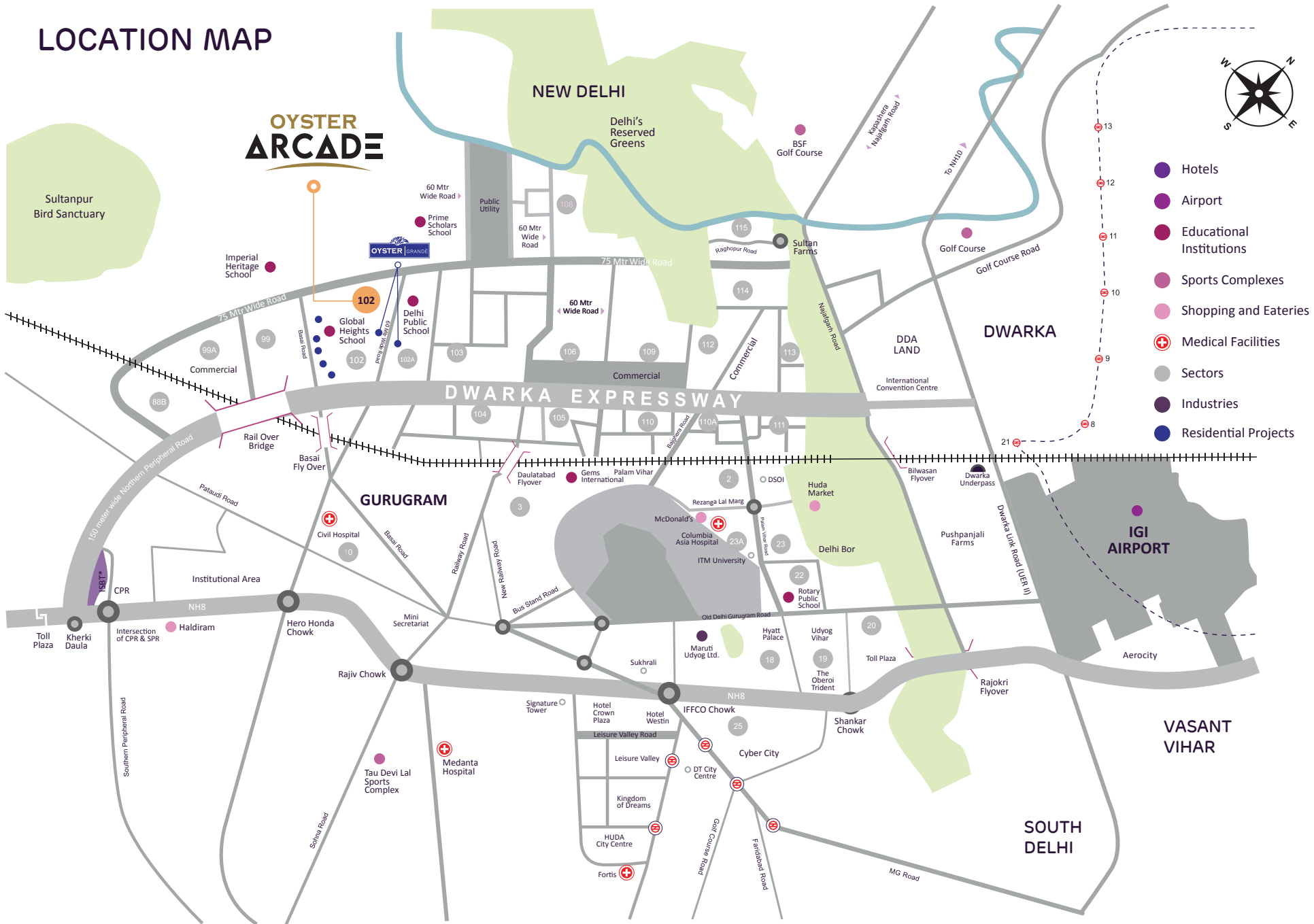


Disclaimer: The image is an artistic impression only.
The promoter is offering sale of vacant plots only.

When you have an incredible idea, all you need is an opportunity. Now, Oyster Arcade is giving you 51. Presenting 51 Opportunity Plots at Oyster Arcade that give you the ability to turn your vision into a reality.

Turn your idea into a thriving business or office with flexible, premium SCO plots. These plots in a brand new development are an ideal investment opportunity for shops, offices, restaurants and many more. Start your future in an up-and-coming part of Gurugram, that promises to be the Pulse of Dwarka Expressway.

LOCATION MAP



Disclaimer: Map not to scale. The map is not necessarily accurate to surveying or engineering standards. The map shown here is for illustration purposes only. It does not represent the ground survey and represents only the approximate relative location and boundaries. The location map depicts an indicative and selective representation of certain key developments around the project. The Developer makes no representation regarding continuity/existence of these developments/landmarks going forward.



LOCATION ADVANTAGES

The area is a hotbed of new developments, meaning opportunities aplenty.

Backed by trusted developers with a wealth of expertise, investors can simply focus on developing their businesses.

With world-class facilities and infrastructure, every business can get off on the right footing.

- 📍 **01 minute** walk from residential projects
- 📍 **02 minutes** from Dwarka Expressway
- 📍 **30 minutes** from HUDA City Center
- 📍 **40 minutes** from IGI Airport

Disclaimer: The driving time indicated is tentative and actual time may vary, depending upon traffic and other conditions.



A VIBRANT COMMUNITY

Over 6,000 families are set to call this neighbourhood, a home. Dwarka expressway is the perfect location to cater to a discerning and diverse group of consumers.

The area will be home to social butterflies, who crave connectivity between Delhi and Gurugram. This makes Oyster Arcade the perfect location to cater to the needs of premium clientele that don't compromise on their lifestyle.



OYSTER ARCADE HIGHLIGHTS

Each aspect is designed for excellence and every facility is enacted with an eye for reliability and quality.

Highlights

- Spacious central passage for pedestrians
- Easily accessible from 60m & 24m wide roads
- Ample parking space
- Opportunities to build B + G + 4 floors (as per DTCP guidelines)
- Beautifully landscaped plaza, ideal for flea market, activities and events etc.
- Power backup for common areas
- CCTV coverage for common areas



A NEW VISION

Oyster Arcade represents a chance at creating something new. A unique take on something wide spread, or a brand new idea that's the first of its kind. There are no limits on what can be achieved with an opportunity like this, so discover how you can make the most of it.

*Artistic Impression



FOR THE SHOPPERS

We all know how hard it is to find that one truly unique piece that speaks to us amongst the millions of choices. So why not turn your store into a one-of-a-kind shopping experience by creating handmade art for your viewers or starting a boutique vintage thrift store. The possibilities are limitless!



FOR THE FOODIES

Instead of the same old offerings and chains we've gotten used to and bored of, excite nearby residents with something truly delectable; something they've never seen before. A conveyor belt sushi bar, a purely vegan café, Ethiopian cuisine for the first time in Gurugram – a world of sensory delights is yours to create.



FOR THE SOCIALIZERS

Having a wealth of places to congregate with friends and family can be a major factor in our lives: one can only go out for a meal so many times. Why not broaden horizons with a retro video game arcade, a cat café or a comic book store? Create a unique social experience, and people will come back over and over again.

*Artistic Impression



FOR THE CREATORS

When it's time to get down to business, we need the right atmosphere and ambience to focus, collaborate, and ideate freely. Create a studio space for artists, a co-working space for professionals to come together, or simply find the perfect location for your business' headquarters. Amidst the vibrant environment of Oyster Arcade, great things are bound to happen.

*Artistic Impression



TOMORROW BEGINS TODAY

The tomorrow you want to create for yourself begins with the dreams of today. So let your imagination run wild. Envision your future and turn it into your present with the incredible opportunity that lies in front of you.



*Artistic Impression

The "Oyster Arcade Project" is a Plotted Commercial Colony being developed on plot of land admeasuring 2.5 acres under License No. 37 of 2020 dated 25.11.2020 issued by Director, Town and Country Planning Department, Chandigarh. The Layout Plan/Standard Design of SCO in the said Project is approved by DGTCP vide Memo No. DTCP 7602 dated 26.11.2020. The said Project is registered with RERA Authority, Gurugram vide Registration Certificate No. 44 of 2021 dated 24.08.2021 and the details of the same are available on the website of www.haryanarera.gov.in. All required approvals/permission as granted by statutory authorities for the said Project can be verified/inspected at the office of Promoter with Prior appointment. The Promoter reserves its right to amend the Layout Plan/ Standard Design of SCO of said Project at any stage prior to completion of said Project in compliance with applicable laws.



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Adani Realty is one of the newest arms of Adani Group, one of India's leading infrastructure and development conglomerates. Adani Realty is bringing the finest design aesthetics, philosophies, and state-of-the-art construction technology to developments in cities across India.

Current projects under development by Adani Realty include exciting residential, commercial, and social club projects across Ahmedabad, Mumbai, Pune and Gurugram, such as Shantigram, a 600 acre township project in development in Ahmedabad that is the largest of its kind in Gujarat; Monte South, a 12 acre tower development in Mumbai where the Khatau Mills once stood; and Samsara Vilasa, a lush neighborhood development that brings greenery and luxury to Gurugram.

Commercial projects in development for Adani include the highly connected Inspire Hub in Mumbai, Miracle Mile in the very heart of Gurugram and the Inspire Business Park in up-and-coming Shantigram.



With significant presence in diverse industries, the M2K group is a leading Indian business organization. The group has invested in emergent sectors such as biotechnology, infrastructure, real estate, multiplexes, and defense & aviation, achieving significant success.

The National Capital Region has already felt the benefits of M2Ks presence with incredible housing projects and multiplexes. As M2K continues to build on its list of achievements, it is set to continue raising the bar with distinction. Some of the key projects developed by M2K include Victoria Gardens in Delhi and multiple townships in Delhi NCR.

M2K Corporate Park in Sector 51, Gurugram and M2K County Shopping Plaza on NH8 are some of the most exciting commercial developments currently in progress for the company.