



IMPERIAL
AVENUE
NMBPL TOWER

GROW YOUR INVESTMENT

SERVICE SUITES | COMMERCIAL SPACE | OFFICE SPACE | RETAIL SPACE





**IMPERIAL
AVENUE**
NMBPL TOWER



SERVICE SUITES

RESTAURANT

OFFICE SPACE

RETAIL SPACE

SHOPS

Forever 22 | Luma | Jaction | MILLIES | BEBES | Nike | Rockey | Tete Jeans | Cloudkar | Mevlon



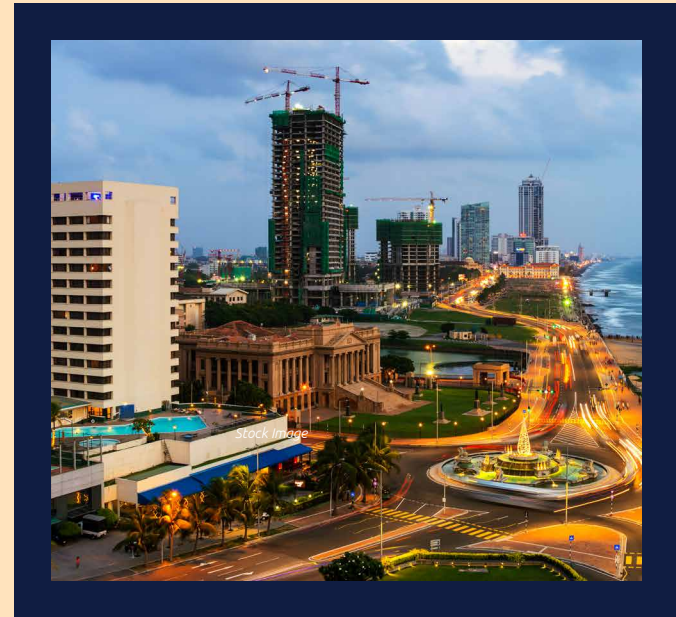
IMPERIAL
AVENUE
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DIVERSIFIED INVESTMENT OPPORTUNITIES

Well-located premium space with access to excellence

Once in a lifetime comes a rare opportunity to invest in an asset, which can multiply your capital flow. by distinctly **SAFE** and **SECURE** system.

Right from its emerging location, its thoughtful master planning, graceful landscaping to the well design, distinct floors of Service Suites and Office/ Commercial Spaces, you will find a perfect choice for investment to generate wonderful returns.



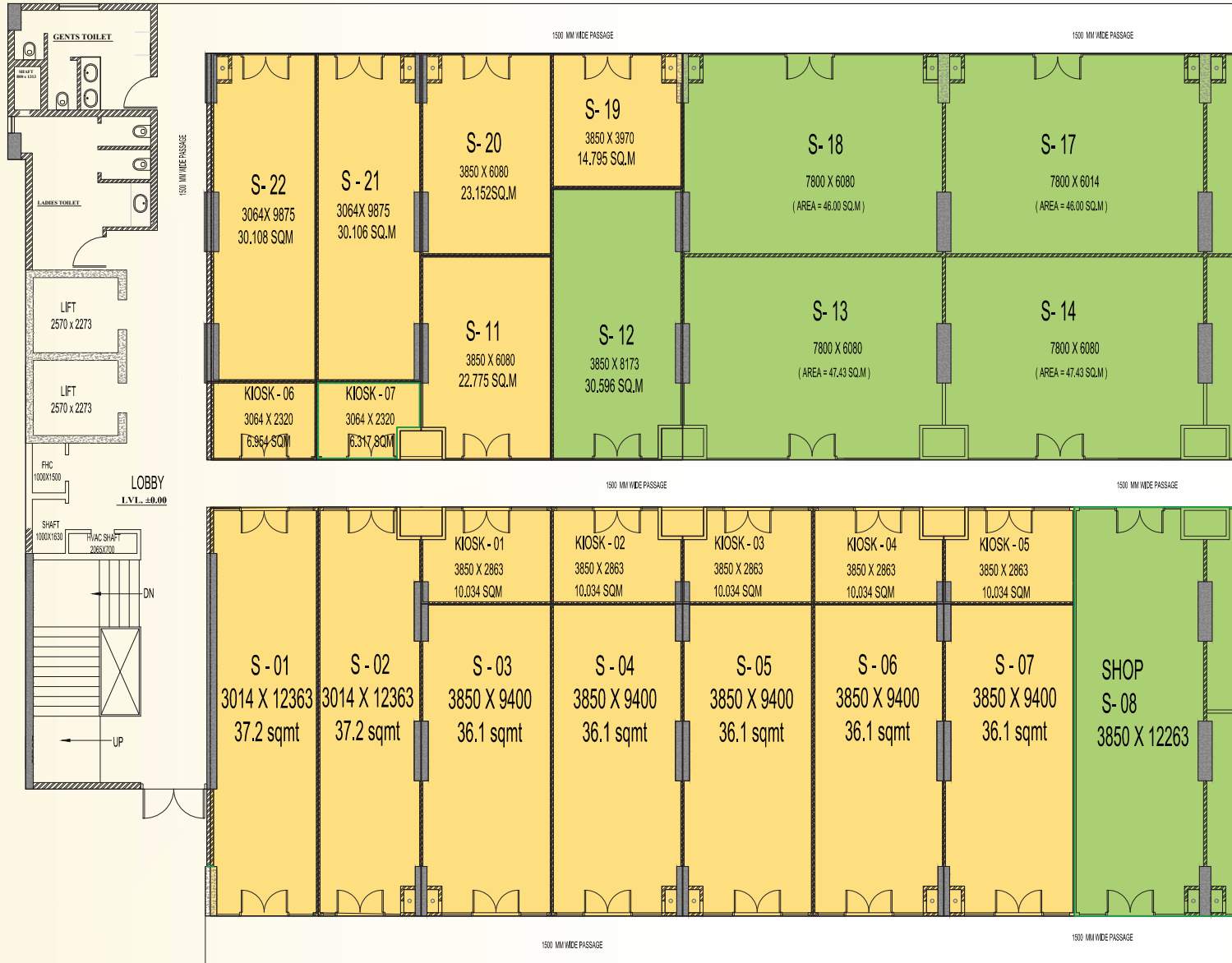
Tower Structure

Ground + 16th Floor : Service Suites | Restaurant & Food Court | Office Space | Retail Shops

6 th to 16 th Floor	Service Suites
5 th Floor	Restaurant & Food Court
2 nd to 4 th Floor	Office Space Units
1 st Floor	Retail Shop
Ground Floor	Lobby with cafe and shops
Double Basement	

COMMERCIAL SHOPS

First Floor





Commercial Shops

Carpet Area (Sq.mtr)

37.20
36.10
22.77
14.80
23.15
30.10
30.10

Salable Area (Sq.Ft)

705
652
234
281
422
549
575

Kiosk

10.03
6.95
6.31

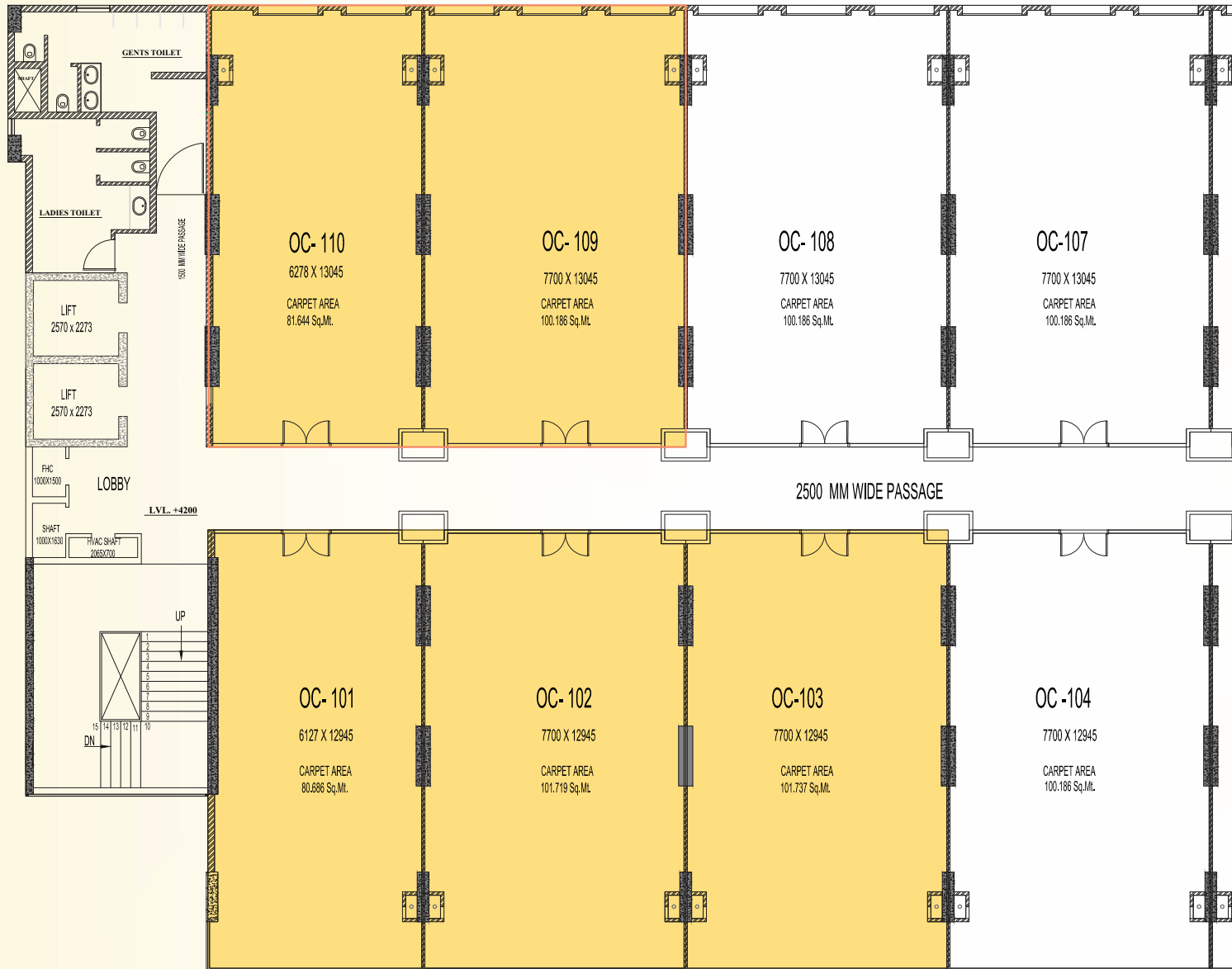
192
137
121

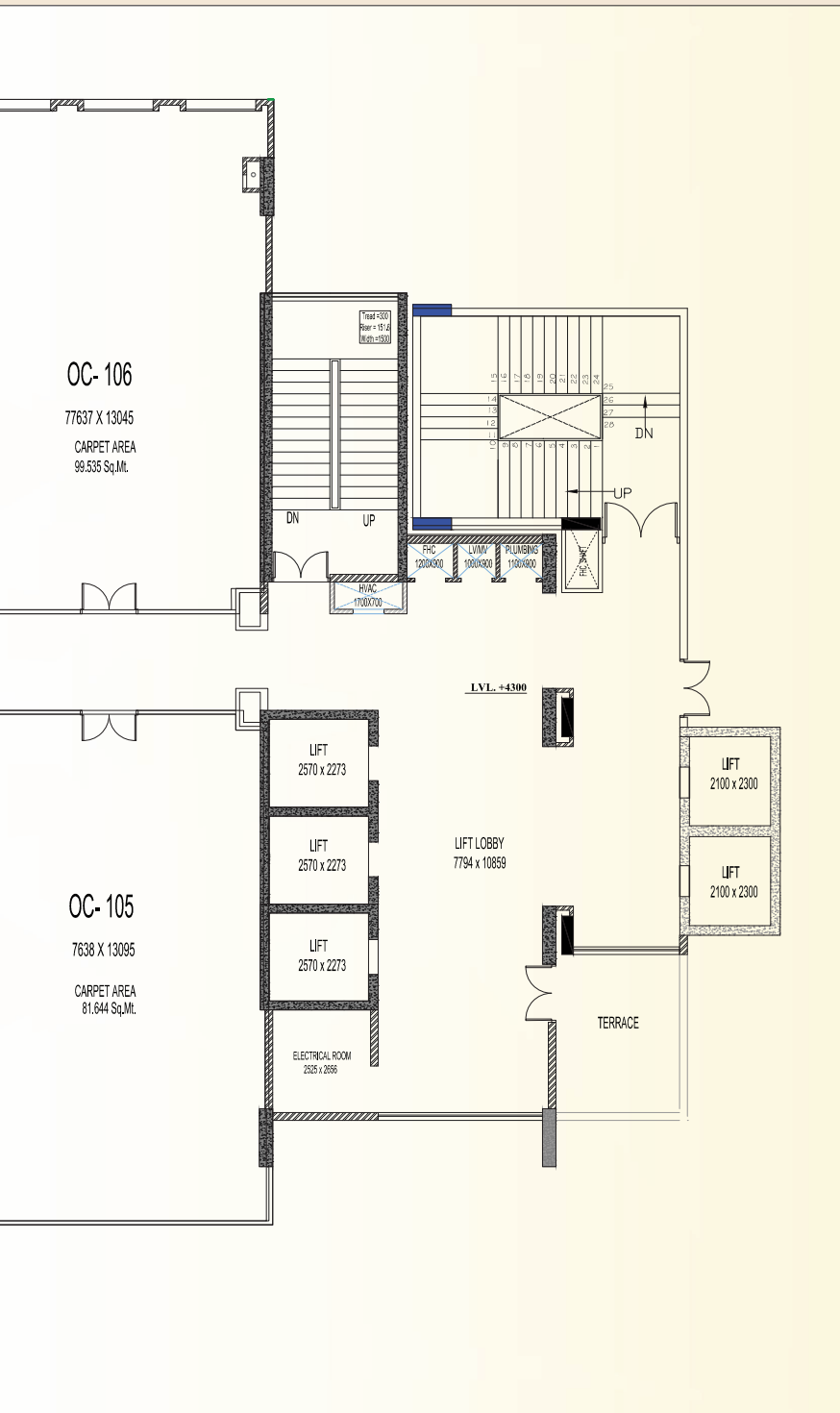
We introduce to consolidate & streamline your portfolio in strategic location that is talent hotspot with a focus on space that facilitates innovation, collaboration, & which is well served by transport, local amenities & technology infrastructure.



RETAIL SPACE

1st Floor





Retail Space

Carpet Area (Sq.mtr)

80.68

101.71

101.73

100.18

81.64

Salable Area (Sq.Ft)

1,487

1,829

1,828

1,825

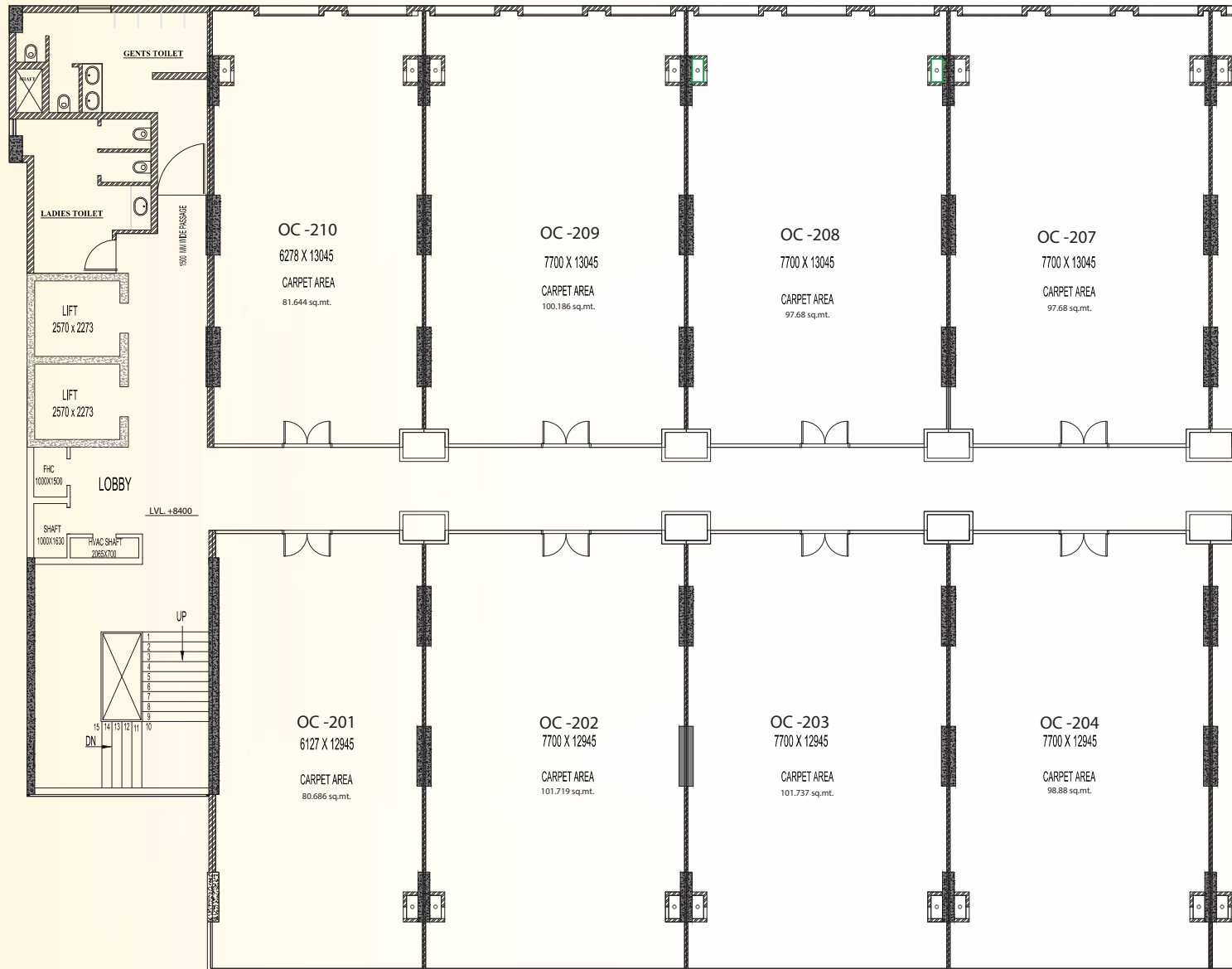
1,494

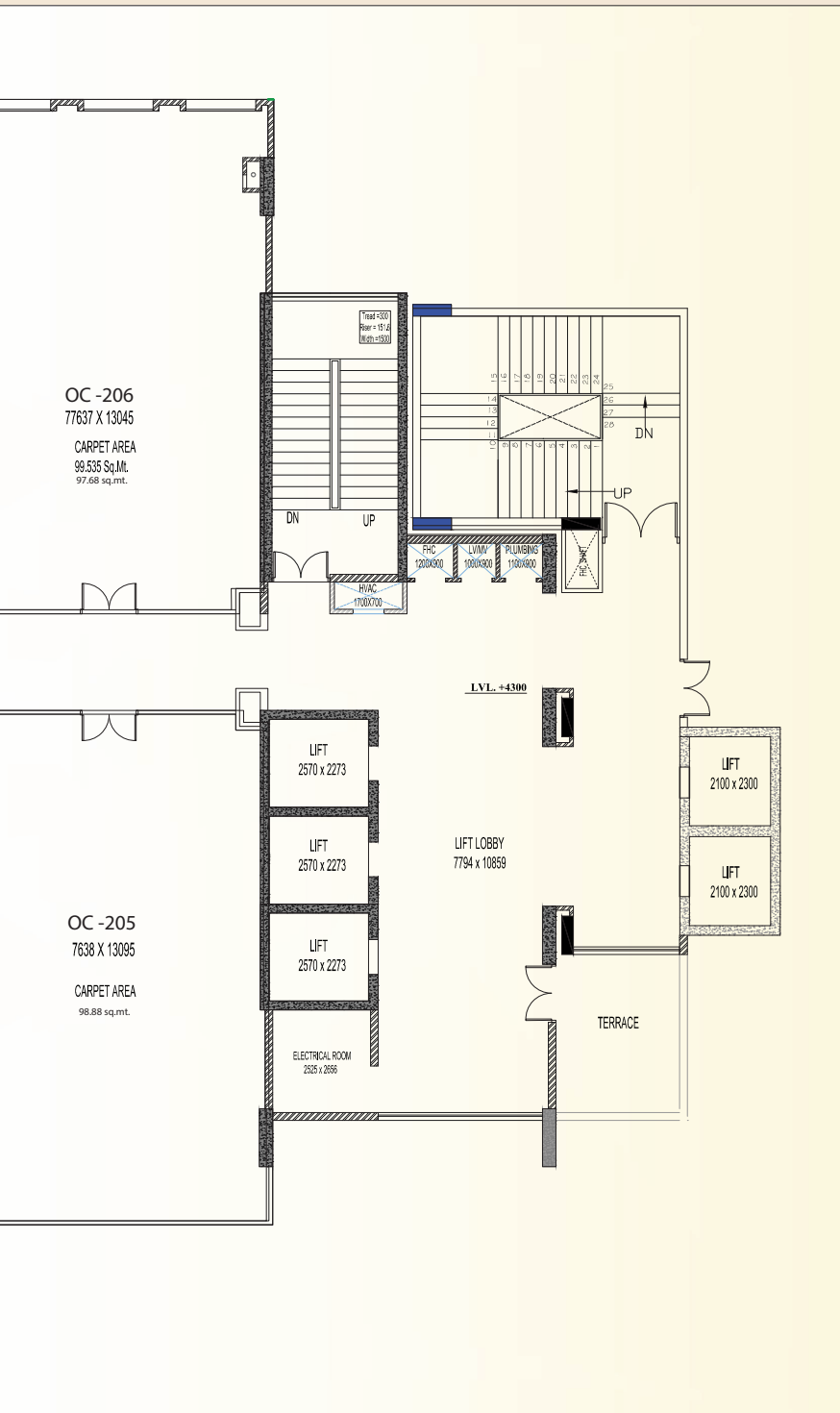
Retail space is a physical location where businesses sell goods and services to consumers. It can be located in a variety of settings, such as shopping malls, strip malls, or standalone buildings. Retail space is designed to meet the specific needs of the business and its customers, and plays an important role in the economy by providing jobs and generating tax revenue.



OFFICE SPACE

2nd Floor





Office Space

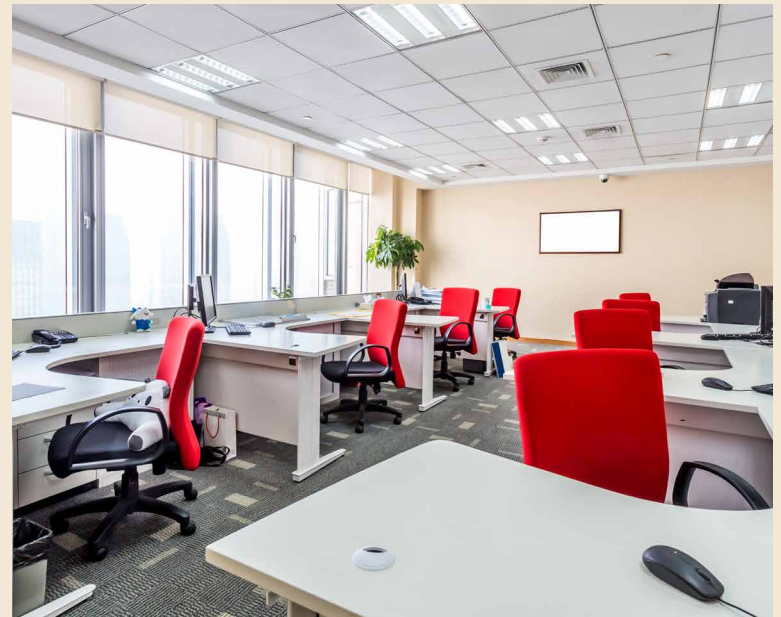
Carpet Area (Sq.mtr)

80.68
101.71
101.73
100.18
81.64
97.68
98.88

Salable Area (Sq.Ft)

1,487
1,829
1,828
1,825
1,494
1,775
1,790

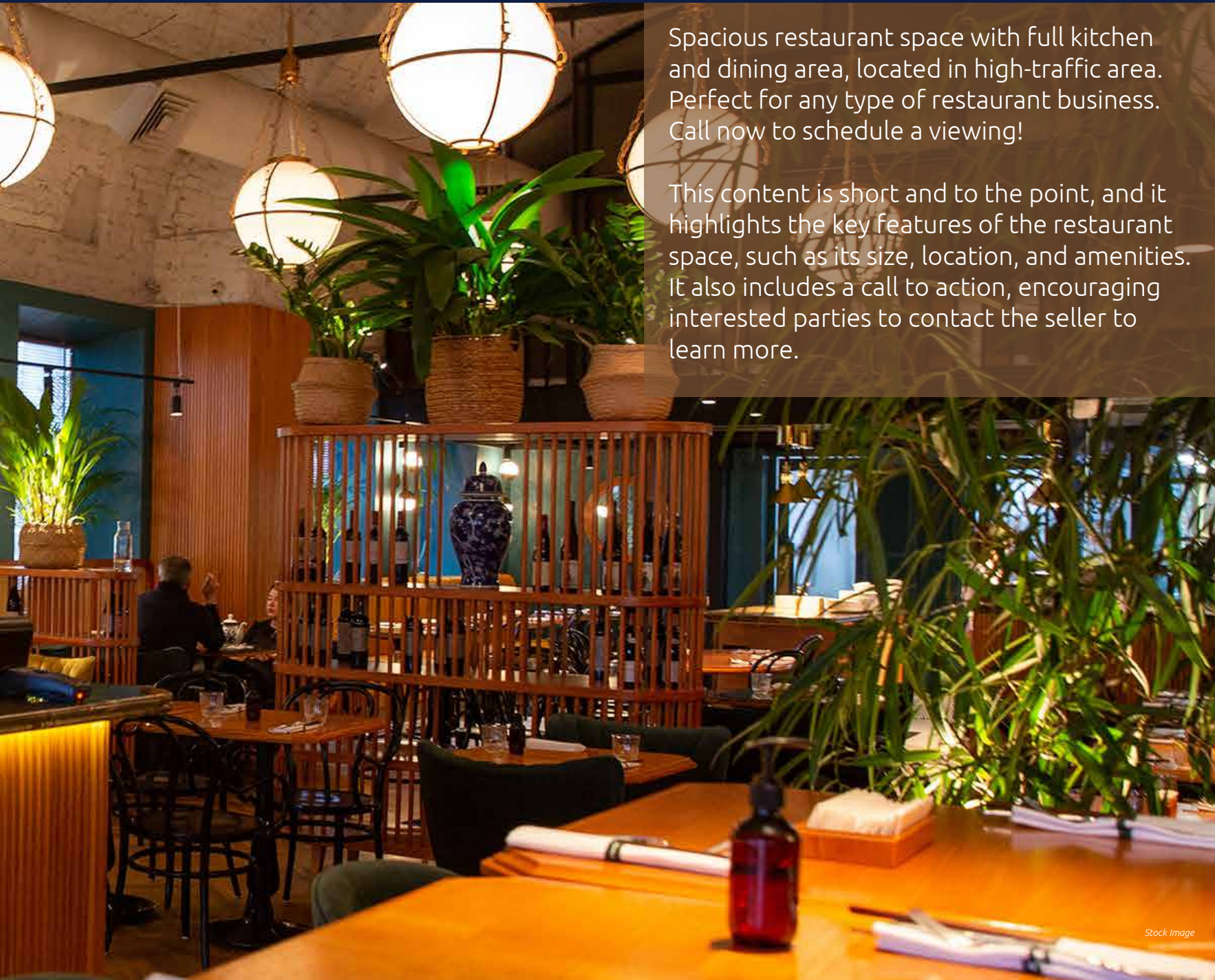
Office space is a physical location where businesses conduct their operations. It can be located in a variety of settings, such as office buildings, co-working spaces, or even homes. Office space must be designed to meet the specific needs of the business and its employees, and can play an important role in productivity and morale.



RESTAURANT / CAFE

5th Floor





Spacious restaurant space with full kitchen and dining area, located in high-traffic area. Perfect for any type of restaurant business. Call now to schedule a viewing!

This content is short and to the point, and it highlights the key features of the restaurant space, such as its size, location, and amenities. It also includes a call to action, encouraging interested parties to contact the seller to learn more.

SERVICE SUITES Floor Plan

Service Suites

Carpet Area (Sq.mtr)

Salable Area (Sq.Ft)

39.48

723

24.79

461

23.57

440

23.38

437

24.05

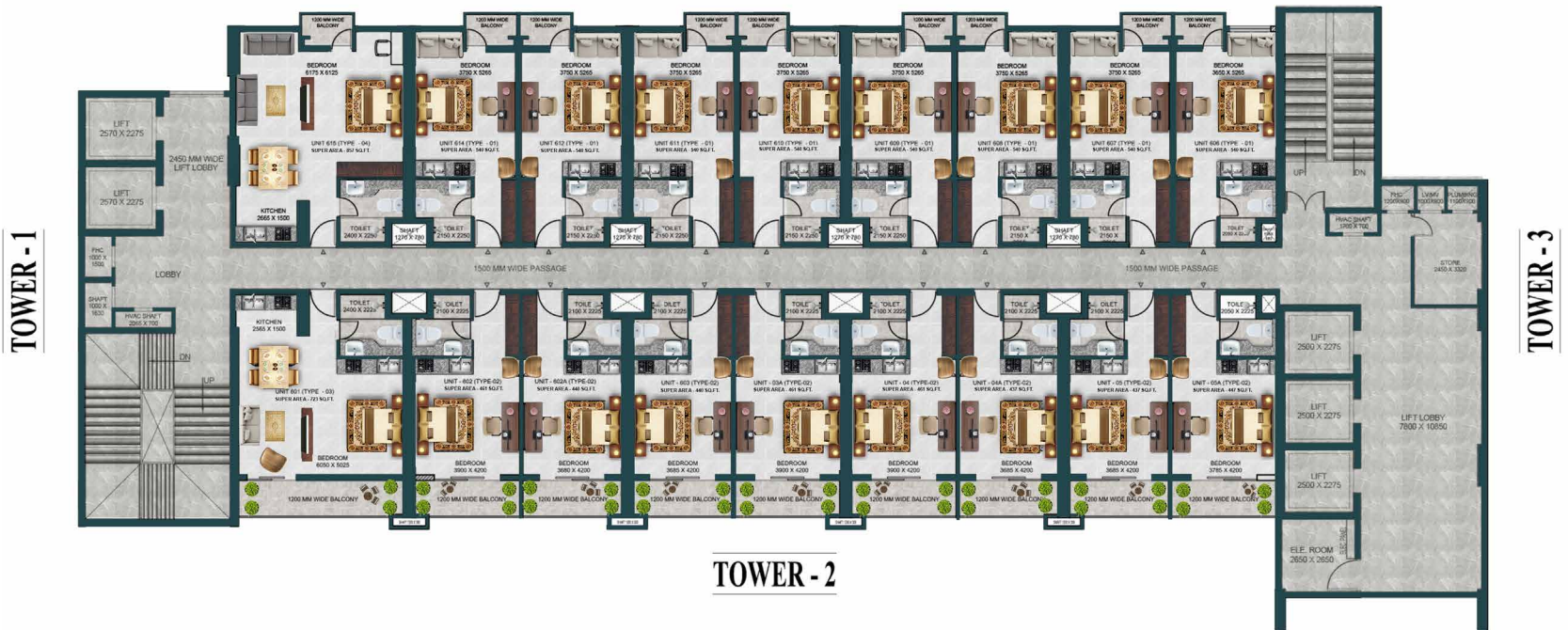
447

25.50

540

44.95

857

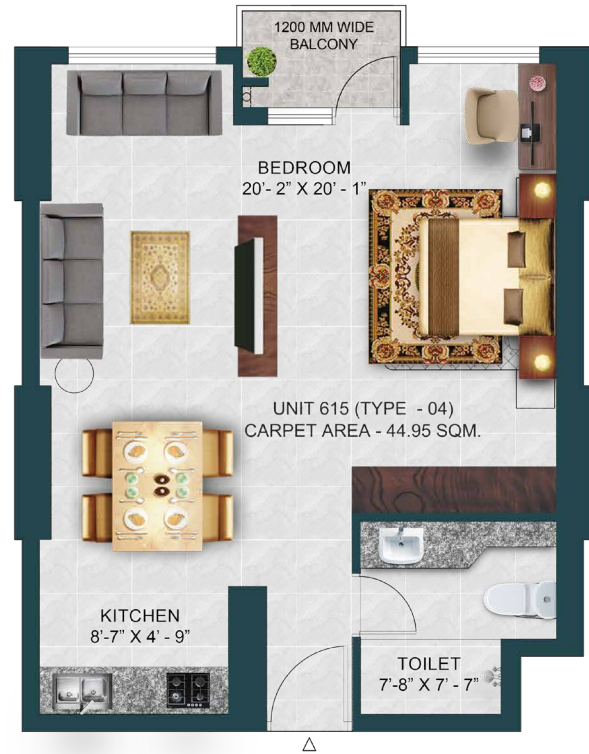
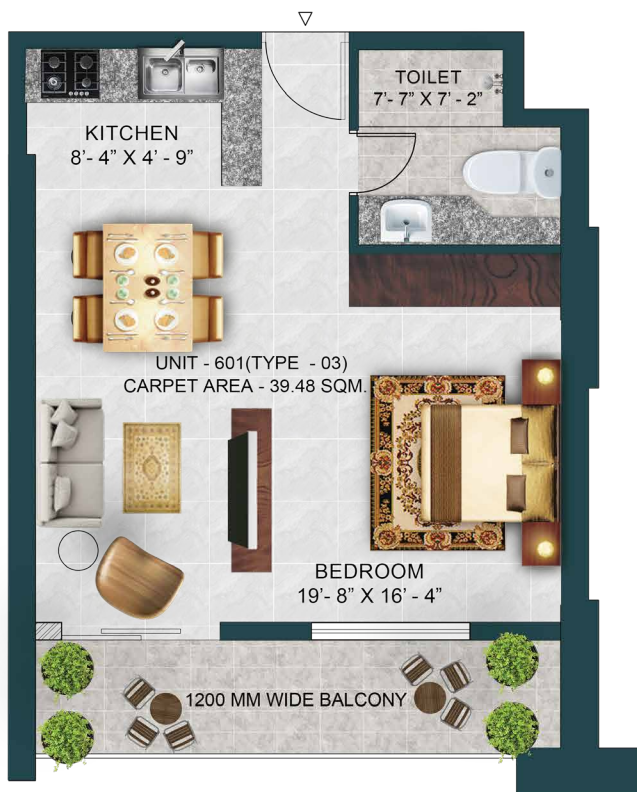


SERVICE SUITES

Unit Plan

Studio Apartment

Carpet Area : 44.95 sq.ft.
Super Area : 857 sq.ft



Studio Apartment

Carpet Area : 39.48 sq.ft.
Super Area : 723 sq.ft

SERVICE SUITES

Unit Plan

Studio Apartment

Carpet Area : 26.56 sq.ft.

Super Area : 540 sq.ft



Studio Apartment

Carpet Area : 24.06 sq.ft.

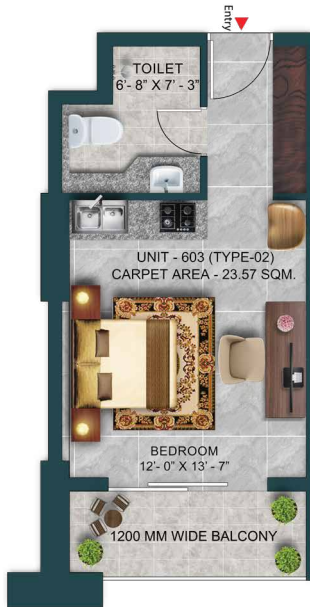
Super Area : 447 sq.ft

SERVICE SUITES

Unit Plan

Studio Apartment

Carpet Area : 24.79 sq.ft.
Super Area : 461 sq.ft



Studio Apartment

Carpet Area : 23.57 sq.ft.
Super Area : 440 sq.ft



Studio Apartment

Carpet Area : 23.38 sq.ft.
Super Area : 437 sq.ft

DISTANCE CHART:

- FROM CCS AIRPOT : 15 MIN
- FROM GOMTI NAGAR : 5 MIN
- FROM FAIZABAD ROAD : 10 MIN
- FROM KANPUR ROAD : 13 MIN
- FROM HAZRATGANJ : 10 MIN
- FROM CHARBAGH : 20 MIN
- FROM SULTANPUR ROAD : 5 MIN
- FROM IT CITY : 02 MIN

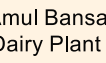
CENTER OF ATTRACTION: WITHIN 2KM

- HCL IT CITY
- LULU MALL
- PHEONIX PALLASIO MALL
- INTERNATIONAL CRICKET STADIUM
- SUSHANT GOLF CITY
- MEDANTA HOSPITAL
- AWADH SHILP GRAM





CONNECTIVITY TO ANY LOCATION AND THE INFRASTRUCTURE SUPPORTING IT IS VITAL IN THE GROWTH OF THE REGION. BESIDES THE DISTANCE FROM TRANSPORT MODES, TRAVEL TIME TOO PLAYS A KEY ROLE IN DRIVING PRESENT AND FUTURE POTENTIAL OF THE LOCATION. GOMTI NAGAR EXTENSION TICKS ALL THE BOXES TO EMERGE AS LUCKNOW'S MOST PREFERRED DESTINATION WHEN IT COMES TO EFFICIENT CONNECTIVITY.





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Site Address:

Imperial Avenue NMBPL Sector-7, Gomti Nagar Extension, Adjacent to Pheonix Mall, Shaheed Path, Lucknow

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