



# 70 GRANDWALK

SHOPPING • ENTERTAINMENT • RESIDENCES

SECTOR 70, GURGAON

INFINITE POSSIBILITIES  
ONE ADDRESS

A PROJECT BY TAPASYA GROUP

#### CORPORATE OFFICE

Tapasya Projects Limited  
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#### MARKETING CENTRE

Sequoia Golf Course Road  
Sector 53, Gurgaon-Haryana  
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All plans, specifications, artistic renderings and images shown are only indicative and are subject to change as may be decided by the developer or directed /approved by the competent authority in the best interest of the development. Soft Furnishings, furnitures, fixtures and gadgets do not form a part of the offering unless specified otherwise. The commercial project is in Sector 70 Gurgaon and is duly licensed by the office of Director General, Town & County Planning Deptt, Haryana vide license number 34 of 2012 dated 15/04/2012 for 2.893 acres. Building Plans are approved vide DGTCP office memo no. ZP-819/JD(BS)/2013/38616 dated 03/05/2013 for 152 units. Environmental Clearance under process. Project recommended by SEAC, Haryana by GOLD grading. Final Approval pending from SEIAA, Haryana. All the approvals can be checked in Corporate Office of the Developer. The Developer reserves the right to get the building plans revised at any stage till completion of the project as per the prevailing government norms. Name of the Developer : Shine Buildcon Private Limited . Regd Off - H334 Ground Floor, New Rajinder Nagar, New Delhi-110060, CIN: U45201DL2004PTC131675, Tele No.: 011-28744111/12



AERIAL VIEW FROM 60 METRE AND 24 METRE ROAD



## A DYNAMIC URBAN OASIS OF RETAIL, LEISURE, DINING & SERVICED RESIDENCES

Tapasya Group presents 70 GrandWalk - an ultimate mixed use destination that has been conceived to be a walk-able leisure hub. Thoughtfully planned, 70 GrandWalk is a perfect blend of style and functionality accentuated by open gallery spaces, landscaped walkways for vehicular free pedestrian movement and multiple entry/exit points to the complex. To ensure high footfalls, all shops at 70 GrandWalk enjoy high visibility since they face 60 metre & 24 metre wide roads and on the inside are complimented with a 30 ft & 24ft wide walkways.

Spread over approx. 2.90 acres

G + 11 floor development with 3 levels of basement car park

Surrounded by vibrant condominiums and townships communities with easy access via South Peripheral Road (SPR).

70 GrandWalk will provide superb entertainment, epicurean adventure, sensational retail opportunities and living spaces on an unprecedented scale..



STREET VIEW OF 70 GRANDWALK FACING 60 METRE ROAD





BOULEVARD VIEW

## FROM HIGH STREET TO HIGH LIFE

With an impressive array of leisure pursuits, 70 GrandWalk is an exemplary development where it all comes together under one roof. An exceptional location, unique architecture and ambience, popular stores, the widest range of retail options, entertainment and dining choices along with serviced residences. And this is your opportunity to be a part of it so step inside and experience a place like no other.

GROUND, FIRST & SECOND FLOOR : Retail & Anchor Stores

THIRD & FOURTH FLOOR: Multiplex, Food Court & Restaurants

FIFTH AND ABOVE FLOOR: Serviced Residences

VIEW OF CENTRAL ATRIUM



WALK AT YOUR OWN PACE AMIDST A VIBRANT VEHICULAR FREE ENVIRONMENT

## A NEW CITY CENTRE FOR THE COMMUNITY

70 Grand Walk boasts of a great location, amazing security and all the conveniences that you and your family may need. Short Drive from NH 8, Golf Course Extension Road and Southern Periphery Road gives you high speed access to airports, business centres and many other important destinations of Gurgaon, New Delhi and Faridabad. 70 GrandWalk is uniquely located in the heart of Sector 70, Gurgaon on a corner plot surrounded by 60 meter and 24 meter wide roads, is accessible from all sides and brings you closer to one of the finest and most accessible location in Gurgaon.



PARKING SPACES

Adequate Parking spaces spread in 3 basements



METRO CONNECTIVITY

Walking Distance from Proposed Metro Station



DIRECT ACCESS FROM SOUTHERN PERIPHERY ROAD

A short drive on the 60 Meter wide road connects to Southern Periphery Road to NH 8 and Golf Course Extension Road



AIRPORT WITHIN ACCESS

Smooth connectivity to International and Domestic Airports



## 70 GRANDWALK EXPERIENCE



RETAIL WITH SIGNATURE ANCHOR STORE



TWO AUDITORIUM BIG CINEMAS MULTIPLEX



SERVICED RESIDENCES



ANCHOR STORE AT 70 GRANDWALK

STREET VIEW FROM 24 METRE ROAD



## 70 GRANDWALK'S UNIQUE BENEFITS

Effective planning allows street level entrance overlooking pedestrian walkway all around the complex.

Multiple entry points to the shopping area and landscaped walkways provides a unique shopping experience mixed with food and cinema.

Clearly defined surface car parking will enable ease of moving into various areas.

2 Auditorium Multiplex by Big Cinemas

The Food Court and other Fine Dining options offer a wide array of food & beverage options to suit every taste.

High visibility for all shops

Strategically placed lifts, staircases and escalators will ensure vertical circulation to shops and food court on upper floors, resulting in higher footfalls.

A two side open plot ensures high visibility and excellent branding for retailers and easy access to the shoppers.

Food Court and Multiplex Cinema have been planned on one floor to have a better synergy that will allow people coming to watch movie and dine with comfort.

To enhance shopping experience in summers, a special misting system have been planned.

70 GrandWalk brings you an environment that's both relaxed and rejuvenating.



## A SETTING FOR FINE DINING RESTAURANTS, BARS & TERRACE CAFÉS

Sprawling 200 seat food court which will tempt your taste buds as you enjoy with your family and friends. Be it an evening out with your special one or dining with your group of friends, 70 GrandWalk will leave you asking for more.





ENTERTAINMENT LIKE NEVER BEFORE.  
 FOR MOVIE LOVERS SEEKING THE ULTIMATE  
 IN ENJOYMENT  
 2 AUDITORIUMS MULTIPLEX BY BIG CINEMAS



[www.bigcinemas.com](http://www.bigcinemas.com)



@ 70 GRANDWALK

FULLY FURNISHED SERVICED RESIDENCES  
 MY SPACE. MY WAY OF LIFE



PRIVATE TIME WITH FRIEND

PROFESSIONAL PURSUITS

INTIMATE MOMENT WITH  
 LOVED ONES

PERSONAL TIME TO  
 NURTURE HOBBY







## STRIKINGLY LAVISH MY SPACE AT 70 GRANDWALK

MySpace at 70 GrandWalk comprises of 225 plus air-conditioned fully-serviced residences with generously sized, intelligently proportioned layouts, and the potential for any degree of personalization. A choice of exquisite one- or two bedroom suites ranging from 560 to 1,300 sq ft can be furnished with contemporary design theme.

An extension of your home, MySpace at 70 GrandWalk rises on top of mixed use destination, for year-round leisure and unforgettable moments. Intelligently designed and impeccably appointed, these fully furnished air conditioned residences offer interior layouts that maximise your living space for an exceptionally comfortable personal space. So whether its time with yourself or with your loved one or with your friends or your profession, a wide range of services will be available to facilitate true MySpace experience.

SEPARATE GRAND ENTRANCE FOR RESIDENCES

EVERY RESIDENCES WILL HAVE AMPLE NATURAL LIGHT AND VENTILATION WITH A BALCONY

SELECT UNITS WITH PRIVATE DECKS & TERRACE GARDEN ON HIGHER FLOORS

SOCIAL HOT SPOTS IN SOOTHING GREEN ENVIRONMENT AT VARIOUS LEVELS

PROVISION OF COFFEE SHOP IN THE LOBBY TO ENTERTAIN AND SOCIALIZE

DEDICATED HIGH SPEED LIFTS & STAIRCASES

ROUND THE CLOCK SECURITY

POWER BACKUP

NATURALLY LIT CORRIDORS TO REDUCE RECURRING MAINTENANCE COST

RECREATIONAL FACILITIES LIKE CLUB, GYM AND SWIMMING POOL ON THE TERRACE LEVEL EXCLUSIVELY FOR THE RESIDENTS



## EXCLUSIVELY FOR SERVICED RESIDENCES



SWIMMING POOL



RECEPTION AND LOUNGE



BUSINESS CENTRE



GYM



## THE PEOPLE . THE VISION . TAPASYA GROUP

Tapasya group in the last 2 decades has developed approx. 13 lac sqft area and have enduring relationship with the clients namely : IBM, Microsoft, Synergy, Digital Solutions, Monster, NIIT, Seimens, Kirloskar, Stch nine etc.

We understand the needs of the corporate world and deliver customised developments to best suit their needs. We at Tapasya Group strive to bring excellence in our every endeavor.

### GURGAON DEVELOPMENTS

70 GrandWalk, Sector 70, Gurgaon

71 UberWalk, Sector 71, Gurgaon

79 BroadWalk, Sector 79, Gurgaon

Sequoia Golf Course Road, Gurgaon

Joint Venture Commercial Project with Spaze in Sector 114, Gurgaon

Condominium Project

Sector 49, Gurgaon and M1, Manesar

Business Hotel

Udyog Vihar, Phase 1, Gurgaon

### NOIDA / GREATER NOIDA DEVELOPMENTS

Corporate Office and Hotel

Sectro 127,,Noida

7.5 lac sq.ft.

Corporate Office, Serviced Residences & Apartments Sector 132, Noida

1.5 million sq.ft.

Mixed land use Development (commercial, Hotel, Multiplex Mega project) Pari Chowk - Greater Noida



Ginni Filaments Ltd.



BTS TOWER



TAPASYA BTS



TAPASYA CORP HEIGHTS