A Project By
MOTIA GROUP

PBRERA-SAS79-PC0102

MOTIA'Z GUILDFORD SQUARE

Today's Investment, Tomorrow's Pride

SHOWROOMS
RETAIL SPACES
FINE DINING
OFFICES

Come explore a sea of opportunities that awaits you!

According to a declaration by BBC in 2015, Chandigarh is one of the best planned cities in the world. Chandigarh together with its periphery is the land which is brimming with opportunities. This area near to the airport presents many opportunities to business. Today Zirakpur is the fastest developing suburbs of Chandigarh. Strategically placed it serves as an entry point to Chandigarh, Haryana, Himachal Pradesh & Punjab.

- The region is at the vanguard of economic expansion and sustainability.
- Airport adapted with newer facilities has started to work round the clock.
- It is connected to the world and attracting residents and investors alike.
- There is a direct connection to International markets and highway access from all directions.
- Epicenter of jobs with the upcoming Mohali IT city.
- Lucrative location attracts International brands.

Why GUILDFORD ?

Spanning across an area of 3.75 acres with 325 feet wide front and situated on 200 feet wide PR7 airport road. The revolutionary project will change the entire outlook of the area. With 90 showrooms & 125 bay shops, Guildford Square is the commercial space of your dreams. The most striking feature of the project is its double height showrooms on the ground floor standing tall at 23.5 feet height.

- **Augmented return on investment.**
- **Where all brands converge.**
- **Ideal platform for any business to flourish.**
- **Opportunity for investors.**
- **Expansion potential for business houses.**
- **Ease of commutation.**

Invest now & give your business a flight of success

THE BEGINNING - GUILDFORD SQUARE

Retail Space

The immaculately designed shopping complex is a world class offering from a brand which is synonymous to trust.

We at **Motia Group** aim at delighting customers with latest state of art products and services keeping pace with the latest development in technology and infrastructure.

At **Guildford Square** one can dine, relax and shop in style!

Low Rise Edge Over High Rise

- Speedy possession
- Speedy occupancy
- Low maintenance cost
- More safety
- Higher rental value
- Easy resale
- Hassle free parking
- Easy reachability

Highrise Amenities in Low Rise Commercial

- High speed lifts
- Well lit common area
- Power backup
- Washrooms on all floors
- Fire fighting system
- Wi-fi enabled zone
- Surface & basement parking
- Directional signages on each floor
- Wide stairways
- Provision for voice and data connectivity
- Round the clock CCTV
- Service balcony with every unit

FEATURES

- Futuristic design for maximum functionality
- All mega brands under one roof
- Earthquake resistant building
- Unique architecture
- Fabulous facade
- Easy accessibility
- Parking to accommodate large number of vehicles

PROJECT AERIAL VIEW

GUILDFORD SQUARE

A good **investment** as foundation of **better tomorrow.**

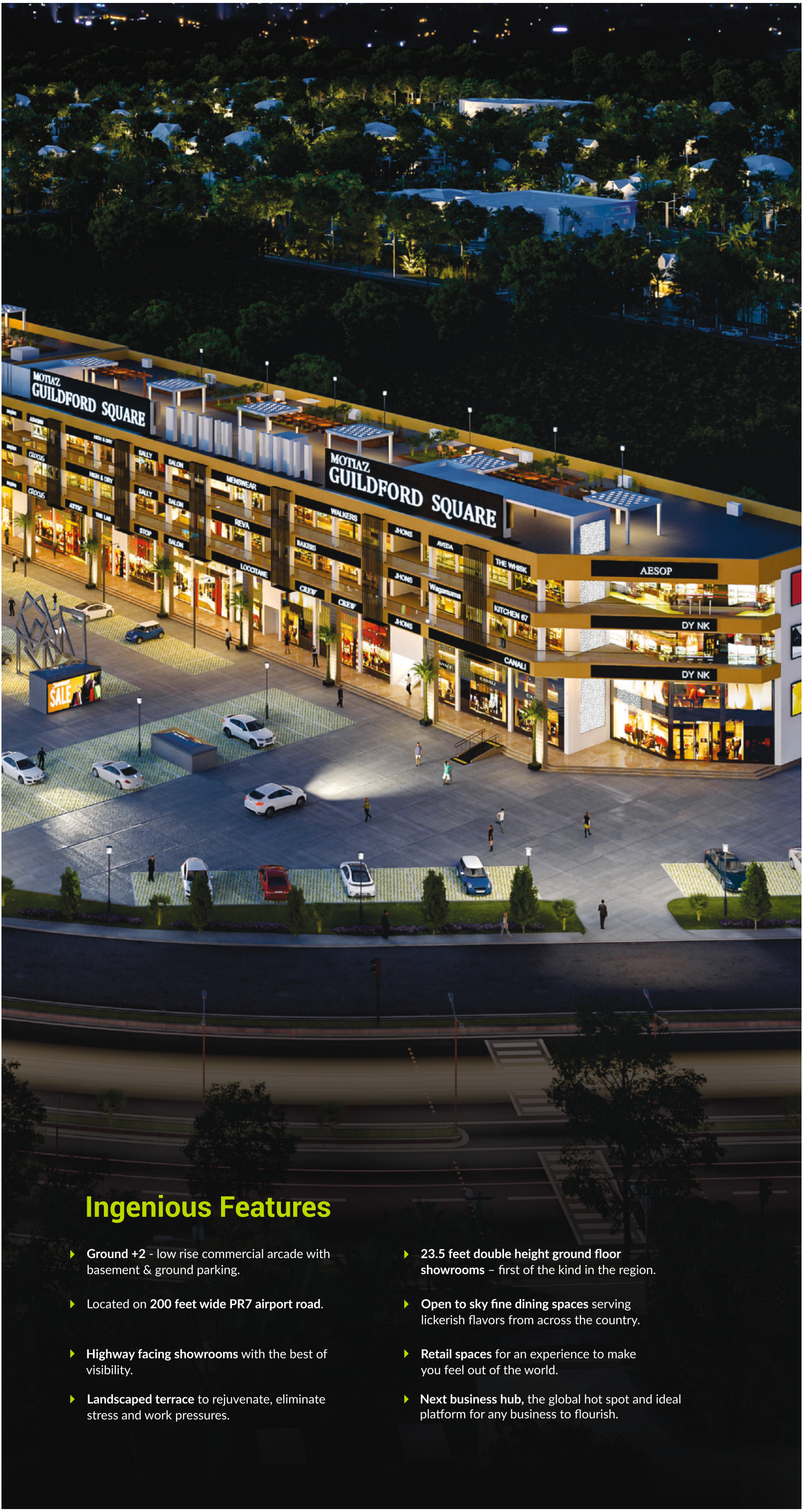
Future that you can build **today.**

Today's dream that comes **true tomorrow.**

Don't see the **staircase**, just take the **first step.**

First step towards a journey of **thousand miles.**

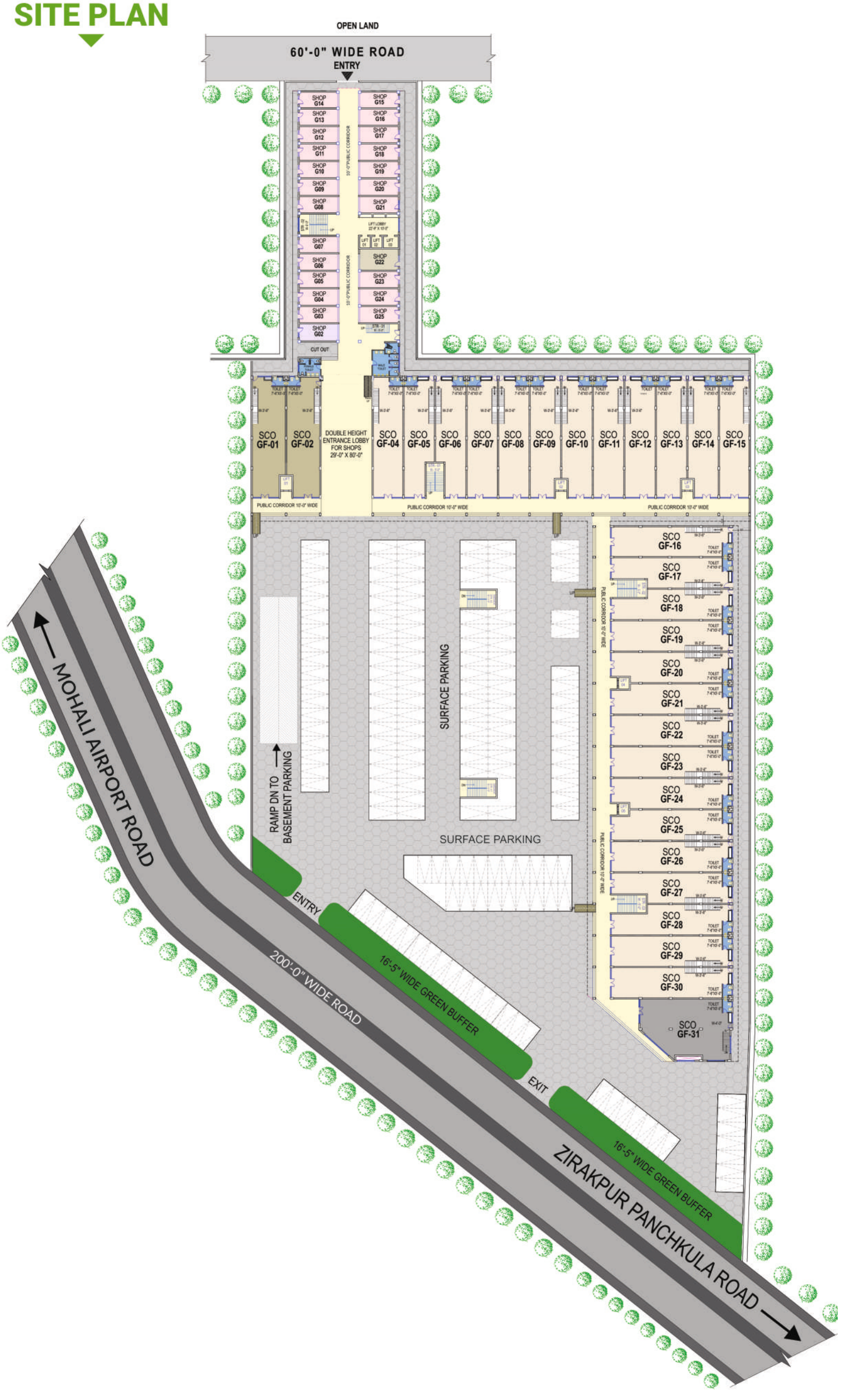
Celebrate each **milestone** as you prepare for the **road ahead.**



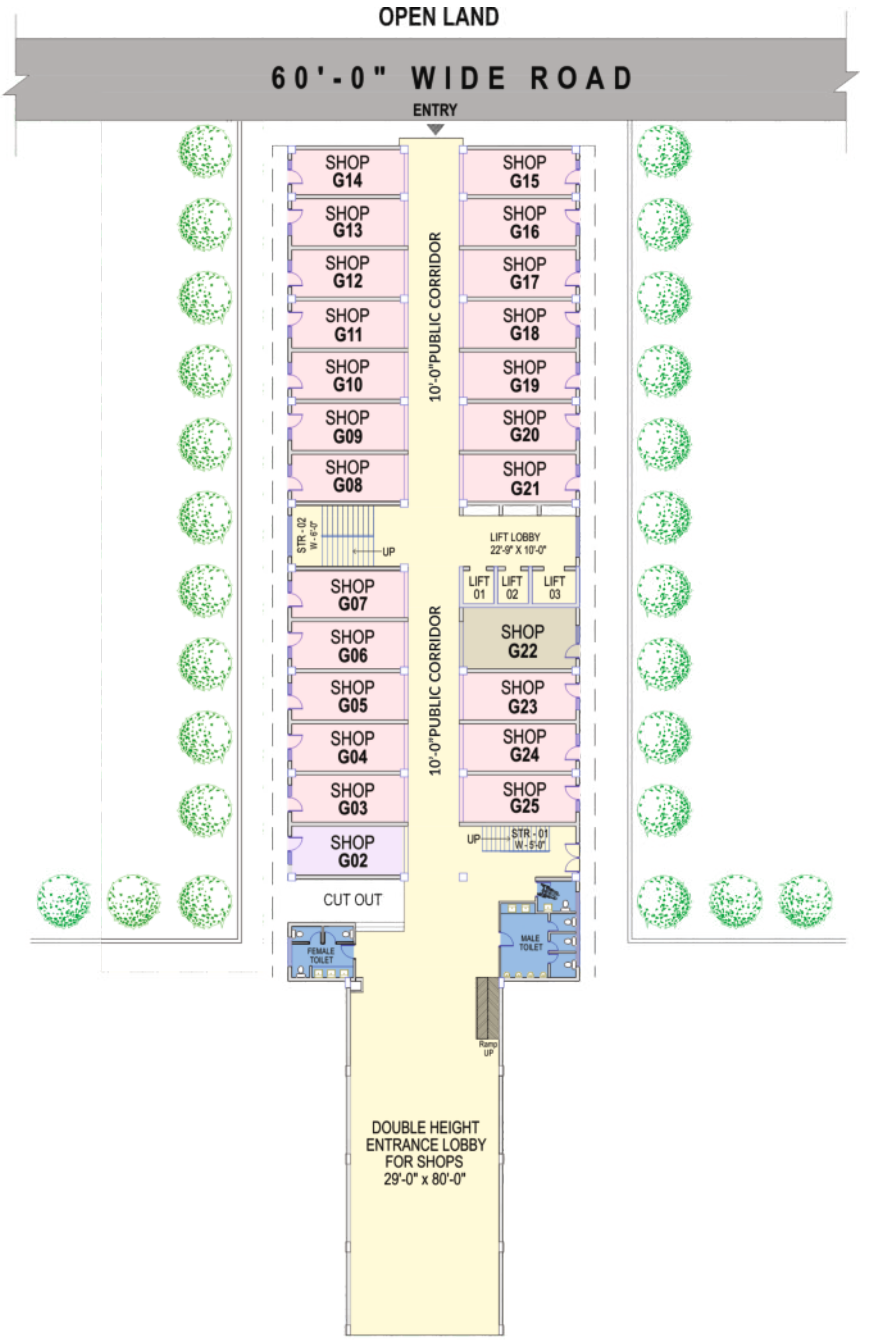
Ingenious Features

- **Ground +2** - low rise commercial arcade with basement & ground parking.
- Located on **200 feet wide PR7 airport road**.
- **Highway facing showrooms** with the best of visibility.
- **Landscaped terrace** to rejuvenate, eliminate stress and work pressures.
- **23.5 feet double height ground floor showrooms** – first of the kind in the region.
- **Open to sky fine dining spaces** serving lickerish flavors from across the country.
- **Retail spaces** for an experience to make you feel out of the world.
- **Next business hub,** the global hot spot and ideal platform for any business to flourish.

SITE PLAN

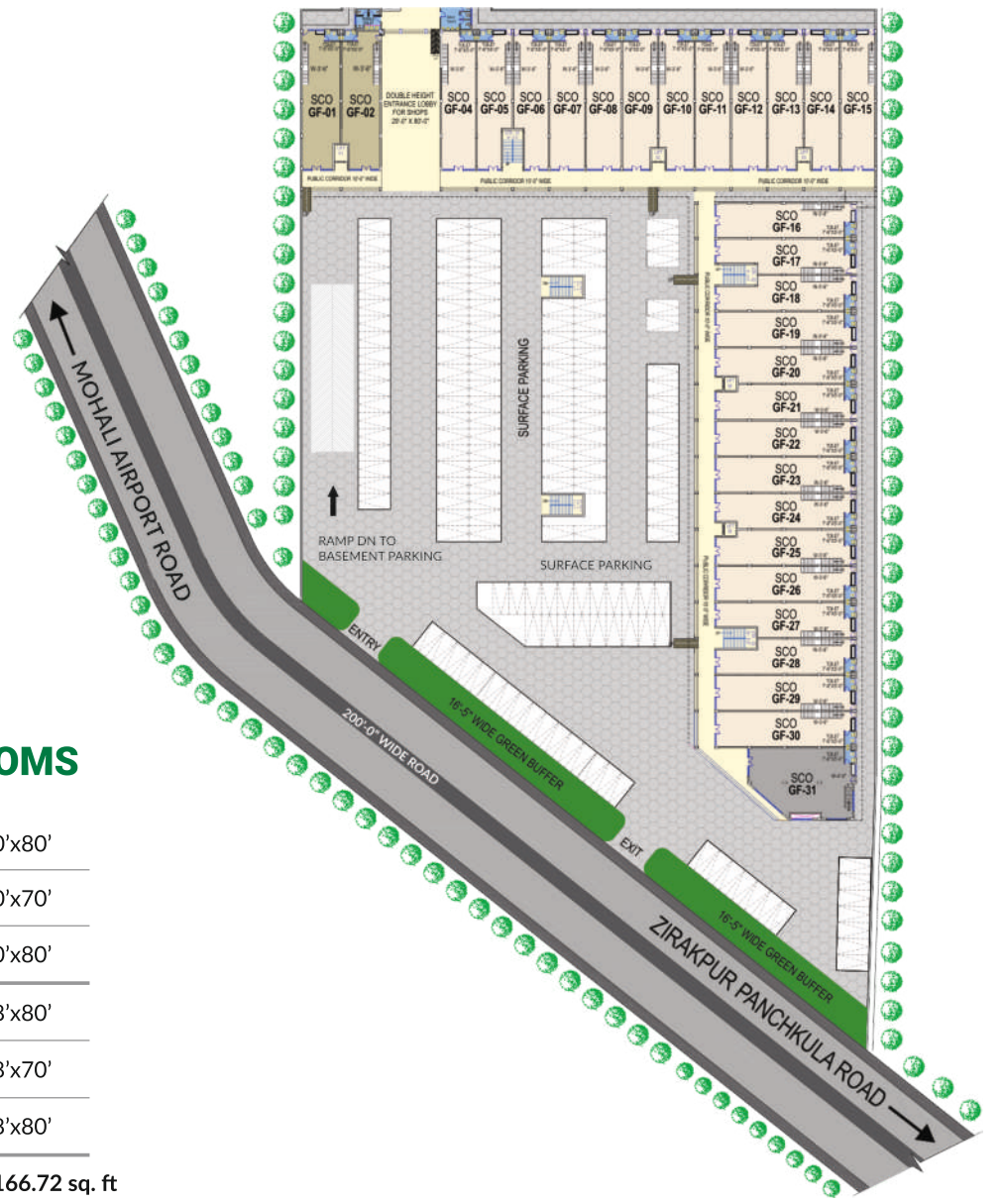

OPEN LAND
60'-0" WIDE ROAD
ENTRY
SHOP G14
SHOP G13
SHOP G12
SHOP G11
SHOP G10
SHOP G09
SHOP G08
SHOP G07
SHOP G06
SHOP G05
SHOP G04
SHOP G03
SHOP G02
SHOP G15
SHOP G16
SHOP G17
SHOP G18
SHOP G19
SHOP G20
SHOP G21
SHOP G22
SHOP G23
SHOP G24
SHOP G25
10'-0"PUBLIC CORRIDOR
LIFT LOBBY 20'-0" X 10'-0"
CUT OUT
SCO GF-01
SCO GF-02
DOUBLE HEIGHT ENTRANCE LOBBY FOR SHOPS 29'-0" X 80'-0"
SCO GF-04
SCO GF-05
SCO GF-06
SCO GF-07
SCO GF-08
SCO GF-09
SCO GF-10
SCO GF-11
SCO GF-12
SCO GF-13
SCO GF-14
SCO GF-15
PUBLIC CORRIDOR 10'-0" WIDE
SCO GF-16
SCO GF-17
SCO GF-18
SCO GF-19
SCO GF-20
SCO GF-21
SCO GF-22
SCO GF-23
SCO GF-24
SCO GF-25
SCO GF-26
SCO GF-27
SCO GF-28
SCO GF-29
SCO GF-30
SCO GF-31
PUBLIC CORRIDOR 10'-0" WIDE
SURFACE PARKING
RAMP DN TO BASEMENT PARKING
SURFACE PARKING
MOHALI AIRPORT ROAD
ENTRY
16'-5" WIDE GREEN BUFFER
200'-0" WIDE ROAD
EXIT
16'-5" WIDE GREEN BUFFER
ZIRAKPUR PANCHKULA ROAD

LAYOUT PLAN



FLOOR PLAN-BAY SHOPS

BAY SHOP	23'6" x 10'
BAY SHOP	23'6" x 13'2"
BAY SHOP	23'6" x 10'5"



FLOOR PLAN-SHOWROOMS

Ground Floor	20'x80'
Basement	20'x70'
1st & 2nd Floor	20'x80'
Ground Floor	18'x80'
Basement	18'x70'
1st & 2nd Floor	18'x80'
Ground Floor, 1st & 2nd floor	**2166.72 sq. ft**
Basement	**2114.14 sq. ft**

ONGOING PROJECTS

MOTIA'Z Royal BusinessPark
CHANDIGARH-AMBALA HIGHWAY

MOTIA'Z RoyalCiti
CHANDIGARH-AMBALA HIGHWAY

MOTIA HUYS
PEER MUCHALLA, ADJ. SECTOR 20, PANCHKULA

DELIVERED PROJECTS

MOTIA'Z MotiaCiti
CHANDIGARH-AMBALA HIGHWAY

MOTIA'Z MotiaHeights
K AREA, DHAKOLI

MOTIA'Z RoyalPaam
VIP ROAD, ZIRAKPUR

MOTIA'Z MotiaPlaza
PINJORE-NALAGARH HIGHWAY, BADDI

*MAP NOT TO SCALE

KEY DISTANCES

- 10 Min. drive to International Airport
- 5 Min. drive to Metro/Best Price
- 2 Min. drive to Bus Stand
- 20 Min. drive to Fortis Hospital
- 5 Min. drive to Aerocity Mohali
- 20 Min. drive to Railway Station, Mohali
- 10 Min. drive to Chandigarh
- 20 Min. drive to PGI & PU

MOTIA GROUP

Guildford Square: PR7 Airport Road, Zirakpur, Chandigarh

Corporate Office: Chandigarh Builders & Promoters, 4th Floor, Motia'z Royal Business Park, Chandigarh-Ambala Highway, Zirakpur, Chandigarh

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