

Your search for **smart business premises** ends here!

Near HDFC Bank, Akota



the **right ambience** for your business ...

AADI



The right ambience ...

Foresight and perception drives your business, and, occupying the right space is an imperative your business needs to thrive. A space that provides a true environment for you to accomplish your goals; a space that is as smart as your business acumen - enterprising, efficient, and customer-focused.

Presenting Aadi - smart business premises that offer the right ambience for your business to flourish. Thoughtfully designed, and ideally located, Aadi heralds a new era in business building. Aadi has been created for a select few, housing an optimal number office blocks, ensuring that it's never overflowing with congestion. These world-class premises ensure that each minute detail has been taken care of - enabling you peace of mind and freedom from the hassles of a conventional commercial complex.



Business-class features

Aadi has been designed for the smart business entrepreneur. Right from the meticulously planned layout, to the most minute of details like the special anti-skid treatment on granite flooring in the common areas - everything has been put in place so that when your business moves in, it is ready to move up.

- ▶ Common areas with granite / granamite flooring for that neat & sparkling look.
- ▶ Provision for air conditioning.
- ▶ Branded elevator for trouble free movement.
- ▶ Centralised music in the corridors and elevator.
- ▶ Pre-arranged telephone, cable & internet connections to avoid unsightly exposed cables.
- ▶ Designed as per the principles of Vastu Shastra so that even the elemental forces help your business to prosper.



Engaging Exteriors

The aesthetic design extends to the exteriors too - with a glass facade that evokes awe yet complements its surroundings. What's more, landscaping in and around the block makes the ambience soothing and a pleasure to work in.

- ▶ Attractive east-facing glass facade.
- ▶ Entrance foyer conveniently positioned in the front elevation of the building - providing easy access to the stairs / elevator from the main road.
- ▶ Pleasantly done landscaping.
- ▶ Designer fountain at the entrance.



Peace-of-mind

Aadi employs superior standards of design, construction materials and techniques, making it a hassle-free building, free from the usual maintenance problems faced by conventional commercial buildings, so that you can focus on your business objectives rather than inconsequential anxieties.

- ▶ 24 x 7 professional security with closed circuit cameras.
- ▶ Common generator backup for all offices for general lighting needs ensuring uninterrupted working hours.
- ▶ Common bore pump ensures uninterrupted water supply.
- ▶ Designed for minimal maintenance.
- ▶ Efficient waste-management.
- ▶ Each office to have its own Wash Room.



Vantage Point

Strategically located on the 60 ft wide Stadium Road, Aadi gives you a fast & easy access to the central business district, yet keeps you at a safe distance from traffic snarls & bustling streets. This translates into a peaceful workplace for your employees and super convenience for your customers & visitors - who find ample parking space in and around the office block.

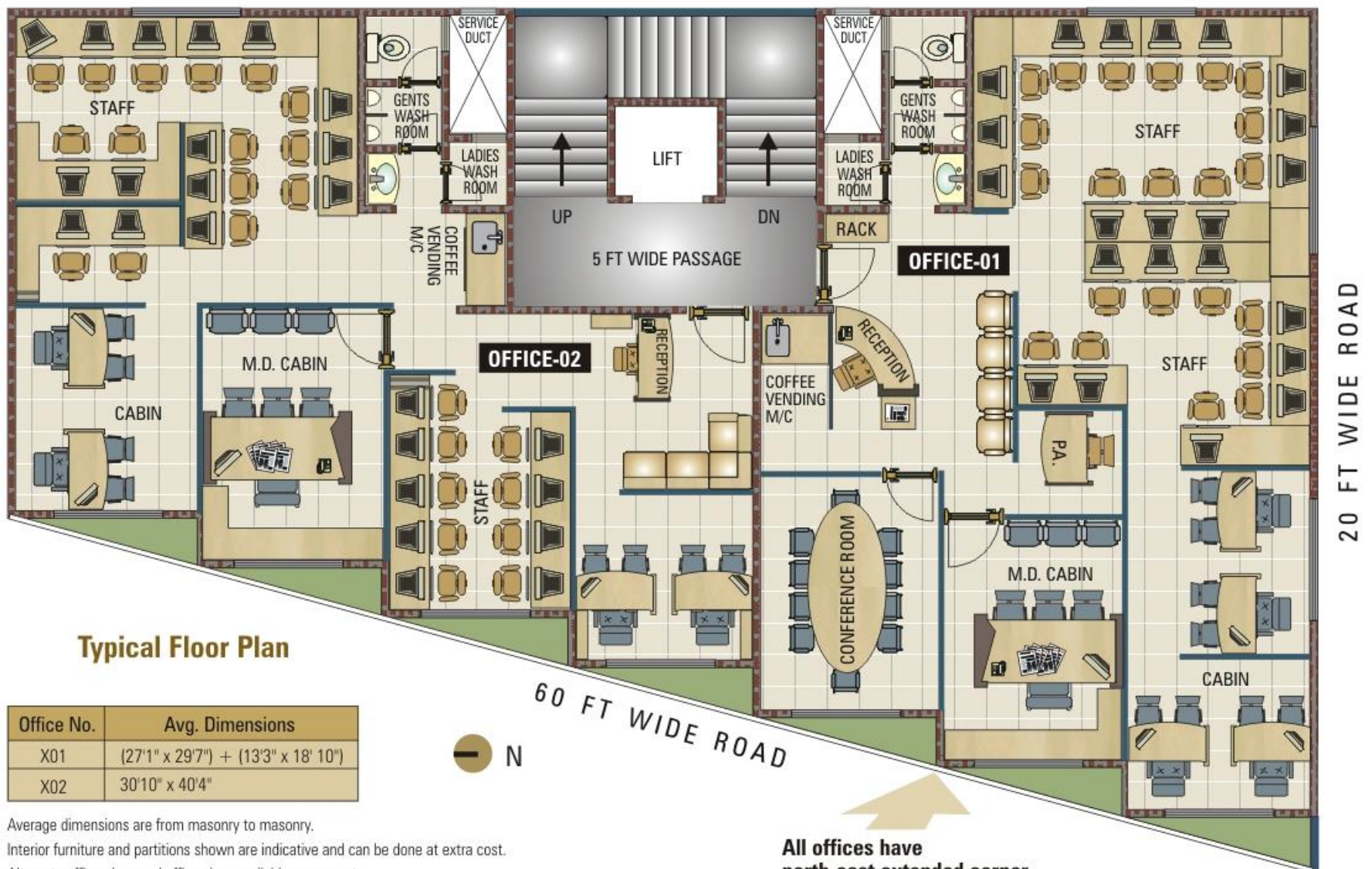
- ▶ In close proximity to Sampat Rao Colony, Jetalpur Road, Productivity Road, Alkapuri, Old Padra Road and Sayajigunj.
- ▶ Ample parking space.
- ▶ Peaceful and safe neighbourhood.



Customized to maximize ...

Each aspect of Aadi has been built from the ground up, to measure up to the expectations and imperatives of your business. From well-laid plans to cleverly positioned columns and beams giving you the freedom to customize the interior plans and fittings as per your requirements - the entire project is tailor-made for smart business growth. Because of the modular design of Aadi, we can also offer you a 'flexi-plan' option at the initial stage and hence an optimized space can be created as per your requirements.

Be it for a growing organization, a large corporate or bank, or even a sprawling BPO unit, your own space can spread out as per your business plan - so that you get the maximum out of your office.



Typical Floor Plan

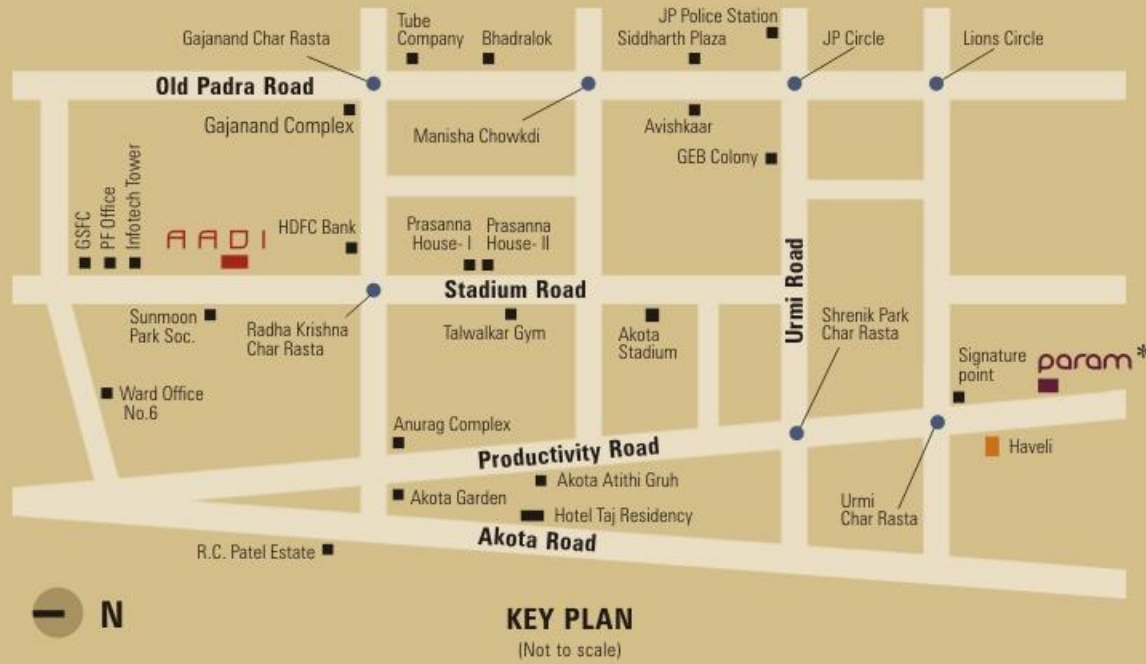
Office No.	Avg. Dimensions
X01	(27'1" x 29'7") + (13'3" x 18' 10")
X02	30'10" x 40'4"

Average dimensions are from masonry to masonry.

Interior furniture and partitions shown are indicative and can be done at extra cost.

Alternate office plans and office sizes available on request.

All offices have north-east extended corner
(Ideal as per Vastu Shastra)



* Our forthcoming project 'Param' at Productivity Road.

Aadi is a smart venture by **Othello Developers** - a real estate company whose promoters have a rich and varied experience of creating significant landmarks in the city of Vadodara. The management team comprises of experts from fields such as real estate, finance, trade and commerce.

Othello Developers are also into stand-alone commercial ventures - for individual commercial blocks. **If you are interested in developing your own corporate office block, just tell us your requirements, and we will chalk out a plan that will best suit your needs.**

Distances

Racecourse Circle : 2.6 Kms ■ RC Dutt Road : 2.5 Kms ■ Railway Station : 3.4 Kms ■ Airport : 8.5 Kms

Notes :

All plans, information and specifications are subject to change as may be required by the promoters or architects, without any prior notice.

The building shown in the brochure is an artist's representation and is subject to change.

This document is not a legal document and can not form part of any offer, contract or legal agreement. Sale will be as per our standard terms and conditions of sale.

Stamp duty, registration charges and govt. taxes shall be extra at actuals.

MGVCL charges, VMC water charges, Cable and Internet installation charges, Telephone Pre-wiring charges, Air-conditioning charges, Owner's Maintenance Fund and NTC charges shall be extra as applicable.



an **Othello** project



Call on **98240 32323** to make the smart choice.