



IMPERIAL
AVENUE
NMBPL TOWER



UNMATCHED **QUALITY** OF LIFE

WITH A SMART-CITY VISION TO OFFER A VIBRANT AND HEALTHY LIFESTYLE, GOMTI NAGAR EXTENSION IS A NEW-AGE RESIDENTIAL DESTINATION AS WELL, OFFERING ALL THE TRAPPINGS OF COMFORT AND CONVENIENCE SUCH AS MALLS, MULTIPLEXES, SHOPPING CENTRES, SCHOOLS, COLLEGES AND HOSPITALS FOR AN ENRICHED COMMUNITY EXPERIENCE.





MOVE YOUR SPACE HERE

IMPERIAL AVENUE IS NOT JUST ANOTHER BUSINESS ADDRESS. IT IS A SIGNATURE LANDMARK FOR WORLD-CLASS BUSINESSES TO OPERATE FROM A GLOBALLY-BENCHMARKED WORKPLACE AND FLAUNT THEIR SUCCESS. THIS CORPORATE OFFICE TOWER COMBINES INNOVATIVE, EFFICIENT AND COLLABORATIVE SPACES WITH SEVERAL RETAIL AND ENTERTAINMENT AVENUES.



DESIGNED TO CAPTIVATE

IMPERIAL AVENUE'S DESIGN IS A COMPELLING VISUAL NARRATIVE IN ITSELF. STRIKING IN APPEARANCE, YET SOOTHING TO THE EYES, ALL THE ELEMENTS COME TOGETHER TO PUT TOGETHER A VISUAL LANDSCAPE THAT'S TRULY CAPTIVATING.

- MAJESTIC ELEVATION & FAÇADE USING ENERGY-EFFICIENT GLASS.
- A BEAUTIFUL SHRUB-LINED BOULEVARD TO WELCOME EMPLOYEES AND VISITORS.
- WATER CASCADES AND FOUNTAINS PUNCTUATING THE CAMPUS.
- GREEN LANDSCAPED ZONES TO INTEGRATE NATURE INTO THE DESIGN.

THIS IS WHERE THE WORLD
WILL BE **WATCHING** YOU



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IMPERIAL HIGH STREET

ONE OF THE PROMINENT HIGHLIGHTS OF IMPERIAL AVENUE IS THE STRIKING PRESENCE OF AN EXQUISITE RETAIL PLAZA. WITH TWO LEVELS OF WELL DESIGNED A+ GRADE RETAIL SPACES FOR WORLD-CLASS BRANDS, HAVING YOUR RETAIL BUSINESS HERE WILL SURELY SET THE CASH REGISTERS RINGING. THE AESTHETICALLY DESIGNED SHOPS AND SWANKY GLASS-FRONT SHOWROOMS WILL NOT JUST OFFER GREAT VISIBILITY, BUT ALSO INCREASE FOOTFALLS AS THE ENTIRE NEIGHBORHOOD WILL SERVE AS A POTENTIAL CUSTOMER BASE WAITING TO BE ENTHRALLED.



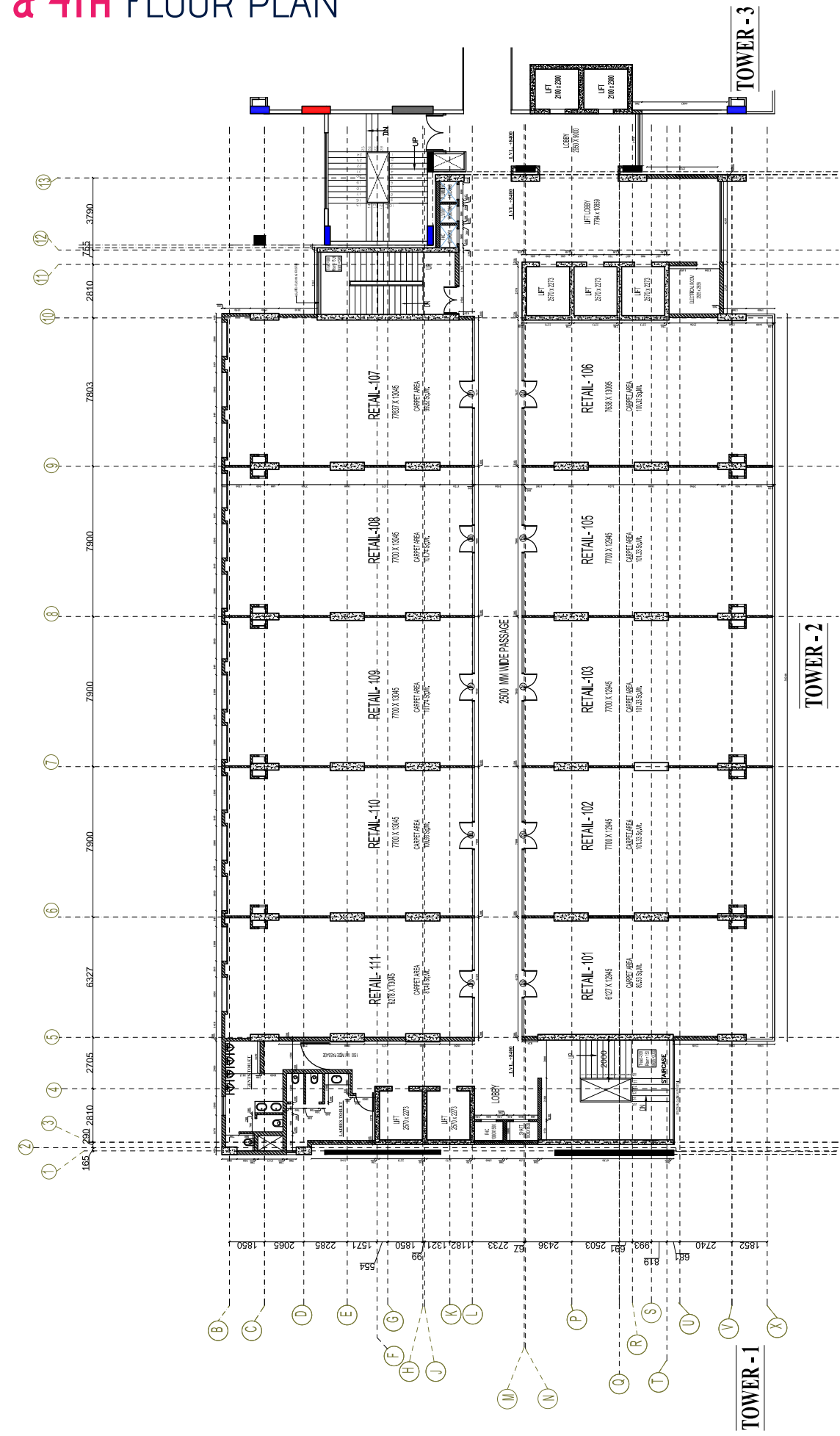
FOR CORPORATES THAT THINK BIG, HERE'S SPACE TO MATCH

STAYING TRUE TO THE IDEOLOGY OF PROVIDING 21ST CENTURY CLIENTS SCALABLE WORKSPACES, IMPERIAL AVENUE HAS LEVELS OF SPACE WITH EXCLUSIVE LARGE FLOOR PLATES. DESIRABLE FOR CLIENTS WHO PREFER OPEN WORKSTATION LAYOUTS, THESE BUILD-TO-SUIT SPACES WILL CREATE WORK ENVIRONMENTS THAT FOSTER EXCHANGE OF IDEAS AND FRESH CONCEPTS THROUGH A STRONG SENSE OF COMMUNITY.

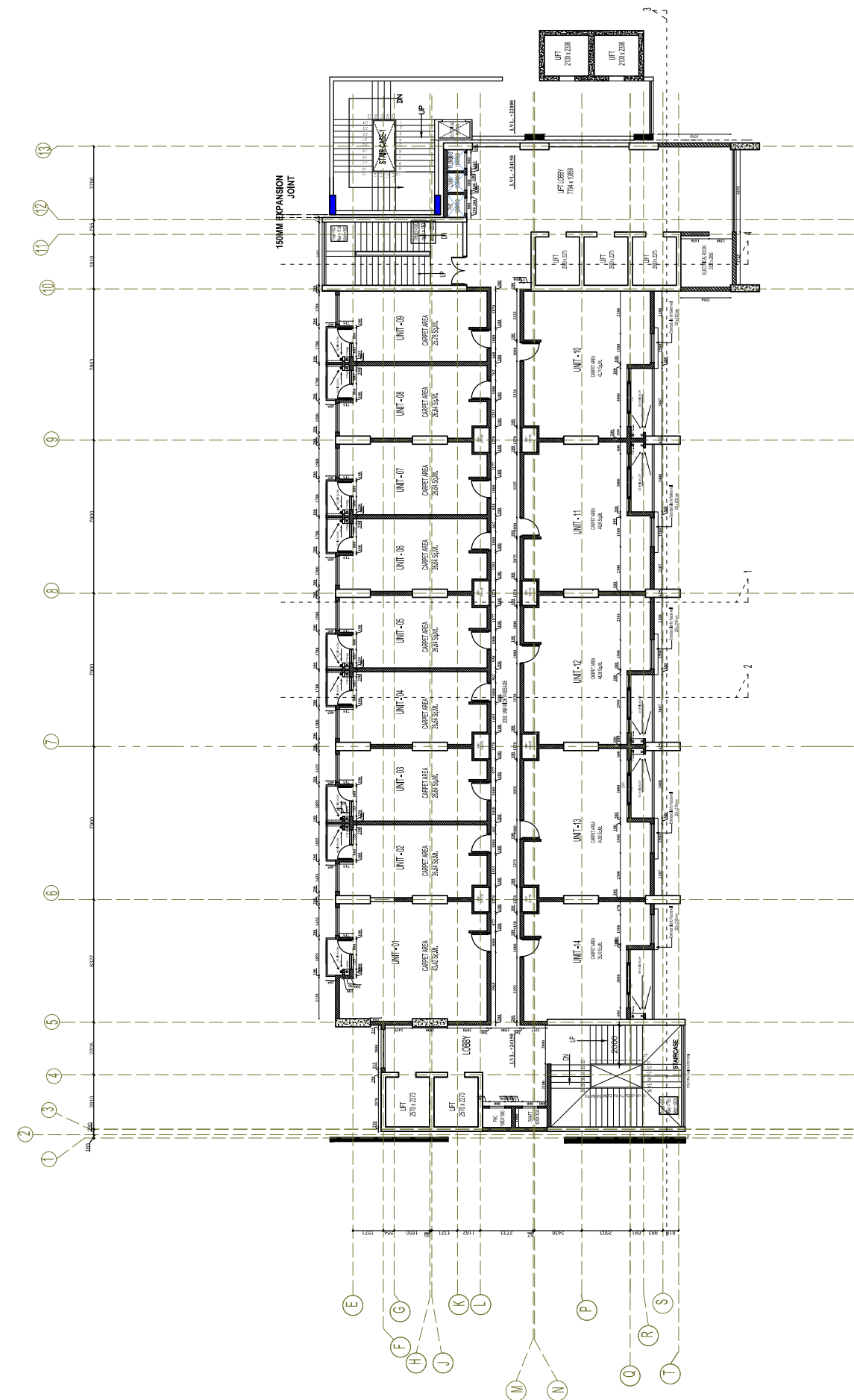



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3RD & 4TH FLOOR PLAN



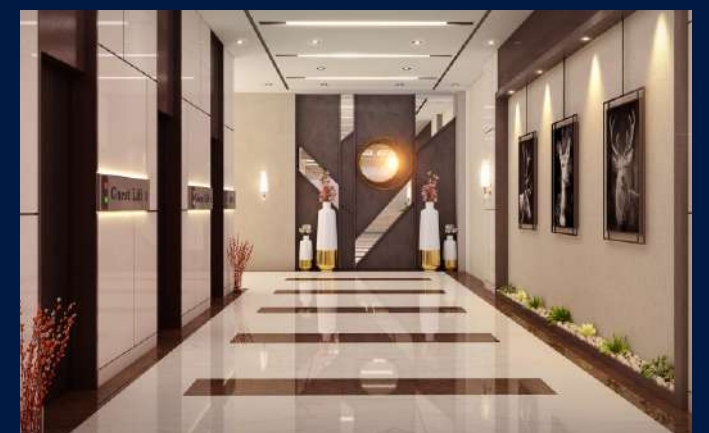
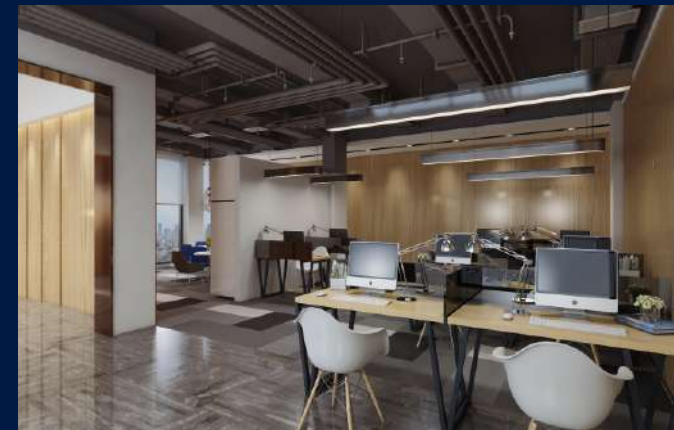
6TH TO 16TH FLOOR PLAN





HIGHLIGHTS OF THE PROJECT:

- ENERGY-EFFICIENT GLASS AS PER IGBC STANDARDS
- COMBINATION OF SINGLE GLASS UNIT (SGU) AND DOUBLE GLASS UNIT (DGU)
- ELEGANT AND MODERN FAÇADE DESIGN
- ROOF AND SITE FINISH ENSURING LESSER SOLAR HEAT GAIN
- REDUCED WATER CONSUMPTION BY 30% WITH WASTE WATER TREATMENT AND RECYCLING FOR REUSE
- ECO-FRIENDLY LANDSCAPING AND USAGE OF GREEN MATERIALS IN CONSTRUCTION
- ENERGY-EFFICIENT DESIGN TO REDUCE LOAD ON HVAC
- IDEAL FENESTRATION DESIGN FOR VISUAL AND THERMAL COMFORT
- FIRST-RATE INDOOR ENVIRONMENT WITH GOOD AIR QUALITY, AMPLE DAYLIGHT AND PLEASING OUTDOOR VIEWS
- PROXIMITY TO PUBLIC TRANSPORT WITH ACCESS TO BASIC AMENITIES WITHIN A 1 KM RANGE

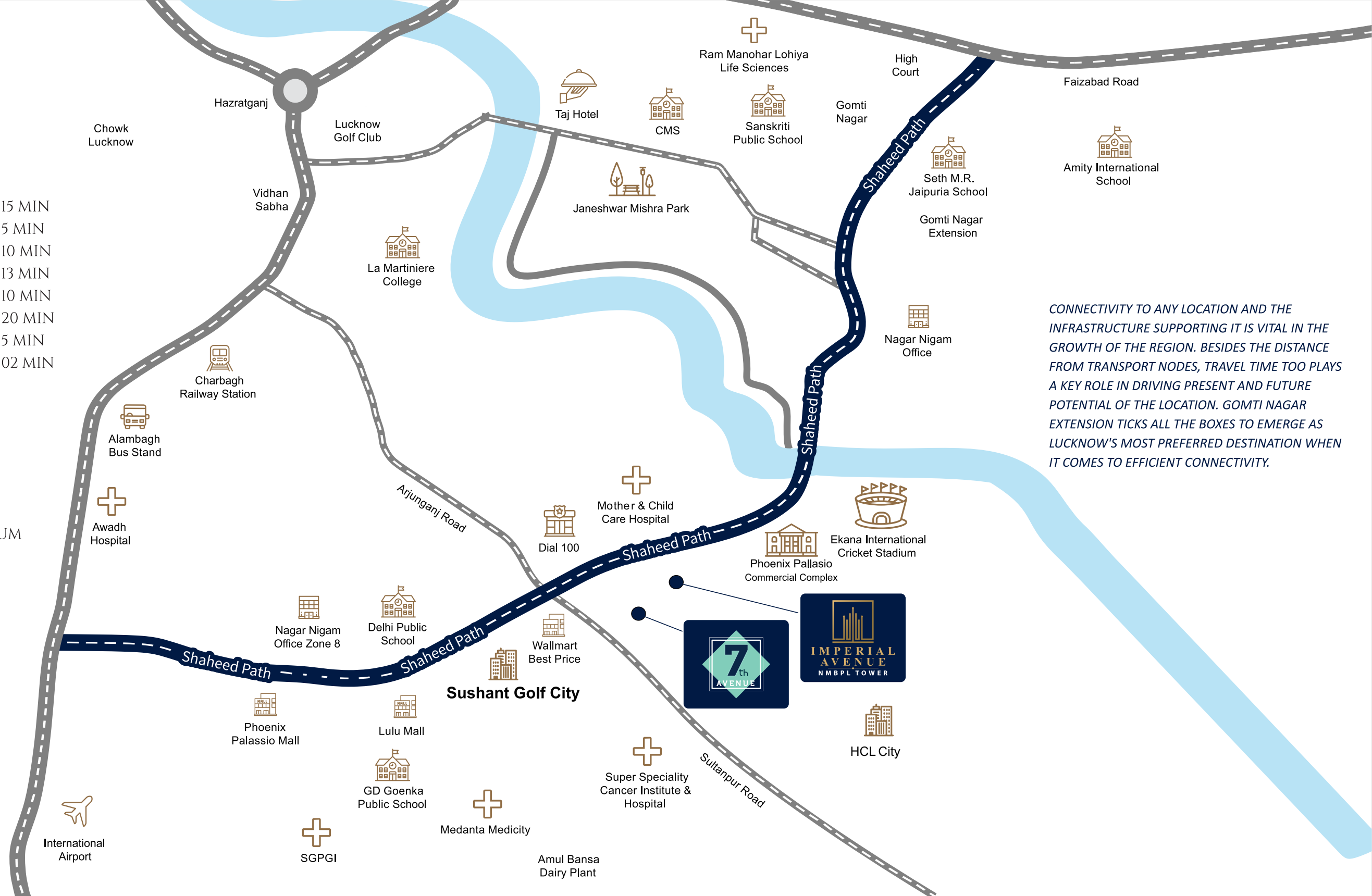


DISTANCE CHART:

- 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 GOF 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 NODES, 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.

LOCATED ON THE FAST LANE OF PROGRESS

ONE OF THE BIGGEST ADVANTAGES OF IMPERIAL AVENUE IS ITS CONNECTIVITY. WHILE ITS ROAD-TOUCH LOCATION OFFERS EASY ACCESS TO GOMTI NAGAR EXTENSION'S COMMERCIAL MARKET, ALL PARTS OF LUCKNOW AND EVEN OTHER CITIES. IT ALSO PROVIDES QUICK CONNECTIVITY TO THE RESIDENTIAL POCKETS OF THE CITY, MAKING IT HASSLE-FREE FOR EMPLOYEES TO COMMUTE TO WORK EVERY DAY.

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WHY IMPERIAL AVENUE ?

Lack of good commercial options in Lucknow

Affluent location with high network and easy connectivity

Value for money proposition with high rental returns

Future corporate tie ups

Future central business district

Integrated as a working and living space



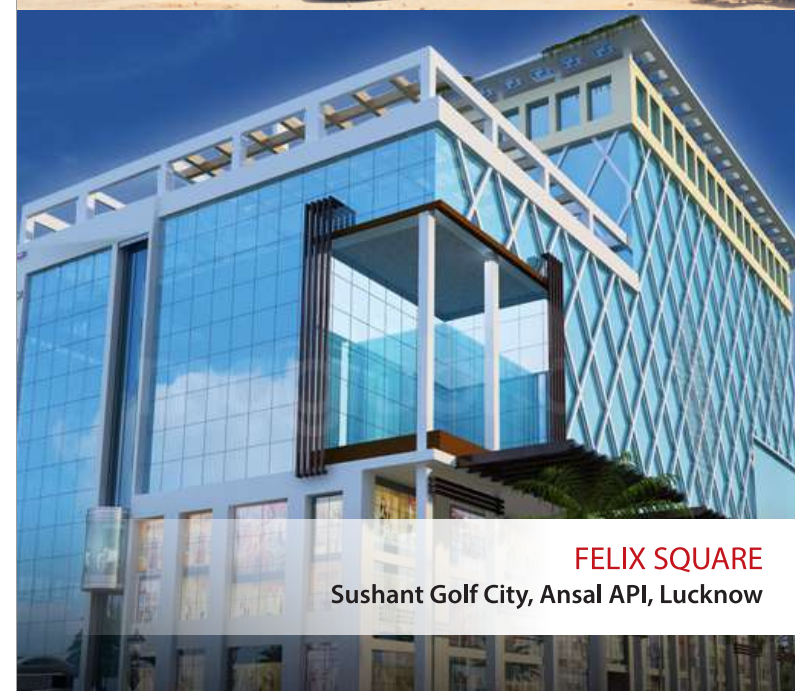
OUR COMPLETED PROJECTS



TULIP RESIDENCY
G-2, Vikalp Khand, Gomti Nagar, Lucknow



MADAN PLAZA
Station Road, Lucknow



FELIX SQUARE
Sushant Golf City, Ansal API, Lucknow



TIVOLI APARTMENTS
Hazratganj, Lucknow



IMPERIAL AVENUE NMBPL TOWER

OFFICE ADDRESS: TULIP SPACES, LGF-2A/5, GOKHLE MARG, LUCKNOW-226001

SITE ADDRESS: IMPERIAL AVENUE SECTOR-7, GOMTI NAGAR EXTENSION, ADJACENT TO
PHEONIX MALL, SHAHEED PATH, LUCKNOW

JDA WITH NMBPL

UPRERA NO : UPRERAPRJ581302

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