





GIVE YOUR BUSINESS A NEW AGE PREMISES



A Commercial Complex

- with a scale that rivals the biggest
- with an international ambience for a great customer experience
- that enables greater convenience for the buyers, higher profits for the sellers
- with smart technology to keep your businesses ahead
- at a Main Road facing location that is soon to become a prime locality

Come be a part of this retail & commercial revolution. Profit from the winning combination at Broadway.

**Retail Shops & Showrooms | Corporate Offices | Business Center Banks & ATM | Restaurants
Fast Food Chains | Food Court | Multiplex | Entertainment & Event Zone | Hospital/Clinic | Home Decor
Super Store | Consulting Firms | Auto Showrooms...& a lot more!**

SHOPS SHOWROOMS
OFFICES MULTIPLEX

PRIME LOCATION.

The soon to be developed Sun Pharma Road shall extend up to Padra Village, thus bringing with it a huge quantum of residential and commercial development. Be right on this prime 100 Feet wide road, which shall connect Old Padra Road-Bhayli-Afladra-Padra. Get your business the advantage of the already developed high-end residential locality of Bhayli, which neighbours it. A good amount of footfall to Broadway shall be from Bhayli, Vadodara's most well developed and organized locality.

MAXIMUM FRONTAGE. MAXIMUM VISIBILITY. MAXIMUM PROFITS.

Broadway with an almost 700 feet frontage, could be listed probably as the longest frontage commercial complex in Vadodara. Bang on the 100 ft road, it provides its occupants the maximum visibility for their brands and greater customer footfalls.

GREATER CONVENIENCE. ONE STOP DESTINATION.

With a large number of shops, showrooms, offices, food court and a multiplex, it shall offer great convenience to the residents of nearby areas. With more than 5,000 residential units within 1 km radius of Broadway, it shall be catering to a large captive market. They just have to come to Broadway, and all their shopping, entertainment, and business needs shall get fulfilled at one destination.

Also with such a large variety of offerings, Broadway shall cater to citizen's of Vadodara living in all localities. Being nearby to the Jain Temple and Swaminarayan Temple (under construction), it shall get additional customers visiting the locality for religious purposes.





SMART BUILDING TECHNOLOGY

- Digital Marketing
- Smart Future Maintenance of Building
- Smart Digital Communication in between members and visitors

- By Installing Beacon / Tablets at strategic locations of the building.

IN-HOUSE MULTIPLEX... ATTRACTING GREATER WALK-INS

Broadway has a 2-screen Multiplex with designated spaces for Foodcourt and Restaurants. This attracts more customers to the Complex, thereby helping the retail spaces to get greater sales revenue.

A WELL EXPERIENCED, & TRUSTED TEAM OF REALTORS

Broadway comes from a team of realtors who have a long experience in this field. Since 1995, Kalpvrx Group has executed numerous projects, some of them being landmarks in their locality. **Kalpvrx, Yash Complex, Arham Bunglows, Amber Heights are few of the many of the prestigious projects from the group.**

The group's commitment to quality, innovation and to offer a value product which enables its end user to reap benefits for a lifetime, are few of the notables.







30 MT WIDE ROAD

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SPECIAL FEATURES & FACILITIES

- Beautiful seating arrangements on the ground floor and decorative water body.
- Two S.S Finished High speed automatic elevators in mall area with two standby high speed elevators (Reserved for special purpose on demand only) and three S.S Finished automatic elevators for other areas of building.
- 100% power backup for lift & essential common utilities.
- Common separate toilets and provision for one water /Drainage point for each unit.
- Large Concrete / Paved instant parking on GF area with sufficient basement parking.
- Security of the building by CCTV camera at strategic locations.
- Smart building Technology.
- Smart future maintenance.
- Anti termite treatment to the building .



SPECIFICATIONS

Structure & Wall Construction

- Earthquake resistance RCC framed structure design, Internal & External masonry work with brick.
- Internal wall with laphi & primer and external wall with weather proof paint over double coat plaster.

Doors & Windows

- Flush door with both side laminate & safety locks / M.S Rolling shutter with color.
- Powder coated aluminum sliding / glazing openable window.

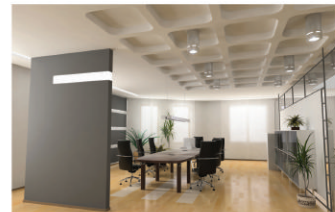
Flooring & wall cladding

- Vitrified tile flooring with skirting in all units.
- Natural stone / Vitrified tile flooring in common area.

Electrification

- Sufficient electric point with concealed wiring along with modular switches of Anchor or equivalent with one AC/TV/Internet Point in each unit.
- Provision for three Phase meter on demand.

Exterior glazing & ACP Work as per architect's design



A Project by



Developers: **Arihant Corporation**

Site: Behind Bright School, Nr. Pacifica Madrid County,
30 mt. Sun Pharma - Bhayli Road, Bhayli TP-4, Vadodara.

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