



MOTIA'Z  
GUILDFORD  
SQUARE

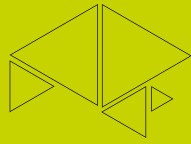
— Today's Investment, Tomorrow's Pride —



WHERE EVERY  
SUCCESS STORY

*Unfolds!*

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.



Next Business Hub



## 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

Land of opportunities



Tons of business potential





## 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



# 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.

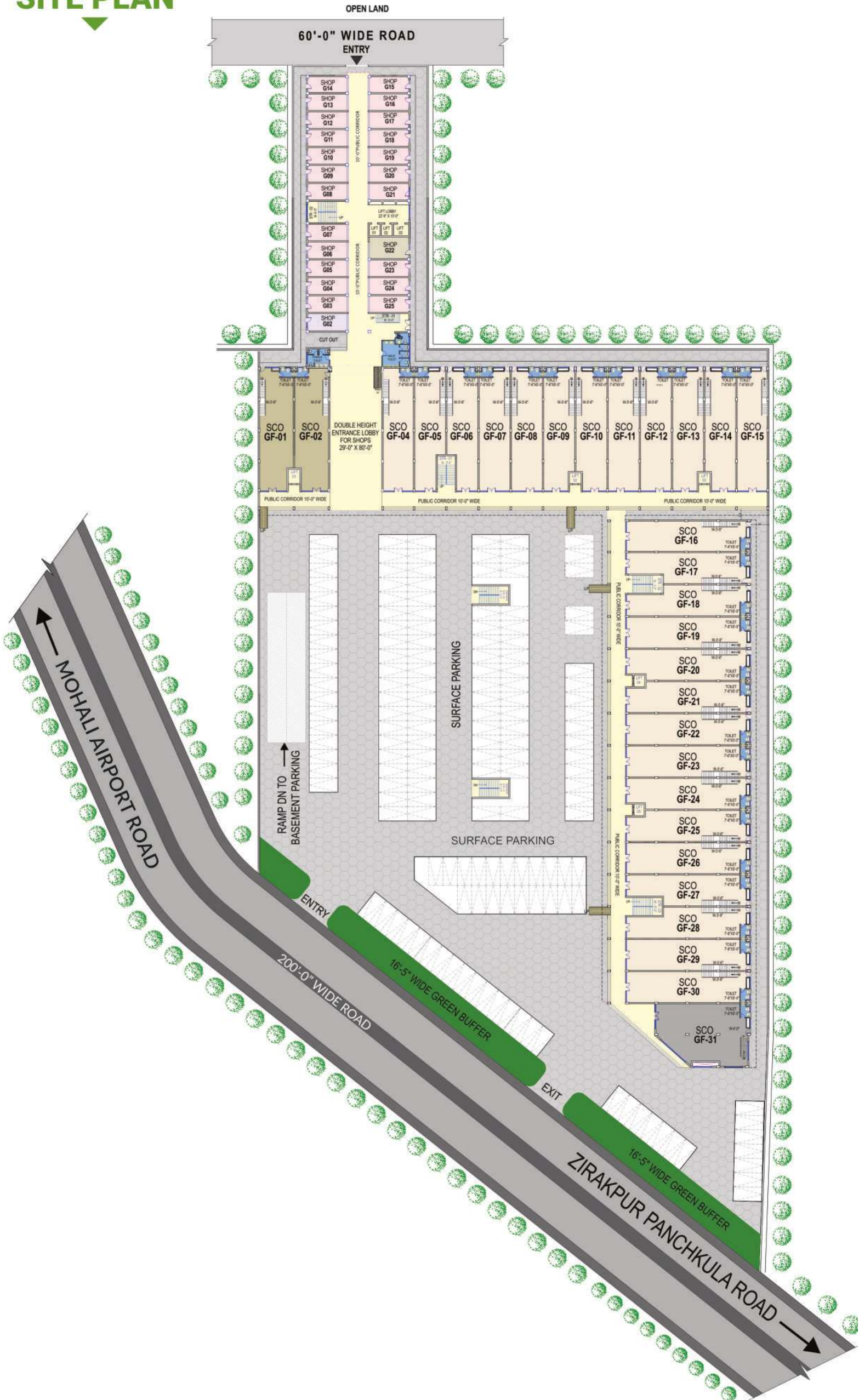




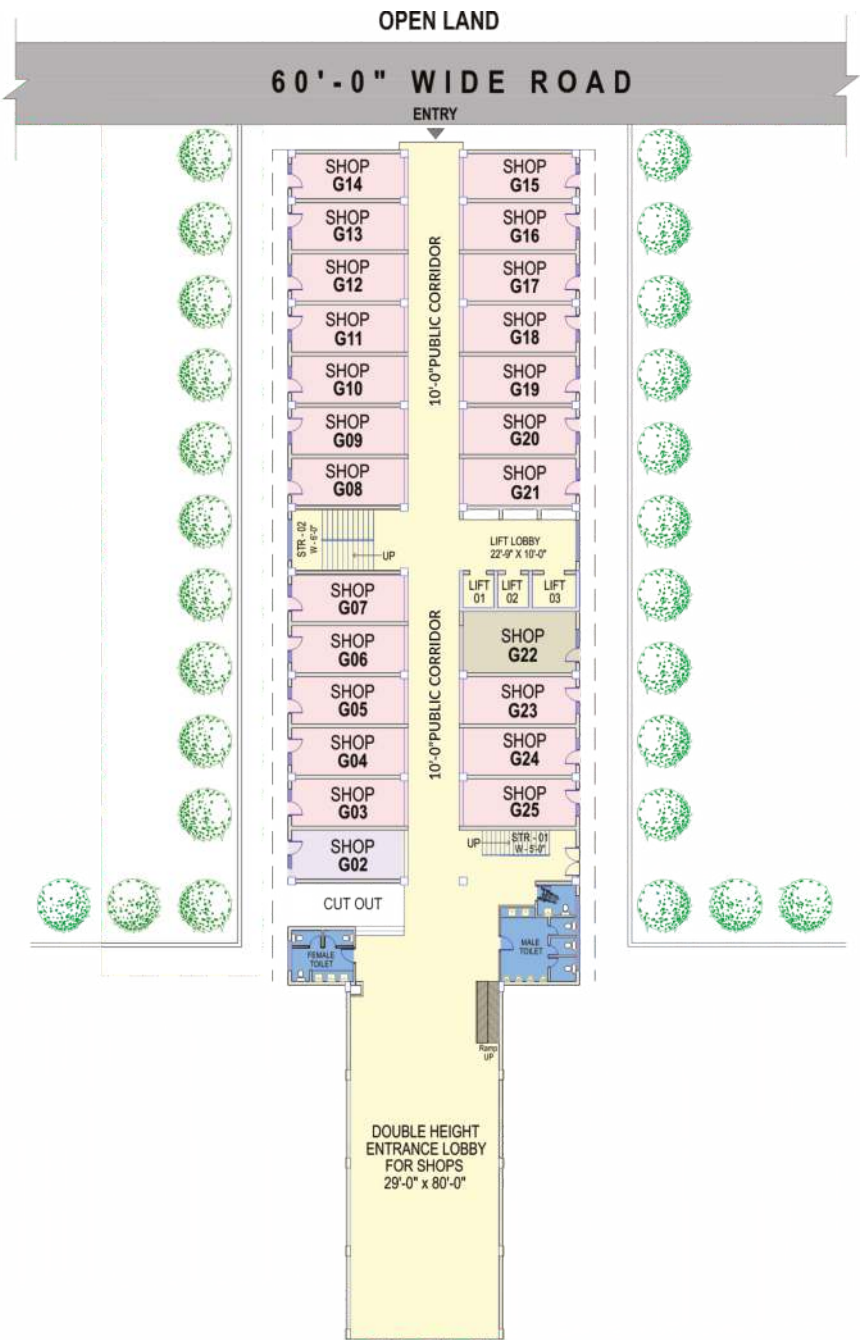
## Ingenious Features

- ▶ 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

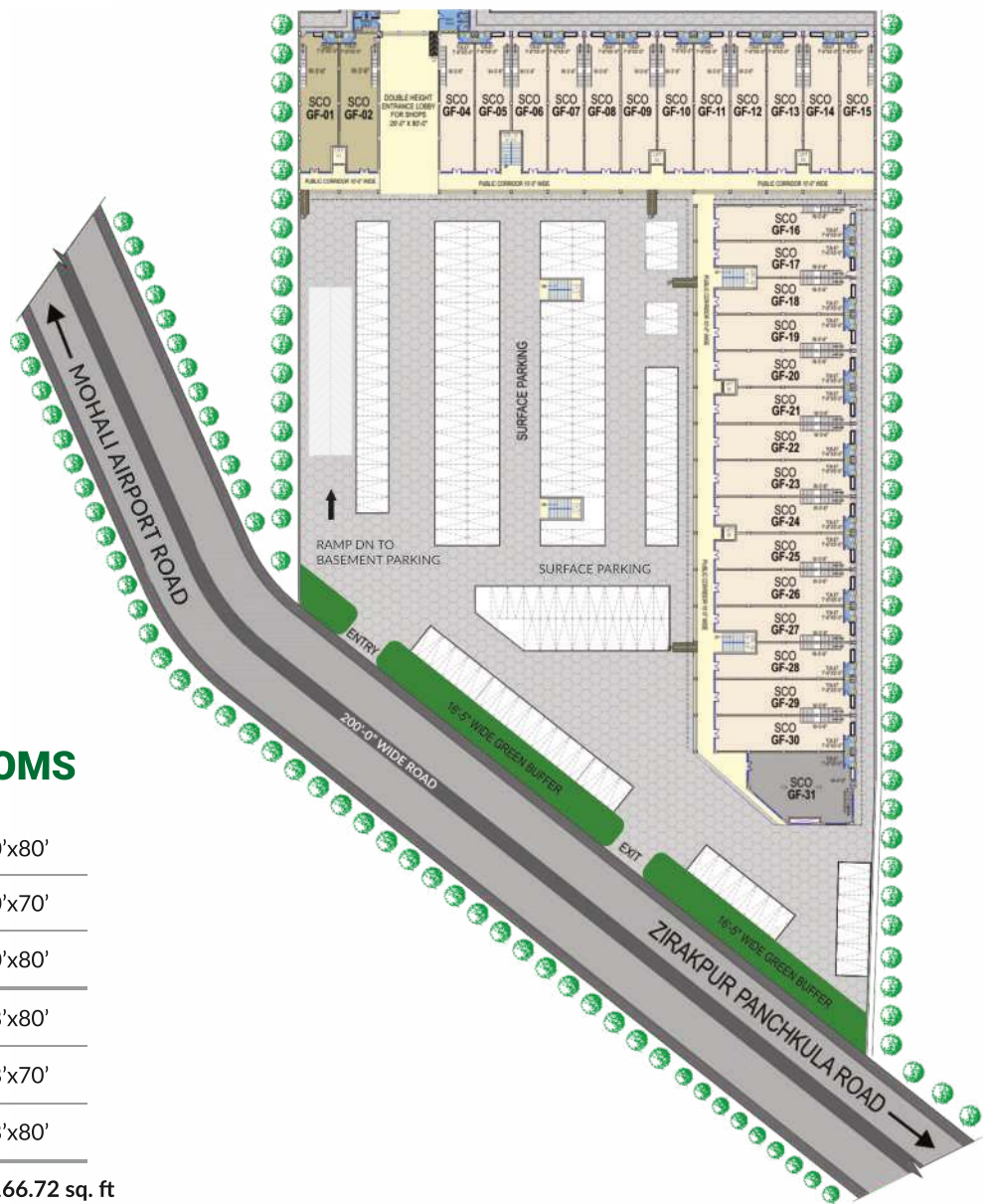


# LAYOUT PLAN



## FLOOR PLAN-BAY SHOPS

<span style="display:inline-block; width:15px; height:15px; background-color:#f8d7da;"></span>	BAY SHOP	23'6" x 10'
<span style="display:inline-block; width:15px; height:15px; background-color:#d4edda;"></span>	BAY SHOP	23'6" x 13'2"
<span style="display:inline-block; width:15px; height:15px; background-color:#d1ecf1;"></span>	BAY SHOP	23'6" x 10'5"



## FLOOR PLAN-SHOWROOMS

<span style="display:inline-block; width:15px; height:15px; background-color:#d4edda;"></span>	Ground Floor	20'x80'
<span style="display:inline-block; width:15px; height:15px; background-color:#d4edda;"></span>	Basement	20'x70'
<span style="display:inline-block; width:15px; height:15px; background-color:#d4edda;"></span>	1st & 2nd Floor	20'x80'
<span style="display:inline-block; width:15px; height:15px; background-color:#fff3cd;"></span>	Ground Floor	18'x80'
<span style="display:inline-block; width:15px; height:15px; background-color:#fff3cd;"></span>	Basement	18'x70'
<span style="display:inline-block; width:15px; height:15px; background-color:#fff3cd;"></span>	1st & 2nd Floor	18'x80'
<span style="display:inline-block; width:15px; height:15px; background-color:#6c757d;"></span>	Ground Floor, 1st & 2nd floor	2166.72 sq. ft
<span style="display:inline-block; width:15px; height:15px; background-color:#6c757d;"></span>	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



## 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



Guildford Square: PR7 Airport Road, Zirakpur, Chandigarh



**88600-95959**

info@motiagroup.com || www.motiagroup.com



Download Brochure

[@motiagroupzirakpur](#) | [@motiagroup](#) | [www.motiagroup.com](#) | [@motiagroup](#) | [@motiagroup](#) | [@motiagroup](#)

Disclaimer - The specification and images used in the project brochure are conceptual. This brochure provides general information and can not form the basis of any legal commitment. The company reserves the right to make amendments as and when required. The construction of the project will be carried out as per the plans approved by the competent authorities.