



**FOR THOSE
WHO REALLY
MEAN BUSINESS**





A NEW DESTINATION ZONE FOR MOHALI

As a property owner at Greater Mohali's Ireo Hub, you don't just buy a property, you buy peace of mind. At this one-of-a-kind commercial-cum-retail development, you will find just the platform you need for your business to take off. This exclusive development in Mohali's Sector 98, combines innovative space solutions and distinctive style to create a new high-quality destination zone on the city's commercial landscape. Uniquely designed on the 'Open Plaza Concept', as opposed to the conventional boxed mall concept, it provides visitors with an inviting, comfortable and relaxing shopping environment. At Ireo Hub, the excitement of shopping and the bustle of commerce will come together to give the development an exclusive character.



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EASY ACCESS, GREAT VISIBILITY



The property's address is yet another feather in its cap. Strategically located in Sector 98, Mohali, it is easily accessible from Chandigarh and Panchkula, and has direct access from the adjoining 60 meter Sector Road. This prime retail and commercial space is sprawled over an area of 4.5 acres amid numerous residential developments, thereby enabling it to cater to the daily needs of the residents. What's more, the design is such that it has a large 190 meters of frontage to the adjoining Sector Road.

A UNIQUE OPEN PLAZA CONCEPT



A smaller and friendlier format than the Big Box Mall concept, Ireo Hub offers a quality destination for business and retail purposes. Based on the Open Plaza Concept, each of its individual 120 sq. yd. plots are laid around two open central plazas, which ensures hassle-free access and clear visibility for every individual unit across its three floors. The two centrally located landscape plazas have multiple activity nodes which create a pleasant environment that further adds character to the development and sets the mood of the bazaar. Further, for those desiring a larger format, Ireo Hub allows the flexibility to create an impressive upto 4320 sq. ft built-up area unit, over three floors.





SITE MAP



1. Service Entry/ Exits
2. Vehicular Entry/Exits
3. Central Entry (Pedestrian)
4. Entrance Area
5. Feature Walls
6. Entry /Exit Ramps
7. Arrival Plaza
8. Landscape Court 01
9. Plaza
10. Entry Plaza
11. Two Sided Surface Parking
12. Landscape Court 02
13. Secondary Entries
14. Shops
15. Main Road
16. Service Road
17. Buffer Green
18. Entry Visa
19. Service Lane



RELIABLE AND MODERN INFRASTRUCTURE

Whether you're a vendor or a visitor, the modern features at Ireo Hub are sure to give you a splendid experience.

- A ground level visitor's parking and a covered two-level basement parking ensure safety and comfort. These are easily accessible by passenger elevators.
- As opposed to the central air-conditioning provided by larger malls which involve huge facility management charges, Ireo Hub allows owner/tenants to set up their own air-conditioning regime and timings. This allows them individual control on the facilities and therefore maintenance costs.
- The public areas include seating facilities, which comprise thoughtfully placed canopies to create a relaxing environment.
- There are multiple activity nodes for kiosks in the central plazas. These small vending ventures add to the ambience of the open plazas and set the mood of the bazaar.
- Reliable services such as 100% power backup, and dedicated washroom facilities will ensure that you have a hassle-free experience.



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