



UNICUS
SHYAMAL



**"BUSINESS IS THE
SYMBOL OF LIFE
IN ITS ADHERENCE
TO CHANGE
AND SUCCEED,
CONSISTENTLY."**

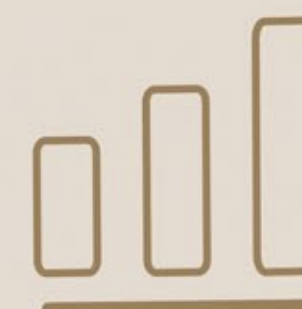
VISIONARY
GROUPS



Unveiled by four real estate and construction groups, UNICUS SHYAMAL is the commercial avenue that blends their forte and experience ideally. This business complex establishes a hub of outstanding enterprises that seek to push the limits of innovation and quality in equal measure.

THE BUSINESS

FUU



UNICUS SHYAMAL



THE FUTURE IS HERE

RE

Situated at the Shyamal crossroads, UNICUS SHYAMAL is a magnificent commercial structure that blends class, charisma, and construction in a symphony of grandeur. Located right opposite to the group's another prestigious project - ICONIC SHYAMAL - here is an edifice that features 73 incredible Showrooms and 226 sensational Offices for entrepreneurs and business heads of the future.

Experience the business future, right here...

IS HERE.



73 SHOWROOMS



226 OFFICES



THE BUSINESS

VISIONARY GROUPS



Unveiled by four real estate and construction groups, UNICUS SHYAMAL is the commercial avenue that blends their forte and experience ideally. This business complex establishes a hub of outstanding enterprises that seek to push the limits of innovation and quality in equal measure.

Experience the business future, right here... and business heads of the future. 226 seasonal Offices for entrepreneurs features 73 incredible Showrooms and ICONIC SHYAMAL - here is an edifice that group's another prestigious project - of grandeur. Located right opposite to the commercial structure that blends class, UNICUS SHYAMAL is a magnificent situated at the Shyamal crossroads.



IS HERE.

UNICUS SHYAMAL

THE FUTURE IS HERE



73 SHOWROOMS



226 OFFICES

UNIQUE LEGACY

UNICUS SHYAMAL presents its four outstanding attributes that makes it a lucrative and worthy business destination...



UNIQUE
ACCESS



UNIQUE
AVENUES



UNIQUE
AMBIENCE



UNIQUE
ADVANTAGE

EXPERIENCE THE ELEVATION THAT ELEVATES YOUR STATURE!

With a magnificent frontage and elevation that defines UNICUS SHYAMAL, the sparkling style and substance is sure to turn heads and elevate your identity too.



UNIQUE ACCESS

The strategic location of UNICUS SHYAMAL presents a plethora of opportunities to businessmen, buyers, professionals, and visitors alike.

FEATURES

- Outstanding business location for entrepreneurs connected by the METRO
- Maximum connectivity with the BRTS for locals and travelers
- Densely populated residential societies in close proximity enabling higher footfalls



**UNICUS
SHYAMAL**

**EMBRACE
THE LOCATION
THAT ENHANCES
YOUR IDENTITY!**

UNICUS SHYAMAL is located at the crossroads of one of the busiest areas of ahmedabad, ensuring ideal connectivity for all.

**SHYAMAL
CROSSROADS**

**ICONIC
SHYAMAL**

UNIQUE AVENUES

UNICUS SHYAMAL brings several kinds of entrepreneurs and enterprises together and provides enough exposure with the presence of national and international brands in close proximity.

RETAIL - GROUND TO 3RD FLOOR

- 73 Showrooms
- All Showrooms with 15 ft. wide frontage

OFFICES - 4TH TO 13TH FLOOR

- 226 Offices
- Offices with Terrace garden @ 4th floor
- Individual Offices - 5th to 13th floor



ENDEAVOUR THE AVENUES THAT DREAM OF LASTING SUCCESS!

UNICUS SHYAMAL presents a wide array of businesses that deserve representation of class and prestige for their foresight and vision.



UNIQUE AMBIENCE

The environment and lavish ambience of UNICUS SHYAMAL is breathtaking to state the least, providing the atmosphere fit for success.

RETAIL & OFFICES

- Double heighted foyer with Italian marble cladding
- Landscaped, collaborative spaces and seating areas within the arena
- Luxurious and spacious VIP lounge for the elite

OFFICES - 4TH TO 13TH FLOOR

- Vibrant Terrace gardens on 4th floor
- Spacious foyer on all floors
- All Offices with outstanding views



ENGAGE THE AUDIENCE IN THE AMBIENCE OF YOUR PREFERENCE!

The ambience at UNICUS SHYAMAL is thoroughly justified in every nook & corner, and is exemplary for businesses to pursue steady growth and greatness.



UNIQUE ADVANTAGE

Every element within UNICUS SHYAMAL is imbued with impeccable quality, ease of accessibility, structural balance, and infinite class, elevating the benefits of hosting businesses here.

FEATURES

- Separate loading - unloading areas for hassle free dispatch and procurement
- Open air Cafeteria at ground floor
- 10 Passenger elevators of International standard along with 2 Service elevators

PARKING

- Three-level basement parking space
- Parking for 4-wheelers and 2-wheelers
- Ground floor parking for retail outlets with ample space for visitors parking



ENJOY THE AMENITIES WHILE BASKING IN SUCCESS, ALWAYS!

Let the amenities at UNICUS SHYAMAL endear one and all to make the entrepreneurs comfortable and relaxed within the commercial project.





GROUND FLOOR PLAN
SHOWROOMS | 13 FT. FLOOR HEIGHT

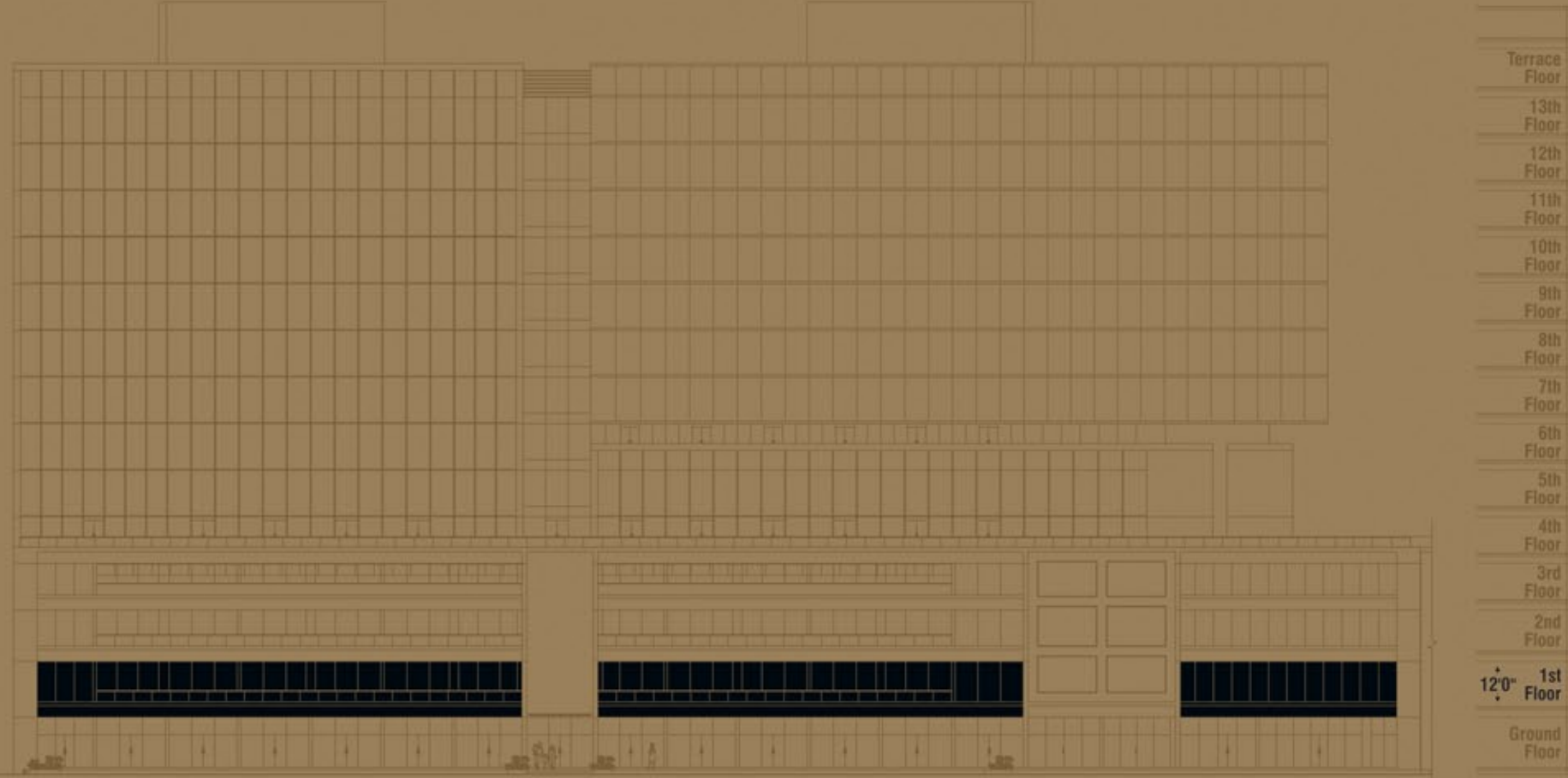


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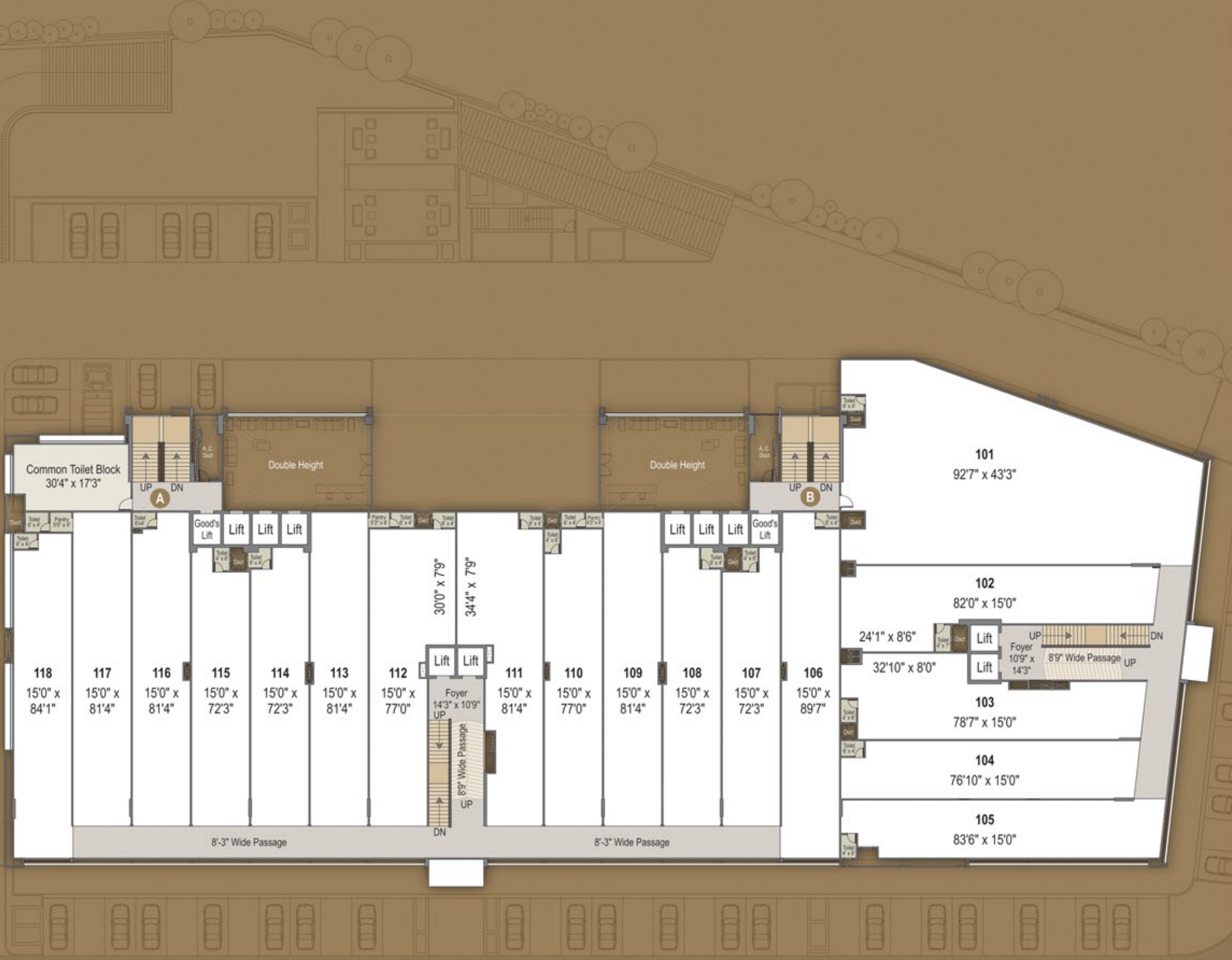
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1ST FLOOR PLAN
SHOWROOMS | 12 FT. FLOOR HEIGHT

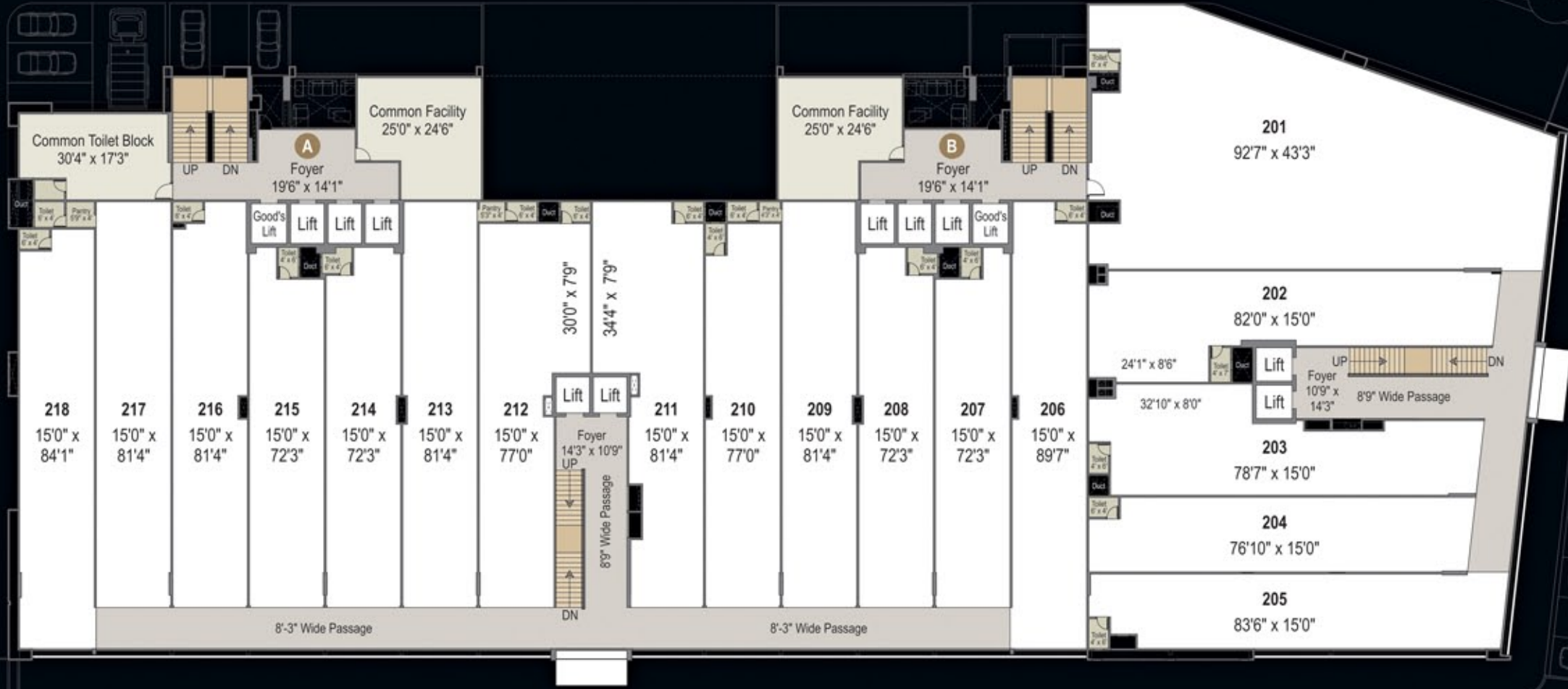
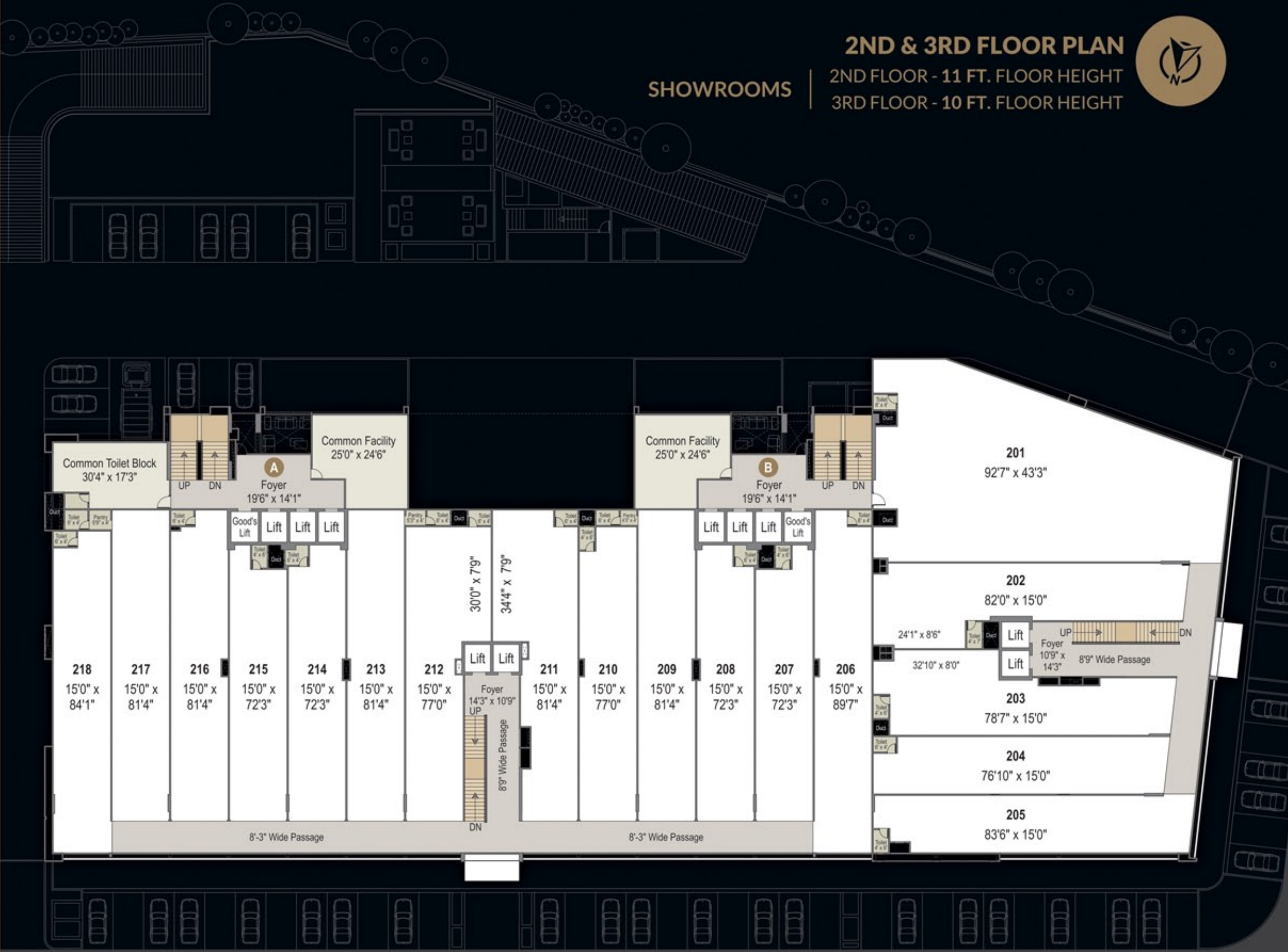


- Terrace Floor
- 13th Floor
- 12th Floor
- 11th Floor
- 10th Floor
- 9th Floor
- 8th Floor
- 7th Floor
- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 12'0" 1st Floor
- Ground Floor

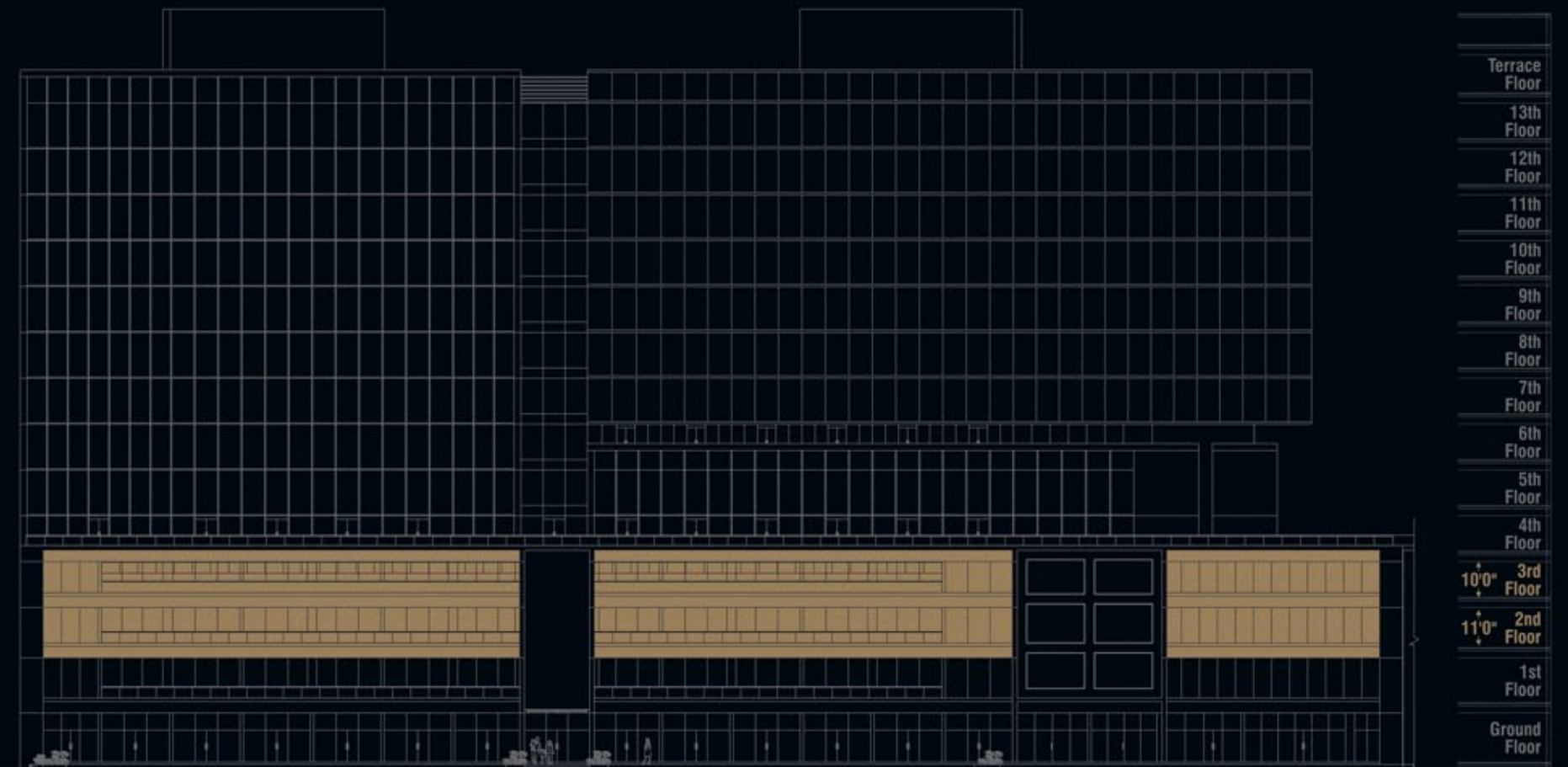


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2ND & 3RD FLOOR PLAN
SHOWROOMS | 2ND FLOOR - 11 FT. FLOOR HEIGHT
3RD FLOOR - 10 FT. FLOOR HEIGHT



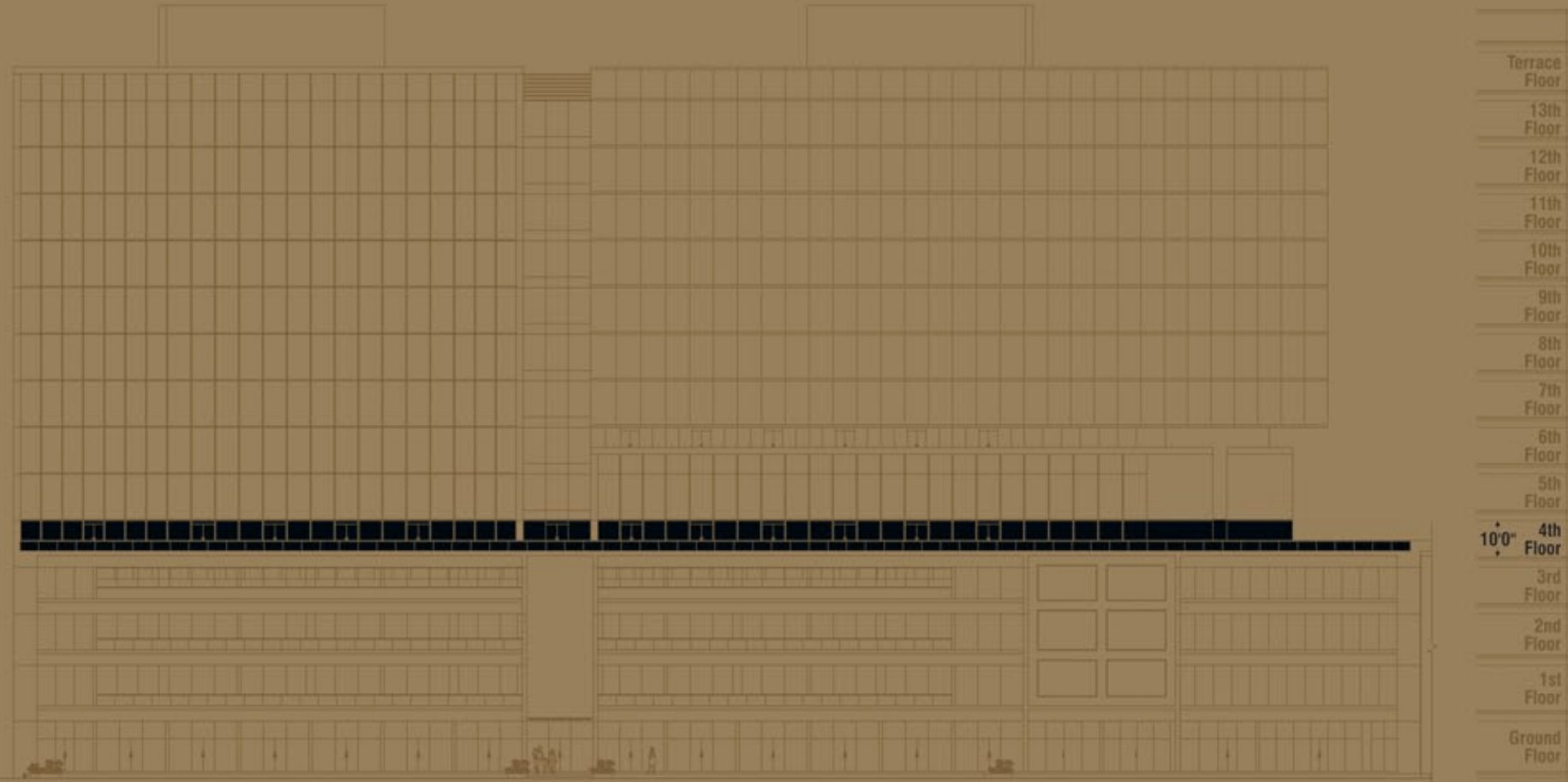
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- Terrace Floor
- 13th Floor
- 12th Floor
- 11th Floor
- 10th Floor
- 9th Floor
- 8th Floor
- 7th Floor
- 6th Floor
- 5th Floor
- 4th Floor
- 10'0" 3rd Floor
- 11'0" 2nd Floor
- 1st Floor
- Ground Floor



4TH FLOOR PLAN
OFFICES WITH TERRACE | 10 FT. FLOOR HEIGHT

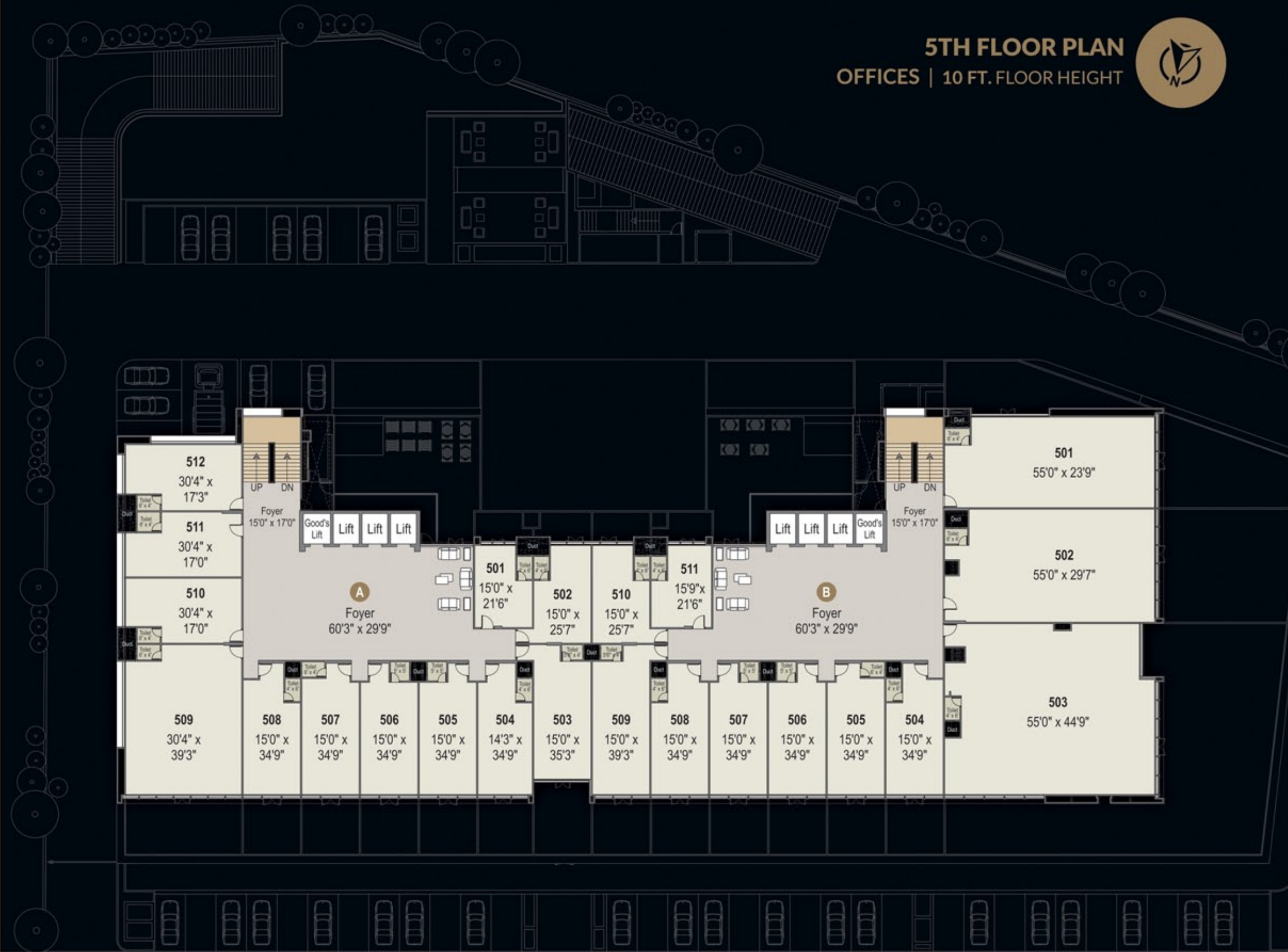


- Terrace Floor
- 13th Floor
- 12th Floor
- 11th Floor
- 10th Floor
- 9th Floor
- 8th Floor
- 7th Floor
- 6th Floor
- 5th Floor
- 4th Floor**
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor



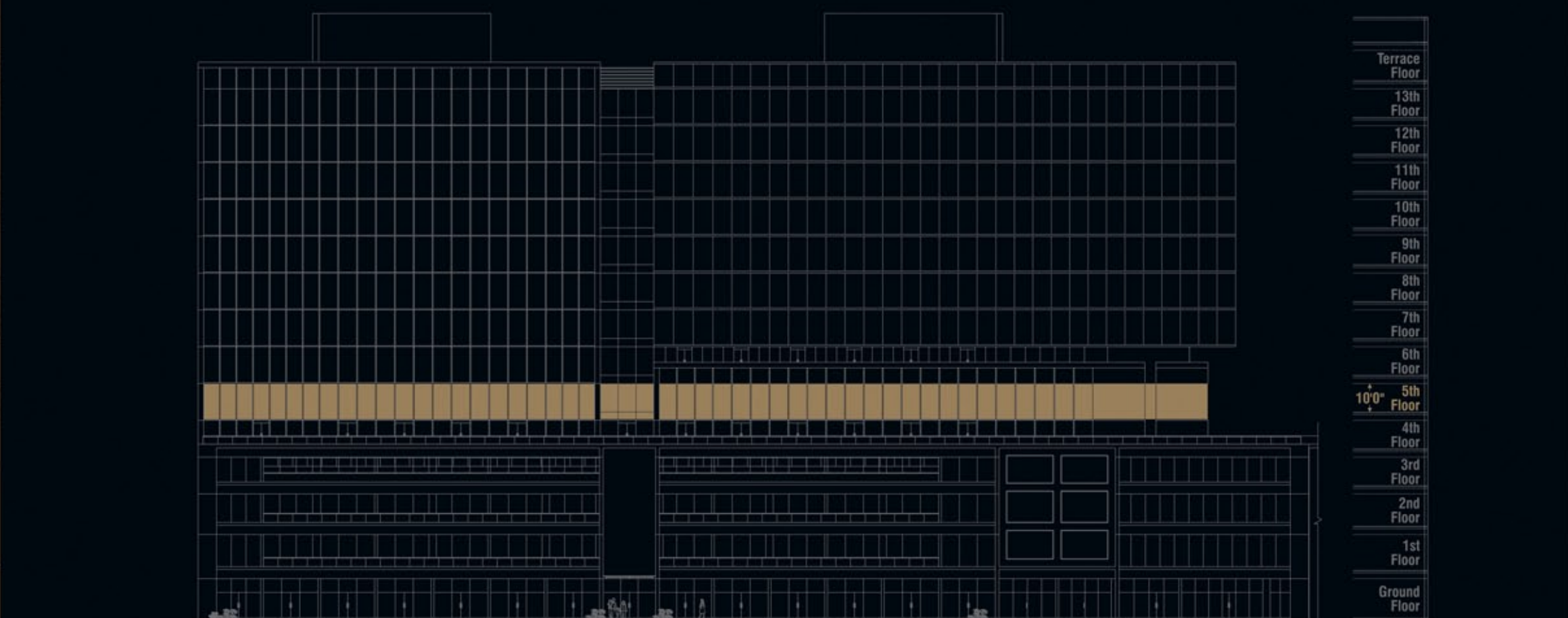
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5TH FLOOR PLAN
OFFICES | 10 FT. FLOOR HEIGHT



- Terrace Floor
- 13th Floor
- 12th Floor
- 11th Floor
- 10th Floor
- 9th Floor
- 8th Floor
- 7th Floor
- 6th Floor
- 5th Floor
- 4th Floor**
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor

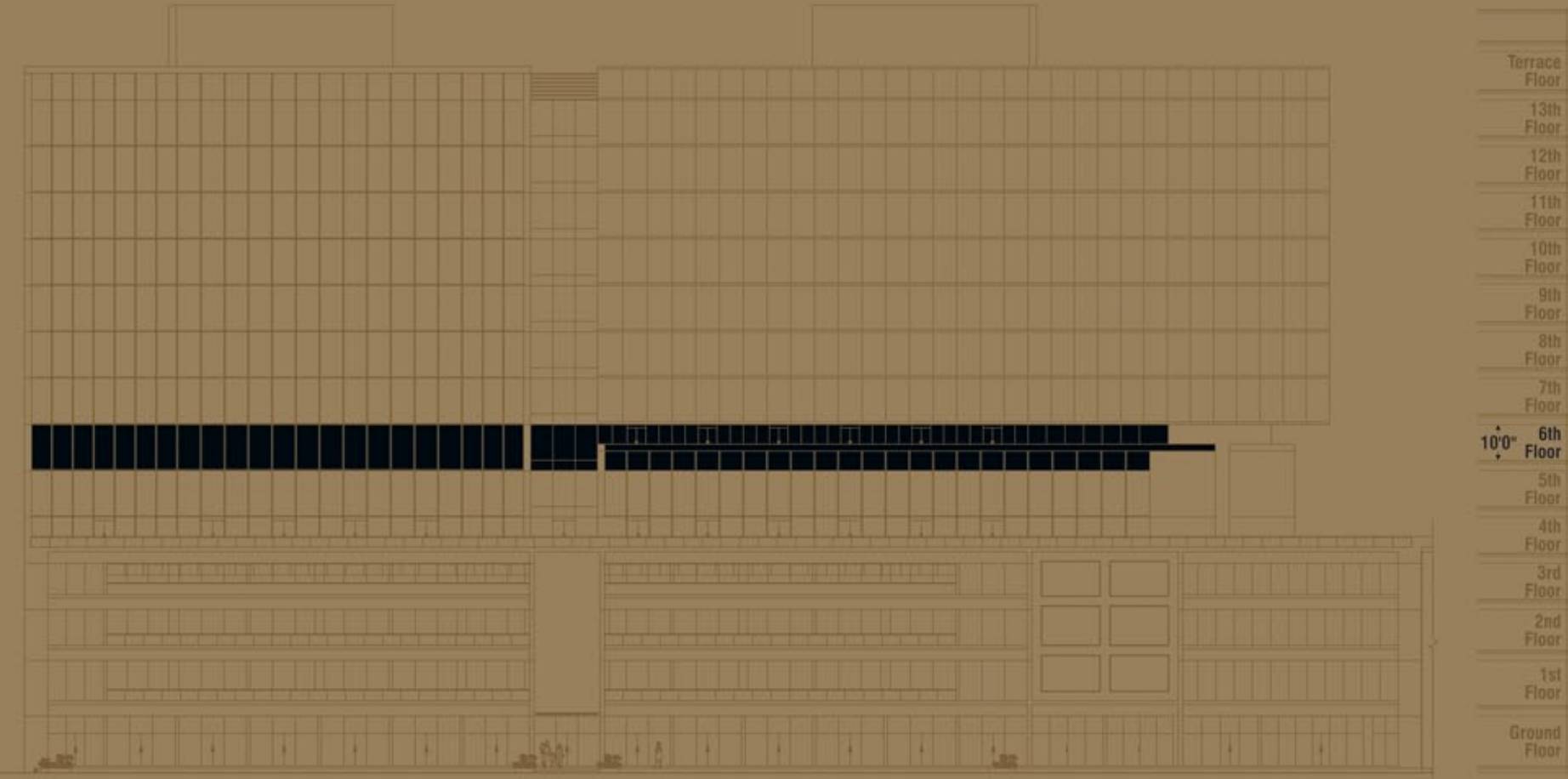
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- Terrace Floor
- 13th Floor
- 12th Floor
- 11th Floor
- 10th Floor
- 9th Floor
- 8th Floor
- 7th Floor
- 6th Floor
- 5th Floor
- 4th Floor**
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor

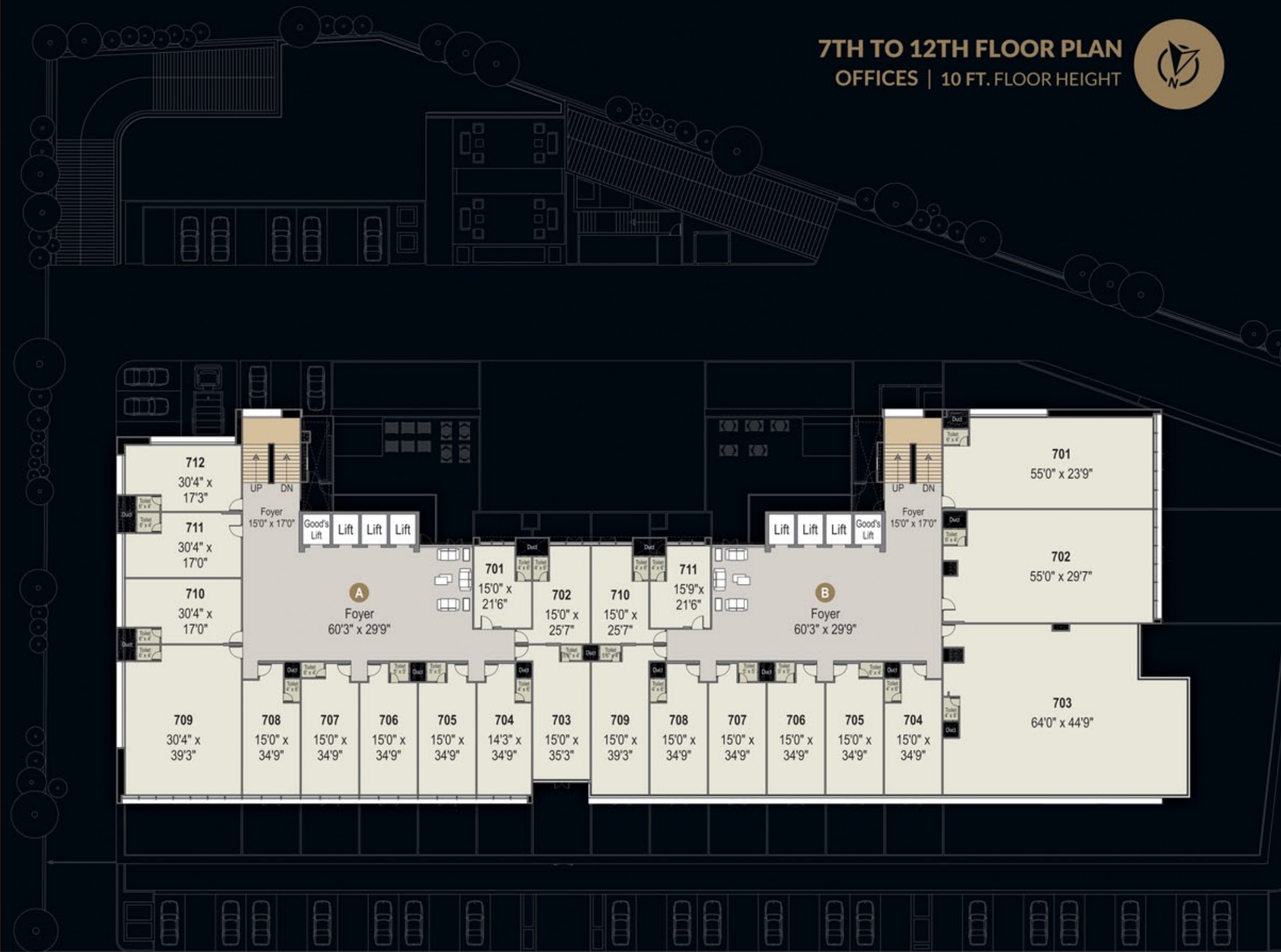


6TH FLOOR PLAN
OFFICES | 10 FT. FLOOR HEIGHT



- Terrace Floor
- 13th Floor
- 12th Floor
- 11th Floor
- 10th Floor
- 9th Floor
- 8th Floor
- 7th Floor
- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor

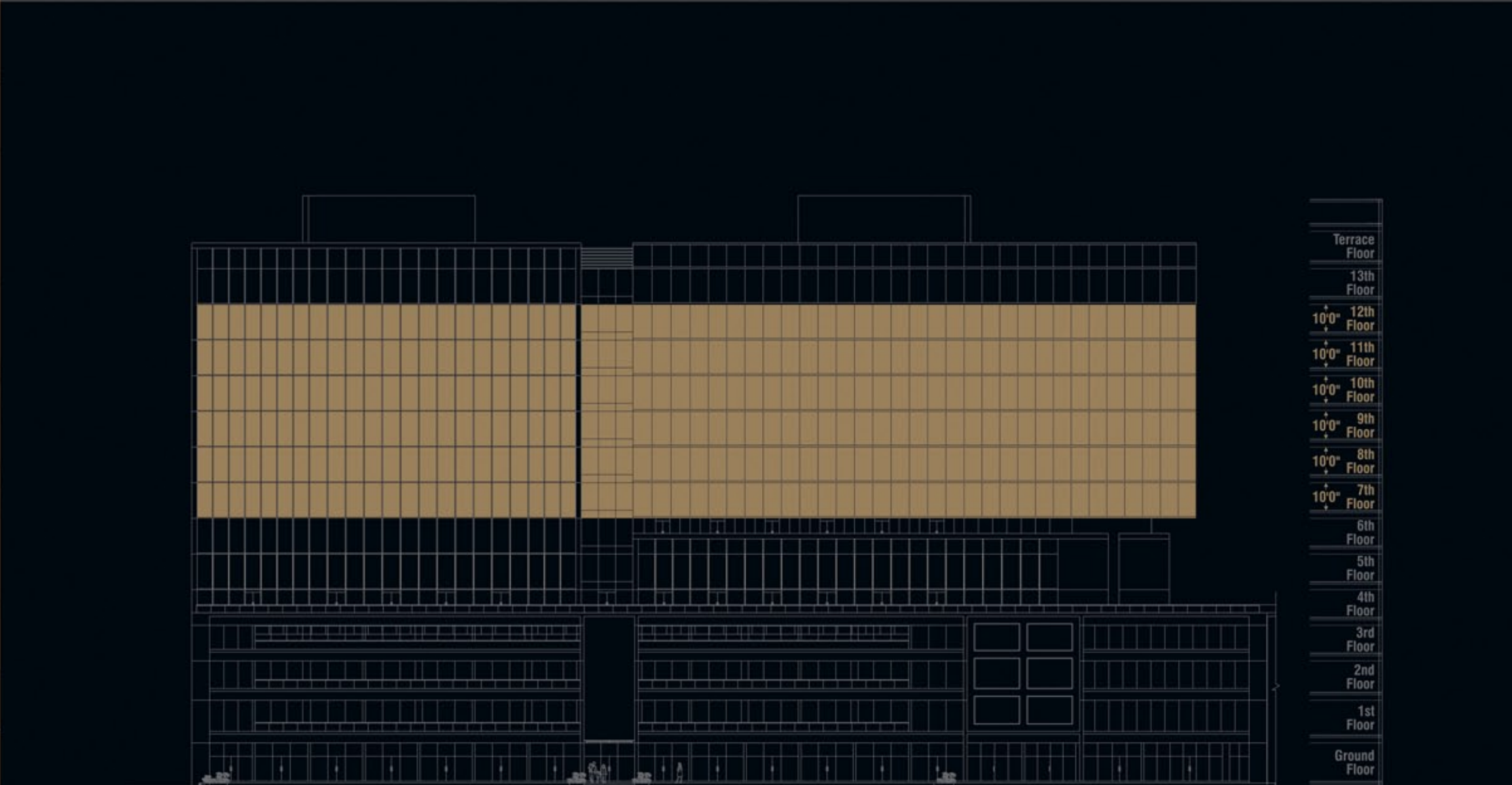
7TH TO 12TH FLOOR PLAN
OFFICES | 10 FT. FLOOR HEIGHT



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30.00 MT. WIDE T.P.S. ROAD

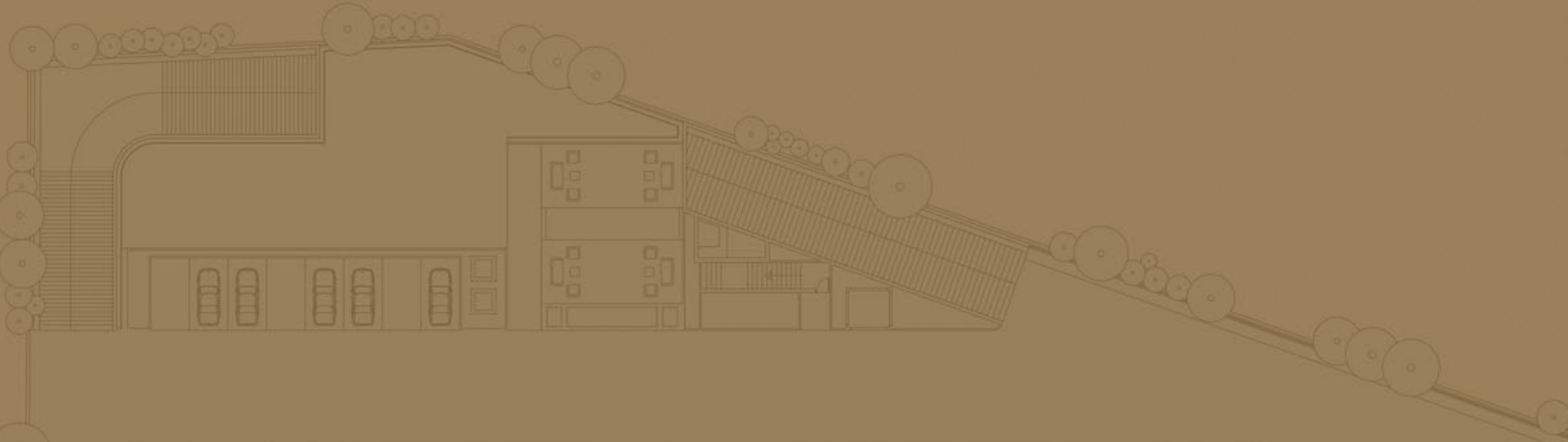
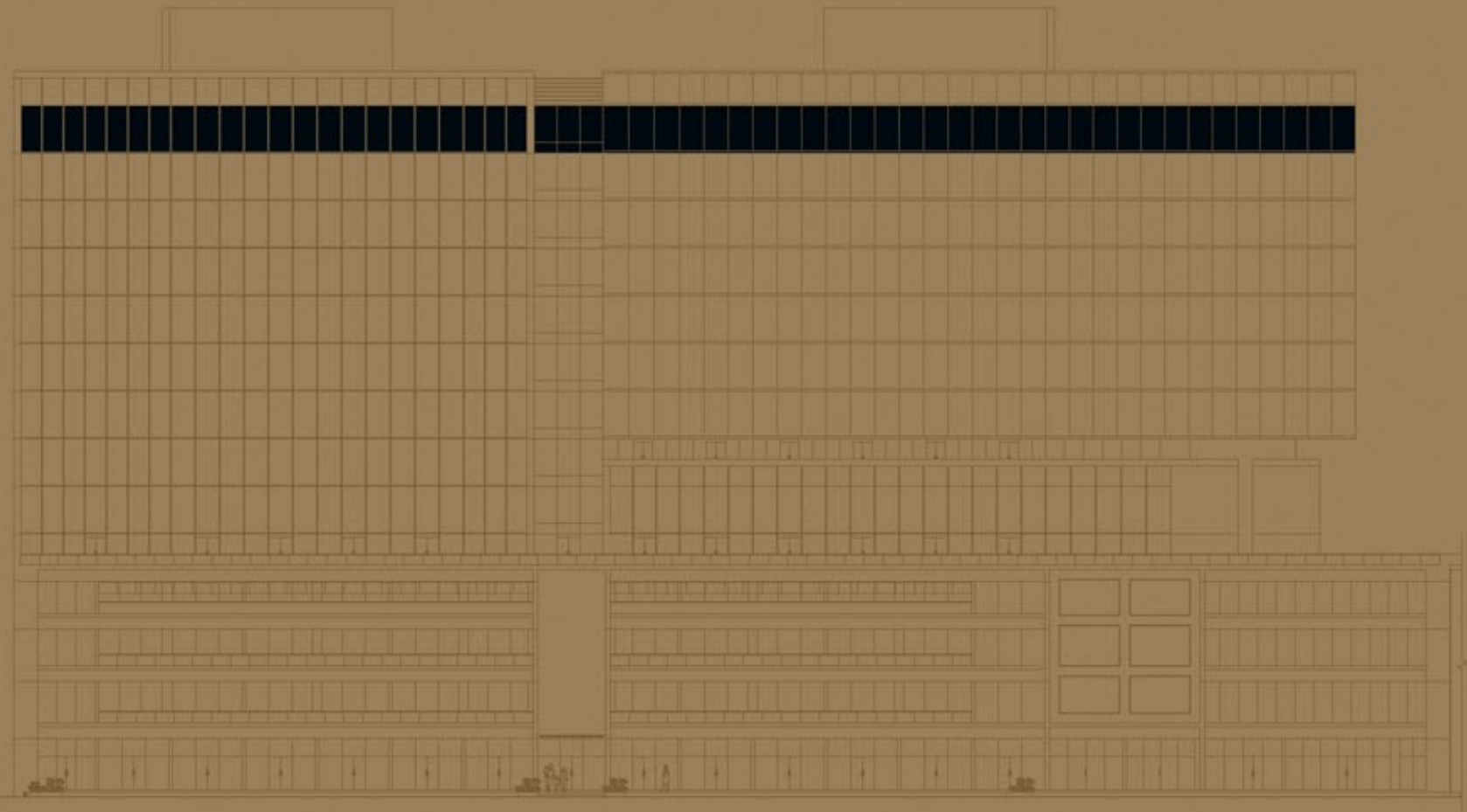


- Terrace Floor
- 13th Floor
- 12th Floor
- 11th Floor
- 10th Floor
- 9th Floor
- 8th Floor
- 7th Floor
- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Floor



13TH FLOOR PLAN
OFFICES | 10 FT. FLOOR HEIGHT

Terrace Floor
13th Floor
12th Floor
11th Floor
10th Floor
9th Floor
8th Floor
7th Floor
6th Floor
5th Floor
4th Floor
3rd Floor
2nd Floor
1st Floor
Ground Floor



30.00 MT. WIDE T.P.S. ROAD

ENGRAVE INITIALS OF INDUSTRY-WIDE DOMAINS, RIGHT HERE!

With a host of domains finding a place in UNICUS SHYAMAL, commerce will be multi-pronged to accommodate varied interests, trades, and ideas.



AUTOMOBILES



JEWELLERY



SUPERMARKET



BANK



RESTAURANT



ELECTRONICS



WATCH



BOOK SHOP



READY-MADE



SALON



FURNISHINGS



OPTICALS



MOBILE STORE



CAFE



GYMNASIUM



ARCHITECT



C.A.



FINANCE



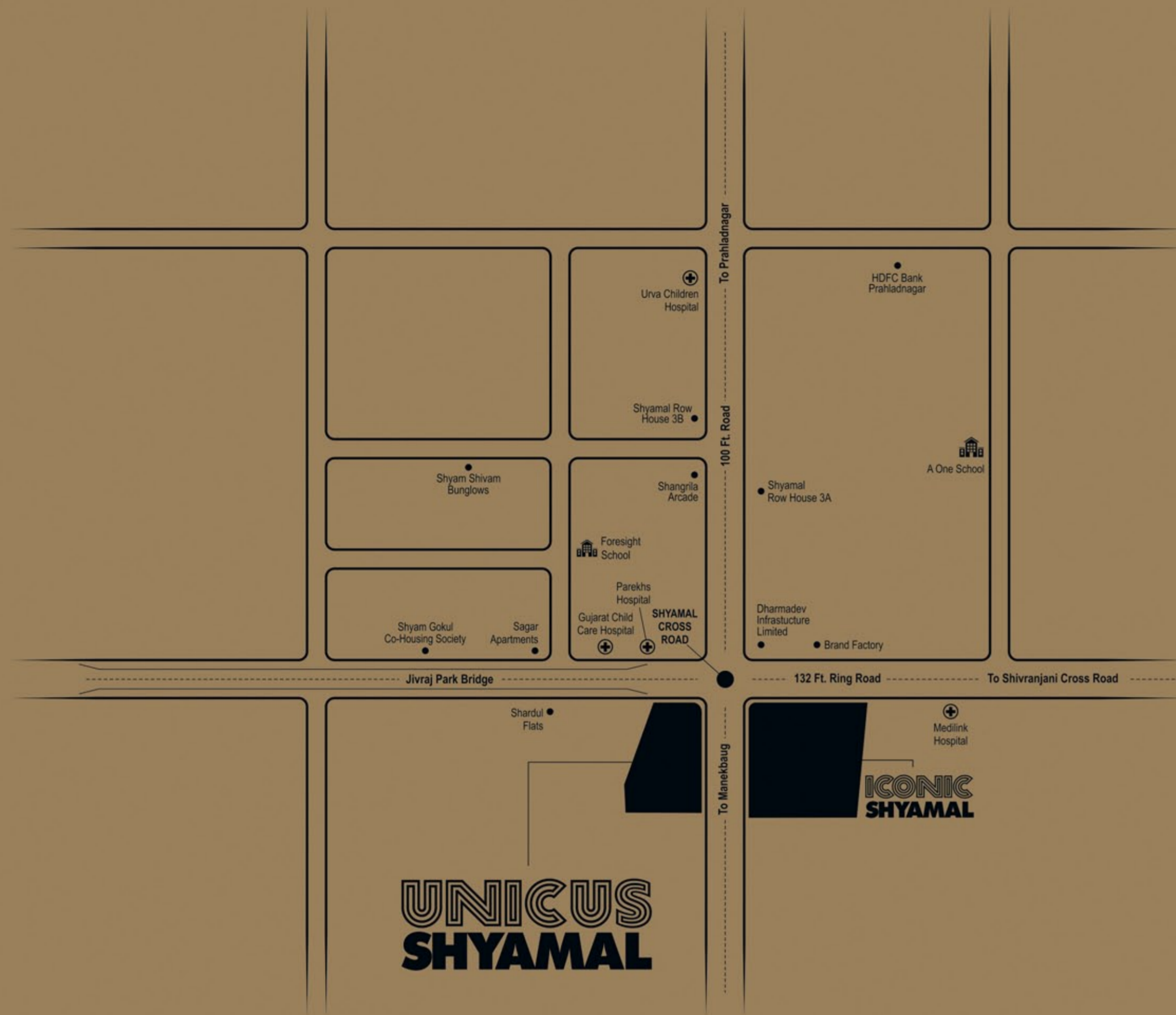
IT



INSURANCE



LOCATION (NOT TO SCALE)



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SHAFALYA INFRA LINK LLP

SITE ADDRESS

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