

# EPITOME BUSINESS HUB @ BODAKDEV



# PREMIUM & SPACIOUS

class-A offices &  
upscale retail space

A<sup>2</sup> ~ Akshar Square  
modern offices behind  
a beautifully crafted façade,  
flexible & light-filled office floors  
- some with exclusive terraces -  
created to the highest standards for  
occupiers who want to be at  
the centre of city.

Developed and managed by  
Sthaptya Buildcon.

14 -story mixed-use tower includes  
10 levels of Class A offices,  
3-level + street level retail & dining options.











location with a proven  
reputation for business @ **CENTRE OF CITY**

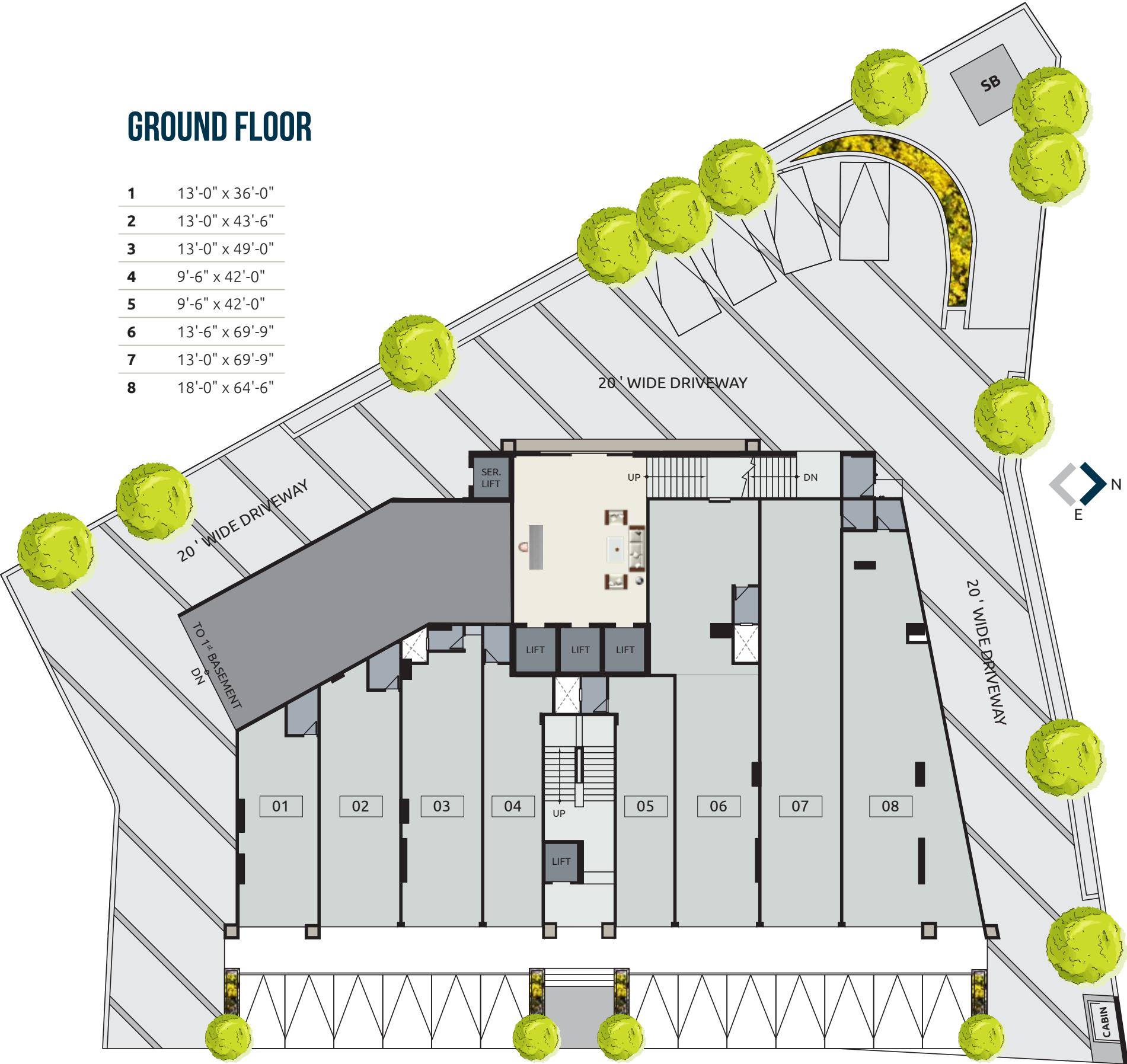
Located in Vastrapur, A<sup>2</sup> is set amid a cocktail of Business, rapidly evolving start-ups, galleries, parks, hotels, plus highly individual shops, cafe and restaurants immersed in the excitement of the Amdavad's life.





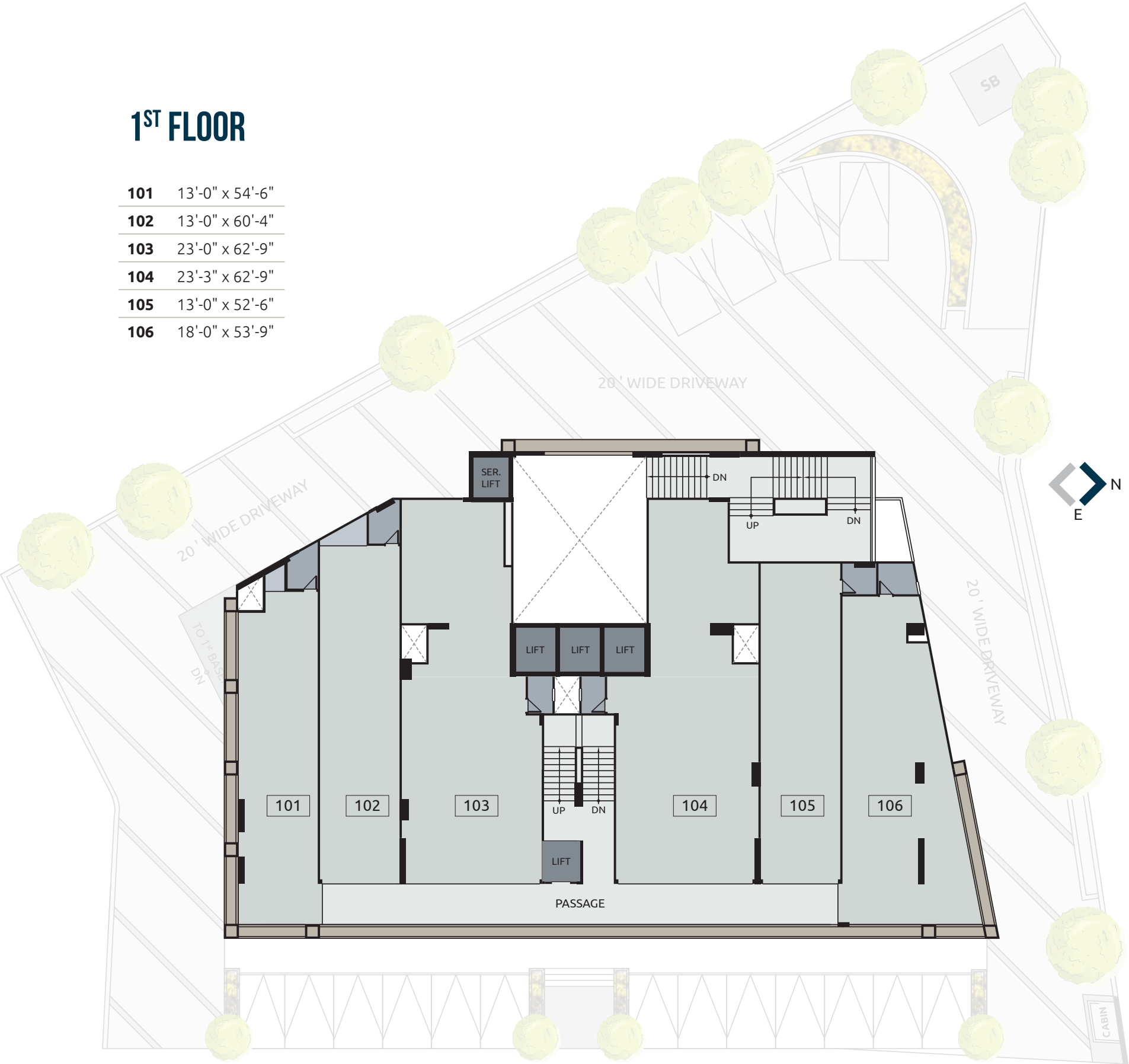
# GROUND FLOOR

- |   |                 |
|---|-----------------|
| 1 | 13'-0" x 36'-0" |
| 2 | 13'-0" x 43'-6" |
| 3 | 13'-0" x 49'-0" |
| 4 | 9'-6" x 42'-0"  |
| 5 | 9'-6" x 42'-0"  |
| 6 | 13'-6" x 69'-9" |
| 7 | 13'-0" x 69'-9" |
| 8 | 18'-0" x 64'-6" |



1<sup>ST</sup> FLOOR

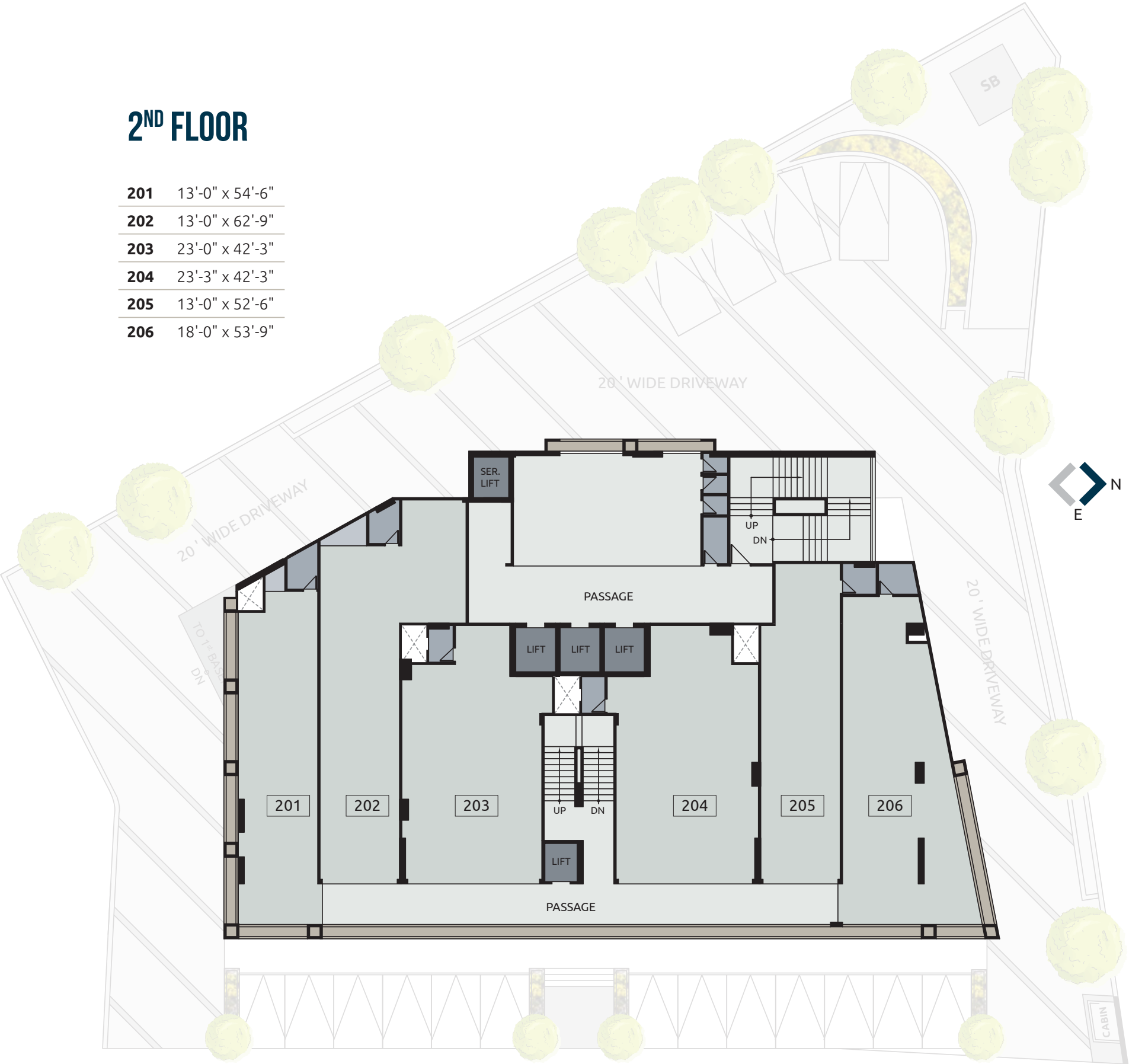
101	13'-0" x 54'-6"
102	13'-0" x 60'-4"
103	23'-0" x 62'-9"
104	23'-3" x 62'-9"
105	13'-0" x 52'-6"
106	18'-0" x 53'-9"





# 2<sup>ND</sup> FLOOR

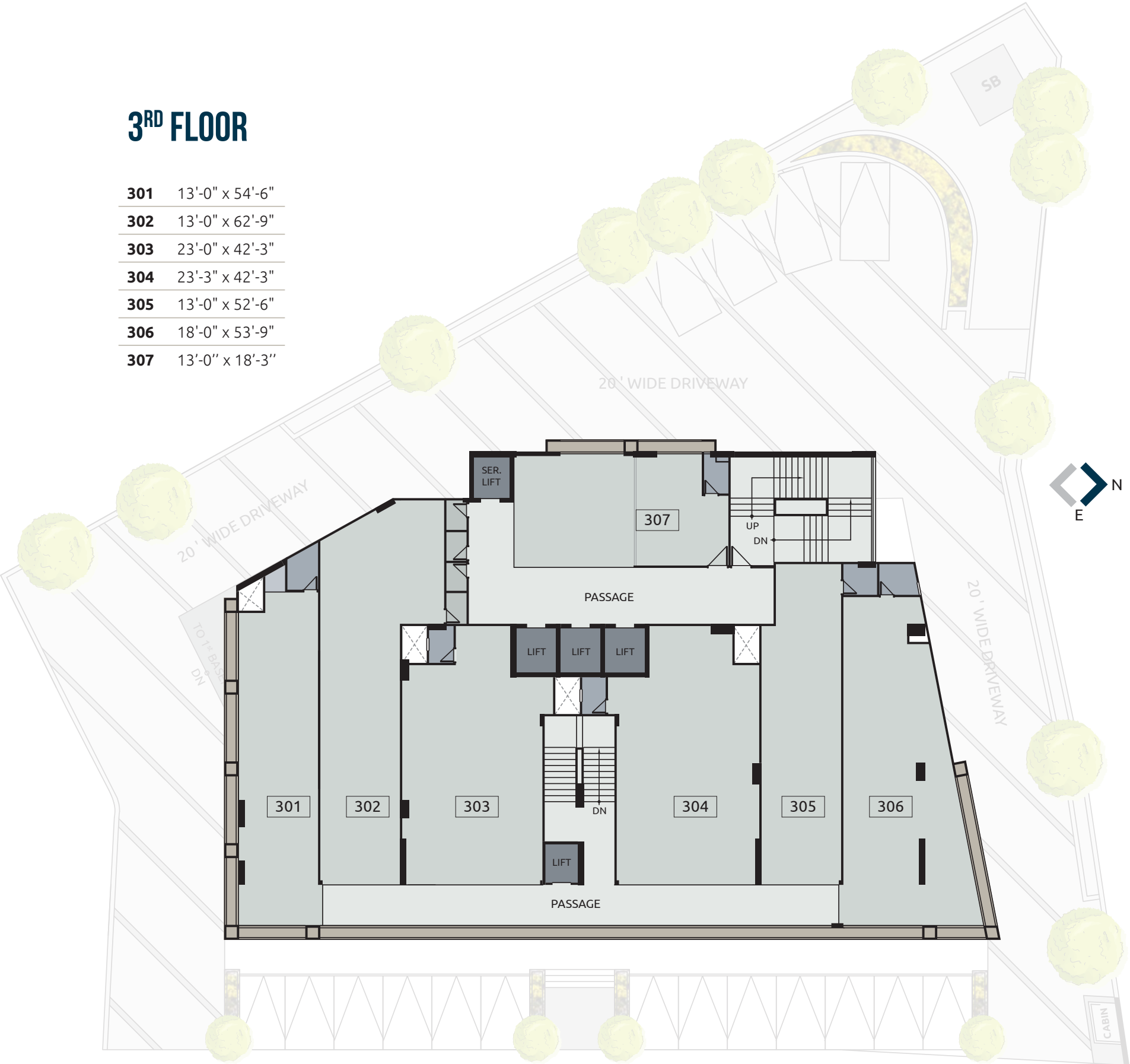
201	13'-0" x 54'-6"
202	13'-0" x 62'-9"
203	23'-0" x 42'-3"
204	23'-3" x 42'-3"
205	13'-0" x 52'-6"
206	18'-0" x 53'-9"





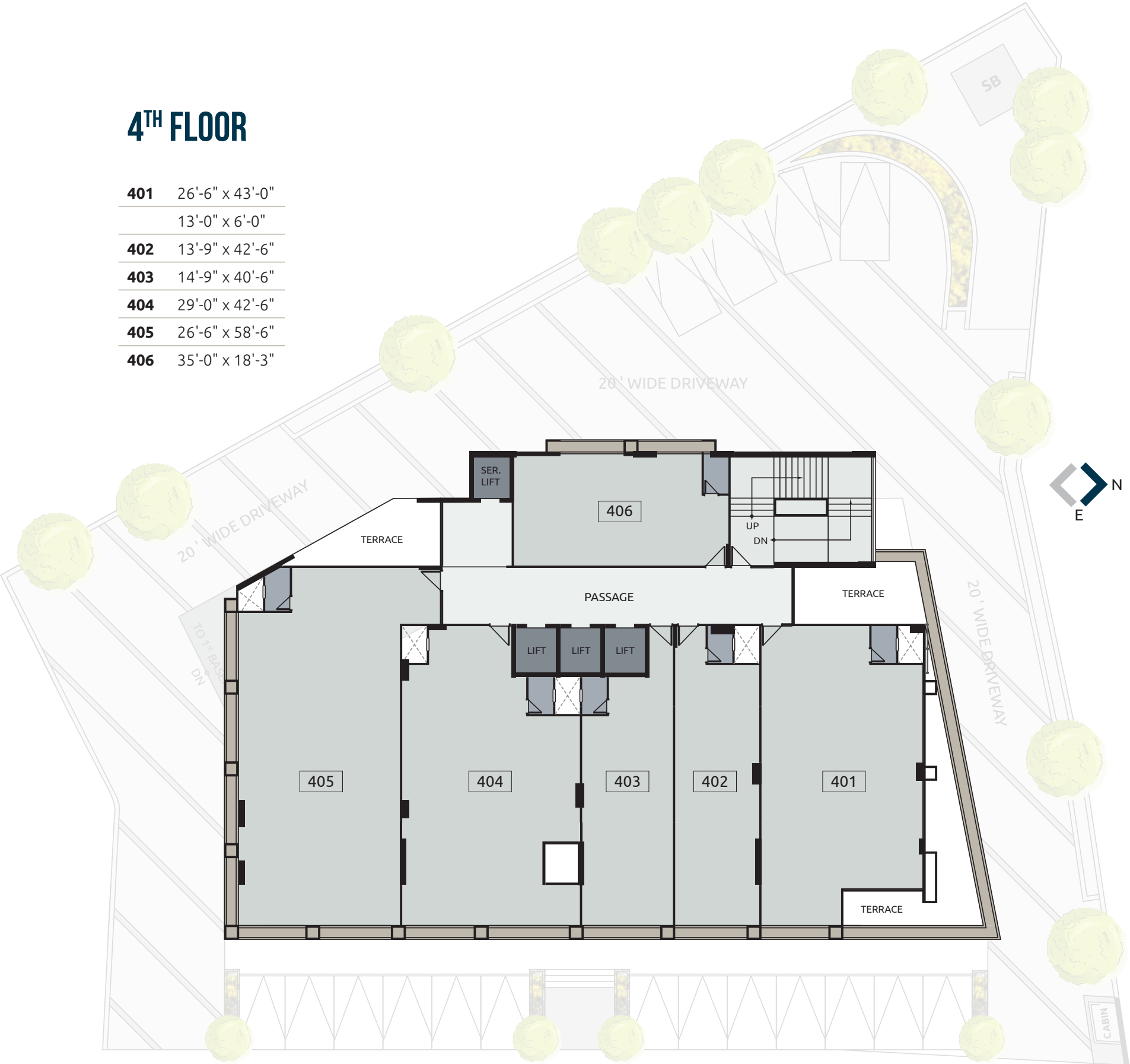
# 3<sup>RD</sup> FLOOR

301	13'-0" x 54'-6"
302	13'-0" x 62'-9"
303	23'-0" x 42'-3"
304	23'-3" x 42'-3"
305	13'-0" x 52'-6"
306	18'-0" x 53'-9"
307	13'-0" x 18'-3"



# 4<sup>TH</sup> FLOOR

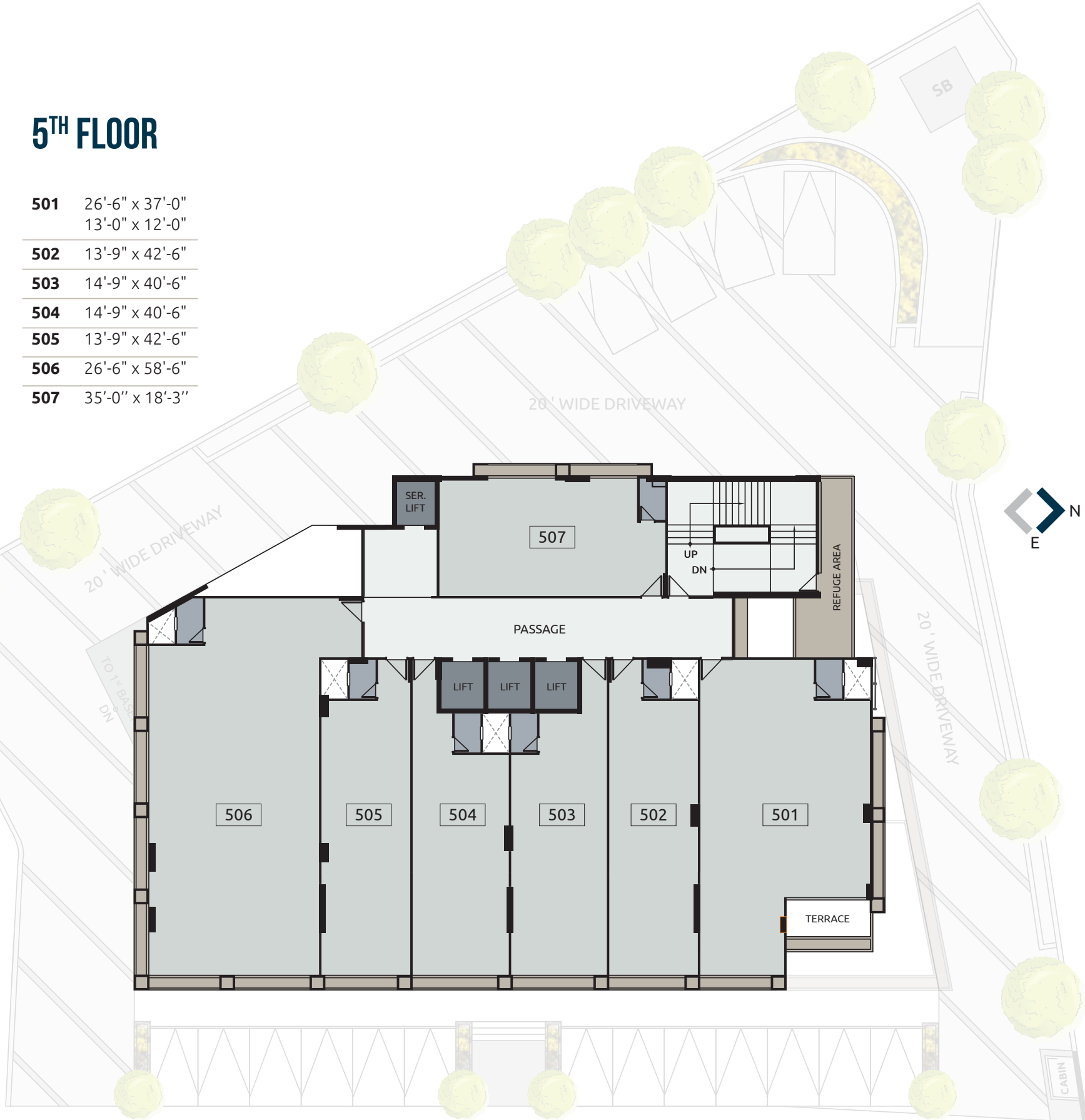
401	26'-6" x 43'-0"
	13'-0" x 6'-0"
402	13'-9" x 42'-6"
403	14'-9" x 40'-6"
404	29'-0" x 42'-6"
405	26'-6" x 58'-6"
406	35'-0" x 18'-3"





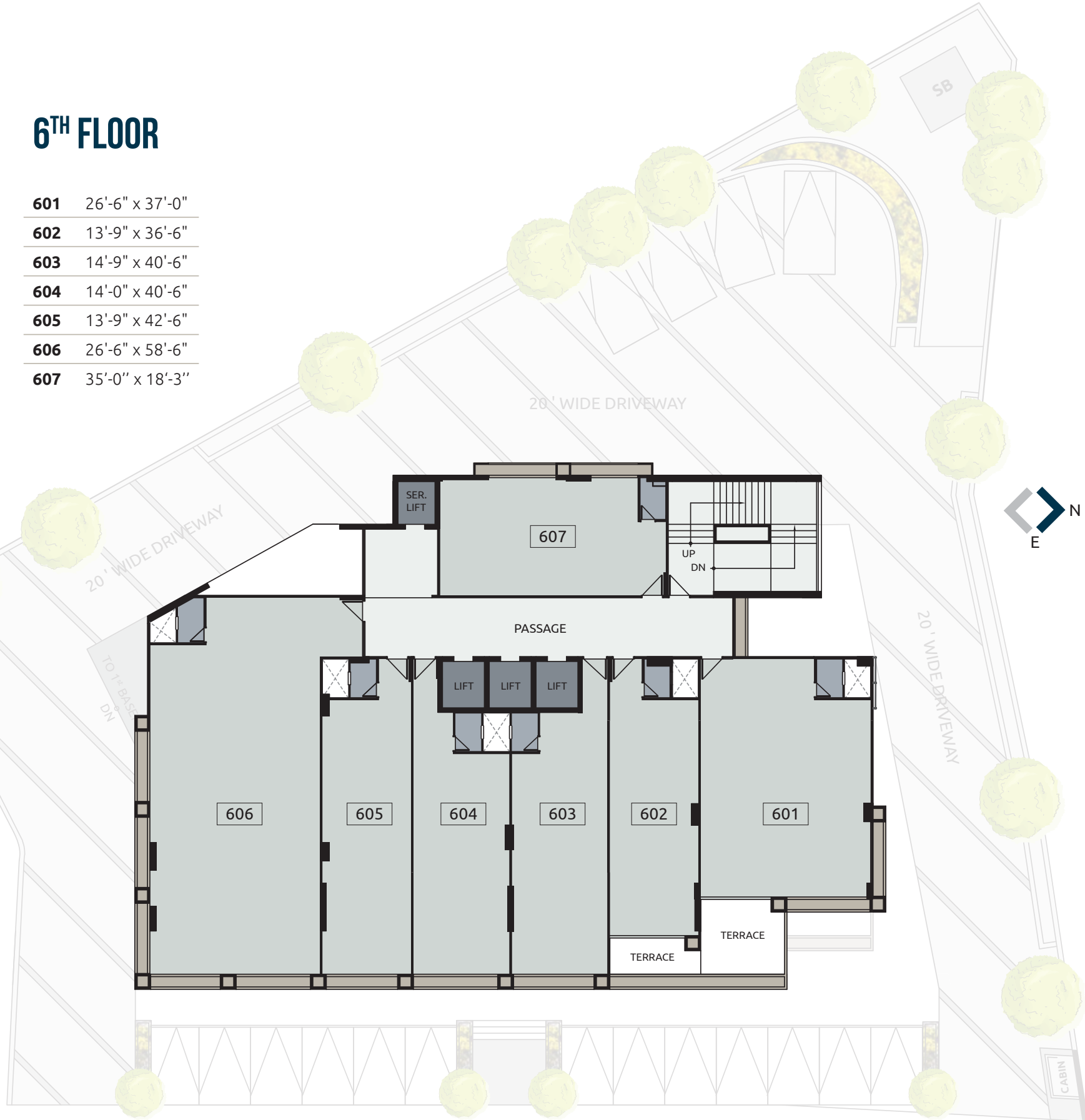
# 5<sup>TH</sup> FLOOR

501	26'-6" x 37'-0" 13'-0" x 12'-0"
502	13'-9" x 42'-6"
503	14'-9" x 40'-6"
504	14'-9" x 40'-6"
505	13'-9" x 42'-6"
506	26'-6" x 58'-6"
507	35'-0" x 18'-3"



# 6<sup>TH</sup> FLOOR

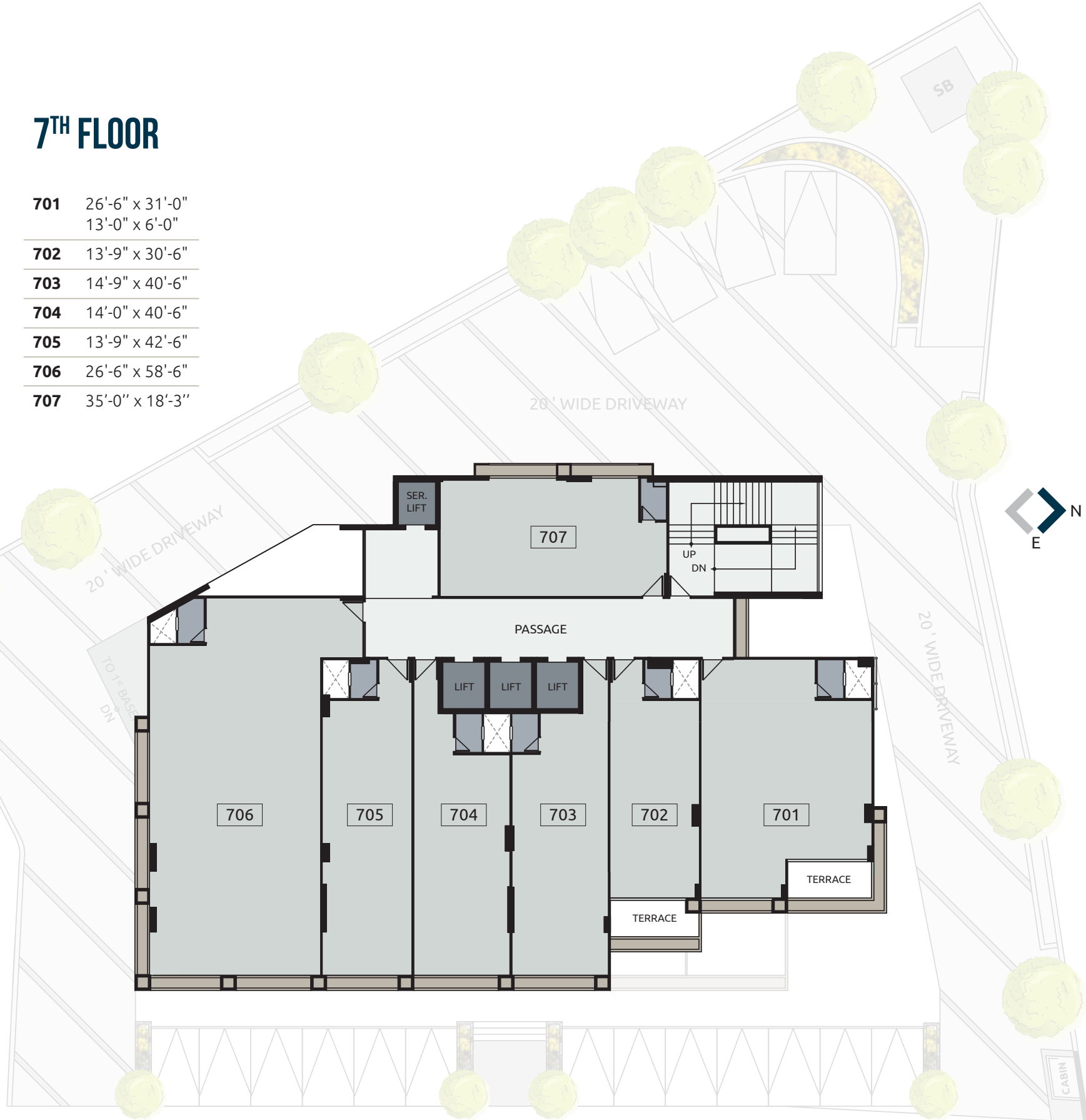
601	26'-6" x 37'-0"
602	13'-9" x 36'-6"
603	14'-9" x 40'-6"
604	14'-0" x 40'-6"
605	13'-9" x 42'-6"
606	26'-6" x 58'-6"
607	35'-0" x 18'-3"





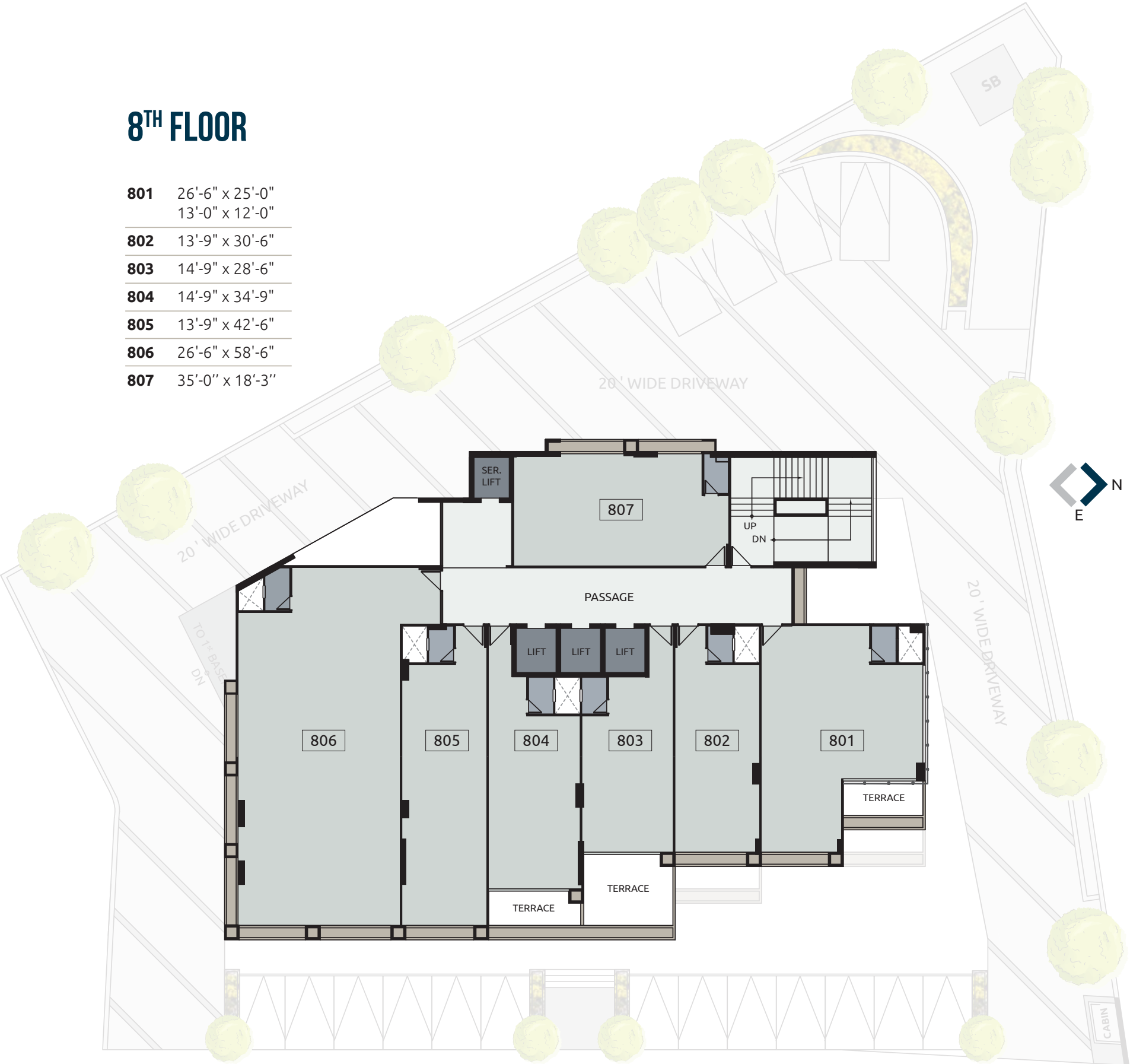
# 7<sup>TH</sup> FLOOR

<b>701</b>	26'-6" x 31'-0" 13'-0" x 6'-0"
<b>702</b>	13'-9" x 30'-6"
<b>703</b>	14'-9" x 40'-6"
<b>704</b>	14'-0" x 40'-6"
<b>705</b>	13'-9" x 42'-6"
<b>706</b>	26'-6" x 58'-6"
<b>707</b>	35'-0" x 18'-3"



# 8<sup>TH</sup> FLOOR

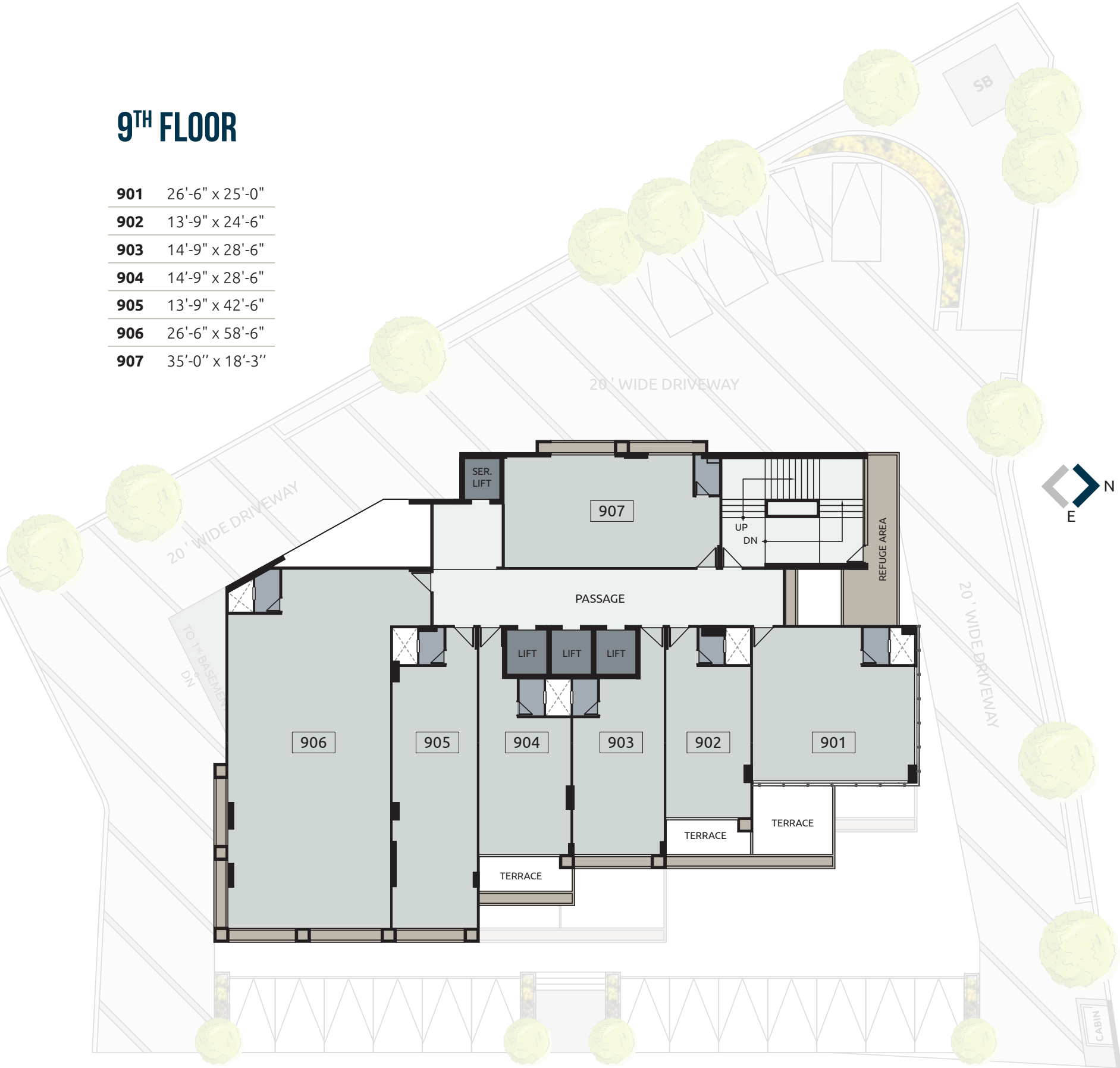
801	26'-6" x 25'-0" 13'-0" x 12'-0"
802	13'-9" x 30'-6"
803	14'-9" x 28'-6"
804	14'-9" x 34'-9"
805	13'-9" x 42'-6"
806	26'-6" x 58'-6"
807	35'-0" x 18'-3"





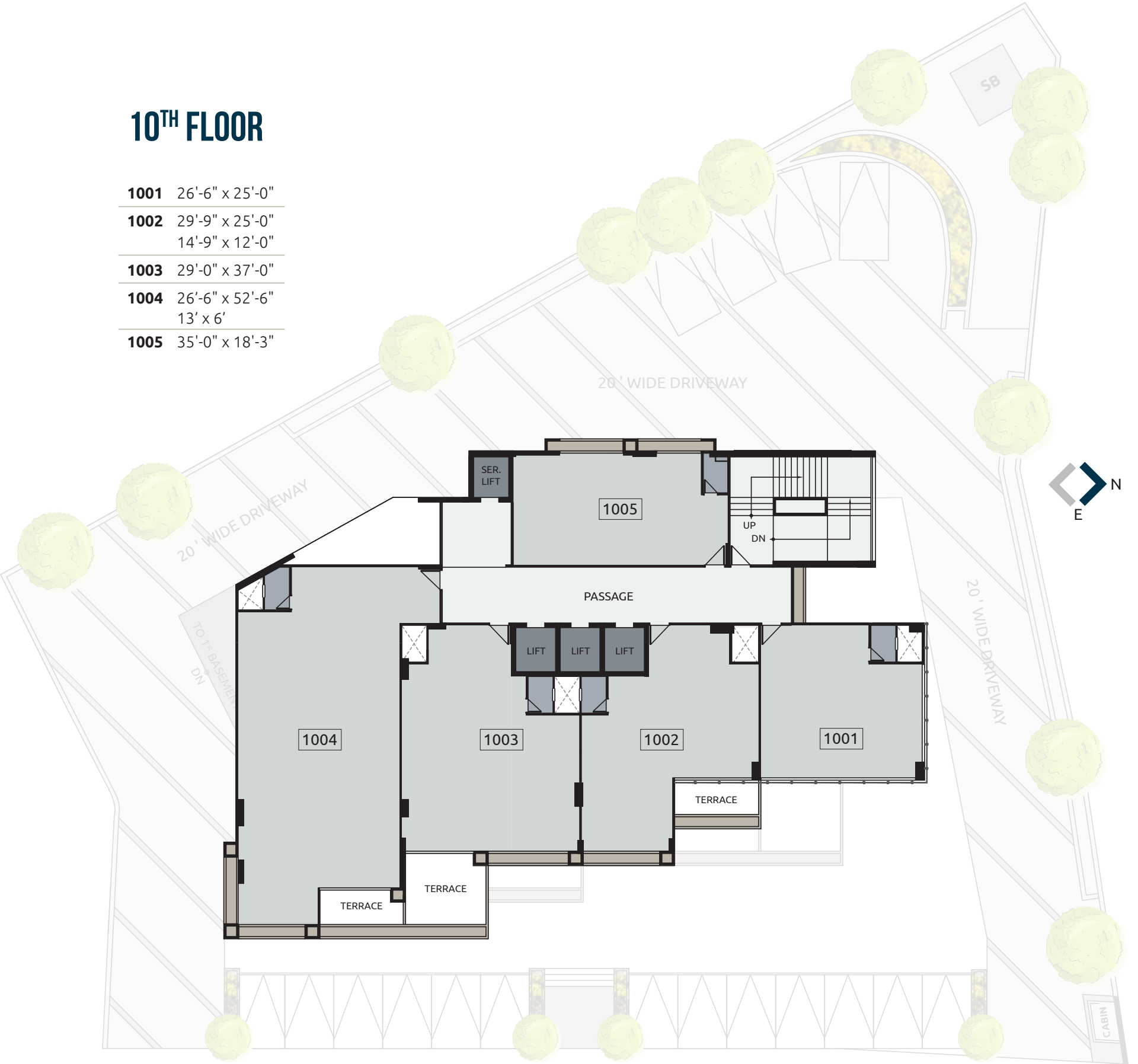
# 9<sup>TH</sup> FLOOR

901	26'-6" x 25'-0"
902	13'-9" x 24'-6"
903	14'-9" x 28'-6"
904	14'-9" x 28'-6"
905	13'-9" x 42'-6"
906	26'-6" x 58'-6"
907	35'-0" x 18'-3"



# 10<sup>TH</sup> FLOOR

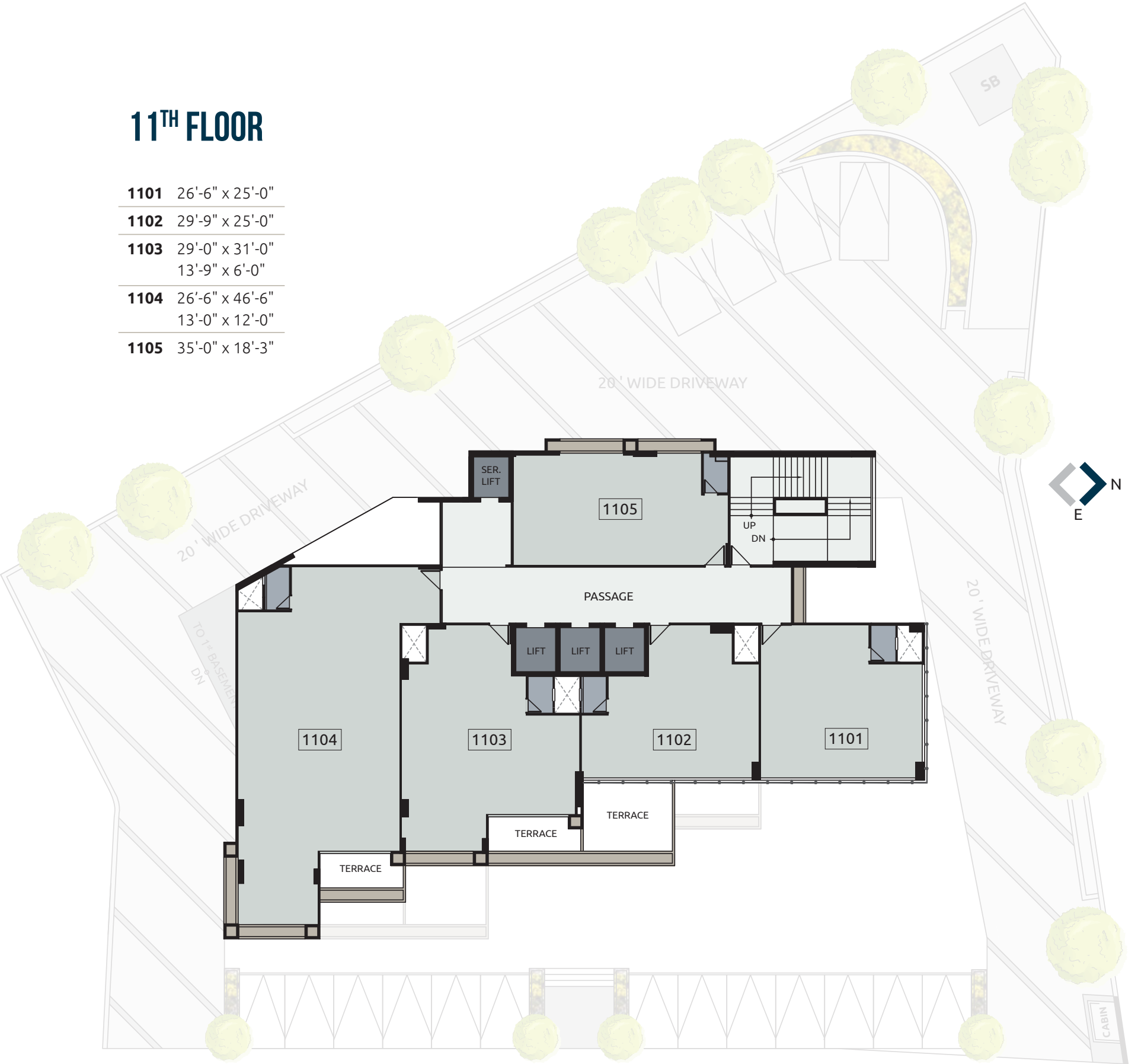
- |      |                                    |
|------|------------------------------------|
| 1001 | 26'-6" x 25'-0"                    |
| 1002 | 29'-9" x 25'-0"<br>14'-9" x 12'-0" |
| 1003 | 29'-0" x 37'-0"                    |
| 1004 | 26'-6" x 52'-6"<br>13' x 6'        |
| 1005 | 35'-0" x 18'-3"                    |





# 11<sup>TH</sup> FLOOR

- 1101 26'-6" x 25'-0"
- 1102 29'-9" x 25'-0"
- 1103 29'-0" x 31'-0"  
13'-9" x 6'-0"
- 1104 26'-6" x 46'-6"  
13'-0" x 12'-0"
- 1105 35'-0" x 18'-3"



# 12<sup>TH</sup> FLOOR

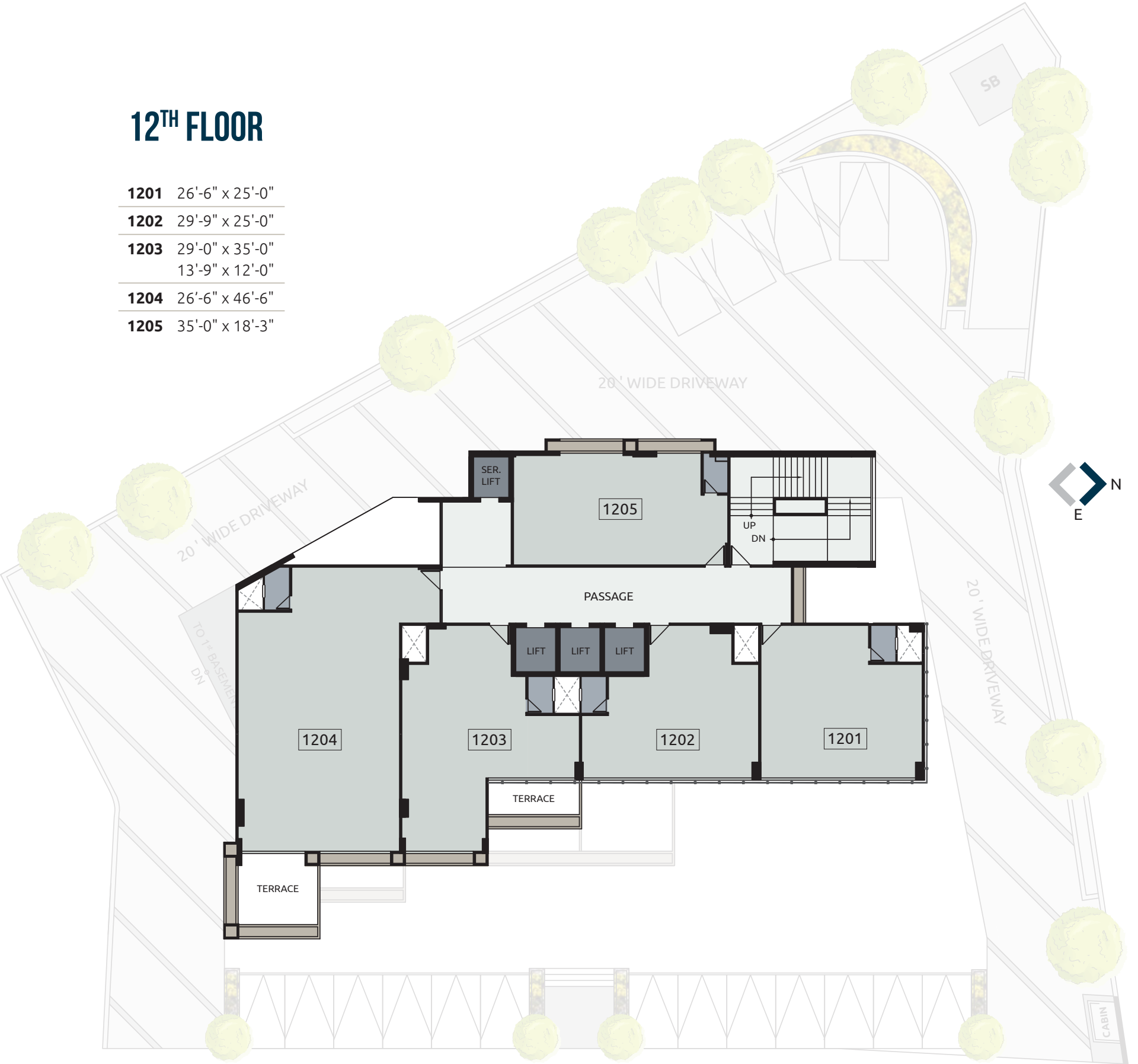
**1201** 26'-6" x 25'-0"

**1202** 29'-9" x 25'-0"

**1203** 29'-0" x 35'-0"  
13'-9" x 12'-0"

**1204** 26'-6" x 46'-6"

**1205** 35'-0" x 18'-3"



# 13<sup>TH</sup> FLOOR

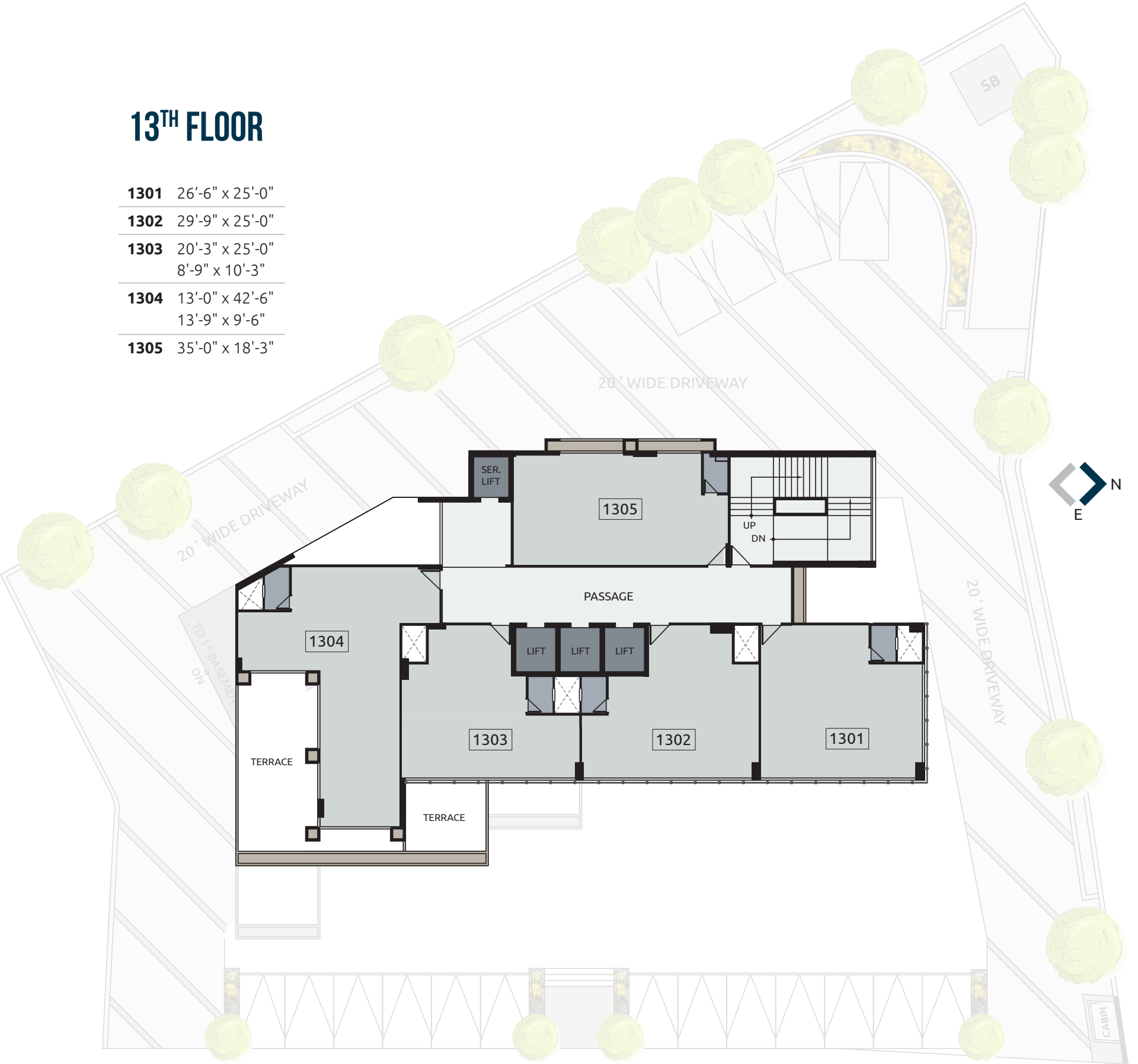
**1301** 26'-6" x 25'-0"

**1302** 29'-9" x 25'-0"

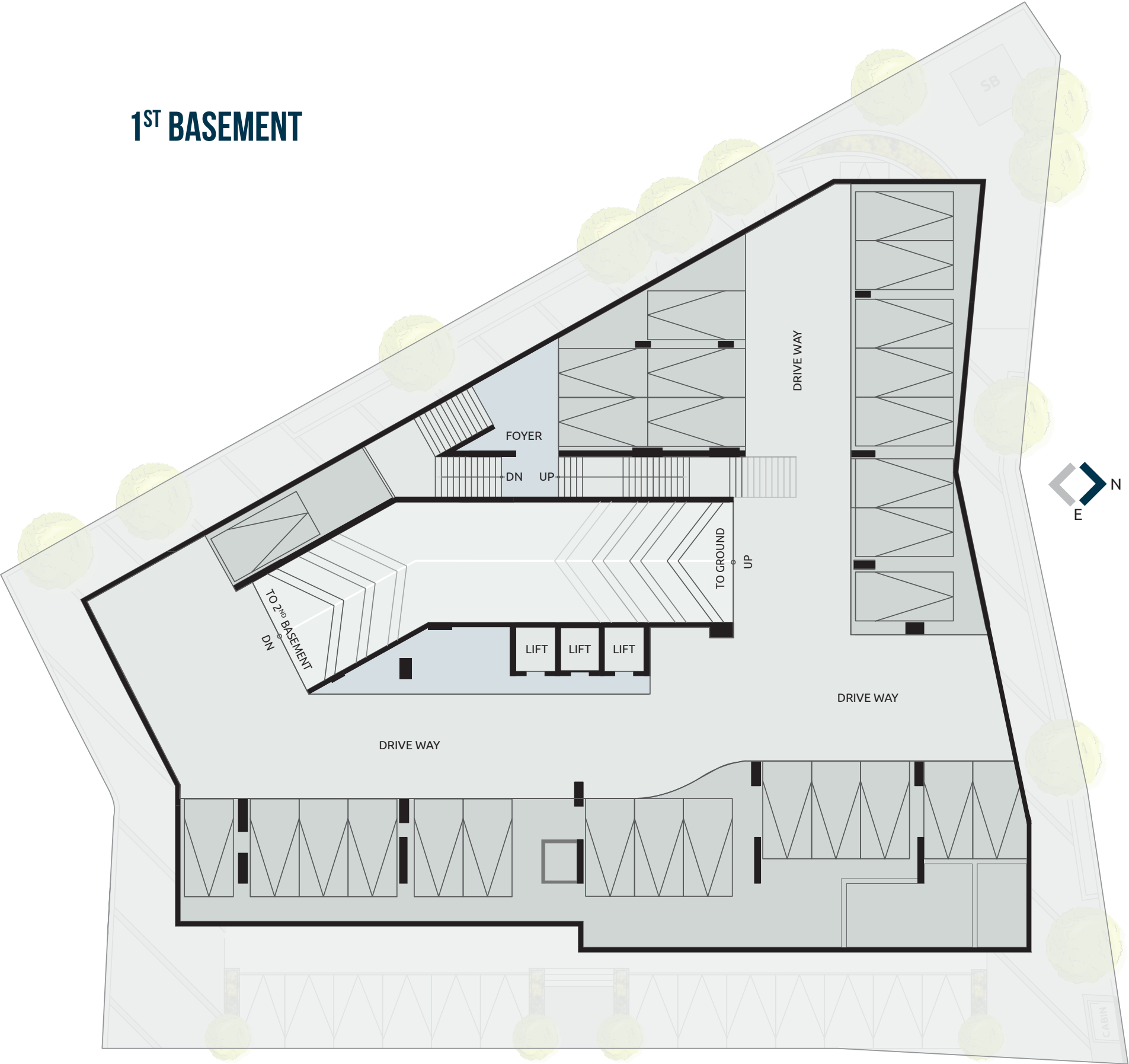
**1303** 20'-3" x 25'-0"  
8'-9" x 10'-3"

**1304** 13'-0" x 42'-6"  
13'-9" x 9'-6"

**1305** 35'-0" x 18'-3"



1<sup>ST</sup> BASEMENT

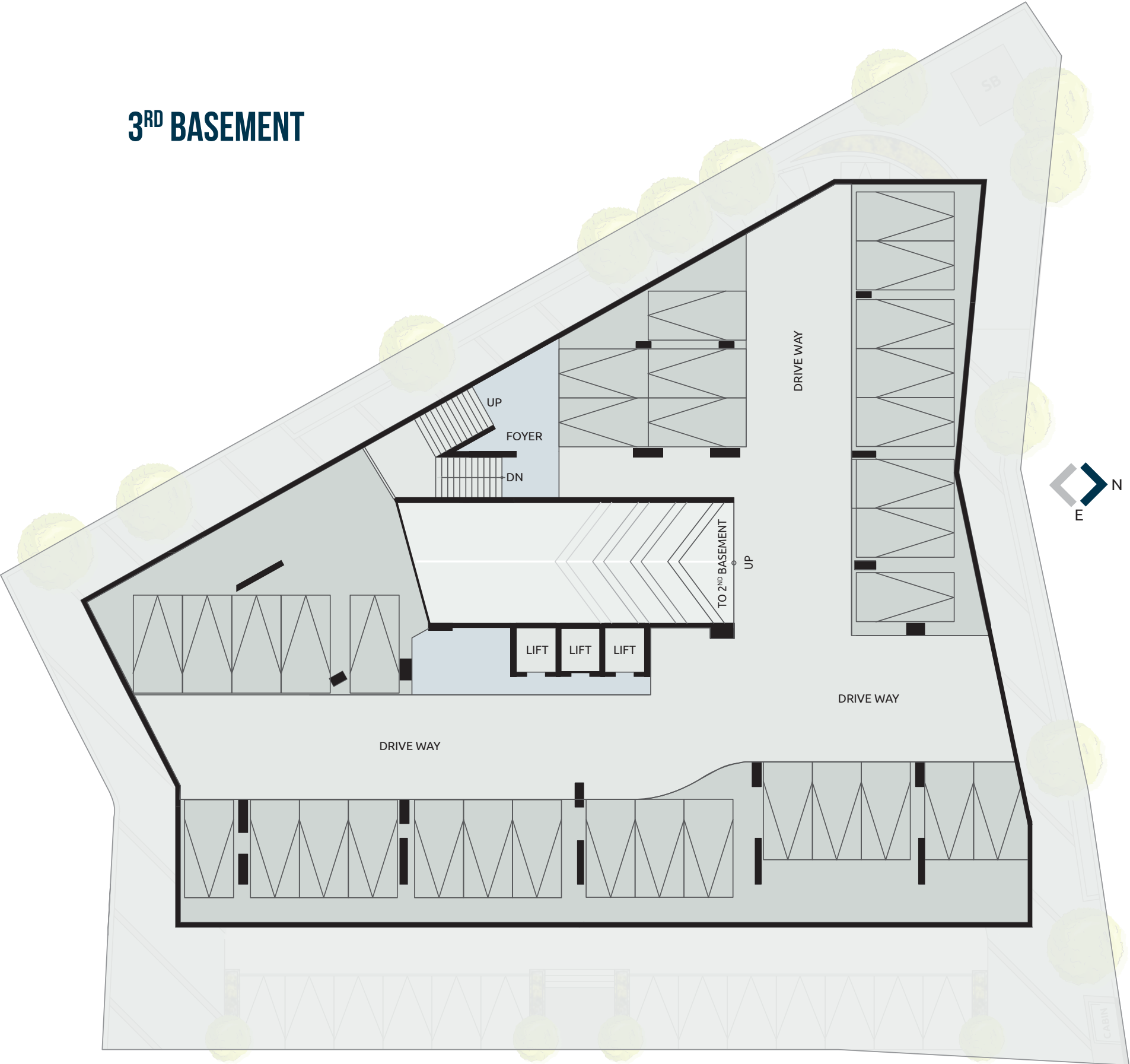




2<sup>ND</sup> BASEMENT



# 3<sup>RD</sup> BASEMENT



## SPECIFICATIONS



### Exclusivity

- Optimum sized commercial complex, with 3 basement parking including multilevel parking



### Façade

- Saint Gobain, AIS or equivalent manufactured clear or reflective toughened glasses



### Plumbing

- Personal toilets in every shops/Offices
- Sanitary wares - Cera or equivalent
- Toilet fittings - Jaguar or equivalent
- Good quality UPVC fittings
- Underground & overhead water tank
- Designated plumbing duct/area provided for each unit



### Electric

- AYFY cables
- Concealed wiring in each units
- 3 phase power in each unit (depending upon size of unit) with sufficient electrical points, depending on size of Unit
- Sufficient ambient LED lights for passages



### Air- conditioning

- Provision to keep outdoor AC unit on platform, Provision of drain (for HVAC) has been provided



### Flooring

- Office - Vitrified tiles (2' x 2')
- Passage & lift lobby - Vitrified tiles & Granites



### Finishing

- All internal wall nicely finished with putty
- All external wall sand face plaster texture with acrylic paint



### Elevators

- 4 passenger elevator and 1 service elevator for easy to reach your business place



### Shutters/doors

- Good quality shutters/doors with oil paint



### Security

- CCTV cameras at designated locations
- Manned security for building



### Signage and name plate

- Pre-defined spaces for signage and hoardings



### Telephone / Internet / Wi-fi

- Major telecom companies to provide wired and wireless Internet & telephone services

