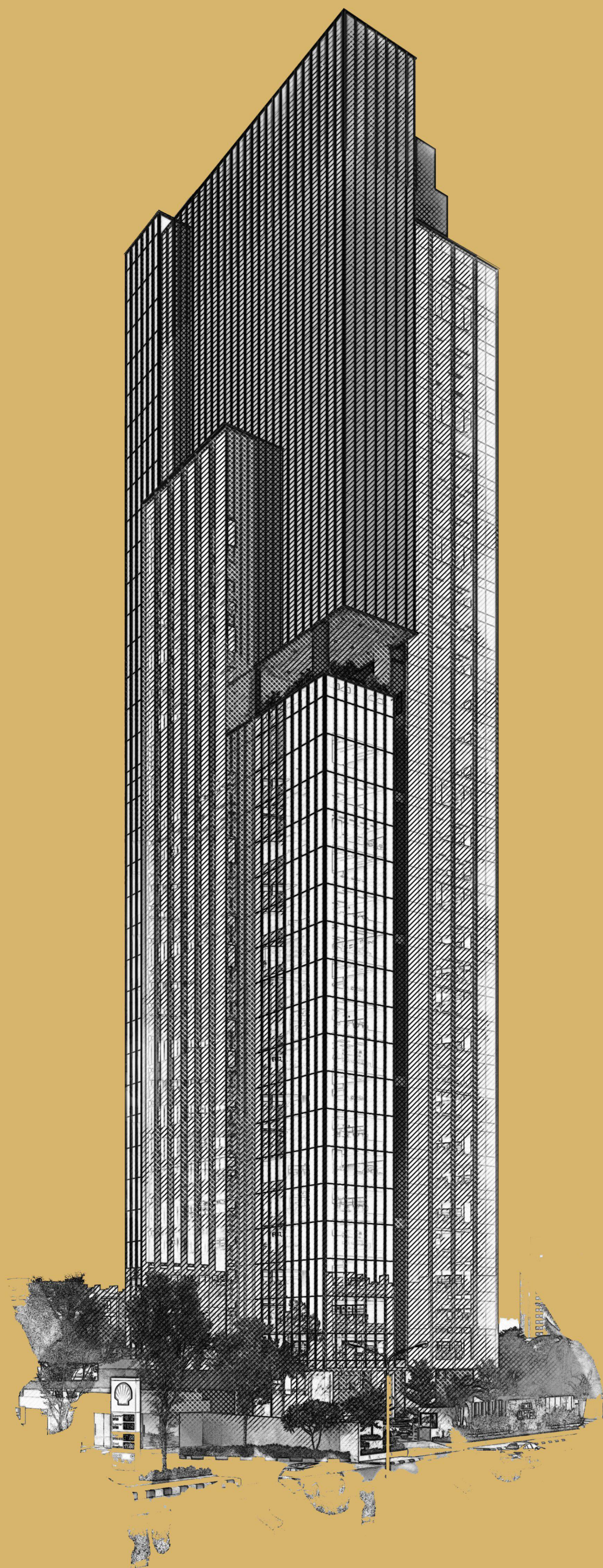


A low-angle, upward-looking perspective of a skyscraper's facade, rendered as a white wireframe on a dark gray background. The lines of the building converge towards the top, creating a strong sense of height and architectural structure.

TIMES MARVEL

EXCLUSIVE CORPORATE OFFICES

@ ZYDUS ROAD, THALTEJ



TIMES MARVEL

EXCLUSIVE CORPORATE OFFICES

- M MAGNETIC
- A ACHIEVEMENTS
- R REVOLUTIONARY
- V VISION
- E EXCELLENCE
- L LEADERSHIP

An icon that reshapes the skyline and redefines the rules of business. Rising 35 storeys high and housing 191 elite corporate offices, this commercial landmark stands as a bold declaration of ambition, accomplishment, and authority.



INTRODUCING A WORKPLACE **TRULY DESIGNED FOR SUCCESS**

LOCATION HIGHLIGHTS



ABOUT 500 M FROM
THE S.G. HIGHWAY



ABOUT 3 KM. FROM
THE S.P. RING ROAD



WALKING DISTANCE FROM
THE METRO STATION



MASSIVE RESIDENTIAL
AREA IN CLOSE VICINITY

VEOLEN



5 POWERFUL REASONS TO OWN A SIGNATURE OFFICE AT TIMES MARVEL

While the potential is undeniable, choosing the right commercial property requires careful consideration. Besides a well-known brand, these 5 factors also play a very important role in your decision.

TIMES MARVEL

EXCLUSIVE CORPORATE OFFICES



ELEVATE YOUR BRAND IDENTITY

Command attention with a landmark address that elevates your brand image.



UNMATCHED CONNECTIVITY

Be at the center of it all — seamlessly linked to key business and transit hubs.



EFFORTLESS COMMUTE

Multiple transport options ensure easy access for teams and clients alike.



STUNNING ELEVATION & INTERIORS

An elegant façade and refined interiors reflect success at every level.



PANORAMIC VIEWS

Rise above the ordinary with stunning views that inspire every day.

An architectural rendering of the Times Marvel building, a tall skyscraper with a glass facade and a distinctive stepped-top design. The building is set against a sky with soft, colorful clouds. In the foreground, there is a gas station with Shell and V-Power branding, a road with cars, and a building with a 'VEOLEN' sign. Other residential buildings are visible in the background.

TIMES MARVEL

EXCLUSIVE CORPORATE OFFICES



BUILT TO EMPOWER BOLD IDEAS AND LASTING SUCCESS

PROJECT HALLMARKS

- Tallest & Most Iconic Commercial Tower in Ahmedabad
- Prime Location - At the Heart of Business Growth
- Versatile Business Spaces for Every Need
- High Footfall & Business Growth Potential
- World-class Facilities & Amenities
- Future-ready Investment with High ROI





POWERING
YOUR
**BUSINESS WITH
STATE-OF-THE-ART
AMENITIES**



FACILITIES & AMENITIES



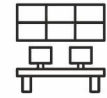
RECEPTION & ENTRANCE FOYER



CAFETERIA



FIRE CONTROL ROOM



SURVEILLANCE ROOM



ADMIN OFFICE



SITTING AREA



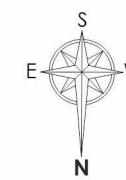
ENTRANCE FOYER



WHERE
IMPRESSIONS
BEGIN AND
OPPORTUNITIES
SOAR



01	ENTRANCE FOYER	06	TWO-WHEELER PARKING
02	CAFETERIA	07	FOUR-WHEELER PARKING
03	FIRE CONTROL ROOM	08	SEATING AREA
04	SURVEILLANCE ROOM	09	SECURITY CABIN
05	ADMIN OFFICE		





The floor plan illustrates the layout of the 1st floor, featuring six residential units (101-106) and various common areas. Units 101 and 102 are located at the top, while units 103, 104, and 105 are on the left side. Unit 106 is at the bottom right. The plan includes multiple stairwells, lifts (elevator shafts), and owner lifts. Common areas consist of a central corridor system with passages of 6' 6" and 10' width, and a meter room. Outdoor spaces include three open terraces (109', 109' x 21'0" and 452 SQ.FT., 60' x 26'0" and 312 SQ.FT., 60' x 24'0" and 288 SQ.FT.) and two refuge balconies (6' 9" x 13' 1" and 17' 0" x 13' 1"). Toilets are distributed throughout the units and common areas. A canopy is indicated below unit 105.

Unit Details:

- Unit 101:** 43'9" X 23'0" 2050 SQ.FT.
- Unit 102:** 39'6" X 23'0" 1877 SQ.FT.
- Unit 103:** 38' 0" X 24' 6" 1877 SQ.FT.
- Unit 104:** 38' 0" X 24' 6" 1934 SQ.FT.
- Unit 105:** 27' 0" X 38' 0" 2095 SQ.FT.
- Unit 106:** 39' 6" X 23' 6" 1949 SQ.FT.

Common Areas and Outdoor Spaces:

- Open Terraces:**
 - 109' x 21'0" 452 SQ.FT.
 - 60' x 26'0" 312 SQ.FT.
 - 60' x 24'0" 288 SQ.FT.
- Refuge Balconies:**
 - @ 6' 9" x 13' 1" 17' 0" x 13' 1"
 - @ 6' 9" x 13' 1" 17' 0" x 13' 1"
- Passages:** 6' 6" WIDE PASSAGE, 10' WIDE PASSAGE
- Other Rooms:** OWNER LIFT, LIFT, METER ROOM, S.STRE. LIFT, TOILET, SPACE FOR VRY.

CANOPY BELOW



The floor plan for the 17th floor features five residential units and a central service area. Units 201, 202, 204, and 205 are located along the top and left edges, while Unit 206 is at the bottom right. A central corridor provides access to all units and common areas. Unit 201 includes a meter room and a s.s. lift. Unit 206 includes a s.s. lift. The central area contains two sets of stairs, two owner lifts, two regular lifts, and a meter room. There are also two refuge balconies, one on the right side of the floor and one on the left side. The floor is labeled '17 FLOOR' and 'S.D. BING ROAD VIEW'.

Unit	Dimensions	SQ. FT.
201	43'9" X 23'0"	2050
202	39'6" X 23'0"	1877
203	38'0" X 24'6"	1875
204	38'0" X 24'6"	1934
205	27'0" X 38'0"	2095
206	39'6" X 23'6"	1949

Other features include: 6'6" wide passages, 10' wide passage, owner lifts, regular lifts, s.s. lifts, meter room, toilets, refuge balconies, and a central corridor.



S.G. HIGHWAY VIEW



S.G. HIGHWAY VIEW





27th FLOOR LAYOUT

SINDHU BHAVAN ROAD VIEW



S.G. HIGHWAY VIEW

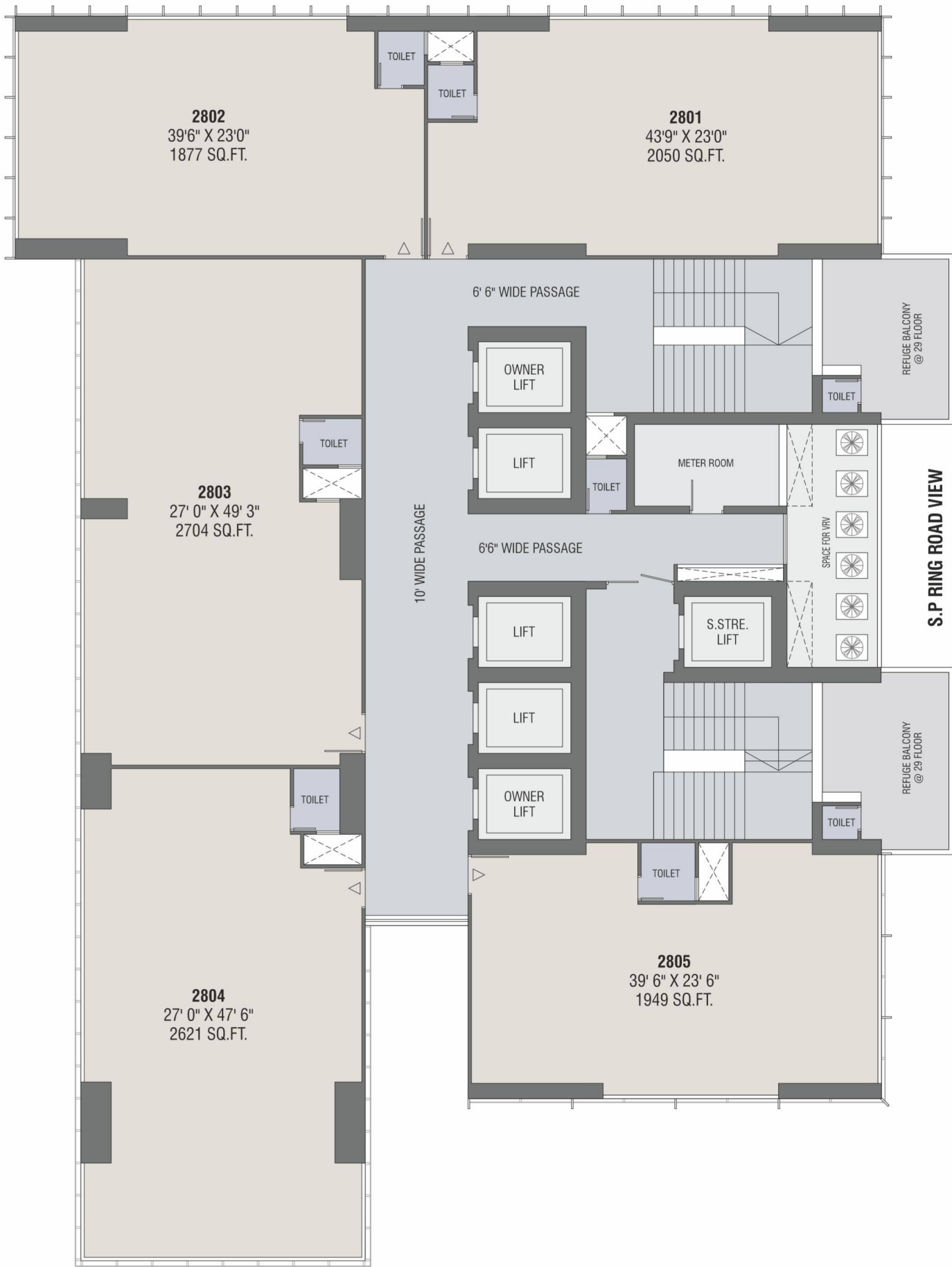
S.P. RING ROAD VIEW

SCIENCE CITY VIEW



28th to 32nd FLOOR LAYOUT

SINDHU BHAVAN ROAD VIEW



S.G. HIGHWAY VIEW

S.P. RING ROAD VIEW

SCIENCE CITY VIEW





33rd FLOOR LAYOUT

SINDHU BHAVAN ROAD VIEW



SCIENCE CITY VIEW



34th, 35th FLOOR LAYOUT

SINDHU BHAVAN ROAD VIEW



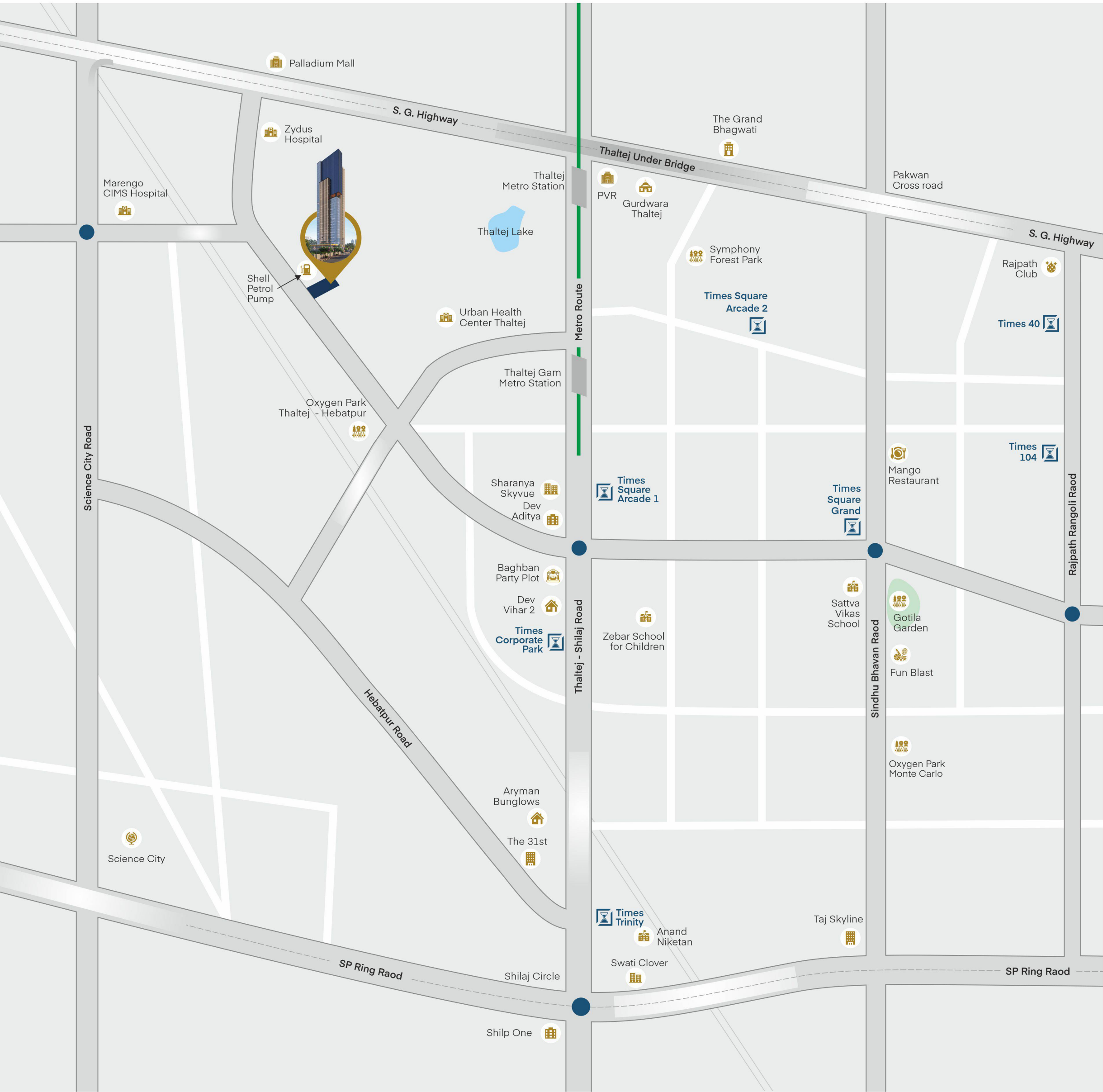
SCIENCE CITY VIEW





SPECIFICATIONS

-  **FLOORING**
VITRIFIED TILES 600MM X 600MM
-  **DOOR**
WOODEN FLUSH DOORS
-  **INTERIOR PLASTER**
SINGLE COAT MALA
-  **EXTERIOR FINISH**
GLAZING/TEXTURE
-  **INSIDE FINISH**
SMOOTH FINISH PLASTER/PUTTY
-  **ELEVATORS**
AUTOMATIC HIGH-SPEED ELEVATORS
-  **SANITARY WARE**
WALL HUNG WATER CLOSER
WALL HUNG BASIN
-  **TOILET FITTINGS**
CHROME PLATED FITTINGS
-  **TOILET-FLOORING/DADO**
CERAMIC TILES UP TO 4'0 FEET IN DADO
CERAMIC TILES IN FLOORING
-  **ELECTRIC SWITCHES**
ISI MODULAR SWITCHES
-  **ELECTRIC WIRES**
ISI WIRES
-  **MCB / ELCB**
ISI MAKE



TIMES MARVEL

EXCLUSIVE CORPORATE OFFICES

@ Zydus Road, Thaltej,
Ahmedabad - 380059

Booking Contact:
97129 53000 | 97129 54000



✉ sales@timessquarearcadegroup.com
🌐 www.timessquarearcadegroup.com

DEVELOPER
TIMES HEIGHTS LLP

ARCHITECT



STRUCTURE



MEP CONSULTANT



NOTES:

- This brochure is not as legal part of document but only for easy understanding to customer.
- Irregular payment cause for cancellation of the booking.
- All rights are reserved by developer to make any changes in plan, scheme elevation, dimension and other details there in to comply with statutory regulation shall be binding to all the members.
- This is only scheme understanding document. its not any legal document.



RERA Reg. No.:
PR/GJ/AHMEDABAD/DASKROI/Ahmedabad Municipal Corporation/
CAA15461/050725/311231
www.gujrera.gujarat.gov.in



✉ sales@timessquarearcadegroup.com

🌐 www.timessquarearcadegroup.com

CAA15461/050725/311231



www.gujrera.gujarat.gov.in