




Marketed By:

Red  **Maple**
Built on Trust

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 **BAYAWEAVER**


NOIDA

Everything you need to know!

Unveiling the **X** Factor



ceptional **Location**
traordinary **Architecture**
citing **Retail**



Xceptional Location

All roads lead to

Noida

A Potential Gold Mine

Considered a place amidst India's most favourable business and investor climate.

Metro Line

Aqua, Blue, Magenta
Easy accessibility across Delhi NCR.

The Xpressway Advantage

500,000 Inhabitants
100,000 Vehicles plying every day
100,000 New homes by 2020

A quick drive away from Central Delhi



GDP Per Capita Income in the region

₹ 2.20 Lakh

The highest in the country*

An MNC Magnet

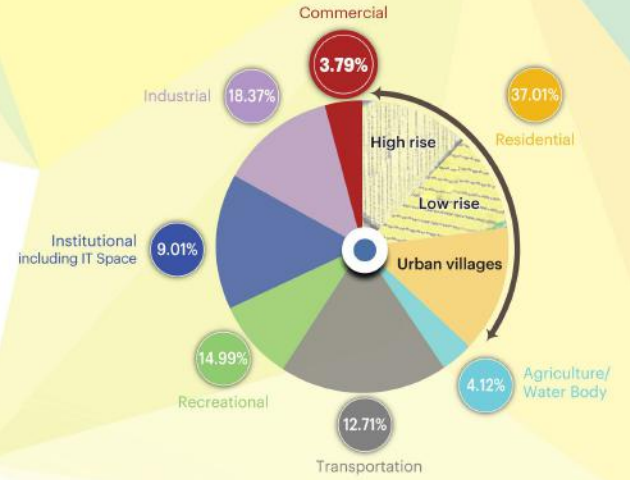
85,000 Workforce

- Accenture • Infosys • TCS
- HCL • Samsung • KPMG • Dell
- Headstrong • Sapient • Finserv
- EXL Service • IBM • Fujitsu
- Adobe Systems

*Source: Brookings Institute

ONLY **3.79%** OF NOIDA'S MASTER PLAN
IS RESERVED FOR COMMERCIAL SPACE.
AND WE ARE A PART OF IT.

DEMAND > Supply



Noida
master plan-2031

Xtraordinary Architecture

King's Throne: A majestic sight

The majestic king's throne structure is fast turning into a spectacular reality. Its balanced design blends with the best of modern architecture, making it an address everyone likes to talk about.



The making of a spectacular icon

The structure blends the best of everything that shapes **global landmarks.**

Iconic Design

Stunning looks make the structure a true showstopper.



Visibility

Amidst the bustling city-scape, the structure captures attention from miles away.



Audience

Lakhs of captive audience around the building makes it the hottest destination in NCR.

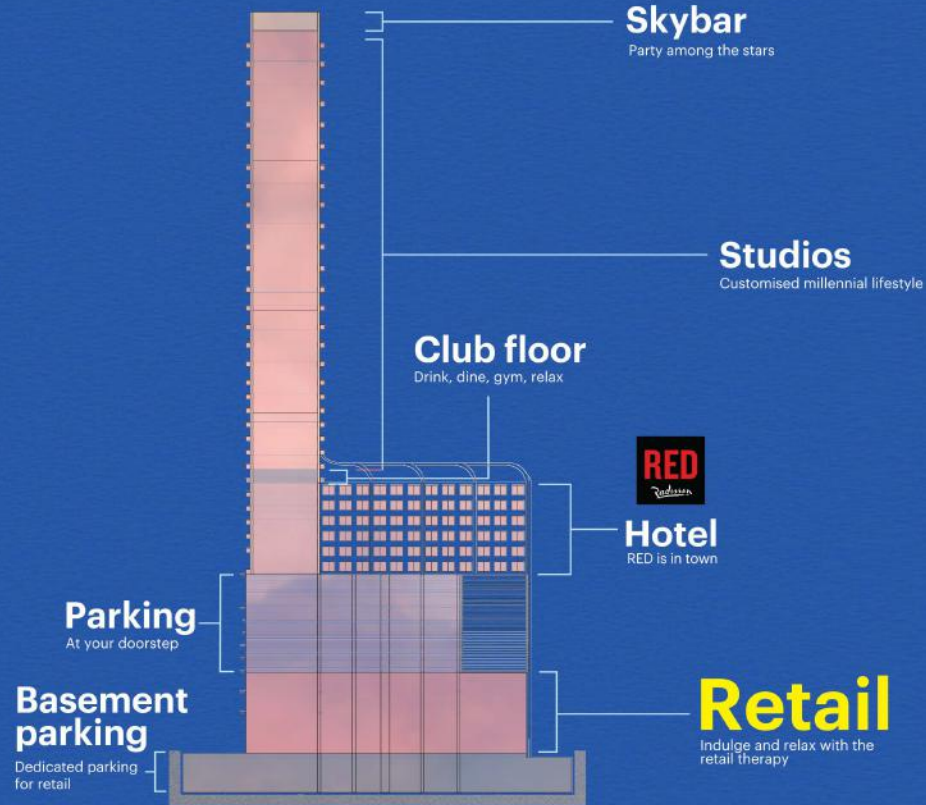


Accessibility

Bang on Xpressway; built on a two side open corner plot; easy access to the nearest metro station.

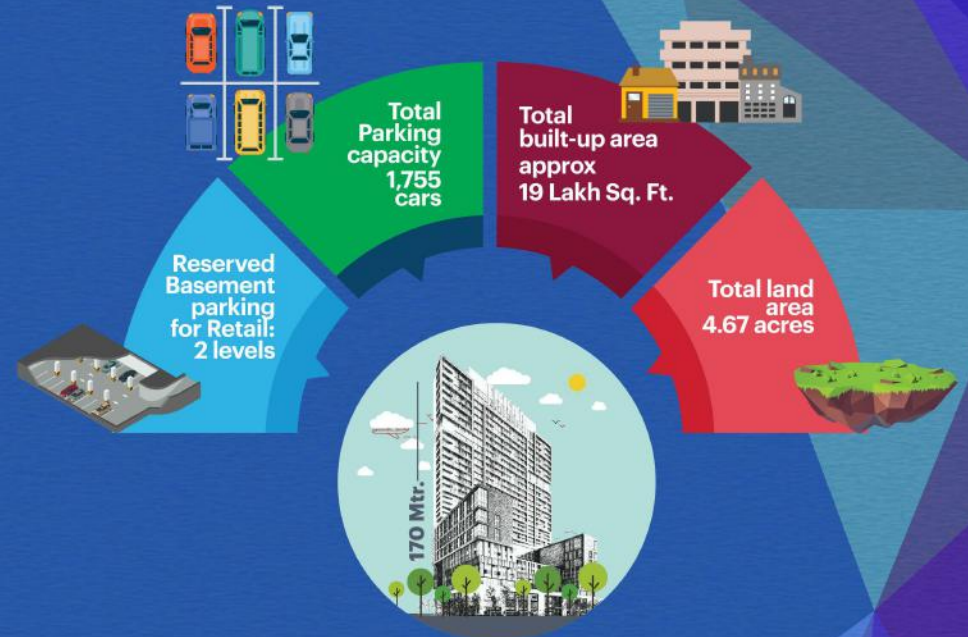


A world of luxury at one place



Uniquely distributed spaces

The best in architecture, form and material combine to create the unique King's Throne. The breathtaking building perfectly suits its prime location, making it a place that sparks a million conversations.



Weavers Behind this Iconic Landmark



BASE
Structural Engineer

A highly qualified structural engineering and forensic consulting arm, Baldridge & Associates Structural Engineering, Inc. (BASE), provides professional services through technical excellence and innovation, from concept planning through completion.

BASE's emphasis on collaboration and innovation to create cost-effective structural solutions makes it the best equipped project, with uncompromising quality in every aspect of its making.



DESIGNPLUS
ARCHITECTURE

Sohrab Dalal
Architect

An outstanding visionary of the future of modern architecture in India, Sohrab's architectural practice gives the project a unique combination of cutting-edge design with an interwoven element of the environment.



TRIPASAI
ARCHITECT

Koide Keiko
Architect

A contemporary architect, Koide's concept of personalised living spaces carries an atmosphere that blends fashion & retail into lifestyle, and vice versa.



FOS
FAMILY OF SERVICE

Makakrai Suthadarat
Architect

From the tactile scale of furniture design to the larger urban quarter, Bangkok based FOS has implemented its design philosophy right through research, conceptualisation, design development and construction to completion.



Hulk & Hercules
PMC

Hulk & Hercules offers extensive experience in all aspects of construction. Thereby helping reduce technical risk, prevent construction error, control budgets and effectively keep construction project within scheduled timelines.



HPG Consulting
Facility Designer

HPG blends its operational expertise in the hospitality and food industry, with up-to-date knowledge in the field, to bring an unquestionable operational efficiency in the design and services at the project.

AEON

Integrated Building Design Consultants LLP

MEP Services Design
(Mechanical, Electrical
& Plumbing Services)

With integrated multi-disciplinary engineering practices, AEON facilitates creation of sustainable benchmarked infrastructure and buildings through alternate design approach.

All eyes on



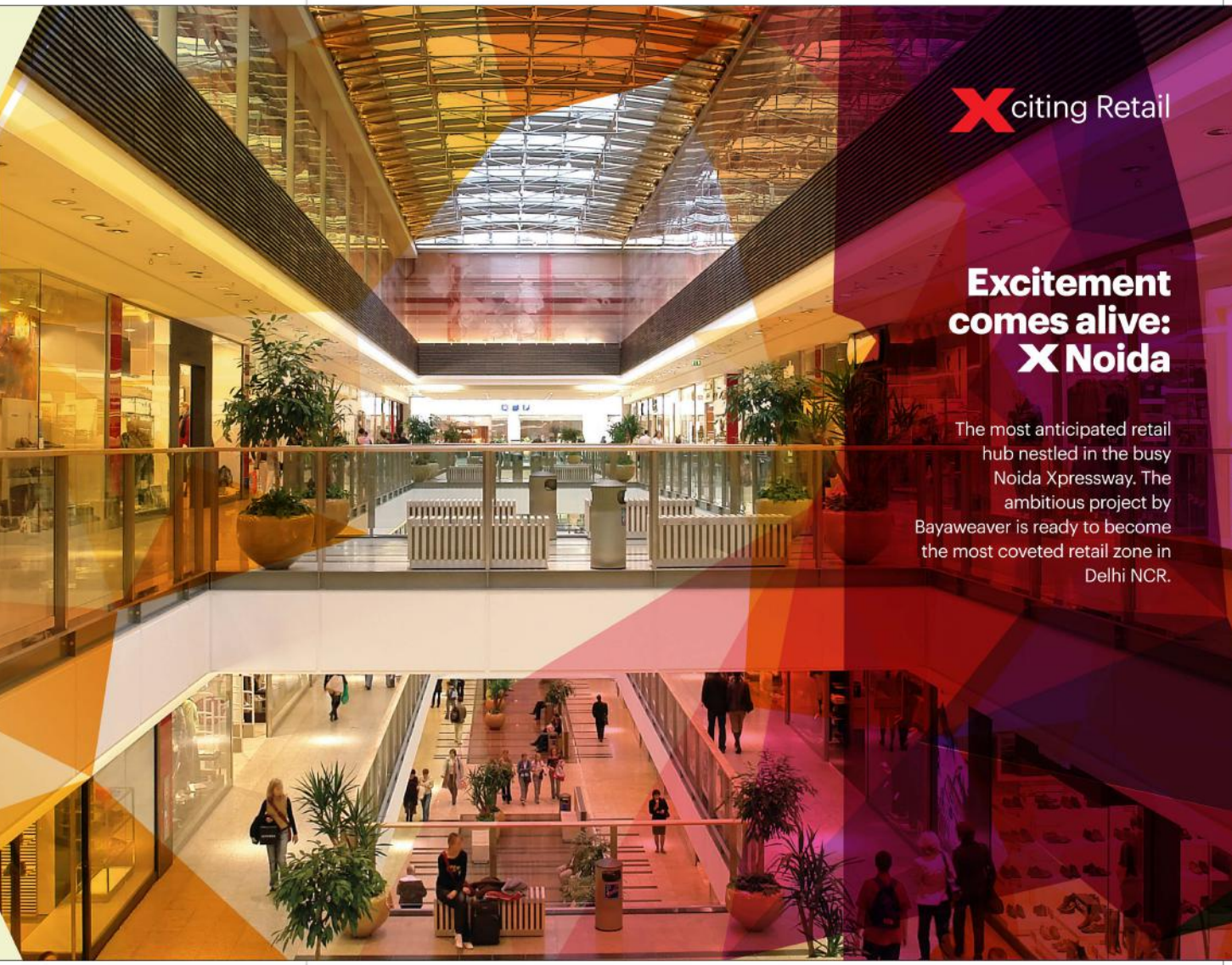
NOIDA

Retail destination with the **X** Factor

X citing Retail

**Excitement
comes alive:
X Noida**

The most anticipated retail hub nestled in the busy Noida Xpressway. The ambitious project by Bayaweaver is ready to become the most coveted retail zone in Delhi NCR.



Picture perfect ambience

The entire space of **X Noida** has been planned to ensure an unforgettable time for the visitors.

Seamless experience

Special clusters where visitors can move freely across the retail space.

Escape into luxury

Interiors that feel like a high-end hotel, giving visitors a vacation like feeling.



A multi-level retail experience

X Noida is a universe that keeps the customer at its centre. The retail hub has been planned paying great attention to detail, creating the perfect ambience for the visitors.



Area

3 Lakh Sq. Ft. approx.

Floor plate

Ground
70,000 Sq. Ft. approx.

First
76,000 Sq. Ft. approx.

Second
80,000 Sq. Ft. approx.

Third
70,000 Sq. Ft. approx.

**Clear height
per floor**
16.7 Ft. approx.

Connected to a large captive catchment

- Located right on the Noida Xpressway
- Incredibly accessible to a captive catchment of lakhs of millennials
- A destination populated and prospered by the people



1 LAKH
NEW HOMES BY 2020

3.5 LAKH
INDIVIDUALS

ACCENTURE
KPMG
GENPACT
TCS

RESIDENTIAL SECTORS
131,108,135

1 LAKH
INDIVIDUALS

RESIDENTIAL SECTORS
93B,133

<5 KM

10 LAKH
INDIVIDUALS

DELL
HCL
SAPIENT
JAYPEE GOLF COURSE

RESIDENTIAL SECTORS
105,107,128,137,143A&B,168

1.5 LAKH
INDIVIDUALS

ATS VILLAGE
RESIDENTIAL SECTORS
93A

<3 KM

<2 KM

<1 KM

**IMMEDIATE
VICINITY**

**X
NOIDA**

30 THOUSAND
INDIVIDUALS

ADOBE SYSTEMS
RESIDENTIAL SECTORS
134,129

1
INDIA'S GREENEST CITY

1 LAKH
CARS COMMUTE DAILY

Building a landmark with Leighton Asia

Construction Partner

- One of the world's leading construction project contractors
- Founded in 1949, Leighton has carved a niche for itself across 20 countries
- Has delivered mega projects, from rail and road networks to high rise residential towers, leisure complexes, schools and embassies
- Collaborated with some of the biggest projects across the world



Burj Al-Arab in Dubai



St. Regis in Abu Dhabi



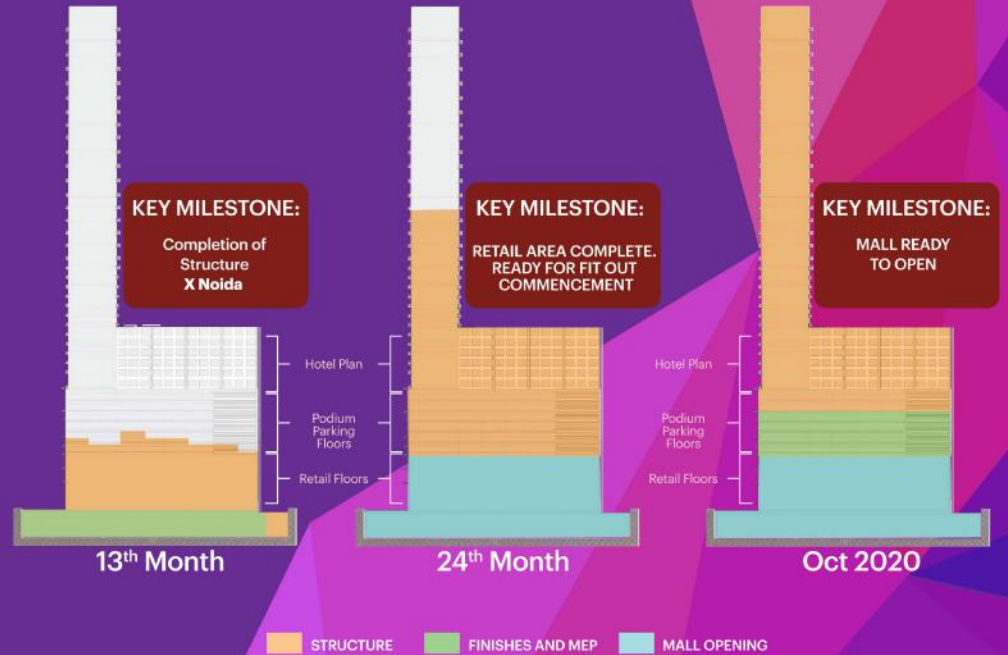
Antilia in Mumbai



The Camellias in Gurugram

Construction Timelines

As per the construction plan given by Leighton Asia



A strong financial support with IIFL

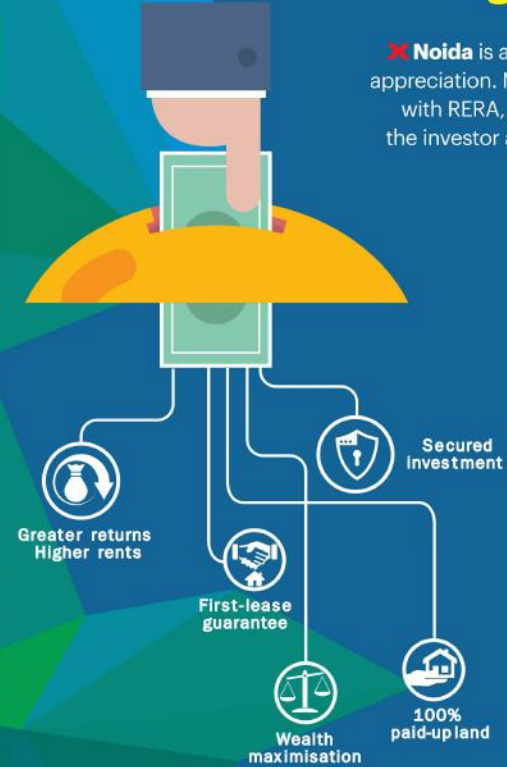
Funding Partner

- A premier financial services provider in the country
- Sought and trusted by real estate clients from diverse backgrounds for their vast knowledge, resources and talent
- Providing **X Noida** a robust financial support at every level, driving the ambitious project to a speedy completion



An investment with great returns

X Noida is an investment with assured appreciation. Moreover, being compliant with RERA, **X Noida** ensures safety of the investor against market downturns.



On the retail space worth
₹22.5 Lakh

Rental over the next 20 years
₹83.39 Lakh

Average rental per month for 20 years
₹34,748

Capital value at the end of the term (@ 7%)
₹89.22 Lakh

767%
on your investment
over the next 20 yrs

Hottest investment Coolest destination



Designed for the young population



Surrounded by millennials with high income



Vibrant mix of brands for best-in-class retail and lifestyle offerings



Understands aspirations of the youth



Sky Bar, Hotel, Studios, just a floor away

Noida: The most attractive global retail zone



At the most coveted retail destination (NCR – Knight Frank)



Noida: where demand always exceeds supply



Population with the highest per capita income



A location that earns you big profit.

A superb catchment



100+ educational institutes



1,00,000 residents within a Km



10 Lakh population within 5 Km radius



Leading corporates: Adobe, Accenture, Samsung & Dell

Well-connected to the world



Right on Noida expressway



Upcoming Jewar International Airport in Greater Noida



Nearest Metro Station 10 minutes away



Short drive away from Gurugram and Faridabad

*Now
you
know*



Disclaimer

Timelines and images are indicative and for reference purpose only. Artistic rendered images not to scale.
Timelines are as per the construction plan given by Leighton Asia. Company has uploaded the complete details on UP RERA website.
Clients are requested to visit the same before entering into the agreement.