



# Bhutani City Center 150

Plot No. SC, 01(B, Expressway, near Noida, Sector 150, Noida

28.5577363, 77.3234575



**Tribeca City Center 150** is a prominent commercial project in Sector 150, Noida, developed by Tribeca Developers, known for their collaboration on high-profile ventures such as the Trump Tower Gurgaon. This project aims to deliver a blend of retail, dining, and workspace solutions, set within a luxurious and strategically positioned development.

## Project Overview

- **Location:** Sector 150, Noida
  - **Proximity:** 3 km from Pari Chowk and 1 km from the Noida–Greater Noida Expressway. The location ensures easy accessibility and connectivity to various parts of Delhi/NCR.
  - **Nearby Developments:** Close to the upcoming Jewar Airport and Film City in Greater Noida.
- **Land Area:** 3 acres
- **Configuration:**
  - Retail Shops
  - Food Court
  - Dining Restaurants
  - Fine Dining Open Space
  - Anchor Stores
  - Lifestyle Stores
  - Workspaces

## Project Features

- **Design:**



- **AI Fresco Style:** Features a high street retail environment with a low-rise development approach.
- **Massive Frontage:** 500 feet frontage ensures high visibility.
- **Central Location:** Located at a central point with easy accessibility.
- **Overlooks 40-Acre Park:** Provides a scenic view and natural ambiance.

- **Amenities:**

- **Surface Parking:** Ample parking space available.
- **Low Maintenance Cost:** Designed to be cost-effective in terms of upkeep.
- **24x7 Operations:** Planned for continuous operations to accommodate various business hours.
- **Leasing Assistance:** 100% leasing assistance provided.
- **Retail Leasing:** Engaged with leading brands and IPC for effective retail leasing.
- **Mall Management:** Backed by a proven track record of successful mall management.

- **Investment Details:**

- **Area:** 100 sq. ft.
- **Investment:** ₹24 Lacs
- **Payment Plan:** 40:30:30
- **Assured Return:** 12% per annum
- **Lease Guarantee:** ₹17,500 per month

- **Connectivity:**

- **Metro:** Seamless connectivity between Noida and Greater Noida.
- **Expressways:** Located at the junction of four expressways, enhancing access.

## Advantages

- **High Visibility:** The massive frontage and central location ensure high footfall and visibility.
- **Natural Footfall:** Directly benefits from the 40-acre park across the street, drawing potential visitors and customers.
- **Premium Sector:** Positioned in one of the most premium sectors of Noida (Sector 150).
- **Future Growth:** Proximity to upcoming major developments like the Jewar Airport and Film City.

**Tribeca City Center 150** is poised to be a landmark commercial development, combining luxury, strategic location, and modern amenities to create a vibrant business environment. Its comprehensive features and investment potential make it a standout option for businesses and investors in Noida.



## Overview

Property Type: Commercial Office	RERA ID: UPRERAPRJ270081	County: India
City: Noida	Pin code: 201301	Carpet Area: 74 – 788sq.ft
Sale price: ₹32 L – 2.52 Cr		

## Amenities

- ✓ Lift
- ✓ Parking
- ✓ Multiple Purpose Hall
- ✓ CCTV
- ✓ Power Backup
- ✓ Security
- ✓ Play Area

## Distances

Metro 4.6km      Restaurant 0.6km      School 5.8km      Mall 6.5km



## Contact Details

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**Townmanor Technologies Pvt Ltd.**

