

AN
ICON
OF
PROGRESS

CITY
CENTER **32**

SECTOR - 32, NOIDA

The background features a repeating pattern of light blue line art. The patterns consist of stylized, rounded, and angular shapes that resemble architectural details or organic forms, creating a modern and sophisticated aesthetic.

A landmark of retail,
dining, and
entertainment.

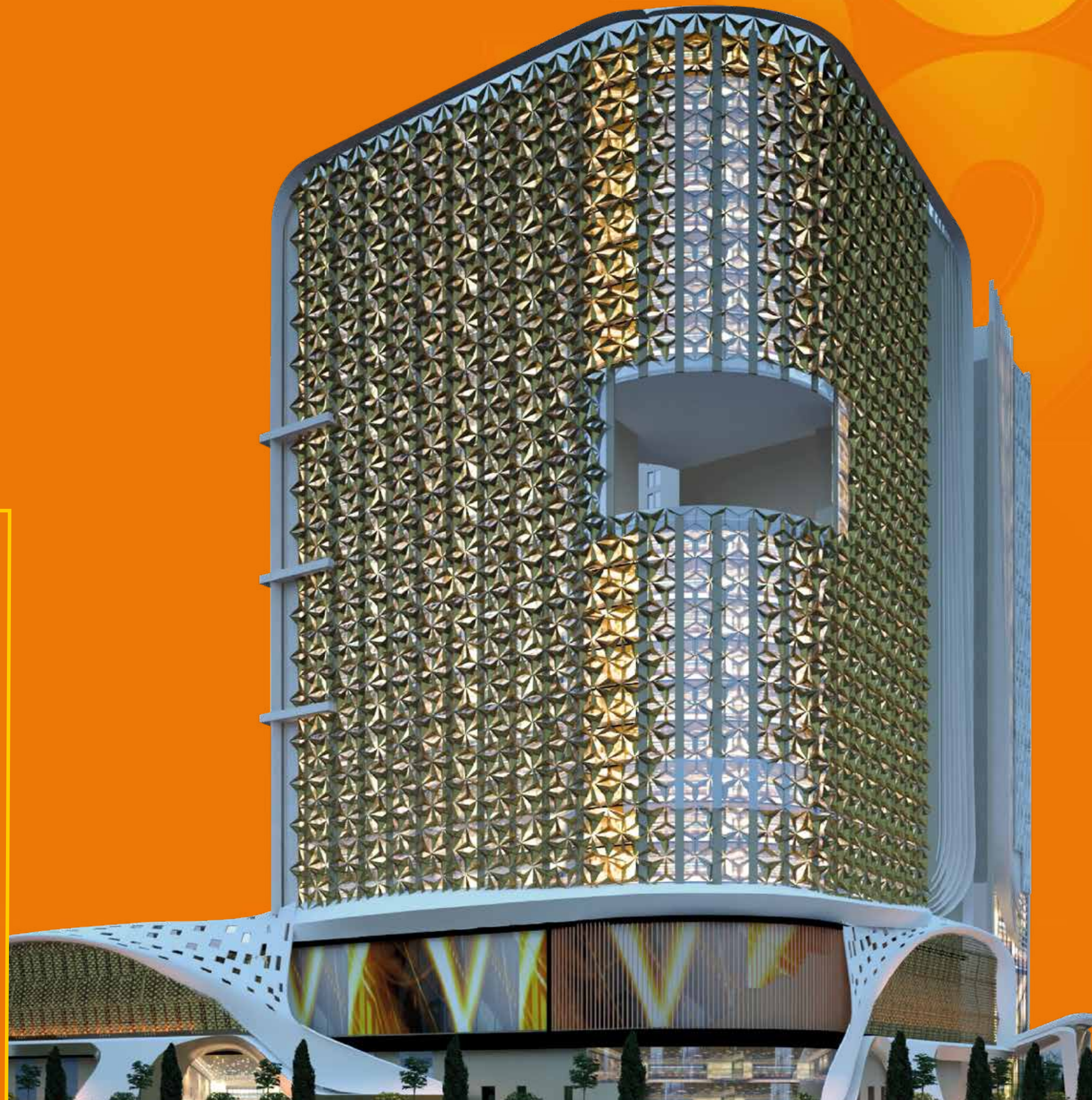
Noida's most iconic destination for
global brands and lifestyle experiences

CITY CENTER 32:

**REDEFINING THE WAY
NOIDA EXPERIENCES LIFE**

In the heart of Noida, City Center 32 stands tall as a symbol of progress, luxury and transformative experiences. This iconic destination isn't just a place - it's a statement. Meticulously planned and executed, City Center 32 brings together the finest in retail, business, and hospitality to deliver an unparalleled urban experience.

Spanning over an expansive area, this vibrant destination boasts some of the best premium shopping and entertainment spaces. It features a curated selection of globally renowned brands and an array of culinary experiences that cater to every palate, making it a haven for shoppers and food enthusiasts alike.



THE EXCEPTIONAL BECOMES

Extraordinary



What's a better retail investment than a ready-to-move-in property? How about a thriving, fully operational mall featuring top international brands and drawing consistent foot traffic in a landmark location? That's exactly the opportunity **Bhutani City Center 32** offers in Noida.

Already recognized as a regional icon, Bhutani is set to elevate this property to new heights. With a vision to unlock its full potential, the focus is on delivering exceptional craftsmanship and creating unparalleled experiences for every customer who steps through its doors. This is more than an investment—it's a chance to own a piece of excellence in the centre of Noida.

THE NEXT CHAPTER OF Extraordinary Experiences

City Center 32 is evolving into a world-class international hotspot with Bhutani Infra at the helm. By redefining what a destination can offer, it is bringing exciting innovations and experiences that sets it apart. Among its highlights are the arrival of new international brands, previously unavailable in the catchment.



New international brands now accessible in the region for the first time.



A wide array of entertainment options tailored for families and the youth of India.



NCR's most sought-after dining destinations offering global and local culinary delights.



A vibrant community outreach program designed to bring together the entire neighbourhood.



The Future of Comfort:

CITY CENTER 32'S CLIMATE-RESPONSIVE DESIGN

City Center 32 is not just redefining luxury and convenience - it's revolutionizing comfort. With its climate-responsive construction, this landmark is designed to keep the indoor environment perfectly balanced all year round.



Cool Summers, Warm Winters: Engineered to maintain optimal indoor temperatures, the building minimizes heat absorption in summer while retaining warmth in winter. The result? A space that stays naturally comfortable without over-relying on air conditioning or heating.

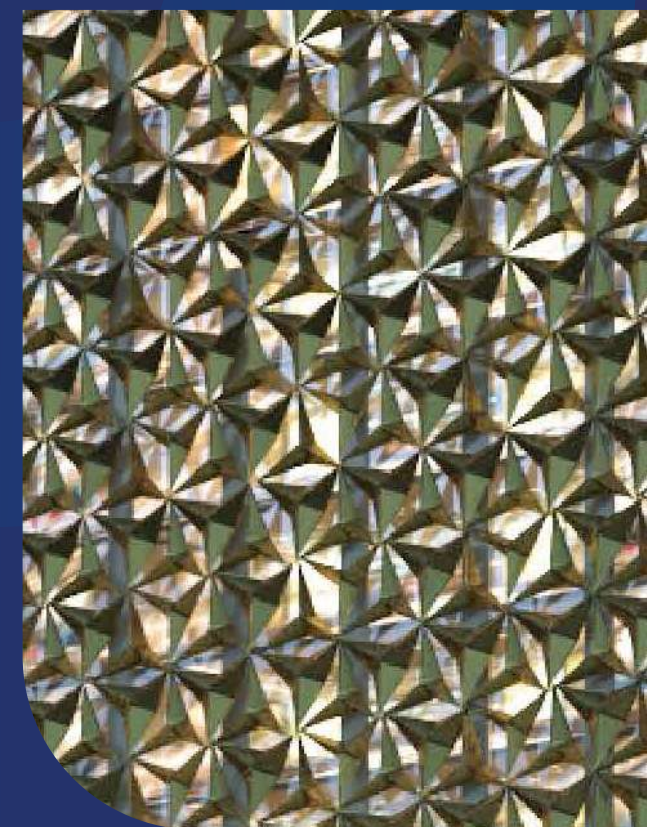


Energy-Efficient Innovation: By reducing the need for excessive cooling or heating, this climate-responsive design significantly lowers energy consumption, making City Center 32 an eco-friendly and cost-effective choice for businesses and visitors alike.



Unparalleled Comfort: Whether you're shopping, working, or dining, experience an indoor atmosphere that feels just right-every single day.

City Center 32 isn't just a retail and lifestyle destination - it's a future-forward landmark, designed to deliver sustainability, innovation, and comfort.



FROM THE HUB OF THE CITY

To The Heights of Returns

City Center 32 is positioned in the bustling core of Noida, seamlessly accessible along major highways, making it the go-to destination for residents from Noida and beyond. Its proximity to City Center Metro Station and adjacency to the golf course bring both convenience and a premium experience for its visitors, cementing its place as a top choice for shopping, dining and entertainment.

This location not only draws in local residents but also attracts visitors from NCR, making it one of the most visible and accessible shopping and leisure destinations in the region.



Your INVESTMENT

OPERATIONAL
FUNCTIONAL

Profitable

City Center 32 is a thriving, fully operational hub with established tenants consistently attracting robust foot traffic. Backed by a loyal customer base and a track record of success, it offers a secure, low-risk investment opportunity with significant growth potential.





SMALL INVESTMENTS

BECOME HUGE RETURNS

With a high-net-worth population and flourishing communities nearby, City Center 32 caters to a premium audience with a strong appetite for retail, dining and lifestyle experiences—all in a mall that's built for the future.

OPERATIONAL BRANDS

RETAIL BRANDS

City Center 32 brings together a curated mix of premium retail stores, catering to every shopper's need. From iconic fashion outlets like Shoppers Stop, Pantaloons, FabIndia and W, to essential brands like Bata, the mall offers a diverse shopping experience.

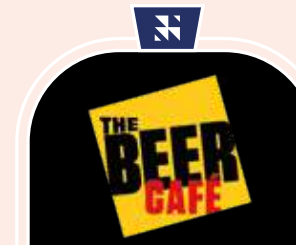
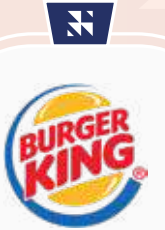
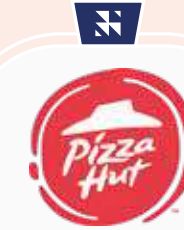




Dining Experience & Entertainment

From family favourites to quick bites, the food court at City Center 32 offers wide variety of choices, including popular brands like Biryani Blues, Pizza Hut, KFC, Mithas and many more. Experience dining with a view at City Center 32, featuring chic cafes, lively bars, and rooftop lounges like Imperfecto, The Beer Cafe, and Oh Honey.

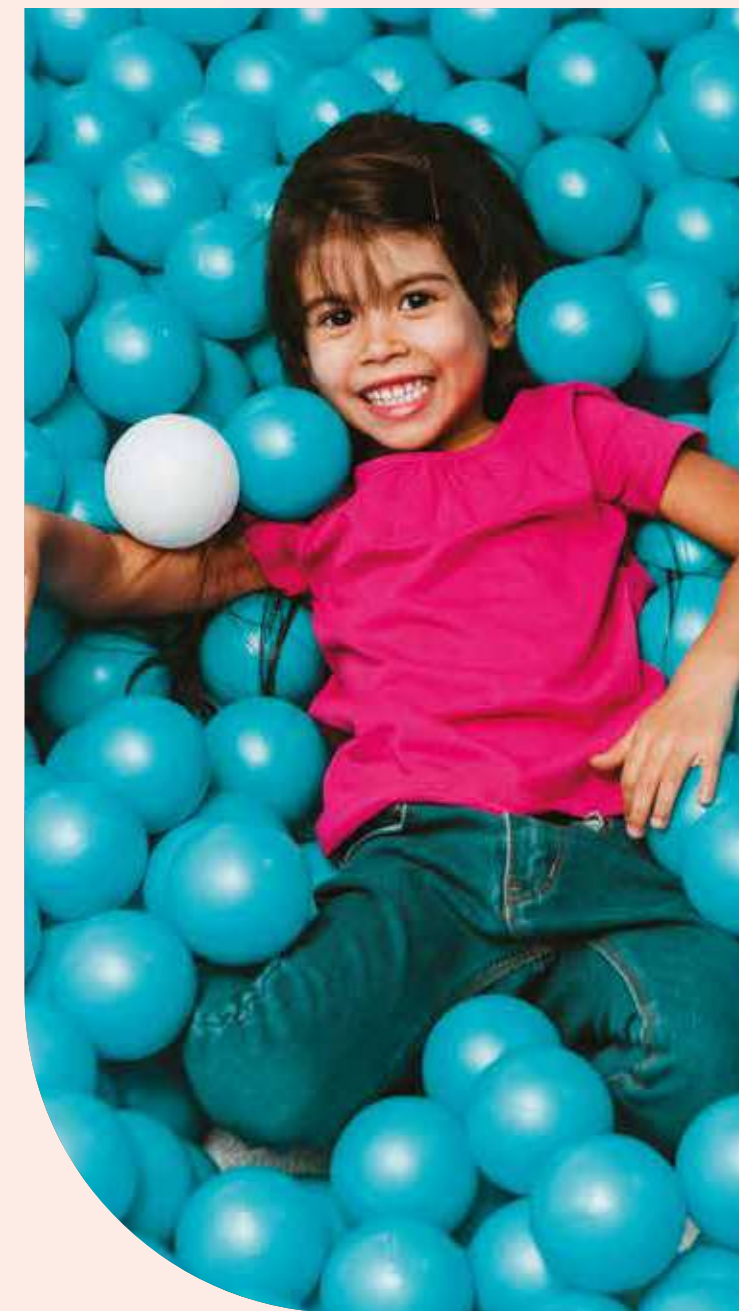
With its serene outdoor landscapes and open spaces, this is where fine dining meets unforgettable ambience.



Electronics & Essentials



The hypermarket by Reliance Smart Bazaar ensures convenience and accessibility for household essentials. On the other hand, tech enthusiasts can explore premier electronic outlets such as the Apple Store, Croma, and Reliance Digital, offering the latest gadgets and cutting-edge technology to meet every need.



Kids & Family Entertainment

Families can enjoy quality time at toy stores like Hamleys and a dedicated kids' play area. Equipped with plush seating and state-of-the-art audio-visual technology, it's the perfect spot to keep the little ones entertained while you unwind.



ANCHOR *Spaces*

THE HEARTBEAT OF COMMERCIAL SUCCESS

The cornerstone of a thriving retail environment, the anchor spaces are strategically positioned in high-traffic areas within the mall. These expansive spaces are designed to draw significant footfall, setting the stage for prominent brands to make a lasting impact. Understanding that each brand has unique requirements, we've designed flexible layouts that can be tailored to specific brand identities. Whether it's fashion, lifestyle, electronics, or home decor, the anchor spaces are adaptable to meet distinct brand visions. Secure the anchor spaces to elevate your brand, maximize visibility and become an essential part of every shopper's journey.



Premium Office Spaces

Designed for modern businesses with world-class facilities and an upscale environment, tailored for modern businesses, Bhutani Infra offers premium office spaces at **City Center 32**, that foster productivity and inspire creativity.

With panoramic city views, high-speed internet, and customizable layouts, the office spaces at City Centre 32 are designed for productivity and prestige. Each office space reflects the Bhutani lineage of reliability, innovation and excellence, making it an ideal location for businesses aiming to thrive at a prestigious address.



ETHEREA MANAGED OFFICE SPACE

WHERE THE AIR INSPIRES PRODUCTIVITY

Discover Etherea Managed Office Spaces at Sector 32. These fully furnished lockable offices redefine modern work environments by blending world-class infrastructure with exceptional air quality. Inspired by London's pristine standards, Etherea creates a workspace that enhances productivity, focus, and well-being with unmatched AQI. Whether you're a start-up, a growing business, or an established enterprise, these truly green office spaces, offer an elevated office experience tailored for success.

AQI





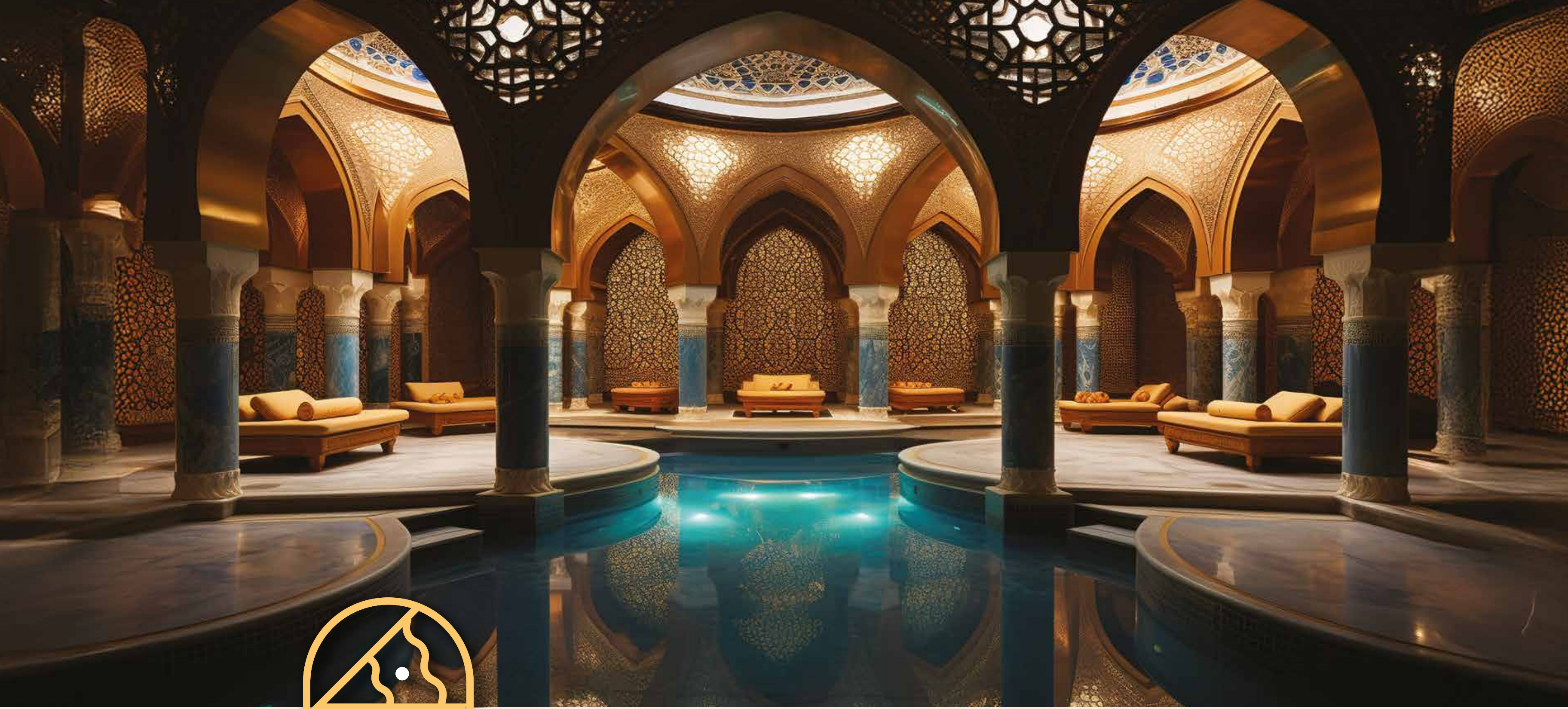
Baker's Alley

THE ULTIMATE DESTINATION FOR INDULGENCE

Baker's Alley redefines the dining experience with its premium and vibrant offerings. This exclusive culinary destination is designed for discerning food enthusiasts, and trendsetters of fine dining, setting the stage for an unforgettable journey.

Baker's Alley brings together a mix of globally acclaimed fine-dining cafes, including I Sacked Newton and Imperfecto, celebrated for their innovative menus, artistic presentations and exceptional service. Guests are treated to a vibrant array of global cuisines, from various flavours all served in an ambience of sophistication and creativity.

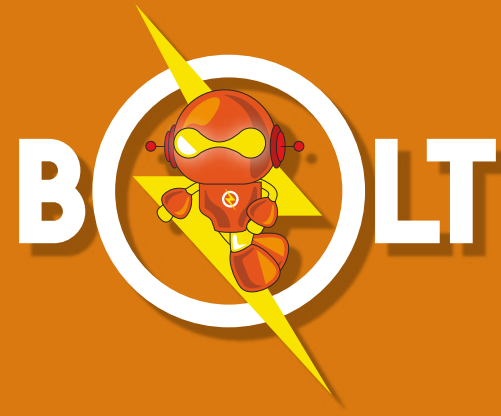




NAVI
WELLNESS

WHERE WELL-BEING MEETS HARMONY

Navi Wellness is Noida's first dedicated space for holistic well-being. Designed to nurture both body and mind, it brings together the most advanced therapies from around the world, offering a truly transformative experience. From Japanese Ofuro and Turkish Hamam to cutting-edge treatments like sensory deprivation tanks and cryotherapy, Navi Wellness combines ancient traditions with modern innovations. Whether it's physical fitness, mental enrichment, or skincare expertise, every aspect is curated to help you achieve balance, rejuvenation and inner peace.



Entertainment zone

Step into an action-packed gaming paradise where excitement knows no limits! Whether you're a casual gamer, e-sports enthusiast, or just seeking a thrilling day out, this high-energy destination has something for everyone.

Challenge yourself with high-tech arcade games, immersive VR experiences, and multi-player zones that keep the adrenaline pumping. From fast-paced action to skill-based challenges, every moment promises an unforgettable adventure. Beyond gaming, enjoy a state-of-the-art atmosphere, perfect for relaxing, recharging, and celebrating special occasions in our customized party zones.

With safety and entertainment at its core, Bhutani City Center 32 offers fun for all ages. Get ready for an unparalleled journey of excitement and adventure!





Unmatched Cinematic Experience



With immersive technology and unparalleled comfort, the cinema at Bhutani City Center 32 redefines your movie indulgence. It offers an unforgettable film experience with state-of-the-art projection and sound systems. Every frame comes alive, and every sound surrounds you in breathtaking clarity. From edge-of-the-seat thrillers to heartfelt dramas, we bring stories to life.

Whether you're enjoying a solo movie date or a family outing, the spacious seating and luxury lounges here make every visit a special one. From a sound experience that moves with action to crisp visuals that bring every detail to life, the immersive screens will make you feel like you're in the heart of the story.

From a curated menu of gourmet snacks, beverages, desserts, and popcorns to exotic treats, the food court here ensures your taste buds are as entertained as your eyes. Surrounded by retail therapy, dining, and lifestyle attractions, the cinema at City Center 32 is your one-stop destination for a full day of fun and leisure.

FOOD *Court*

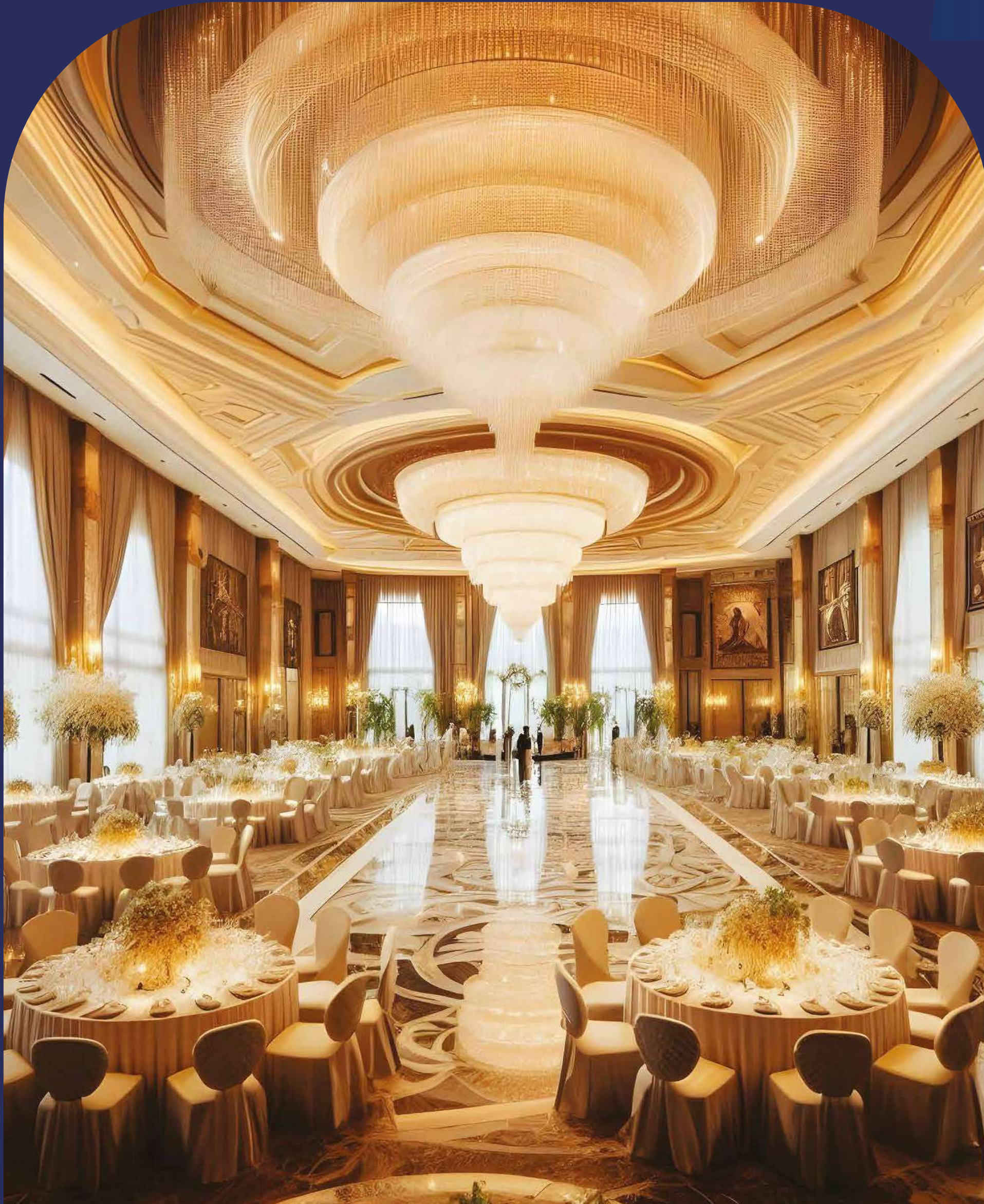
A Culinary Haven Awaits

City Center 32 invites you to experience an unparalleled culinary journey at its vibrant food court. This culinary destination combines diverse cuisines, modern design, and an engaging ambience to create an unforgettable dining experience for food lovers of all ages.

From local street food delights to international gourmet experiences, indulge in a variety of cuisines crafted by renowned chefs. Whether you're craving spicy Indian curries, cheesy Italian pizzas, or exotic Asian dishes, we've got it all under one roof. With ample seating, natural lighting, and vibrant decor, the food court offers a welcoming atmosphere for family outings, casual meetups, or quick bites.

Whether you're a foodie seeking new experiences or an entrepreneur ready to redefine dining, City Center 32 Food Court is the destination for all.





ELEGANCE DEFINED
AT THE

Grand Banquet

Experience a realm of sophistication and grandeur with our newly unveiled banquet, designed to cater to all kinds of memorable gatherings, from intimate celebrations to grand corporate events, this premier space offers the perfect combination of convenience and accessibility. Discover a banquet hall that elevates every celebration to new heights. With a dedicated team at your service, it's an experience crafted to perfection at City Centre 32.



SERVICED APARTMENTS -
ELEVATED URBAN LIVING IN THE

Essence of NOIDA

Step into a luxurious escape crafted for those seeking privileged living where comfort, convenience, and sophistication blend seamlessly. Located at the vibrant heart of Sector 32, Noida, these serviced apartments offer you not just a home but a lifestyle marked by elegance, accessibility, and modernity.

Set amidst bustling commercial towers, shopping destinations, and prominent landmarks, City Centre 32 ensures that everything you need is just a few steps away. Each apartment at City Centre 32 is thoughtfully designed with tasteful architecture, high-quality finishes and is made for modern aesthetics. Every detail is a testament to Bhutani Infra's commitment to quality and elegance, providing a space that exudes warmth and sophistication.



Club House

WHERE RELAXATION
MEETS ELEGANCE

Designed to complement your refined lifestyle, the clubhouse here is a sanctuary for leisure and wellness:



Swimming Pool: Dive into tranquility in the sparkling pool, perfect for leisurely swims.



Dedicated Parking: With ample parking space, you can relax knowing your vehicle is safe and close by.



Power Backup: Enjoy uninterrupted convenience with 24x7 power backup with no compromises on comfort.



Kids Play Area: Designed to spark joy and endless fun for little ones, it features a vibrant and secure kids' play area perfect for the leisurely fun time.

AN ELEVATED
EXPERIENCE FEATURING
A DOUBLE
HEIGHT
Lobby

From the moment you step into the grand double-height lobby, a world of attentive service awaits. This grand space, with its soaring ceilings and thoughtfully designed interiors, welcomes you to a world of luxury and refinement. The dedicated concierge service offers a seamless experience for residents and guests, assisting with everything from reservations to personalized requests. In addition to exceptional design, City Center 32 also offers an array of exclusive services and amenities:



Valet Parking



Swimming Pool
& Gym



24x7 Concierge
and Security



Power Back-up



Multi-Cuisine
Restaurants & Cafes



Shopping Mall

A TRUE HUB OF Modern Amenities



Boutique Luxury Hotel featuring one of NCR's largest convention center and banquet hall.



Efficient, premium office spaces designed for adaptability and excellence.



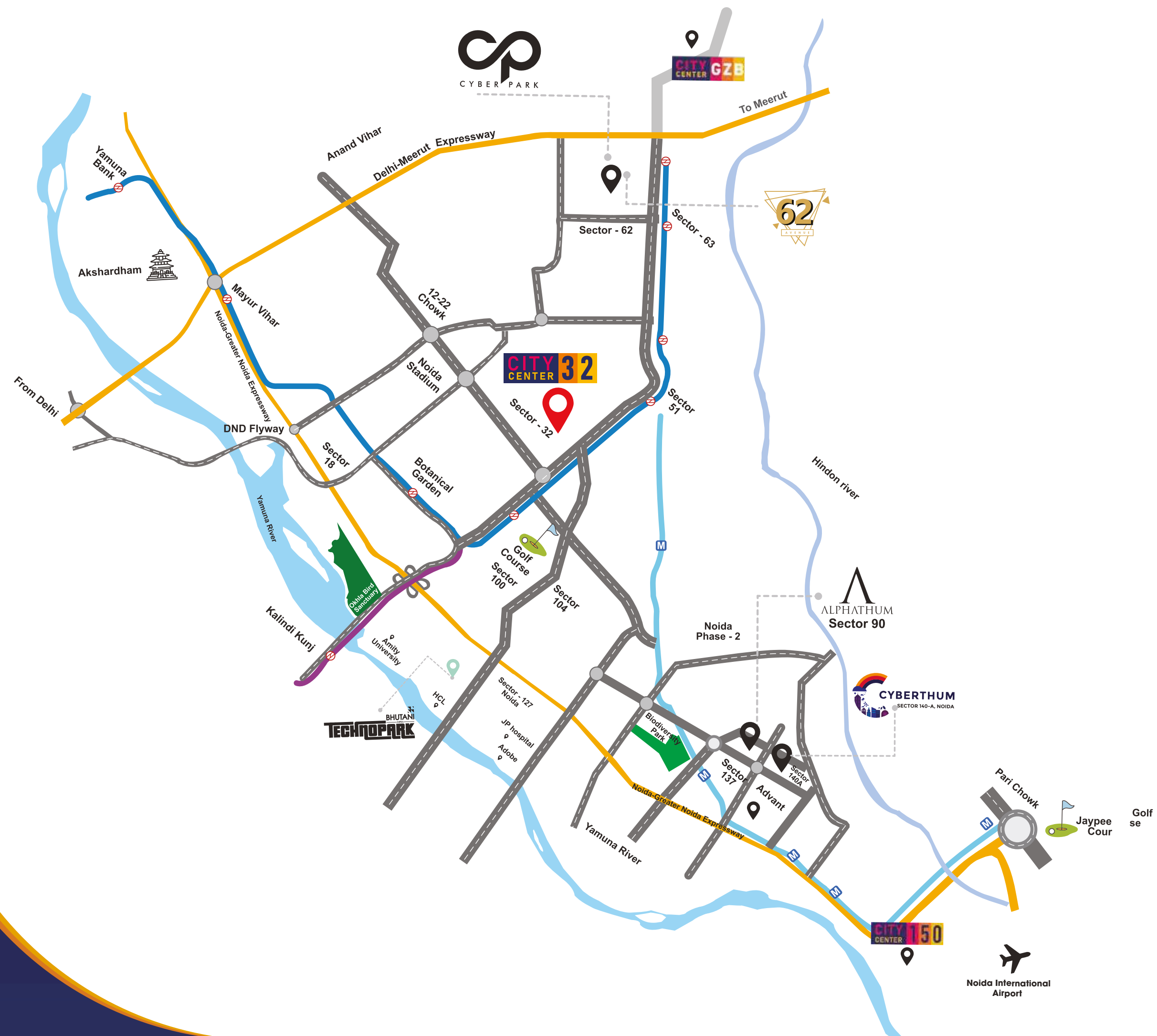
Club Lounge, Spa and Health Club crafted for indulgence and relaxation.



Concierge, Banking & ATM facilities ensuring seamless convenience.

Luxury

- Enhanced accessibility with roads of 45 and 75 mtrs on two sides
- Surrounded by a 20 mtr green belt on both sides
- Well connected to South, East and Central Delhi through road and metro lines
- Well connected to Noida Greater Noida Expressway
- Just across the Noida City Center Metro Station



*Map not to scale

BHUTANI GROUP

A Legacy of Excellence

With over three decades of experience and a wealth of expertise, the Bhutani Group has been a pioneer in the conceptualization and execution of upscale real estate projects across the retail and commercial sectors, including state-of-the-art IT office spaces. In this time, the Group has established a strong presence across the entire spectrum of real estate development, creating and managing numerous successful projects throughout Delhi NCR.

With the highest standards of deliveries and return on investments all across Delhi NCR, Bhutani Group is on a continuous trajectory of evolution inspired by innovation and creating best practices in the world of development. In an industry where trust is paramount, Bhutani Group stands out as one of the few names customers repeatedly turn to, thanks to our unwavering commitment to timely and reliable delivery.



DELIVERED PROJECTS



Set to offer one of the largest infinity pools in India, Alphathum lays the ground for efficient and smart office spaces.



The I-THUM is a landmark development and the future of IT Parks in Noida, Sector 62. It offers Commercial Office Spaces and also shares the campus of the Corenthum including some leading banks.



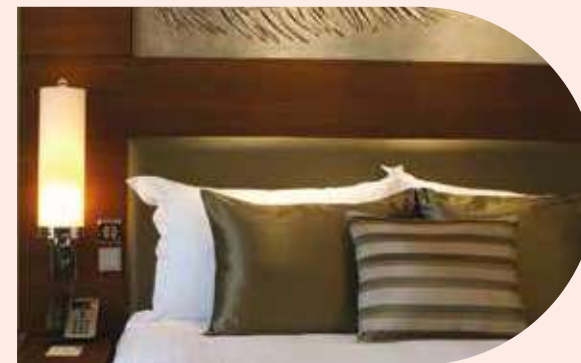
City Center 150 is a glimpse into the future of retail and lifestyle entertainment. With an al-fresco style high-street retail in a low-rise development, the project is built to immerse visitors in a world of seamless convenience.



World Square Mall, by Bhutani Group is one of the leading mall in Ghaziabad with a multiplex, banquet and an Upscale Hotel, as its part.



Located at the pulse of Noida at Sector 62, Cyber Park offers a mix of open-plan environments, lockable and unlockable office spaces and shared offices. Cyber Park gives a brilliant platform for entrepreneurs and professionals to interact, exchange ideas and share information.



World Square Hotel is a high-end property in Ghaziabad that provides a comfortable stay and unmatched hospitality along with the easy access to the entertainment, shopping and business hubs of the region.



Techno Park is one of the commercial developments located at sector 127, Noida. The project is well equipped with all the amenities to facilitate the needs of the office people.



PARMESH COMPLEX, Nirman Vihar



PARMESH CORPORATE TOWER, Karkardooma



PARMESH COMPLEX I, Karkardooma

PARMESH COMPLEX II, Karkardooma



PARMESH BUSINESS CENTRE I: Karkardooma



PARMESH BUSINESS CENTRE II, Karkardooma



IIT ENGINEERS CO-OPERATIVE GROUP HOUSING SOCIETY, Dwarka

ONGOING PROJECTS



Part of 26.8 acres mixed-use development, Cyberthum is NCR's tallest commercial tower with world-class spaces, mall in the sky and one of India's biggest gaming and entertainment centers, Bolt.



Bhutani Avenue 133 is an upcoming commercial project by Bhutani Infra. With the best amenities, this Commercial Project is conveniently situated in Sector 133 of Noida.



Avenue 62 is the perfect amalgamation of an architectural form and a work of art. With its soft, curved structure and absence of sharp angles, the building is majestically supported at the entrance by a breathtaking waterfall that elegantly beckons all who approach.



Located in the picturesque region of Goa, Bhutani Acqua Eden offers a luxurious and enchanting retreat for discerning travelers seeking an unforgettable vacation experience.

PRICELIST ANCHOR SPACES

BASIC SALE PRICE

LOWER GROUND FLOOR	Rs. 29,990/- Per Sq. Ft.
GROUND FLOOR	Rs. 36,990/- Per Sq. Ft.
FIRST FLOOR	Rs. 33,000/- Per Sq. Ft.
THIRD FLOOR	Rs. 33,000/- Per Sq. Ft.

ADDITIONAL CHARGES

OTHER CHARGES	Rs. 3,000/- PER SQ. FT.
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50:50 PAYMENT PLAN

STAGE	MILESTONE
BOOKING AMOUNT	RS. 5,00,000/-
WITHIN 30 DAYS OF BOOKING	50% OF BSP - LESS BOOKING AMOUNT
WITHIN 18 MONTHS OF BOOKING	50% OF BSP + ALL OTHER CHARGES

* GOVERNMENT TAXES, GST EXTRA AS APPLICABLE

*1 Sq.Mt = 10.76 Sq.ft.





Corporate Office: Plot 1, Sector - 90, Noida Expressway, Noida, Uttar Pradesh 201305

Site Office: City Center 32, Sector 32, Noida, Uttar Pradesh 201301

Terms and Conditions Apply. This is not an offer. Investments are subject to market risks. Read the offer document carefully, before investing. The Pictures and details are tentative depictions only. Mentioned features are indicative and are subject to change without any prior notice as may be decided by the company or competent authority.



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FOR FURTHER QUERIES

CONTACT :

+91 99119 25760

OFFICE ADDRESS:

1st Floor, ALD Building, B-58B, Block B, Sector 60,
Noida, U.P., 201301



www.investorsdivine.com