

RERA Reg. No. UPRERAPRJ297873  
<https://www.up-rera.in>



PARAS  
Avenue

# SHOP



**Prime Visibility** - Stand out every hour of every day

**Road facing Double Height Shops** - A sense of space for an opulent shopping experience

**Broad Frontage** that window-shoppers will crave to walk into

**Strategically Located** on Yamuna Expressway to cater to residential and corporate crowd in the populous vicinity

# DINE



**A sumptuous food court** so that one is always spoilt for choice  
Sizable dining area to accommodate the largest of friends group  
Alluring décor and ambience for the perfect midday getaway  
Professionally managed services for great customer delight  
Streamlined operations for ordering convenience and lower waiting time

# FUN



**5 Screen Multiplex** to lure all movie buffs

New-age design and aesthetics for the ultimate movie experience

Double height lobby and multilevel parking for an unmatched convenience

# PARAS Avenue

## Paras Avenue – The Epicentre of Noida

A contemporary synthesis of state-of-the-art High Street Retail, a Sumptuous Food Court & 5 Screen Multiplex. An avenue that will change the way Noida perceives Neoteric commercial spaces. Strategic location & open accessibility to Yamuna Expressway, Noida, Greater Noida and Agra makes Paras Avenue a landmark hospitality and retail space.

A one of its kind commercial epicentre, awaits you.

# WORLD CLASS RETAIL COMES TO NOIDA

How do you keep pace in one of India's fastest growing urban hubs? By pushing the limits of engagement and entertainment. Just like the new epicenter of retail rising up on Noida Expressway, which is set to bring world-class shopping and commercial experiences to the residents of Noida and beyond. Forget about travelling far to discover popular lifestyle brands, or partake in great entertainment options, or even enjoy a breathtaking night out. Because here's a space to fulfill every want and spark new desires.

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# A MARVEL CURATED BY THE BEST



LANDSCAPE ARCHITECTURE



STRUCTURAL CONSULTANT



DESIGN CONSULTANT



MEP CONSULTANT

# THE NAMES YOU KNOW. THE EXPERIENCES YOU WILL LOVE



Paros Avenue offers an escape into a world of captivating retail experiences. The world of choice that a consumer steps into at Paros Avenue will inevitably lead to greater footfall, and more time spent sampling its many attractions. Home to some of the biggest brands in the world, Paros Avenue will be a marquee retail destination, which is sure to attract visitors from far and wide. And the abundance of joy and satisfaction they discover here may translate into better returns for investors.

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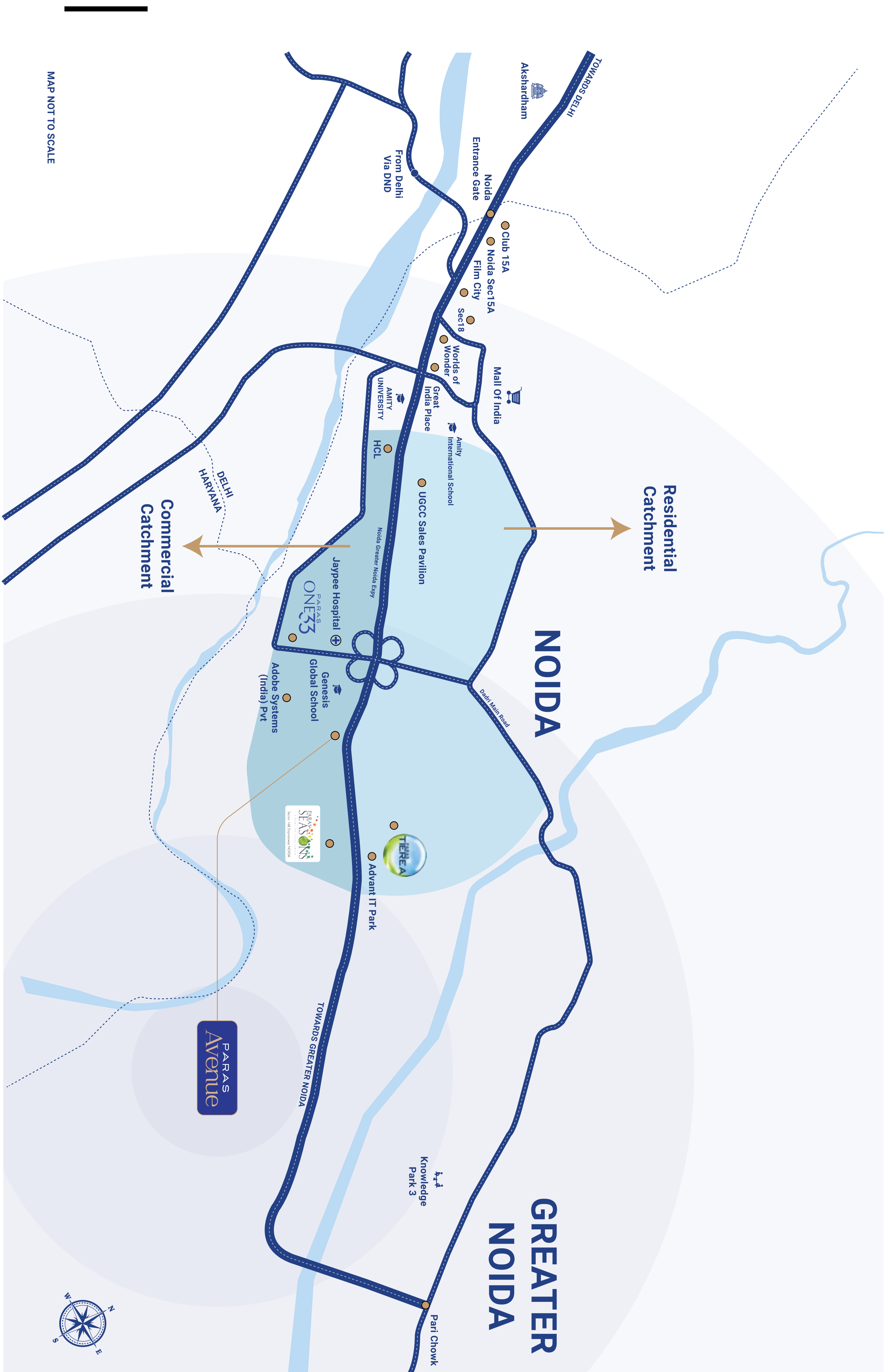
# DESIGNED TO CAPTIVATE

We've replaced the monolith of old shopping malls and retail spaces, and brought to life the charm of high street at Paras Avenue. Where variations in facade design lend a unique sense of identity to each storefront. Where the scale and rhythm of visitor movement is orchestrated with a combination of arresting details and inviting spaces. Where signages announce your presence, and better visibility ensures you're seen. Paras Avenue is an urban utopia that aspires to expand the scope of consumer experiences by deepening the interaction between the public realm and retail spaces.



# A LANDMARK RISES

The case for investing in Paras Avenue is borne out by the great numbers that underline its potential. It commands a catchment area of 12,00,000+ families, with 40 million sq.ft. of office space in the vicinity. Add to this its prime location on Noida Expressway, with an upcoming airport close by, and one can see why Paras Avenue is tipped to become a prominent commercial hub and an epicenter of retail in Noida.



# A RETAIL MARVEL

The low-rise G+6 model allows Paras Avenue to offer great spaces and amenities to visitors. The grandeur of the structure, right next to Noida Expressway, will attract passers-by and grant more visibility to storefronts. But it's the simplicity of design and access, with seamless ingress and egress, that makes visitors want to stay. Additionally, there is ample car parking space and beautifully landscaped areas, which invite people to soak in the plush surroundings and gain richer experiences.

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# AN AVENUE FOR GROWTH

The true worth of Paras Avenue can only be judged by its impact on living standards and routines in the area. As the first premium high street project in the area, in addition to being only the second multiplex around, it's destined to become a sought after destination for premium brand experiences. Employees and residents visiting will be enthralled by the double-height anchor stores and sizeable frontage, which are sure to attract higher rentals. Investors will also enjoy lower maintenance cost, and quick returns through bigger rental income.

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# AN EXQUISITE INDULGENCE

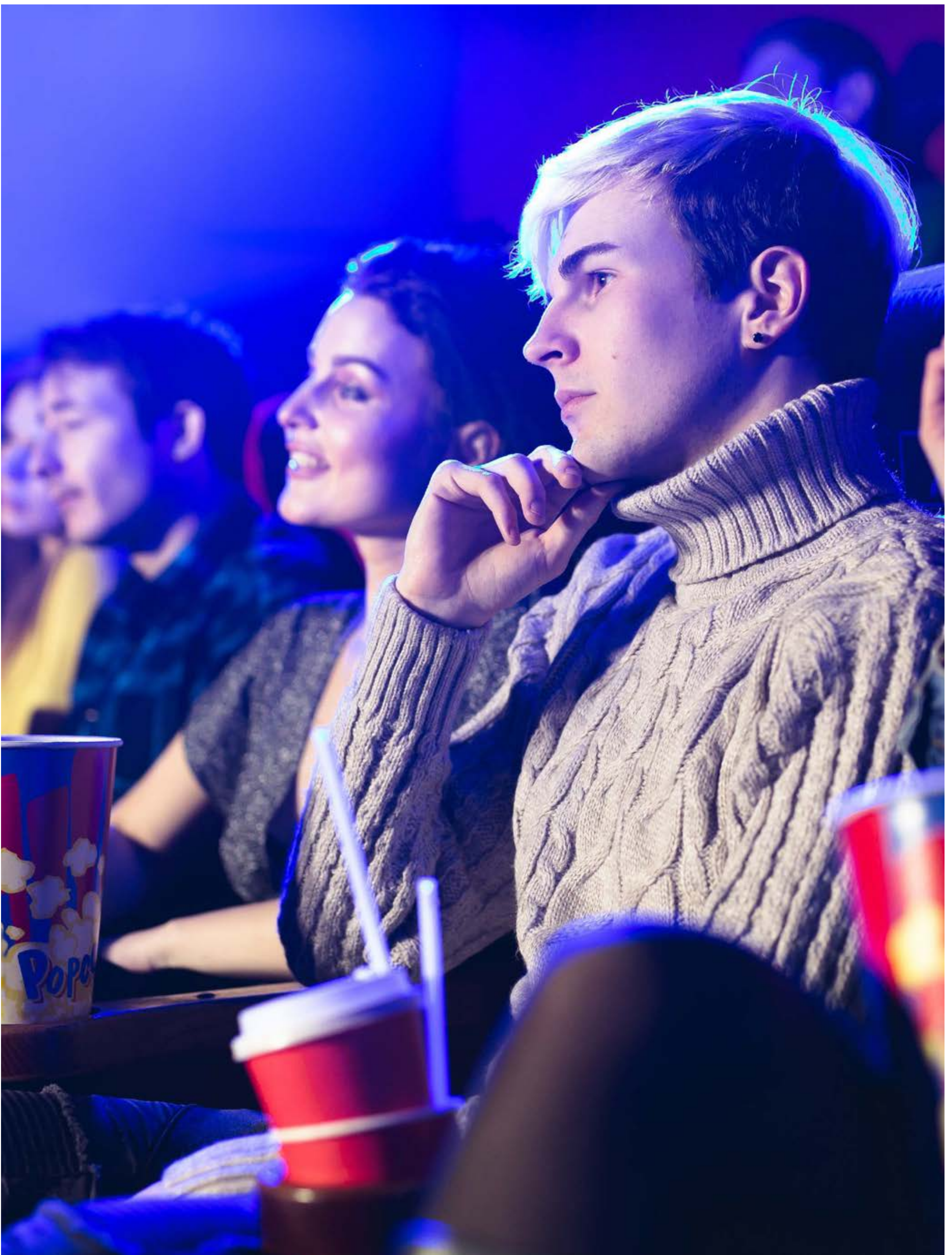
Paras Avenue offers investors a slice of next-generation retail experiences. With a variety of retail configurations, complemented by sizeable frontages and flexible spaces, it's the perfect place to unleash the commercial potential of a product or service. Double heighted store spaces guarantee maximum visibility for brands, and higher rentals for investors. The sub-division area makes it even easier for every establishment to stand out and claim its share of shoppers' attention.

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# EXPERIENCE THE SILVER SCREEN MAGIC

Paras Avenue will only be the second multiplex to open in the area. It will introduce moviegoers to class-leading facilities and a glamorous silver screen experience. With 5 screens and 750+ seats, this modern multiplex will be a huge driver of growth and activity for Paras Avenue. It truly is the ace up our sleeve!

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# RISE ABOVE THE CROWD



The perceptive design of Paras Avenue is evident in the grandeur of the anchor stores. With better visibility guaranteed, these establishments attract visitors and set the tone for the kind of experiences they can expect. But that only defines a part of the true value of these retail spaces. As Paras Avenue becomes the natural port-of-call for all connoisseurs of fine lifestyle experiences, these anchor stores may continue to accrue even bigger returns for investors.

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# A GASTRONOMICAL DELIGHT

To add that extra flavour to your outing, Paras Avenue will also boast of a grand food court, filled with your favourite culinary options. Designed to be open and inviting, it will combine a large scale, with a sense of choice and warmth. It's the perfect place to take a break, catch up with friends, or just celebrate a day well spent.

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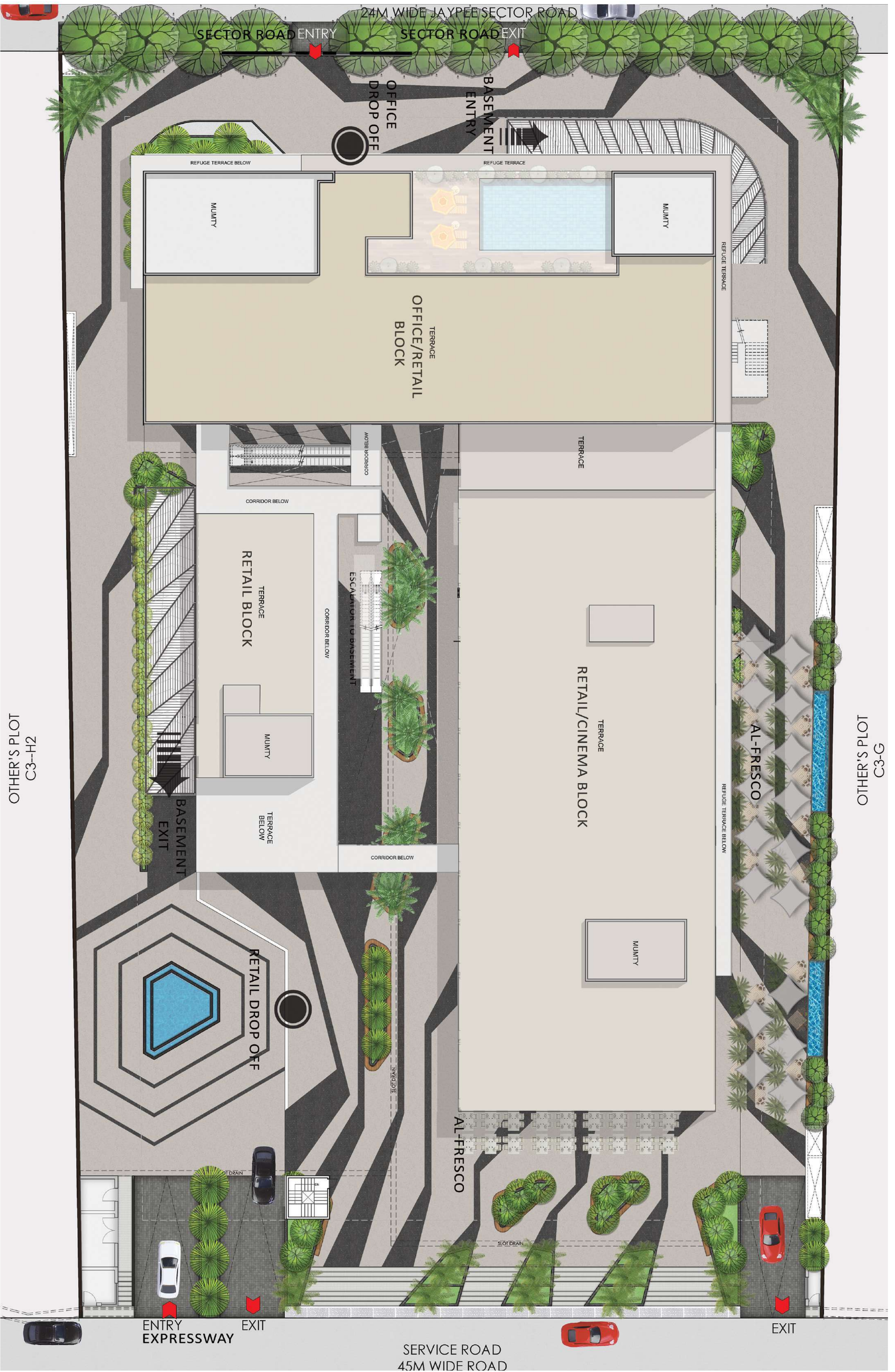
# A SPACE FOR THE LIVING

Unlike most similar developments, Paras Avenue will also include a dedicated communal space, filled with music and greenery and surrounded by fountains. It will present a blank canvas for a plethora of glamorous events, enlightening exhibitions, and even some memorable gatherings. This is how we seek to bring more satisfaction, choice and flexibility.

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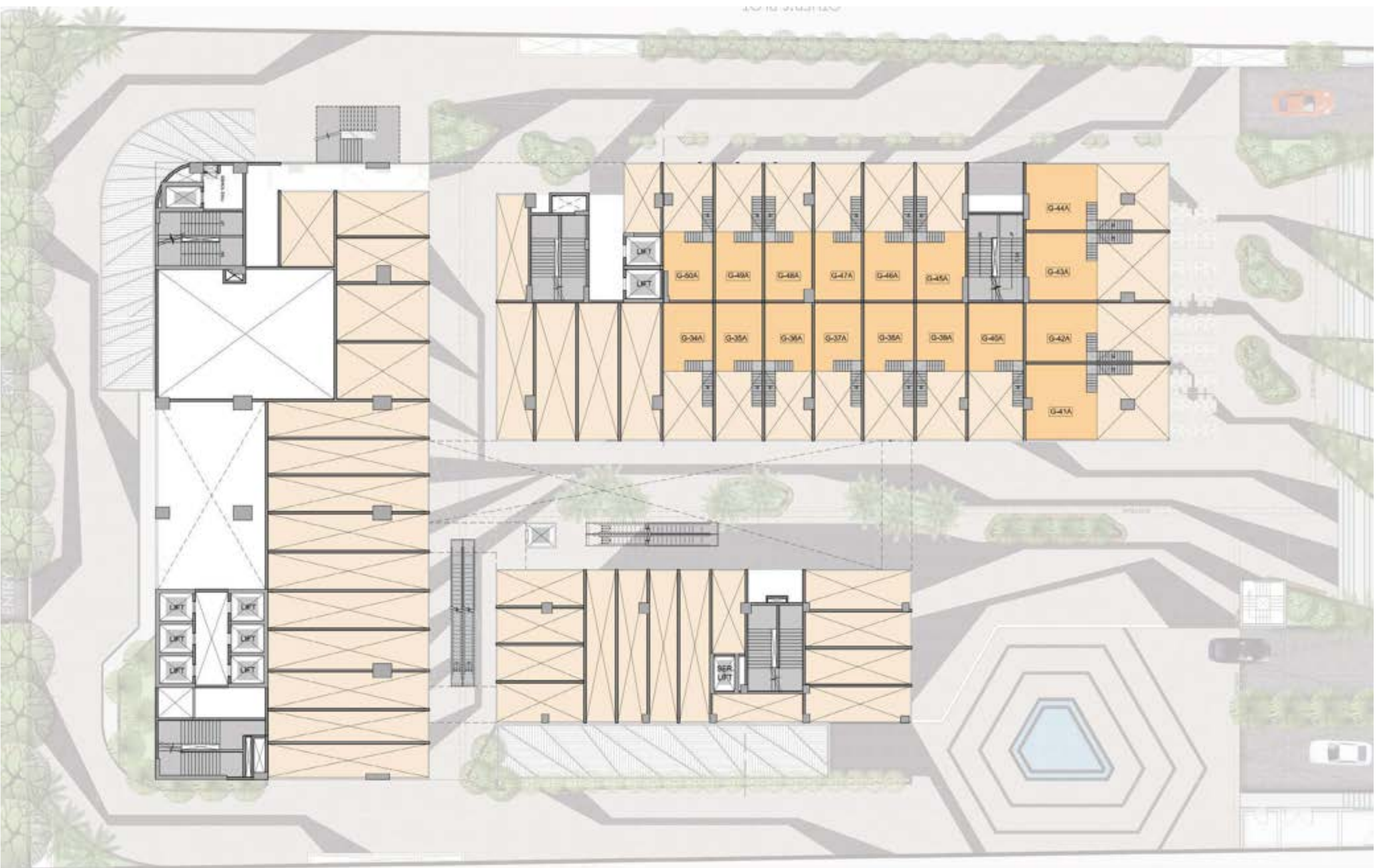


# MASTER PLAN

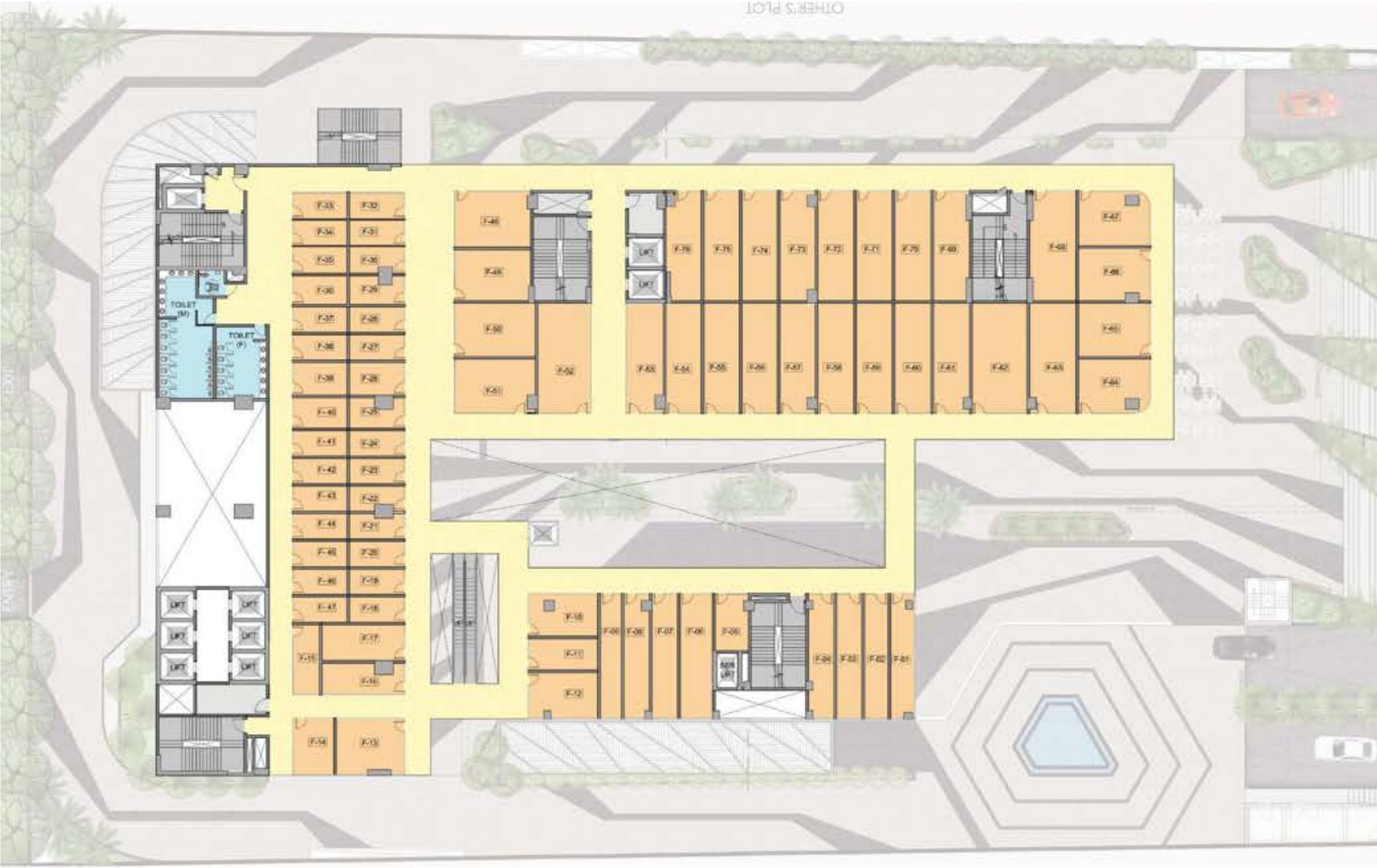




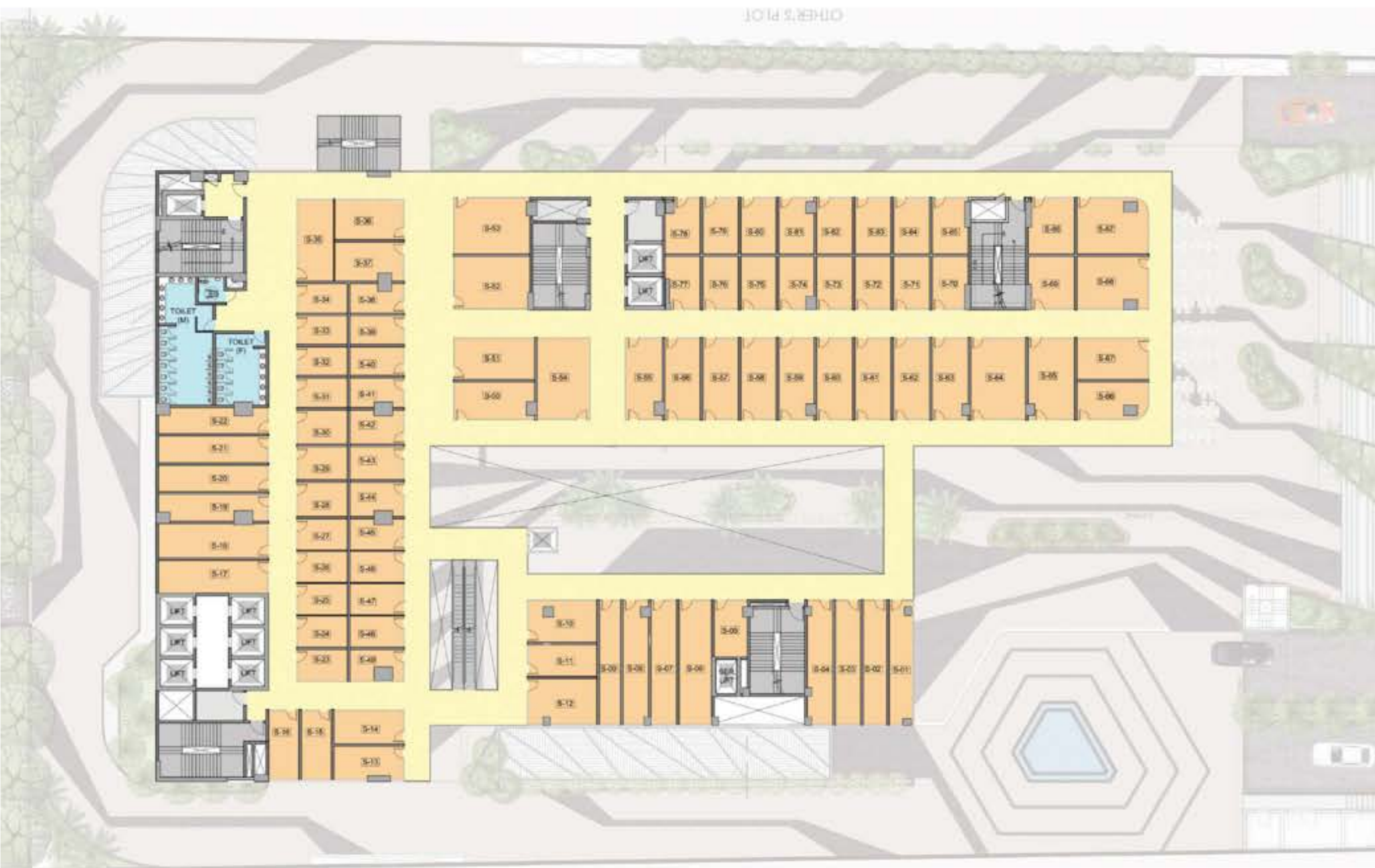
**GROUND FLOOR PLAN**



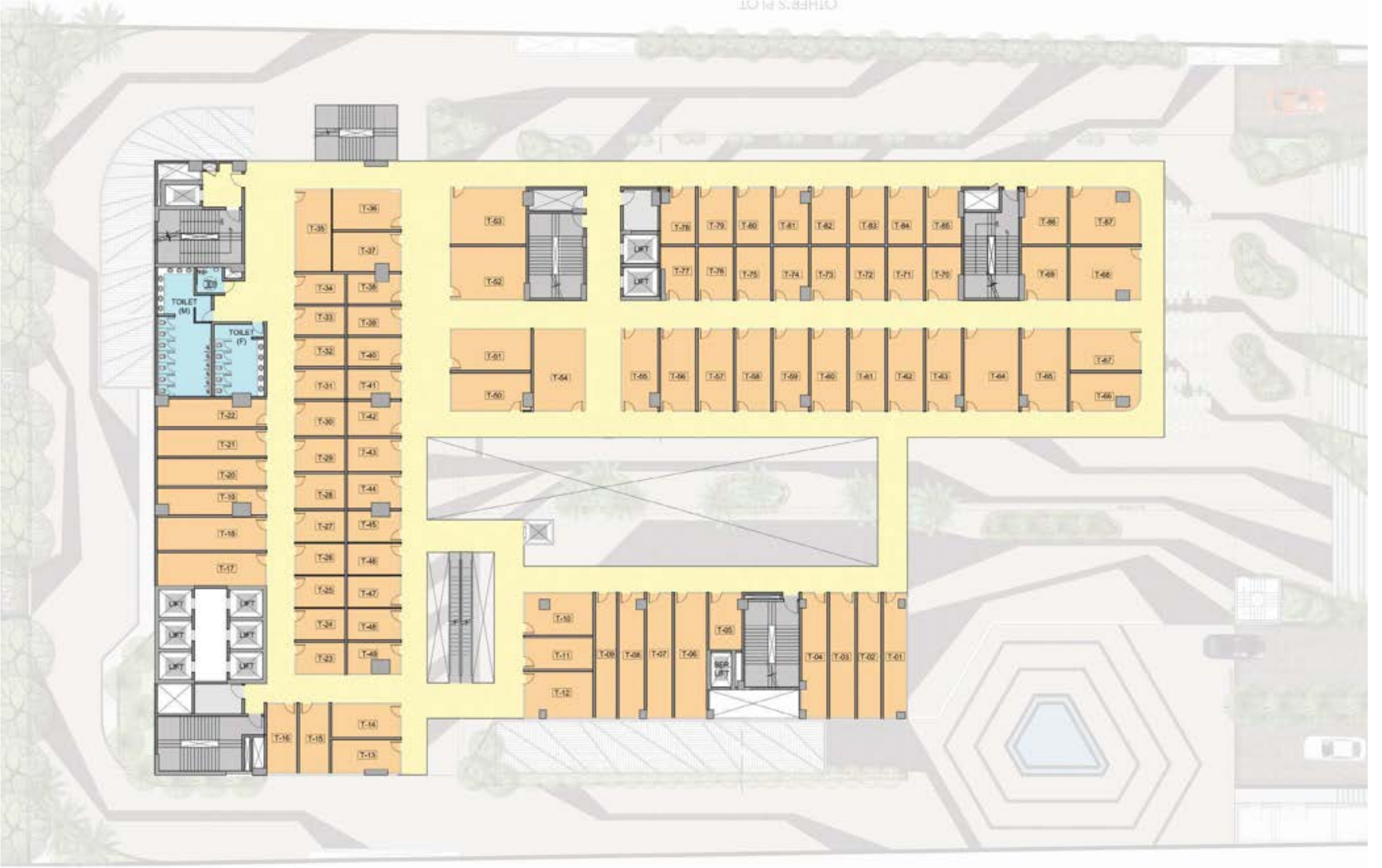
**GROUND FLOOR MEZZANINE PLAN**



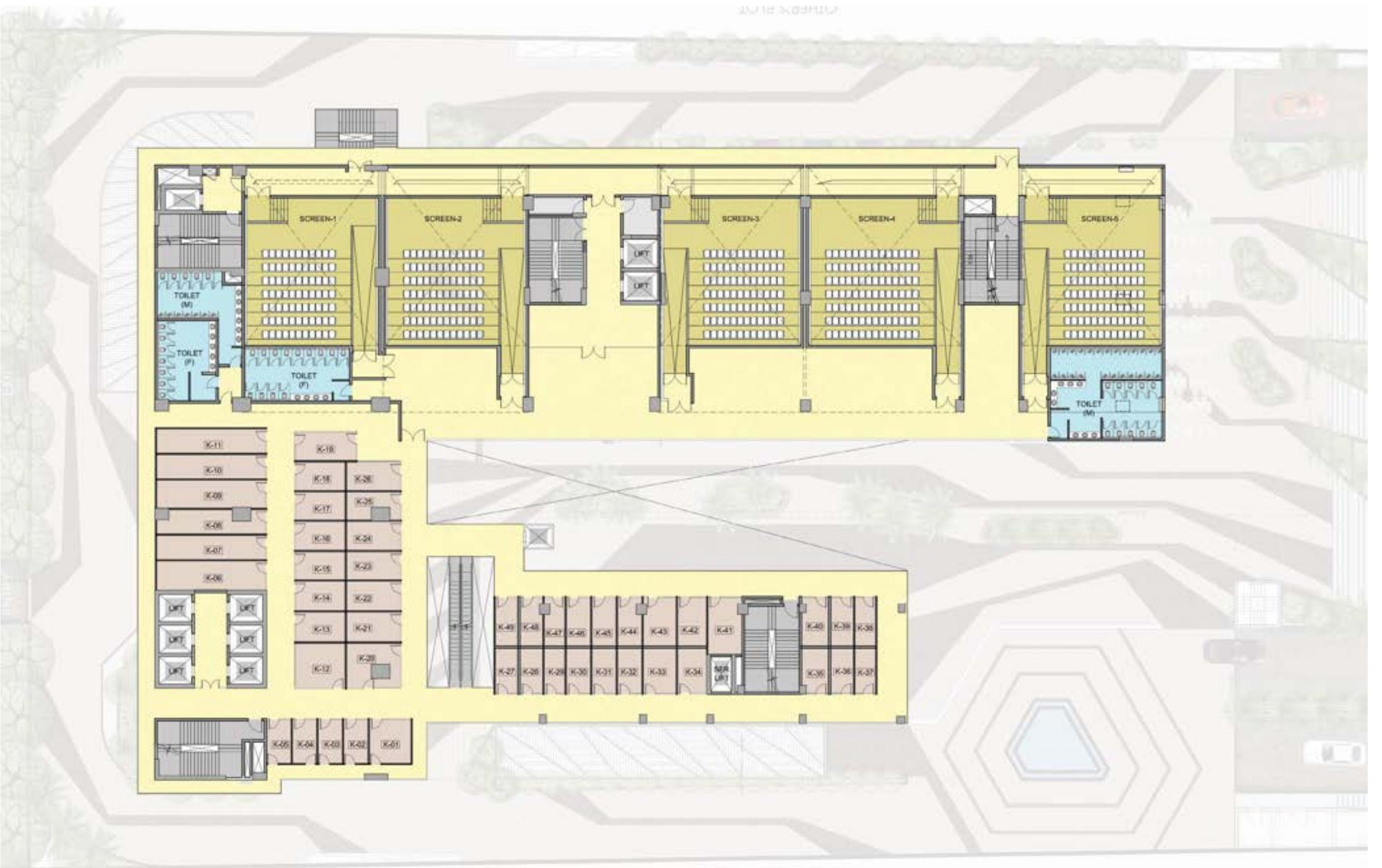
## FIRST FLOOR PLAN



## SECOND FLOOR PLAN



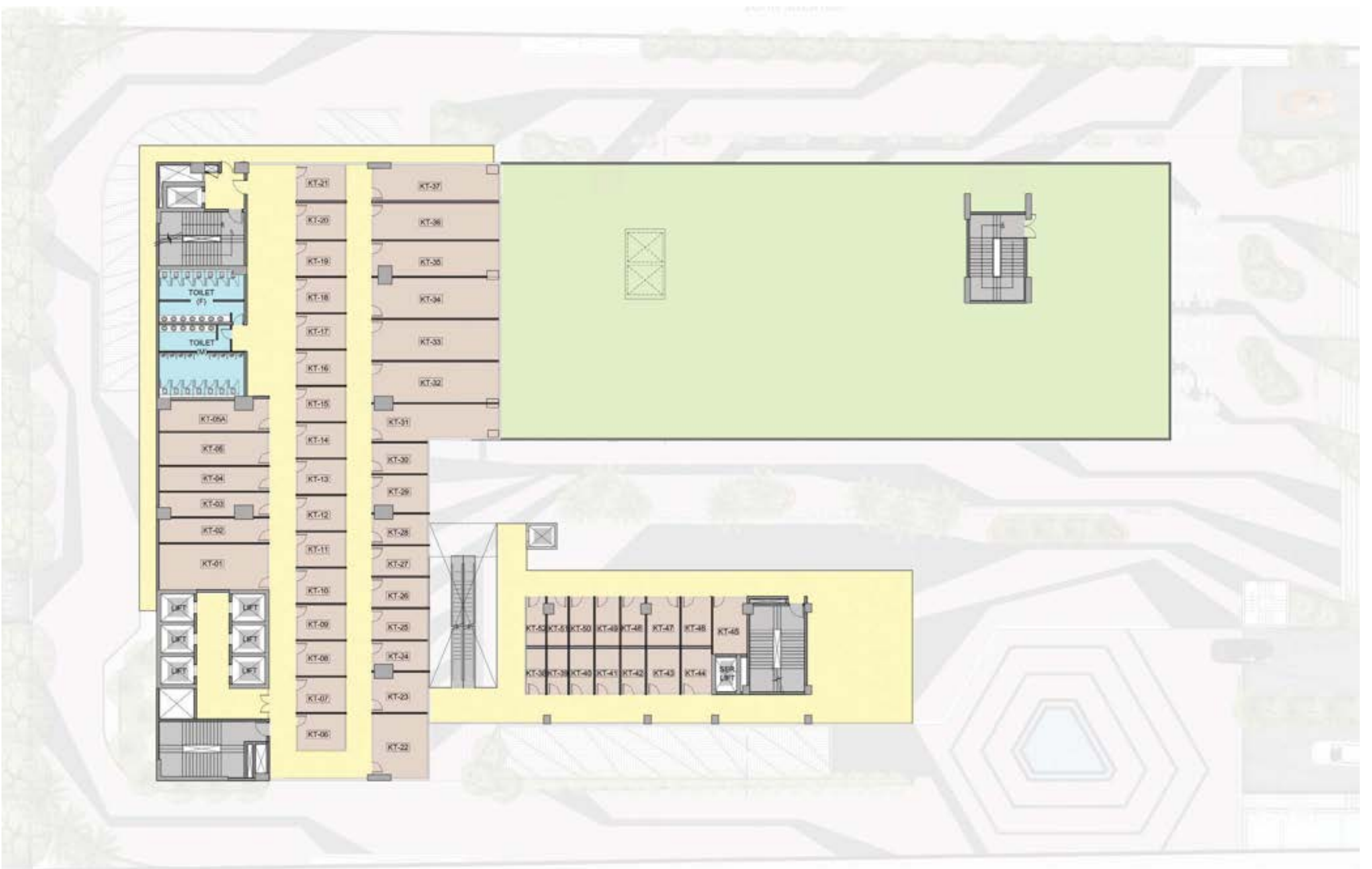
## THIRD FLOOR PLAN



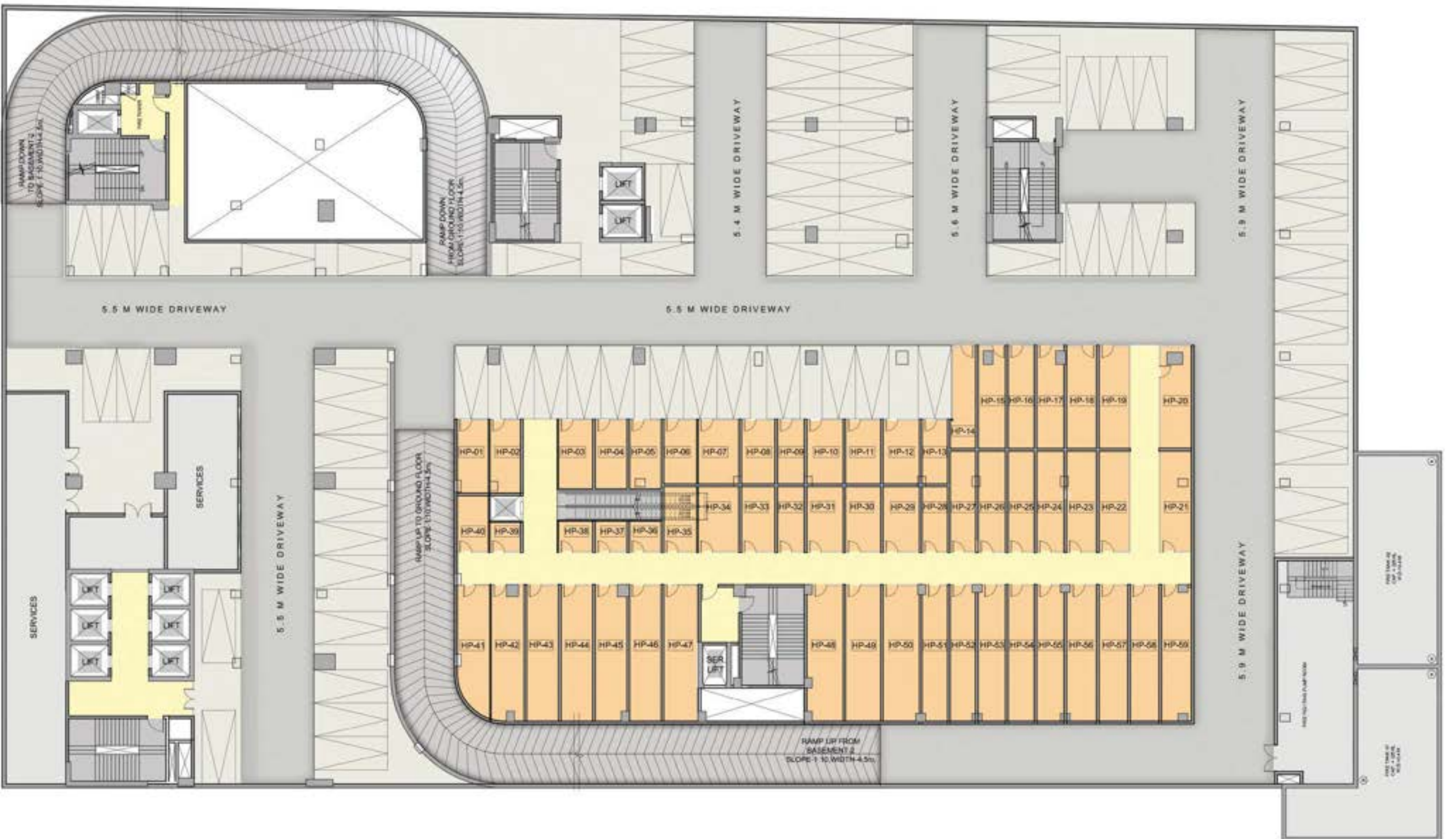
## FOURTH FLOOR PLAN



## FIFTH FLOOR PLAN



## SIXTH FLOOR PLAN



# BASEMENT 1

# ANOTHER RETAIL MARVEL DELIVERED IN THE VICINITY



Paras One33, a unique low rise mixed use development in Sector - 133, adjacent to Noida-Greater Noida Expressway. A development comprising of retail units, hotel and service apartments, Paras One33 is envisaged to be the key convergence point for business and leisure. Perfectly located, it is an ideal destination for multi-national and regional businesses and a vibrant place for young executives to reside.



# PARAS

BUILDTECH

Backed by a strong brand lineage, Paras Buildtech, incepted in 2002, is progressing fast “Towards Tomorrow”. With timely delivery as its core strength, the company has already delivered approx. 15 Million Square Feet and is working on multi scale projects. An impressive project spectrum includes a mix of Residential, Commercial and Retail Spaces, with developments spread across GURUGRAM, NOIDA, ZIRAKPUR & MOHALI. Paras Buildtech enjoys an absolute edge in these markets right from land acquisition, to procurement, construction, project management and property management services. With a team of highly experienced professionals, Paras Buildtech is constantly working on making tomorrow a concrete reality.

▲  
TOWARDS TOMORROW

## DELIVERED



PARAS TIEREA



PARAS TWIN TOWERS



PARAS DOWNTOWN SQUARE



PARAS IRENE



PARAS SEASONS



PARAS TRINITY



PARAS TRADE CENTRE



PARAS SQUARE



PARAS PANAROMA



PARAS DOWNTOWN CENTER



PARAS QUARTIER



PARAS ONE33

## ONGOING



PARAS DEWS

# PARAS

BUILDTECH

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