



**SS GROUP**



**SSHIGHPOINT**

SECTOR 86, GURUGRAM

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ALL  
ROADS  
LEAD TO  
SS HIGHPOINT

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# THE ACTION IS RIGHT AT SS HIGHPOINT

SS Highpoint is conceptualized to be an exemplary mixed-use development with retail, F&B, multiplex and business suites.

Located in Sector 86, right in the heart of New Gurugram, SS Highpoint will be one of its kind neighbourhood shopping and leisure destination.

Right from its high street format with open to the sky feel and all the comforts of a mall; convenient location at a crossroad having access from two sides in a highly dense residential area; landscaped and pleasing hang-out spaces for launch events and mini expositions; well planned ample parking; well thought out mix which is placed as per neat zoning principles; SS Highpoint is where all roads lead for your daily knick-knacks or a shopping day out.

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SS HIGHPOINT WILL BRING TOGETHER THE IMMEDIATE CATCHMENT TO MEET, EXPLORE, SHOP, EAT AND DRINK. A CAREFULLY CURATED MIX OF INSPIRING TENANTS WILL ENSURE A VIBRANT, NEW RETAIL AND LEISURE DESTINATION FOR NEW GURUGRAM.

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# #NEW GURUGRAM:



## DWARKA EXPRESSWAY IMPACT

A 29 km long 150m wide 8 lane expressway that starts from Dwarka and crosses Bijwasan, New Palam Vihar, Kherki Daula and joins the NH-8 is now at an advanced stage. Once it is fully operational, it will provide faster access from Delhi to the Airport and Manesar alike, and will boost the livability of the New Gurugram sectors.



## AIRPORT IMPACT

Proximity and convenient access to the IGI Airport, New Delhi is perhaps the prime reason for the emergence and success of Gurugram. Time and again the IGI Airport has won "World's Number One" position in its category and it continues to grow impressively across Asian cities. With a 4 km tunnel connecting Dwarka Expressway to the New Gurugram sectors, the drive to the Airport and Aerocity will indeed be of just a few minutes.



## THE E-WAY AND CORRIDORS IMPACT

The KMP Expressway provides signal-free connectivity to Gurugram from neighbouring cities such as Kundli, Manesar and Palwal etc. The improved commuting with better infrastructure, well developed roads and corridors is leading to faster population settlement in the area.



## MNC CORPORATE IMPACT

Gurugram remains the largest corporate hub of NCR with more than 70% share in office leasing. Several start-ups, e-commerce, large Indian corporates and many Fortune 500 companies have set up their base in Gurugram, and it continues to generate employment opportunities.



# #CATCHMENT

# AT THE CROSSROAD OF PROSPERITY



Built on an intersection and right on the main new sector Road, SS Highpoint in Sector 86 is only a few minutes away from NH-8, central corridor and the affluent sectors 81, 82, 85, 86 & 90.

With high population density in its vicinity and the fact that it is in walking distance from various selective luxury developments, SS Highpoint with its multiplex will be an in-demand-retail-cum business hub.

- > RIGHT on the intersection of 75m+12m. and 24m. wide sector road
- > WALKING distance to 135m. Multi Utility Corridor, which directly connects Dwarka Expressway (NPR) & IMT Manesar
- > DIRECT access from the NH-8 highway via 75m + 12m. wide sector road
- > SURROUNDED by New Gurugram's affluent residential towers in sectors 81, 82, 85, 86 and 90

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THE ULTIMATE NEIGHBOURHOOD BAZAAR FOR  
SCORES OF RESIDENTIAL TOWERS LOCATED EITHER IN  
WALKING DISTANCE OR A FEW MINUTES DRIVE AWAY.

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SECTOR 86, GURUGRAM





# SSHIGHPOINT

SECTOR 86, GURUGRAM





# THE DEVELOPMENT



DEVELOPMENT  
SPREAD ON 11,356 SQ.M.  
APPROX. 1.25 LAC SQ.FT.  
APPROX. (2.806 ACRES)



APPROX.  
1.6 LAC SQ.FT.  
OF EXCLUSIVE  
BUSINESS SPACES



LARGE ATRIUM,  
WELL DESIGNATED SPACES  
FOR EVENTS & FLEA MARKET,  
STALLS, ATM, HELP DESK &  
INFORMATION CENTRE



WELL PLACED  
MULTIPLE ESCALATORS,  
7 PASSENGER ELEVATORS,  
AND 2 SERVICE ELEVATORS



MIXED-USE  
HIGHSTREET RETAIL  
& BUSINESS SPACES



THREE LEVELS OF  
SPACIOUS  
CAR PARKING



# SS HIGHPOINT

SECTOR 86, GURUGRAM





ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

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WIDE OPEN PASSAGES AND GOOD VISIBILITY TO ALL  
RETAIL SPACES. TOTAL AREA  
OF 1.7 LAC APPROX. (ONLY RETAIL).  
PROMENADE WITH FOUNTAINS AND LANDSCAPING.  
DEDICATED FLEA MARKET AREA FOR SHOPPING ON THE GO.

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ARTISTIC IMPRESSION

THE ART OF  
NEIGHBOURHOOD

# SHOPPING



## THE RETAIL EXPERIENCE

SS Highstreet has been conceived as a premium retail destination, offering consumers the pleasure of finding everything from fashion to flowers, hair spas to household requirements, under one spacious roof. High visibility of the retail frontage across all the floors allows the brands to stand out.



# SSHIGHPOINT

SECTOR 86, GURUGRAM



THE UNBEATABLE  
ATTRACTION OF SUPER

# ANCHOR

SHOPPING



## THE ANCHOR STORE

Unlike anywhere else, there is a dedicated area for a large anchor store with a separate & direct access and parking. It is a well known fact that bigger the anchor store, more is the footfall. And its over approx. 15,500 sq. ft. of the space allocation at SS Highpoint.

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DEDICATED SPACE FOR MULTIPLE ANCHOR STORES  
DIRECT ACCESS FROM 24 M SECTOR ROAD IDEAL  
FOR GROCERY, ELECTRONICS & FASHION STORES

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**SSHIGHPOINT**  
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LAVISH FOOD COURT  
TO FINE

# DINING

IT'S ALL HERE.



## THE FOOD HUB

The modern concept of a food court at SS Highpoint comes with its neat-lined designs and comfort seating which set the mood for lively casual bites. Wide corridors make for easy circulation and accommodates visitor inflows.

WELL THOUGHTOUT FOOD COURT DESIGNS KEEP THE SHOPPERS AROUND LONGER

LAVISH FOOD COURT TO EAT, EAT AND REPEAT

QUICK DINING, CASUAL DINING, FINE DINING. IT'S ALL HERE

PUBS, BISTROS AND FRESH BREWS CRAFTED FOR THE MILLENNIALS

A DAY FULL OF

# MOVIES

GAMES AND CELEBRATIONS



## THE MOVIES

Movies are increasingly becoming the core reason to venture out to malls and high streets. The concept of retail-restaurant-entertainment hybrid at SS Highpoint is intended to capture the increasing share of families' disposable income.

5-SCREEN TOP-OF-THE-CLASS MULTIPLEX

GAMING ZONE AND DEDICATED TODDLERS PLAY AREA

DEDICATED EVENT AREAS

THE SMART HUB OF

# BUSINESS

SUITES



## THE BUSINESS HUB

SS Highpoint offers contemporary business suites with an inspiring range of recreational activities and conveniences to strike the perfect work-life balance and enhance productivity. SS Highpoint gives the flexibility of 'small office, home office' to meet the ever-changing needs of young entrepreneurs and growing businesses.

GRAND DOUBLE HEIGHT LOBBY WITH CONCEIRGE DESK

BUSINESS CENTRE FACILITIES

# SITE PLAN



# GROUND FLOOR PLAN

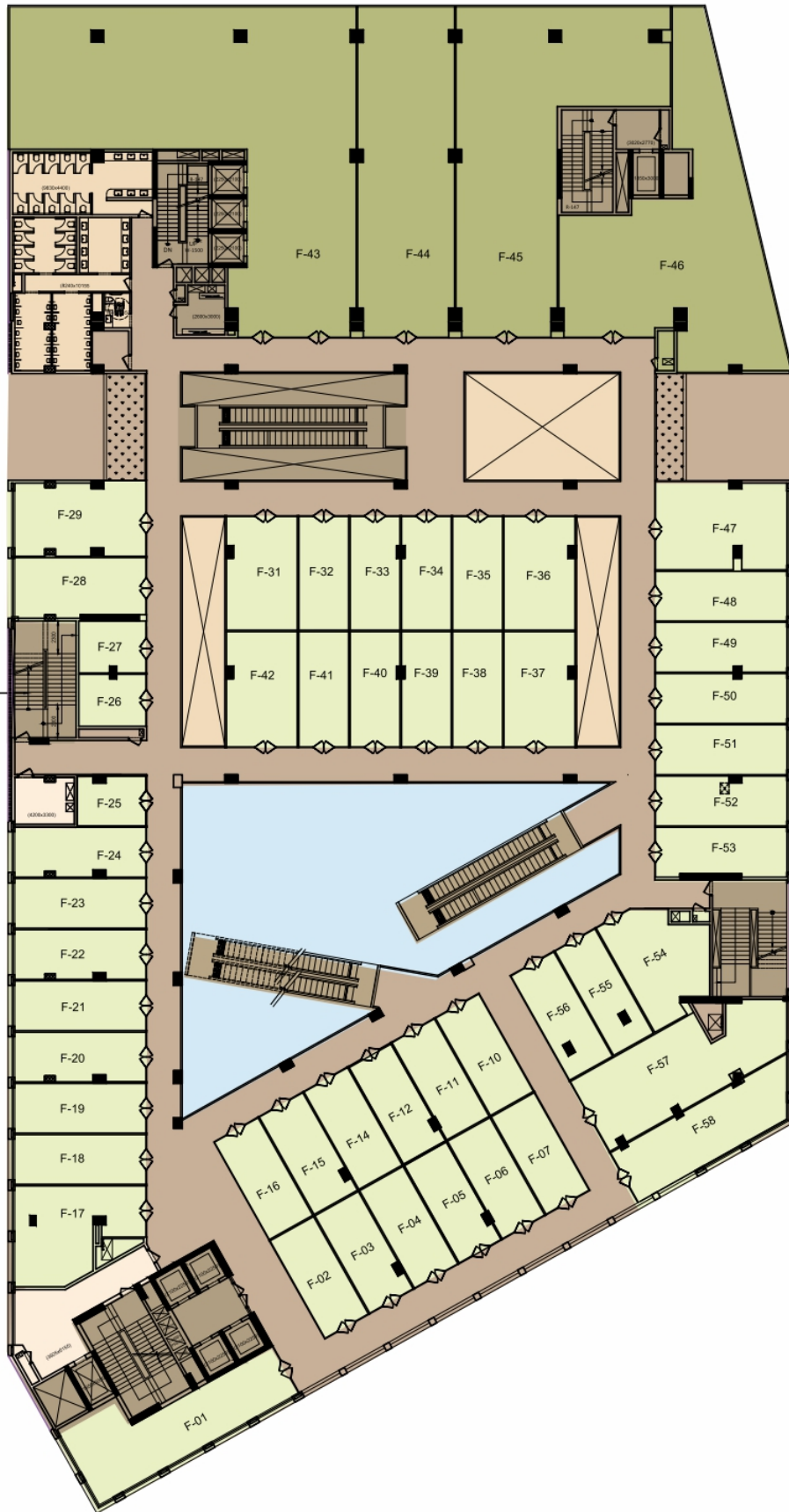


Not to scale

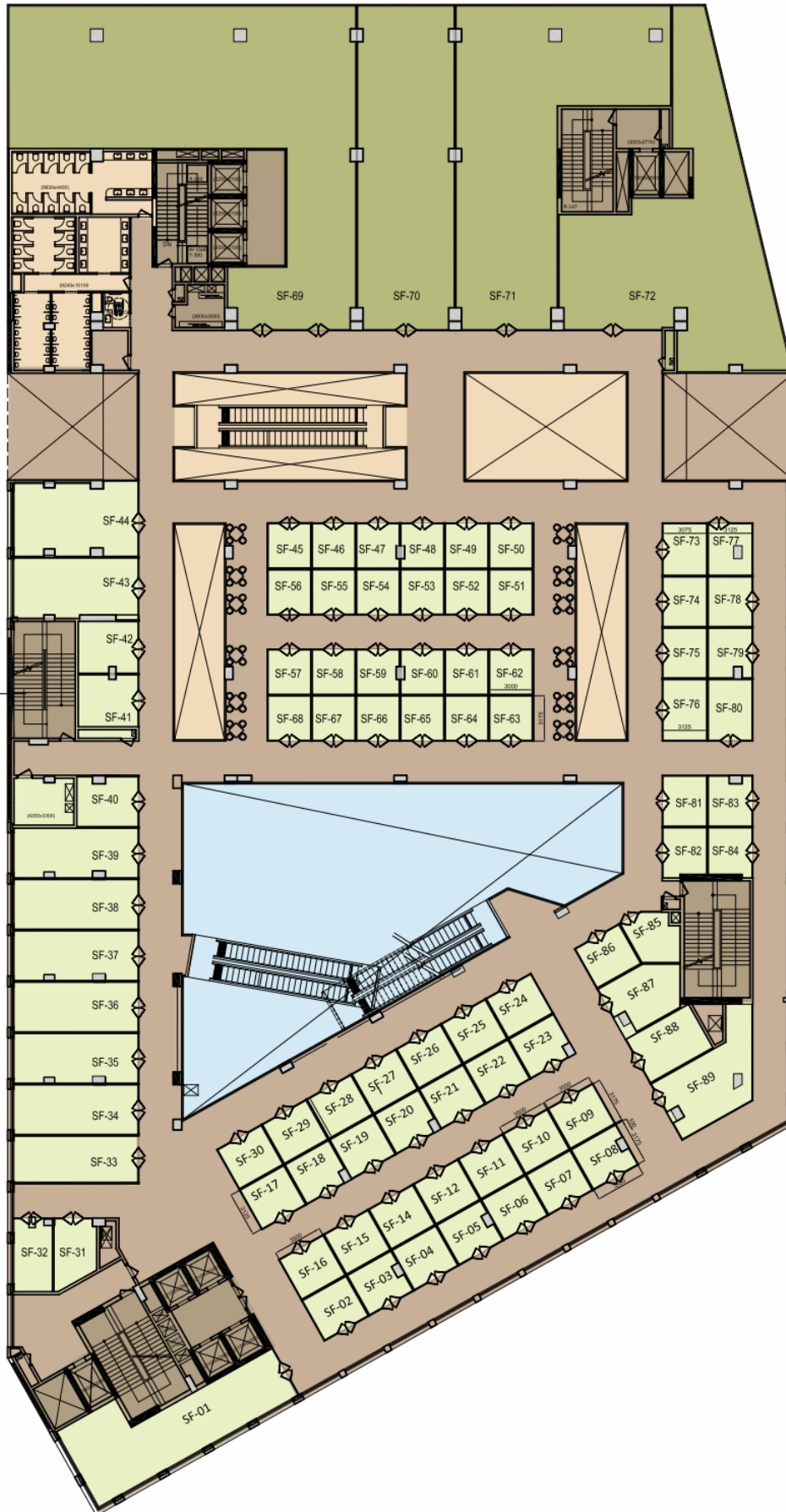


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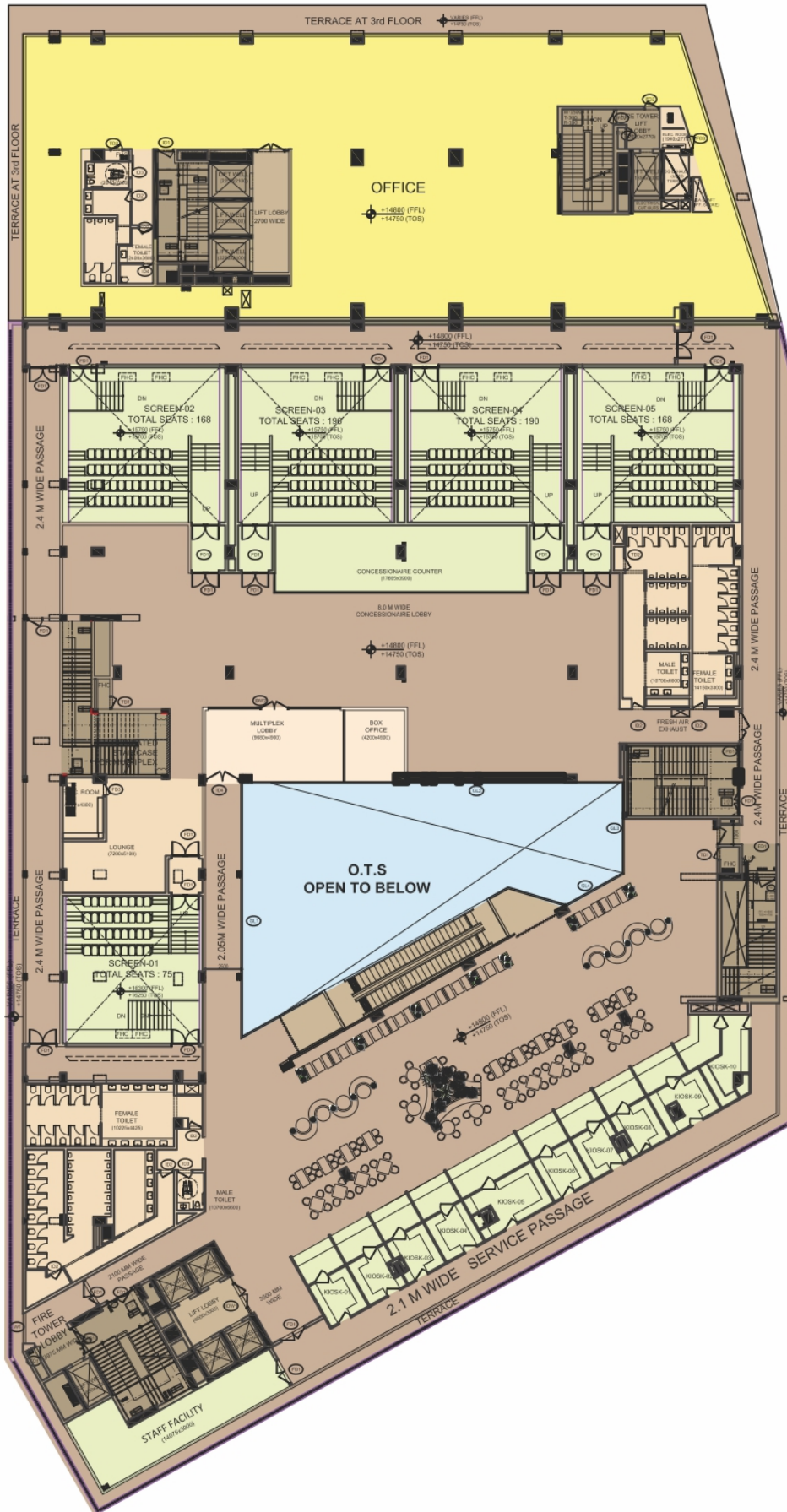
# FIRST FLOOR PLAN



# SECOND FLOOR PLAN

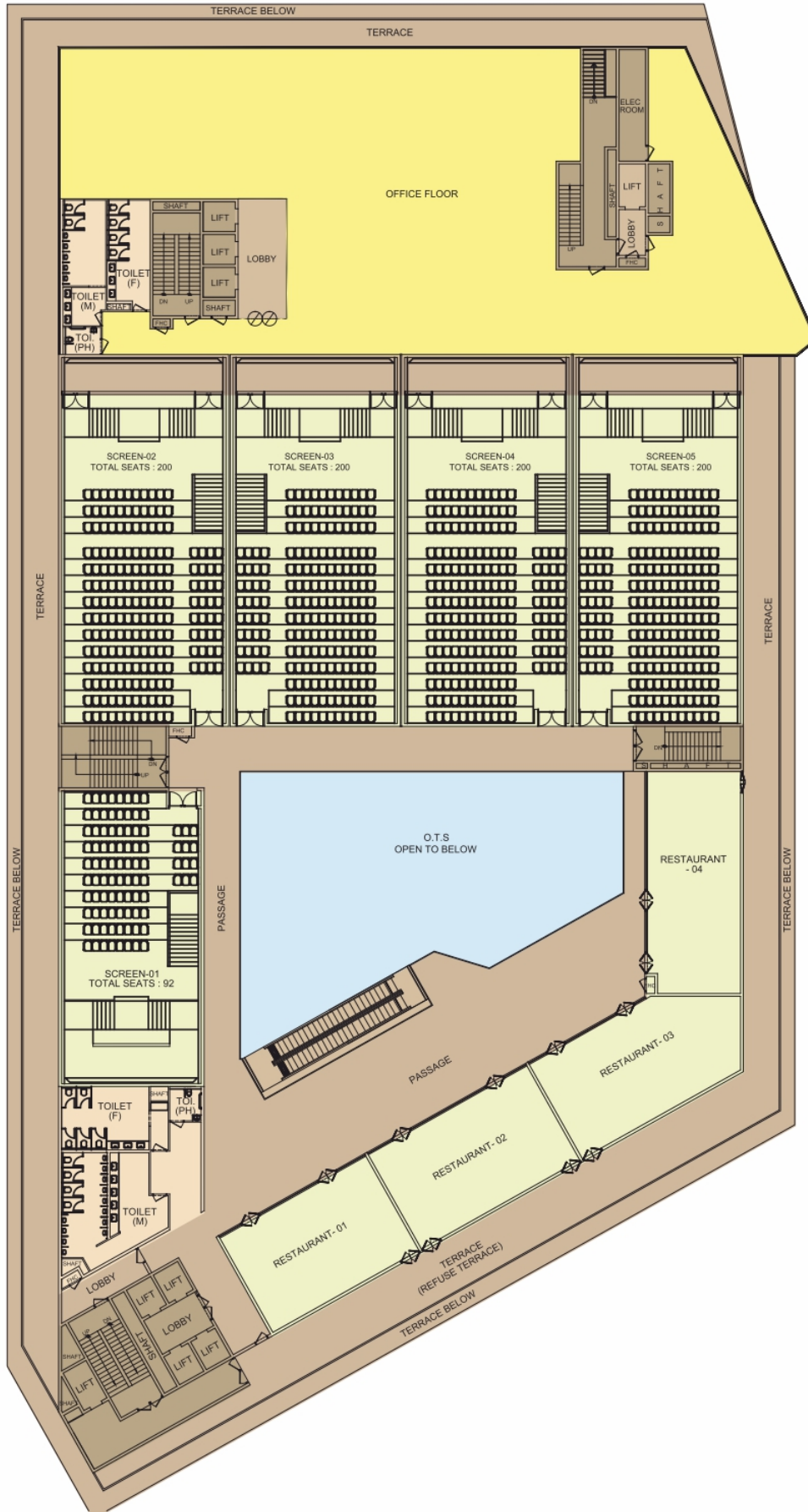


# THIRD FLOOR PLAN





# FOURTH FLOOR PLAN



## THE SPECIFICATIONS

<b>FLOORING DETAILS OF VARIOUS PARTS OF THE HOUSE</b>	<ul style="list-style-type: none"> <li>• Lobby/Corridors-granite/Vitrified Tiles</li> <li>• Shops-IPS</li> </ul>
<b>WALL FINISHING DETAILS</b>	<ul style="list-style-type: none"> <li>• Shops/offices-single coat of white cement paint</li> <li>• Lobbies/Corridors-OBD</li> </ul>
<b>DOORS AND WINDOW FRAMES</b> (mention material to be used for finishing)	<ul style="list-style-type: none"> <li>• Aluminium</li> </ul>
<b>GLASS WORKS</b>	<ul style="list-style-type: none"> <li>• Toughened Glass</li> </ul>
<b>ELECTRICAL FITTINGS</b>	<ul style="list-style-type: none"> <li>• Modular Type</li> </ul>
<b>CONDUITING AND WIRING DETAILS</b>	<ul style="list-style-type: none"> <li>• Heavy Duty FRLS PVC Conduit shall be used in Slab &amp; Medium Duty FRLS PVC Conduit shall be used in Wall.</li> <li>• MS conduit shall be used for fire alarm system</li> </ul>
<b>LIFT DETAILS</b>	<ul style="list-style-type: none"> <li>• Kone/Johnson</li> <li>• 7 Passenger lifts</li> <li>• 2 Service lifts</li> <li>• 2 Escalators</li> </ul>
<b>EXTERNAL GLAZING</b>	
<b>WINDOWS/GLAZING</b>	<ul style="list-style-type: none"> <li>• Alu./Toughened Glass</li> </ul>
<b>AIR CONDITIONING</b>	<ul style="list-style-type: none"> <li>• Centralized AC system for multiplex/food court</li> </ul>
<b>EXTERNAL FINISHING/ COLOUR SCHEME</b>	<ul style="list-style-type: none"> <li>• Structural Glazing/Textured paint</li> </ul>



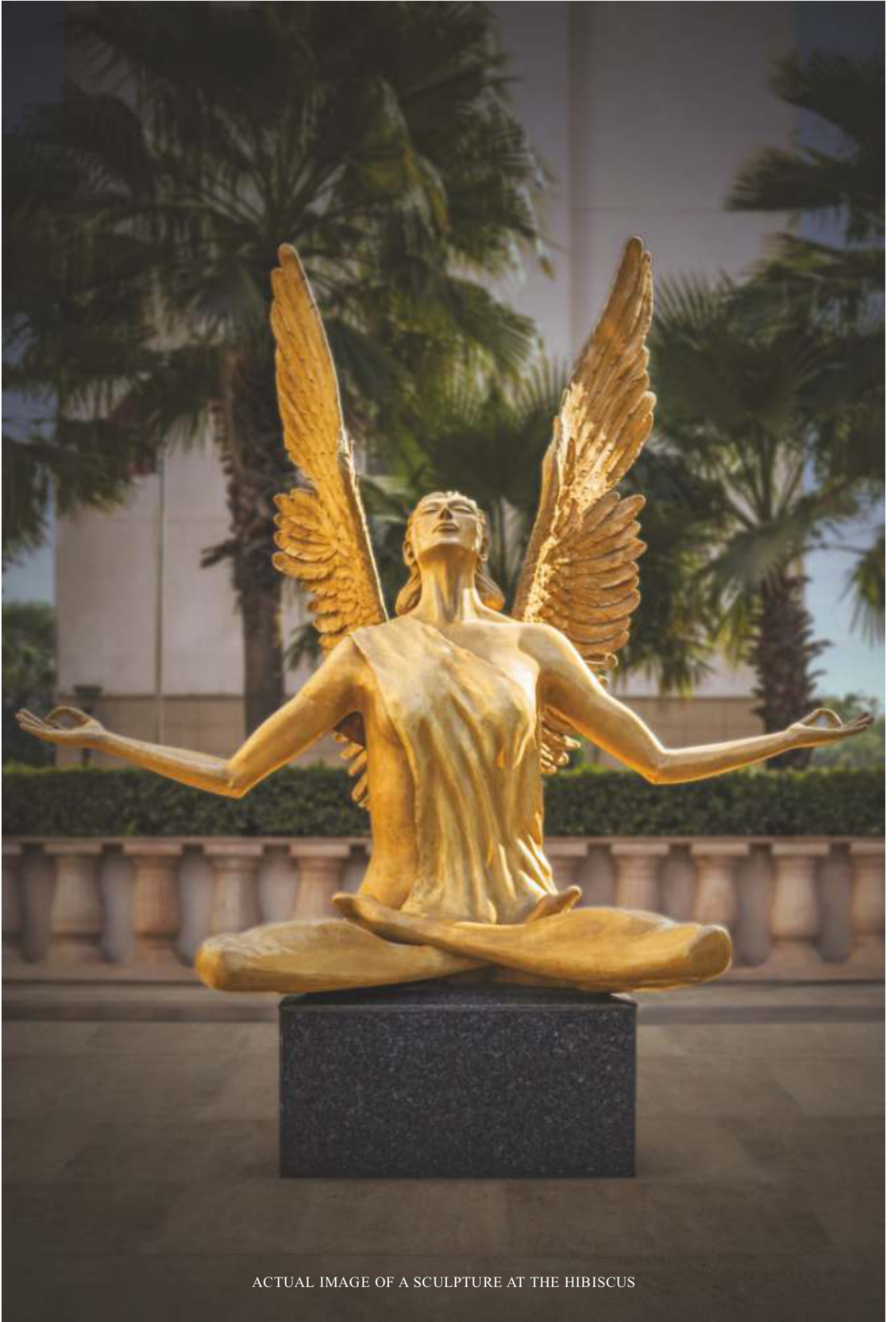
#### **The SS Commitment**

We aim to secure continuous care and growth for SS Highpoint to remain a flagship high street development of SS Group; The maintenance, innovation, novelties and latest technologies will remain a major priority for SS Highpoint to exist as a trendsetter in its field. Its marketing and promotional plans will be the focal concern for SS Highpoint management in order to stand always as a frontrunner in the market.

Statutory Information: Licence No. 4 of 2019 granted to Shiva Profins Pvt. Ltd., Matrix Buildwell Pvt. Ltd., North Star Tower Pvt. Ltd. in collaboration with SS Group Pvt. Ltd. for commercial colony on land measuring 2.80625 Acres at Sector-86, Gurugram. Building plans approved vide approval MEMO no. ZP-1278/AD(RA)/2018/12089 dated 17/05/2019. Project registered with HAREERA Gurugram vide Registration no. 36 of 2019. Status of other approvals can be checked in the Promoter's office.

\*\*1sq. meter = 10.764 sq. ft. and 1 acre = 4048 sq. meter.

Disclaimer: All images are an artistic conceptualization and does not support to replicate the exact products.



ACTUAL IMAGE OF A SCULPTURE AT THE HIBISCUS

# BUILT ON VALUES

OVER  
**17.33 MILLION SQ.FT.**  
DELIVERED

OVER  
**20 PROJECTS DELIVERED**  
SUCCESSFULLY IN  
RESIDENTIAL & COMMERCIAL

OVER  
**14.66 MILLION SQ.FT.**  
IN PLANNING

**HUGE LAND BANK**  
IN DELHI NCR

OVER  
**3 DECADES**  
OF EXPERIENCE

OVER  
**5000+**  
CUSTOMER BASE

SS Group is a well-known, trusted and one of the oldest business conglomerate with strong presence in Real Estate development. Established in the year 1992, the Group has the experience of over two decades in development & delivery of unique, innovative, high quality and user friendly real estate products in the NCR.

With largest land banks in NCR, some of the notable delivered projects include The Hibiscus, Southend, Aron Ville and Lilac, The Coralwood, Almeria, amongst residential projects and SS Plaza, SS Omnia amongst their commercial offerings.

The Group is committed towards developing state-of-the-art real estate masterpieces.



**SS GROUP**

REGISTERED OFFICE

77, SS House, Sector-44, Gurugram, Haryana-122003