MANGLA
TRADE HUB

Developers: **Mangla Trade Hub**
Site: **Mangla Trade Hub, Nr. Billabong School, Vadsar Ring Road, Vadodara**

Ph.: **+91 7567033344**
E-mail: **sales.mth@manglagroup.in** I **www.manglagroup.in**

Head Office :**10th Floor, "OZONE", Vikram Sarabhai Marg, Vadiwadi, Vadodara – 390023,**

Architect: **MATAI Associates**

Structural Consultant: **VYOM CONSULTANT**

RERA No.: PR/GJ/VADODARA/VADODARA/Others/CAA09549/251221
RERA Website.: gujrera.gujarat.gov.in

INTRODUCING A NEW ADDRESS TO ADDRESS EVERY BUSINESS!

a project by

MANGLA
GROUP
Building Trust through Quality & Service !

MANGLA
TRADE HUB



BUSINESS THAT'S TRULY BUSINESS CLASS

MANGLA TRADE HUB

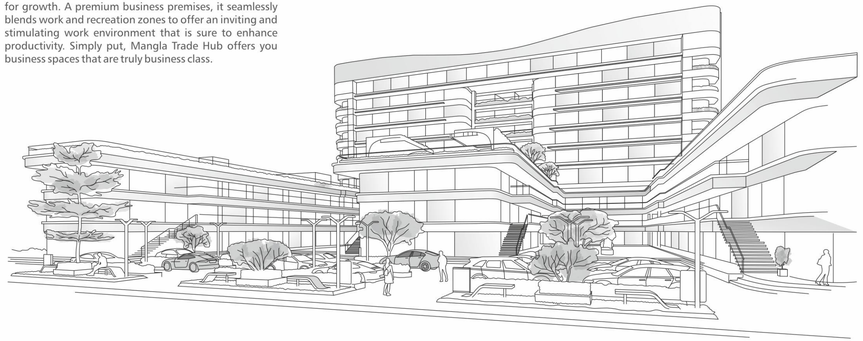
FOR A SELECT FEW,
LUXURY IS NON-NEGOTIABLE.

FOR A PRIVILEGED FEW,
COMPROMISE IS NOT ACCEPTABLE.

FOR A SPECIAL FEW,
COMFORT IS NOT REPLACEABLE.

Presenting Mangla Trade Hub, designed for the elite few for whom business as usual is not enough.

Landmark aesthetics, world-class amenities and a prime location are just some of the features that make Mangla Trade Hub the finest business address in the city. The intelligently designed retail and corporate spaces will provide your business with an unmatched opportunity for growth. A premium business premises, it seamlessly blends work and recreation zones to offer an inviting and stimulating work environment that is sure to enhance productivity. Simply put, Mangla Trade Hub offers you business spaces that are truly business class.





MANGLA TRADE HUB



THE CENTRE OF ATTRACTION

Prepare to be the centre of attraction at Mangla Trade Hub. The techno-aesthetic facade is designed to be a visual spectacle as you drive up the road leading to it while offering you a glimpse of the high-life within. The magnificent first sight is further enhanced by contemporary lines, sleek textures and ultra-premium finishing. After all, your business must match your style.



THE HEART OF HIGH STREETS

12 EXPANSIVE SHOWROOMS
132 SMART SHOPS
UNLIMITED POSSIBILITIES

Mangla Trade Hub is poised to become the most happening and exquisite shopping destination with three floors of high-end retail units crafted to perfection. The sheer scale and the unique geometry of the frontage are sure to draw instant attention to your outlets. The vibrant surroundings with generous dashes of greens in the open courtyards extend a warm welcome and promise an exciting shopping experience.



RETAIL

MAXIMUM VISIBILITY WITH PANORAMIC GLASS DISPLAYS

EASY ACCESSIBILITY BOTH EXTERNAL AND INTERNAL

READY PODIUM PARKING + DOUBLE BASEMENT PARKING

VERSATILE SIZE RANGE SUITABLE FOR ANCHOR STORES/LIFESTYLE BRANDS/ SUPERMARKET

ELEGANT ENTRANCE LOBBY WITH SEATING ON GROUND FLOOR

OPEN TO SKY COURTYARDS WITH SEATING

5 AUTOMATIC ELEVATORS WITH STRETCHER LIFT FOR SHOWROOMS AND SHOPS



THE HUB OF SUCCESS

7 DEDICATED FLOORS
170 STYLISH OFFICES
INFINITE POTENTIAL

Visually striking and functionally excellent, your futuristic workspaces at Mangla Trade Hub are created for success. Thoughtfully planned in unison with the commercial units, these offerings come with integrated terrace garden cum cafeteria for added comforts. The premium finishes coupled with the modern amenities ensure an energizing work environment for both you and your clients.



OFFICE

ASSURED
PRIVACY

EASY CONNECTIVITY
AND ACCESS

3 DEDICATED
HIGH-SPEED
AUTOMATIC
ELEVATORS **WITH**
STRETCHER LIFT

EXCLUSIVE WAITING
LOUNGE ON EACH
CORPORATE FLOOR

AMPLE
DOUBLE-BASEMENT
PARKING

PREMIUM
INTERIORS WITH
WIDE BALCONY
ON EACH FLOOR





WEEKENDS AMIDST WEEKDAYS

All work and no play is no fun, is it? That is why we decided to de-stress you with a common cafeteria with state-of-the-art landscaping, designated seating and a serene walking area on the third floor terrace.

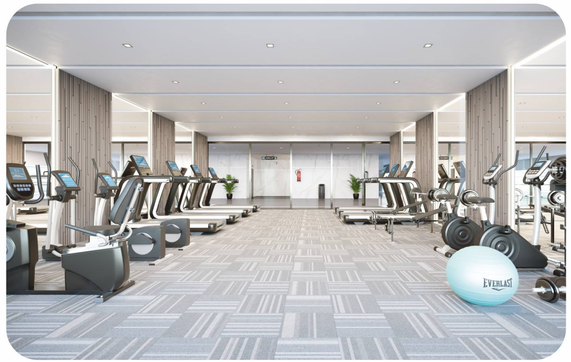
MEETINGS PERFECTLY PROFESSIONAL

When it comes to work we understand you expect nothing but the best. Our common business centre is testament to our commitment to provide you with office spaces that cater to all your needs.



FIT BODY FOR A FIT MIND

Our state-of-the-art gymnasium on level one allows you the freedom to up your fitness game even while you are working.



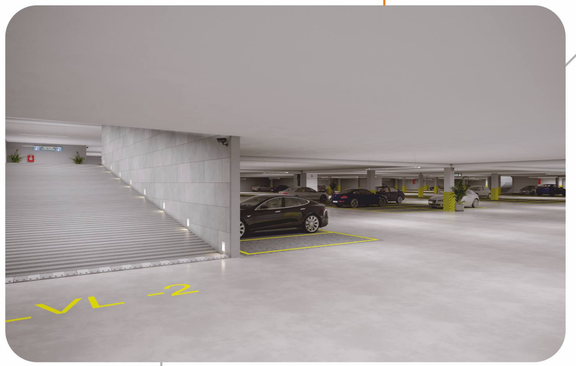
PREMIUM FINISH ELEVATORS

The high speed elevators help you reach your destination in a jiffy and in style. The arresting looks add to the overall corporate feel of the building!



PARKING AS EASY AS A BREEZE

No more late comings owing to parking woes. At Mangla Trade Hub we have ample allotted parking space spread across the ground level and two basement levels.



THE MANGLA MERITS







- Uninterrupted 24x7 water supply
- Electricity backup for main utilities
- Advanced security with CCTV surveillance in common areas like parking, lobbies and basements
- Attached washrooms for six front-facing showrooms and all offices
- Designated area for outdoor AC units
- Internal cable ducts for TV, telephone, internet, etc
- Abundant natural light and ventilation
- Solar panels for powering common lighting
- Water harvesting system and STP
- Fire & emergency systems support
- Electric Car charging point
- 12 feet floor-ceiling height in showrooms and shops





SPECIFICATIONS

STRUCTURE & WALL CONSTRUCTION

- Earthquake resistant R.C.C. frame structure & ductile detailing as per codal requirement
- All internal walls are with single coat plaster & wall putty for better seismic performance
- External walls with weather-proof paint over double-coat plaster
- External elevation with Glass Facade

FLOORING & WALL CLADDING

- Vitrified Flooring in interiors & anti-skid (natural stone/ paver blocks) flooring in exteriors

DOORS & WINDOWS

- Rolling shutters for retail, Flush doors for offices

ELECTRICAL

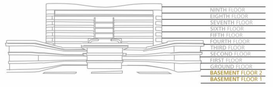
- Cabling from metre board till the units
- Designated area for fixing of Air -Conditioner outdoor units
- Power backup for common area illumination, elevators and water pumps
- Polycab / RR Kabel or other similar brands cables

TOILETS & PLUMBING SYSTEMS

- Premium branded plumbing pipes & fittings in all toilets
- Provision for water supply & drainage in all shops



1ST & 2ND BASEMENT FLOOR

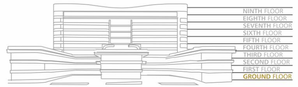


40 MTR WIDE ROAD



40 MTR WIDE ROAD

GROUND FLOOR



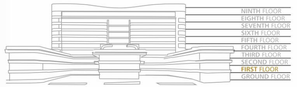


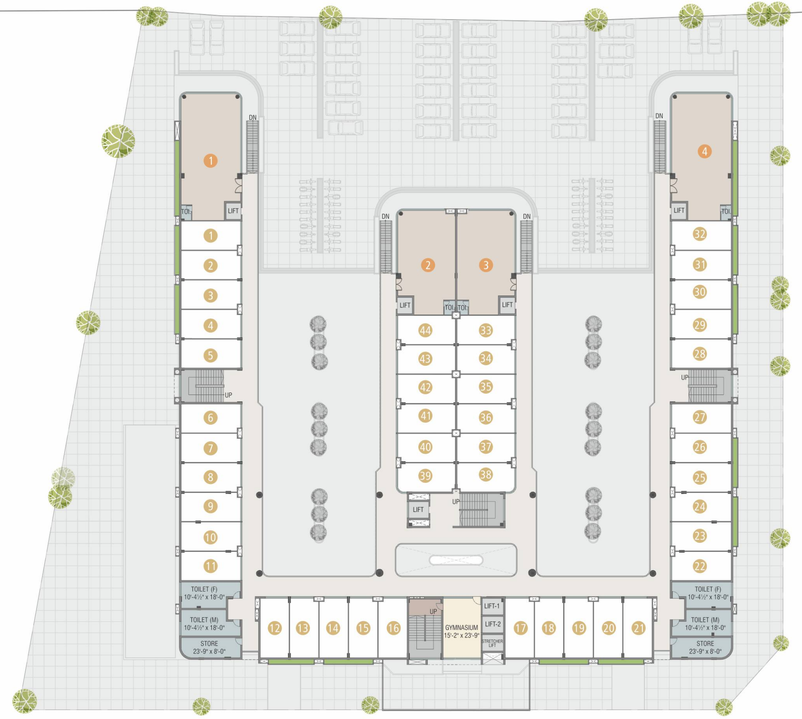
AREA TABLE

NO	AREA	C. Area	NO	AREA	C. Area
SHOWROOM 1	23'-9" x 50'-9"	1154.00	SHOP 21	11'-6" x 23'-10½"	275.00
SHOWROOM 2	23'-0" x 41'-9"	909.00	SHOP 22	23'-9" x 11'-6"	273.00
SHOWROOM 3	23'-0" x 41'-9"	909.00	SHOP 23	23'-9" x 11'-6"	273.00
SHOWROOM 4	23'-9" x 50'-9"	1154.00	SHOP 24	23'-9" x 11'-6"	273.00
SHOP 1	23'-9" x 11'-6"	273.00	SHOP 25	23'-9" x 11'-6"	273.00
SHOP 2	23'-9" x 11'-6"	273.00	SHOP 26	23'-9" x 11'-6"	273.00
SHOP 3	23'-9" x 11'-6"	273.00	SHOP 27	23'-9" x 11'-6"	273.00
SHOP 4	23'-9" x 11'-6"	273.00	SHOP 28	23'-9" x 11'-6"	273.00
SHOP 5	23'-9" x 11'-6"	273.00	SHOP 29	23'-9" x 11'-6"	273.00
SHOP 6	23'-9" x 11'-6"	273.00	SHOP 30	23'-9" x 11'-6"	273.00
SHOP 7	23'-9" x 11'-6"	273.00	SHOP 31	23'-9" x 11'-6"	273.00
SHOP 8	23'-9" x 11'-6"	273.00	SHOP 32	23'-9" x 11'-6"	273.00
SHOP 9	23'-9" x 11'-6"	273.00	SHOP 33	23'-0" x 11'-6"	265.00
SHOP 10	23'-9" x 11'-6"	273.00	SHOP 34	23'-0" x 11'-6"	265.00
SHOP 11	23'-9" x 11'-6"	273.00	SHOP 35	23'-0" x 11'-6"	265.00
SHOP 12	11'-6" x 23'-10½"	275.00	SHOP 36	23'-0" x 11'-6"	265.00
SHOP 13	11'-6" x 23'-10½"	275.00	SHOP 37	23'-0" x 11'-6"	265.00
SHOP 14	11'-6" x 23'-10½"	275.00	SHOP 38	23'-0" x 11'-6"	263.00
SHOP 15	11'-6" x 23'-10½"	275.00	SHOP 39	23'-0" x 11'-6"	263.00
SHOP 16	11'-6" x 23'-10½"	275.00	SHOP 40	23'-0" x 11'-6"	265.00
SHOP 17	11'-6" x 23'-10½"	275.00	SHOP 41	23'-0" x 11'-6"	265.00
SHOP 18	11'-6" x 23'-10½"	275.00	SHOP 42	23'-0" x 11'-6"	265.00
SHOP 19	11'-6" x 23'-10½"	275.00	SHOP 43	23'-9" x 11'-6"	265.00
SHOP 20	11'-6" x 23'-10½"	275.00	SHOP 44	23'-9" x 11'-6"	265.00

40 MTR WIDE ROAD

FIRST FLOOR



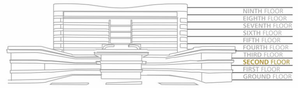


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SHOWROOM 4	23'-9" x 50'-9"	1154.00	SHOP 24	23'-9" x 11'-6"	273.00
SHOP 1	23'-9" x 11'-6"	273.00	SHOP 25	23'-9" x 11'-6"	273.00
SHOP 2	23'-9" x 11'-6"	273.00	SHOP 26	23'-9" x 11'-6"	273.00
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SHOP 7	23'-9" x 11'-6"	273.00	SHOP 31	23'-9" x 11'-6"	273.00
SHOP 8	23'-9" x 11'-6"	273.00	SHOP 32	23'-9" x 11'-6"	273.00
SHOP 9	23'-9" x 11'-6"	273.00	SHOP 33	23'-0" x 11'-6"	265.00
SHOP 10	23'-9" x 11'-6"	273.00	SHOP 34	23'-0" x 11'-6"	265.00
SHOP 11	23'-9" x 11'-6"	273.00	SHOP 35	23'-0" x 11'-6"	265.00
SHOP 12	11'-6" x 23'-10½"	275.00	SHOP 36	23'-0" x 11'-6"	265.00
SHOP 13	11'-6" x 23'-10½"	275.00	SHOP 37	23'-0" x 11'-6"	265.00
SHOP 14	11'-6" x 23'-10½"	275.00	SHOP 38	23'-0" x 11'-6"	263.00
SHOP 15	11'-6" x 23'-10½"	275.00	SHOP 39	23'-0" x 11'-6"	263.00
SHOP 16	11'-6" x 23'-10½"	275.00	SHOP 40	23'-0" x 11'-6"	265.00
SHOP 17	11'-6" x 23'-10½"	275.00	SHOP 41	23'-0" x 11'-6"	265.00
SHOP 18	11'-6" x 23'-10½"	275.00	SHOP 42	23'-0" x 11'-6"	265.00
SHOP 19	11'-6" x 23'-10½"	275.00	SHOP 43	23'-9" x 11'-6"	265.00
SHOP 20	11'-6" x 23'-10½"	275.00	SHOP 44	23'-9" x 11'-6"	265.00

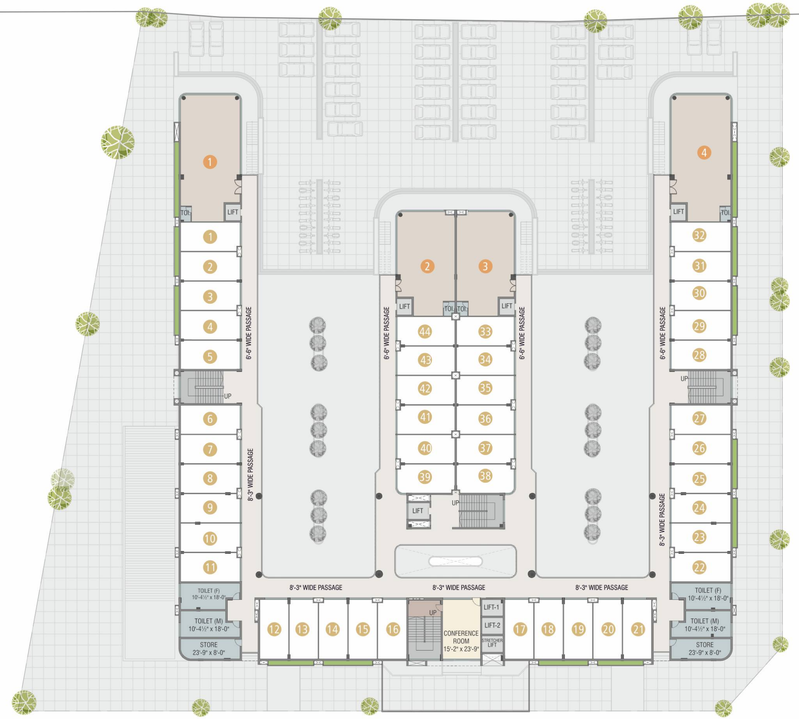
40 MTR WIDE ROAD

SECOND FLOOR

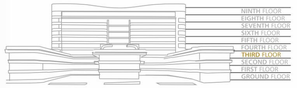


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SHOWROOM 3	23'-0" x 41'-9"	909.00	SHOP 23	23'-9" x 11'-6"	273.00
SHOWROOM 4	23'-9" x 50'-9"	1154.00	SHOP 24	23'-9" x 11'-6"	273.00
SHOP 1	23'-9" x 11'-6"	273.00	SHOP 25	23'-9" x 11'-6"	273.00
SHOP 2	23'-9" x 11'-6"	273.00	SHOP 26	23'-9" x 11'-6"	273.00
SHOP 3	23'-9" x 11'-6"	273.00	SHOP 27	23'-9" x 11'-6"	273.00
SHOP 4	23'-9" x 11'-6"	273.00	SHOP 28	23'-9" x 11'-6"	273.00
SHOP 5	23'-9" x 11'-6"	273.00	SHOP 29	23'-9" x 11'-6"	273.00
SHOP 6	23'-9" x 11'-6"	273.00	SHOP 30	23'-9" x 11'-6"	273.00
SHOP 7	23'-9" x 11'-6"	273.00	SHOP 31	23'-9" x 11'-6"	273.00
SHOP 8	23'-9" x 11'-6"	273.00	SHOP 32	23'-9" x 11'-6"	273.00
SHOP 9	23'-9" x 11'-6"	273.00	SHOP 33	23'-0" x 11'-6"	265.00
SHOP 10	23'-9" x 11'-6"	273.00	SHOP 34	23'-0" x 11'-6"	265.00
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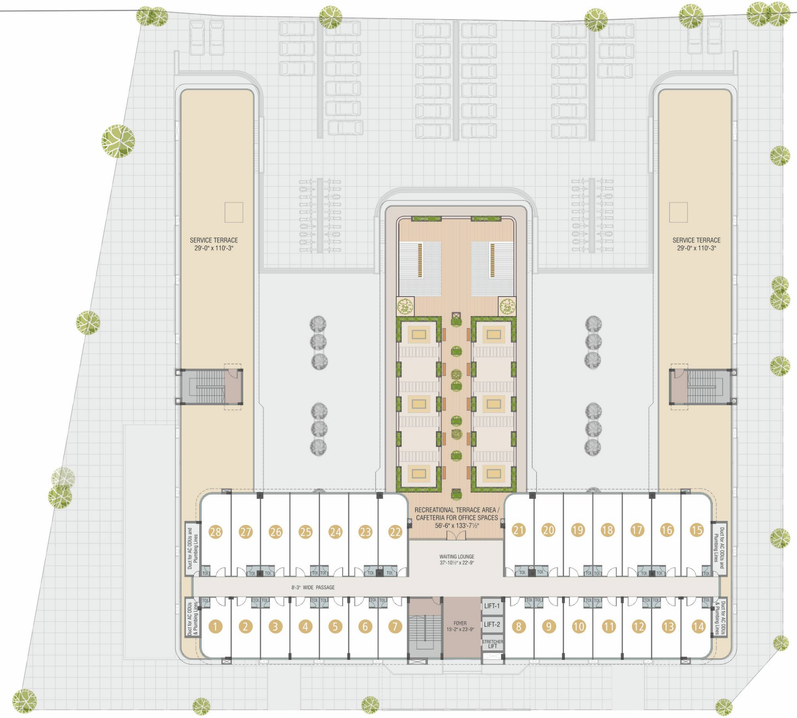


THIRD FLOOR



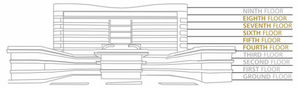
AREA TABLE

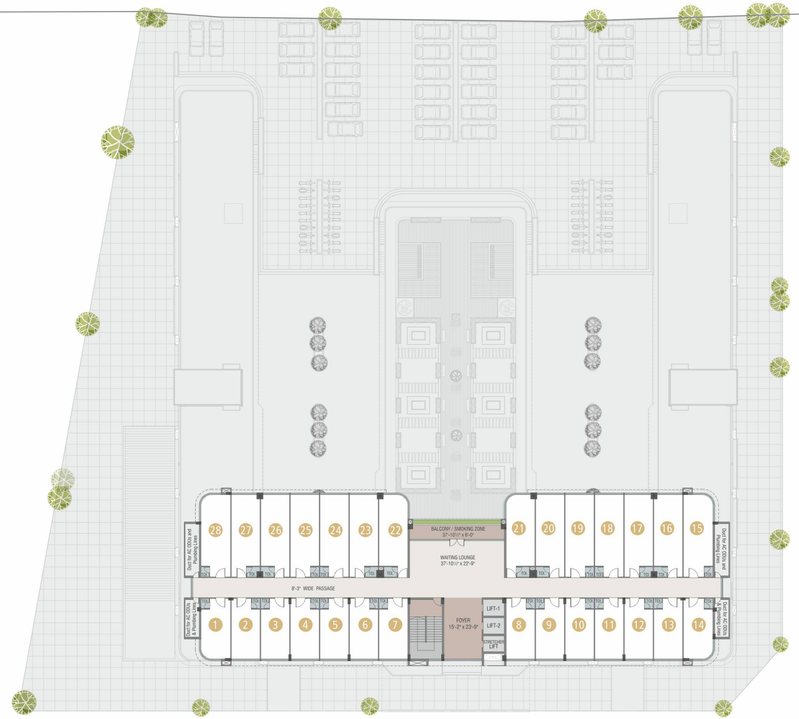
NO	AREA	C. Area	NO	AREA	C. Area
OFFICE 1	11'-6" x 24'-2½"	275.00	OFFICE 15	11'-6" x 32'-10½"	374.00
OFFICE 2	11'-6" x 24'-2½"	279.00	OFFICE 16	11'-6" x 32'-10½"	379.00
OFFICE 3	11'-6" x 24'-2½"	279.00	OFFICE 17	11'-6" x 32'-10½"	379.00
OFFICE 4	11'-6" x 24'-2½"	279.00	OFFICE 18	11'-6" x 32'-10½"	379.00
OFFICE 5	11'-6" x 24'-2½"	279.00	OFFICE 19	11'-6" x 32'-10½"	379.00
OFFICE 6	11'-6" x 24'-2½"	279.00	OFFICE 20	11'-6" x 32'-10½"	379.00
OFFICE 7	11'-6" x 24'-2½"	279.00	OFFICE 21	11'-6" x 32'-10½"	374.00
OFFICE 8	11'-6" x 24'-2½"	279.00	OFFICE 22	11'-6" x 32'-10½"	374.00
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40 MTR WIDE ROAD

FOURTH TO EIGHTH FLOOR



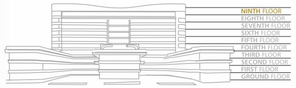


AREA TABLE

NO	AREA	C. Area	NO	AREA	C. Area
OFFICE 1	11'-6" x 24'-2½"	275.00	OFFICE 16	11'-6" x 32'-10½"	379.00
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OFFICE 3	11'-6" x 24'-2½"	279.00	OFFICE 18	11'-6" x 32'-10½"	379.00
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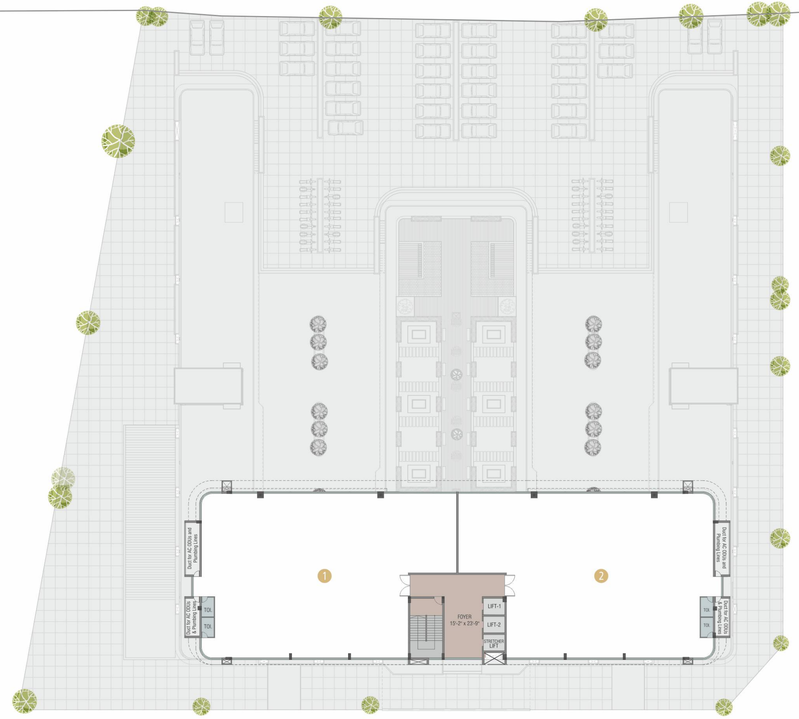
40 MTR WIDE ROAD

NINTH FLOOR



AREA TABLE

NO	AREA	C. Area
OFFICE 1	102'-1½" x 65'-10½"	6069.00
OFFICE 2	102'-1½" x 65'-10½"	6069.00



THE NUCLEUS OF NETWORKS

Located exactly where a flourishing business should be, Mangla Trade Hub is well-connected to every place that matters. Set on the bustling Sussen-Tarsali Ring Road, this high-potential development is surrounded by a premium residential neighbourhood which is bound to drive high footfall. The close proximity to industrial estates and easy accessibility to other major parts of the city will place your business in the nucleus of the business network.



Disclaimer: (1) All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction. (2) Premium quality materials or equivalent branded products shall be used for all construction work as per architect design. (3) External changes are strictly prohibited. (4) Maintenance charges, development charges, stamp duty charges, documentation charges, G.S.T., M.G.V.C.L. deposit and all other government or local municipal taxes will be extra. (5) In case of booking cancellation, the amount will be refunded from the same premise of booking after deducting 10% of the booking amount. (6) Possession will be given one month after full payment. (7) Extra work will be done at additional cost with prior estimate approval.

ABOUT MANGLA GROUP

OVER 50 SUCCESSFULLY COMPLETED PROJECTS...

The eminent **Mangla Group** had humble beginnings in the early **70's** with a vision of developing quality housing projects for patrons. Since then the group has grown exponentially into one of the city's most preferred real estate developers with several **commercial, residential, industrial and corporate landmarks** to its credit. The group is renowned for its enterprise and expertise and has a towering reputation when it comes to innovation and quality.

Mangla Trade Hub, the recent offering from the group, is yet another testament of its commitment to create spaces that influence, impress and inspire.

MANGLA GROUP
Building Trust through Quality & Service !

FEW OF OUR PAST SUCCESSES



OCEAN COMMERCIAL COMPLEX, SARABHAI CAMPUS



OZONE COMMERCIAL COMPLEX, SARABHAI CAMPUS



MANGLA MAJESTY, VASNA-BHAYLI



MANGLA AURA, SARABHAI CAMPUS

ON-GOING PROJECTS



MANGLA GREENS, TARSALI



MANGLA PUSHPAK, PRODUCTIVITY ROAD

MANGLA BLUEBELL

MANGLA BLUEBELL, VADSAR