

DEVELOPER



OFFICE : ICON, BESIDES VALENTINE CINEMA, SURAT-DUMAS MAIN ROAD, SURAT 395007.
Email: info@bhoomidev.com | www.bhoomidev.com | Contact: +91 97272 99000

ARCHITECT
PARIKSHIT TALATI & JIGAR TALATI

STRUCTURAL CONSULTANT
BHARAT M. PATEL

LEGAL ADVISOR
HITESH L. LAIWALA

SPECIAL NOTES :

- The developers reserve the rights to change or revise or make any modifications, additions, omissions or alterations in the scheme as a whole or any part there of or any details therein, at their sole discretion without any prior notice. Such changes would be binding to all the members.
- All the architectural and interior views in brochure are computer graphic simulated interpretation of the actual property.
- All the dimensions given are approximate & from unfinished surfaces.
- This brochure is just for an easy presentation of the project and should not be treated as a legal document.

ICON
BUSINESS CENTRE

SHOWROOMS, RESTAURANTS & OFFICES

makes your success...ICONIC!

ICON
BUSINESS CENTRE

PROFESSIONALISM PERSONIFIED

ICONIC location

ICONIC design

ICONIC value



ICON BUSINESS CENTRE

Situated at the future financial epicentre of Surat, ICON BUSINESS CENTRE is a perfect fusion of form and function. 'BHOO MI REALTY' never compromises on space and design, making optimum use of space in a visually striking and inspirational structure. The project rests on a sound ecological concept, while providing its tenants with state-of-the-art, luxurious, first class commercial facilities.

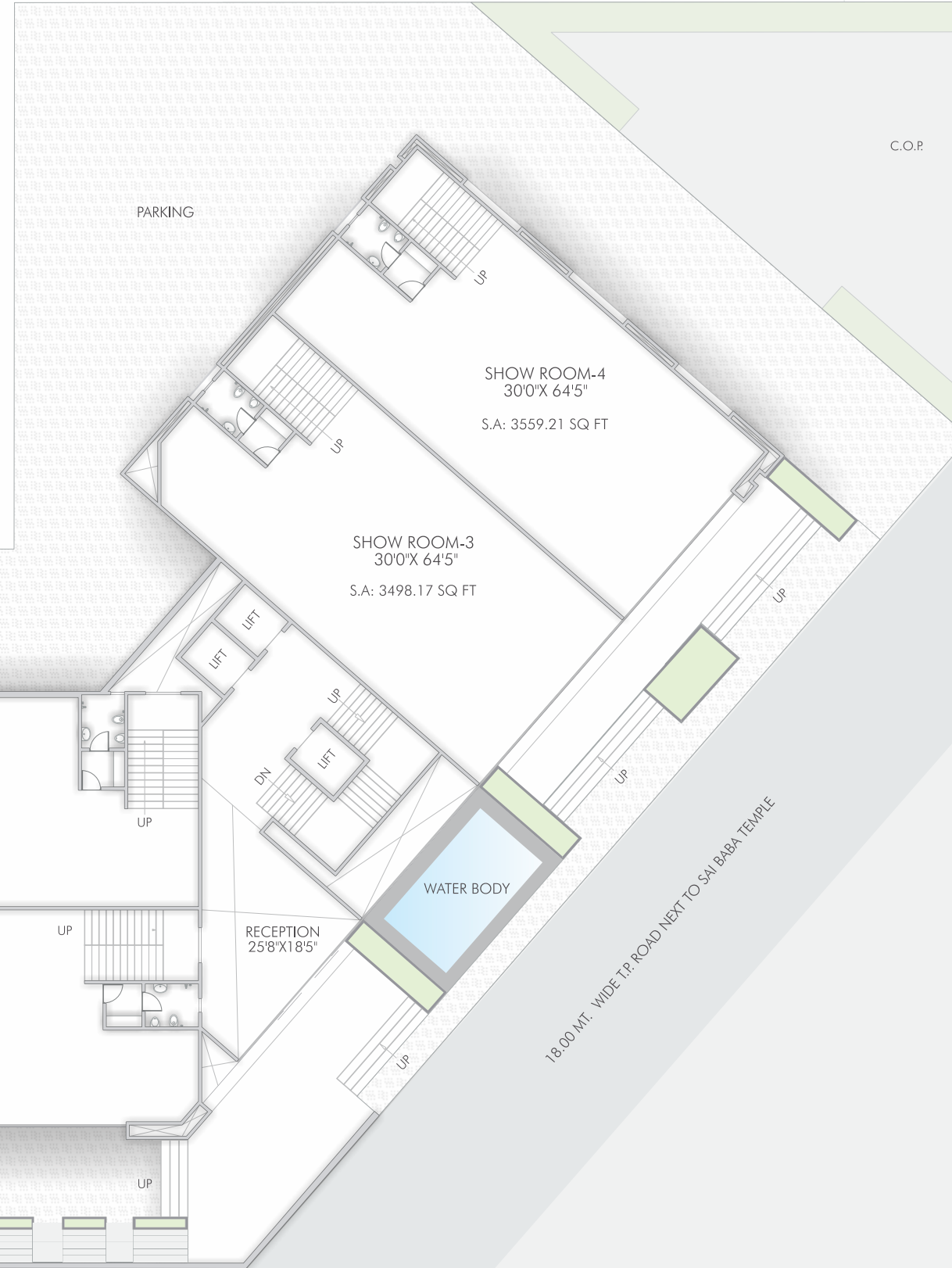




ICON BUSINESS CENTRE

ICON BUSINESS CENTRE is uniquely located on the fastest developing Surat-Dumas main road. Two Exclusive Showrooms, opposite Central Mall Surat, share a wide frontage on this 60m road making them excellent locations for businesses. The other two showrooms are on the 18m wide TP road exactly next to the Sai Baba temple.

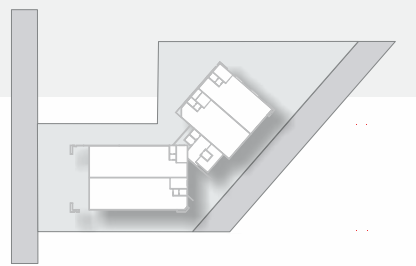
These Exclusive Showrooms boasts of excellent floor height, 12' on ground floor and 11' on the upper floor. Due to its unique design these spaces are enhanced with a 27' full glass facade which can optimize branding and visibility. These spaces are well connected with an elegant foyer and have ample parking facilities to cater to its clients.



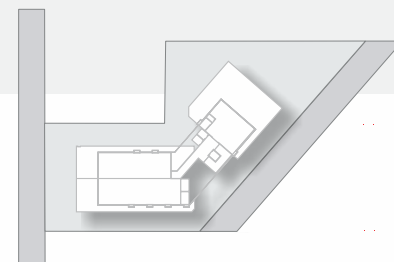
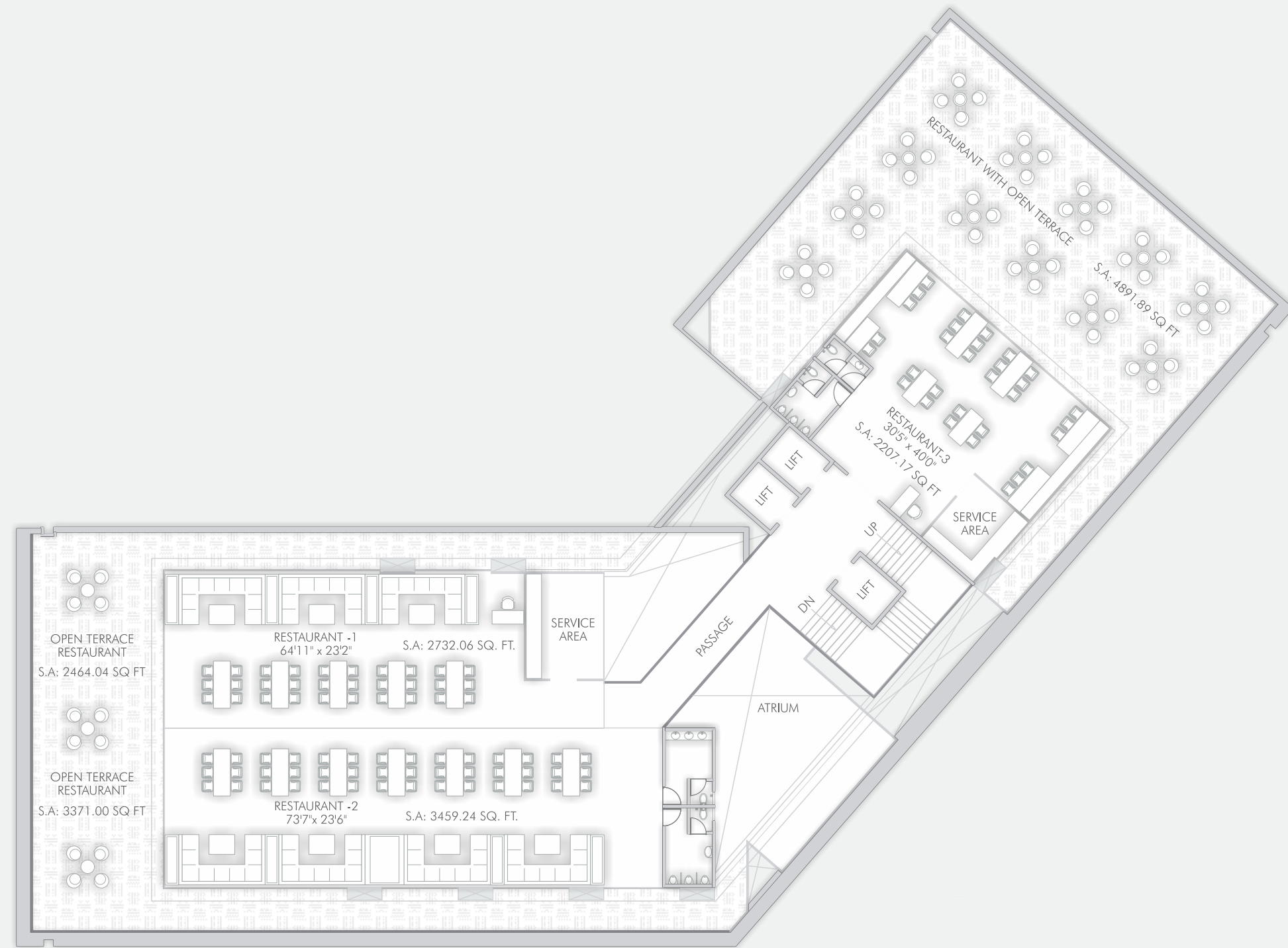
GROUND
FLOOR PLAN



UPPER
FLOOR PLAN



60M WIDE SURAT-DUMAS MAIN ROAD



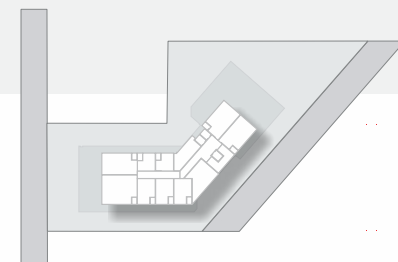
1st
FLOOR PLAN



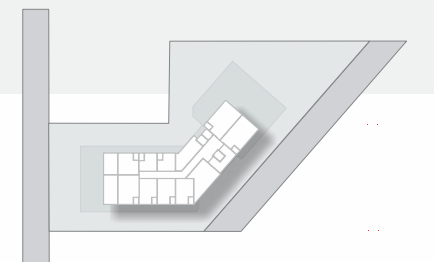
RESTAURANT WITH OPEN TERRACE

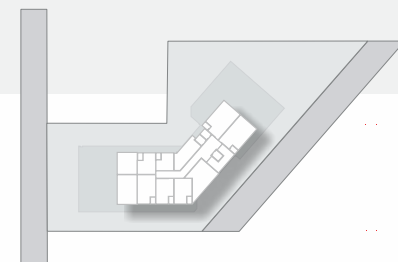


2nd to 6th
FLOOR PLAN



7th To 9th
FLOOR PLAN





10th & 11th
FLOOR PLAN

OFFICE VIEW WITH OPEN TERRACE

Specifications

Facade:

- Combination of fine quality Exposed RCC and premium Glass with Aluminium framing.
- Full height Glass in Atrium.

Internal Areas:

- Designer Granamite tiling on floor and corridor walls in all common area.
- Flooring of Offices, Showrooms and Restaurants with full bodied reflective Granamite tiling.
- Gypsum finished internal walls with one coat putty in each unit.
- Laminated doors in each unit.
- Designer bathroom tiles and premium company fittings.

Electrical:

- Low Voltage and High Voltage separate consoles in each unit.
- LV console for Telephone, Internet, Satellite television points and HV console for common domestic electrification.
- Premium quality wiring and switching.
- Single point solution for simple efficient electrification.

Parking:

- Entire basement parking with international standard customized signage.





SALIENT FEATURES

ICON
BUSINESS CENTRE

- A grand atrium cum reception area.
- 3 high speed lifts with priority access control facility for office owners.
- HVAC infrastructure to be provided for all common areas except individual floor passage along with individual offices.
- Heat Efficient Glass elevation with combined DGU and SGU design, considering the heat loads of individual offices in reference to their orientation.
- Intelligent parking system for efficient use of parking space.
- Access control system and CCTV camera surveillance system for maximum security and privacy management.
- Common areas to be fixed with LED lights for energy savings.
- Building maintenance system room for better maintenance purposes.
- Infrastructure for ISP's (Internet service providers), TSP's (Telephone service providers) and Satellite Televisions to be integrated within the building, providing enough options for offices whereby enhancing infrastructure quality and reducing connection waiting times.
- Free Wi-Fi zone in certain common areas of the building for limited period.
- Pedestrian and Vehicular movement would be designed separately for smooth and safe movement within and outside the building.
- HVAC system, Structural glazing, Lighting and Water system to follow green building norms, to reduce the carbon foot print of the building, with minimal light, water & electricity usage.
- Basement Parking is provided with 14' height to facilitate car lifts, which will increase the available parking space in future.
- Generator backup for all offices and showrooms.



ICONIC LOCATION

ICON BUSINESS CENTRE, located at the hub of a vibrant business community offers perfect solution for elegant office spaces. It is a freehold commercial property open for corporate investment. Set in a vibrant surrounding, ICON BUSINESS CENTRE is a fully integrated business tower that also boasts of retail area catering to the taste of the professionals. ICON BUSINESS CENTRE presents vibrant environment for business amidst luscious greenery and open spaces in Surat city.