

DISCOVERY

TOWER



FLOOR EFFICIENCY

Large Efficient floor plates with approx.. 12 mtrs column span provide optimum leasing depth facilitating optimum space utilization.

FAST ELEVATORS

6 nos. high speed passenger lifts for 20 PAX each and one high capacity service elevator.



CENTRALLY AIR-CONDITIONED

The building is centrally air conditioned to keep optimum working atmosphere by 3 Clivet Chillers of 215 TR each.

SPACIOUS PARKING

The end add for approx.. 350 cars inside the premises.



POWER BACKUP

Fully automatic 150% efficient power backup, with latest synchronization panel technology.



IN-HOUSE CAFETERIA

Enjoy a coffee with your colleagues, in the cozy cafe.



BRANDING OPPORTUNITIES

Unmatched branding opportunities; high visibility on a 30 mtr wide road at a perfect location, 500 mtrs from the 150 mtr wide road.

PUBLIC ADDRESS SYSTEM

Pre-installed PA. system in all common areas, for all your important announcements.

UNMATCHED NEIGHBOURHOOD

Be a neighbour to big names like IBM, Grapecity, CSC, Nucleus Software, Fiserv among others, in Noida's best corporate district.

FULLY APPROVED CONSTRUCTION

All relevant approvals in place.



Actual Photograph

SUNEJA TOWERS – THE LEGACY

A 20 year legacy of trust, respectability and delivering quality developments make Suneja Developers (Fortune Builders Pvt Ltd) a name to reckon with in the real estate industry.

The company has contributed to the growth of the Delhi-NCR region with its successful and popular projects, in Janakpuri, Yusuf Sarai, Saket, Alakhnanda, Ghaziabad and Vaishali.

DISCOVERY TOWER

The perfect corporate space awaits you in a neighbourhood bustling with the biggest names in the corporate sector. Move into a world class office space ready for lease, at the Discovery Tower; Noida's best office spaces at the best location, where a traffic free drive welcomes you to a wonderful day at work.

Visit today, for a look at the ideal office space for your business.

GRADE A SPECIFICATIONS

Efficient Security System

Efficient security of the common areas with proper manual and electronic checks at entry gates.

Double Glazed Glass Facade



A regal exterior coupled with high insulation value; good looks meet energy conservation.

Grand Double Height Reception Lobby.



Grand double height reception lobby making the entry to the office comfortable when you find someone always greeting your with a smile



Savour Nature's Beauty

Nature offers its serenity and unmatched beauty, right in your backyard. A glance at this beautiful sight will relax your mind and rejuvenate your spirit.

Experience, the matchless gifts of nature, from your world class office space.

After all, not all offices have to be a part of the concrete jungle.

Rain Water Harvesting



State-of-the-art Eco-friendly design ensures water conservation.

Earth Quake Resistant



Modern architectural solutions designed to withstand any natural disasters.

Fire Safety



Most efficient fire safety solutions, to keep your office safe, always.



AREA SPECIFICATIONS

Details	Super Area (Sq. Ft.)
Ground	31,500
1st	30,600
2nd	21,100
3rd	21,100
4th	23,300
5th Floor - 9th Floor	21,100 (each floor)
Total	2,35,000 (approx.)

BUILDING SPECIFICATIONS

Location	A-17, Sector 62, Noida
Size of Plot	8,000 sq mtr (2 acres)
Usage	Grade-A Office/Commercial Office Space
Super Area	235,000 sq ft (approx.)
Floors	2 B+Ground+9
Floor	Plates Upto 33,000 sq ft
Status	Available for fitouts, immediately
Car Parking	2 basement and surface for approx. 350 car parks inside the premises
Power Backup	Approx. 150%: 3500 KVA Power Backup
Air Conditioning	Central 3x215 TR Clivet make Chiller Unit



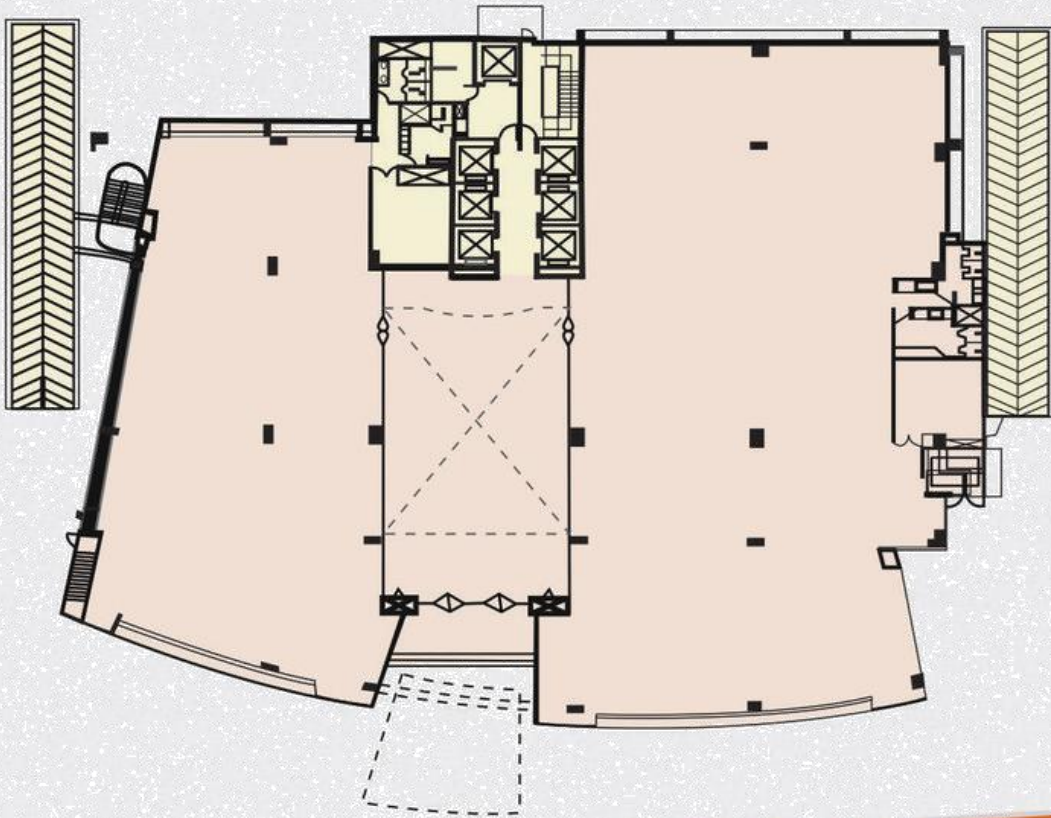
Unlock
the Doors to a
Marvellous Office.

FOR LEASE
Ready for Immediate Fitouts

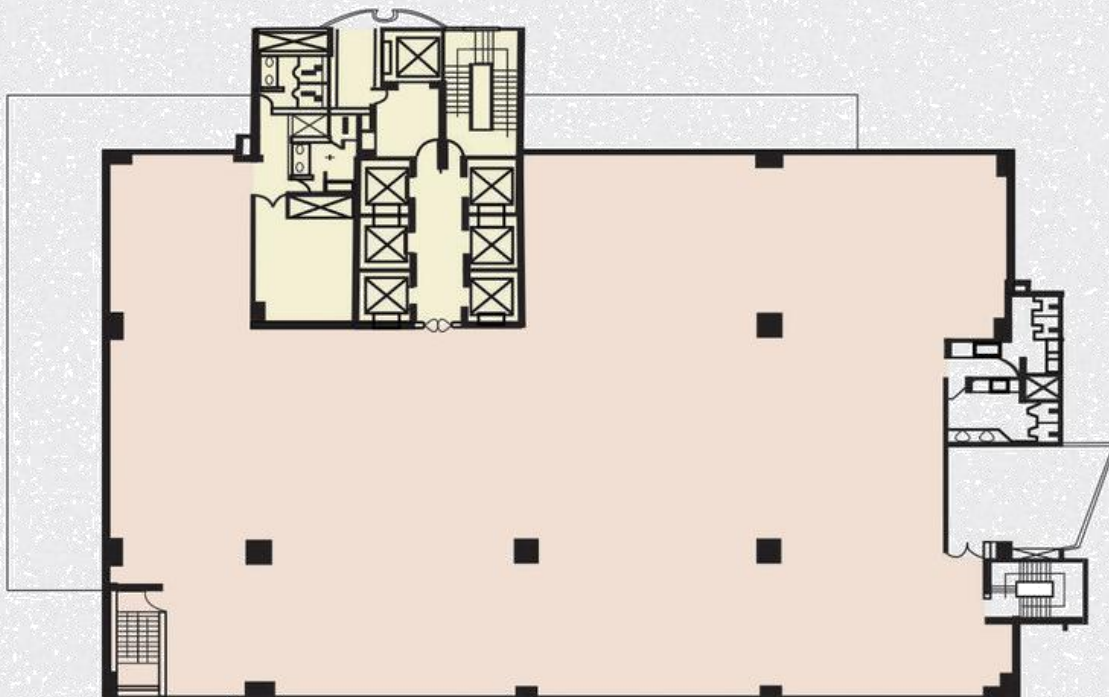
- Floors :** 2 Basement Levels + Ground + 9 Floors.
- Floor Plate :** 21,000 sq ft approx. to 33,500 sq ft approx.
- Usage :** Commercial and Corporate Office Space.

FLOOR PLANS

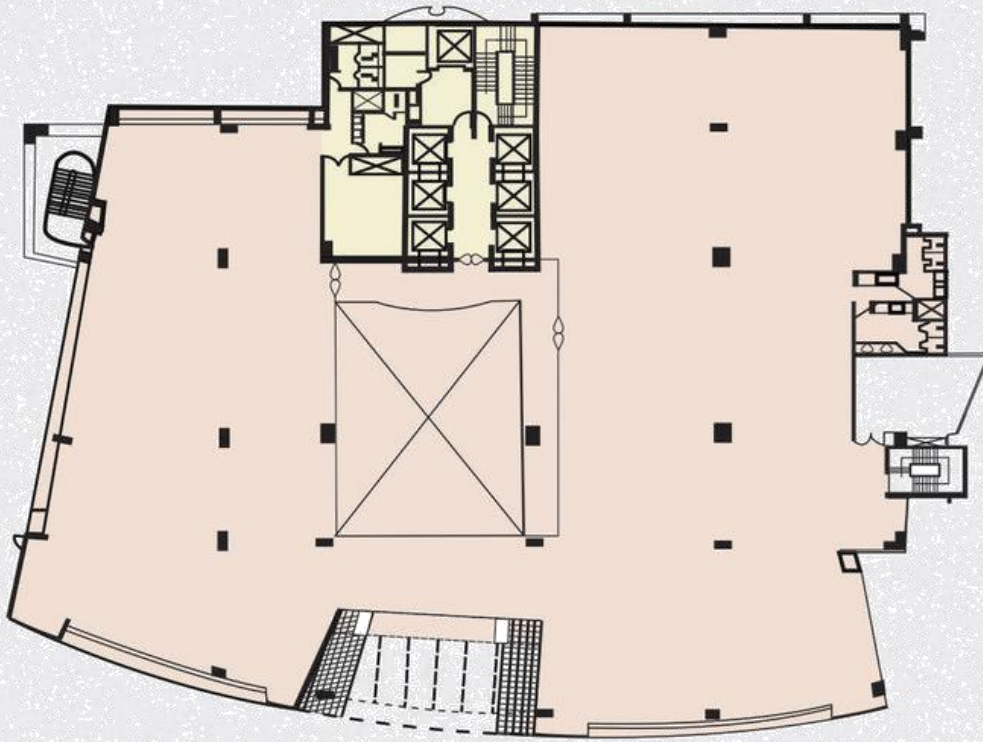
Ground Floor : (31,500 sq ft approx)



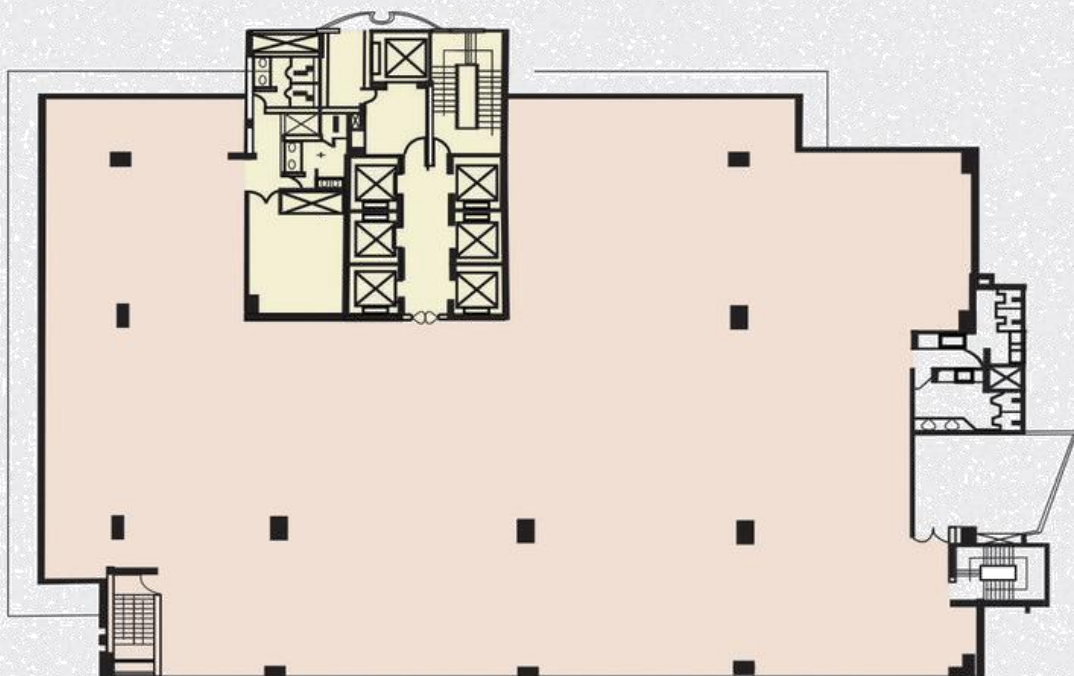
2nd, 3rd, 5th - 9th Floor : (21,100 sq ft approx)



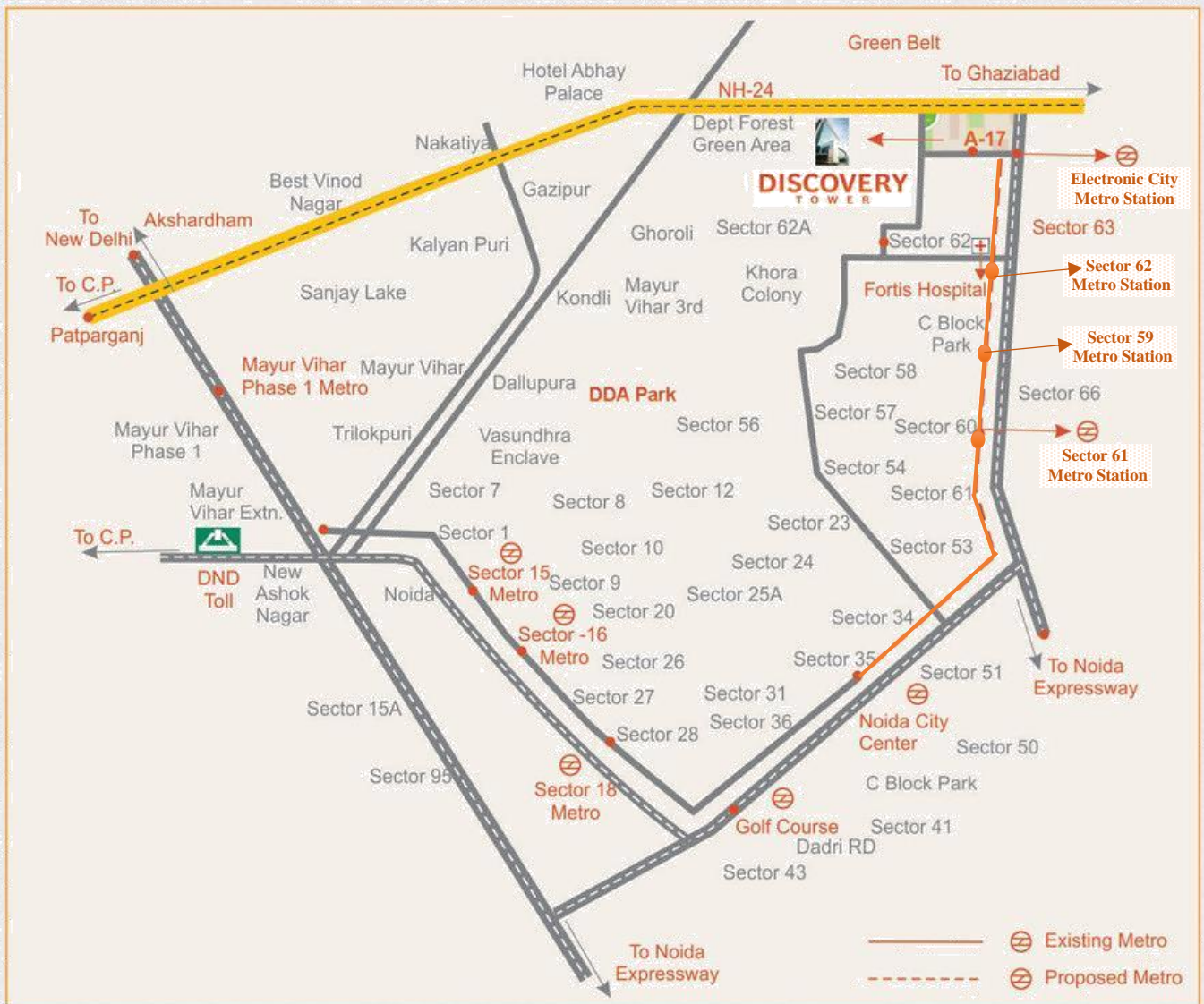
1st Floor : (30,600 sq ft approx)



4th Floor : (23,300 sq ft approx)



LOCATION ADVANTAGES



KEY DISTANCES

Starting Point	Distance (approx.)	Driving Time (approx.)
Connaught Place	18 Kms	35 Minutes
Sector-18 Noida	9 Kms	22 Minutes
Noida Expressway	13 Kms	25 Minutes
Noida City Centre Metro Station	5.8 Kms	14 Minutes

DISCOVERY TOWER: A-17, Sector-62, Noida

Email: discoverytower@sunejatowers.com | **Website:** www.sunejatowers.com