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## EXPERIENCE

### SECURITY OF INVESTMENT\*

**TRUST OF A GLOBAL POWERBRAND.**

An ecosystem that helps a business generate consistent demand.

### HIGH RETURNS^

**HIGHER OCCUPANCY. LONGER LEASES.**

Preferred place of business - with formats that cater to all needs.



### CAPITAL APPRECIATION~

**CATALYSTS TO REGIONAL BUSINESS AND INFRASTRUCTURE GROWTH.**

Planned formats with long-term needs in mind leading to long-term value addition.

### PRIDE OF OWNERSHIP-

**A LANDMARK DEVELOPMENT.**

A business circle that gives you dedicated clients.

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Project Name: WTC Noida-CBD. Project Location: A-02/1, Sector 132, Noida, District Gautam Budh Nagar, UP. RERA Registration No. UPRERAPRJ17623. Promoter: WTC Noida Development Company Private Limited; CIN No. U70109DL2007PTC162288. Co-Promoter: August Residency Private Limited; CIN No. U45200DL2008PTC176502. Contact Address: GF - 09, Plaza M-06, District Centre, Jasola, New Delhi-110025. Trade Marks: "World Trade Center", "WTC", WTC Logo are owned by World Trade Centers Association, Inc, New York (WTCA). Promoter is using said trademarks and logo under License from WTCA.

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**WORLD TRADE CENTER™**  
**NOIDA CBD**

**THINK  
BEYOND  
WALLS**





# UNTHINK BENCHMARKS

## CBD - CENTRAL BUSINESS DISTRICT

A Central Business District (CBD) is the commercial and business center of a city with a very high land valuation characterized by a high concentration of retail businesses, service businesses, offices and hotels, and by a very high traffic flow.

### KEY CHARACTERISTICS OF CBDs



**GROWTH: GLOBALLY UP TO 30%**  
YoY GROWTH IS SEEN IN CBDs



**HIGH LAND AND RENTAL VALUE:**  
GLOBALLY 95% OF MOST EXPENSIVE  
OFFICE SPACES LIES IN CBDs



**MIXED-USE DEVELOPMENT:**  
GLOBALLY CBDs HAVE  
≤ 97% OCCUPANCY RATE



**HASSEL-FREE TRANSPORT:**  
A COHESIVE ENVIRONMENT  
FOR BUSINESS



**5 TO 10 MILLION SQUARE  
METERS BUILT-UP**



**BUSINESS FACILITIES,  
HOTELS, APARTMENTS: 20%**



**OFFICE BUILDINGS: 50%**



**SUPPORTING SOCIAL  
CULTURAL FACILITIES: 30%**



## CBDs AROUND THE WORLD



### FINANCIAL DISTRICT, MANHATTAN, NY

The 4th largest business district in the country, extensive investment and development in the area is transforming Lower Manhattan into a thriving 24/7 neighborhood with the fastest-growing residential market.



### DOWNTOWN CORE, SINGAPORE

The Central Area is one of the most densely developed places in Singapore, with a large mix of commercial and residential developments packed into a space of 1784 hectares.

## CBDs IN DELHI-NCR



### CONNAUGHT PLACE, NEW DELHI

Delhi's Connaught Place has emerged as one of the most sought after office location in the country. The business district continues to attract sectors like banking, consulting, insurance, trade, media, and financial services.



### NEHRU PLACE, NEW DELHI

Spread over 35 acres with built-up area of more than 4 million sq. ft. of commercial space, Nehru Place is widely considered to be a major IT hub of South Asia and is easily accessible by all forms of public transport.

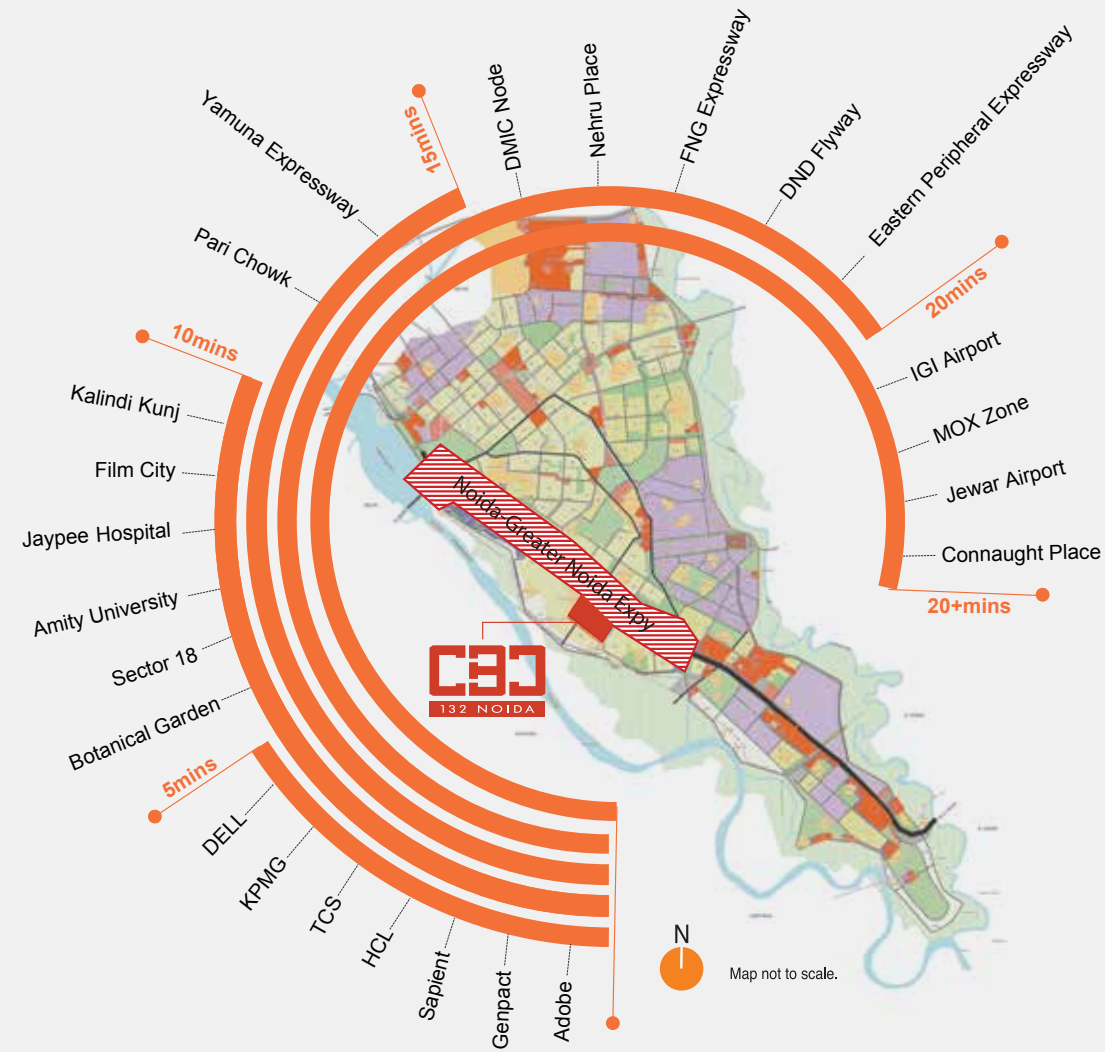
## NOIDA SECTOR 132

Noida sector 132 has emerged as the most promising commercial district in the region today. From systematically planned infrastructure that large corporates seek to a conducive environment for SMEs to grow, Noida sector 132 meets all requirements to be an IT/ITeS hub.





# NOIDA SECTOR 132: THE EPICENTER OF COMMERCE





# UNTHINK BOUNDARIES

**318 CITIES**  
**88 COUNTRIES**  
**1 GLOBAL  
NETWORK**

North America – 68



Central America &  
S. America – 29



Europe – 121



Africa &  
Middle East – 39



Asia & The Pacific – 73



**WORLD TRADE CENTERS™  
ASSOCIATION**



# LANDMARKS OF PROSPERITY



## WTC: ENSURING HIGHER RETURNS FOR INVESTORS

**30% HIGHER RENTAL\*** & WTC BUILDINGS ON AN AVERAGE ENJOY **13% HIGHER OCCUPANCY\***

### AMSTERDAM:

Average office lease rates  
WTC: \$37.77 psf  
Market: \$35.69 psf

% Difference:  
**5.8%**

### MUMBAI:

Average office lease rates  
WTC: \$5 psf  
Market: \$4.5 psf

% Difference:  
**10%**

### SAN MARINO:

Average office lease rates  
WTC: \$29.74 psf  
Market: \$22.88 psf

% Difference:  
**30.0%**

### SÃO PAULO:

Average office occupancy  
WTC: 96 percent  
Market: 85 percent  
% Difference: 12.9%

Average office lease rates  
WTC: \$46.3 psf  
Market: \$38.28 psf

% Difference:  
**20.9%**

### BOSTON:

Average office lease rates  
WTC: \$45 psf  
Market: \$33.75 psf

Average office occupancy  
WTC: 98 percent  
Market: 89.2 percent  
% Difference: 9.9%

% Difference:  
**33.3%**

### SEOUL:

Average office occupancy  
WTC: 100 percent  
Market: 94.3 percent  
% Difference: 5.7%

Average office lease rates  
WTC: \$69.58 psf  
Market: \$56.61 psf

% Difference:  
**22.9%**

\*Based on surveyed World Trade Center operations in 2007 and 2012, as published in WTCA brochure 2016.