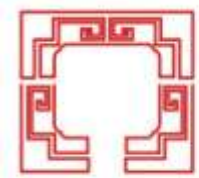


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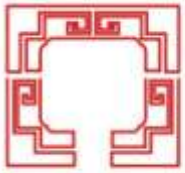
Elysium Central Brochure



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About Us

- Residential and Commercial real estate developer
- The Firm was established to develop contemporary structures which are both aesthetically pleasing and combines utility and technology
- Our goal is to build unique multi-family residential structures that convey a sense of distinctive modern living and office / commercial structures that are of the highest international standards
- By anticipating future needs and demands, we develop our projects to fully complement future innovation and energy efficiency

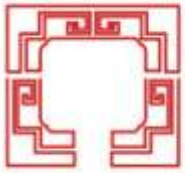


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Completed Project

ELYSIUM VISTARA is a state-of-the-art residential structure with modern finishes and unmatched amenities for the first time in the city of Coimbatore



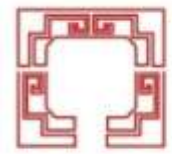


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Ongoing Projects

- ELYSIUM ACROPOLIS is another state-of-the-art multifamily building off Avinashi Road, Coimbatore
- ELYSIUM LOVEDALE is a Swiss holiday home themed residential project set in the backdrop of Kotagiri hills, Ooty



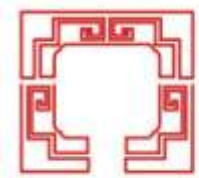


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Elysium Central

Coimbatore's Premier Commercial Development

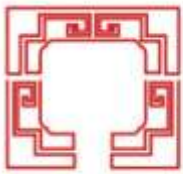




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Elysium Central

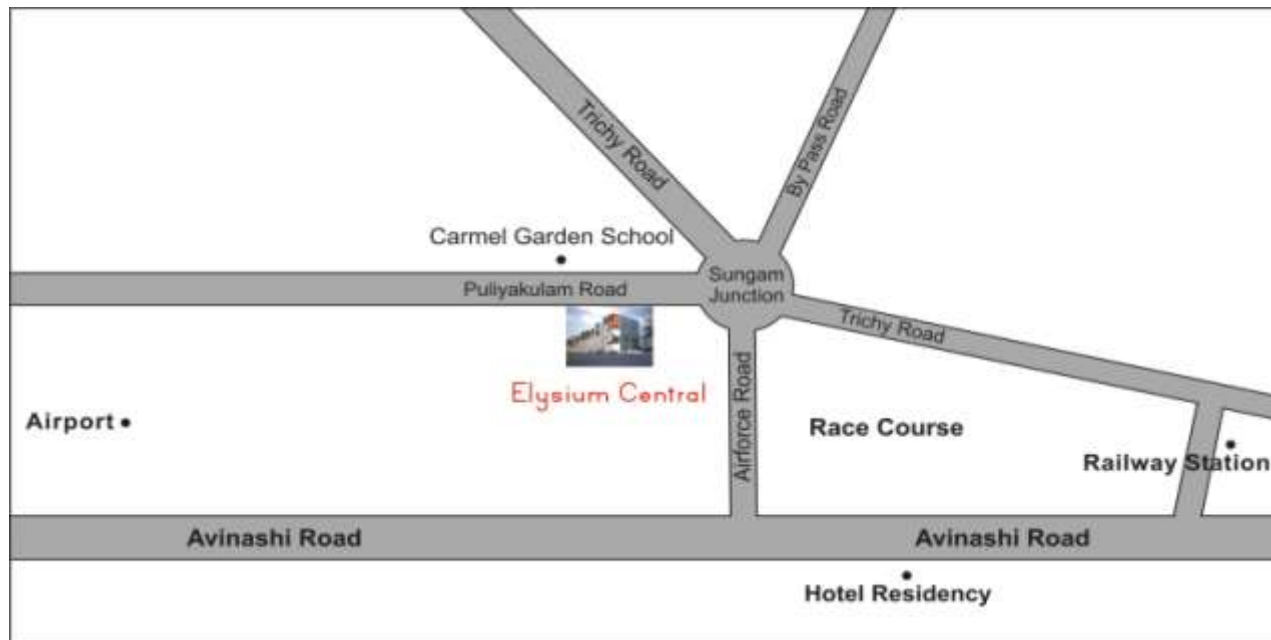
- Elysium Central is designed to cater the requirements of MNCs, leading local corporations and the IT/ITES sector
- State-of-the-art infrastructure and specifications
- Breathtaking elevation and unmatched building standards
- Impressive façade featuring granite throughout the lobby and high ceilings
- Incorporates a significant amount of green space into the common areas inspiring a new class of business lifestyle in Coimbatore

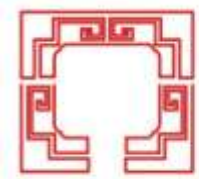


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Elysium Central - Location

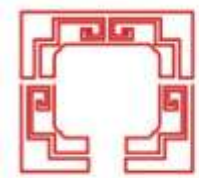
- Elysium Central is located on Puliyakulam Road, Coimbatore
- 300 meters from Race Course
- 8 kilometers from the Airport
- Close proximity to world class hotels
- Close proximity to the upcoming TIDEL IT park
- Close proximity to major Nationalized & Private banks and Govt. Institutions





Elysium Central - Specifications

- Area: Super Built Up Area of 62,000 Ft²
- Floor Plate: Typical floor size of 15,500 Ft²
- No. of Floors: Basement + 4 Floors
- Car Park: More than 120 car spaces
- Flexibility: Multi-Tenant
- Floor Space Split: 8,080 & 7,420 Ft²
- Elevation: Glass, Aluminum Louvers and ACP panels
- Floor-to-ceiling: 12 ft height

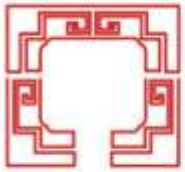


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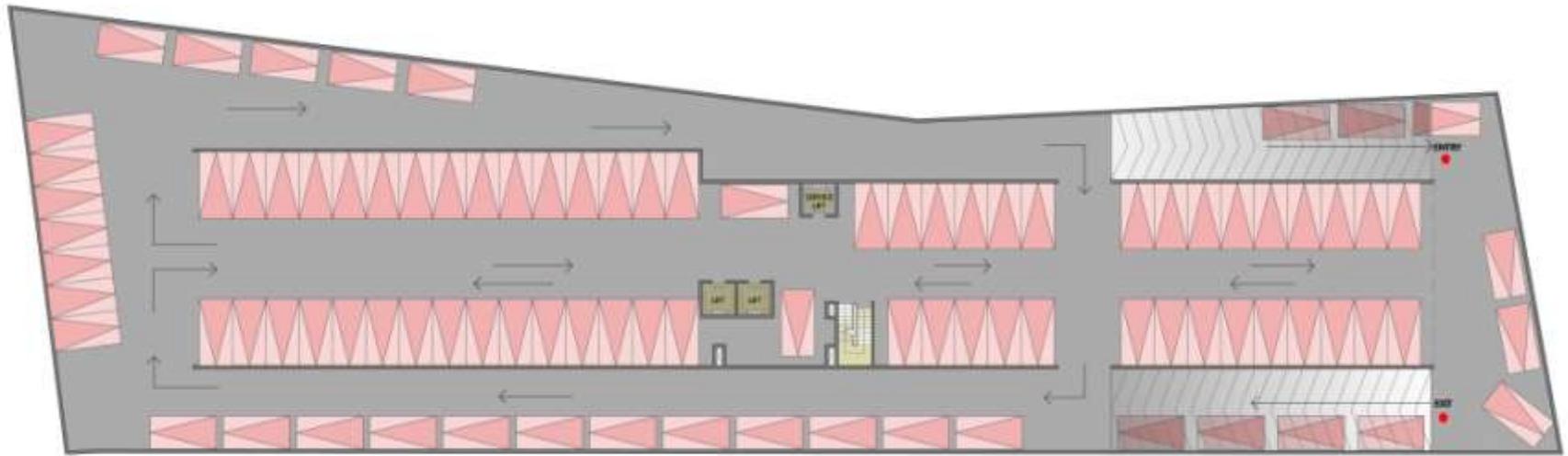
Elysium Central - Specifications



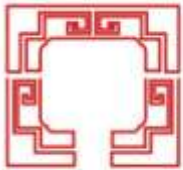
- Vitrified Tile Flooring (Tenant option for Raised Flooring)
- Large Column Spans
- Seismic Compliant Building
- Premium Quality Construction Materials
- Granite Finishing in the Lobby Area



Elysium Central - Basement

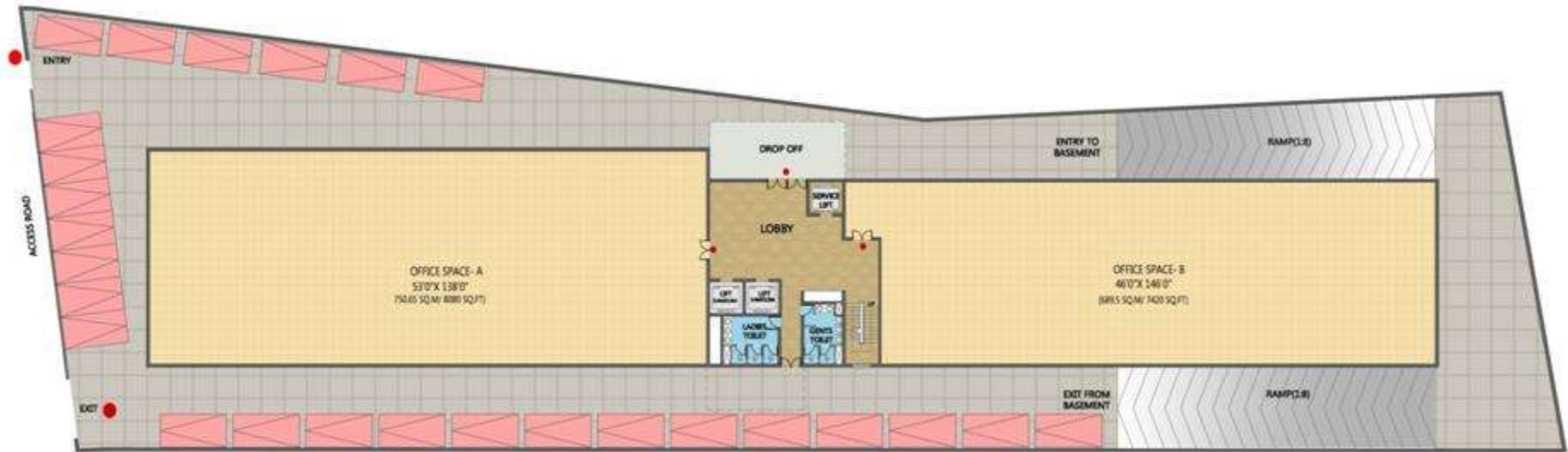


- Intelligent Parking Systems
- 100% power backup
- 120 Car Parks in the ratio of 1 car park for every 516 Ft² exceeding European Parking Norms

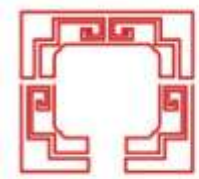


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Elysium Central – Ground Floor



- Ideally located Greater Lobby Area to cater to all Tenants
- 7,000 ft² Hoarding Space on the Exterior for Tenant Advertising
- Tenant Signage

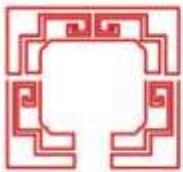


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Elysium Central – Ground Floor



- Flexibility of using Space either for Commercial or Office purposes

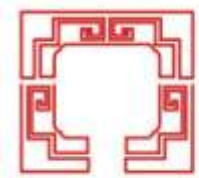


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Elysium Central – First Floor



- 22' & 26.5' Clear Span Interiors allowing Tenants freedom in Planning
- 90% Building Efficiency Ratio
- 2 High-Speed passenger Lifts with Automatic Rescue Control
- Telecommunication and Broadband available through multiple providers

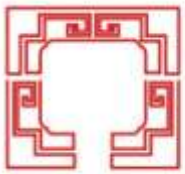


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Elysium Central – Interiors



- Abundant lighting evenly distributed at any given point
- Fire Alarm, Detection and Fire Hydrant Systems
- Building maintained by professional Facility Management Company

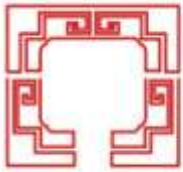


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Elysium Central – Toilets & Basement Parking



- Separate Service Lift
- Dedicated service shaft for HVAC systems
- Sufficient area for Services on Terrace

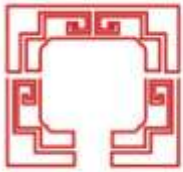


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Elysium Central Special Offer

- 2% Discount on Selling Price
- * Rental Guarantee on first 3 months of Leasable period
 - ✓ 1st Month – 25% of Proposed Rental Income
 - ✓ 2nd Month – 50% of Proposed Rental Income
 - ✓ 3rd Month – 100% of Proposed Rental Income
- * Free Car Parks until the Offer Period

* Note: Subject to Terms & Conditions



Elysium Real Properties Pvt. Ltd.
Defining urban landscape through modern architecture

Contact Us

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