

A NEW BUSINESS HUB OF MODASA



WELCOME
TO THE PLACE OF OPPORTUNITY





City Center Facade



Corner



Front



Right



Bus Port





City Center Interior



Lobby



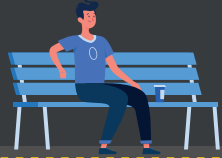
Shop Front



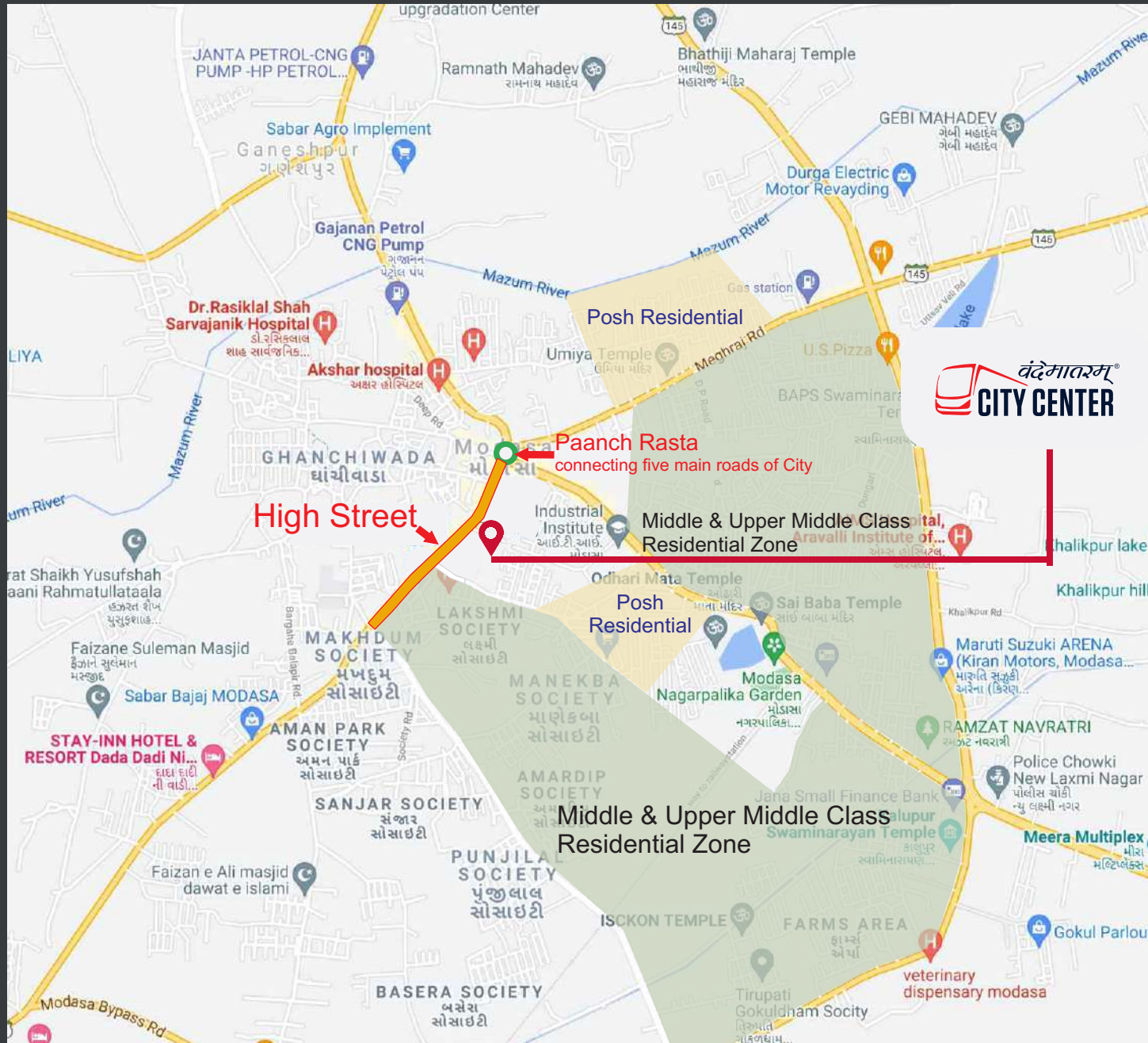
Corridor



Bus Port



Project USPs



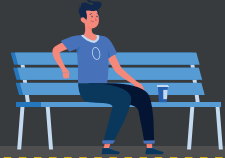
Strategically located at the heart of city and two busiest 80' and 60' wide road of Modasa city.

Project have dual footfall advantage of GSRTC and CBD (Central Business District).

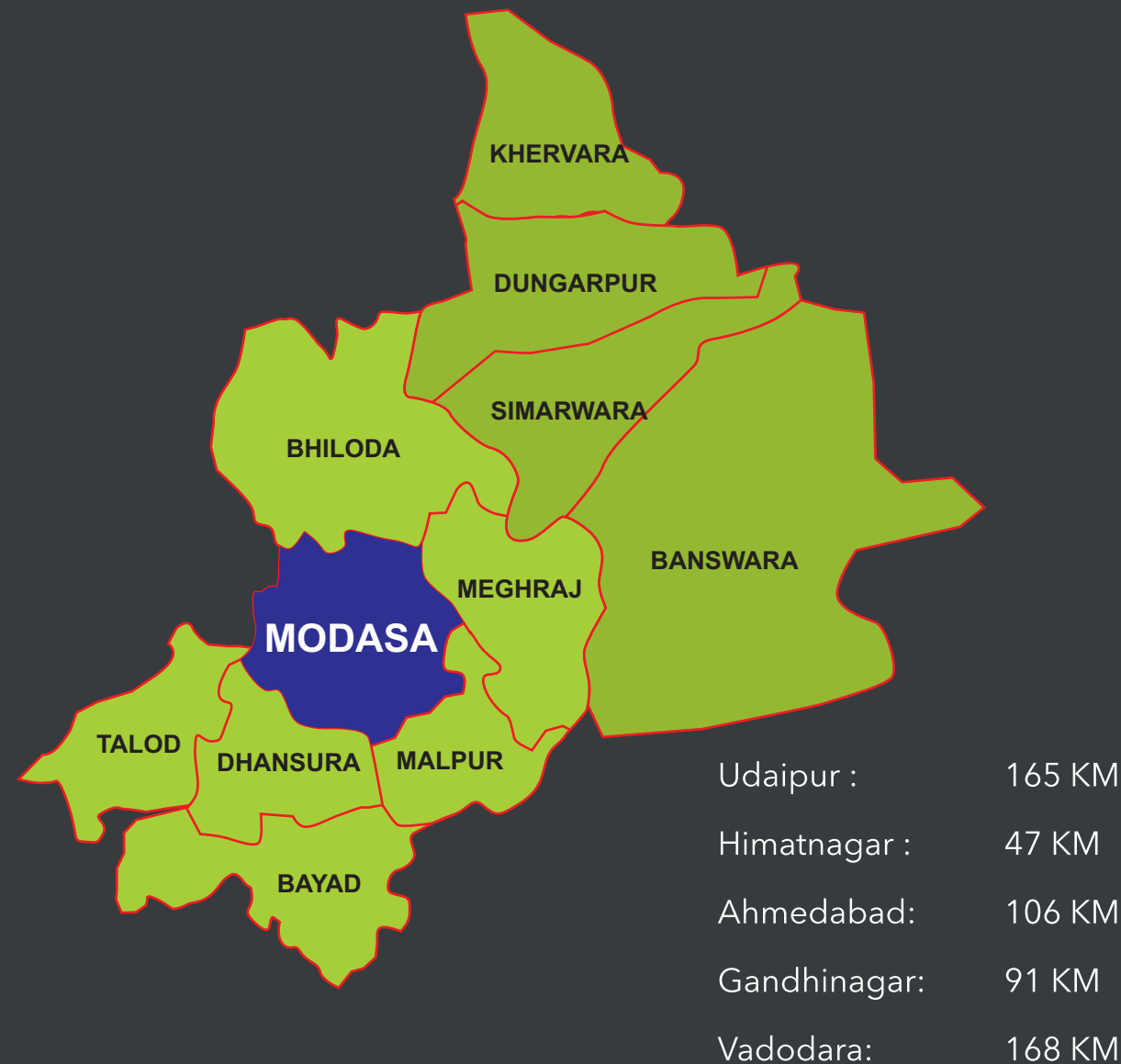
The only commercial facility in town with all the futuristic amenities.

Highest parking space (2.7 Lac Sq.ft) in Modasa.

Only Project in Modasa with Ground- First floor 14 feet and 2nd, 3rd, 4th 13 feet height



Snapshot of MODASA City



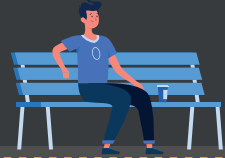
Modasa is headquarter of new Arvalli district

As per the 2021 Aadhar estimates Modasa taluka population is 1.92 Lacs.

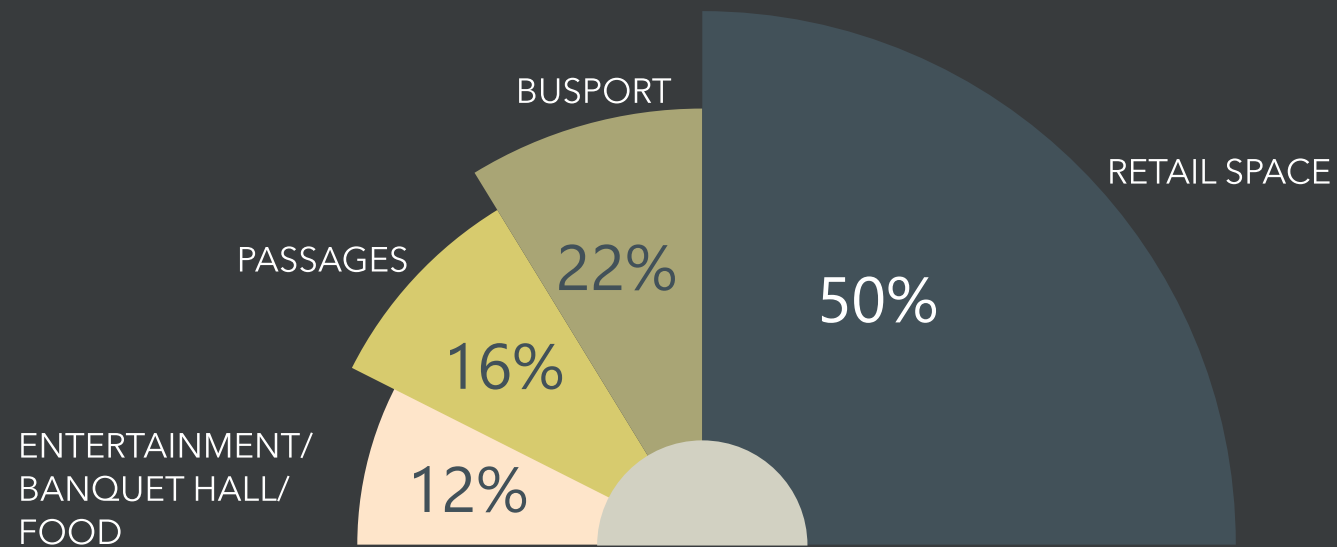
Modasa is an economic center for Arvalli District Agriculture export, Healthcare, Education is key economic Activity of Modasa.

The literacy rate of Modasa is 87.2% which is far better then state and national average literacy rate.

After formation of Aravalli District in 2014 Population growth is highest in Modasa due to relocation of surrounding village and migration from Rajasthan



SFT Allocation



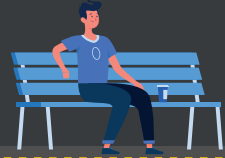
4.2 lac sqft. SUPER BUILDUP LEASABLE AREA

70,000 sqft. GROUND FLOOR LEASABLE AREA

15,000 sqft. MULTIPLEX

60000 sqft. BANQUET HALL + F&B

2.7 lac sqft. PARKING SPACE



Opportunities for All



RETAIL SHOPS
SHOW ROOMS



RESTAURANT/
FOOD COURT



JEWELLERY



DOCTORS /
HOSPITALS



LABORATORY



MEDICAL
STORE



BANK/
ATM



CAR
SHOWROOM



OPTICALS



SALON



BOOK SHOP



GIFT
GALLERY



HOTEL



BANQUET
HALL



WEDDING
DESTINATION



FAST
FOOD



MULTIPLEX



GAME ZONE



Ground Floor Plan








- pantaloons
- Osia Hypermart
- PhoneWale
- Local Brand
- Brand Proposed



First Floor Plan



-  pantaloons
-  Osia Hypermart
-  PhoneWale
-  Local Brand
-  Brand Proposed



THANK YOU!

ARCHITECT



STRUCTURE ENGINEER



MEP / CONSULTANT



PPP with GSRTC



ICONIC BUS PORT MODASA

8980000031, 8980000931

DEVELOPED BY

VYAPNILA TERMINALS (MODASA) PVT LTD

www.citycentermodasa.com

RERA NO:

PR/GJ/ARAVALLI/MODASA/OTHERS/CAA05918/200819

www.gujrera.gujarat.gov.in



PROUD MEMBERS

