

Unique business strategies
deserve a **strategic**
business address.



Project By: MNB Build Fab Private Limited.

6P



About MNB Build Fab Private Limited

MNB Buildfab stands as a testament to its founders' vision and commitment to the real estate industry. Established by a group of seasoned professionals, our company boasts **49 years of collective experience and excellence in the field of real estate development**. Situated in the vibrant city of Gurugram, Haryana, MNB Buildfab has become synonymous with quality & trust.

Our diverse portfolio encompasses a wide spectrum of real estate projects, including **residential, commercial, and hotel developments**. This diversity reflects our adaptability and proficiency in catering to the unique needs and aspirations of our clients. Whether it's crafting dream homes, visionary commercial spaces, or luxurious hotels, we approach each project with the same unwavering commitment and passion for excellence.

Our team of dedicated professionals is driven by a singular goal: to transform your real estate vision into reality. We bring to the table not only our collective years of experience but also our expertise, creativity, and an unyielding commitment to surpassing your expectations. When you entrust us with your project, you can rest assured that it will be executed with precision and care.

In conclusion, MNB Buildfab is more than just a real estate development company; we are custodians of dreams, architects of innovation, and builders of trust. With us by your side, your real estate aspirations will find their true expression, and we will continue to uphold our commitment to excellence in every endeavor we undertake.





MNB BUILD FAB

Inspiring. Innovative. Luxurious.



AMENITIES

Make your business address redefine excellence. Our project has been designed with precision to cater to your needs, ensuring a lasting impression.



ELEVATED BRAND PRESENCE

With a retail space that's open to the sky, create a unique shopping experience that draws customers into your flagship store.











EFFORTLESS PARKING

With space for 50 cars, ensure a seamless experience for your customers, clients, and employees.





Seamless Mobility

With 2 ground floor escalators and 1 on the remaining floors, mobility within the premises is nothing but seamless.





Efficiency at Its Best

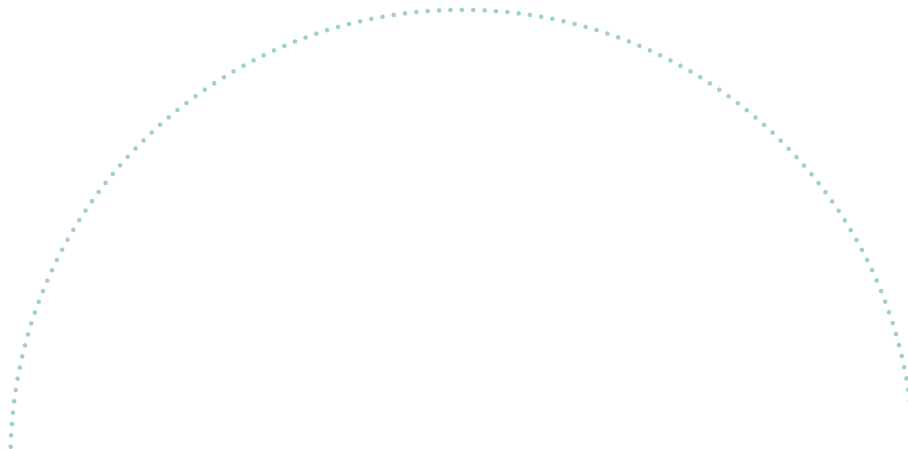
Make floor transition a breeze with **2** regular lifts and **1** service lift.





LOCATION

Here's a prime address that's ideal for your retail store or office space. And here's an opportunity to flourish your business in a location that's second to none.





PRIME LOCATION

Sector 65 is where success thrives. So grow your business right on the bustling Main Golf Course Extension Road.

GRAND FACADE

With an expansive approx. 100 feet of frontage along Golf Course Extension Road, make a grand entry and capture the attention of all.





SURROUNDED BY PRESTIGE

Join the league of luxury with neighbors like Nirvana, Golf Estate, Polo Suites, Hyatt Hotel, Triumph Towers, Emerald Hills, and Marbella. Give your business an excellent company.

THRIVING COMMUNITY

A built-in customer base awaits, with over 25,000 families in the vicinity. Your retail store or office space will be at the heart of a vibrant community.

DRIVE BUSINESS WITH LUXURY

Proximity of BMW and Porsche showrooms allow you to attract customers who appreciate the finer things in life.

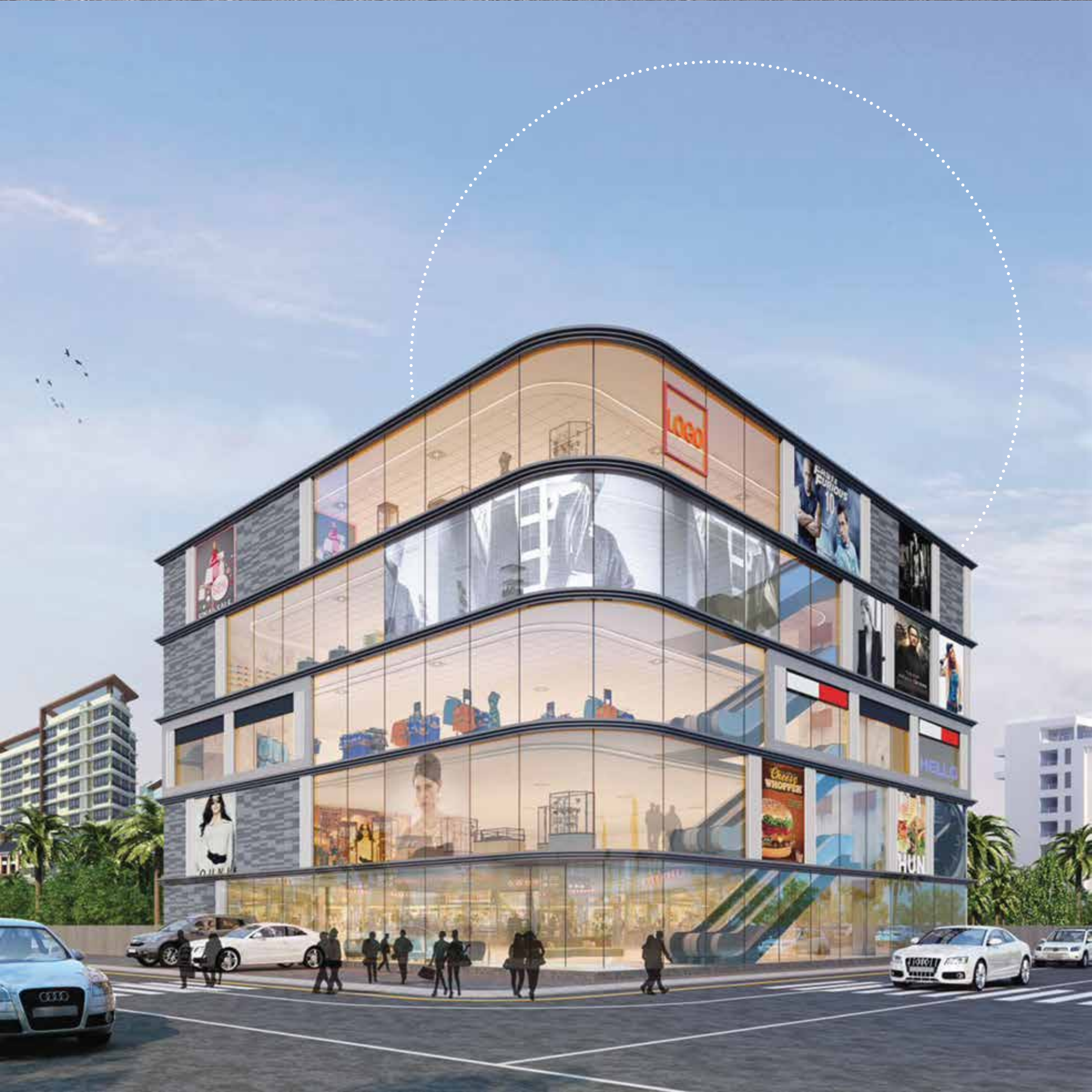
SEAMLESS CONNECTIVITY

Easy access to the Mumbai Highway ensures that your business is well-connected, making daily operations smooth and efficient.



Designed for success

Meticulously designed to enhance your brand and retail experience, 6P is a commercial space that's available on build to suit plot. Which means you can customise your leased space as per your business needs and design your own success. And here are some unique features that make the property stand out.





GENEROUS PLOT AREA

Bring your vision to life with an ample plot area of 30 x 30 meters (equivalent to 9,688 sq. ft.).

VERTICAL EXCELLENCE

Spanning across 7 floors, including 5 floors and a terrace, & 2 below in the basement, 6P offers ample room to realize your business ambitions.

PART-TIME SALES CONVENIENCE

Optimise your business operations in the Basement 1 which is specially designed for part-time sales services.

Advertisers Dream

Strategically located, the property can never go unnoticed and hence offers a prime spot to brands to catch maximum eyeballs. With so much space for branding, you are surely gonna save a lot on your promotional costs.



NATURAL SURROUNDINGS

Grow in lap of nature with a location surrounded by a lush green belt on 2 sides, offering a serene environment for your business.



ECO-FRIENDLY DESIGN

Committed to environmental sustainability, 6P's eco-consciousness aligns with the values of your brand.



RETAIL SHOWROOM SPACE

Whether you aim to create flagship stores or high-end retail spaces, this project is tailored to accommodate your business needs.



FIRST-OF-ITS-KIND

HUDA brings you a unique opportunity to showcase your brand with the first-of-its-kind showroom spaces.



SPACIOUS FLOOR PLATES

Enjoy a single floor plate of 9.8k sqft, providing flexibility and freedom for your retail showroom space.



MAXIMUM EFFICIENCY

With 100% retail space efficiency, every square foot is designed to work for your business, ensuring your investment's true value.



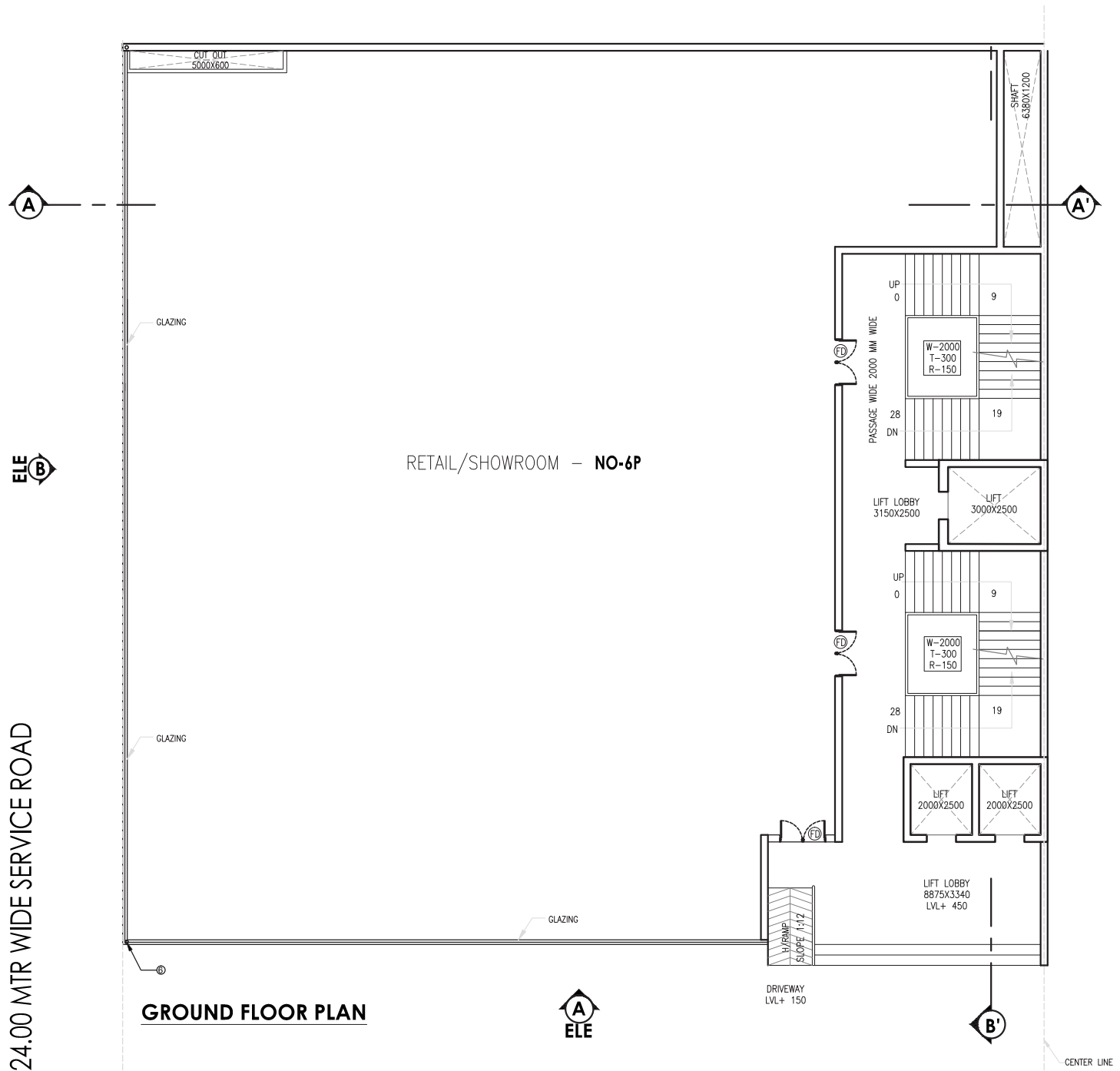
6P - Elevation

Download Elevation & Floor Plan



Ground Floor Plan

Plate Area: 30x30Meters
900 SQ Mts.
9688 SQ Ft



GROUND FLOOR PLAN

A
ELE

B

CENTER LINE



More than just a commercial space; this is where your brand's aspirations become reality. Come, unlock your business's full potential in a space where every aspect is crafted for your success.

Project Designed By



Anu Anand Sachdeva
Architect & Code Consultant

