



Developers: **Aim Infratech**

**Southwest Central**  
Next to Sun Pharma Research Centre,  
Sun Pharma Road, Atladra,  
Vadodara (Gujarat), India.

call: +91 99252 25630,  
96876 81757, 97250 44183  
email: swcvadodara@gmail.com  
web: www.swcvadodara.com



**ARCHITECTS**  
+91 99985 38858 AHMEDABAD  
www.establishdesigns.in  
Architect: **Establish Designs**  
Structure Design: **Hariyani Associates**

**Payment Schedule:** 10% Booking | 20% Withing 30 days of Booking | 10% On Casting of 2nd Basement Slab | 10% On Casting of 1st Basement Slab (Plinth) | 10% On Casting of G.F.Slab | 10% On Casting of F.F.Slab | 10% On Casting of S.F.Slab | 10% On Casting of T.F.Slab  
5% Plaster | 5% One Month Before Possession

Terms & Conditions: 1. The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges, (b) Service Tax (as actual), VAT or any such additional government taxes if applicable in future, (c) Maintenance Deposit, (d) Electrical infrastructure charge and Deposit for New Electric Connection. 2. If any new tax applicable by Central or State Government in future, it will be borne by the buyers/ members. 3. Possession will be given only after one month of settlement of all accounts. 4. Continuous default in payments leads to cancellation. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. 5. In case of delay in water supply, light connection, drainage work by the concerned authority, developers will not to be responsible. 6. Changes in any structural design & changes in any external facade will not be permitted under any circumstances. 7. Internal changes will only be permitted with prior permission. 8. Outdoor AC units will be fitted as per provision provided in the designated place by the architect. 9. Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same. 10. This brochure is for information purpose only. It does not form a part of the agreement or any legal document. The development retains the right to alter the specification without any consent of the member.

design: stroke&arrow@98240 92010



MULTIPLEX | SHOWROOMS | OFFICES

# CENTRAL TO ALL CONVENIENCES CENTRAL TO YOUR NEEDS!

Retail Showrooms	Restaurants	Super Stores	Clinics
Saloon & Spa	Fast Food Joints	Gaming Zone	Consulting Firms
Multiplex	Home Decor & Furniture		

## RETAIL WILL NEVER BE THE SAME AGAIN

Southwest Central is the newest development in the South-West Corner of Vadodara. A commercial complex of such a scale has not been heard of till now in this fast developing neighborhood. Thus providing it all the more prominence, all the more value and all the more excitement from the large untapped residential localities surrounding it.

Modern Retail is a multi-dimensional business function. The location, the suitability, the feel, the facilities...and a lot more, are crucial parameters to consider. It is even more significant if your business requires a distinct positioning, one that separates it from a regular retail treatment. A Large commercial complex, Southwest Central offers premium retail, office, and entertainment spaces in various sizes suiting your space and budget requirement.

The presence of a 3 screen multiplex in the complex shall attract additional footfall, and ensure a buzzing, youth oriented ambience.







**BUSINESS WILL  
NEVER BE THE SAME AGAIN**

## PRESENTING... SOUTHWEST CENTRAL

### LET YOUR BUSINESS BOOM!

Imagine a Hyper Market with multi-brand outlets and a multiplex in a vibrant, comfortable ambience, within easy access to your home.

Yes! Southwest Central with its innovative design, stylish elevation and practical approach ensures that your brand gets the right platform to be highlighted, yet the maintenance is cost effective and easy to manage.

A clutter-free glass facade elevation, with unobstructed views of the show window allows you to display your merchandise comfortably. Get maximum eyeballs for your business.

Southwest Central comes from a team of developers with an excellent track record of developing quality real estate projects. Their focus on quality and commitment to offer value added services ensures that your investment reaps the best returns.

Grab a piece of your own prime real estate!





## PRESENTING... SOUTHWEST CENTRAL

### KEY HIGHLIGHTS

#### Ideal Aeration

The complex is positioned such that it get conducive wind direction, by keeping the front side open, it allows circulation of fresh air.

#### Eco Friendly Design

The complex is not encased in glass from front ensuring good aeration and thereby reducing air-conditioning requirements. The use of Geo-thermal cooling system also helps in constant fresh air-supply. The front side is encased with wires , to add to the aesthetics as well as to stop birds from entering the complex, ensuring cleanliness.

#### Ample Parking

The complex offers ample 2-wheeler & car parking across its Double Basement for future sustain ability.

#### In-house Multiplex

Southwest Central possesses 3 Multiple Screens i.e. 2 screens of 170 nos. Capacity & 1 screen of 320 nos. Capacity) . This ensures a constant flow the new customers, enabling better conversion for the retail as well as allied entertainment businesses.

#### Escalators & Wide Corridors

Easy mobility of the customers and higher footfalls on upper levels is ensured by elevators and escalators, apart from wide corridors.



**ENTERTAINMENT WILL  
NEVER BE THE SAME AGAIN**





**SHOPPING WILL  
NEVER BE THE SAME AGAIN**



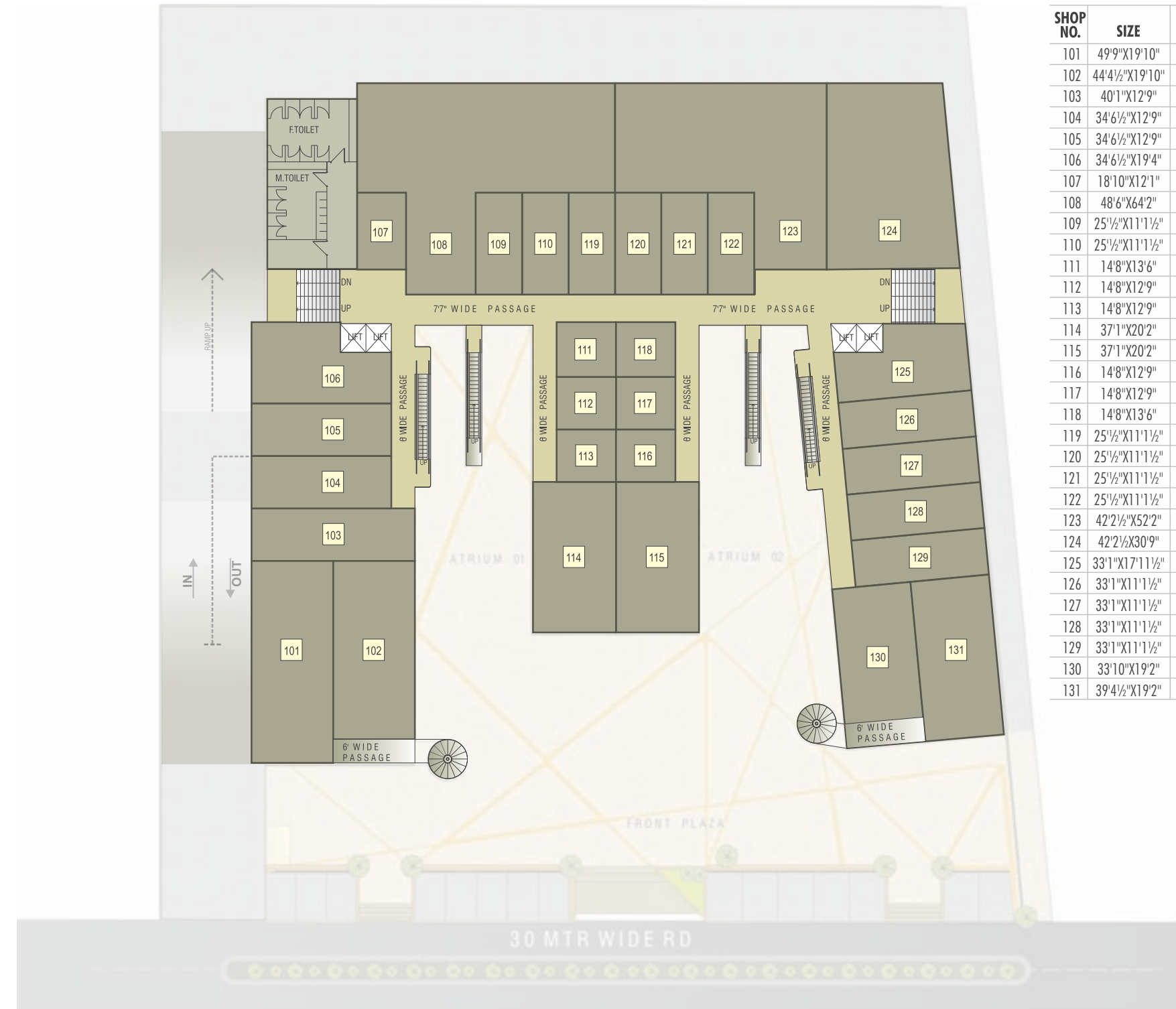
**GROUND FLOOR**



SHOP NO.	SIZE	CARPET	SALEABLE
1	50'3 1/2"X15'11"	800.77	1337
2	50'3 1/2"X20'3"	1017.56	1699
3	36'6"X12'9"	465.75	778
4	36'6"X12'9"	465.75	778
5	36'6"X12'9"	465.75	778
6	36'6"X19'4"	596.62	996
7	18'10"X12'1"	226.78	379
8	48'6"X6'4"2"	1930.33	3224
9	25'1/2"X11'1 1/2"	278.30	465
10	25'1/2"X11'1 1/2"	278.30	465
11	13'6"X20'6 1/2"	277.69	464
12	12'9"X20'6 1/2"	262.26	438
13	12'9"X20'6 1/2"	262.26	438
14 A	12'9"X20'6 1/2"	262.26	438
14 B	20'6 1/2"X24'3 1/2"	499.43	834
15 A	12'9"X20'6 1/2"	262.26	438
15 B	20'6 1/2"X24'3 1/2"	499.43	834
16	12'9"X20'6 1/2"	262.26	438
17	12'9"X20'6 1/2"	262.26	438
18	13'6"X20'6 1/2"	277.69	464
19	25'1/2"X11'1 1/2"	278.30	465
20	25'1/2"X11'1 1/2"	278.30	465
21	25'1/2"X11'1 1/2"	278.30	465
22	25'1/2"X11'1 1/2"	278.30	465
23	42'3 1/2"X52'1 1/2"	1541.97	2575
24	42'3"X30'11 1/2"	1265.10	2113
25	39'X17'11 1/2"	592.74	990
26	39'X11'1 1/2"	433.17	723
27	39'X11'1 1/2"	433.17	723
28	39'X11'1 1/2"	433.17	723
29	39'X11'1 1/2"	433.17	723
30	39'9"X19'6"	774.92	1294
31	39'9"X19'1 1/2"	760.60	1270

Area in sq.ft.

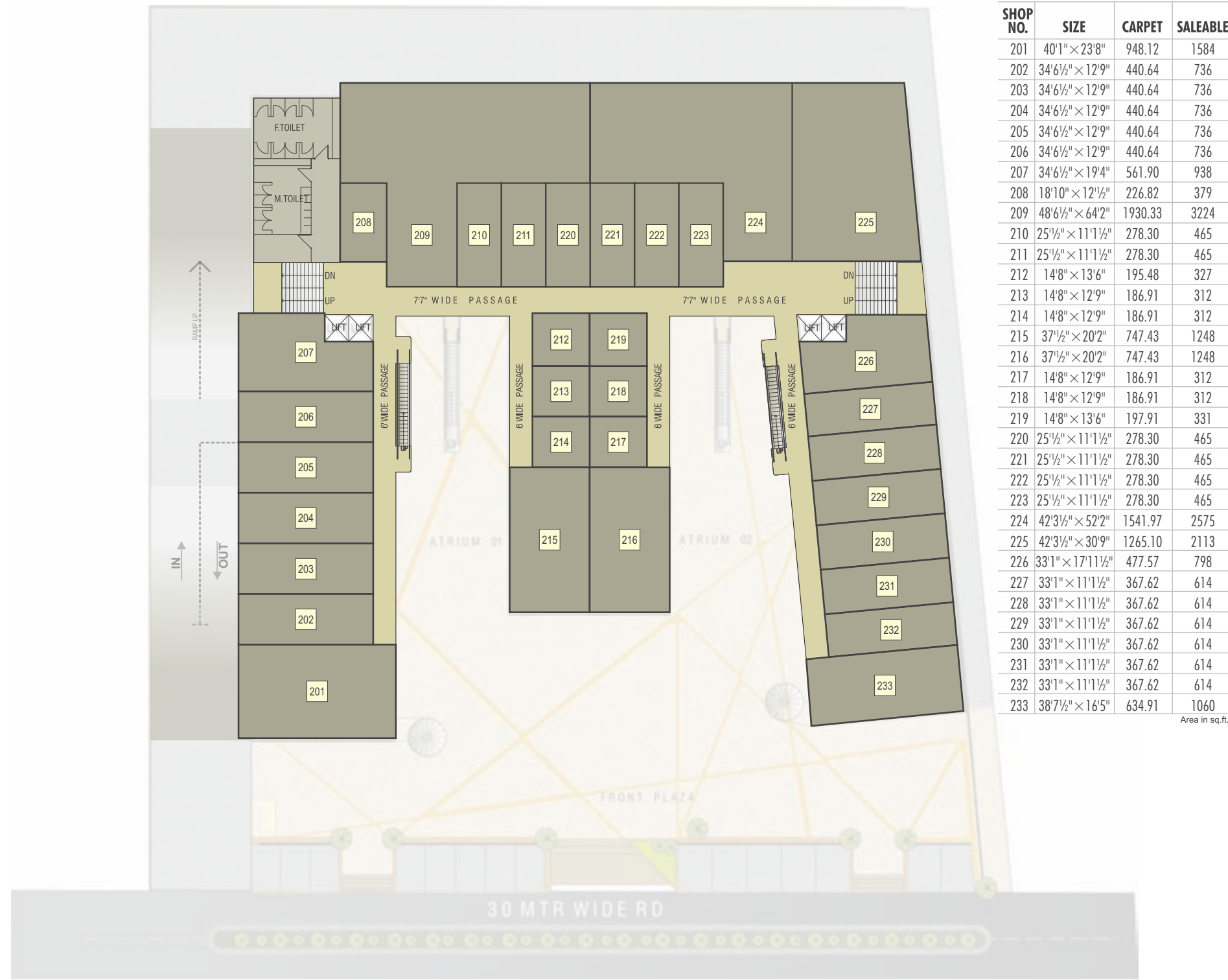
**FIRST FLOOR**



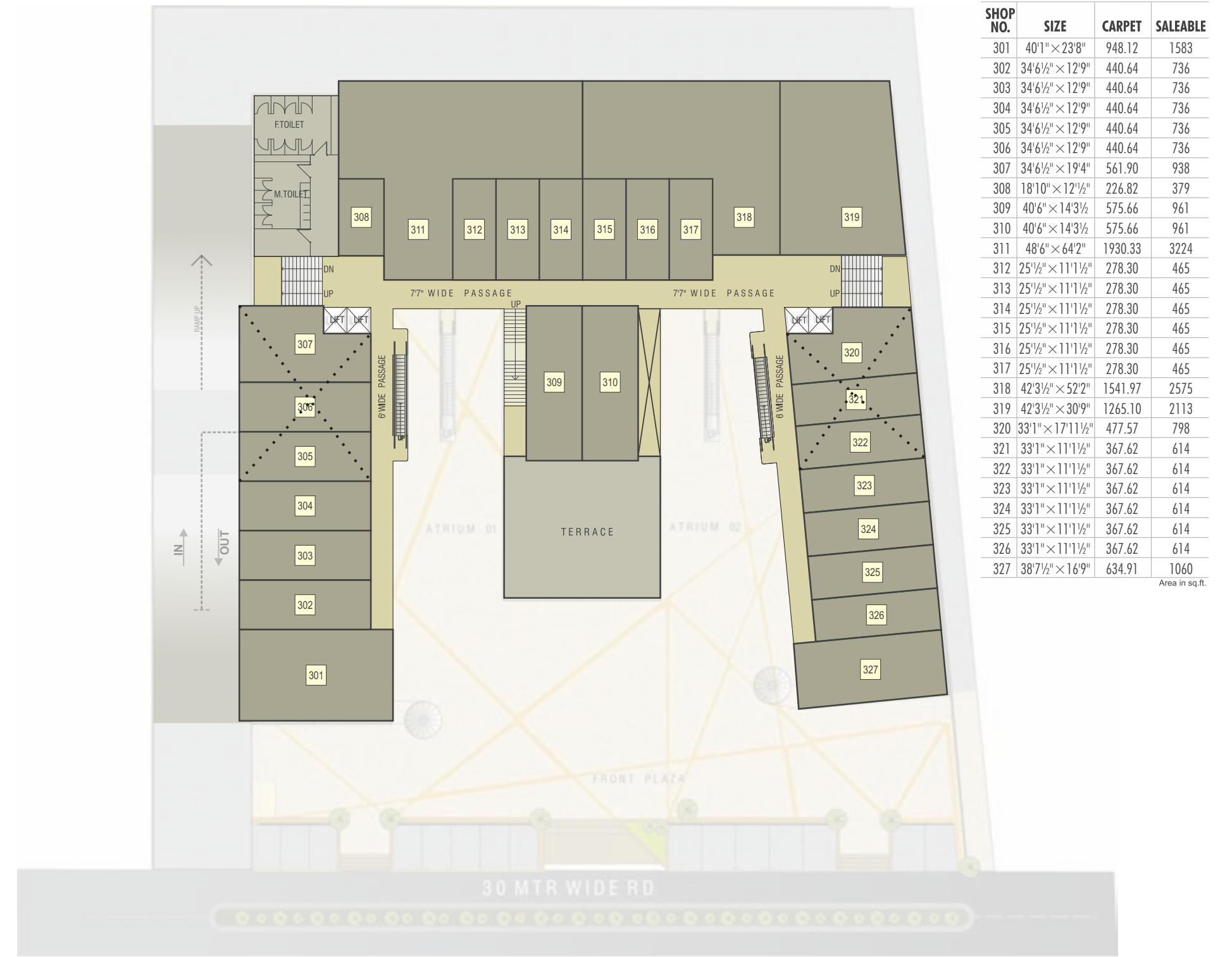
SHOP NO.	SIZE	CARPET	SALEABLE
101	49'9"X19'10"	987.83	1650
102	44'4 1/2"X19'10"	881.58	1472
103	40'1"X12'9"	511.14	854
104	34'6 1/2"X12'9"	440.64	736
105	34'6 1/2"X12'9"	440.64	736
106	34'6 1/2"X19'4"	561.90	938
107	18'10"X12'1"	226.78	379
108	48'6"X6'4"2"	1930.33	3224
109	25'1/2"X11'1 1/2"	278.30	465
110	25'1/2"X11'1 1/2"	278.30	465
111	14'8"X13'6"	198.64	332
112	14'8"X12'9"	186.91	312
113	14'8"X12'9"	186.91	312
114	37'1"X20'2"	747.43	1248
115	37'1"X20'2"	747.43	1248
116	14'8"X12'9"	186.91	312
117	14'8"X12'9"	186.91	312
118	14'8"X13'6"	197.91	331
119	25'1/2"X11'1 1/2"	278.30	465
120	25'1/2"X11'1 1/2"	278.30	465
121	25'1/2"X11'1 1/2"	278.30	465
122	25'1/2"X11'1 1/2"	278.30	465
123	42'2 1/2"X52'2"	1541.97	2575
124	42'2 1/2"X30'9"	1265.10	2113
125	33'1"X17'11 1/2"	477.57	798
126	33'1"X11'1 1/2"	367.46	614
127	33'1"X11'1 1/2"	367.46	614
128	33'1"X11'1 1/2"	367.46	614
129	33'1"X11'1 1/2"	367.46	614
130	33'10"X19'2"	647.79	1082
131	39'4 1/2"X19'2"	753.72	1259

Area in sq.ft.

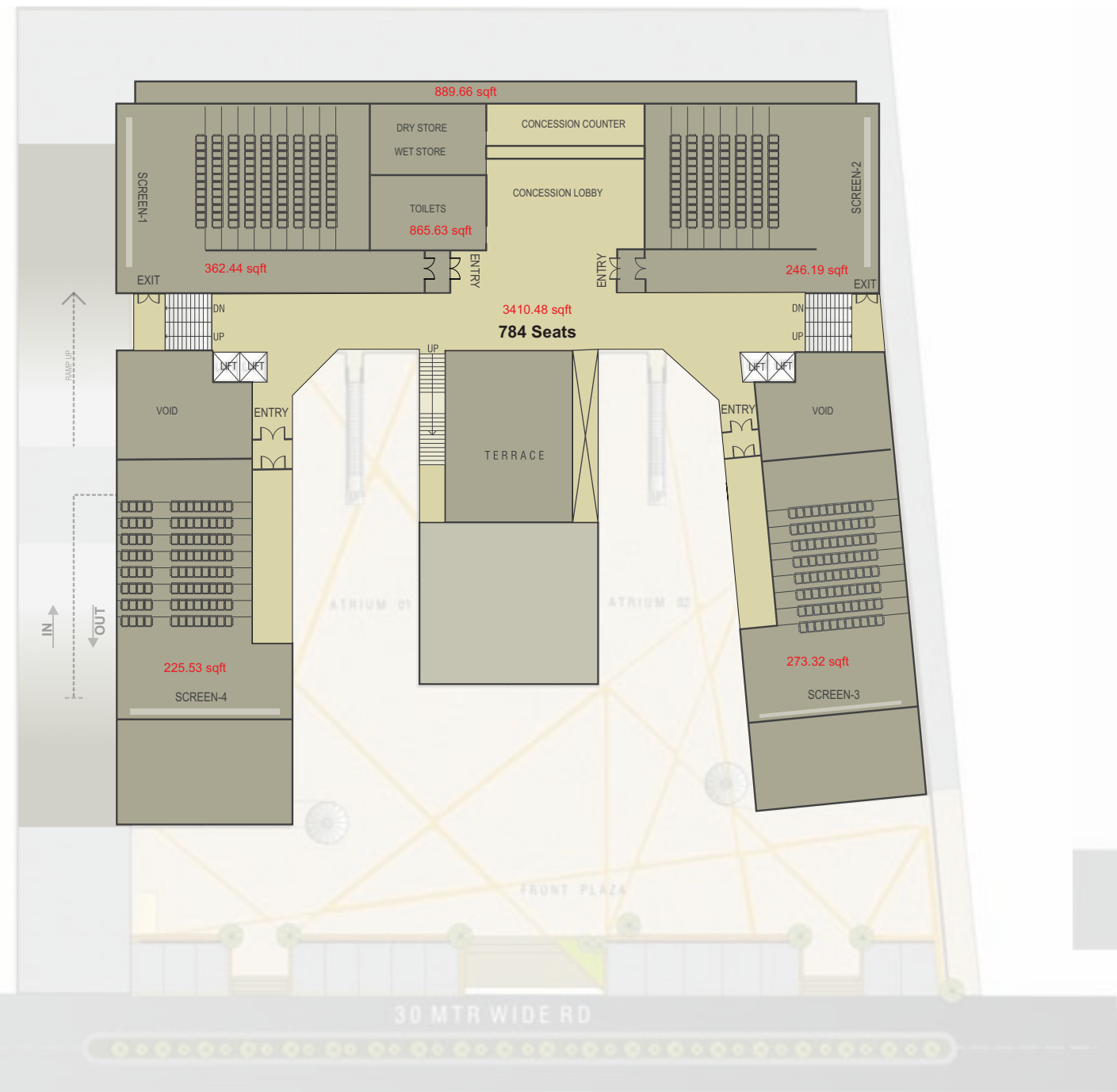
**N**  
**SECOND FLOOR**



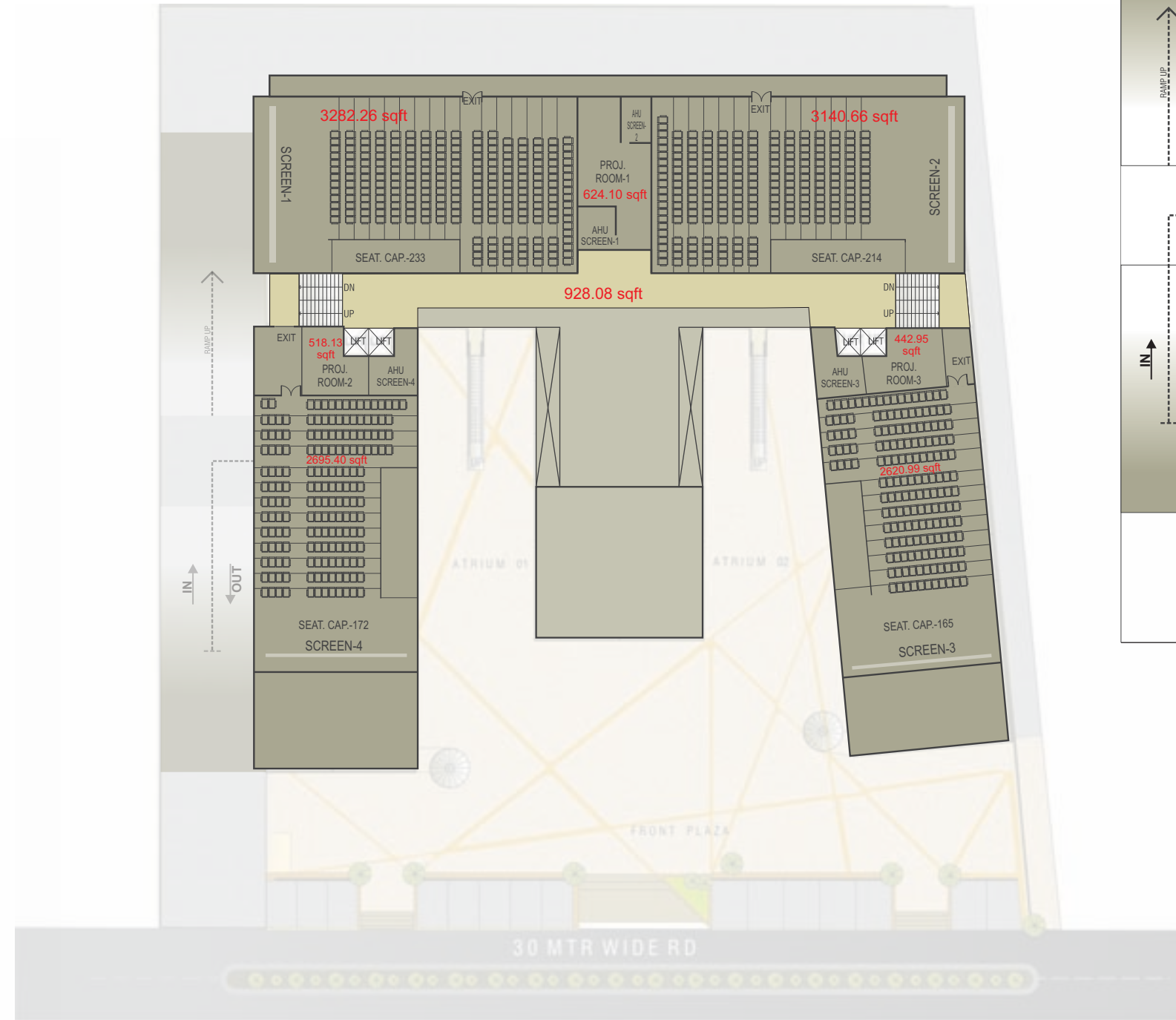
**N**  
**THIRD FLOOR**



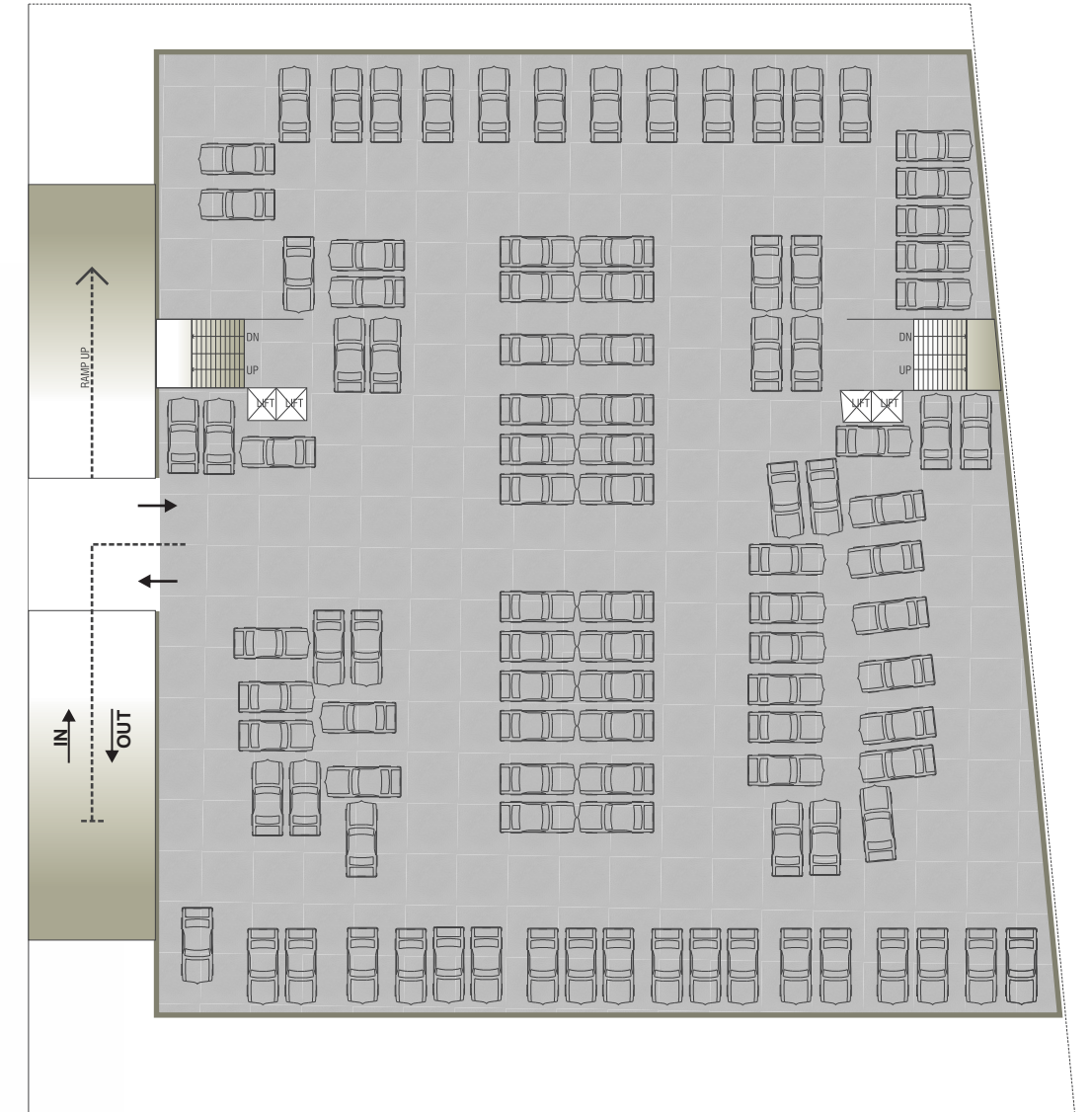
**FOURTH FLOOR**



**FIFTH FLOOR**



**BASEMENT**











## BUSINESS FACILITATION

The facilities at Southwest Central are designed to enhance the business environment, with great attention to detail. Be it the smart layout, pre-arranged communication connections or adherence to Vastu principles.

- High Finish Vitrified Flooring in common areas for a plush look & easy maintenance
- Branded Elevators & Escalators for easy vertical movement
- Power Back-up for uninterrupted power supply to common amenities
- Pre-arranged electrical connections
- Uninterrupted water supply
- Display systems for signages for a consistent look on all floors
- Specially designed elevation to restrict entry of birds
- Ample Parking
- 24 x 7 Professional security
- Points for water & sanitation in showrooms

## BUSINESS READY PREMISES

The intelligent planning of Southwest Central shall allow you to begin reaping profits from day one. The structure offers a column free interiors, giving your interior designer a non-obstructive canvas to paint your dreams.

Your minutest of requirements have been worked out by our planing team. Even then if their arises a need, our team of Client Servicing Executives & Engineers are on standby to provide you with all the assistance needed to get your business up and running!

## LOCATIONAL ADVANTAGE

### Where your Brand Stands out from competition

Locational advantages and the captive catchment area are provided by the prime residential areas like Atladra, Old Padra Road, Sun Pharma Road, Padra-Bil Road surrounding the site. Thus making Southwest Central an excellent business proposition for your speciality store, retail venture, office, clinic or restaurant

Conveniently located, it is surrounded by high net worth, affluent populace of Vadodara. Easily accessible from the parts of the city, the project faces a 30 meter road, with fast developing residential & commercial projects surrounding it.

Prime neighborhood | Ample Parking | Safe & Peaceful surroundings

