

# 800 JUBILEE Hyderabad

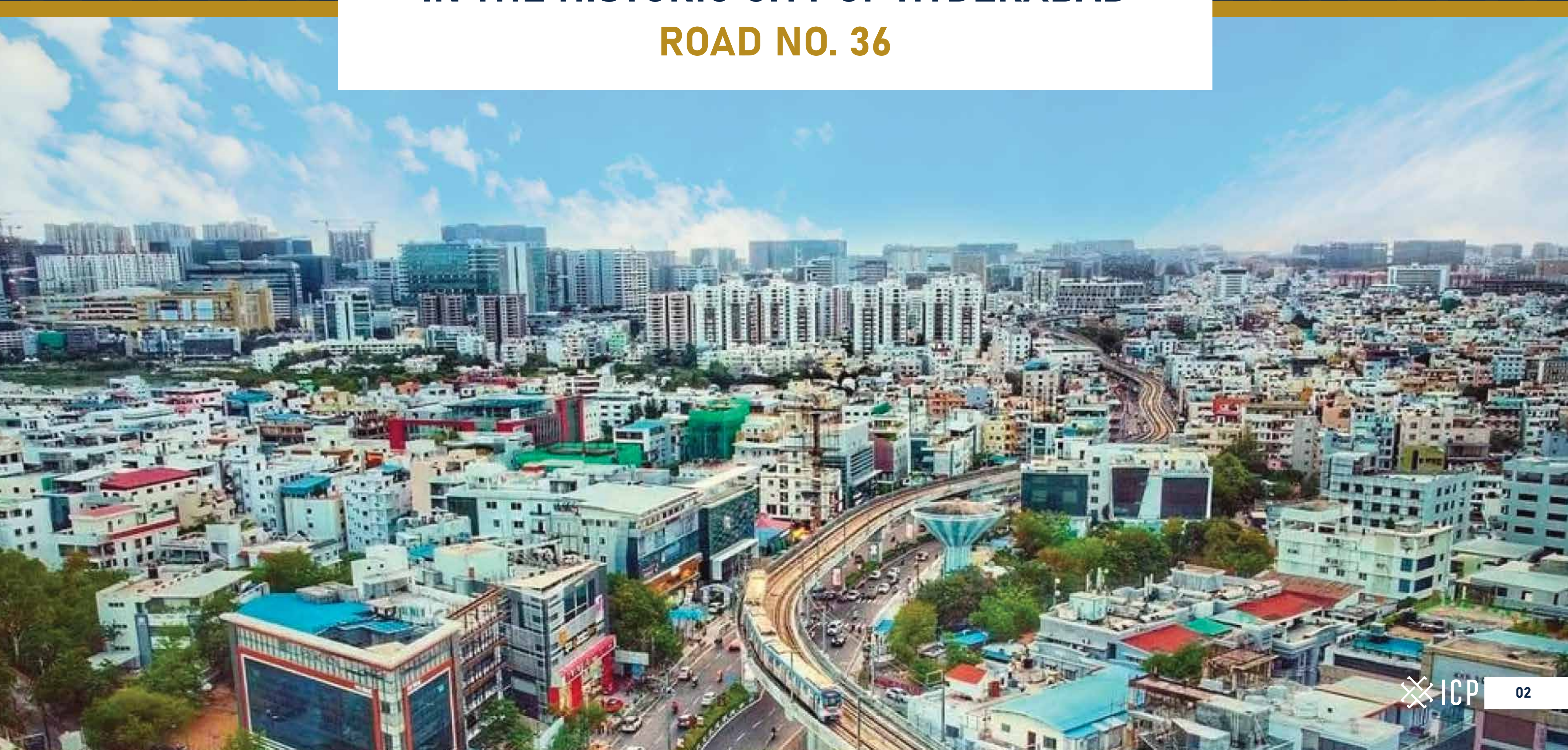
# A Unique Address That Makes **A STATEMENT**

The prime high-street retail address located on Jubilee Hills and in proximity of the affluent neighbourhood of Banjara Hills and the tech-hub HITEC City. Easily accessible from Madhapur and Hitech City metro stations. A perfect location for high-end retailers, luxury labels, exclusive luxury studio showrooms and premium businesses looking to make a statement.



\*These images are a conceptual rendering and are proposed for illustrative purposes only

A future-facing landmark  
**IN THE HISTORIC CITY OF HYDERABAD**  
**ROAD NO. 36**

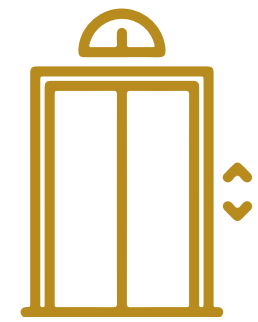


# A New Benchmark in **DESIGN, STYLE & FINISH**

A premium, standalone, single-owned, modern building of **65,000 sq. ft. spread** across ground + 4 floors. Designed by Flying Elephant Studio, Jubilee 800's unique exposed glass design and innovative architecture makes this boldly elevated building a landmark destination for premium businesses.

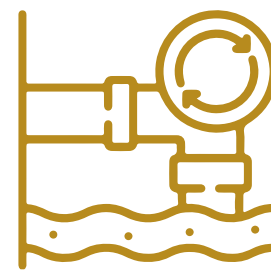
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## State-of-the-art **FACILITIES**



### **ELEVATORS**

Thyssenkrupp (2 nos.),  
884kg, capacity for 13 pax



### **STP SYSTEM**

SBR Technology for  
sewage treatment



### **POWER INFRASTRUCTURE**

315 KVA total capacity,  
380 KVA backup for lighting and emergency



### **AIR CONDITIONING**

Mitsubishi electric VR  
110 TR capacity



### **FIRE PROTECTION**

Hydrant based fire protection  
system with sprinklers on each floor



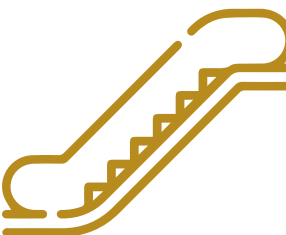
### **SECURITY SYSTEM**

CCTV monitored by  
security personnel



### **PARKING SERVICE**

2 levels of parking facility at lower  
and upper ground basements



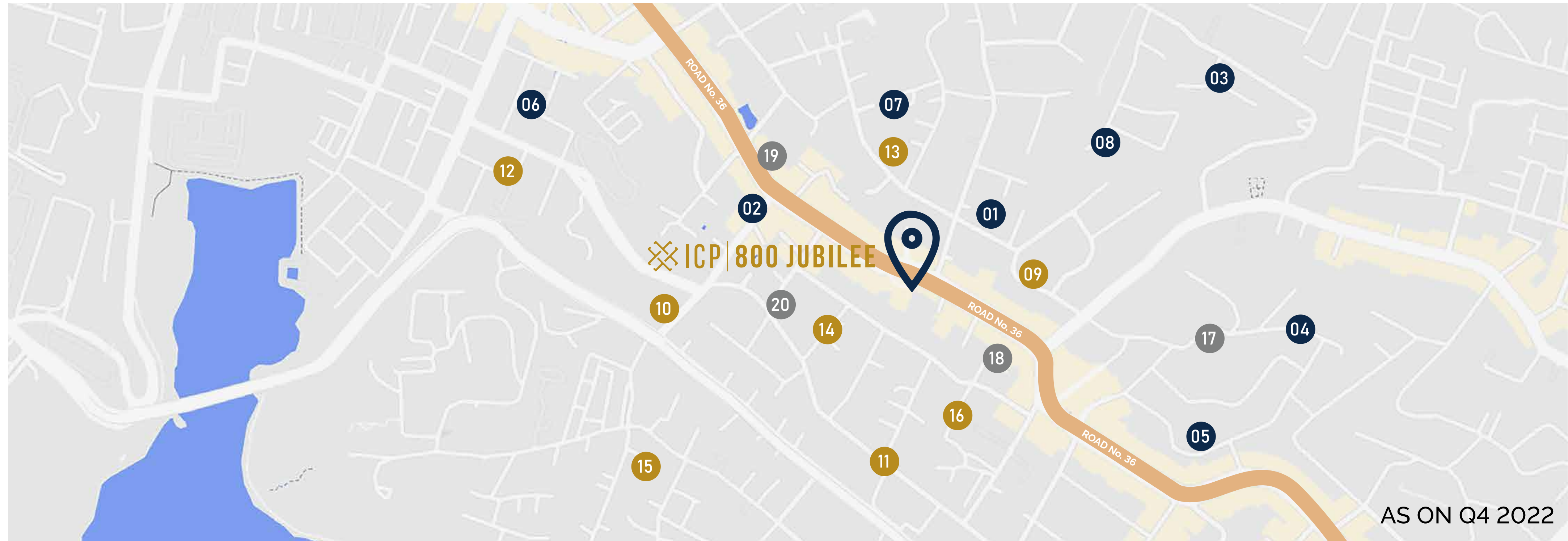
### **ESCALATORS**

3600 pax per hour  
capacity



**Ground floor lobby area | Artistic Impression**

# Location MAP



## PROMINENT LANDMARKS

- |                          |                                  |
|--------------------------|----------------------------------|
| 01 Peddamma Talli Temple | 05 De Par Salon                  |
| 02 SKODA Showroom        | 06 Innovivi Centre of Excellence |
| 03 Alcazar Mall          | 07 Mughda Art Studio             |
| 04 Fortune Monarch Mall  | 08 Helios Fitness Centre         |

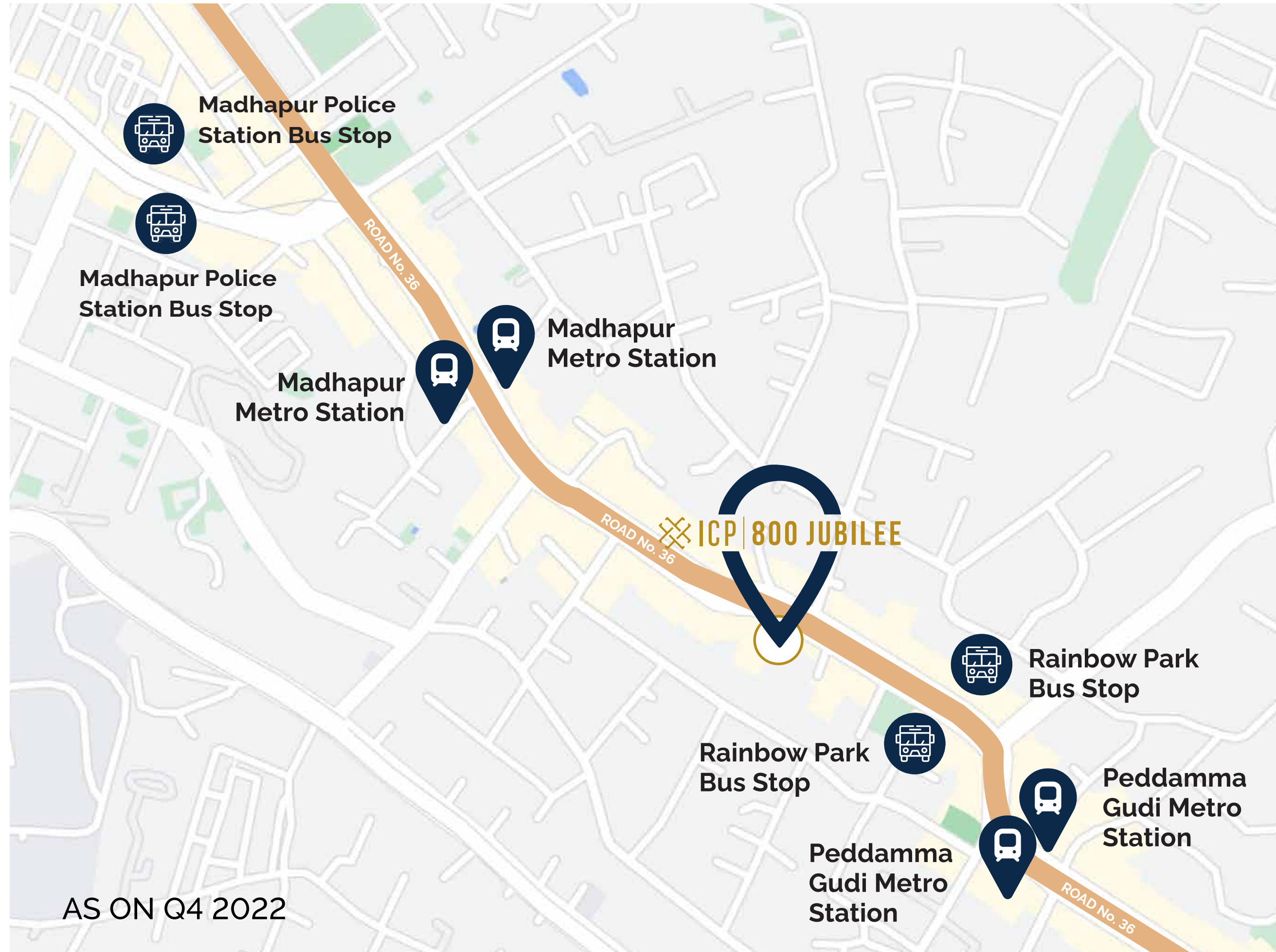
## RETAIL

- |                                  |
|----------------------------------|
| 09 Nykaa Luxe                    |
| 10 Soch – Women's Clothing Store |
| 11 Trisha Silks                  |
| 12 Manyavar                      |

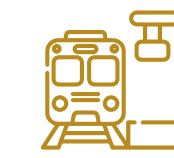
## F&B

- |                     |                        |
|---------------------|------------------------|
| 13 Woodland         | 17 Barbeque Pride      |
| 14 Marks & Spencers | 18 36 Downtown Brewpub |
| 15 Croma            | 19 Buffalo Wild Wings  |
| 16 Ereena           | 20 Autumn Leaf Cafe    |

# CONNECTIVITY



Rajiv Gandhi International Airport - 22 Kms



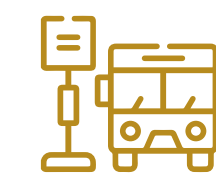
Begumpet Railway Station - 8.2 Kms



Hitech city MMTS - 9.2 Kms



Rainbow Park Bus stop - 300 mt (3 min)



Madhapur Police Station Bus Stop - 1.5 Kms (15 min)



Madhapur Metro Station - 500 mt (7 min)



Peddamma Gudi Metro Station - 750 mt (9 min)

# Architectural SPECIFICATIONS

## AREA

65,000 Sq.ft.

## BUILDING STRUCTURE

2 Basement + Ground + 4 Floors

## PARKING SPACE

73 Four - wheelers

40 Two - wheelers

## DEDICATED SIGNAGE SPACES

Marked in the image



→ Signage 01

→ Signage 02

→ Signage 03

→ Signage 04

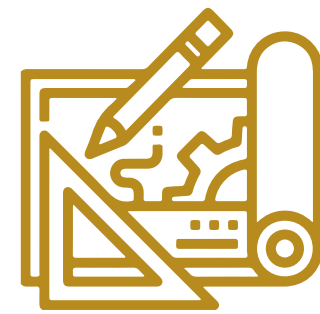
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# A Value Proposition For **A DISCERNING CLIENTELE**



## **SINGLE-OWNERSHIP**

- Quicker decision-making
- Dedicated in-house professional FMS team
- Trusted brand with a legacy of more than 80 years



## **SPACE SOLUTIONS**

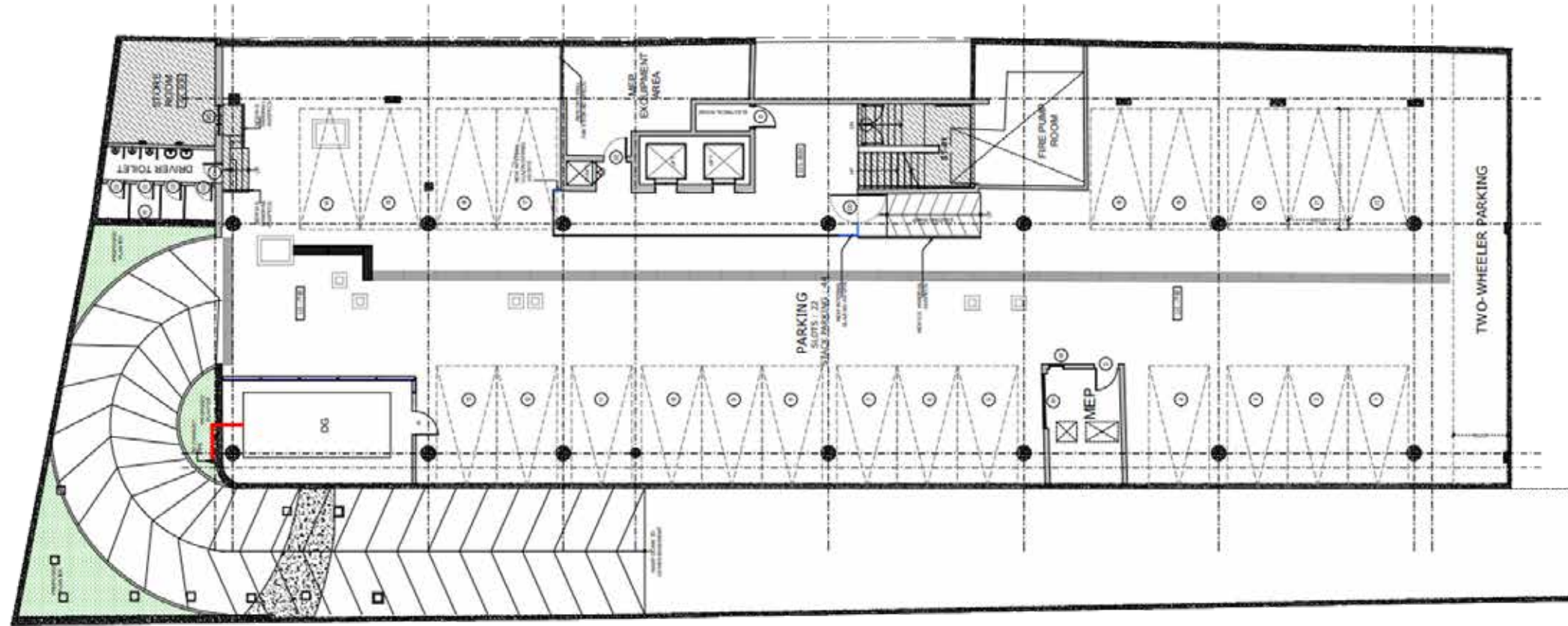
- Separate access for retail & office spaces
- Potential façade signage opportunity
- Single point-of-contact to address tenant requirements



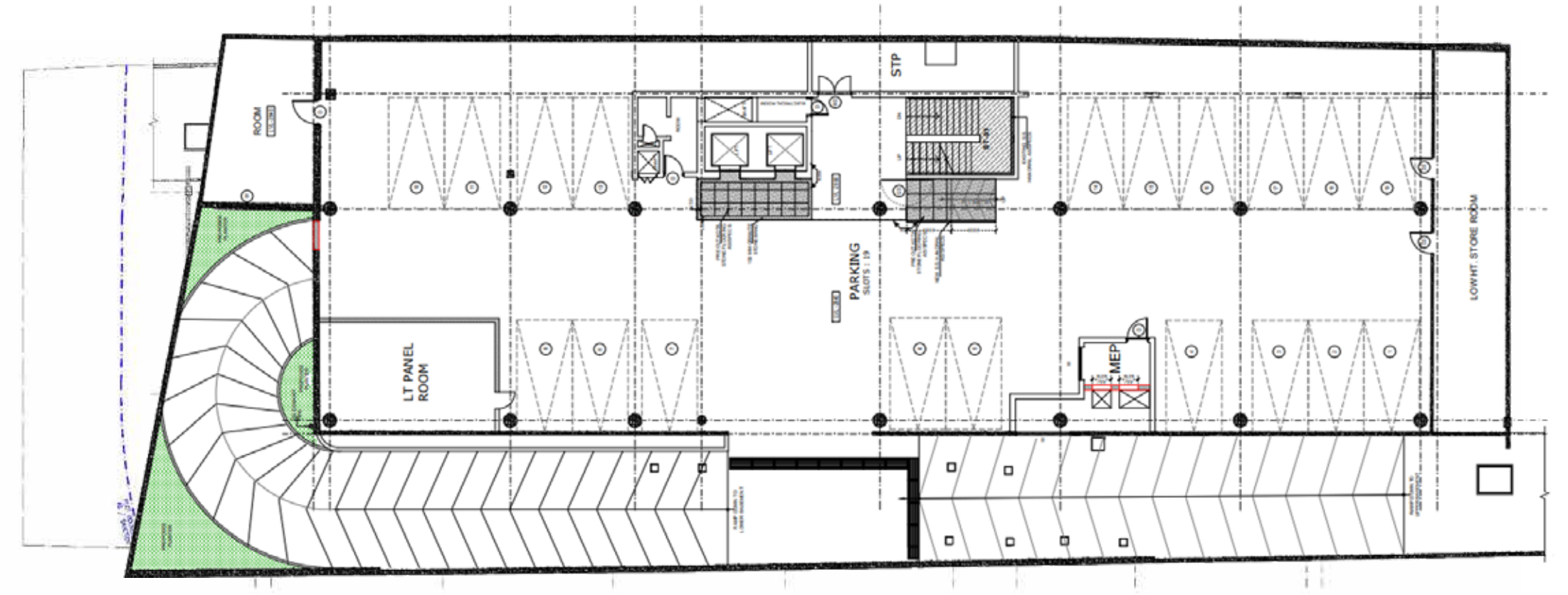
## **FLEXIBILITY**

- Possibility of high quality fit-outs
- Customizable office timings
- Dedicated customized maintenance services available

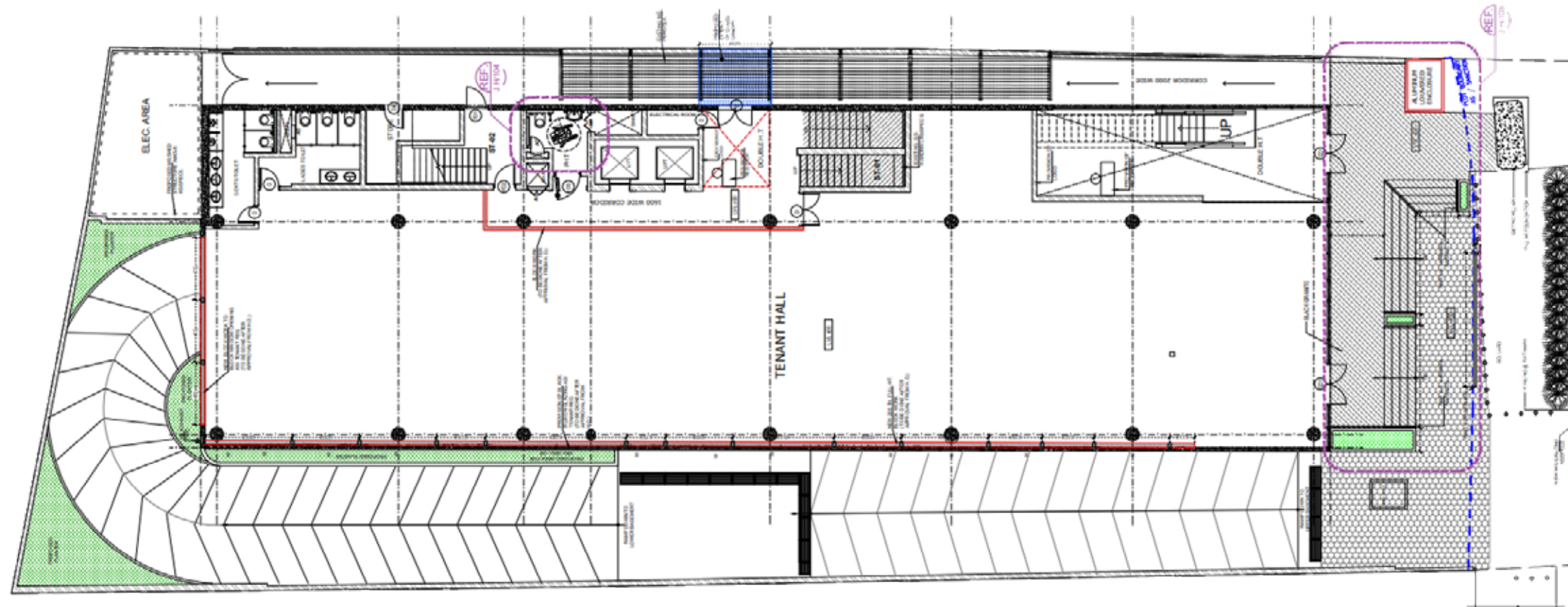
# Floor LAYOUTS



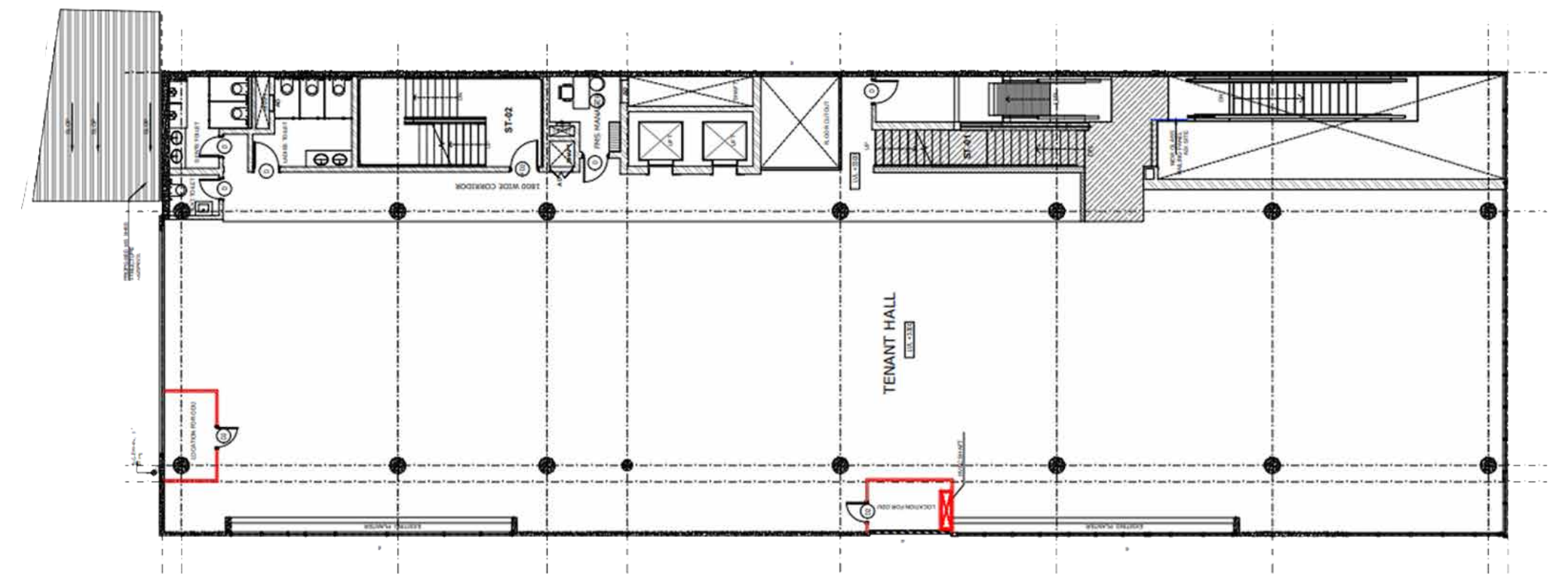
LOWER BASEMENT PLAN



UPPER BASEMENT PLAN

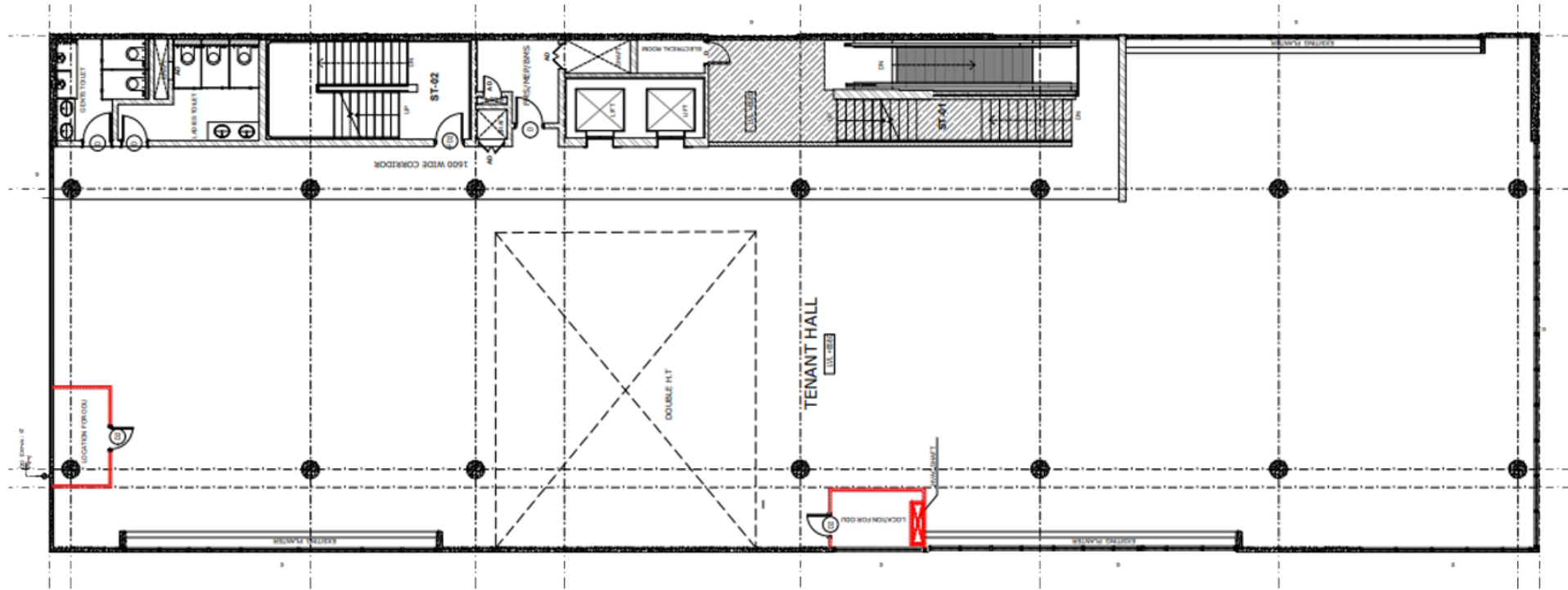


GROUND FLOOR PLAN AREA: 8471 Sq.ft.

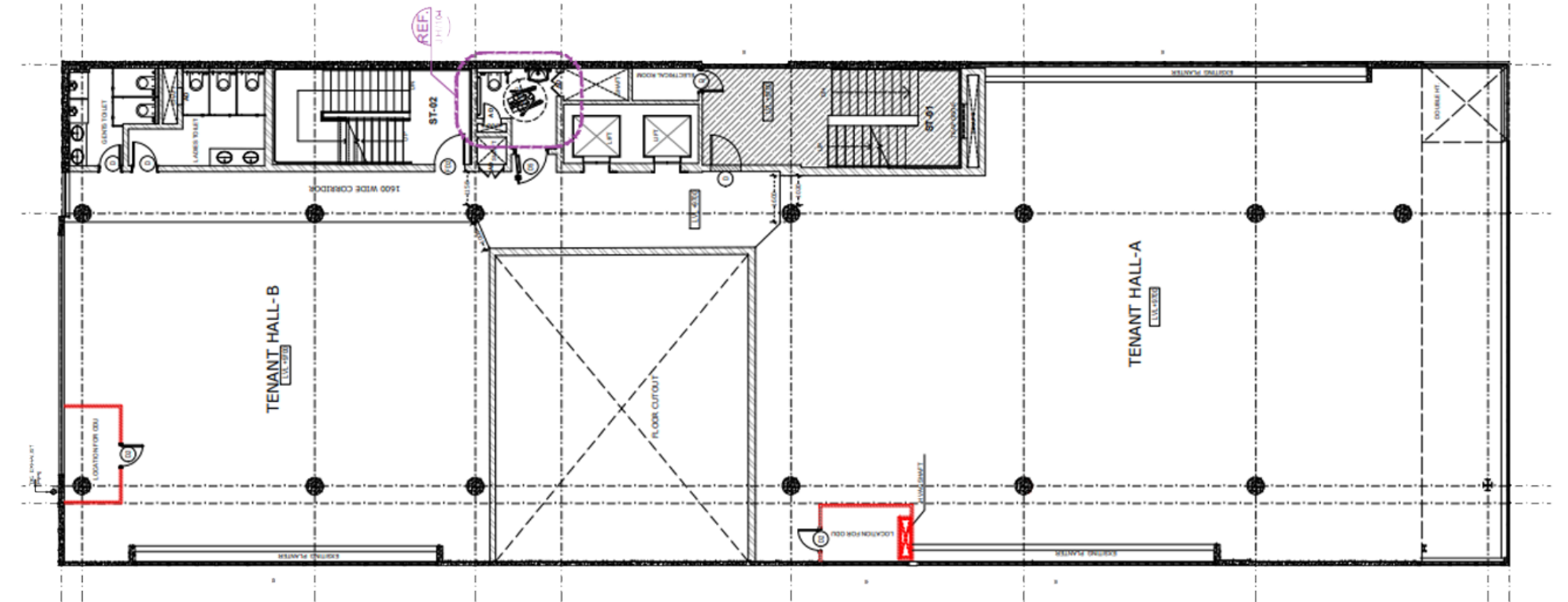


FIRST FLOOR PLAN AREA: 9049 Sq.ft.

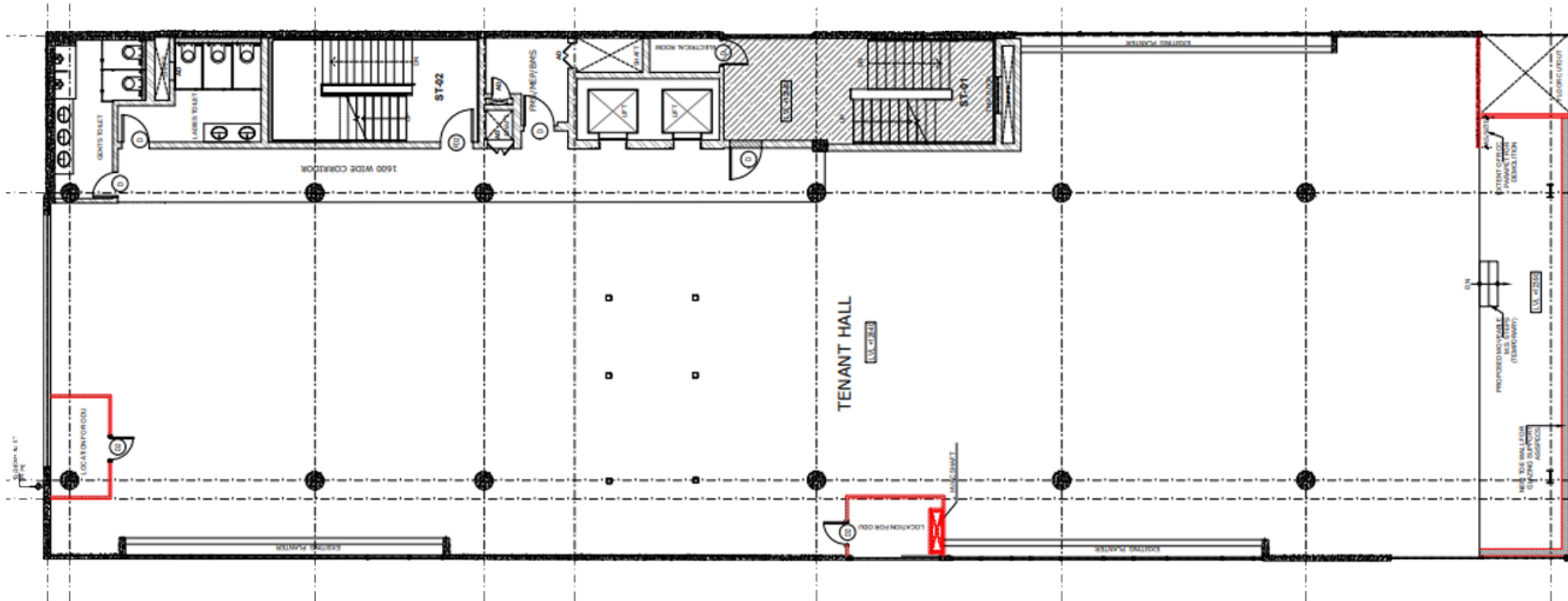
# Floor LAYOUTS



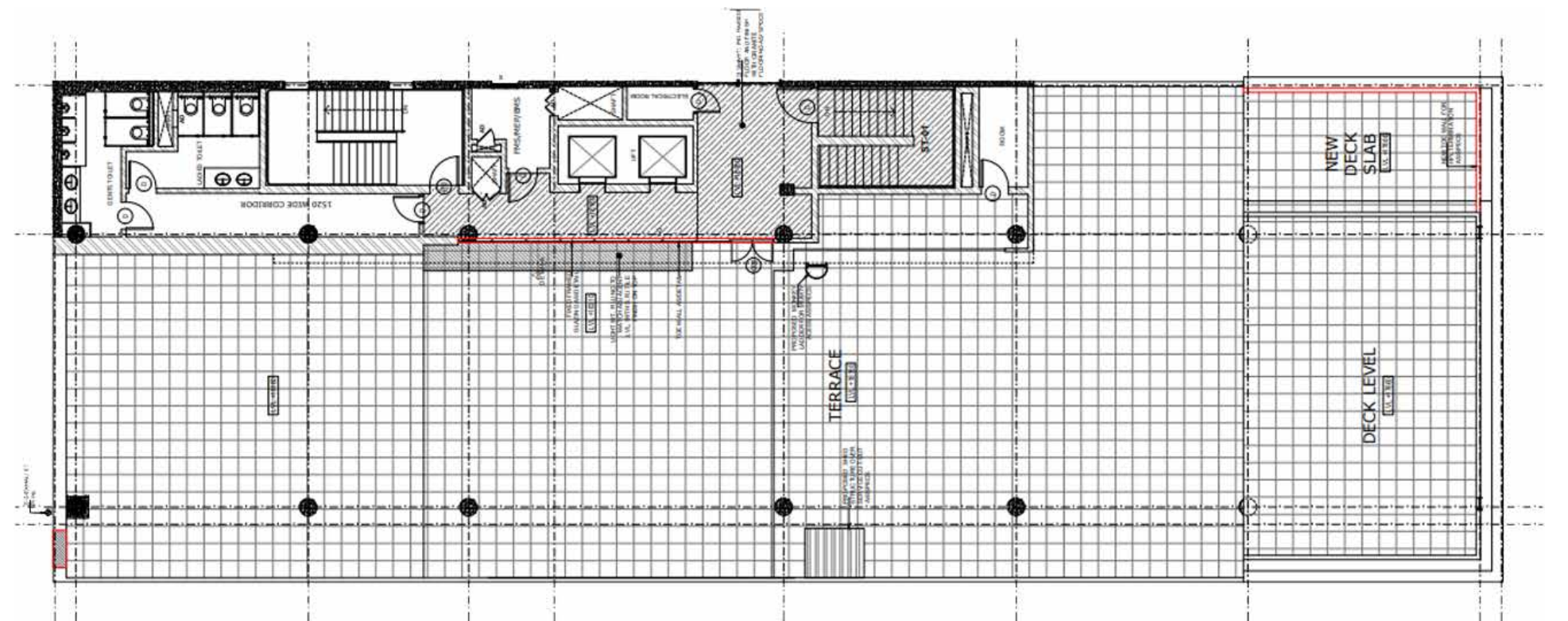
SECOND FLOOR PLAN AREA: 9971 Sq.ft.



THIRD FLOOR PLAN AREA: 8940 Sq.ft.



FOURTH FLOOR PLAN AREA: 10333 Sq.ft.



TERRACE FLOOR PLAN



## KCT GROUP

Founded in 1929 as a coal mining company, Karam Chand Thapar Group is one of India's leading business conglomerates, with a diverse presence in the industry of Coal Logistics, Commercial Real Estate, and Aquaculture.



## ICP

Indian City Properties, the real estate arm of Karam Chand Thapar (KCT) Group is a boutique developer and asset portfolio manager of premium commercial assets across major CBD (commercial business districts) in the country.

## Other Projects



❖ ICP | THAPAR HOUSE

Delhi



❖ ICP | TECH 37

Bengaluru



❖ ICP | ONE FORBES

Mumbai



❖ ICP | KCT CENTER

Kolkata



❖ ICP | 25 BRABOURNE

Kolkata



❖ ICP | FORT HERITAGE

Mumbai



❖ ICP | BRUNTON CENTRAL

Bengaluru




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# ICP | 800 JUBILEE




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