



PREFACE

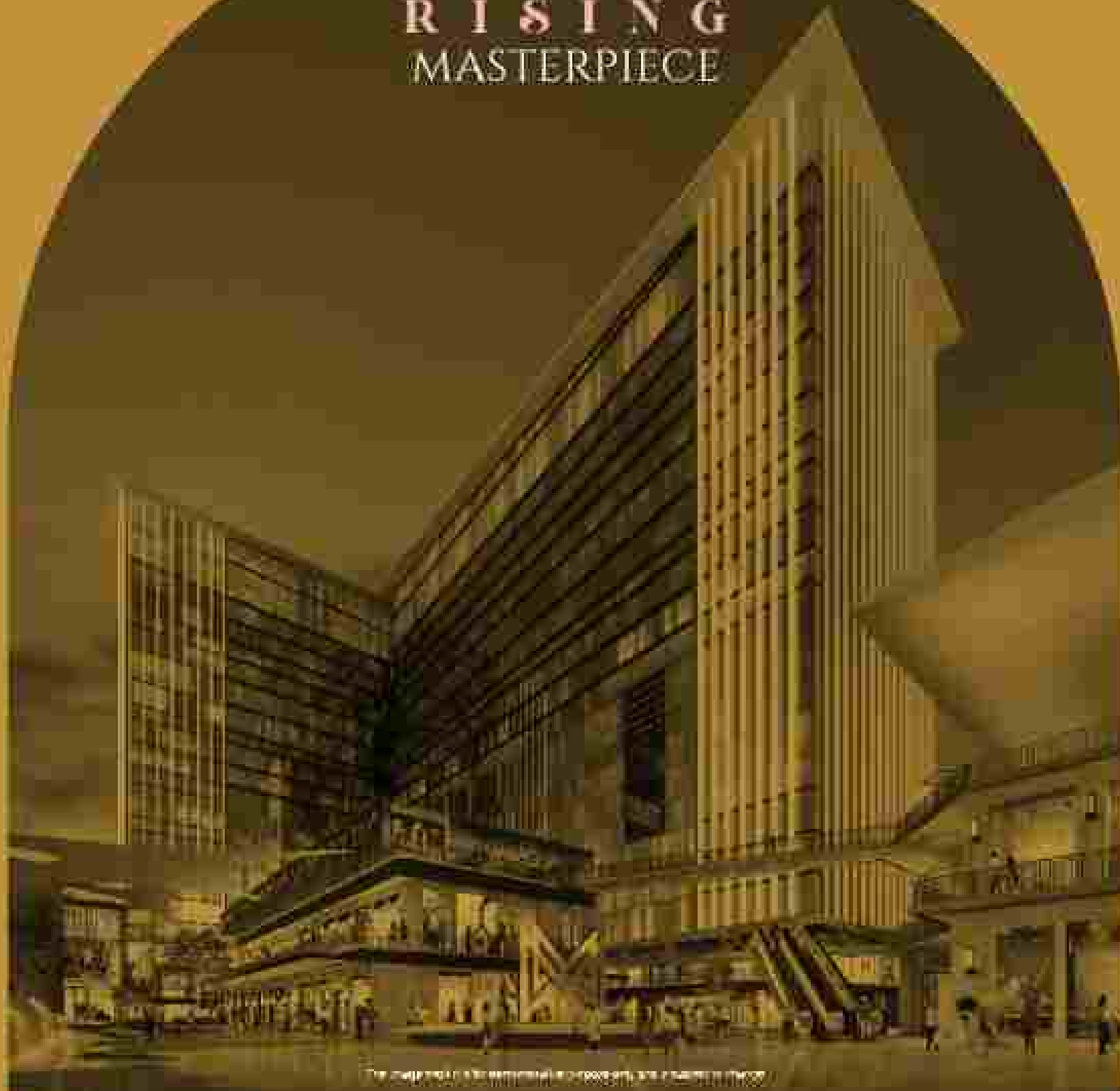
Carrying our legacy in your hearts for the past 50 years, KRA Infra as a group, has always been evolving and exploring new dimensions in Infrastructure Industry. Maasters Infra takes forward the KRA legacy of excellence in Real Estate with High End Workspaces and Luxury Retail built on the values of Trust and Transparency, values that are driving force behind everything that we do.

Maasters Infra, developing masterpieces with concepts based on consumer insight and architectural delight. With a vision to transform the perception of Indian Real Estate sector, Maasters Infra will soon be synonymous with transforming barren lands into brilliant masterpieces of architecture and style.

**MAASTERS INFRA,
PERFECTION RUNS DEEP**



NOIDA'S
RISING
MASTERPIECE



The image is for information only and does not constitute an offer.

SITE LAYOUT

Experience 5 acres of a commercial masterpiece, an iconic development with vibrant and attractive landscaping. Capitol Avenue presents the finest concoction of Work Spaces, Shopping, Dining & Leisure that can bring together families, friends, colleagues or people with similar interests. Contemporary architecture & intricate design of Maastrers Capitol Avenue puffs high-end facilities and services, giving an experience of sheer fulfillment to visitors and investors alike.

1. Workspace Tower I with Sky Club

4. Fountain Plaza

7. Gateway Arcade

10. Culinary Terrace

2. Workspace Tower II

3. Cascade Street

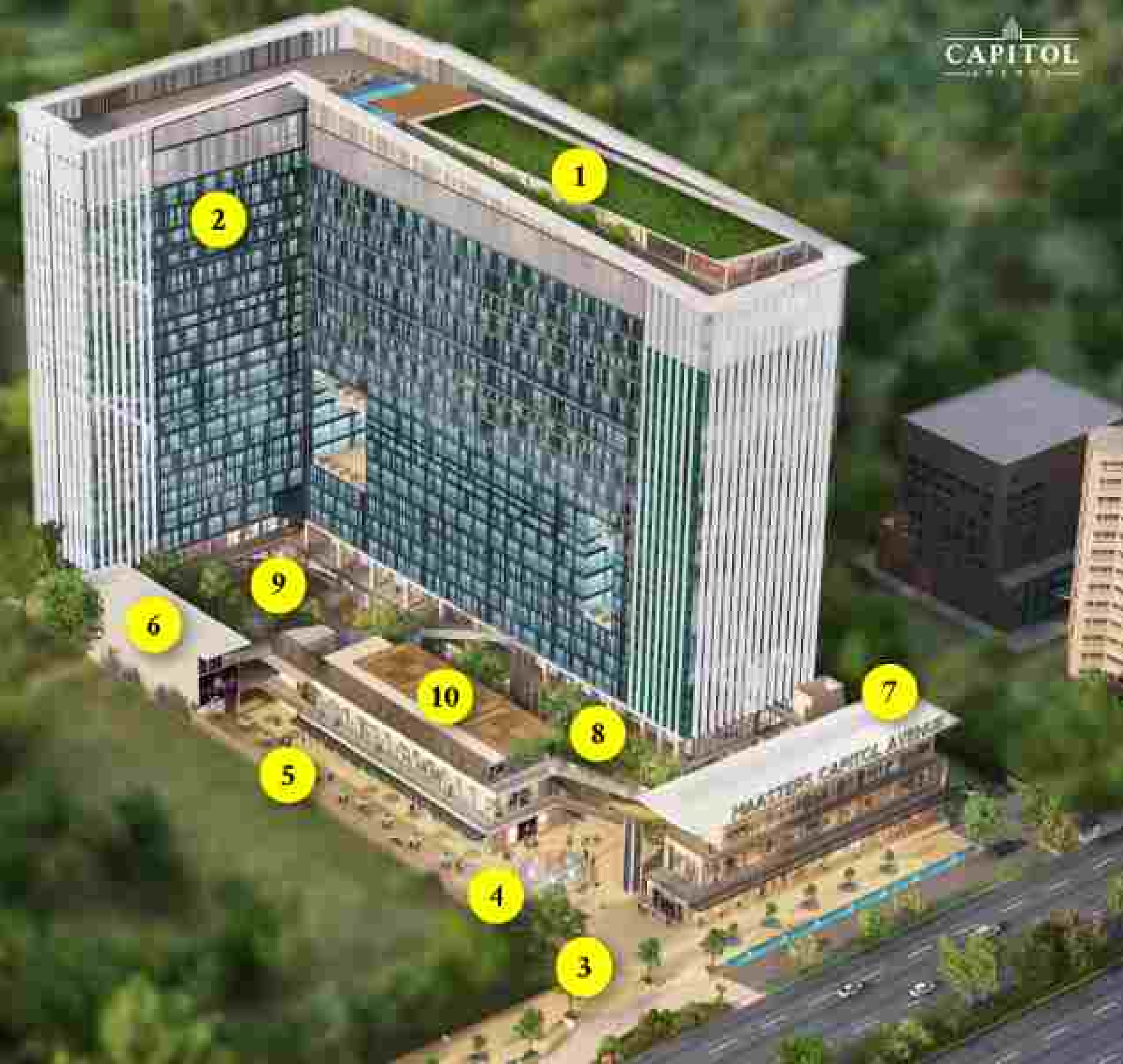
8. Garden Street

3. Drop-off

6. The Flagship Icon

9. Waterfront Crescent







WHERE YOU FIND EVERYTHING AT ONE PLACE

The master development, that is a beautiful amalgamation of Office Space, High-Street Retail and F&B

-  **OFFICES** – The project features contemporary and stylish office space. There is a seamless connectivity with the retail area, for those looking at a leisurely experience after a hard day at work
-  **HIGH-STREET RETAIL** – Designed on Ground, First & Second floor with large store fronts and glazing areas, all retail units look really beautiful
-  **RESTAURANTS AND F&B** – The Project boasts of restaurants and food court dotted across the retail and the office area. These spaces cater to all taste buds

GREAT FOOD IS SERVED WITH GREAT VIEWS HERE

It's the time between getting off from work and before hitting the bed, that you get for the most important things in life - to discuss new ideas, have deep conversations, and spend quality time with family. That's why you need nothing less than the perfect setup. An open space with a stunning view and all kinds of Caffe, Cafes, Bistros and Restaurants.

- Overlooking the Water Bodies
- 24x7 Fine Dining Restaurants



ANTHONY INTERNATIONAL

Capitol Avenue





RETAIL THERAPY AT ITS PRESCRIBED BEST

Futuristic and an International concept based on Ultra High Street Retail which the millennium city has never witnessed before. Capital Avenue is a masterpiece designed to create a unique environment which offers diverse and secure mix of Retail for Shopping & Dining. A tribute to the vibrancy and energy of the electronic city always on the move. The Retail Zone of Capital Avenue has got a Vibrant & International look, and is ready to offer you an experience you won't ever forget!

A GIFT TO THE WORLD OF BUSINESS

Making an excellent impression on visitors and clients is the penchant of any successful business. With Premium Office Floors and atria spaces designed to suit the need of businesses of different type & size, Capitol Avenue offers premium work spaces to create your office base. Get the advantage of prime location, premium amenities and best-in-class services at your workplace. Whether you are a giant corporate house or budding entrepreneur, Capitol Avenue has space to accommodate all.



Luxurious Office Entrance & Waiting Lounge

ARTIFICIAL INTELLIGENCE



A RISING MASTERPIECE AT A LANDMARK LOCATION

- Most Promising Location of Electronic City, Sector 62, Noida
- Excellent Connectivity to Delhi, Gz. Noida & Ghaziabad
- Quick access to Electronic City - Metro Station
- Easy access to Proposed Noida International Airport, Jewar
- Spreads over 5 Acres with large frontage
- Grade 'A' offices to suit both, Private as well as Coworking Culture
- Dedicated Plaza for High Street Retail & Food Court
- Multiple high speed elevators for convenient vertical movement
- 24x7 Operational Fine Dining Restaurants, Cafes & Bistro
- State-of-the-art Rooftop Community Deck for Recreation
- Dedicated Drop-offs with Ample Car Parking Space
- Multi-tier security with CCTV surveillance
- Project with Green Building Concept built on Fully Paid up Land
- Privilege Membership access to the Club
- A landscape designed to nurture well-being. Water body & lush greenery is integrated with facade bringing your everyday experience closer to nature.





OFFICE SPECIFICATIONS

- Office Spaces starting from 180 Sq.Ft.
- Central Atrium with meeting facility
- Luxury designer Washrooms, Washbasin, Toilet & Hand Dryer points
- Well trained Maintenance staff to take care of 24x7 operations
- Earthquake Proof RCC framed structure with infill foam concrete blocks
- Italian Marble/Granite floorings in common areas
- State of the art plumbing system with UPVC double stack fully ventilated systems
- Automatic RO BO (AOS) System in expert cybernetics
- Luxurious office entrance & waiting lounge
- Huge Corridors
- Beautiful facade with structural glazing





Masterpiece In Making

SAATCHI & SAATCHI





A NEXT-GENERATION GROWTH CORRIDOR

Intended to be the preferred hotspot for upscale Retail Outlets and Corporates, Capitol Avenue is bound to be the focal point of future business in Electronic City. Noida's growing commercial masterpiece where your returns will have no set limit, it is here where your ROI will grow at a rapid rate.

Integrated Commercial Destination built on fully paid up land. Most Promising location of Noida with ready infrastructure and dense catchment. Close Proximity with Industrial pockets of Noida & Gharlabad assures guaranteed footfall. Surrounded by prime Residential Communities catering to affluent families with high disposable income.



**AS
THE SUN SETS
PRESS RESET**

CAPITOL

**YOUR DRIVE
TO THE GYM IS
NOW A WALK**

ALL PHOTOGRAPHY BY JON

GIVE YOUR BUSINESS A GOLD-CLASS UPGRADE



GOLD CLASS CONNECTIVITY

- Adjoining 14 lane Delhi-Meerut Expressway
- Well Connected to Delhi via NH-24
- Easy access to Proposed Noida International Airport, Jewar via Noida-Greater Noida Expressway
- Seamlessly connected to Indirapuram, Ghaziabad, Greater Noida



GOLD CLASS CONVENIENCE

- World Class IT Park
- Stylish High Street Retail
- Multiple Activity Areas
- Trendy Coworking Spaces
- Exquisite Dining Avenues
- Quick access to Metro



GOLD CLASS COMFORTS

- Multiple High Speed Elevators
- Ample Car Parking Space
- Green Building Concept
- Multi-Purpose Rooftop Recreational Floor with Café, Swimming Pool
- Convention Centre

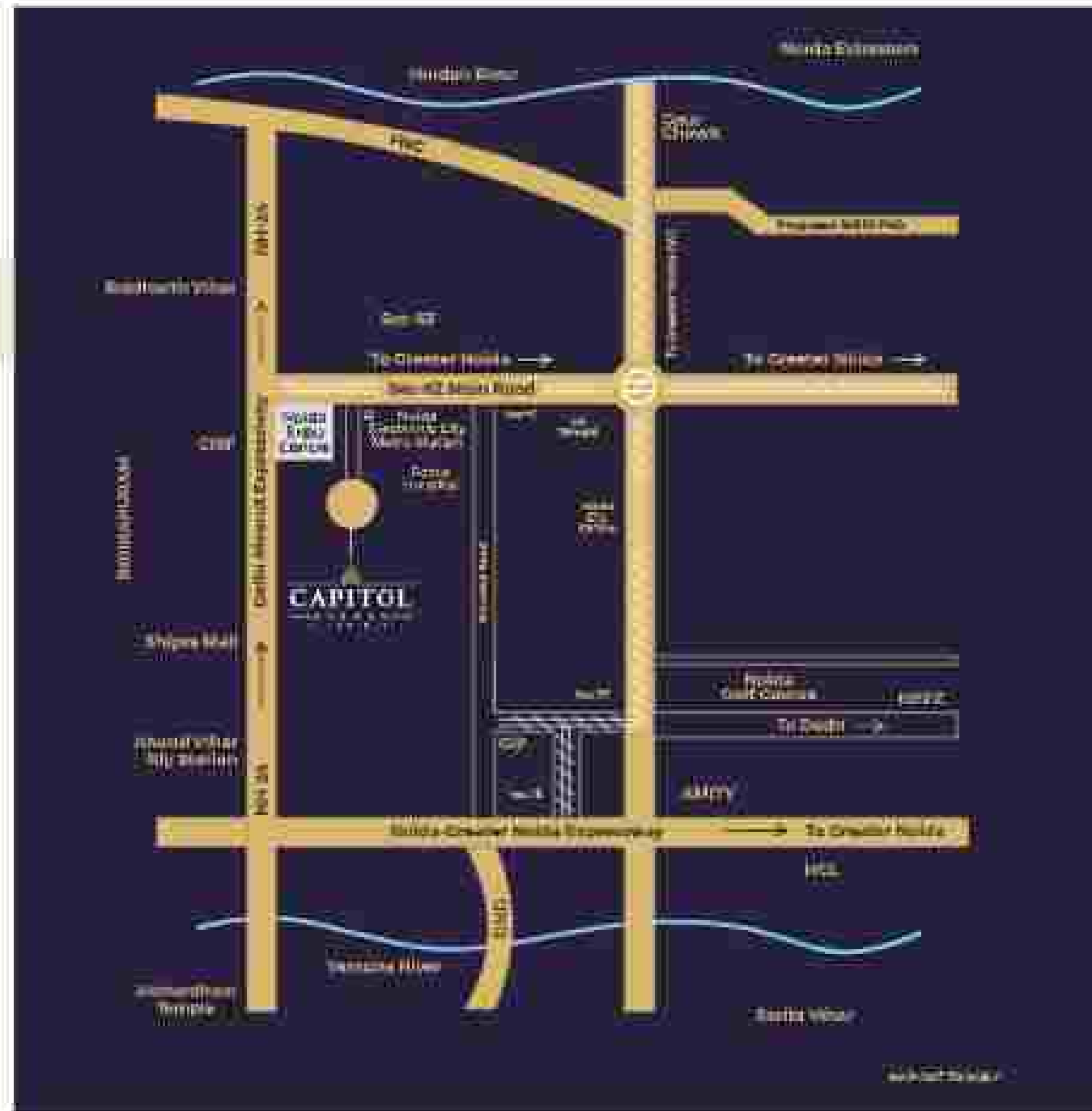


GOLD CLASS CAPITAL APPRECIATION

- Integrated Commercial Destination built on Fully Paid Up Land
- Most Promising Location of Noida
- Close Proximity with Industrial Hub and Residential Communities for Assured Footfall & Great Business Opportunities

enjoy
THE 4C
ADVANTAGE



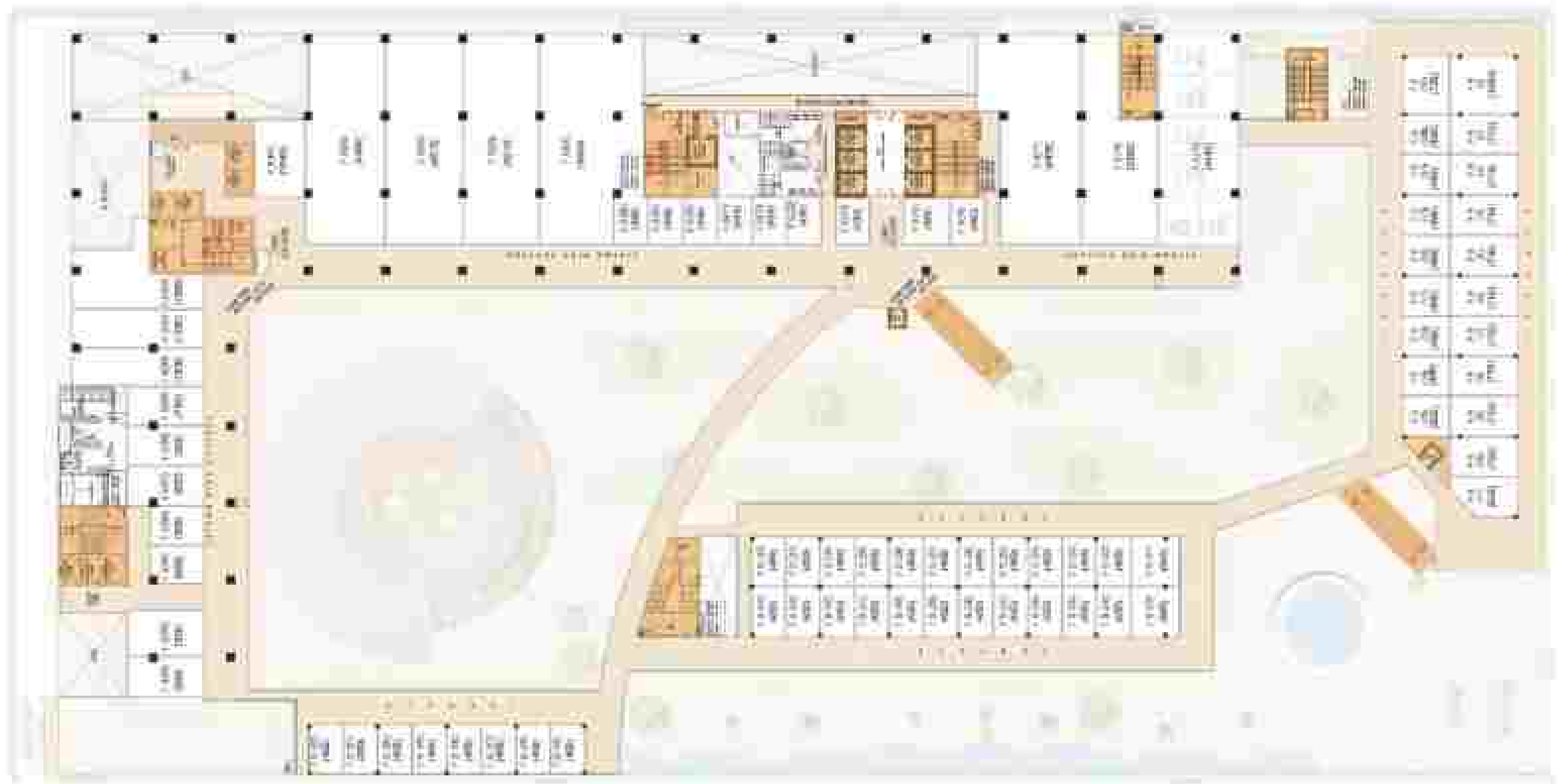


FLOOR PLAN



GROUND FLOOR PLAN

FLOOR PLAN

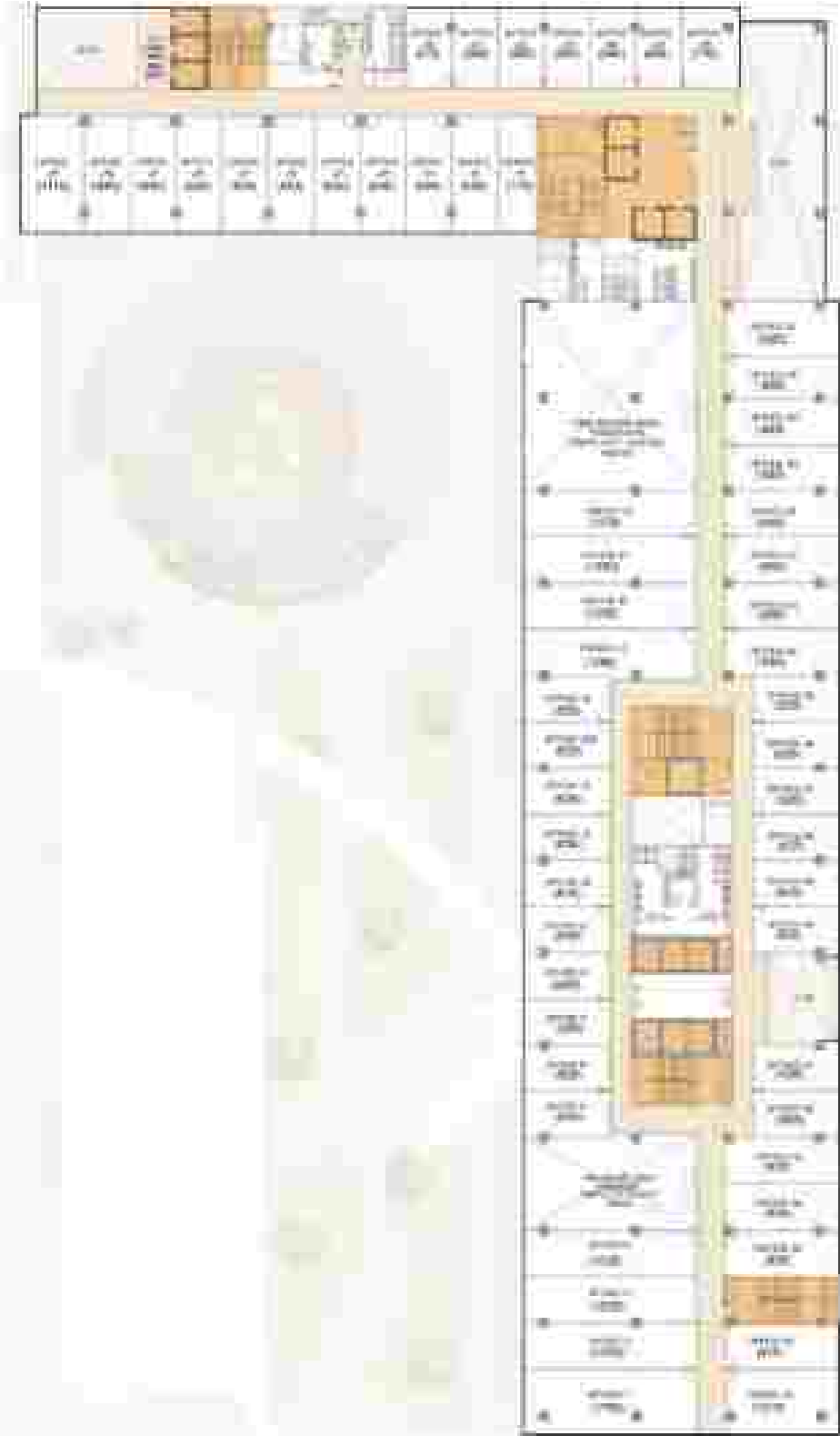


1ST FLOOR PLAN

FLOOR PLANS

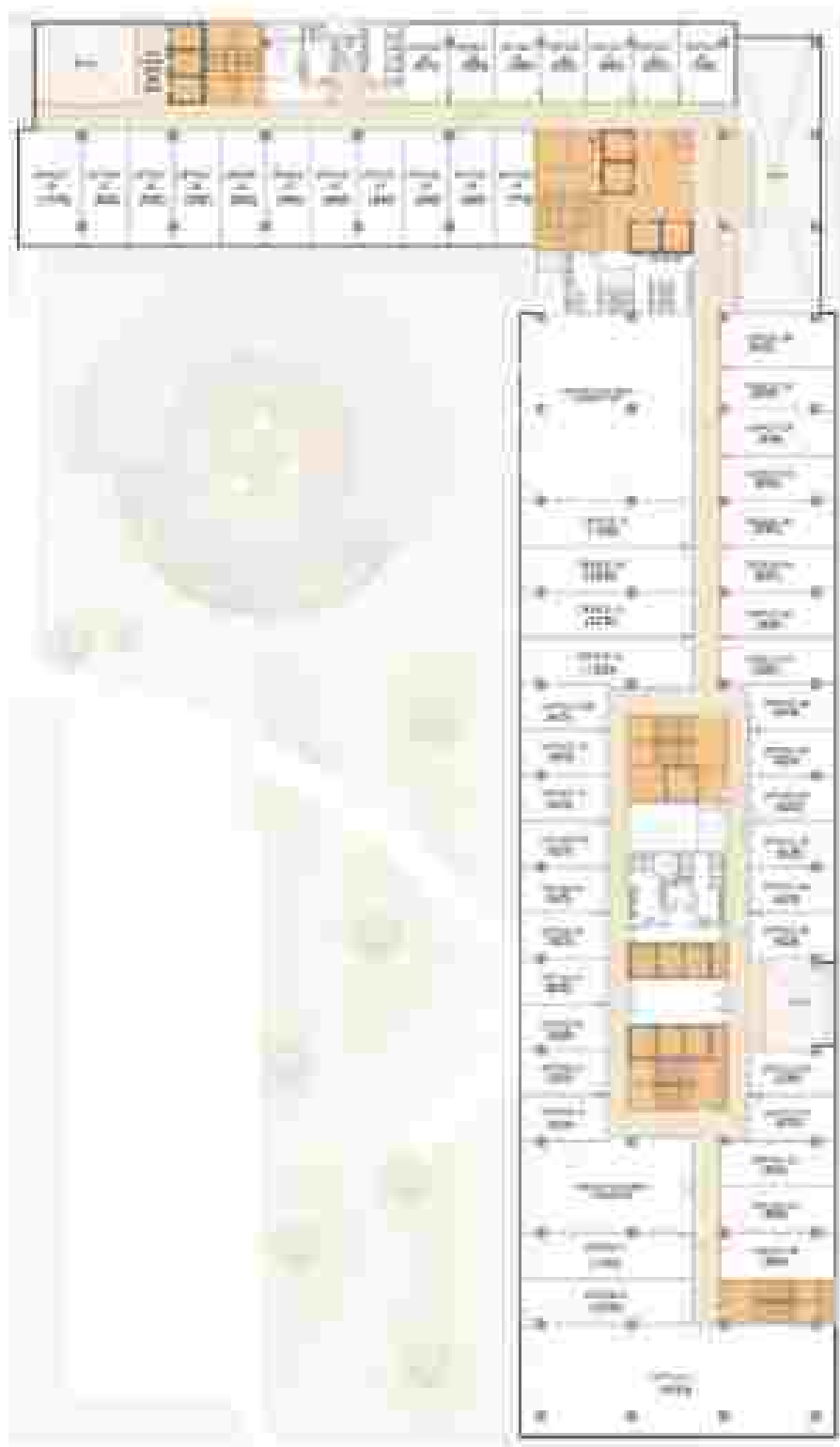


2nd - 3rd - 4th FLOOR PLAN

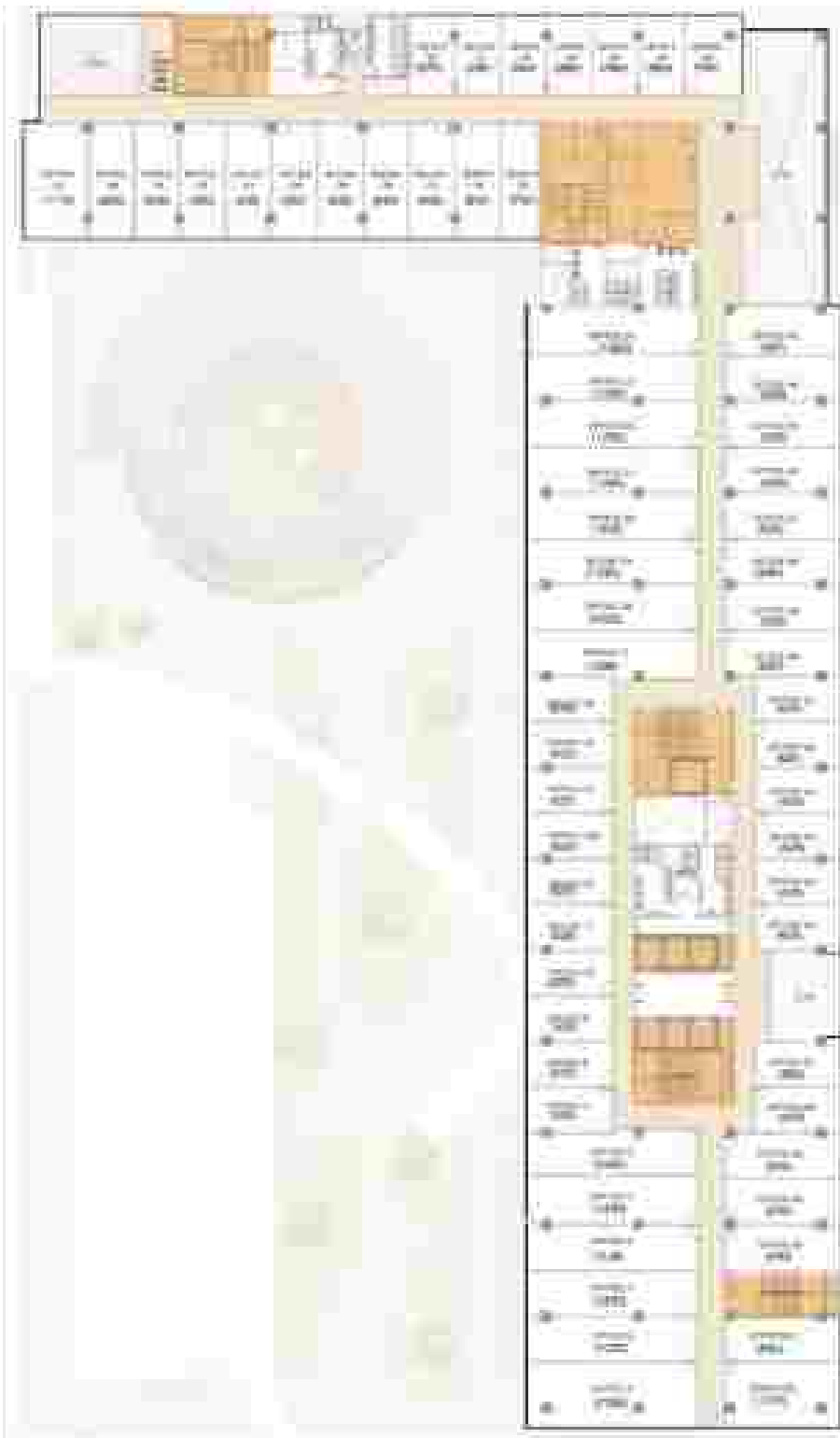


5th - 6th - 7th FLOOR PLAN

FLOOR PLANS



9TH FLOOR PLAN



10TH • 11TH • 12TH FLOOR PLAN

FLOOR PLANS



14TH - 15TH - 16TH - 17TH FLOOR PLAN



18TH FLOOR PLAN



KRA INFRA 50 YEARS OF EXCELLENCE

With over five decades of experience in construction and infrastructure development, KRA Infra is one of India's fastest growing conglomerate. Being a pioneer in creating path breaking infrastructure with some finest roads, highways & bridges contracting work that

combines the best of technology, quality and design. Most of the Delhi is born developed by KRA, Dwarka, Rohini, East Delhi, Central Delhi.

The most formidable project, Surkandadevi Ropeway, was successfully created by KRA Infrastructure Developers Pvt. Ltd, 3000 Meters above sea level. The project is under the care of KRA infrastructure developers for the next 40 years.



KRA EXPERTISE

BUILDING AND
HOUSING

ROADS, BRIDGES
AND HIGHWAYS

SEWAGE AND
WATER LINES

STEEL STRUCTURAL
WORKS

STADIUM

Rail Ways

ROPEWAYS

KRA CLIENTS





PROMOTER - ANAND HABITAT INFRASTRUCTURE PVT. LTD.
LAND OWNER - CHAMBAL TRADINGS PVT. LTD.

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TOLL FREE NO - 8820 800 800

THE PROJECT IS BEING DESIGNED BY A WORLD CLASS EXPERIENCED TEAM TO REALISE THE VISION:

ARCHITECTS
HOLISTICS URBAN
INNOVATIONS PVT. LTD.

ARCHITECTURAL FACADE
INTERIOR AND LANDSCAPE DESIGN
INCUBUS CONSULTANTS (I) PVT. LTD.

STRUCTURAL CONSULTANTS
ENGINEERING
CREATIONS

MEP CONSULTANTS
PANASEA TECHNOLOGIES
PVT. LTD.

Disclaimer: The project is being developed by Anand Habitat Infrastructure Pvt. Ltd. and is registered under UP RERA (Registration No. UPRERAPRJ685479). All the approvals are pending in the respective government departments. The project is being developed in the vicinity of the Capital Avenue project. The project is being developed in the vicinity of the Capital Avenue project. The project is being developed in the vicinity of the Capital Avenue project.