

The Premiere

Phagwara

THE PREMIERE Phagwara

Key Facts

Phagwara

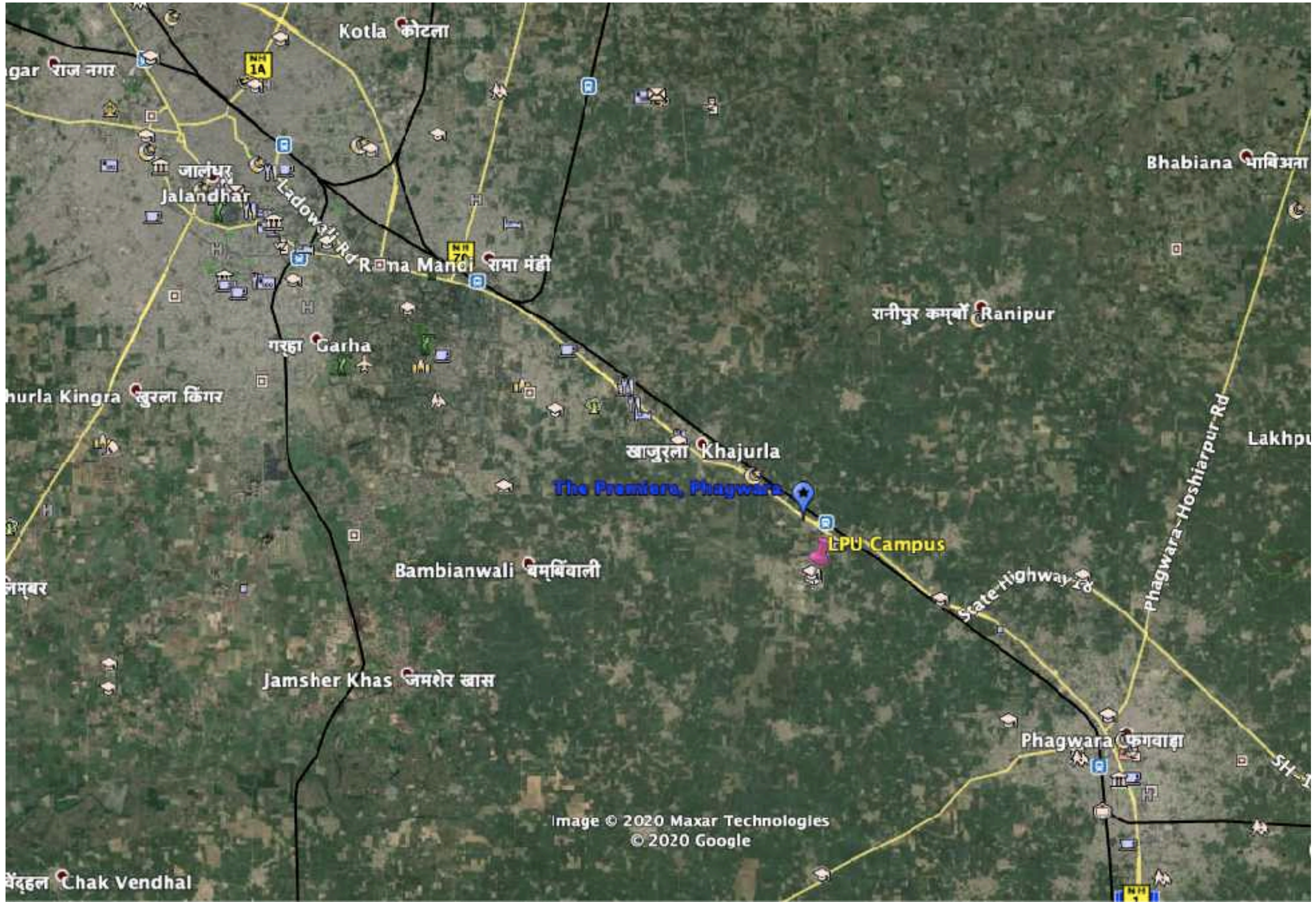
- Located in Kapurthala District, Punjab
- Established by Emperor Shah Jahan
- Population > 1,20,000
- Predominantly an agriculture and industrial economy, famous for cotton, sugar and auto components production in Punjab
- Home to the maximum number of NRIs in Punjab

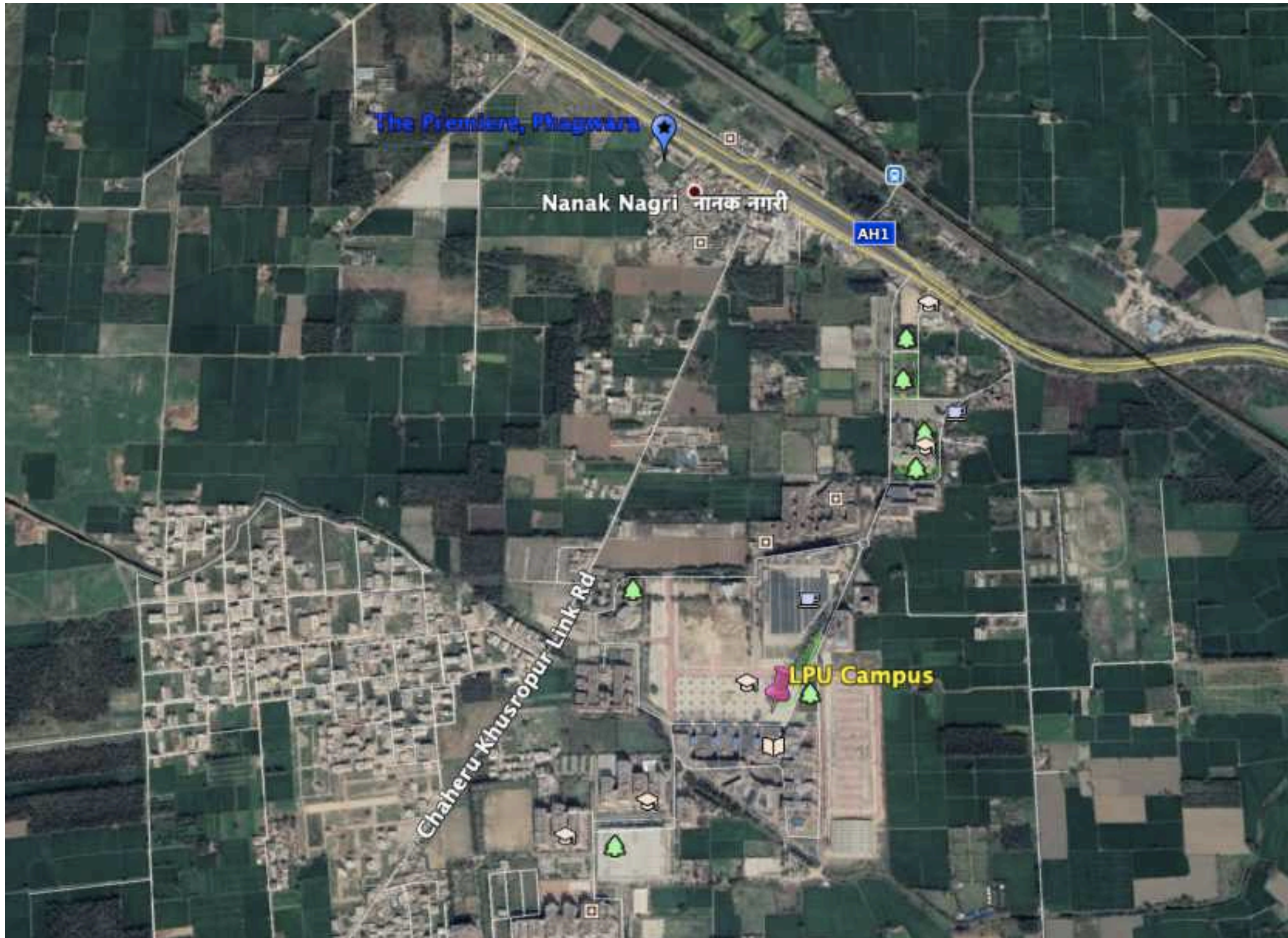
Key Facts

Location

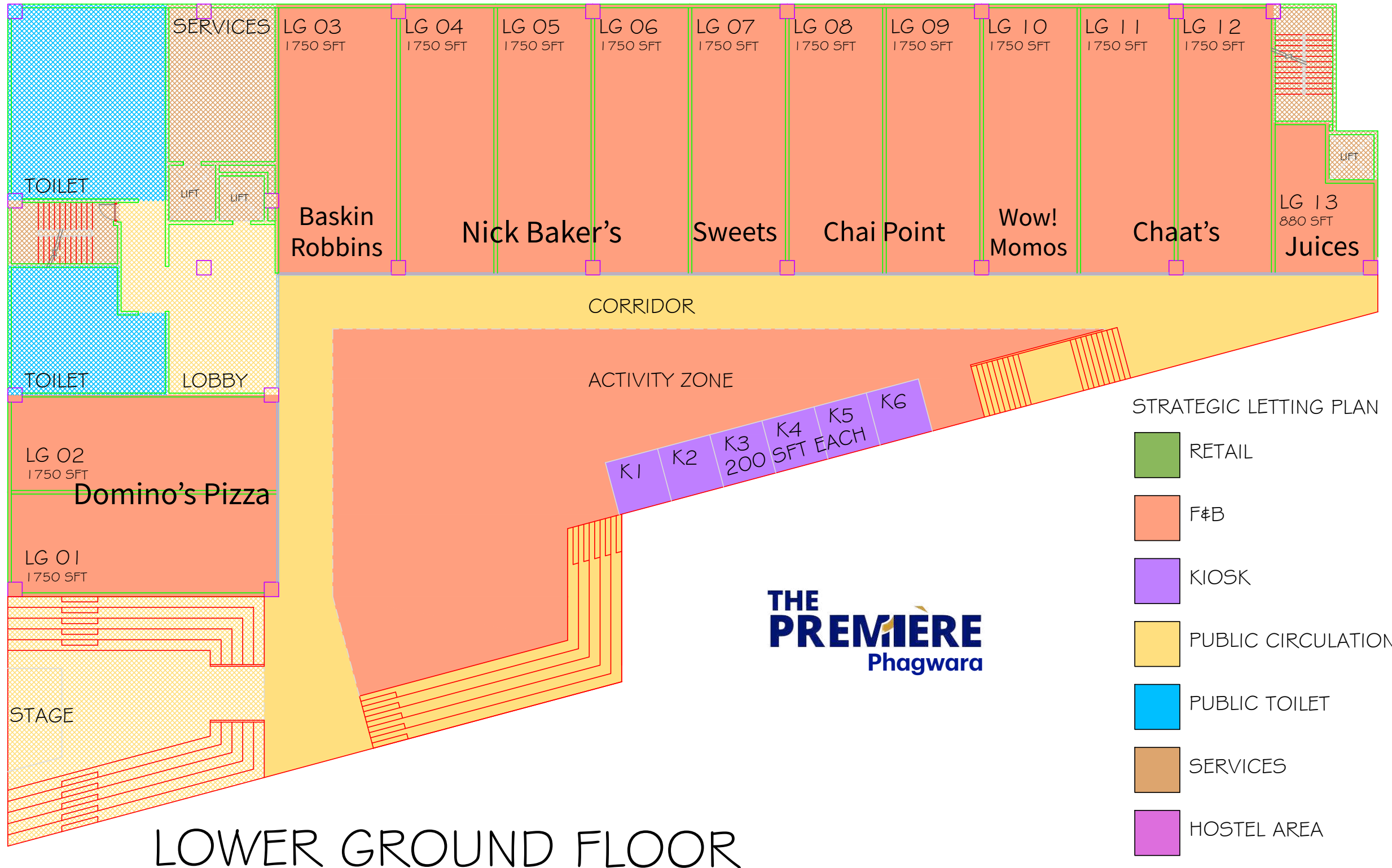
- Located on Grand Trunk Road - Phagwara to Jalandhar
- Adjacent to the 600-acre campus of Lovely Professional University
- Primary catchment - predominantly student population > 75,000
- No. of brands / modern retail stores - ZERO
- Location is primed and ready for Sports, Fashion, Accessory, Footwear brand EBO's and QSR's, Snacks/Chaats & Multi-cuisine Restaurants.
- Secondary catchment - local middle class + teaching faculty + travellers on GT Road.

Google Location - <https://goo.gl/maps/4NU6Ufi3ceq6Dmh3A>





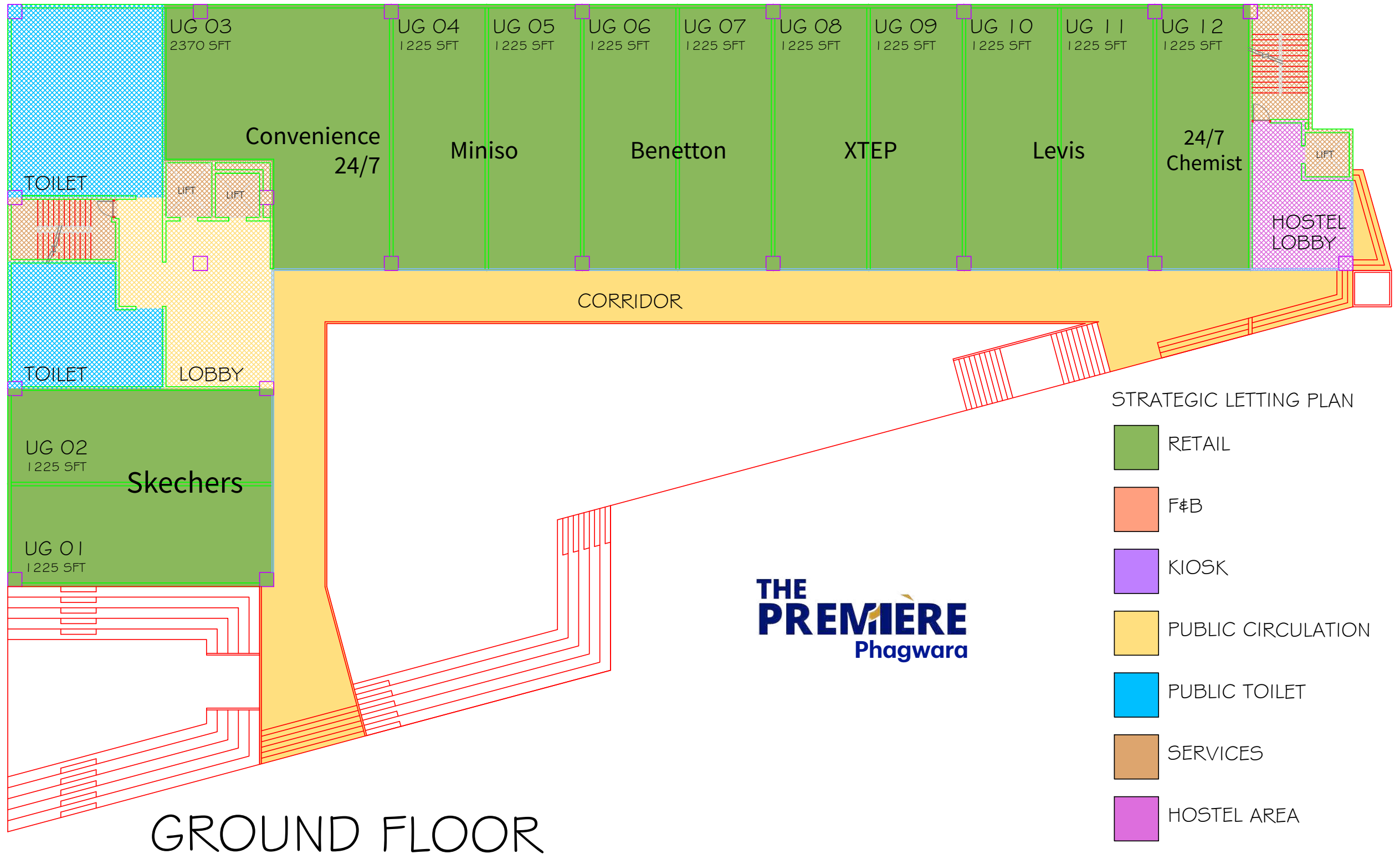
Lower Ground Floor Plan



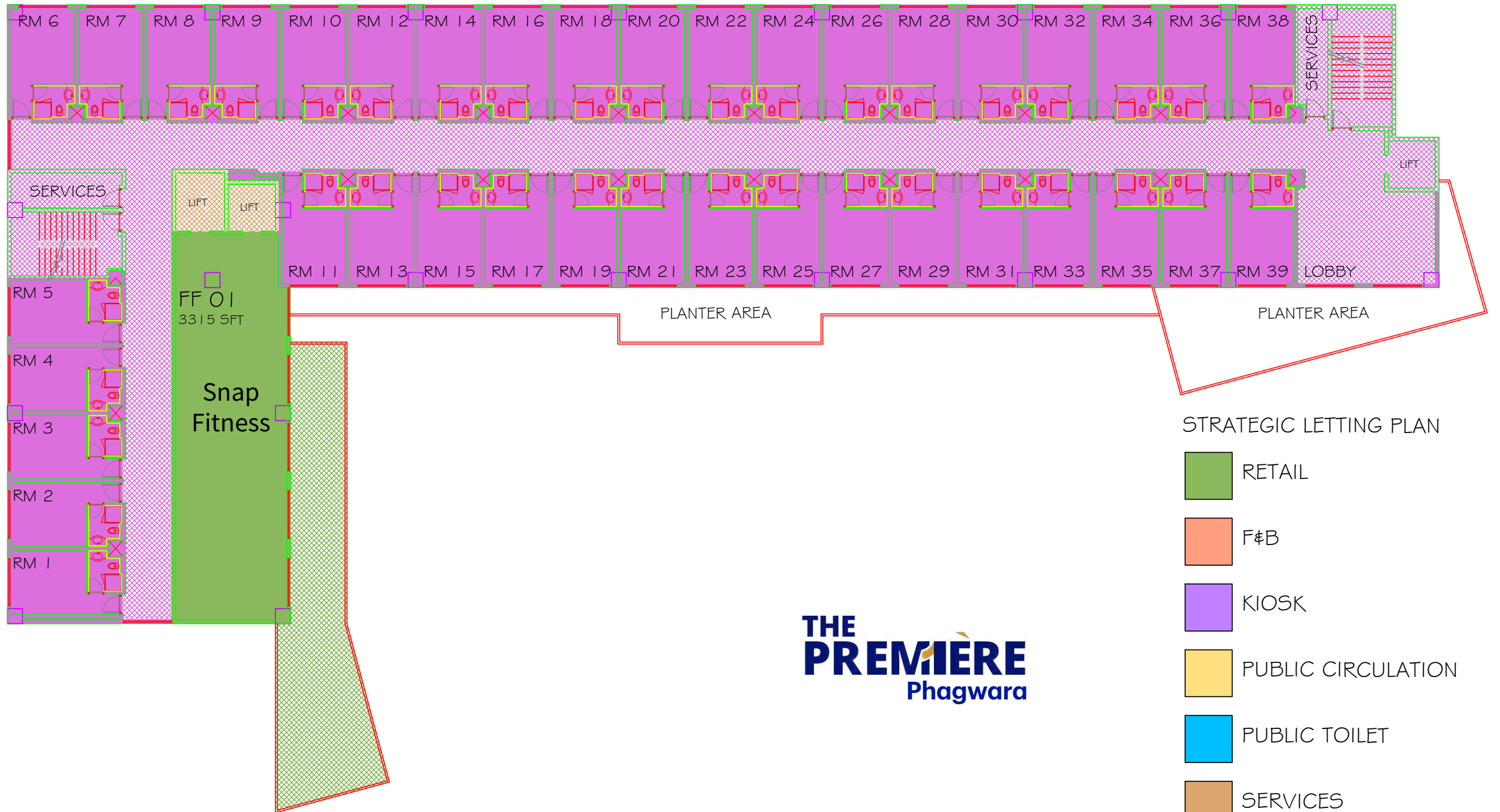
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LOWER GROUND FLOOR

Upper Ground Floor Plan



First Floor Plan



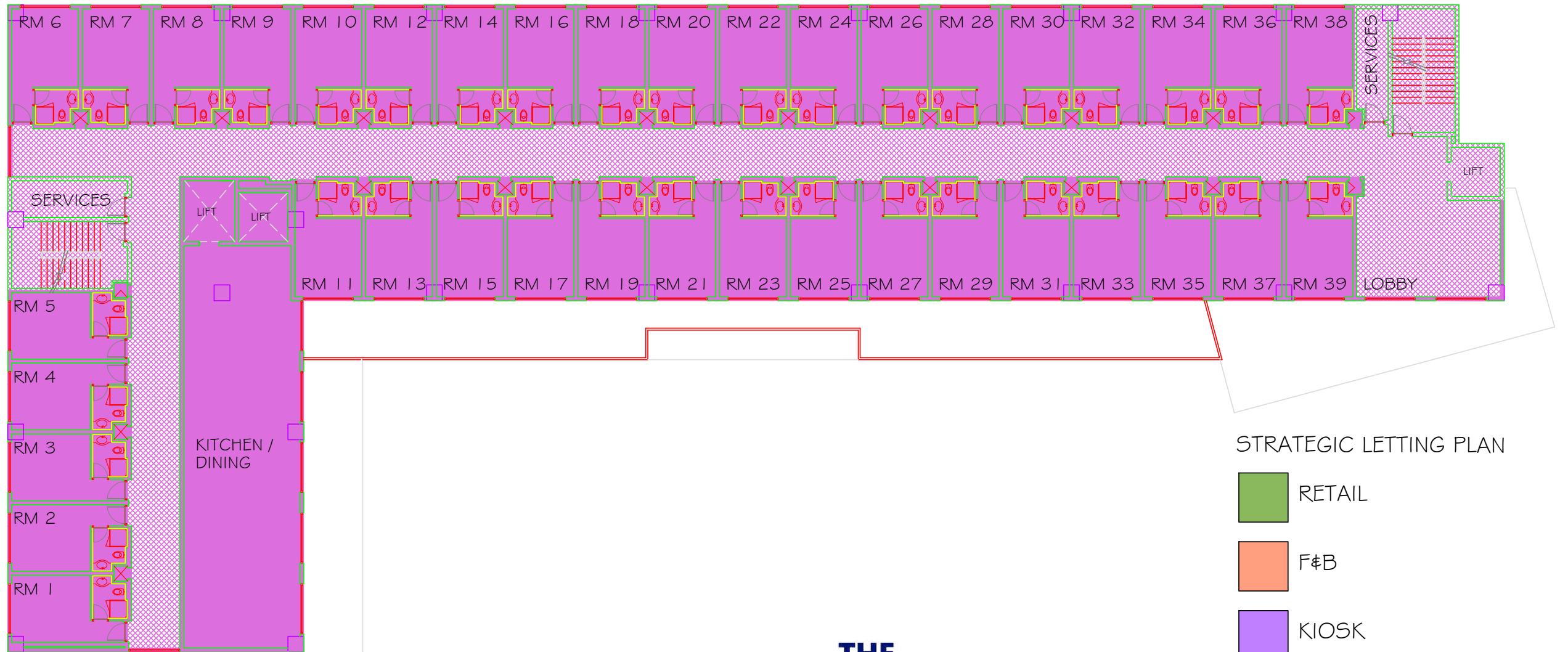
STRATEGIC LETTING PLAN

- RETAIL
- F&B
- KIOSK
- PUBLIC CIRCULATION
- PUBLIC TOILET
- SERVICES
- HOSTEL AREA



FIRST FLOOR

Second Floor Plan



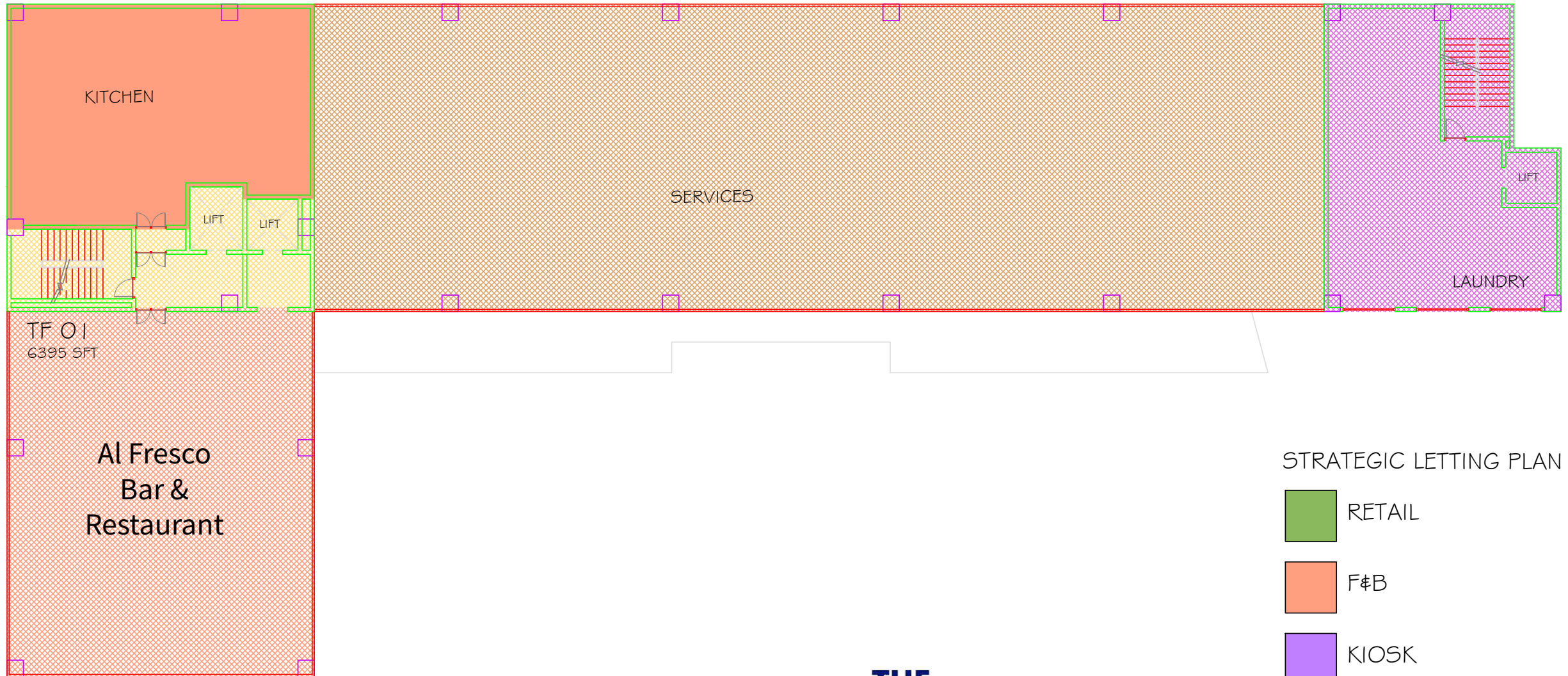
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SECOND FLOOR

Terrace Floor Plan



STRATEGIC LETTING PLAN

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- SERVICES
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TERRACE FLOOR



Key Facts

Site and Project Info

- Land size - 1 Acre
- 4-level building with lifts and staircases (internal & external)
- 2-level Retail + 2-level student housing + rooftop restaurant
- Gross Leasable Area - 75,000 SFT. (Total Carpet Area - 67,000 SFT)
- On-site Parking - 80 cars
- 200 feet frontage on GT Road
- Column-free building = Flexible store layout
- Competitive pricing and lower CAM.





Contact

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