BUILT FOR VISIONARIES LIKE YOU



A BUSINESS POWERHOUSE DESIGNED FOR AMBITIOUS LEADERS

S Plus is more than a commercial address—it's your launchpad for market dominance, brand authority, and exponential growth. Positioned at Ognaj, S.P. Ring Road, it offers high-impact visibility, seamless connectivity, and a meticulously curated environment where businesses don't just grow—they thrive. From the expansive layouts to the premium amenities, every element has been thoughtfully curated to create a perfect setting for thriving enterprises. Here, your success isn't just a possibility-it's a promise.



A premier retail & business space





SPACES THAT DRIVE ENTERPRISE EXCELLENCE



Every workspace at S Plus is designed to command attention, inspire innovation, and accelerate business performance.

SHOWROOMS

1,370 to 4,414 sq. ft., offering premium frontage & visibility.

SHOWROOM FLOOR HEIGHT:

14 and 12 feet for an expansive and premium retail experience.

OFFICES

699 to 1,897 sq. ft., designed for agility & operational efficiency.

OFFICE FLOOR HEIGHT 10.5 feet, providing a spacious and well-ventilated workspace.









YOUR NEXT STRATEGIC MOVE





Prime Address on S.P. Ring Road A Location That Commands Influence & Growth Proximity to Key



Business Zones Science City, Vaishnodevi Circle & Gota.

Strategic High-Growth Corridor Positioned in an evolving commercial nucleus. High-Value Investment



Potential

Premium commercial appreciation for sustained returns.



Unmatched Business Exposure High-visibility location on S.P. Ring Road.

L -0-0-0Rapid Possession Timeline Ready by December 2027, ensuring rapid ROI.



High Appreciation Potential Invest in a fast-growing commercial hub.



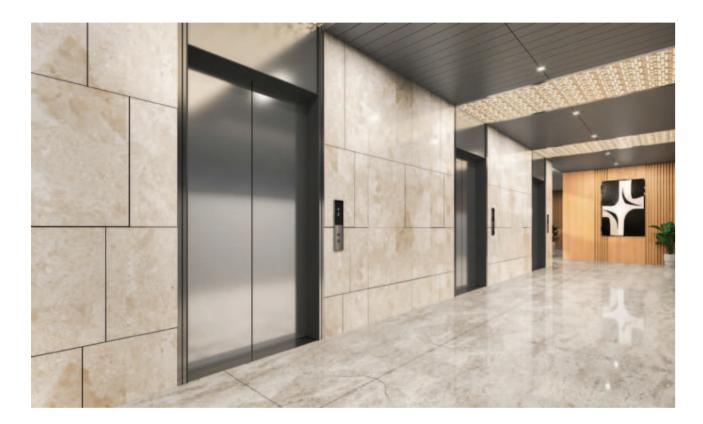
SME & Corporate-Friendly Spaces Thoughtfully designed for every business scale.



Future-Ready Infrastructure Combining elegance, technology & sustainability.



ARCHITECTURE & DESIGN: ENGINEERED FOR BUSINESS DOMINANCE



G+12 Tower An architectural beacon of commercial excellence.

Triple-Height Entrance Foyer A grand welcome that reinforces prestige.

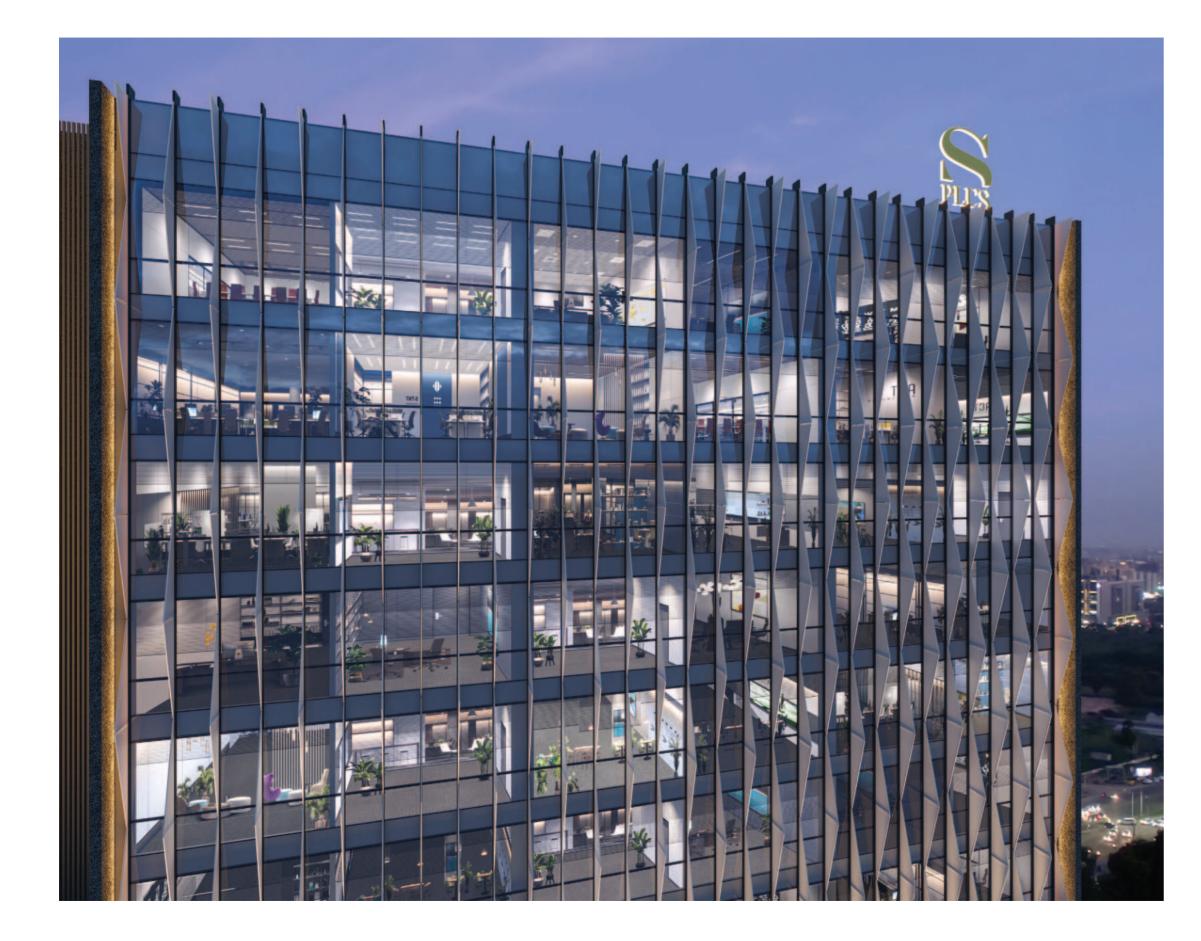
57% Open Spaces Ensuring an expansive, high-energy business environment.

Optimized Floor Layouts 8+ Showrooms & Offices per Floor for visibility & seamless operations. **Owner-Exclusive Lifts** Prioritizing privacy & exclusivity for business leaders.

9 High-Speed Elevators Maximizing efficiency & convenience.

Three-Level Basement Parking Ensuring effortless accessibility.







12 Lavish triple height reception area With waiting lounge







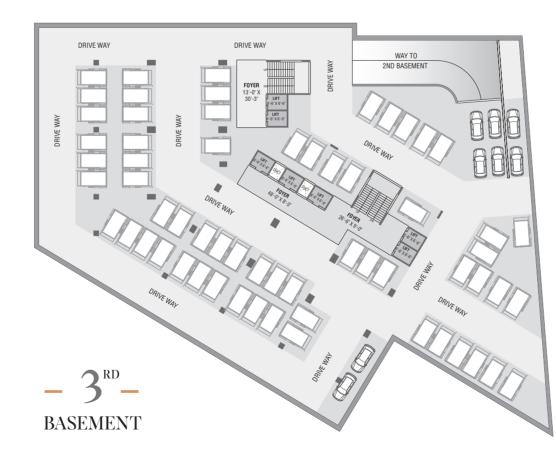














ELEVATE YOUR WORKSPACE EXPERIENCE Designed to Inspire, Enable & Empower





INDOOR GAMES ZONE



SCULPTURE GARDEN





OPEN TERRACE



TRAINING ROOM



AMPHI SEATING



SMART SECURITY SYSTEMS

SPECIFICATION

STRUCTURE

• R.C.C frame structure.

WALL FINISH

- Inside wall : single coat mala plaster with double coat putty finish
- Exterior walls : double coat plaster with heritage texture.

DOORS & WINDOWS

- Main door designer flush door with wooden frame & natural veneer with mortise lock
- Internal flush doors with laminate.

FLOORING

- Premium quality vitrified flooring (600x1200).
- Premium tiles sized (600x600) in all toilets.
- All staircase/foyer/shopping passage with granite/ vitrified flooring.

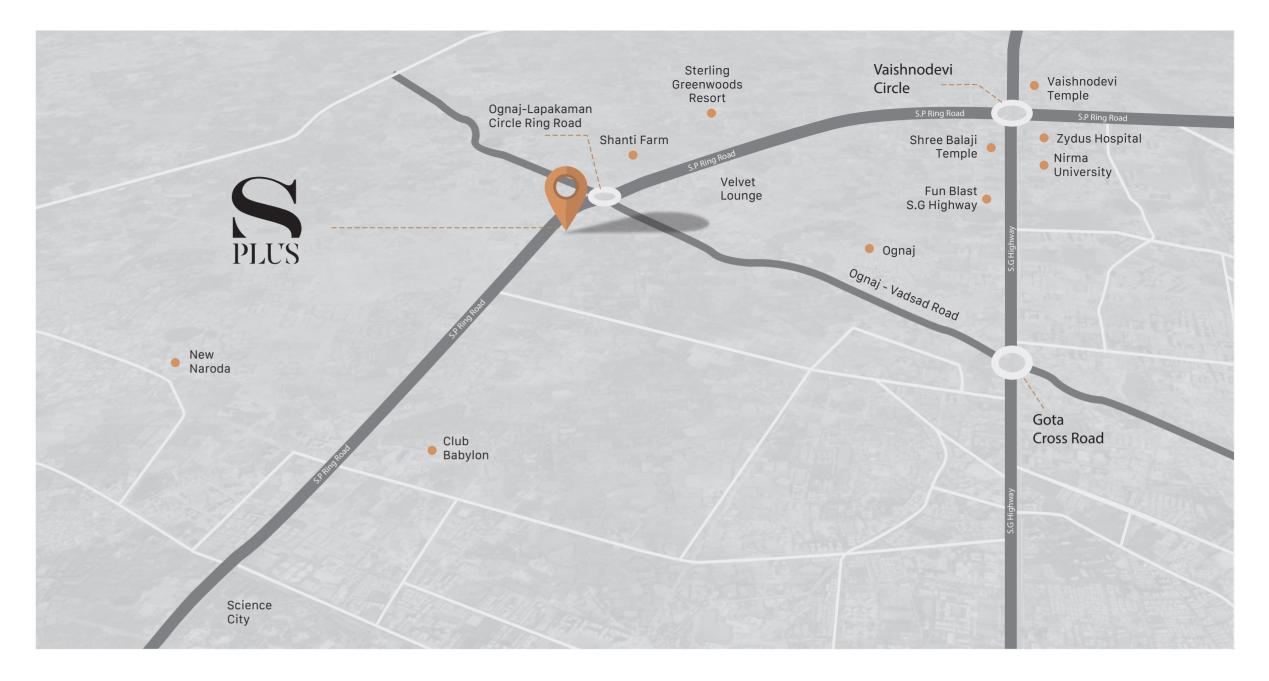
TOILETS & PLUMBING

- CPVC-UPVC pipes and branded plumbing accessories with company warranty.
- Premium quality cp fitting as per architect's selection.

ELECTRIFICATION

• Three phase concealed copper wiring with elcb/mcb with internal distribution board









Site Address : Near Ognaj Circle, Beside Krystal By Shakti farm party plot, Ahmedabad, Gujarat 380060, India

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RULES & REGULATIONS

The developer reserves all rights to alter, modify, or improve specifications, dimensions, and planning, with such changes being binding on all members. External elevation changes are not permitted, while internal modifications require prior approval and will incur additional charges. Buyers are responsible for all statutory and regulatory costs, including stamp duty, registration fees, legal documentation, GST, maintenance deposits, and GEB charges, as well as any additional levies imposed by government or local authorities. Any activities causing pollution, material damage, or disruptions are strictly prohibited. Irregular payments may result in penalties, interest, or even booking cancellations.

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