

PRESENTING

**FELIX**  
SQUARE

International  
Business Bay - 2

FELIX  
SQUARE



Building lifestyles since 1967

Ansal Properties and Infrastructure Limited is one of the most trusted real estate companies in India. Incorporated in 1967, with the dream and vision of creating a better lifestyle for the people in various spheres like - homes, offices, shopping malls, hotels and educational institutions, Ansal API has created several landmarks in the realm of architecture not only in India but also in Russia, Thailand, Bangladesh and Iraq.

As the trailblazers in the Indian real estate - Infrastructure Industry, we have left our share of footprints in the sands of time. As we continue the journey into the future, our vision for a new India is fast taking shape and our dreams fast becoming reality.



## The Most Celebrated Township

Welcome to Sushant Golf City, Lucknow, a High-Tech Township sprawling across 3530 acres. Located on Amar Shaheed Path & Lucknow-Sultanpur Highway, the township is extendable up to 6000 acres. This ultra modern township has a world class -18 Hole International Standard Championship Golf course surrounded by Residential and Commercial Developments. Making life on the green a reality, Luxury Villas, Designer Landscaping, State-of-the art Infrastructure, Entertainment Zones, Health Care facilities and everything else in the township is specially designed to exceed your expectations.



The perfect destination for retail & corporate

International Business Bay - 2



# FELIX SQUARE

Strategically situated in International Business Bay-2 of Sushant Golf City-Lucknow, Felix Square will soon be a futuristic hub for retail & corporates with it's unmatched features.

- ❑ State-of-the art Complex with impressive Glass & Stone facade
- ❑ Eco friendly design based on modern vastu principles facilitating an optimal flow of natural resources & energies
- ❑ Meticulously designed Eleven Storied building with built up area of approximately 1.60 Lacs sq. ft.
- ❑ Retail area on ground and the first floor with well planned office spaces on upper floors
- ❑ Landscaped Terraces with green from 3rd floor onwards. Integration with the workplace
- ❑ Centrally air conditioned 70 ft. high majestic Atrium, impressive lobbies and wide corridors
- ❑ Wi – fi enabled building energized by solar power
- ❑ An exclusive Food Court along with Conference halls on 7<sup>th</sup> floor
- ❑ Ample space for open and covered parking
- ❑ Sophisticated Fire Protection System
- ❑ Uninterrupted Power Supply



An architect's view of Felix Square

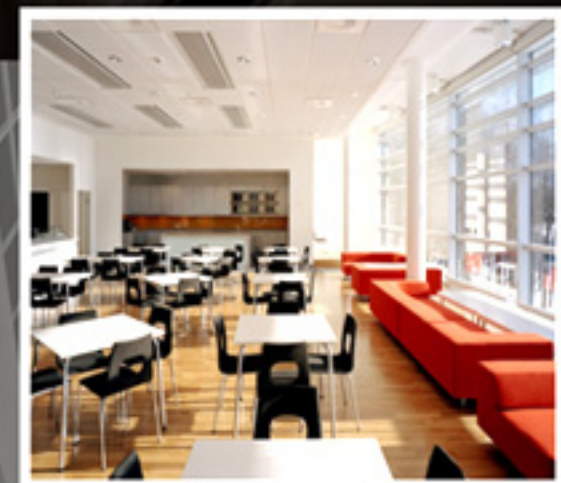
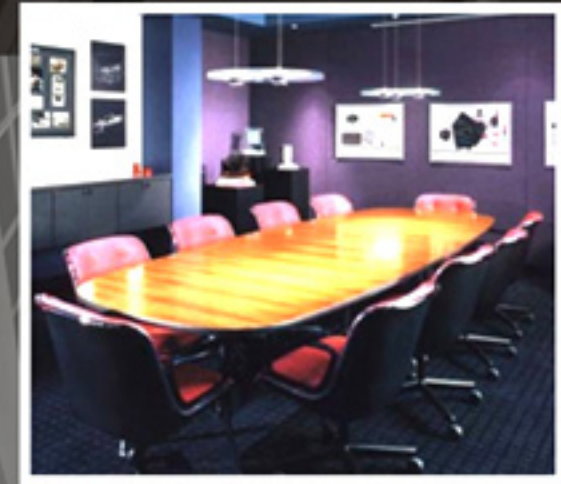
## Show Room & Retail space

The ground and first floor of FELIX SQUARE are dedicated to Prime Retail. Utmost care has been taken to ensure that each showroom/retail space is ideally placed and attracts maximum visibility and footfall.



## Office Spaces

Felix Square offers intelligently planned Office Spaces providing an efficient work environment. With an amalgamation of modern facilities and world class amenities, "Felix Square" is bound to attract all leading Businesses setting Global Working standards. Each office space will be provided with Landscaped Terraces so as to integrate the greens with workplace. With its new, modern and large layout, incorporating a range of facilities at par with International Standards, Felix Square will be an ideal destination for Corporates.



## Food Court

Exquisitely designed and conveniently located on the Seventh floor this unique open to sky Food Court will be the ultimate Multi Cuisine destination with top Quality ambience and serving facilities. The food court will offer a wide range of renowned restaurants and food chains that cater to the taste buds of people from all age groups and cultures.

Food Court is easily accessible from the conference halls, which are an integral part of the same floor





## Specifications

- Earthquake resistant R.C.C. frame structure as per NBC/IS specification and fully coordinated for applicable seismic zone.
- Use of high performance reflective glass, stainless steel / aluminium cladding / granite and state of the art Bio screen systems to create a dynamic and beautiful building.
- Central Air Conditioning for Atrium and two floors shopping common area along with provision for easy and economical installment of A.C. system for individual areas.
- Lobbies finished with Granite / Stone / Vitrified tiles and a 70' – 0" high ATRIUM to provide drama to interior spaces with concealed lighting and state of the art interiors.
- High speed lifts of adequate capacity and S/S interiors.
- Terrace gardens on several floors, integrated with irrigation system.
- 100% power back up for common areas and provision for 100% power back up for individual areas.
- Fire "DETECTION", "ALARM" and "FIGHTING" systems provided as per N.B.C.
- Rain water harvesting / solar heating system as per NBC norms.
- Fiber optic / Wi-Fi enabled building for internet connectivity.
- Provision of under floor cabling for electrical and communication for "TAP OFF" systems.
- PUBLIC TOILETS:-

Granite designed flooring. Gramic printed tiles / granite cladding on walls.



GROUND FLOOR





1ST FLOOR





2ND FLOOR







4TH FLOOR





5TH FLOOR

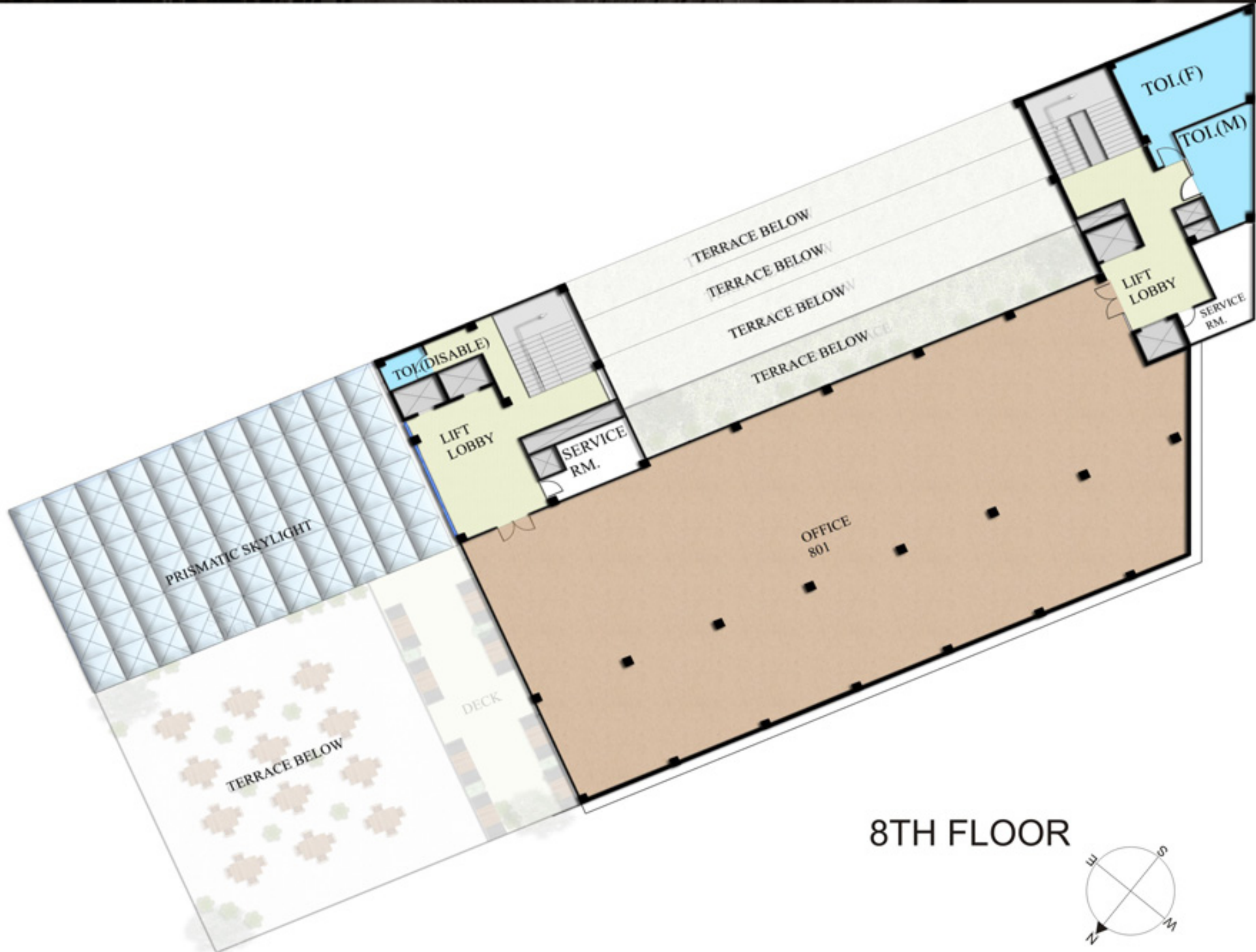




6TH FLOOR







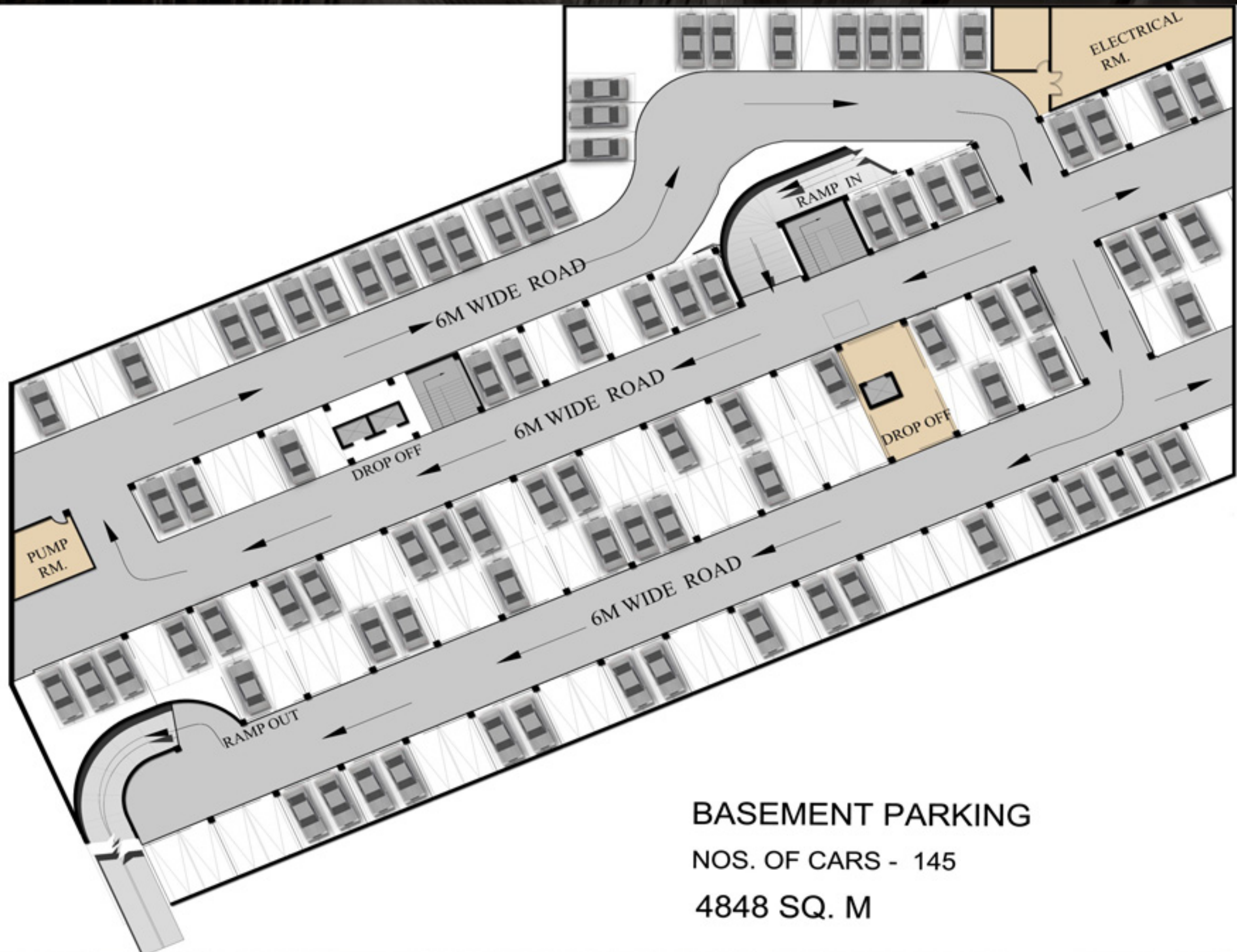
8TH FLOOR





9TH FLOOR





**BASEMENT PARKING**  
NOS. OF CARS - 145  
4848 SQ. M



Site Plan 



**FELIX**  
SQUARE





Disclaimer: All Floor Plans, Perspectives, Specifications are indicative and are subject to change as decided by the company by the Competent Authority in the best interest of the development.

# FELIX SQUARE

Ansal API - a name witnessing spectacular growth having acquired immense experience retaining its youthful energy - was established way back in 1967, as result of a dream shared by our visionary founders.

Since four decades of spectacular growth, Ansal has been defining and changing lifestyles of millions across the country and overseas, showcasing immense commitment. With foundations entrenched in the solid bedrock of technical expertise and financial stability, it's pinnacles are rising new heights with foresight and innovations for future requirements. Today, Ansal API, as an organization can be best envisaged as a creator of man made social infrastructure, where modern life blooms.

**Tulip Buildwell**, a well known group of Lucknow, having presence of last 25 years as real estate developers, having to its credit several land mark residential & commercial buildings namely Beverly Park Apartments at New Hyderabad, Tivoli Apartments at Wazir Hasan Road, Tulip Residency at Vikalp Khand Gomti Nagar and Madan Plaza at Station Road. All of them are well accepted, sought after and known masterpieces of Lucknow.



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Building lifestyles since 1967

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