

## Woodburn Central



### INTRODUCTION

With Elgin Road to its south and the arterial AJC Bose Road to the north, this new age, sophisticated property has not just its location, but also many amenities to boast of.

The latest venture from the reputed house of Belani, Woodburn Central promises a new phase of prosperity and growth in the city's corporate and retail scenario.

With a magnificent facade fully made of energy-efficient glass, Woodburn Central is designed to minimise heat and sound and provide ideal work conditions for business.

What's more, with its contemporary architecture, Woodburn Central is all set to be the most modernised commercial property in the neighbourhood.

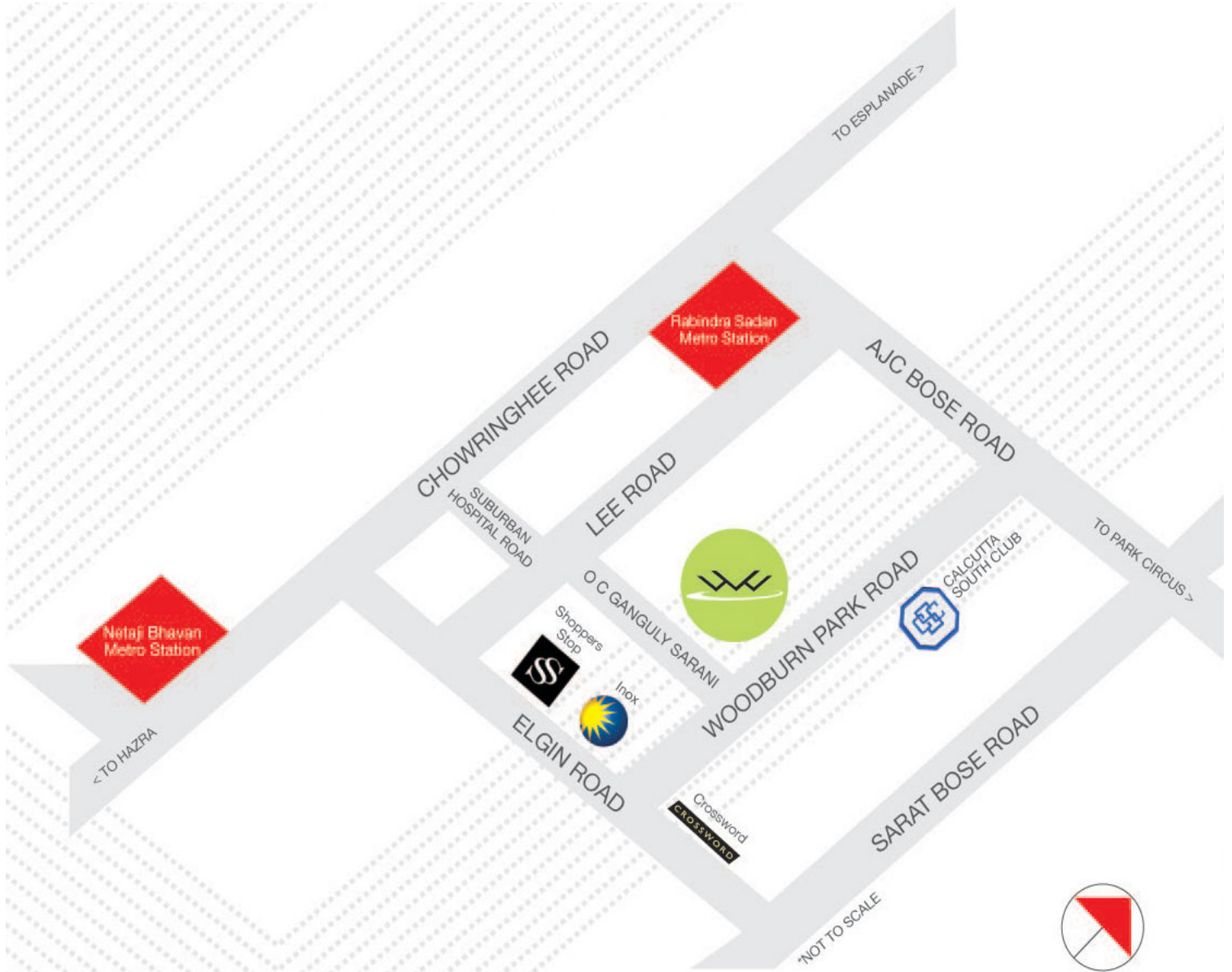
## AMENITIES

- ▶ Grand air-conditioned double-height entrance lobby
- ▶ Energy-efficient glass facade to minimise heat and sound
- ▶ Proposed restaurant with a dedicated elevator
- ▶ Multi-level car parking
- ▶ High-end air-conditioning with condenser \*
- ▶ Telephone points in all units
- ▶ Well-segregated pantry area and washroom in all units
- ▶ 2 common elevators
- ▶ 100% power backup \*\*
- ▶ Round-the-clock security with CCTV in common areas
- ▶ Efficient building management system
- ▶ State-of-the-art fire detection and fighting system

\* Does not include internal units

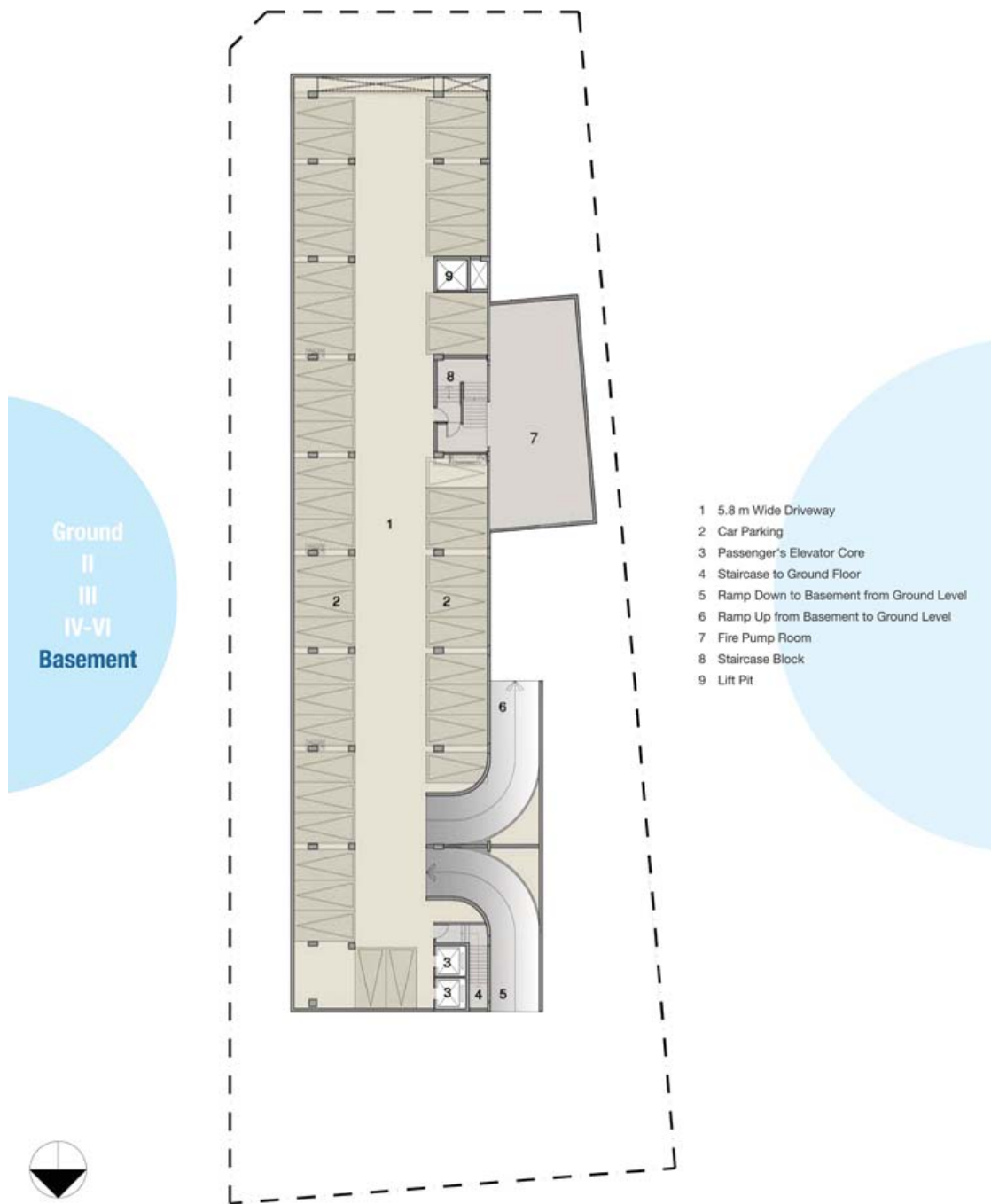
\*\* At an extra cost

**LOCATION**



**TYPE & AREA**

**Basement Floor Plan**



**Ground Floor Plan**





## 2nd Floor Plan



- 1 Restaurant (6603 sq ft)
- 2 Kitchen
- 3 Toilet
- 4 Restaurant Foyer
- 5 Passenger's Elevator only for restaurant
- 6 Office#1 (2006 sq ft)
- 7 Pantry (Office#1)
- 8 Toilet (Office#1)
- 9 Office#2 (2006 sq ft)
- 10 Pantry (Office#2)
- 11 Toilet (Office#2)
- 12 Office#3 (2798 sq ft)
- 13 Pantry (Office#3)
- 14 Toilet (Office#3)
- 15 Passenger's Elevator Core
- 16 Staircase Block
- 17 2.5 m Wide Corridor
- 18 Open Terrace
- 19 Common Toilet (Ladies + Gents)

Ground  
II  
III  
IV-VI  
Basement



**3rd Floor Plan**



Ground  
II  
III  
IV-VI  
Basement

- 1 Office#1 (5122 sq ft)
- 2 Pantry (Office#1)
- 3 Toilet (Office#1)
- 4 Office#2 (2006 sq ft)
- 5 Pantry (Office#2)
- 6 Toilet (Office#2)
- 7 Office#3 (2006 sq ft)
- 8 Pantry (Office#3)
- 9 Toilet (Office#3)
- 10 Office#4 (2798 sq ft)
- 11 Pantry (Office#4)
- 12 Toilet (Office#4)
- 13 Passenger's Elevator Core
- 14 Staircase Block
- 15 2.5 m Wide Corridor
- 16 Common Toilet (Ladies + Gents)
- 17 Lift Overhead

**Typical Floor Plan**

- 1 Office#1 (5246 sq ft)
- 2 Pantry (Office#1)
- 3 Toilet (Office#1)
- 4 Office#2 (2006 sq ft)
- 5 Pantry (Office#2)
- 6 Toilet (Office#2)
- 7 Office 3 (2006 sq ft)
- 8 Pantry (Office#3)
- 9 Toilet (Office#3)
- 10 Office#4 (2798 sq ft)
- 11 Pantry (Office#4)
- 12 Toilet (Office#4)
- 13 Passenger's Elevator Core
- 14 Staircase Block
- 15 2.5 m Wide Corridor
- 16 Common Toilet (Ladies + Gents)



Ground  
II  
III  
**IV-VI**  
Basement



**DEVELOPER**



**Belani Group**

**ARCHITECT**

**KAPADIA ASSOCIATES**