

# IRIS | BROADWAY GRENO WEST

## New Landmarks Rise in Greater Noida West



Artistic impression



A fully air-conditioned mall,  
the future of retail



Architectural  
Landmark



Business and  
Leisure Landmark



Entertainment  
Landmark



Shopping  
Landmark



Lifestyle  
Landmark



Green  
Landmark



Culinary  
Landmark



Lower Ground Floor  
**The Essentials**

This entire floor is devoted to all your home-essential needs. Right from a toaster to cushion covers, you will be left spoilt for choice.



Upper Ground Floor  
**Regália**

The floor is dedicated to premium brands of international lineage. Shoppers will get a taste of what it's like to be at a global shopping destination as this will have the most exclusive brands at one place.



First Floor  
**JUMPER**

The floor is earmarked for health and fitness brands. Here, customers will encounter the most renowned brands in the sports and athleisure space. It is guaranteed to entice and motivate people to start working out, if nothing else, to sport a great brand.



Second Floor  
**VERVE**

The entire floor, branded Verve, is dedicated to the modern woman. Verve celebrates the women entrepreneurs of today and gives them a platform to take their business ahead.

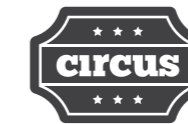


Third Floor  
**WAY TO HEART**

The floor houses a centralised air conditioned food court, a foodie's paradise that serves almost every kind of cuisine under the sun. With a variety of dishes to tempt them, those on a diet may want to make every day a cheat day.



Fourth & Fifth Floor



The entertainment zone has facilities for electronic games, multiplex, bowling, and arcades. With so many things to do, it offers fun activities for every member of the family. You can expect people to head here straight after work and on weekends.



Sixth Floor  
**ARIA**

Unwind and replenish. Celebrate and feast. Wine and dine. Work hard and rejuvenate. A one-stop destination that speaks the language of leisure.



Office Floors  
**OMEGA**

Omega is a high rise office tower with a dedicated business centre, waiting lounge, gym, and cafeteria. Exercise the flexibility to choose from a variety of ergonomically designed furnished and unfurnished office spaces.



Conceptualised by Benoy, UK.  
 This 1 million sq. ft building features  
 a 25,000 sq. ft central atrium with  
 signature "Golden Petals" designed  
 by Uncommon Land, UK.



Artistic impression



Express escalator  
 exclusively for the food court



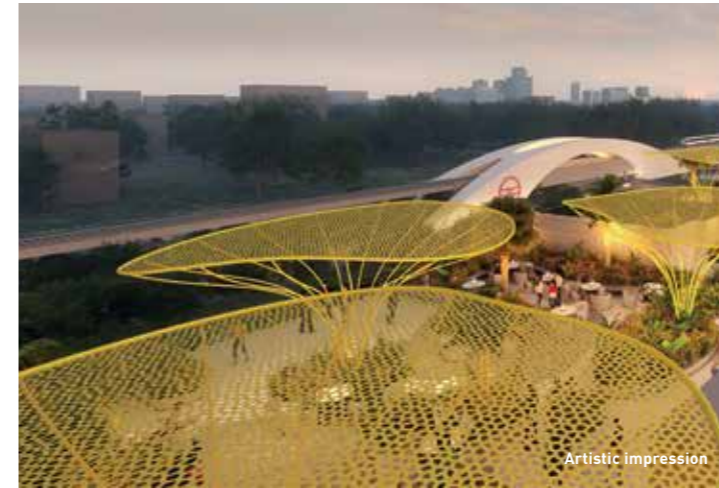
Artistic impression



6 independent entry/exit and drop-off  
 points for retail, hotel/banquets,  
 and offices



Artistic impression



Artistic impression



Upcoming metro station  
 in front of the mall



- Expansive entertainment centre
- Large landscaped terrace restaurants
- Banquet hall with a capacity of  
 1500-2000 people



Artistic impression



6 large anchors  
 with road frontage



Hypermarket

Artistic impression



Apparel Anchor

Artistic impression



Digital Anchor

Artistic impression



Home Store

Artistic impression



6 Screen Multiplex

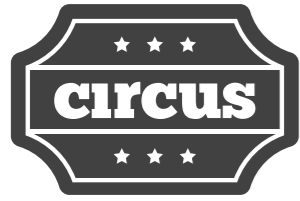
Artistic impression



Artistic impression



- Large conference rooms for  
 all your meeting needs
- Gym & spa to stretch out the  
 overworked muscles



The entertainment zone has facilities for electronic games, multiplex, bowling, and arcades. With so many things to do, it offers fun activities for every member of the family. You can expect people to head here straight after work and on weekends.

- ▶ Direct access from food court.
- ▶ Multiplex on the same floor.
- ▶ 30,000 sq. ft. entertainment zone floor area.
- ▶ Exclusive kids' play area, trampoline and bowling alley.





Omega is a high rise office tower within "Iris Broadway Greno West", a 1 million sq. ft premium retail-led mixed-use development and entertainment destination. The office tower has a dedicated business centre called Omega Corporate Lounge, in addition to a separate waiting lounge and a cafeteria.

- ▶ 7000 sq. ft Omega corporate lounge is exclusive to all offices.
- ▶ Every office gets natural light and ventilation from balcony offering panoramic view.
- ▶ Independent entry and exit from 130 meters wide road.
- ▶ Pantry provisions in each office.



Artistic Impression

▲ Exclusive Omega corporate lounge

Exquisitely curated office cabins ▼



Artistic impression

▲ Private balcony with seating space



Artistic impression

▲ Independent welcome lobby with drop-off zone



Artistic impression

▲ Conference room provision for all offices



Artistic impression

▲ Direct access to rooftop restaurants & mall



Artistic Impression

# An architectural landmark from the pioneers of landmarks.

What do Ferrari World, City Walk Dubai, the New Bund World Trade Center, Alibaba Headquarters, and Blue Waters–UK have in common with Iris Broadway Greno West? They are all designed by the globally renowned architect Benoy of UK, "Principle Design Consultant", Iris Broadway Greno West.

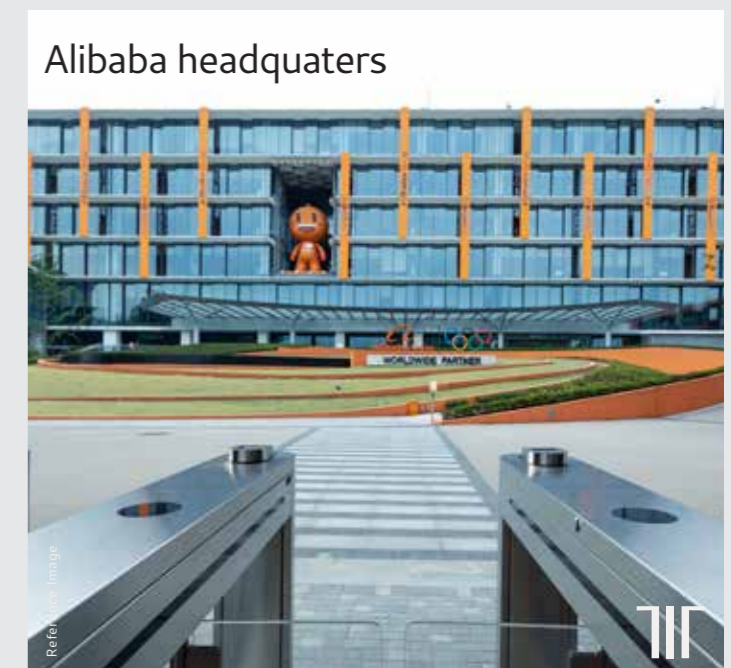


**Mike Wilson-MacCormack**

Design Director, BENOY UK

The development unfurls to reveal a central courtyard inspired by the golden Laburnum tree which is synonymous with the region. Multiple levels of retail embrace this new social meeting space and with views across the open galleries, guests can take in the full breadth of activity and architectural expression. We desire that Iris Broadway Greno West becomes as much a place to see, as to be seen within. Restaurants and eateries intersperse the retail format, whilst the new hotel and offices bring other audiences to the project, and of course, allow us to create a new landmark design.

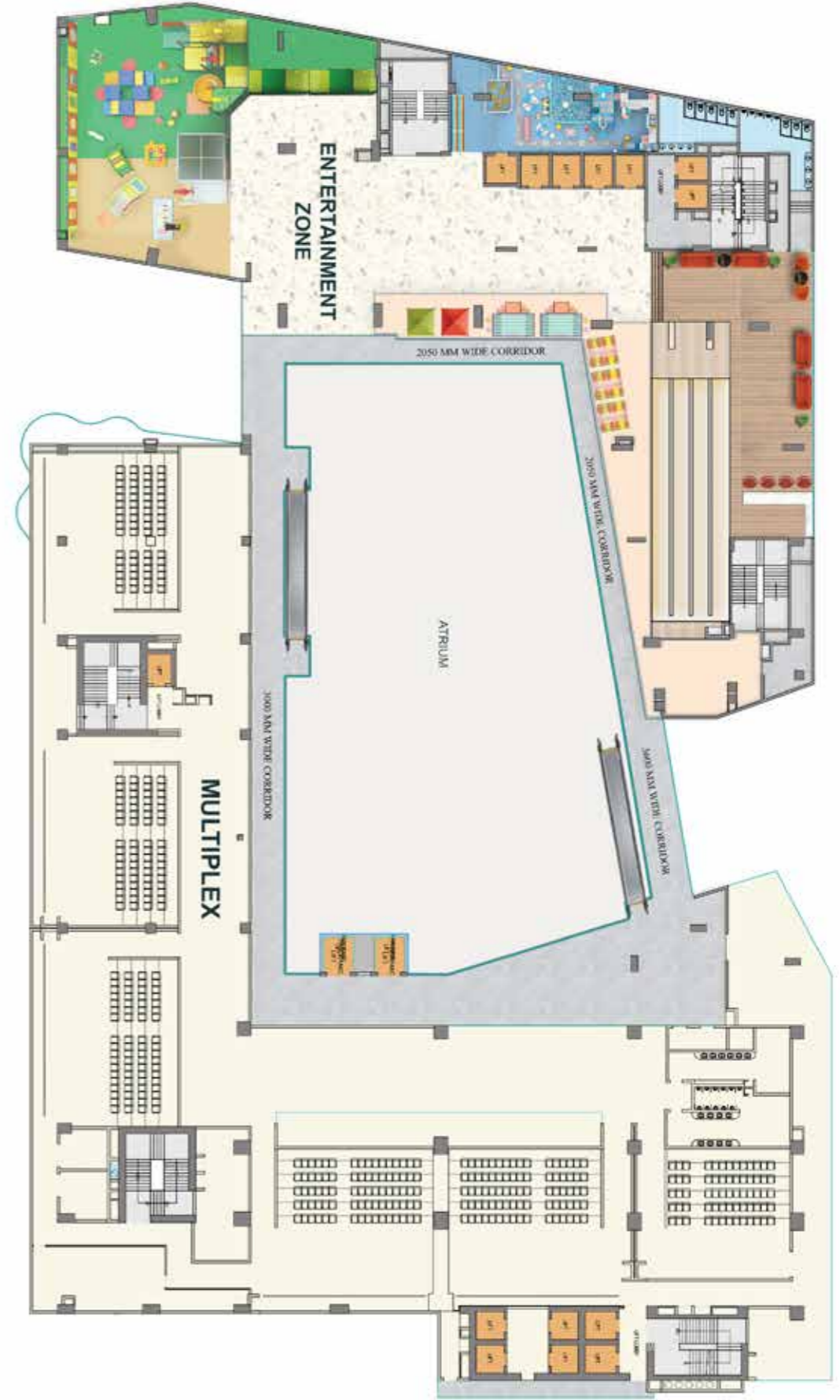
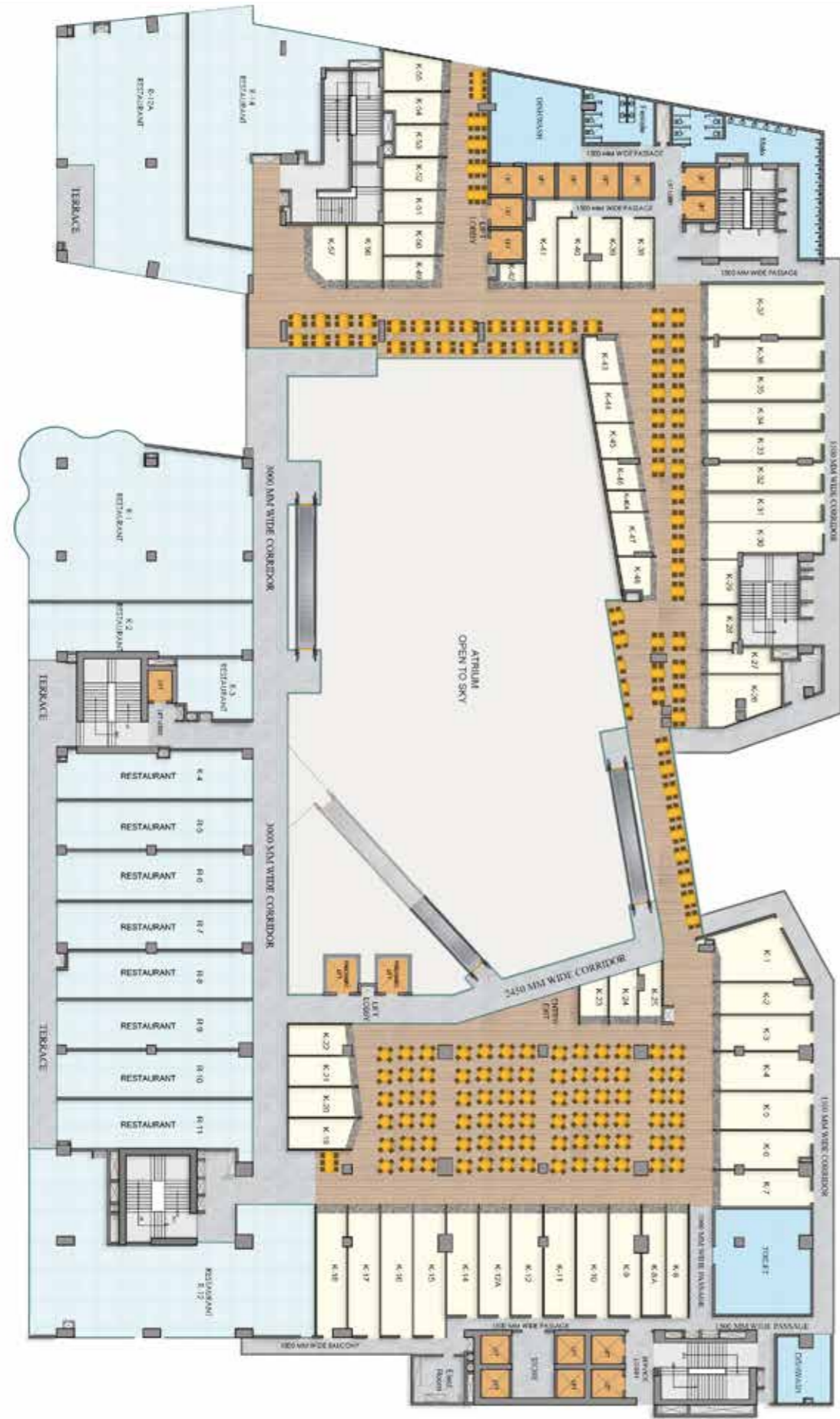
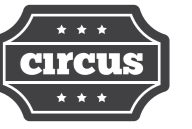
# BENOY











# Site Plan



# Associated Partners





In six decades, we have built several landmarks across India and a sterling reputation for excellence.

- Leading "A" class government and private contractors
- 60+ years of unmatched experience in the construction field
- 15 million+ sq. ft area in prime locations of Delhi/NCR
- 100+ projects delivered in Delhi/NCR
- In-house quality control systems and processes with structured manuals to deliver excellence in quality
- Expertise in group housing projects, independent high-end residences, farmhouses, commercial complexes, IT parks, industries, etc.

All of these are landmarks built by us.  
Today, it's Greater Noida West's turn.

# IRIS

**BROADWAY**  
GRENO WEST

Corporate Offices | Retail and Hospitality | Residential Properties | Farms and Villas

RUVIK BUILDTECH PRIVATE LIMITED

Site Office: Plot No. C2, Sector – ECOTECH – XII,  
Greater Noida (West), Gautam Buddh Nagar, Uttar Pradesh–201310

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Disclaimer: The project is being developed by RUVIK BUILDTECH PRIVATE LIMITED Site Office: Plot No. C-2, Sector – ECOTECH - XII, Greater Noida (WEST), Gautam Buddh Nagar, Uttar Pradesh- 201310 and is registered under UP RERA NO. : PHASE I RERA REGD.NO UPRERAPRJ673874 | PHASE II RERA REGD.NO UPRERAPRJ569853. All the approvals can be checked on <https://www.up-rera.in/>. The document does not constitute any legal offer. The images include artistic impressions and stock images and are only indicative in nature. Please contact the company for further details and/or clarifications. 1 sq. mtr. is equal to 10.76 sq. ft. 7000 sq. ft. = 650 sq. mtr., 25000 sq. ft. = 2322.576 sq. mtr., 1 million sq. ft. = 92903.04 sq. mtr. | \*T&C Apply.

A future built on legacy.™

**TREHAN**  
**IRIS**