

ONE GOLDEN MILE

OFFICE SPACES
FOR BIG BUSINESSES AND
AMBITIOUS STARTUPS

A PROJECT BY

AUREAN | **ESKAR** | TERMINUS **T**

THE DESTINATION FOR THE DISTINCTIVE

Where the world will acknowledge the new breed of ‘successpreneurs’ ready to announce their arrival at an address that’s a landmark. Where style meets substance. Where the bold and the boutique, the quiet and the classy, the office and the retail converge – without intruding into each other’s spaces. Where a whole new benchmark in office spaces and an exclusive retail-cum-dining floor make the workday well worth it.

ONE GOLDEN MILE—IT’S WHERE YOU DESERVE TO BE.

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WORK SPACES. DESIGNED TO BE BOUTIQUE. ENGINEERED TO BE BOLD.

One Golden Mile is a business center located right off the Outer Ring Road (ORR) in the premier business district of West Hyderabad. Bounded by the Financial District on one end and the Kokapet SEZ (Special Economic Zone) on the other, One Golden Mile has been designed by a team of experts to provide a premium workspace experience that matches the needs of discerning businesses. A central location, with an aggregate frontage of 900 feet, spanning two major arterial roads, enables One Golden Mile to provide a unique opportunity for a business of any size to highlight its presence at an iconic address and gain a competitive and strategic advantage.

02

ACRE PLOT

03

SIDES OPEN

04

PARKING BASEMENTS
WITH STACK PARKING

15

STOREYS HIGH

66

METERS TOWER HEIGHT

4.2

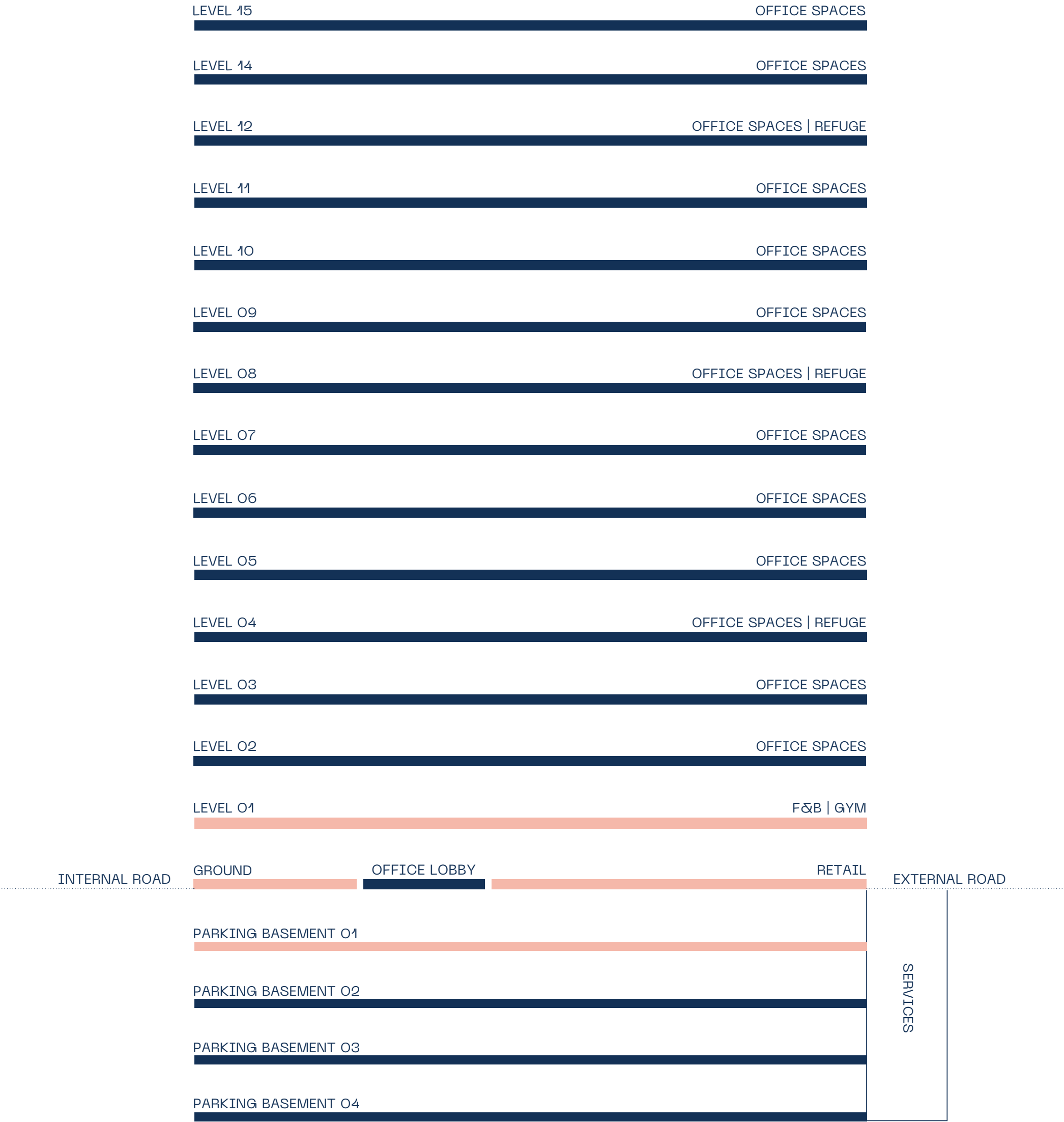
METERS FLOOR-CEILING HEIGHT

15

HIGH-SPEED ELEVATORS

06

METERS HEIGHT OF OFFICE LOBBY
AND GROUND FLOOR RETAIL





4,34,226 SQ. FT. OF
GRADE-A SPACES



51,871 SQ. FT. OF
PLACES TO UNWIND



THE ADDRESS THAT'LL RECHARGE YOUR
TEAMS EVERY TIME THEY SWIPE IN.

One Golden Mile is located right off the Outer Ring Road in Kokapet, bordering the busy Financial District. Its prime location in Hyderabad's premier business district makes it both, accessible and aspirational as an address.

A LOCATION
THAT'S A
LANDMARK



WITHIN 1.5 KM RADIUS

Office spaces

Prestige
Rajapushpa IT Park
GAR Laxmi Infobahn
GAR Phase 2
Phoenix 285
The District
Myscape Terraza
Terminus WestPoint

Residential

Jayabheri Peak
Rajapushpa Atria
Legend Chimes
NCC Urban One
My Home Avatar
Terminus Krinss Villas
Pacifica Hillcrest
Myscape Courtyard
Rajapushpa Regalia
Terminus WestMont

Social infrastructure

Phoenix Greens International School
Outer Ring Road
CBIT
Keystone International School
Global Edge School



WITHIN 2.5 KM RADIUS

Office spaces

Google
Amazon
ICICI
Wave Rock SEZ
Capgemini
Terminus OneWest
Cognizant
Franklin Templeton
Broadcom

Social infrastructure

Continental Hospital
Hyatt



WITHIN 3.5 KM RADIUS

Office spaces

Microsoft
Wipro
Infosys

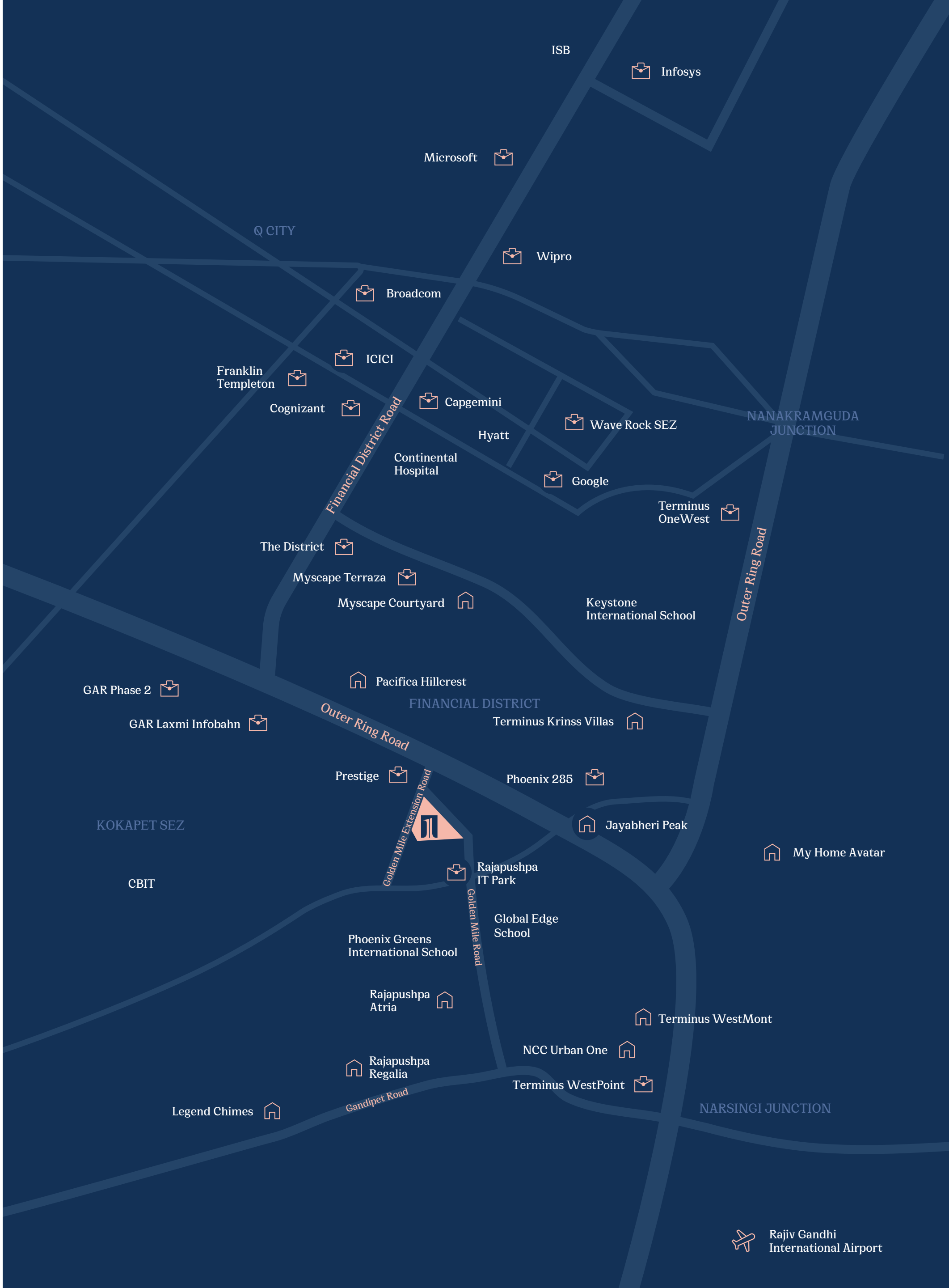
Social infrastructure

ISB



25 MINS

Rajiv Gandhi International airport





DESIGNED FOR DUAL ACCESS

Situated within a kilometer of the ORR Junction of Kokapet, access to One Golden Mile is provided via two major arterial roads that bind it on either side, namely the Golden Mile Road (120 feet) and the Golden Mile Extension Road (100 feet). The other sides of the plot are bound by an upscale residential villa community, giving occupants of the property breathtaking panoramic views on all sides. The dual access system allows for social and recreational spaces to co-exist harmoniously with corporate workspaces by providing segregated entries and driveways. In short, the best of both worlds, without any compromise.



OFFICE ENTRANCE
FROM GOLDEN MILE ROAD



RETAIL ENTRANCE FROM
GOLDEN MILE EXTENSION ROAD





A FAÇADE THAT'S THE FACE OF SUCCESS

The elevation of One Golden Mile comprises of simple and sharp lines that help create a clean, sophisticated look befitting a premium corporate workspace. The angular corner of the building is specifically designed to increase visibility from the approaching traffic and to help make it stand out as a landmark. The elevation of the building has also been designed to take advantage of the breathtaking views on all sides by wrapping the entire usable floor area with metallic-grey, double-glazed glass units. These features come together to create an experience of grandeur and comfort.

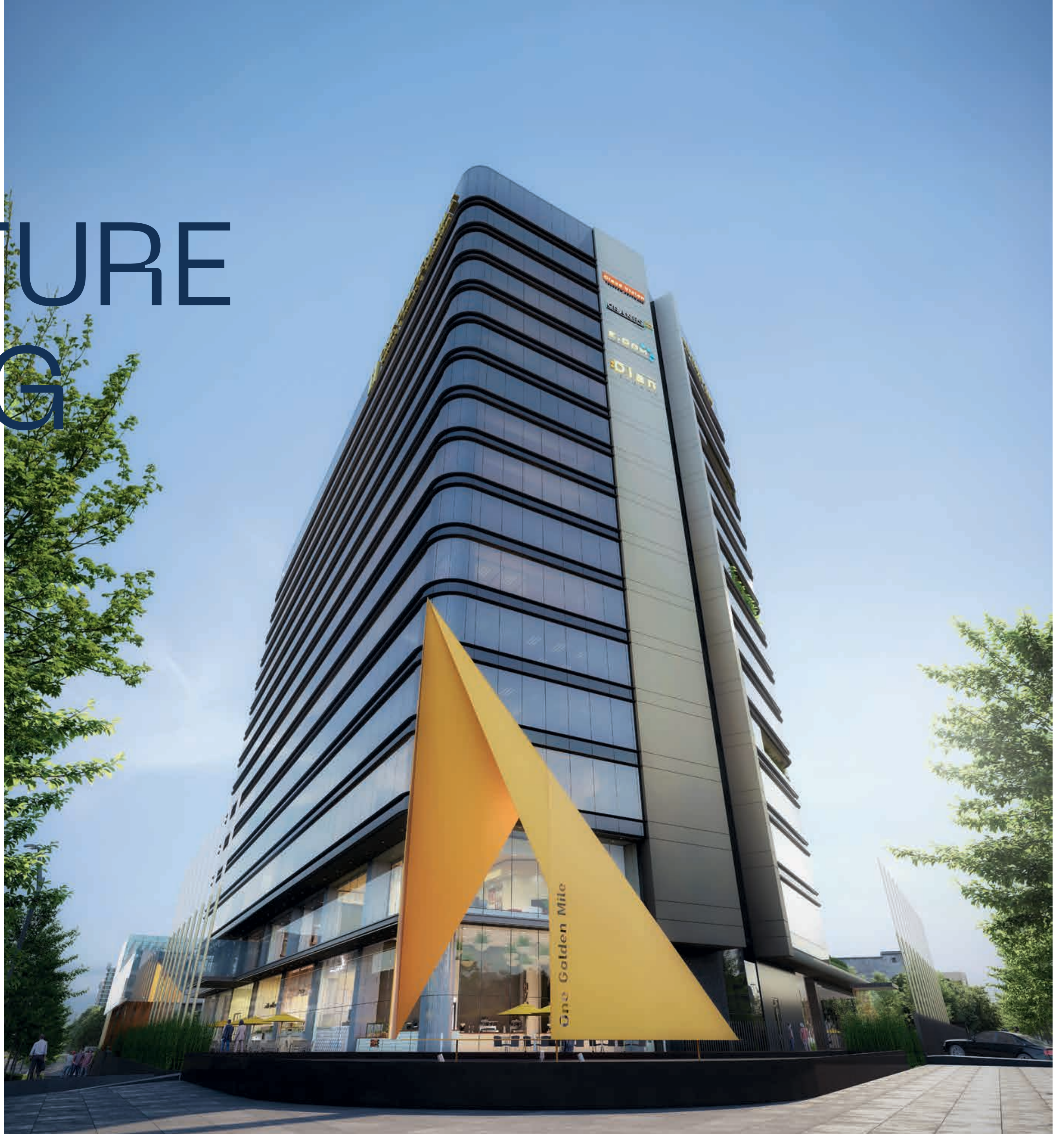


Standing tall in a location that's visible for miles from all around, when your brand adorns this towering façade with a massive frontage, you're assured of visibility in Hyderabad's new-age business district.

WHERE THE WORLD LOOKS UP TO YOUR BRAND

OUR SIGNATURE STYLING

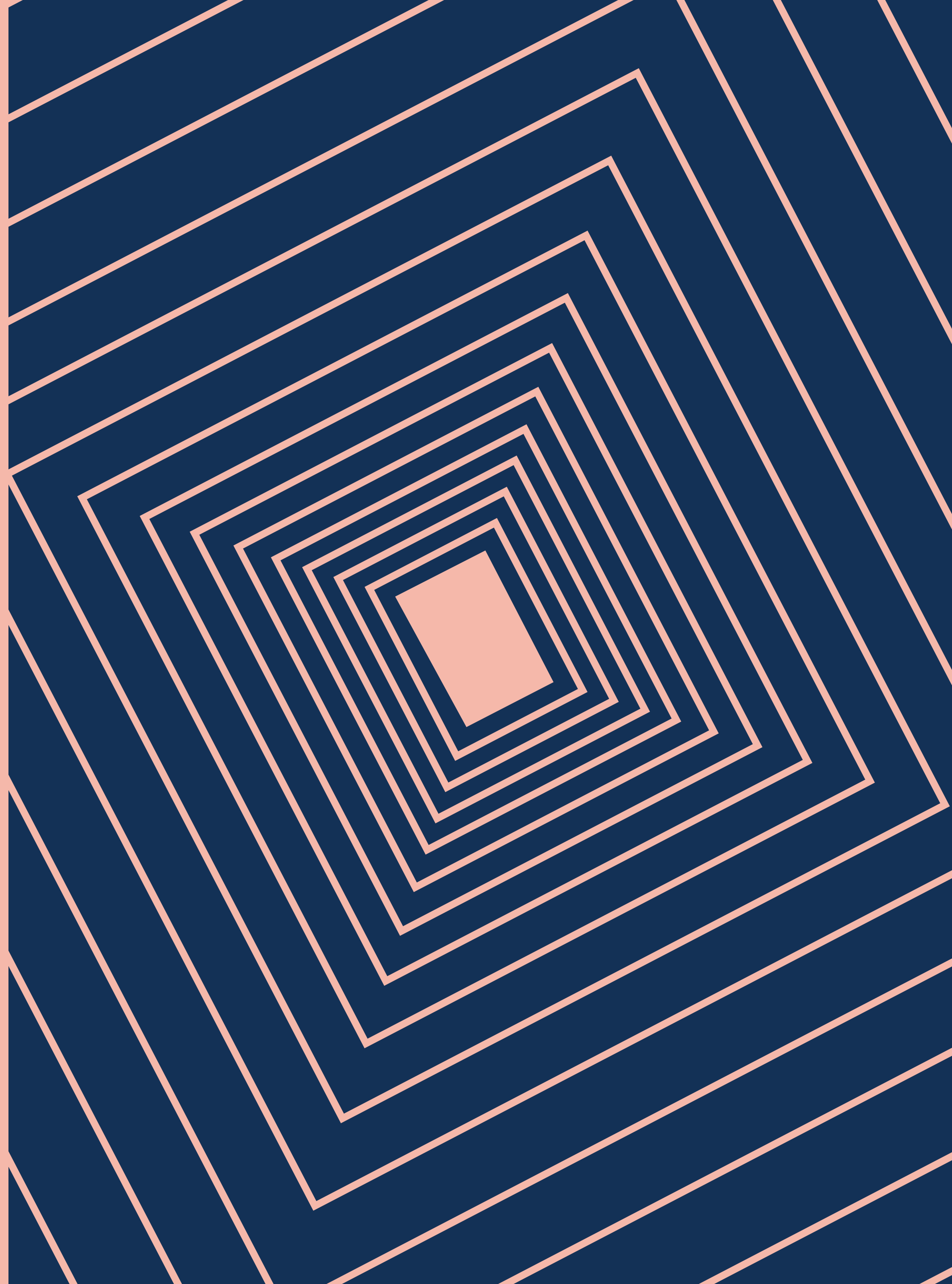
The distinctive style of One Golden Mile can be felt even before one enters its lobby: a grand canopy in the form of a specially commissioned, large art installation welcomes visitors. The inclusion of several art pieces, both public and private, are spread throughout the premises to add beauty to everyday functions and to help ascribe a distinct character to the building ecosystem. These nurture a spirit of creativity, harmony and collaboration that adds a level of elegance unseen in a commercial property of this kind.





At One Golden Mile, the efficient and elegant meet in perfect harmony. The pursuit of functionality and productivity as the core drivers of design has resulted in vastu-compliant floor plans which are optimal in terms of utility, serviceability and modularity. The layout of each floor plan ensures that every office unit – regardless of size and location – gets refreshing views and natural light that fills even the elevator lobbies. One Golden Mile has been designed with specifications and amenities that enable it to offer true differentiation in terms of user-experience because, ultimately, it's always about you.

EFFICIENCY MEETS ELEGANCE





WELCOME TO A WORLD OF CALM

As you drive into One Golden Mile, a placid pool of water welcomes you. This drop-off space enables you to reflect and recharge before you enter the building. Its gold-tinted slender columns, a stairway from the basement that daylights into the water body and continues on to the outdoor terrace, a bridge brings people onto the sidewalk leading into the lobby, all help create a serene Zen space.



At One Golden Mile, separate entrances exist for office-goers and shoppers. The entrance to the office building is through a relaxingly warm, welcoming driveway covered by a suspended canopy. It sets the tone for the grandeur of the building, which is accentuated by the subtle landscape in the front. Upon entering, one encounters a spacious lobby that continues the regal journey into the building interiors.

ENTER IN STYLE



Designed to be both monastic in its simplicity and premium in its materials, the definitive combination of white marble, accentuated gold highlights and traditional native fabrics give the entrance a truly global character while instilling a sense of local pride.

A ROYAL RECEPTION



The office lobby is designed generously in terms of space with a height of 6 meters to look appealing and welcoming.

A LOBBY THAT LIFTS YOUR SPIRITS



SMOOTH, SILENT ELEVATORS: BECAUSE YOUR MIND IS ALWAYS AT WORK.

In less time than it takes
for you to read this copy,
the elevators at One Golden
Mile will have arrived:
with an average wait
time of 14.3 seconds and
a capacity of 24 passengers,
you can be assured of an
uplifting experience.



02

SHUTTLE ELEVATORS FOR
SECURITY AND SINGLE-POINT ACCESS

08

HIGH-SPEED PASSENGER ELEVATORS

24

PASSENGER CAPACITY

14.3

SECONDS OF AVERAGE
WAIT TIME



* These statistics are based on the vertical transportation analysis done for the respective design plans and based on current NBC standards.



LIFT LOBBIES TO LIGHT UP YOUR LIFE

The eight high-speed, office elevators with a DCS (Destination Control System) open onto spacious, glass-fronted lobbies at every floor where refreshingly crisp, natural light flows in all day. The fire and service elevators, on the other hand, are located so that service and guest movements are completely segregated. All certain to leave you undisturbed when you are entering or exiting your office. Shuttle elevators from the basements to the lobby have been planned, and provisioned for, to provide secure access control. Speedy and spacious, the elevators exceed standard market benchmarks to ensure low waiting times for users and better handling capacity during peak hours.

THINK BIG OR START SMALL

FLEXIBLE OFFICE SPACES MAKE IT EASY FOR YOU.

Our office spaces have been planned along the outer edge of the tower with adjoining service spaces within them. This helps provide an unobstructed view and natural light from every vantage point regardless of the size of the office.

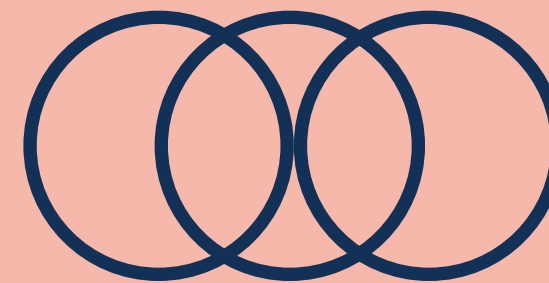


FLEXIBILITY

Every office floor plan is designed for a single tenant or for a multi-tenant scenario. As a result, any office floor plan can be easily and efficiently split into several smaller office spaces without sacrificing any of the other advantages.

EFFICIENCY

The common areas and services have been tucked away towards one end of the floor in an optimal manner resulting in an efficient floor layout. This ensures that you get the maximum bang for your buck in the most premium building of Kokapet.



GEOMETRY

Individual office units have been designed to be as rectangular as possible. This ensures that minimal space is wasted and each unit is optimal in terms of usability and layout.



At One Golden Mile, it's not just the look that wows users and visitors. It's also the way we've enabled configurability to make life better for people who work here. Open, efficient floor plans allow for collaborative workspace layouts as well as closed-off private rooms - all bathed in natural light for a feel-fresh all-day vibe.

GET FLOORED



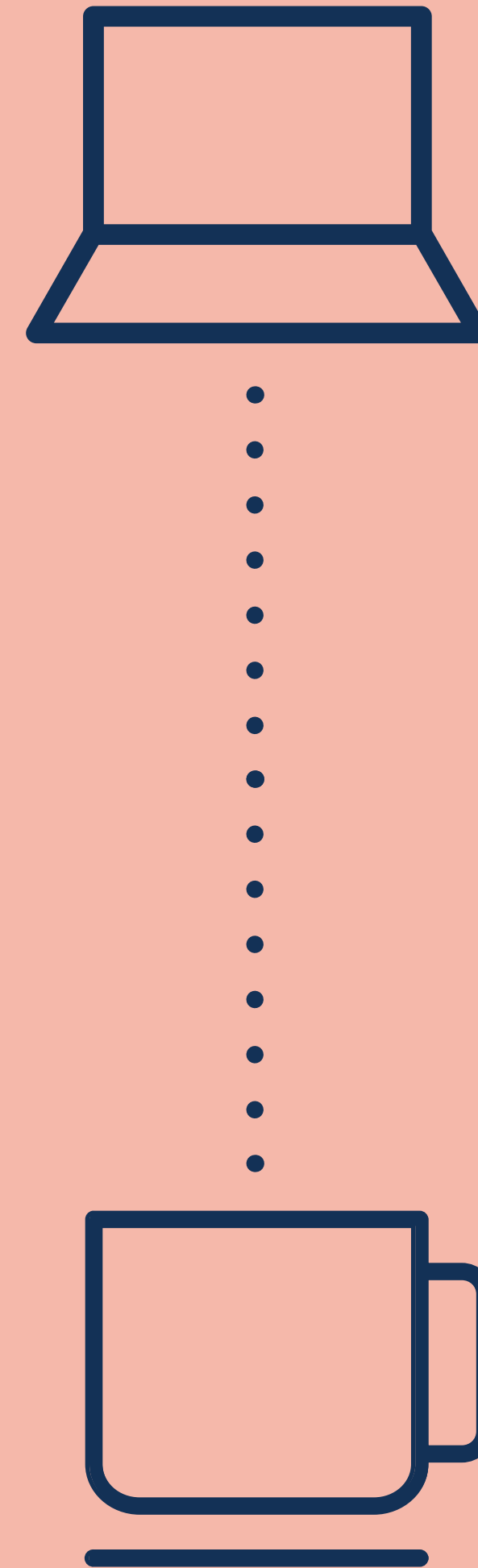
The landscape for the project is designed as three unique zones: the retail, the office and the entry zone. The retail zone interfaces with the city road and is designed to draw people into the retail facilities, the design for the office zone is interpreted as an amenity and aims to create an urban oasis for interaction, informal meetings and work. The entry area is conceived as the starting point of the entry experience that continues through the main lobby and the elevator lobbies.

The design vocabulary and the material palette remains consistent throughout the landscape with the aim to project a narrative of functional design that is calming and engaging with the community.

OPEN SPACES TO BRING PEOPLE CLOSE



THE SHORTEST RIDE
FROM A CONFERENCE ROOM
TO THE CAFÉS





CAFETERIAS AND LOUNGES
JUST BELOW YOUR OFFICE.
BECAUSE MEETINGS
SHOULD STRETCH A BIT.

Apart from all the functional and aesthetic features that make One Golden Mile a sought-after destination, its truly unique quality is the blend of office and retail spaces (premium shops and F&B outlets). The exclusive ground and first floor retail area is accessible from the road and is segregated from the main office entry to eliminate traffic and other disturbances. A pedestrian-only paved street, central to the retail landscape experience, functions both as a transition space between the road and the retail as well as an urban open space for outdoor dining, events and office gatherings. The retail component of the building is designed to strategically complement the offices with utilitarian and self-sufficient services such as banking, cafés, a food court, gyms etc. and not to conflict with it. The building is thus a self-sufficient and contained unit with everything that you require within the campus. This will help improve the morale of employees and help prevent any wastage of time during business hours. In short, enabling a seamless workday flow.



DINE AND SHOP WITHOUT STEPPING OUT

Complementary retail outlet zone with separate entrances that make it easy for your teams to unwind during work breaks. An open-to-the-sky porch for outdoor dining on the first floor.



AMPLE PARKING, AND A CUTE LITTLE PARK

The luxury of having four basement floors with stack parking provisioned in each and every one of them, further regulated by a Parking Management System, ensures that you have never to scramble for a parking spot, no matter the time of day. And green patches at the road level make it even more pleasing to the eye.

15 STOREYS, EACH ONE WITH A STORY TO BE WRITTEN

It's time to tell the world you've arrived. With your company's logo on the façade of One Golden Mile, it signals success like nothing else can. Located at a corner of two major roads with huge frontage, visibility is ensured. Unlike crowded IT and business parks, this offers a remarkable branding opportunity for businesses to have their presence felt. Occupants get all the strategic advantages of being surrounded by other company offices, spirit of innovation, talent and technology without being anonymous in a faceless concrete jungle.



OUR TRINITY OF LEADERS

AUREAN

The team at Aurean, headed by Pushkin Reddy and Devi Shri Charan Reddy, draws upon experience across diverse domains such as IT, telecom infrastructure, civil infrastructure, real estate and education. Its vision is to leverage its versatility and core strengths in technical design and execution excellence, coupled with an unwavering focus on customer experience to build enduring stakeholder relationships and value.

ESKAR

Eskar was founded by Rithwik Mali with the objective of bringing a systems-based approach to property development. By efficiently managing the process flow between vision and execution, and by incorporating the latest technologies, tools and best standard operating practices, Eskar aims to transform ideas into realty.

TERMINUS T

S.P. Reddy, a serial entrepreneur and philanthropist, is a successful entrepreneur and an investor in US and India across domains as diverse as IT in defence, transportation, public sectors, healthcare, hospitality and real estate development. He has successfully completed the construction and hand-over of over 3.5 million sq. ft. with another 7 million sq. ft. currently in the pipeline. Mr. Reddy is also an active philanthropist leading initiatives such as 'Impact' which helped increase the survival rate of children with cancer in one of the largest states of India dramatically.

SPECIFICATIONS

STRUCTURE

RCC-framed structure

GREEN TECHNOLOGIES

Sewage treatment plant (STP), rain-water harvesting and irrigation system for landscaping using STP water

FIRE PROTECTION

Automatic fire/smoke detection, fire/smoke management system per NBC norms

CENTRALIZED AC

HVAC for the common areas

VERTICAL TRANSPORT

High-speed elevators with DCS - Otis/ Thyssen Krupp/Schindler or equivalent

SECURITY SYSTEM

CCTV/surveillance cameras at all entry and exit points

SUPER STRUCTURE

Walls with AAC blocks and mortar

FAÇADE

External periphery finished with structural glazing (DGU)

PLASTERING

Finish in cement mortar for internal walls

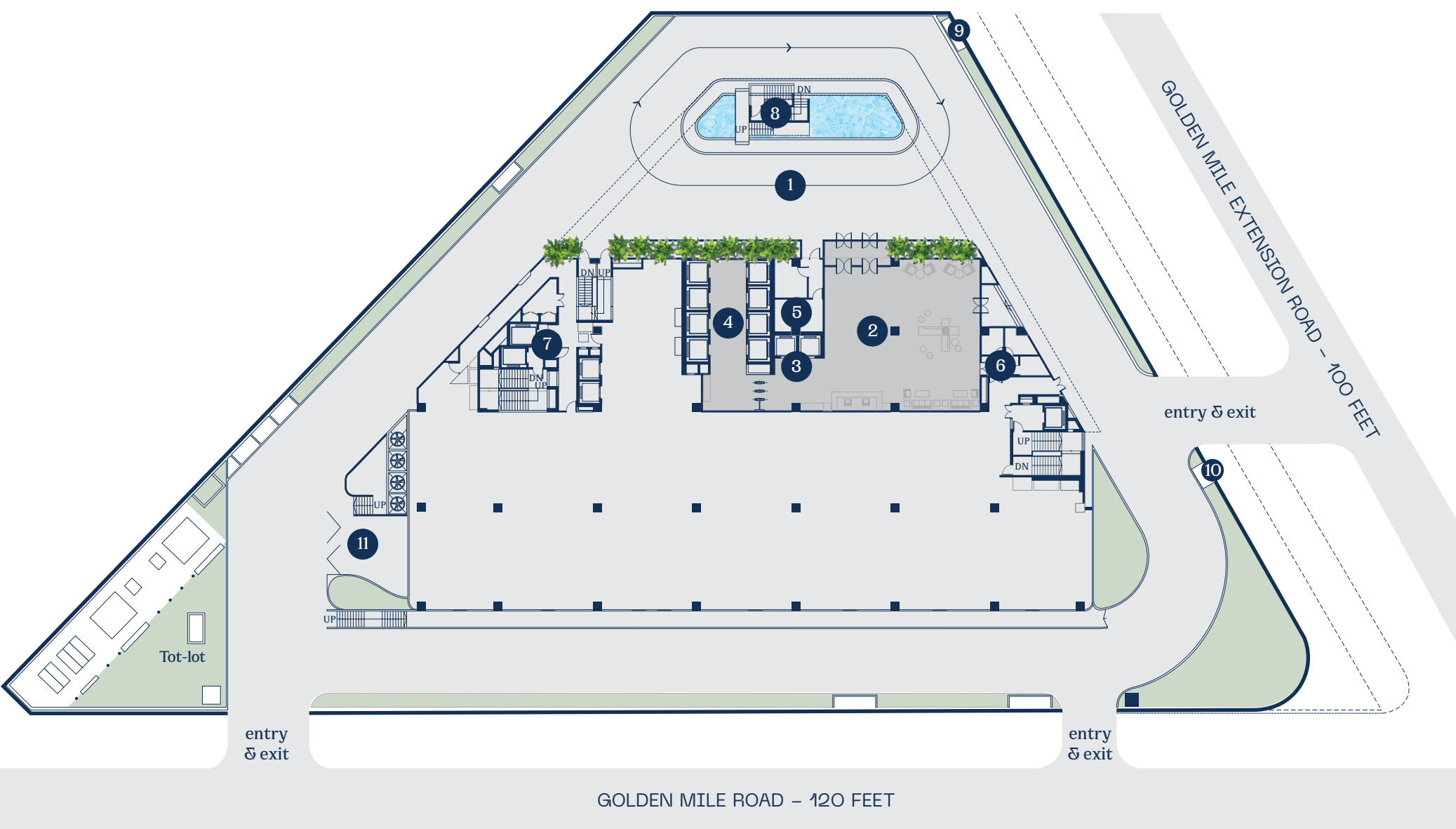
FLOORING

Entrance lobbies: Combination of granite marble and vitrified tiles
Corridors: Vitrified tiles or equivalent
Staircase & service rooms: Natural stone

GROUND FLOOR PLAN

- 1 Office porte cochere (social desk above)
- 2 Office lobby
- 3 Shuttle elevators
- 4 Elevator lobby
- 5 Surveillance lobby
- 6 Toilets
- 7 Fire and service lobby
- 8 Staircase from basement to ground floor
- 9 Delivery and pick-up centre for food and packages
- 10 Security cabin
- 11 Ramp to basements

NORTH

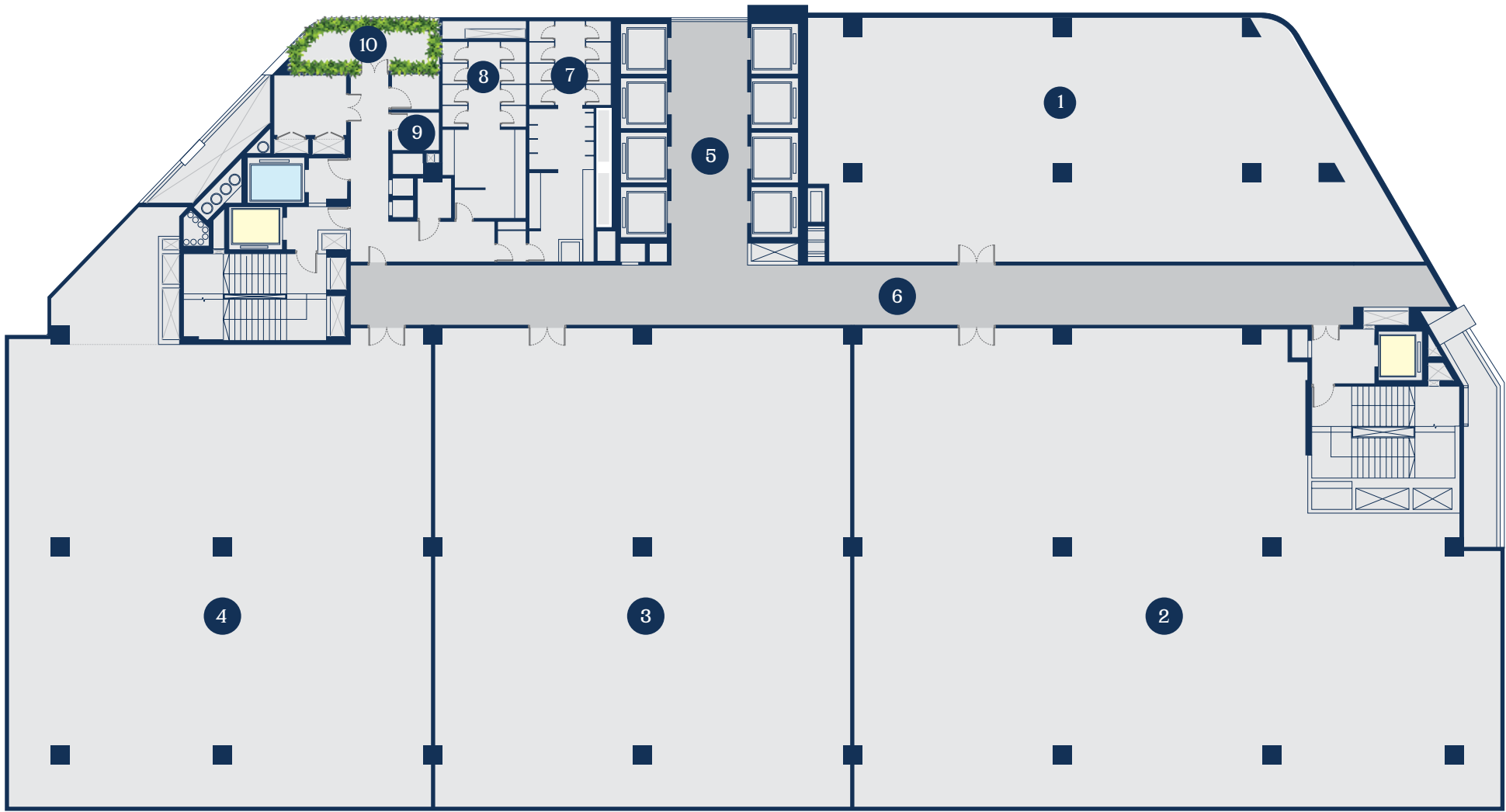


TYPICAL FLOOR PLAN

LEVELS - 2,3,5,6,7,9,10,11,14,15

- 1 Office 01 - 5,637 sq. ft.
- 2 Office 02 - 11,425 sq. ft.
- 3 Office 03 - 8,457 sq. ft.
- 4 Office 04 - 8,699 sq. ft.
- 5 Elevator lobby
- 6 3.3m wide corridor
- 7 Gents toilet
- 8 Ladies toilet
- 9 Pantry
- 10 Break-out deck

NORTH



REFUGE FLOOR PLAN

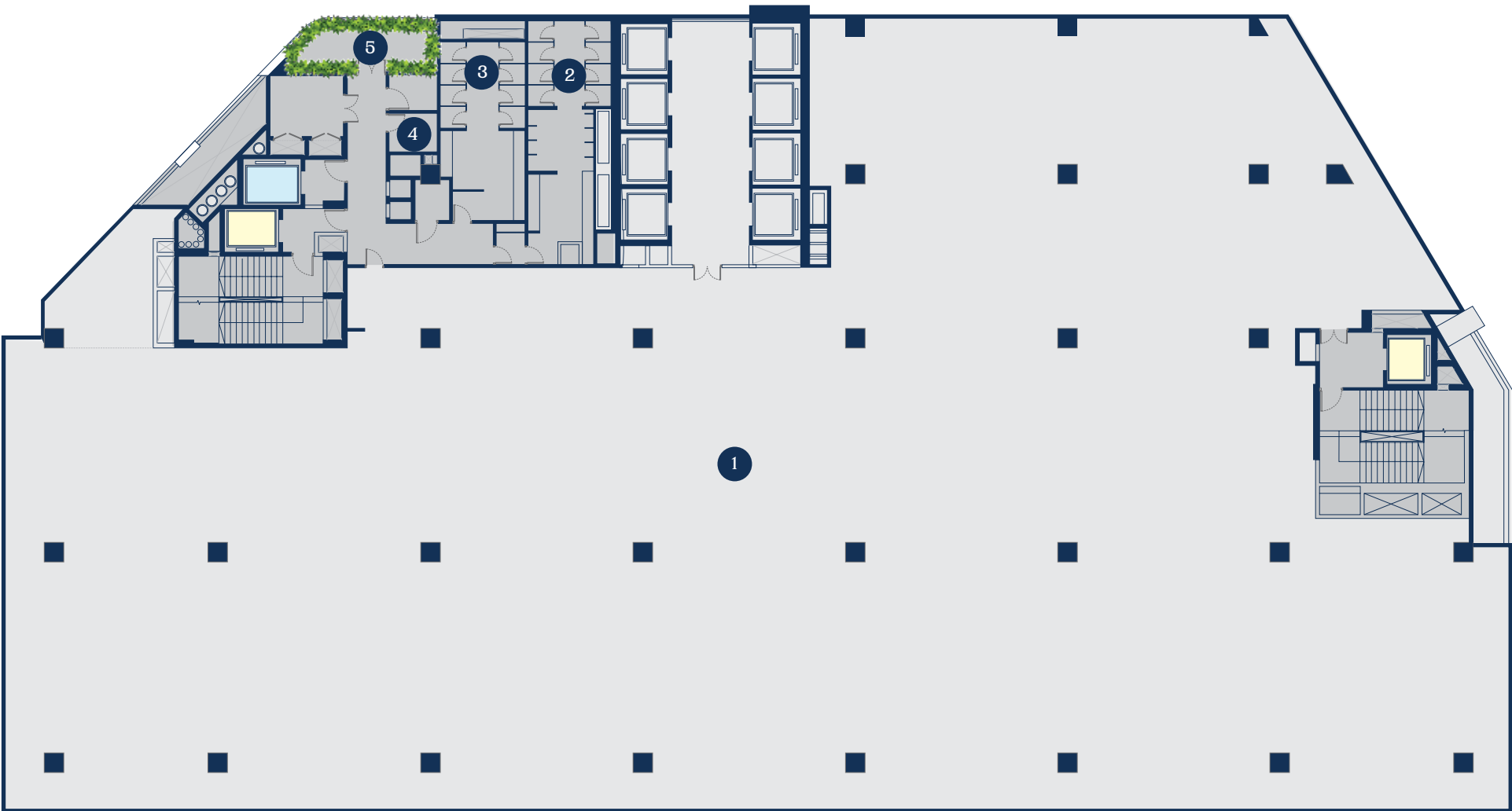
LEVELS – 4,8,12

- 1 Office 01 - 2,101 sq. ft.
- 2 Office 02 - 11,425 sq. ft.
- 3 Office 03 - 8,457 sq. ft.
- 4 Office 04 - 8,699 sq. ft.
- 5 Refuge
- 6 Elevator lobby
- 7 3.3m wide corridor
- 8 Gents toilet
- 9 Ladies toilet
- 10 Pantry
- 11 Break-out deck



SINGLE TENANT FLOOR PLAN

- 1 Office 01 - 34,218 sq. ft.
- 2 Gents toilet
- 3 Ladies toilet
- 4 Pantry
- 5 Break-out deck



UNIT AREAS

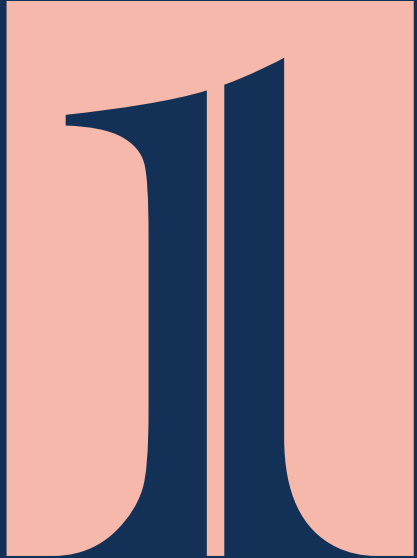
<div>LEVEL</div> <div>2</div> <div>OFFICE 01.....5637 SQFT OFFICE 02..... 11425 SQFT OFFICE 03.....8457 SQFT OFFICE 04..... 8699 SQFT</div> <div>FLOOR PLATE34218 SQFT</div>	<div>LEVEL</div> <div>3</div> <div>OFFICE 01.....5637 SQFT OFFICE 02..... 11425 SQFT OFFICE 03.....8457 SQFT OFFICE 04..... 8699 SQFT</div> <div>FLOOR PLATE34218 SQFT</div>	<div>LEVEL</div> <div>4</div> <div>OFFICE 01..... 2101 SQFT OFFICE 02..... 11425 SQFT OFFICE 03..... 8457 SQFT OFFICE 04..... 8699 SQFT</div> <div>FLOOR PLATE30682 SQFT</div>	<div>LEVEL</div> <div>11</div> <div>OFFICE 01.....5637 SQFT OFFICE 02..... 11425 SQFT OFFICE 03.....8457 SQFT OFFICE 04..... 8699 SQFT</div> <div>FLOOR PLATE34218 SQFT</div>	<div>LEVEL</div> <div>12</div> <div>OFFICE 01..... 2101 SQFT OFFICE 02..... 11425 SQFT OFFICE 03..... 8457 SQFT OFFICE 04..... 8699 SQFT</div> <div>FLOOR PLATE30682 SQFT</div>	<div>LEVEL</div> <div>14</div> <div>OFFICE 01.....5637 SQFT OFFICE 02..... 11425 SQFT OFFICE 03.....8457 SQFT OFFICE 04..... 8699 SQFT</div> <div>FLOOR PLATE34218 SQFT</div>
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COME

DISCOVER

THE

DISTINCTIVE



ONE GOLDEN MILE

Principal Architects

PG Patki Architects

Structural Engineering & Design

Mantha Associates Consulting Pvt Ltd

Project Management Consultants

Landbase Consulting India Pvt Ltd

MEP Consultants

Synergy Infra Pvt Ltd

Vertical Transportation Consultants

L'avenir Consultants

Façade Consultants

Aspect Façade & Engineering

Landscape Consultants

Studio Chintala

Interior Design Consultants

Studio Chintala

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PROJECT ADDRESS

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