



VAISHALI  
GHAZIABAD



MAHAGUN

A NAME THAT PERFORMS

# MAHAGUN METRO MALL HYPER MARKET





## Location Advantages

Spanning over 0.5 million square feet, the Mahagun Metro Mall is a premier mixed-use development that seamlessly combines shopping, multiplex entertainment, a large hypermarket, and a hotel block managed by the Sarovar Group. As one of the largest retail complexes in Delhi NCR, this mall serves as a key hub for the neighbourhood.

Operational for the past 12 years, the mall offers an unparalleled shopping experience. Its design ensures a comfortable visit, featuring ample natural light through a series of atriums, an efficient circulation network, and diverse areas for relaxation and enjoyment.

Strategically situated in Sector 3, Vaishali, Ghaziabad, and just 0.5 km from Vaishali Metro Station, the mall provides easy connectivity to various NCR regions, including Delhi, Noida, Ghaziabad, and Faridabad.



- High density populated areas
- 10 mins drive from UP Gate
- 10 mins drive from Anand Vihar ISBT and nearby Railway Stations
- 5 mins Vaishali Metro Station
- Attractive rental yields and high appreciation is expected in the near future.
- Seamless connectivity from Ghaziabad, Noida, Greater Noida, Siddharth Vihar, Indrapuram and New Delhi

## Ghaziabad Biggest Destination Mall

Located in Sector 3, Vaishali, this ready-to-move project offers budget-friendly investment opportunities. For those aiming for promising returns, Mahagun Metro Mall stands out as Ghaziabad's premier commercial venture, featuring a range of property options. With shops and showrooms designed for maximum visibility and high foot traffic, it's a top choice for investors looking to capitalise on a thriving retail environment.



- Hyper Market
- Anchor and inline stores
- Restaurants
- Entertainment Zone & Food Court
- Multiplex
- Hotel
- Shoppers Paradise



## Shoppers Paradise

- Organise mall with approximately 4,50,000 sq. ft. of retail space
- One of the largest multiplexes in the area
- Family entertainment centre and kids' play zone
- Spacious hypermarket catering to daily needs
- Underground parking accommodating approximately 1,000 cars
- Impressive selection of restaurants offering diverse culinary experiences
- Massive food court to satisfy all taste preferences
- Multi-level international fashion anchor stores
- Cafés and lounges with open-air seating
- Dedicated drop-off zones for the mall, hotel, and banquet facilities
- Luxury hotel featuring around 125 rooms, a spa, swimming pool, and more

### TOP RESTAURANTS & POPULAR FOOD BRANDS



### TOP FASHION OUTLETS & APPAREL BRANDS

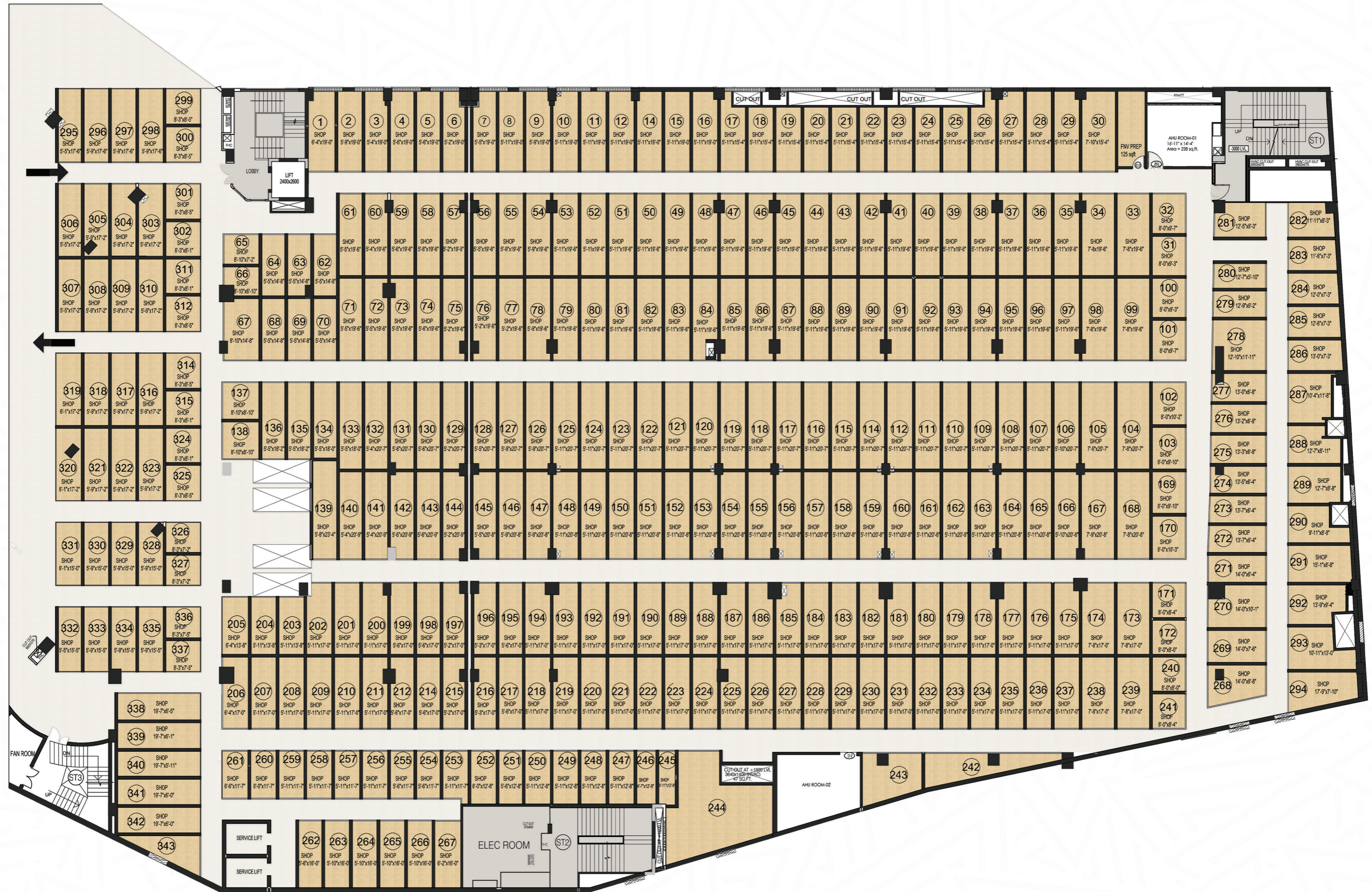


## Investment Options

- Located on the lower ground floor
- Unit sizes starting from 200 sq. ft.
- Pre-leased to a well-established hypermarket chain
- Operational for the past 12 years
- Virtual spaces available
- Monthly rental income, higher than many investment alternatives, along with potential for capital appreciation
- Safe investment offering peace of mind

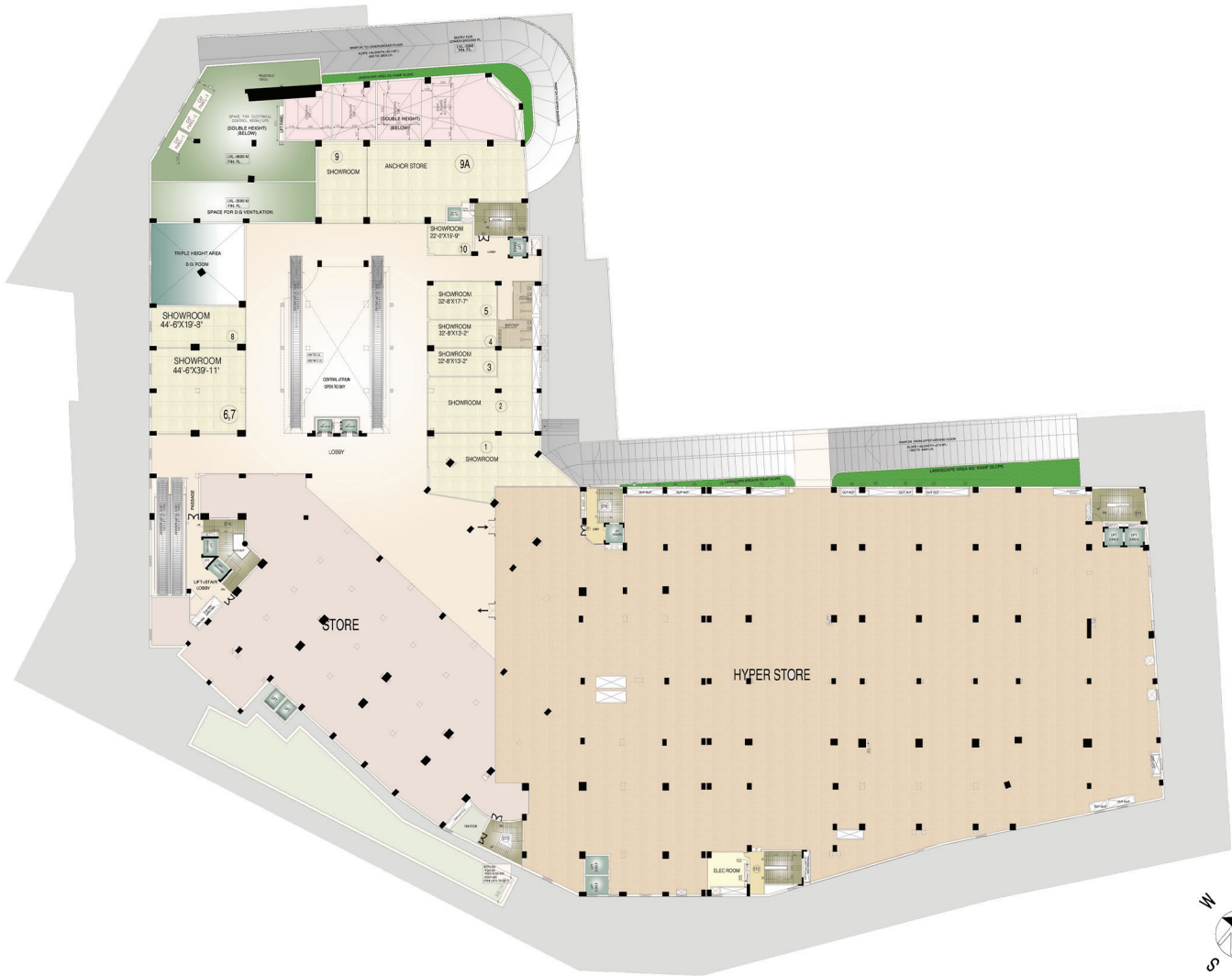


# Lower Ground Floor Hypermarket Unit Layout Plan





# Lower Ground Floor Layout Plan



**MAHAGUN**

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SCAN  
HERE FOR  
LOCATION

