

CAPABLE



# THE EMPORIA

— • DOWNTOWN • —

Raj Nagar Extension, Ghaziabad

THE  
HIGH STREET  
OF HUGE  
OPPORTUNITIES

UP RERA REGISTRATION NO.  
UPRERAPRJ769268

## WHY THE EMPORIA?



HIGH STREET  
RETAIL



ANCHOR &  
FASHION STORES



ENTERTAINMENT ZONE  
WITH FOOD COURT



STRATEGIC  
LOCATION



AMPLE  
PARKING



LUXURY  
LIFESTYLE

### ALL-IN-ONE

FAMILY

FASHION

FOOD

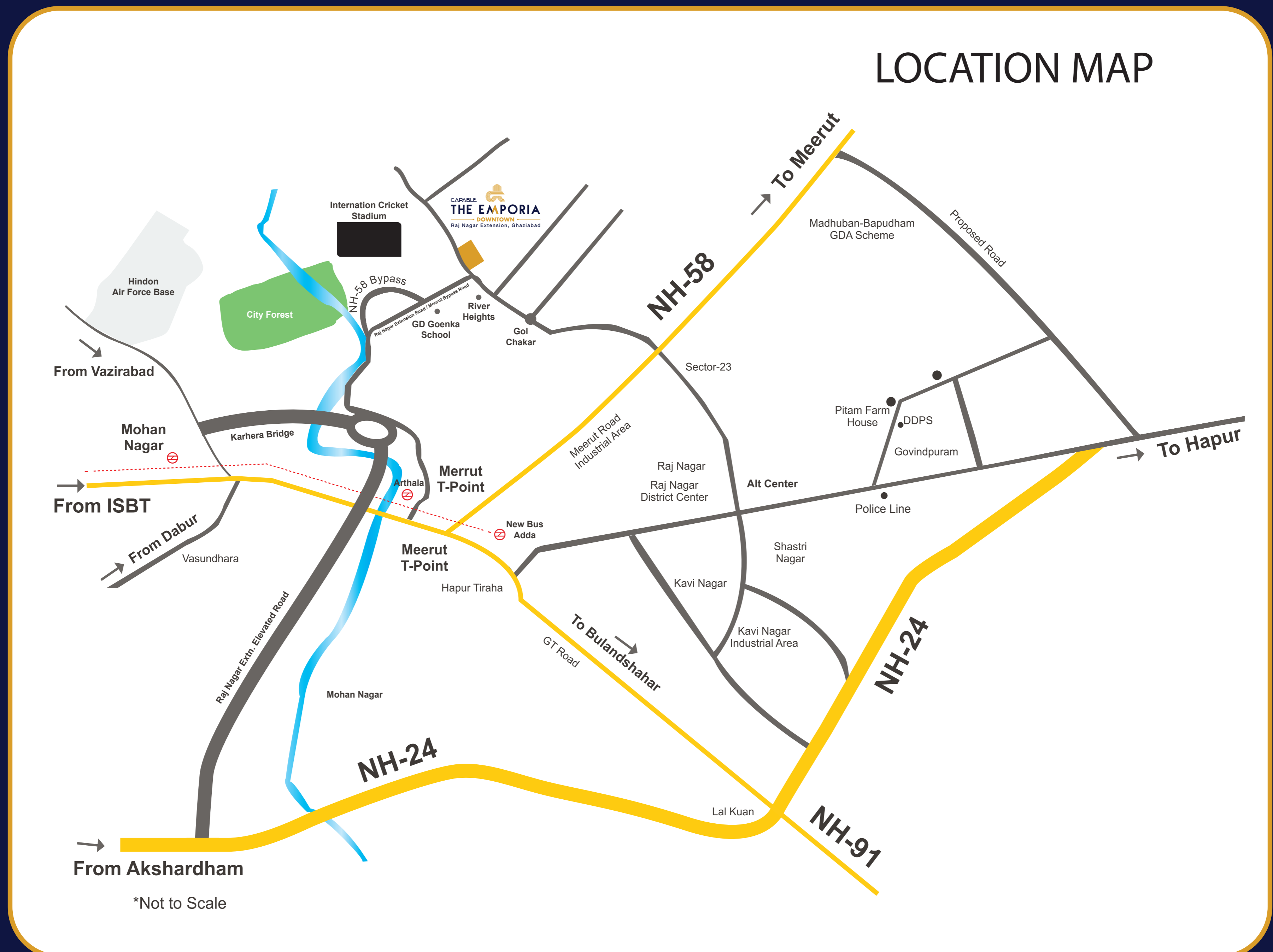
FUN

- The project is spread over 2.5 acres of land with a wide frontage of 215 meters.
- Premium destination which offers business, shopping and fun with finest shopping experience.
- Encompasses 417 premium retail outlets. A fusion of high street and premium retail outlets. Right product mix of anchor and vanilla stores.
- Large floor plate designed for hypermarket.
- Future catchment by luxury hotel and family club in premises.
- Parking space for approx. 800 cars.

# Raj Nagar Extension

## A Rising City

- Thriving population of 2 lakhs.
- More than 50 running residential projects & 30-35 reputed builders.
- Excellent connectivity to Delhi & NCR.
- Upcoming destination of Delhi & NCR.



Project Designed by:  
**ANUJ AGARWAL ARCHITECT & A SHARMA ASSOCIATES**



### CAPABLE BUILDWELL PRIVATE LIMITED

COMMERCIAL | RESIDENTIAL | HOSPITALITY

Site Address: Khasra No-919, (Noor Nagar ) Raj Nagar Extension Ghaziabad.  
 Corporate Office: B-51/3, First Floor, Tower-B, The Corenthum, A-41, Sector-62, Noida-201301.  
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# Creating a world of happiness

Capable Buildwell is keen on bringing skills, energy and creative spirit to deliver novelty into real estate and spreading joy to all its enterprises. We are passionate about delivering exceptional projects that would meet the future requirements of our customers. Our simple objective is to plan and build lifestyle by making world class homes, hotels, clubs, shopping malls, old age homes, hospitals, and IT parks with comfort, luxury and style.

## Our team

Our team has an extensive experience in working with large scale commercial and residential projects. Authentic leadership and an innovative mindset are the two core qualities of our team and that drives our organization. We believe in building honest relationships with our customers and always extend an enthusiastic support to help maintain and upgrade their life rather than just the lifestyle.



Take a step closer to  
your dream Shop.  
Hassle-free loan available from



Capable The Emporia is a project with some great ideas that will meet the changing taste and style of the society. Conceptualized with a concept of business, shopping, entertainment and fun under one roof. Well designed retails hubs, residential property, commercial ventures, hotels, restaurants, sports and family clubs, banquet halls, gaming zones, gyms, second inning homes, and much more, will be a striking part of this project. With an aim to set high standards, buildings under the name of Capable Downtown will be one of the greatest blessings in the world of architecture. Capable The Emporia is all set to transform your living space into an urban destination.

# SITE PLAN



A new magnificent landmark with frontage of 220 meters

Natural day and night light high visibility road / atrium facing shops

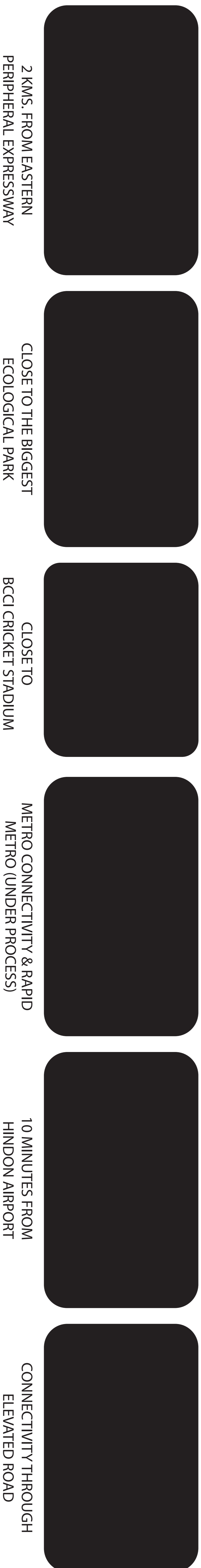
Customizable from 200 sq. ft. to 20,000 sq. ft.

Large floor plate for Hyper Market

Best for Vanilla / Anchor Stores / Banks / ATMs

Entertainment Zone with Food Court

## Strategic Location



### LIFT LOBBIES/CORRIDORS

Floor	Stone/Vitrified Tiles
Walls	Tiles/Granite & acrylic emulsion paint
Ceiling	POP ceiling with acrylic emulsion paint
Railing	Glass/MS Railing

### TOILETS

Floor	Stone/ Vitrified Tiles
External Window	Aluminium framing with glass
Fitting	Standard CP Fitting
Walls	Tile up to False ceiling

### SHOP INTERIOR

Floor	Bare RCC Slab
Walls	Cement Plaster on Walls
Ceiling	Bare RCC Slab
Door	Normal GI Rolling Shutter on opening

## Project Specifications

FACADE

Exterior Paint