

ZION  
**CONNECT**



WHERE  
**Connectivity, Connections & Convenience**  
COME TOGETHER

# ZION

United by a shared vision, a collective of like-minded individuals, from diverse engineering backgrounds came together to pursue a purpose that goes beyond constructing buildings.

Their collective journey led to the creation of ZION — a platform rooted in fostering thoughtful, innovative, and people-centric lifestyles.

ZION embraces ideas from all walks of life, inviting contributors who resonate with its philosophy of Commitment Beyond Building.

It is this spirit of partnership — grounded in mutual respect for diverse perspectives — that fuels ZION'S mission to shape a dynamic and inclusive future.

Commitment Beyond Construction



# ZION CONNECT

**Welcome to ZION CONNECT Where Connectivity,  
Connections and Convenience Come Together**

At ZION CONNECT we have redefined the future of commercial real estate. Designed for businesses and retailers who value seamless integration and accessibility, CONNECT is more than just a space—it's a hub for growth, collaboration and success.

## ESSENTIAL ADVANCED FEATURES

**To ensure functionality, comfort and productivity**

ZION CONNECT creates a streamlined experience where you can efficiently meet your everyday needs while experiencing a sophisticated professional atmosphere.

1 TOWER  
G+12 STOREYS  
18 PRIME RETAIL SPACE  
132 EFFICIENT OFFICE SPACES



# Connectivity

**Where businesses thrive in a seamlessly connected world**

Located at a convenient cross road, CONNECT offers unparalleled access to strategic transportation networks for transit. Stay linked to your clients, partners, suppliers and family with ease.

Tap into new business opportunities with ZION CONNECT strategically located on Thaltej-Shilaj Road, in the thriving hub of Thaltej, Ahmedabad.

Perfectly positioned on a two-road corner, the site boasts excellent connectivity and high visibility – ideal for retail outlets, corporate offices, showrooms or F&B ventures.

#### Strategic Two-Road Corner Location

Facing a 36-meter wide road and an 18-meter internal road, offering unmatched frontage and ease of access.

#### Proximity to Metro Station

Just a short walk from the nearest metro station, ensuring seamless connectivity for employees, clients and customers.

#### Location Advantage

Located at the crossroads of convenience and connectivity, ZION CONNECT seamlessly links home, work and lifestyle.

HEBATPUR ROAD	0.5 km
SINDHU BHAVAN ROAD	1.0 km
RAJPATH ROAD	1.3 km
SG HIGHWAY	1.4 km
SP RING ROAD	2.4 km





## Connections

**Network unbound Opportunities infinite**

CONNECT is designed to foster collaboration. With modern office spaces and vibrant retail areas, this is where ideas meet opportunity.

Network with like-minded professionals and create lasting partnerships in a dynamic environment.



CONNECT is designed to foster meaningful collaboration and professional growth. With thoughtfully planned office spaces — ready to be used as co-working zones to private suites — and high-footfall retail areas, it creates the perfect backdrop for business interaction.

Whether you're an entrepreneur seeking collaborators, a startup looking for visibility, or a brand aiming to engage directly with consumers, CONNECT offers the people, platforms, and energy to turn conversations into partnerships.

THIS IS WHERE  
A CONNECTED COMMUNITY  
DRIVES COLLECTIVE SUCCESS



## Conveniences

### **Effortless access to everything your business needs**

Everything you need is right here. From state-of-the-art office amenities to premium retail options, CONNECT ensures your work-life balance is effortless.



**11'**

### High-Ceiling Office Spaces

With soaring 11 ft floor-to-ceiling height, every workspace feels more open, breathable, and bathed in natural light — creating an atmosphere that inspires focus and engagement.

**9'6"**

### Wide Floor Passages

Wide, uninterrupted corridors create a sense of openness and flow — enhancing visibility, accessibility and a premium environment for modern commercial activity.

**6**

### Elevators Per Floor

Six high-speed elevators on every floor mean shorter wait times and smoother transitions — elevating daily movement into a streamlined, business-class experience.

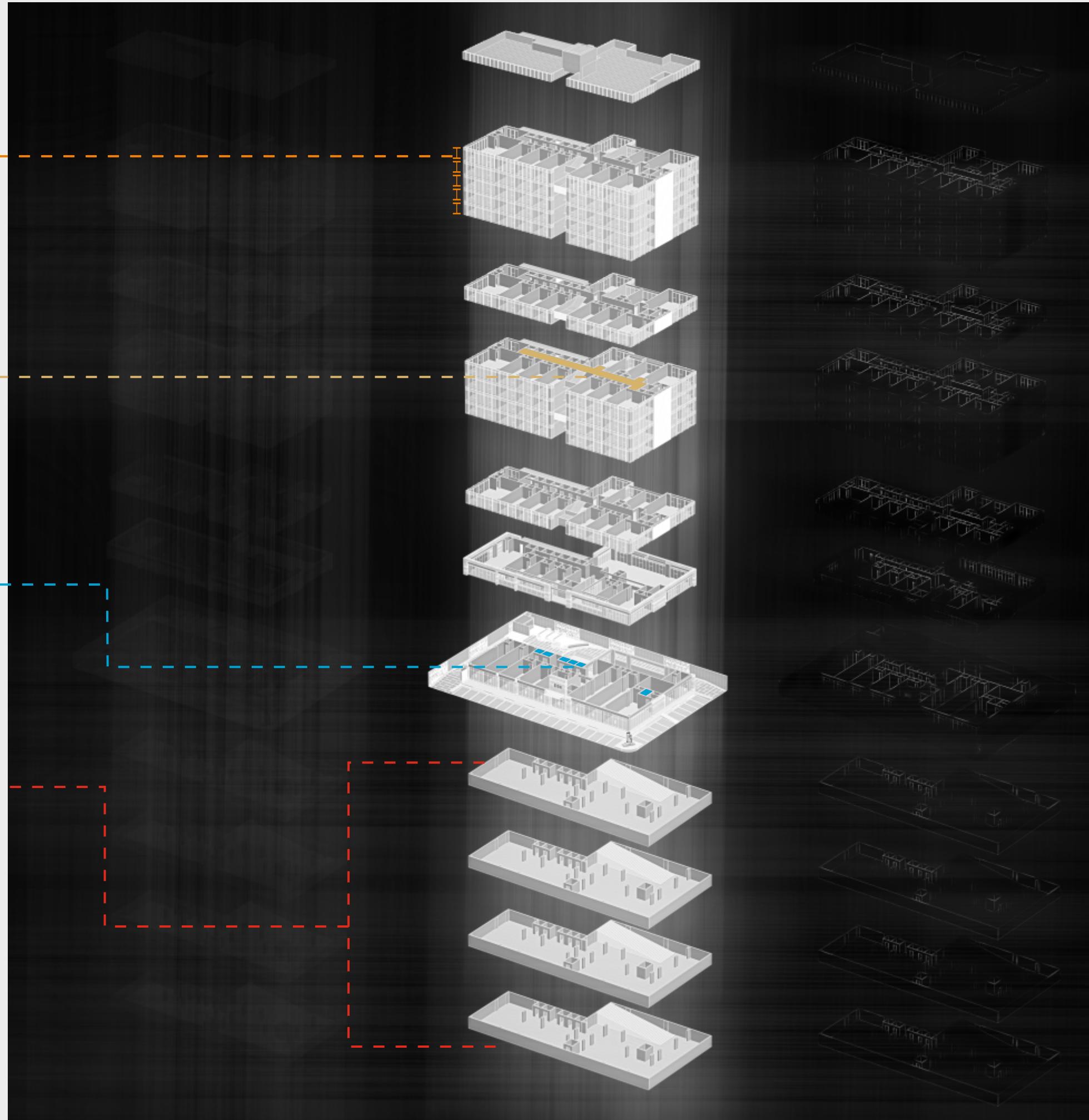
**5**

### Level Parking Conveniences with

**4**

### Level Basement Infrastructure

A dedicated five-level parking structure ensures effortless access and ample space, minimizing wait times and maximizing convenience for teams, clients, and visitors alike.





# RETAIL

SPACES AT CONNECT

Our vibrant retail spaces offer prime visibility, exceptional accessibility, and unmatched convenience. CONNECT effortlessly with customers in an environment crafted to elevate shopping experiences and drive growth.

High foot traffic locations for maximum visibility

Modern storefronts designed to attract and engage customers

Perfect for restaurants, boutiques, and service-based businesses

Flexible retail footprints, from compact boutiques to expansive flagship stores, offer tailored spaces that perfectly match your brand's vision and growth aspirations





# OFFICE

SPACES AT CONNECT

Designed for thriving businesses, our office spaces blend seamless connectivity with modern comforts, cultivating productive environments. Experience convenience and collaboration in spaces engineered for success and innovation.

Flexible floor plans to suit businesses of all sizes

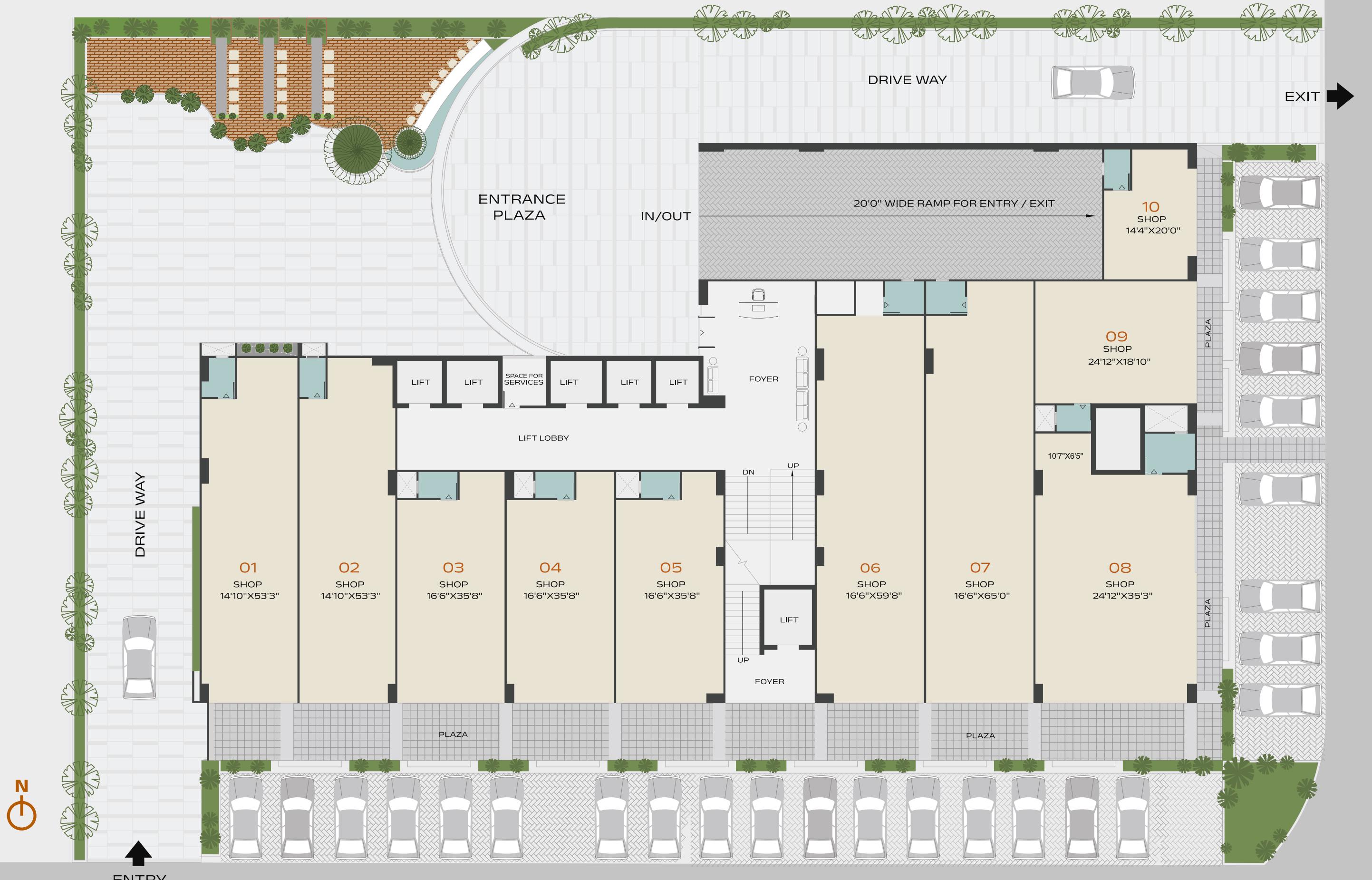
Five corner offices per floor with ample natural light to create a pleasant working environment

Select office floors feature thoughtfully designed compact garden spaces, offering refreshing retreats for relaxation, inspiration, and collaboration



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# GROUND FLOOR PLAN



← TOWARDS SP RING ROAD

36.00 MT. WIDE ROAD

→ TOWARDS SG HIGHWAY



# 1ST FLOOR



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# 2ND FLOOR



# 3RD TO 6TH FLOOR



# 7TH FLOOR



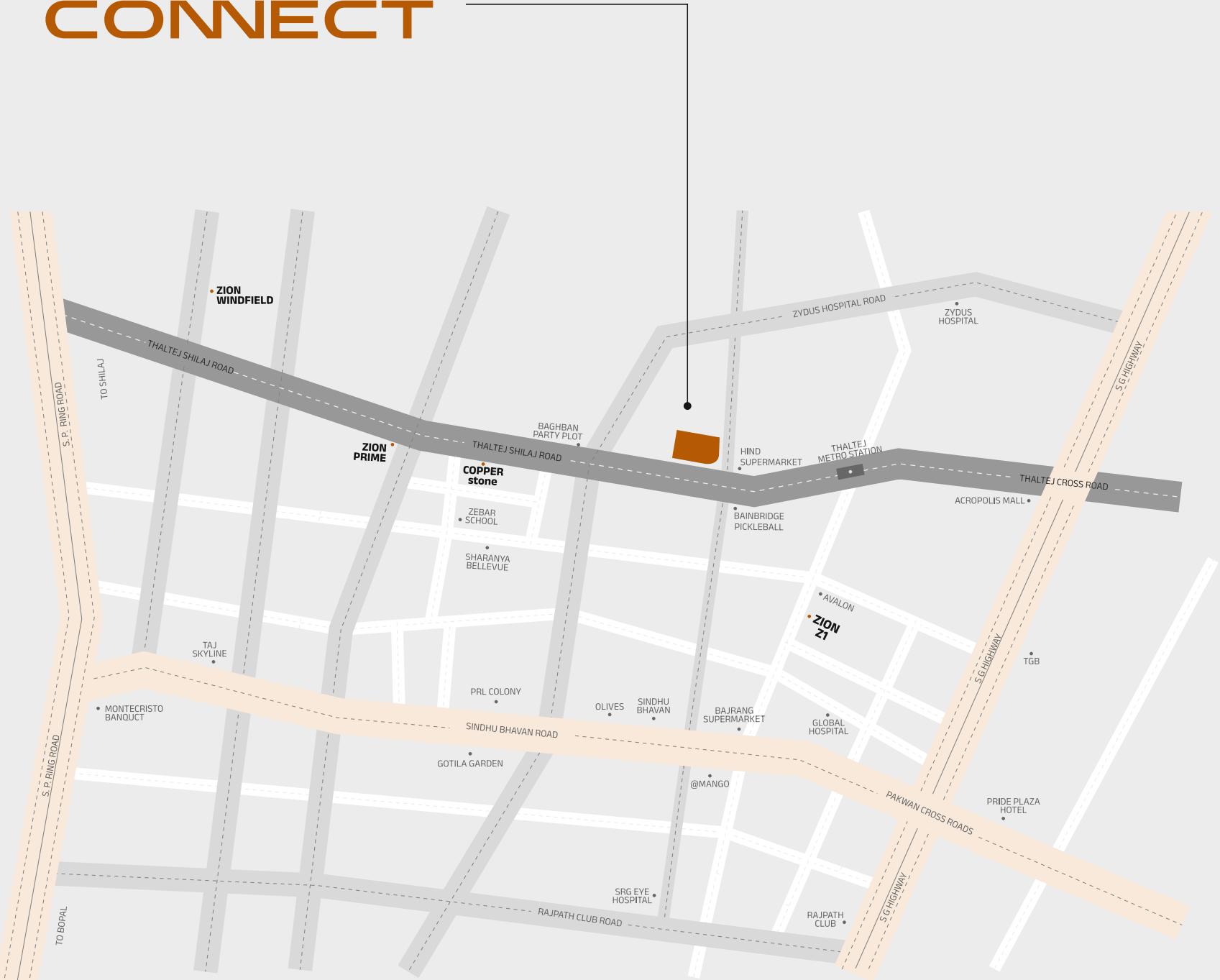
# 8TH TO 12TH FLOOR





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# ZION CONNECT



**SITE:** ZION CONNECT, FP-38/1, THALTEJ-SHILAJ ROAD, THALTEJ, AHMEDABAD-380059

**E-mail:** info@zionbuildcon.com **Website:** zionbuildcon.com

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**RERA NO.: PR/GJ/AHMEDABAD/DASKROI/Ahmedabad Municipal Corporation/CAA15199/120525/300628**



SCAN FOR LOCATION



## Specifications



### Structure

Earthquake Resistant Safe & Sound RCC Frame Structure



### Windows

Fully Glazed Anodized Aluminium Windows



### Flooring

Vitrified Tiles In Flooring, Stone Flooring In Staircase, Vitrified/Stone Flooring In Corridors & Passages, China Mosaic With Water Proofing Treatment On Terrace



### Toilet/Plumbing

Vitrified Tiles In Flooring, Concealed Plumbing With Superior Quality Branded Sanitaryware



### Paints

External -Double Coat Plaster/Texture/Cladding As Per Architect Detail



### Elevators

Premium Quality High Speed Elevator With Automatic Door



### Waterproofing

Waterproofing In All Toilets & Terrace Area

## Building Infrastructure



High-Speed Internet Connectivity



Torrent Power Supply



24x7 Water Supply



Fast Track Elevators

## Amenities And Services



AC Central Foyer



Power Back Up



Green Spaces



Wheelchair Access



Cafeteria

## Technology And Connectivity



Smart Building Technology



Wi-Fi Coverage

## Security And Safety



CCTV cameras



Access Control



Fire Safety



Emergency Exits

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