

YOUR ONE-STOP RETAIL & LIFESTYLE HUB

ANSA CITY CENTRE

Raj Nagar Extension



ABOUT RAJ NAGAR EXTENSION

- Located In Ghaziabad, Near NH-58
- Excellent Road Connectivity Via Hindon Elevated Road And Eastern Peripheral Expressway
- Governed By Ghaziabad Development Authority (GDA)
- Electricity Supplied By Paschimanchal Vidyut Vitran Nigam Ltd. (PvvnI)
- Offers Modern Infrastructure, Strong Connectivity, Amenities, And Affordable Housing, Making It Ideal For Both End-users And Investors



CONNECTIVITY ADVANTAGES

Road Connectivity

- Well-connected through NH-24, NH-9, NH-34, and NH-58
- Less than 30 Mins drive from Delhi & Noida
- Direct access to Ghaziabad, Delhi, Hapur and Meerut
- Smooth link to Meerut Industrial Area

Metro Connectivity

- Connected via the Red Line Metro
- Shaheed Sthal Metro Station (Delhi) is approx. 8 km away

Rail Connectivity

- Ghaziabad Railway Station is just 13 km away (30 minutes drive)

Air Connectivity

- Hindon Civil Airport – 7 km (nearest domestic terminal)
- Indira Gandhi International Airport (IGI) – 42 km

Upcoming Infrastructure

- International Cricket Stadium coming up on 23 acres, acquired by the BCCI, set to become a landmark destination

PROJECT HIGHLIGHTS



- Raj Nagar Extension's First centrally air-conditioned Hi-End Retail Mall



- Ample Parking with two levels of dedicated basement parking.



- Three-Side Open Corner Plot offering maximum visibility and accessibility



- Strong Residential Catchment of 25,000+ people within a 3 km radius, supported by a vibrant pedestrian catchment of 8,000 people



- Curated Mix of Domestic & International Brands ensuring tenant security and consistent footfall



- Seamless Connectivity through RRTS, Metro, and Eastern Peripheral Expressway (EPE), easing congestion in Ghaziabad and driving massive residential & commercial demand.

RETAIL MALL CATEGORIES

Fashion & Lifestyle

- Men's Wear
- Women's Wear
- Kids' Wear
- Footwear
- Cosmetics & Personal Care



Food & Beverages

- Food Court
- Casual & Fine-Dine Restaurants
- Cafés & Quick Service Outlets



Entertainment & Leisure

- Multiplex / Cinema
- Kids' Play Zone
- Gaming & Family Entertainment Zone



Others (Optional Add-ons)

- Electronics & Gadgets
- Home & Lifestyle Stores
- Supermarket (Food & Grocery Retail)



LOCATION ADVANTAGES

- **2 Min.** drive from UPCA Cricket Stadium
- **3 Min.** drive from City Forest, Ghaziabad
- **5 Min.** drive from Hindon River Metro Station
- **8 Min.** drive from Hindon Civil Airport
- **15 Min.** drive from Noida Sector-62
- **18 Min.** drive from Anand Vihar ISBT
- **20 Min.** drive from Akshardham Temple



ANSA City Centre USP's

- Spread across 1 acre of premium land
- Corner plot with 3-side open frontage ensuring maximum visibility & accessibility
- Facing a 90-meter wide L-shaped main road, driving strong vehicular & pedestrian footfall
- Positioned as the Flagship Retail Destination of Raj Nagar Extension
- First and only centrally air-conditioned mall in Raj Nagar Extension
- Ready-to-Move-In Property with immediate operational advantage
- Grade-A Retail Asset, fully leased with prominent vanilla brands, ensuring secure rental income through pre-leased investment.
- Ample car Parking, two level of dedicated car parking.



ANSA

CITY CENTRE

FLOOR PLANS

GROUND FLOOR

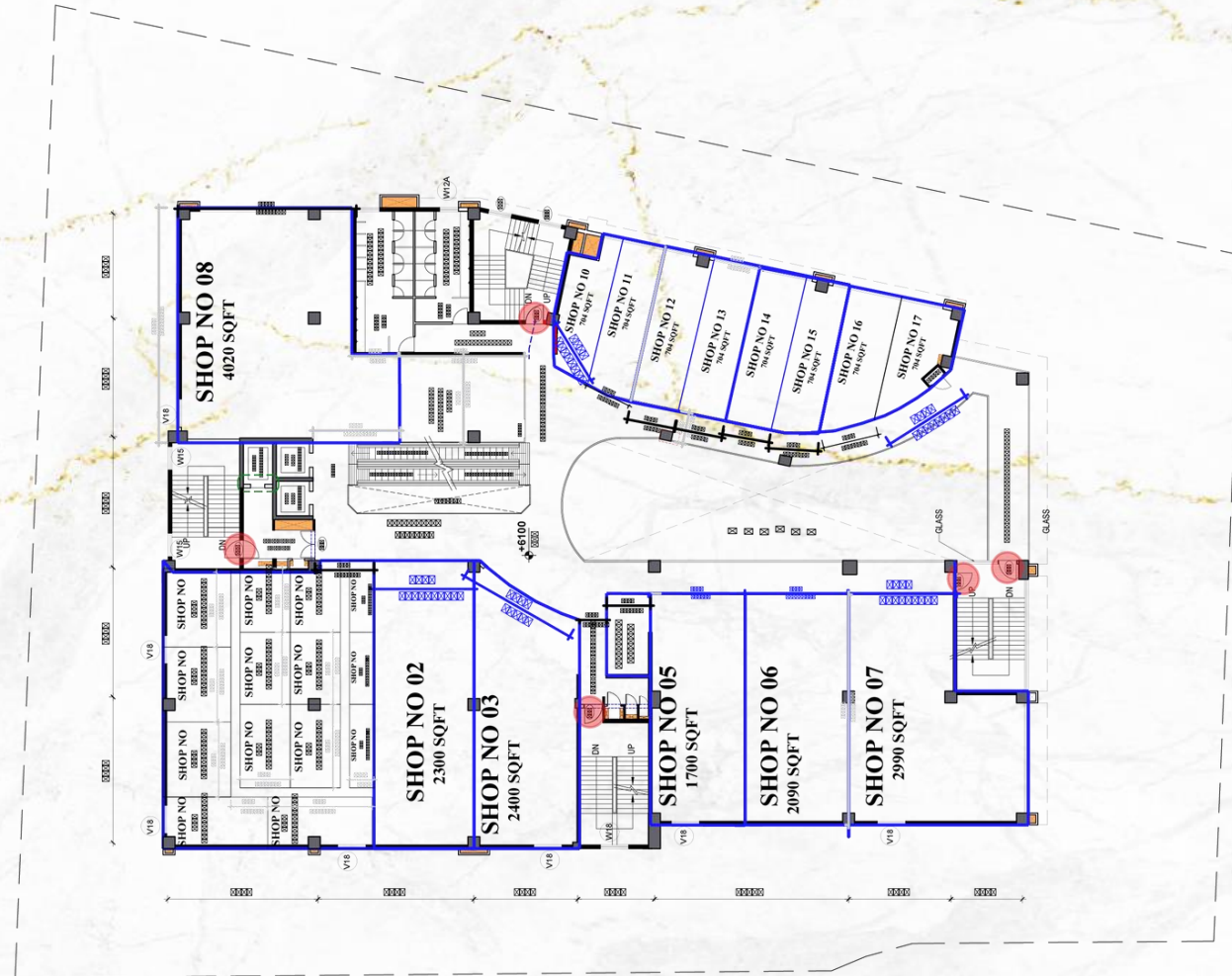
Lockable Retail



TO DELHI ← RAJ NAGAR EXT. ROAD → TO MEERUT

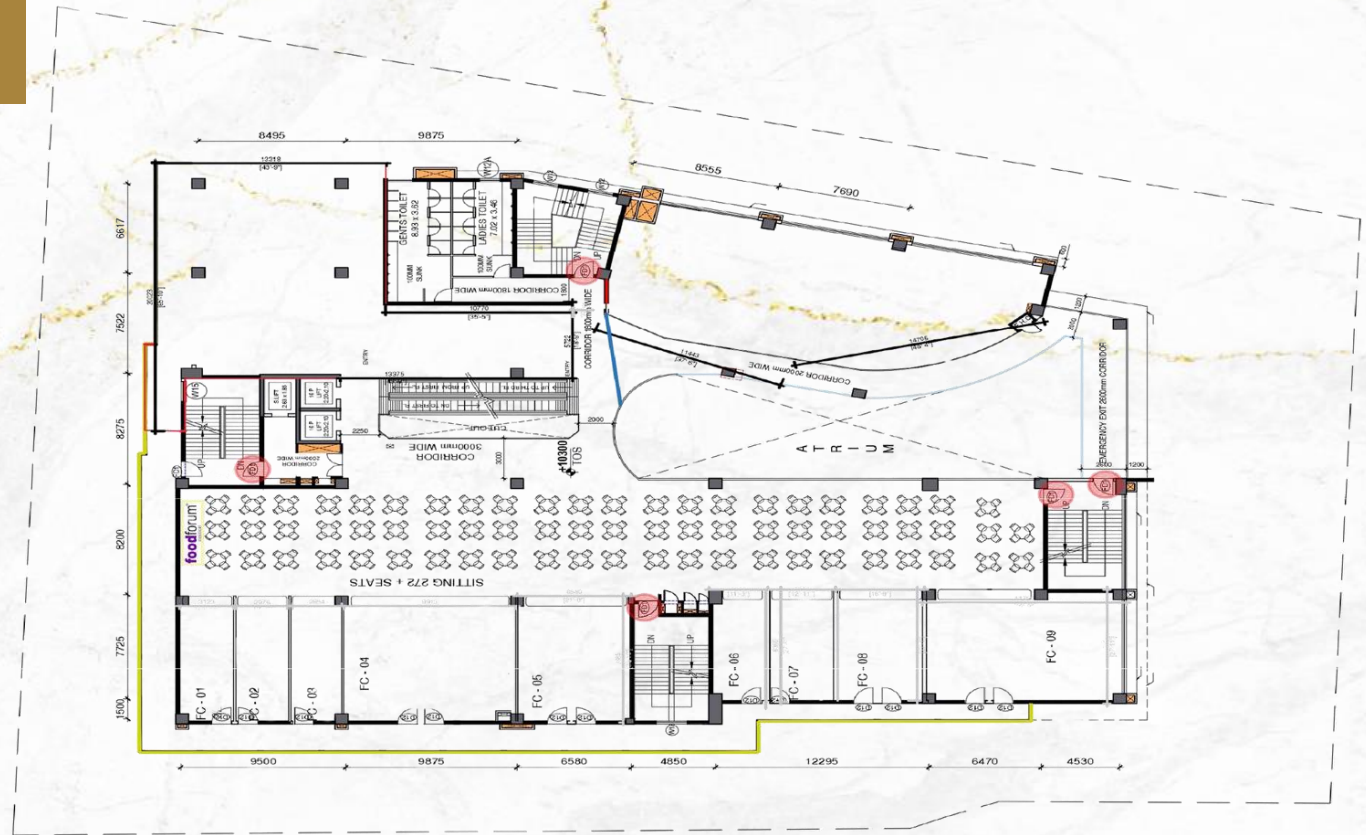
FIRST FLOOR

Lockable Retail



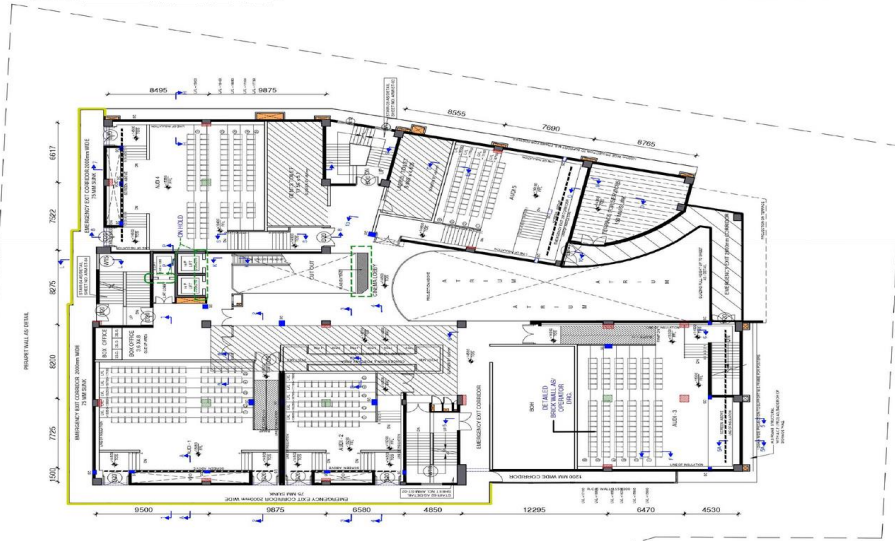
SECOND FLOOR

Food Court, Restaurants & Gaming Zone

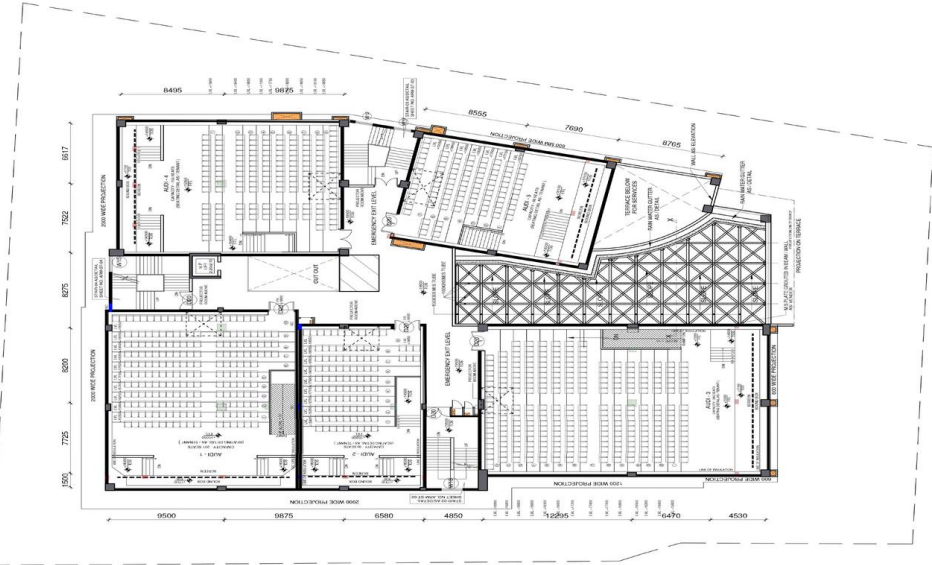


THIRD & FOURTH FLOOR Cinemas & Multiplex

**THIRD FLOOR
PLAN**



**FOURTH FLOOR
PLAN**



Contact Us



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