



BOUNDLESS POTENTIAL UNLEASHED

TALLEST COMMERCIAL TOWER
IN SOUTH INDIA

6.0 MN SQ FT COMMERCIAL OFFICE & RETAIL DEVELOPMENT



SAS iTower stands as a majestic sentinel, between the twin giants of commerce – HITEC City and the Financial District.

Strategically located adjacent to the ORR, it is a mere 15 minute drive from key areas like Gachibowli, Khajaguda, and the soon-to-be coming airport-bound Metro Station, making it a hub of convenience and connectivity.





Amenities

A complete ecosystem for work and leisure for employees

Digital Facade	Multi-level Parking	High Speed Elevators	Bank and ATM	Meeting Zones
Town-Hall & CCC Spaces	Handpicked Retail Stores	Health Club	Health Clinic and Pharmacy	Crèche
Swimming Pool	Dedicated Cafeteria for Employees	Multiple Food Courts	Fine Dining Restaurants	High Speed Parking Escalators

SAS iTower The Ultimate Retail Destination



High End Restaurants



Wide Open Promenade



Gaming and Entertainment



Coffee Shop



20 Escalators



9 Elevators



Kids Playzone



Retail Stores



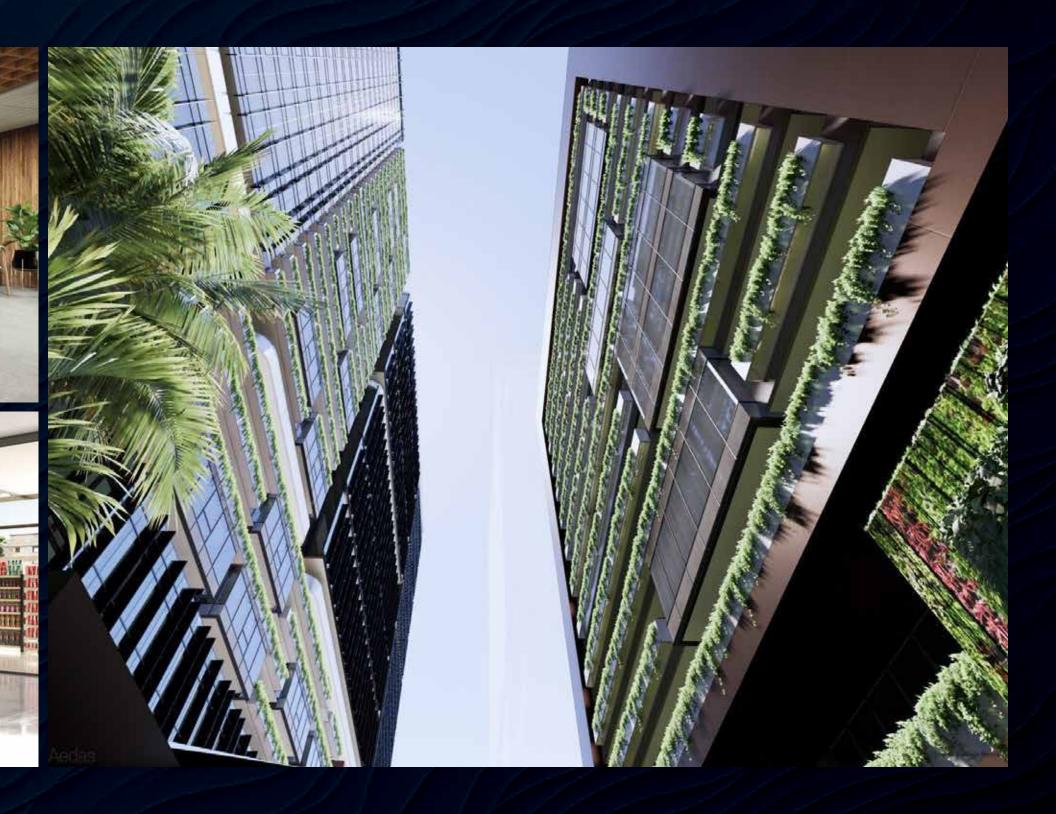
Movie Screening



Basement Parking









Overview of Masterplan

COMMERCIAL OFFICE AREA STATEMENT

Tower	Office Space (million. sq.ft.)	Typical Floor Plate Approx (sq.ft.)	No. of Floors (Basement + Floors)	Floor
Tower A Block 1	Tower A Block 1 3.5 1,20,000 6 B + 37 F	6 R + 37 F	Floors 1-6: Retail	
Tower A Block I		1,20,000	00.3/1	Floors 7-37: Office Space
Tower A Block 2	0.45	35,000	6 B + 18 F	Floors 1-7: Retail
	(Amenities Area)			Floors 8-18: Office Space
Tower B	1.5	50,000-55,000	6 B + 30 F	-

A Vibrant Ecosystem for Employees



Swimming Pool

A recreational space for employees to relax & unwind after a long day at work



Premium Restaurants & Food Courts

Convenient dining facilities for employees to energise themselves



Gym

Fun & healthy ways for employees to stay active & fit



Wellness Centre

Fitness and wellness facilities to maintain well-being and enthusiasm in employees



Parking Spaces

An app based parking system with platforms and high-tech elevators



Conference Room

State-of-the-art conference room, where productivity and collaboration converge



Town-Hall

A grand space for holding large office events & training programs



Typical Split Tower A Block 1

REFUGE FLOOR



NON-REFUGE FLOOR



Office Space (million. sq.ft.)	Typical Floor Plate (sq.ft.)	No. of Floors
3.5	Approx. 120,000	31

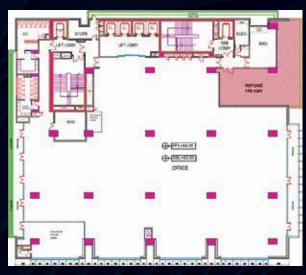
Typical Floor Plan Tower A Block 2

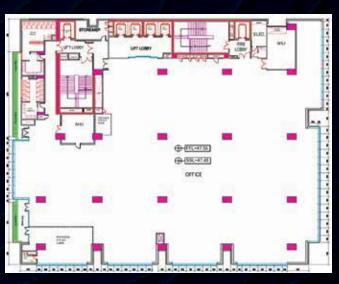
FLOOR 7 (AMENITIES FLOOR)

REFUGE FLOOR

NON-REFUGE FLOOR







BLOCK 2, FLOOR 7 is dedicated to health & wellness and equipped with Gym, Steam & Sauna, Swimming Pool, Jacuzzi, Cafeteria, Reception & Waiting Rooms

Office Space (sq.ft.)	Typical Floor Plate (sq.ft.)	No. of Floors
3,80,000 + 45,000 approx. (Amenities Area)	35,000	11

Key Highlights Retail Block

+ Distinctive Retail Experience

The Retail Block offers a dedicated entry and exit, ensuring a seamless and exclusive welcome and de[parture for visitors

+ LED Digital Façade-South India's Crowning Glory

Our LED Digital Façade stands as the largest, offering unrivalled branding and advertising opportunities for retailers and corporates

+ Seamless Employee Flow

External escalators discreetly located at the rear of the retail block ensure effortless circulation of employees moving between retail and office blocks

+ Pioneering the Future of F&B and Entertainment

In an emerging market with over 15,000 premium apartments nearby and an additional 18,000+ units within a 3 kilometer radius, our meticulously designed retail block is poised to seize this exceptional opportunity by offering a diverse range of F&B, premium restaurants, and tenant entertainment options



Segment	% of Area Allocated	Approx. Area (GLA sq.ft.)
F&B	30% – 35%	240,000 – 280,000
Entertainment	20% – 25%	160,000 – 200,000
In-line/Anchor & others	40% – 50%	320,000 – 400,000

+ Four sides road connectivity

Enjoy unparalleled accessibility with road connectivity on all four directions, ensuring seamless travel and easy access to your new destination

+ Direct access to a metro station

Leverage the ultimate convenience of Hyerabad Metro Network, connecting you effortlessly to the heart of the city

+ 4.1 metres floor-to-ceiling height

Live in spacious elegance with an impressive 4.1 metre floor-to-ceiling height that creates an open and airy atmosphere

+ Strategically located between HITEC City and Financial District Corridor

Discover the ideal location that puts you at the crossroads of opportunity, strategically nestled between HITEC City and the Financial District Corridor

+ Located right beside ORR exit

Experience a seamless and hassle-free journey, thanks to our prime location adjacent to the Outer Ring Road (ORR) exit, allowing effortless access and convenient departures







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