

PRESENTING SURAT'S FIRST

# PREMIUM MALL

IRIS  
— MALL

[www.beyondsquarefeet.com](http://www.beyondsquarefeet.com)

Logo Subject to change

Surat is not only the **Diamond** capital of the World,  
but also, the **Fashion** capital of Gujarat !!!



**Iris Mall, Surat**  
is targeted to the select few **premium brands**,  
which are **upmarket** & look at the  
affluent customer of Surat as their prospective  
**customers**



# IRIS

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## MALL







**PROPOSED LOOK & FEEL**

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*Disclaimer: Picture is for illustration purpose only*

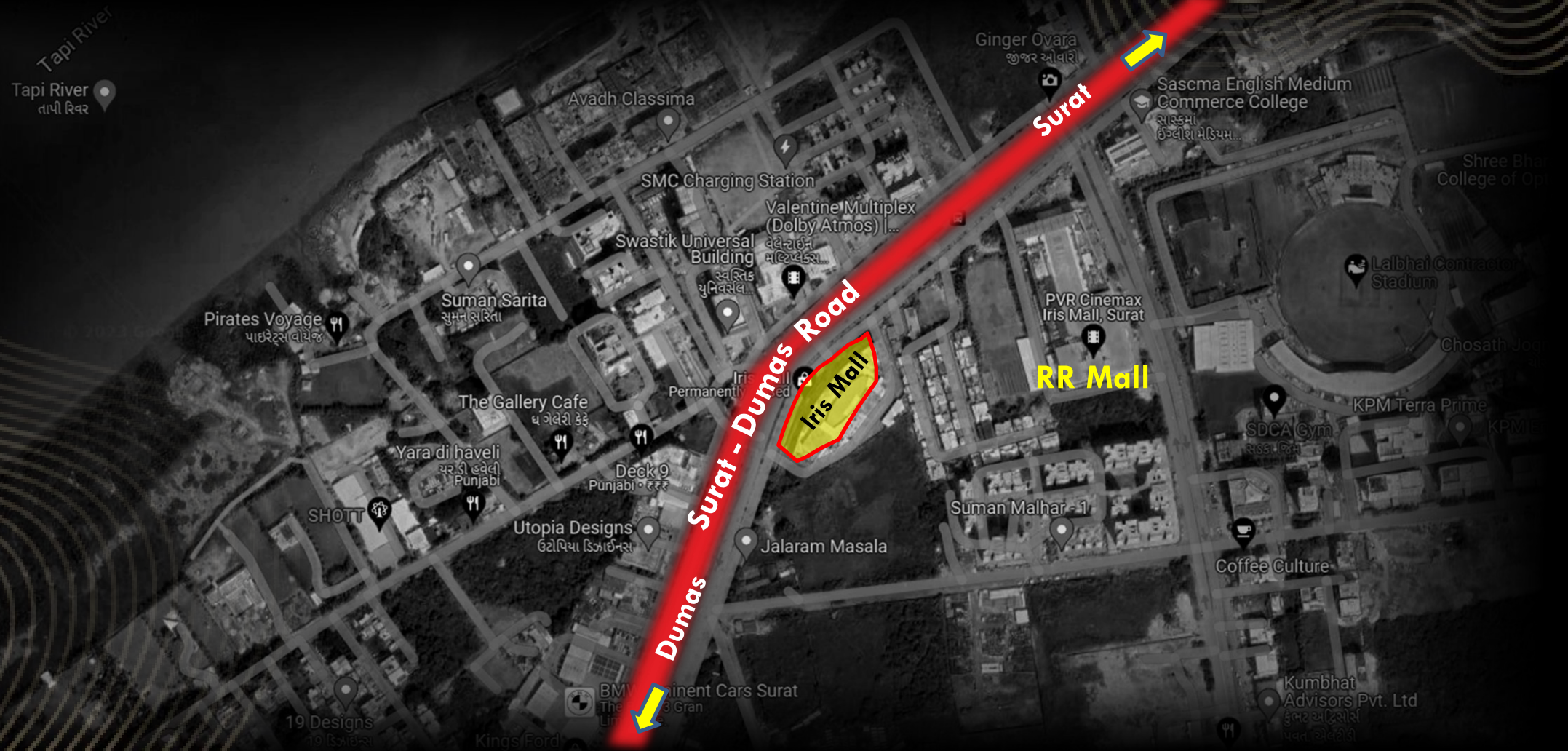


# LOCATION OF MALL

[www.beyondsquarefeet.com](http://www.beyondsquarefeet.com)



# LOCATION MAP





# PRIMARY CATCHMENT





# MALL INFORMATION

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# MALL SNAPSHOT

BUA

3,50,000 sq.ft.

Multiplex

3 Screen  
(750 + Seater)

Anchor

2 Anchors &  
4 Mini Anchors

Vanilla Shops

70+ National  
& International  
Brands

Food-Court

8 Kitchens  
(300 + Seats) +2  
Dining & 2 Fine  
Dine Options

Parking

3 Levels Car &  
Bike Parking

100%  
LEASED  
MODEL



# KEY CONSIDERATIONS

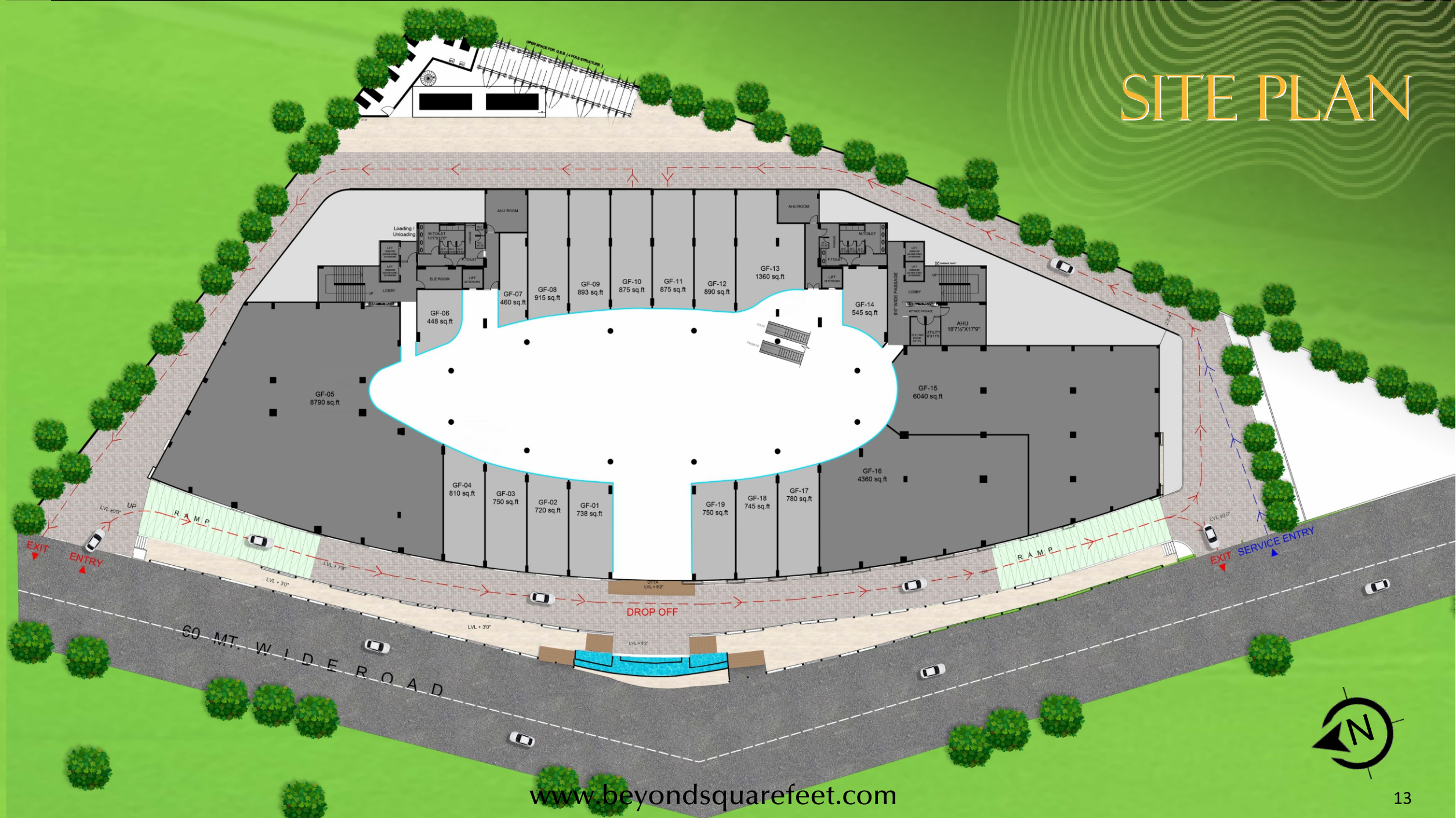
- ◎ Commerce, Economic & Fashion Capital of Gujarat
- ◎ Selected as 1<sup>st</sup> Smart IT city in India
- ◎ 1<sup>st</sup> Premium Mall of Surat
- ◎ Prime Location – Heart of the city
- ◎ OC Received
- ◎ 100% Lease Model
- ◎ Fit-outs Possession – June 24
- ◎ Very Encouraging Trading Density Numbers in the city

The background is a solid dark color, likely black or dark navy. It features two decorative elements: a series of concentric, wavy lines in a light gray or gold color on the left side, and a similar but more sparse set of wavy lines in the top right corner.

# FLOOR PLANS

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# SITE PLAN





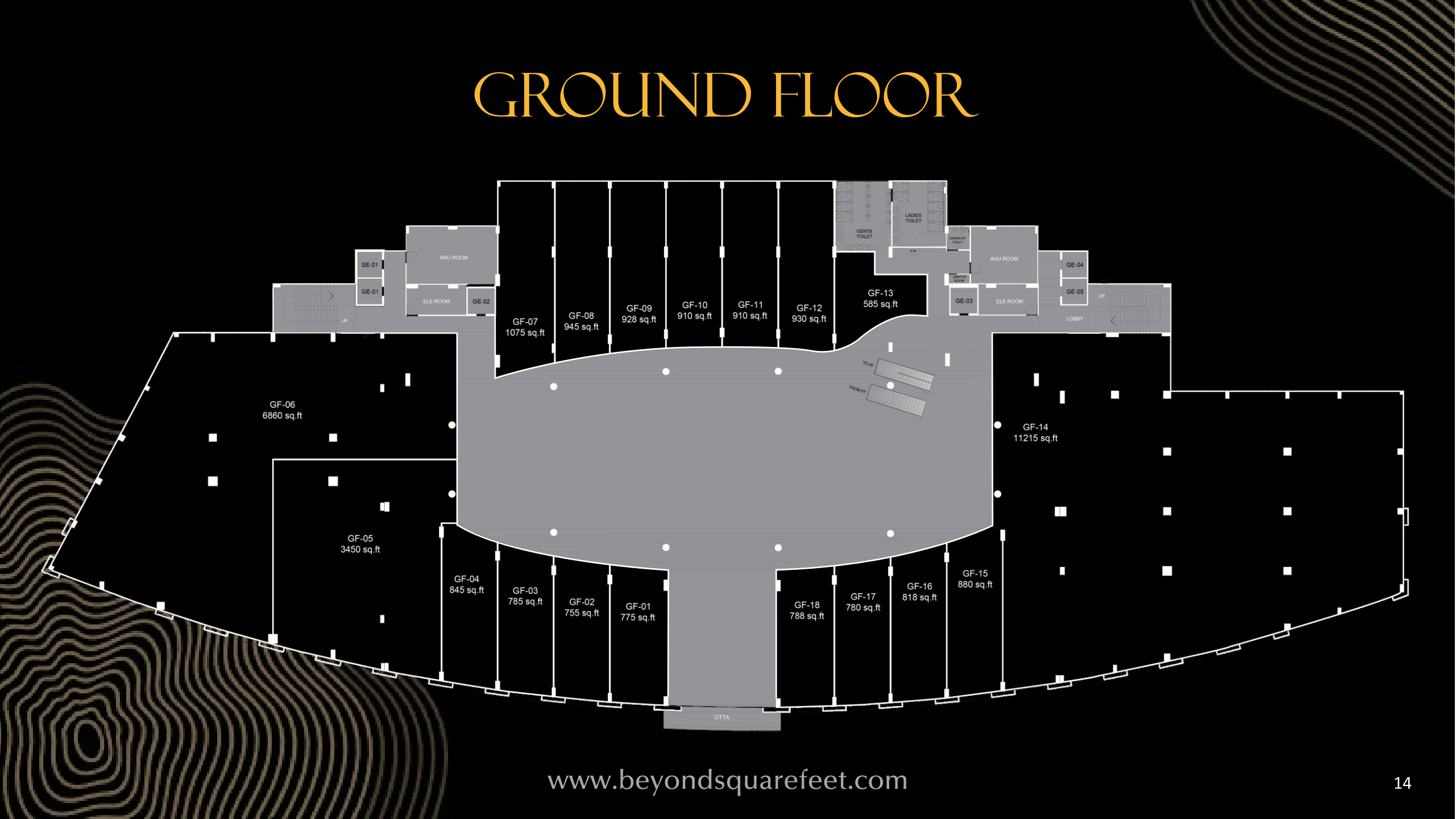
# GROUND FLOOR

The ground floor plan features a central curved corridor labeled 'TO FF' and 'FROM FF'. The layout includes the following rooms and areas:

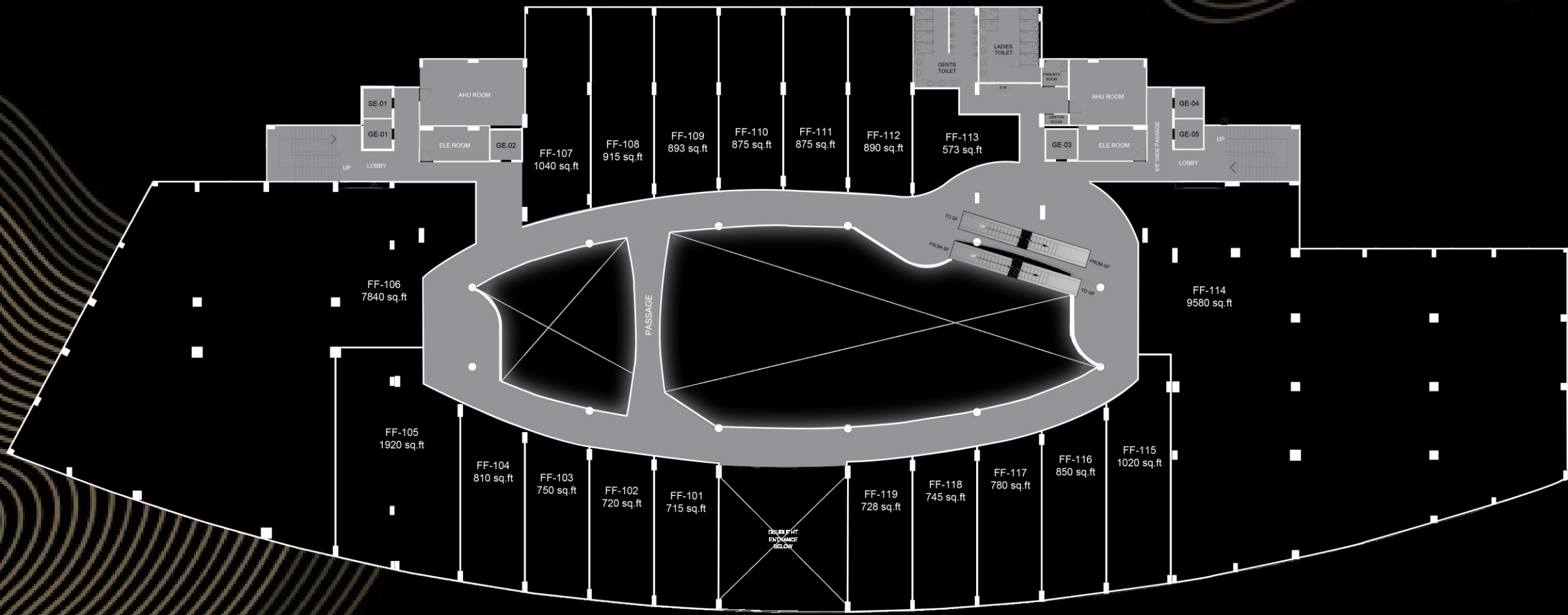
- GF-01: 775 sq.ft.
- GF-02: 755 sq.ft.
- GF-03: 785 sq.ft.
- GF-04: 845 sq.ft.
- GF-05: 3450 sq.ft.
- GF-06: 6860 sq.ft.
- GF-07: 1075 sq.ft.
- GF-08: 945 sq.ft.
- GF-09: 928 sq.ft.
- GF-10: 910 sq.ft.
- GF-11: 910 sq.ft.
- GF-12: 930 sq.ft.
- GF-13: 585 sq.ft.
- GF-14: 11215 sq.ft.
- GF-15: 880 sq.ft.
- GF-16: 818 sq.ft.
- GF-17: 780 sq.ft.
- GF-18: 788 sq.ft.

Other labeled areas include: SE-01, GE-01, AHU ROOM, ELE ROOM, GE-02, GENTS TOILET, LADIES TOILET, GE-03, ELE ROOM, GE-04, GE-05, LOBBY, and OTTA.

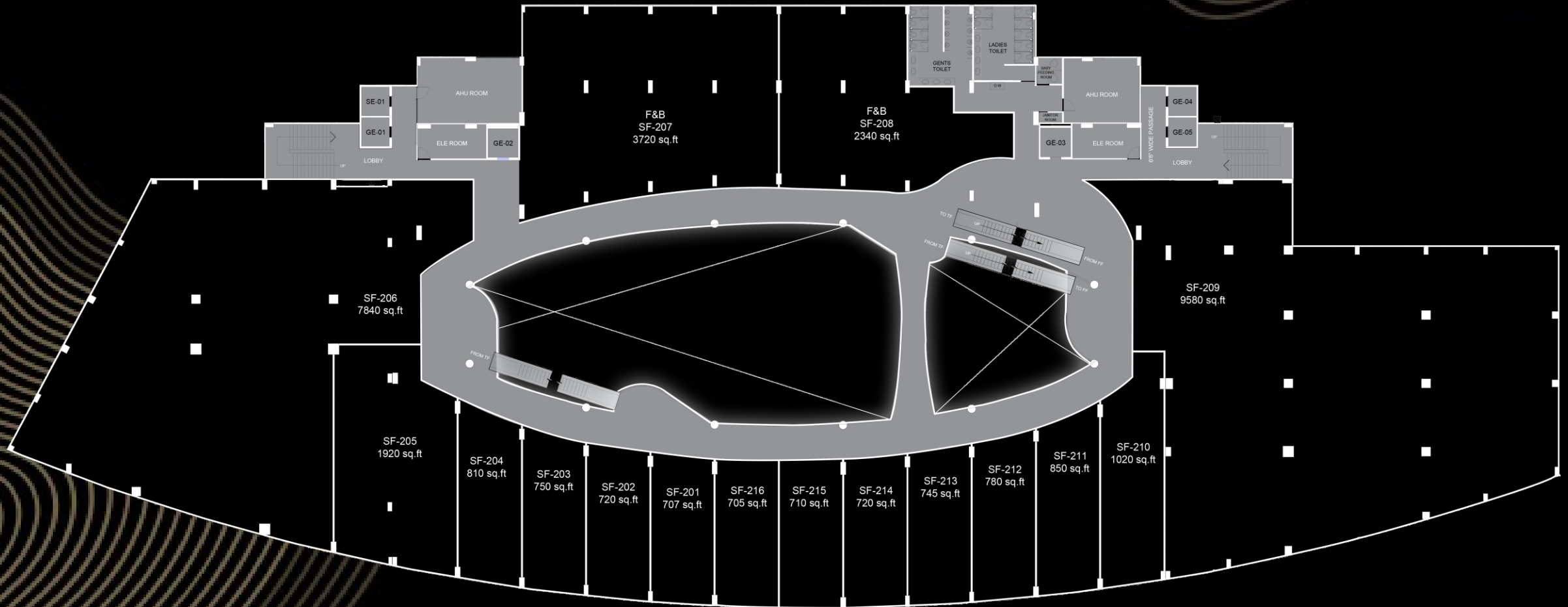
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# FIRST FLOOR

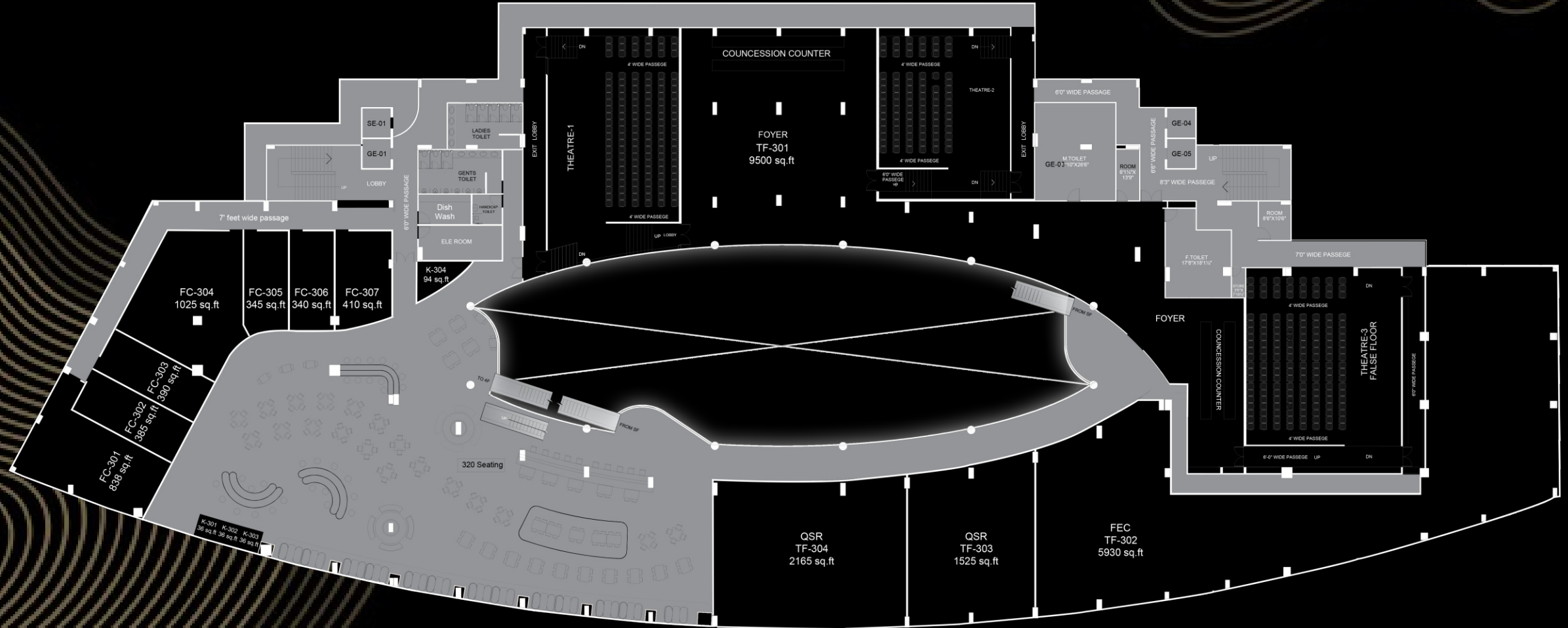


# SECOND FLOOR

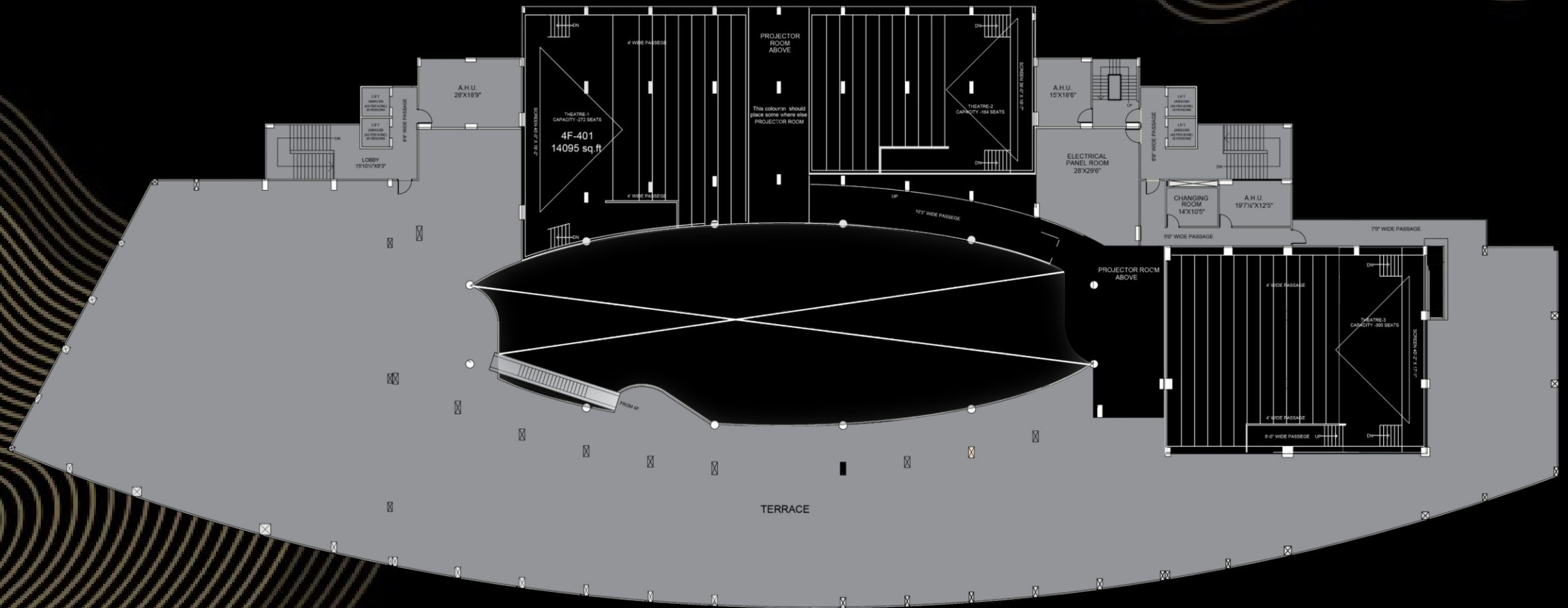




# THIRD FLOOR



# FOURTH FLOOR



# SELECT TARGET BRANDS

**HUGO**  
HUGO BOSS

  
**LACOSTE**

A | X  
ARMANI EXCHANGE

 U.S. POLO ASSN.  
SINCE 1890

TOMMY HILFIGER

MARKS &  
SPENCER

Calvin Klein

GAP

  
CHANEL

  
SWAROVSKI

**Onitsuka Tiger**

SEPHORA

CLINIQUE

  
DOLCE & GABBANA

**BIRKENSTOCK®**

  
POLO CLUB

**COACH**

  
SWISS  
MILITARY

  
VICTORINOX



**ALDO**

**GEOX**

MANGO

MICHAEL KORS

**SUPERDRY®**



# MALL MECHANICS BY



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