

Sensible
investment.

Sensational
profits.

Presenting

Tanny's
Businestle

Tanny's Businestle, the most happening commercial project in Coimbatore, is an exciting blend of comfort and sophistication. Nothing gives you as much value for money as Businestle. Planned with care and built with class, Businestle is your most ideal choice for renting and also for a sensible investment, as it is guaranteed to bring you the kind of profits you have never seen before.

Set amidst the pulsating commercial ambience of Coimbatore, Businestle gives you incredibly high value for your investment. For a moderate amount that you invest, what you gain is phenomenally high profits that are way above all other investment options. Yet another reason for Businestle being your smartest investment choice is the undeniable fact that the property value keeps appreciating and you are assured of enjoying higher returns in the years to come.



WHAT YOU INVEST

Just **₹85** lakhs

WHAT YOU GAIN

- 1000 sq ft of commercial space
- 300 sq ft (0.75 cents) UDS land
- Rental returns of ₹ 60,000 to ₹ 75,000 per month
- The market value for plots on 100 ft road is around ₹ 60 lakhs to ₹ 1 crore

All this only prove beyond doubt that Tanny's Businestle is the most sensible option for the most sensational profits.

FEATURES

Comprehensive building maintenance by dedicated teams

Hi-tech automated elevator

Fully covered two-wheeler & four-wheeler parking facility

Power back-up for common areas & elevator

Exclusive 500W power back-up for all offices

Attached individual rest rooms for all offices

24x7 security

Rain water harvesting system

Eco-friendly ambience

Interior designing for office spaces (optional)



AREA

OFFICE-1 = 774 SQ.FT
OFFICE-2 = 768 SQ.FT
OFFICE-3 = 772 SQ.FT
OFFICE-4 = 778 SQ.FT

TOTAL OFFICE SALEABLE AREA = 3092 SQ.FT



Architectural & Structural Consultant:

SPECIFICATIONS



STRUCTURE

R.C.C Framed Earthquake Resistance Structure, Good quality
brick masonry Construction



JOINERIES

- Entrance Door : Toughened Glass door with safety shutters
- Windows & Ventilators : UPVC Windows, Heat Proof Structural
Glazing for outdoors, elevations



FLOORING, WALL TILES

- Lobby, Lift and staircase - Good quality granite flooring
- Toilet : Matt ceramic tile flooring, Glazed ceramic tile
dadoing upto 7' 0" ht of reputed brand
- All other office spaces: Vitrified tile flooring



CP FIXTURES & SANITARY FIXTURES

- ISI certified brands for water line arrangements.
- EWC & wash basin of Hindware / Parryware make.
- All taps are of basic type Jaguar make.
- Underground sump & Overhead tank of suitable capacity.

PAINTING & POLISHING



- Internal walls & Ceiling : All internal walls & ceiling finished with 2 coats of POP, 1 coat of primer & 2 coats of emulsion paint
 - External walls : External walls finished with 1 coat of white cement & 2 Coats of Exterior grade emulsion paint
 - Grills: Grills painted with enamel paint
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ELECTRICAL



FINOLEX wires of suitable gauge. Modular plate type control switches and sockets. Supply through a distribution board incorporating MCB. LEGRAND make

LIFT & STAIRCASE



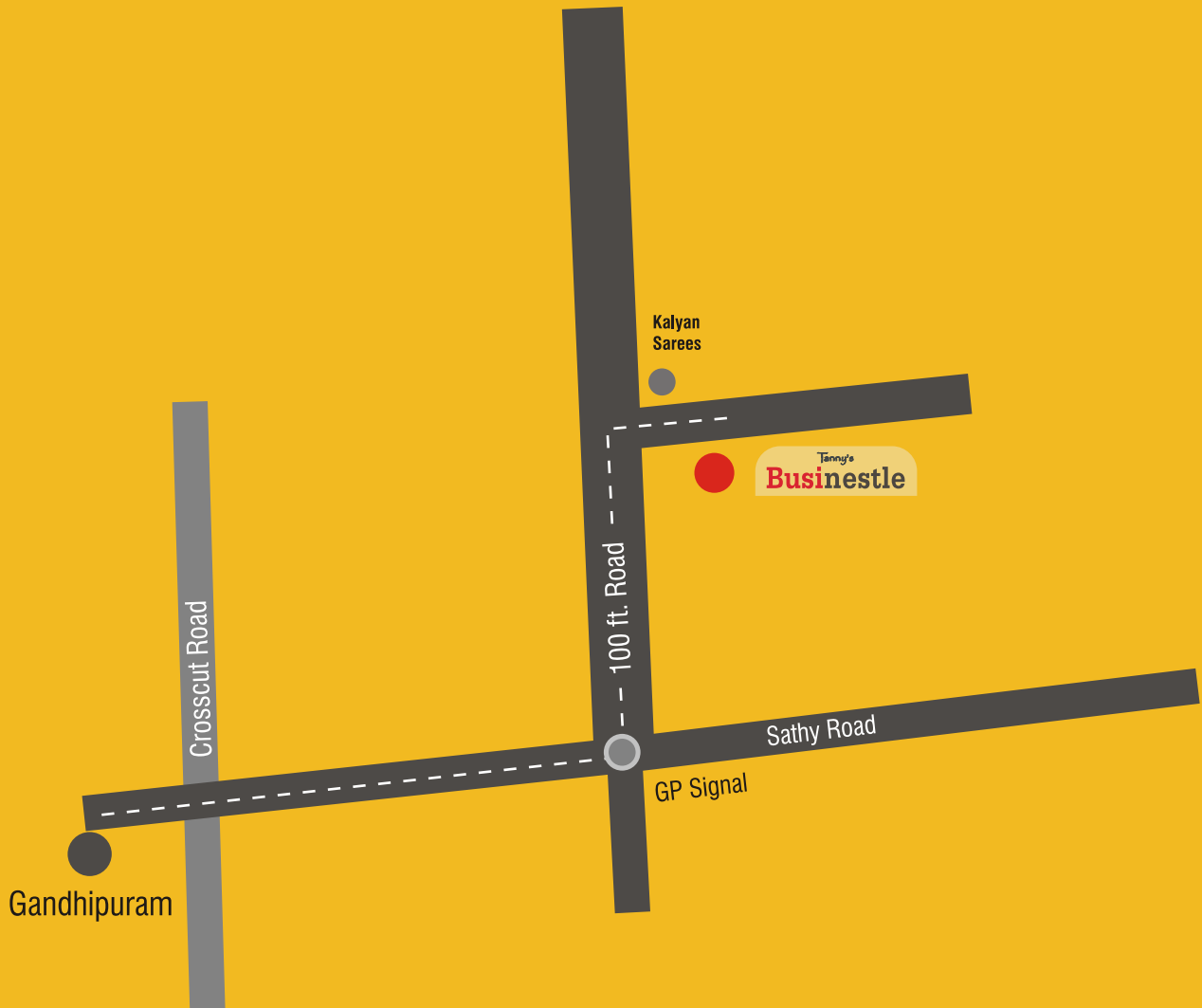
1 No. of 8 passenger lift. 1 No. of spacious staircase of good quality granite flooring with SS handrail

WATER SUPPLY



Adequate storage sump provided both for Bore well and drinking water

Location Map



Site Address: Door No.117-118, 5th Street Extension, 100 Feet Road, Gandhipuram, Coimbatore - 641 012.



Corporate Office:

Tanny Shelters Private Limited, Flat No. 2-A, Pioneer Complex, Block-B,
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For bookings, call:

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