

PRIME GROUND FLOOR RETAIL | AIPL JOY CENTRAL GOLF COURSE EXT  
ROAD, GURGOAN

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**PRE-LEASED RETAIL OPPORTUNITY**

AIPL JOY CENTRAL | SOCTOR 65, GURGAON

**SG SG**

(LEADING SPORTS & ATHLEISURE APPAREL BRAND)

- Unit: **GF-77, Ground Floor**
- Area: **1,197 Sq. Ft.**
- Indicative Yield: **~6.5%**
- Projected Investment Value: **₹3.5–₹3.7 Cr**

**LONG-TERM 9-YEAR LEASE | ASSURED RENTAL GROWTH**

**HIGH STREET RETAIL | PREMIUM APPAREL TENANT | PRIME LOCATION ASSET**

A premium retail investment opportunity in AIPL Joy Central, leased to Sanspareils Greenlands (SG), a well-known apparel brand with strong retail presence. Located on the ground floor, this unit enjoys excellent visibility and consistent footfall, making it a stable income-generating asset with long-term appreciation potential. Structured lease terms and steady rental growth make this asset...

- Pre Leased, Retail Space
- For sale
- 1197 sq ft

