

PRIME GROUND FLOOR RETAIL | LEASED TO 3'O CLOCK | AIPL JOY CENTRAL

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**3'O CLOCK | PREMIUM RETAIL OPPORTUNITY**

AIPL JOY CENTRAL | SECTOR 65, GURGAON <sup>[21]</sup>

**3'O CLOCK** | **3'Clock**

(WELL-ESTABLISHED RETAIL & LIFESTYLE TENANT) <sup>[21]</sup>

- Unit: **GF-40, Ground Floor** (minimal info)
- Area (Super): **1,131.83 Sq. Ft.**
- Area (Carpet): **531.25 Sq. Ft.** (Based on Year 3 MG)
- Indicative Property Value: **~₹2.6 – ₹2.8 Cr**

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

HIGH-STREET RETAIL | ACTIVE RENT START DATES (AUG 2025) | PRIME GROUND FLOOR LOCATION | HIGH APPRECIATION POTENTIAL <sup>[21]</sup>

An opportunity to invest in a pre-leased ground floor retail asset in AIPL Joy Central, strategically located on the high-growth Golf Course Extension Road. This unit is leased to 3'o Clock, offering a structured long-term lease with strong rental escalation, making it a compelling play for investors focused on future appreciation with steady income visibility....

- Pre Leased, Retail Space
- For sale

