

## SBTL iThums 73

Plot No. 04, Sector 73, Noida, Basi Bahuddin Nagar

28.592572611979, 77.382379469314



### iThums 73: Noida's Premier Commercial Destination

**Overview:** iThums 73, situated in Sector 73, Noida, is a standout commercial development offering top-tier office and retail spaces. With its cutting-edge design, advanced construction methods, and premium amenities, this project is a prime investment opportunity in central Noida.

**Location & Accessibility:** Positioned along the Noida Expressway, iThums 73 enjoys excellent connectivity, just 15 minutes from Ashram Chowk and Gaur Chowk. Its strategic location provides convenience for both employees and businesses, making it an ideal setting for modern business operations.

**Investment Potential:** Investors can look forward to attractive returns, with assurances of 10%, 11%, and 12% returns and significant potential for appreciation. The property is priced between ₹43.7 Lac and ₹94.5 Lac, offering competitive value compared to similar properties in the area.

### Design & Features:

- **Architectural Innovation:** iThums 73 features distinctive architecture and advanced techniques typically seen in international projects.
- **Green Building Certification:** The project is a Platinum Rated Green Building with BEE and GRIHA certifications, highlighting its commitment to sustainability.
- **Amenities:** The development includes modern facilities such as earthquake-resistant construction, private terraces/gardens, premium fittings, lifts, a cafeteria/food court, a banquet hall, an arts & craft studio, a multipurpose hall, and a park.

### Project Details:

- **Area:** The property covers 5 acres and offers various commercial units.
- **Unit Sizes:** Available commercial office spaces range from 485 sq. ft. to 1050 sq. ft.
- **Completion Status:** Units are ready for immediate occupancy.
- **Developer:** Developed by the renowned SBTL Group, known for its high-quality real estate

projects.

**Conclusion:** iThums 73 is more than just a commercial property—it's a dynamic business hub designed to enhance productivity and networking. With its prime location, attractive investment returns, and exceptional amenities, it is an excellent choice for both investors and businesses.

#### Office Spaces:

Type	Built-up Area	Possession from Apr, 2027	Price
Bare Shell Office Space	190 sq.ft.	Apr, 2027	Price on request
Bare Shell Office Space	485 sq.ft.	Apr, 2027	Price on request
Bare Shell Office Space	600 sq.ft.	Apr, 2027	Price on request
Bare Shell Office Space	875 sq.ft.	Apr, 2027	Price on request
Bare Shell Office Space	2025 sq.ft.	Apr, 2027	Price on request
Bare Shell Office Space	2400 sq.ft.	Apr, 2027	Price on request

#### Shops:

Type	Built-up Area	Possession from Apr, 2027	Price
Shop	200 sq.ft.	Apr, 2027	Price on request
Shop	281 sq.ft.	Apr, 2027	Price on request
Shop	300 sq.ft.	Apr, 2027	Price on request
Shop	457 sq.ft.	Apr, 2027	Price on request
Shop	638 sq.ft.	Apr, 2027	Price on request
Shop	690 sq.ft.	Apr, 2027	Price on request
Shop	1043 sq.ft.	Apr, 2027	Price on request
Shop	1220 sq.ft.	Apr, 2027	Price on request
Shop	2664 sq.ft.	Apr, 2027	Price on request

These tables clearly outline the available options for both bare shell office spaces and shops at SBTL iThums 73 in Noida, with possession scheduled from April 2027 and pricing details available upon request.

#### Overview

Property Type: Commercial Office	Possession Date: Apr, 2027	RERA ID: UPRERAPRJ543889
County: India	City: Noida	Pin code: 201301
Built-up Area: 190 – 2664sq.ft	Sale price: ₹Price on Request	

## Amenities

- ✓ Balcony
- ✓ Lift
- ✓ Parking
- ✓ Gymnasium
- ✓ Intercom Facility
- ✓ Multiple Purpose Hall
- ✓ CCTV
- ✓ Power Backup
- ✓ Park/Garden
- ✓ Security
- ✓ Multiple Purpose Court

## Distances

Metro 2.99km      Healthcare 0.37km      Restaurant 0.84km      School 0.40km  
Mall 0.23km



## Contact Details

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**Townmanor Technologies Pvt Ltd.**

