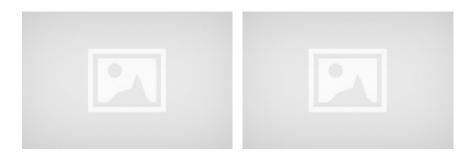


# **Bhutani Cyberthum in Sector 140A Noida**

Sector 140a, Noida, Noida Expressway

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# Bhutani Cyberthum Noida – Commercial Investment in Noida

Bhutani Cyberthum by the Bhutani Group is a landmark commercial development located in Sector 140A, Noida. Spread over 26 acres, this project offers a blend of office and retail spaces, designed to cater to the growing demand for premium commercial real estate in the NCR region.

## **Project Overview**

• Developer: Bhutani Group

• Project Type: Mixed-use commercial development

• Location: Sector 140A, Noida

• Project Area: 26+ acres

• Launch Date: January 1, 2019

Possession Date: January 2025

RERA Registration: UPRERAPRJ236478

## **Tower Configuration**

#### **Towers A & B**

• Structure: G+47 (2 Basements + LG)

Retail Floors: Lower Ground, Ground, First Floor

Office Floors: Above First Floor to Top



#### Towers C & D

• Structure: G+25 (2 Basements + LG)

• Retail Floors: Lower Ground, Upper Ground, Ground, First Floor

• Office Floors: Upper levels

## **Location Highlights**

Situated along Noida-Greater Noida Expressway

Close proximity to FNG Expressway

· Accessible from Faridabad, Gurugram, and Ghaziabad

Near key developments: Jewar International Airport and Noida Film City

• Surrounded by high-density residential sectors like Sector 137, 141, and 142

· High projected footfall and customer visibility

## **Investment Options**

• Office Spaces: €10 Lakhs – €4 Crores

• Retail Shops: ©31 Lakhs - ©7.5 Crores

Additional Units: Food court spaces, gaming zones, multiplex

Pricing varies based on location, size, and floor position within the development.

## **Key Amenities**

- 24x7 Power Backup
- Fire Fighting Systems
- Smoke and Heat Sensors
- Emergency Rescue Systems
- CCTV Surveillance
- Multiplex and Entertainment Zones
- High-speed Elevators
- · Ample Visitor Parking

## **Investment Benefits**

Bhutani Cyberthum offers high returns on investment due to its strategic location, modern infrastructure, and large surrounding residential population. The region is witnessing consistent appreciation, and the presence of essential commercial infrastructure makes it an attractive option for businesses and investors.



For updated price plans, brochuer, floor plans and other information, Visit: Bhutani Cyberthum Noida.

#### **Overview**

Listing Type: Sale Properties	Property Type: Office Space	Possession Date: 2025-01-28
RERA ID: UPRERAPRJ236478	Super Built-up Area: 500 - 2462sq.ft	Sale price: 1500000
Energy efficiency: -		

#### **Amenities**

- ✓ Air conditioning
   ✓ Cable TV
   ✓ Internet
   ✓ Lift
- ✓ Parking
  ✓ Guest Parking
  ✓ CCTV
  ✓ Power Backup
- Park/Garden

### **Distances**

Metro Noida Sector 137 Metro Stationkm

**Contact Details** 

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