

EXOTICA ONE32

PRESENTING

EXOTICA ONE32

A Masterpiece *of*
Business Architecture

A MASTERPIECE OF BUSINESS ARCHITECTURE



ONE32

ARTISTIC IMPRESSION

EXOTICA ONE32

Experience work-life harmony like never before in a seamlessly integrated destination combining office, retail, and lifestyle.



Retail, F&B Block:

Ground Floor + 2

A MASTERPIECE OF BUSINESS ARCHITECTURE

ONE32

EXOTICA

ARTISTIC IMPRESSION

MULTI-MODAL CONNECTIVITY

Strategically located at the convergence of India's fastest-growing transit corridors.



JEWAR AIRPORT

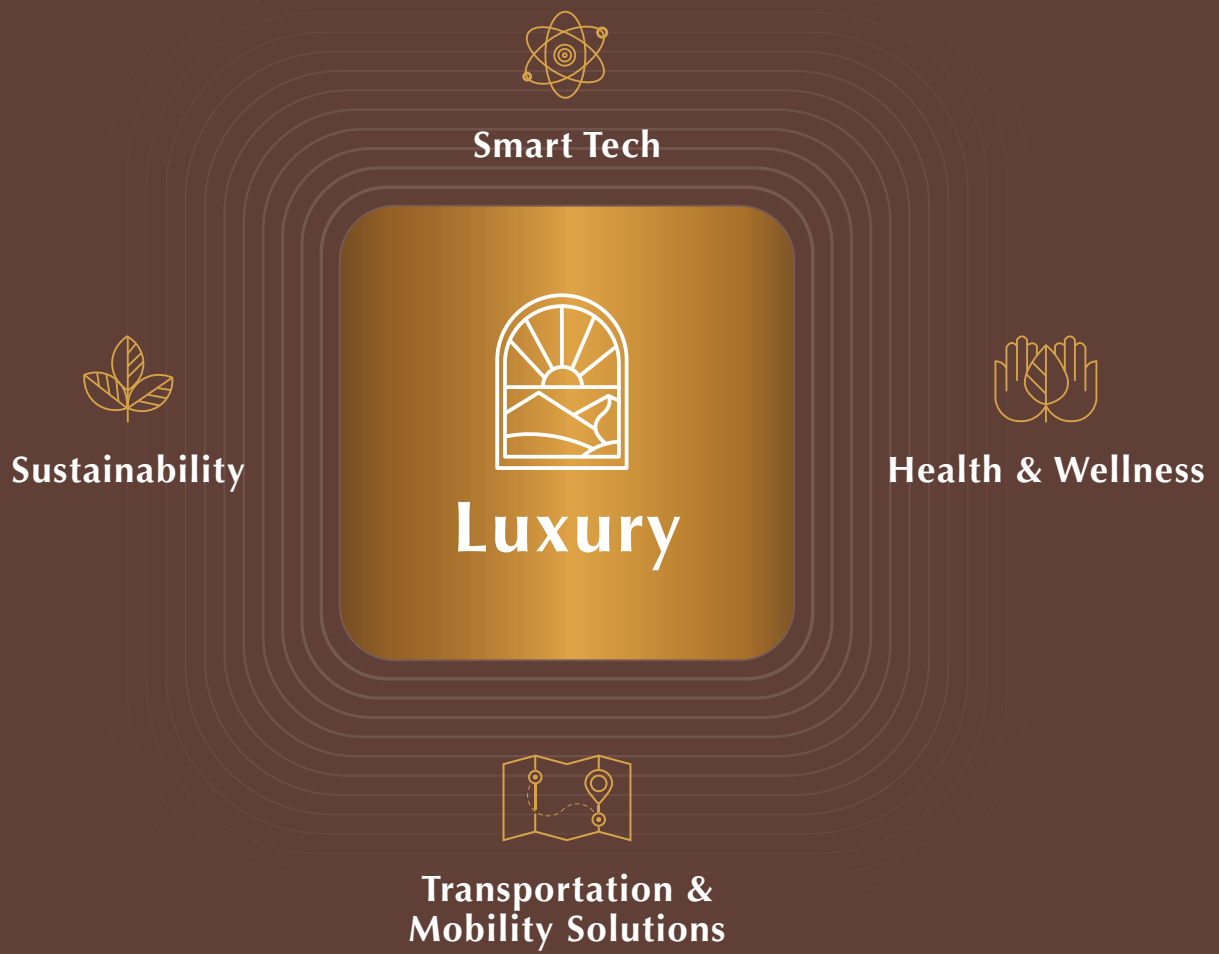
Exotica One32 is strategically positioned at approximately 50 minutes drive from the upcoming Noida International Airport at Jewar. Set to be India's largest international airport, it will offer unparalleled global and domestic connectivity, fuelling business growth, drawing investments, and ensuring seamless travel for professionals and enterprises alike.

RAIL NETWORK

Exotica One32 is approximately 10 minutes walk from the proposed Sector 93 Metro and 9 minutes drive from Sector 137 on the Aqua Line. Future network expansions, including the Sector 51–Knowledge Park V, Sector 142–Botanical Garden, further strengthen access. Direct connectivity to Botanical Garden ensures seamless interchange to Delhi Metro's Blue and Magenta Lines, linking you to Delhi's business districts and residential catchments.

EXPRESSWAYS

Located just 1 minute drive from the Noida Expressway, 3 minutes drive from the FNG Expressway, 10 minutes drive from the DND Flyway, and 15 minutes drive from the Yamuna Expressway, Exotica One32 keeps your business within easy reach of Delhi, Greater Noida, Jewar Airport, and key NCR hubs, turning travel time into a competitive advantage.



AT THE INTERSECTION OF
INNOVATION, WELLBEING, AND
RESPONSIBILITY LIES THE OFFICE
THAT OFFERS AN ELEVATED
EXPERIENCE IN LUXURY.

Sustainability: To shape a future-conscious environment, with green design and mindful choices.

Smart Tech: To bring efficiency, intelligence, and adaptability to every workspace interaction.

Health and wellness: To ensure employees thrive, physically, mentally, and emotionally.

Transportation & Mobility Solutions: To offer seamless access and freedom, keeping people and ideas in motion.

Luxury: To deliver an experience of sophistication and comfort that defines the art of work-life balance.



Sustainability

Made to honour the planet

Thoughtfully built to preserve and protect.

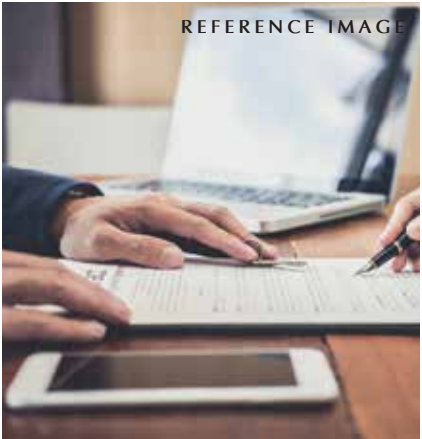


At Exotica, we believe in building for the environment. With Exotica One32, we've created a self-sufficient campus that meets green building benchmarks and stays rooted in sustainability. Every element reflects our commitment to thoughtful, future-ready development.

Rainwater management system
(including greywater recycling)



Future-proofing for
environmental regulations



Energy efficiency systems reduce utility bills



On-site renewable solar energy



High-performance
double-glazed facade for
energy efficiency and
superior acoustics



Grade A++ office spaces, LEED Platinum rating



Smart Tech

**Made for minds that move
the world.**

A workspace that moves with you,
and powers your ambition.

At Exotica One32, technology is intuitive. Every system is built to enhance awareness, responsiveness, and control, creating an environment that adapts to its users and empowers businesses to operate at their best.

Occupancy sensors and adaptive systems



Smart, touchless access with an integrated visitor management system



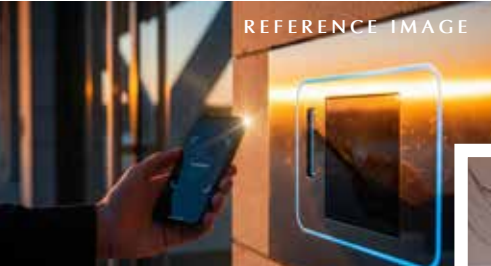
Command and control centre



Conference hall fully equipped for corporate events



Advanced security systems
(AI surveillance, biometrics)



UV filtering smart glass technology



High-speed integrated elevator system in tower 2 with 9 premium lifts, 2 service, 2 jump elevators



AI and IoT-enabled building management systems



Health & Wellness

Made for breath, balance, and better days.

Where work meets mindfulness, and wellness is woven into your workday.



Wellness is approached holistically, guided by biophilic design and supported by thoughtfully planned zones to pause and reset. The campus fosters clarity, balance, and focus. It's a workplace where wellbeing remains a quiet constant, supporting you as you work, grow, and thrive.

Rejuvenate in spa with hyperbaric oxygen chambers



REFERENCE IMAGE

Health screening and medical services



REFERENCE IMAGE



REFERENCE IMAGE

Yoga space and relaxation zone



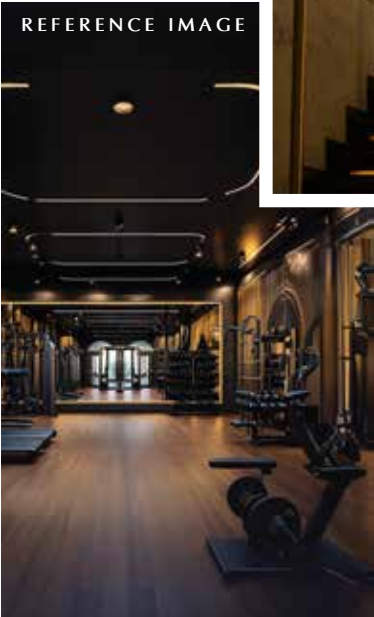
REFERENCE IMAGE

Ample natural lighting



REFERENCE IMAGE

Airy, sunlit breakout zones



REFERENCE IMAGE

Wellness and fitness centre



Transportation & Mobility Solutions

Made for journeys that deserve a grand start.

Because even your arrival should feel like a privilege.

Designed for seamless movement where everyday mobility is engineered for ease. From intelligent traffic flow to EV-ready infrastructure and drone delivery access, the campus anticipates the needs of today's businesses and logistics, ensuring that every arrival, exit, and delivery is frictionless.

Dedicated Drone delivery zones



Smart traffic flow for smooth movement



EV charging infrastructure



Underground service access for logistics



Ai-assisted high capacity car parks



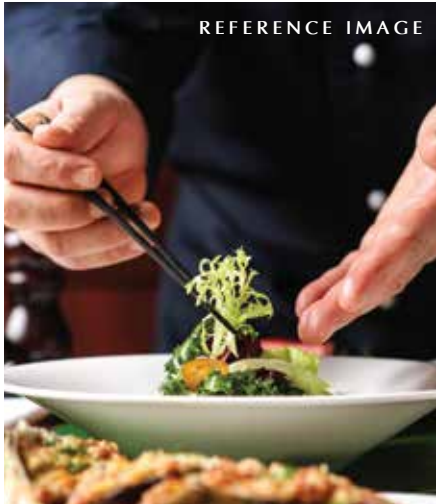
Luxury

**Made for the exquisite
harmony of work and life**

Luxury that empowers your every
move.

Luxury is embedded into every detail, crafted to elevate the everyday. Seamlessly blending premium hospitality with thoughtful convenience, the environment creates a refined rhythm where business meets comfort, and you move through your day with ease and intent.

Fine dining and organic cafes



Premium Italian stone finish interiors with 5-star hotel tie-ups for visiting executives



Central promenade and sitting areas lined with trees



Dancing fountain with light show



Amphitheatre overlooking water features



Sky lounge and executive club



An exclusive podium space



LAYOUTS THAT MAXIMISE EFFICIENCY.

At EXOTICA ONE32, every floor plate is engineered for maximum utility, flexibility, and flow. From open collaboration zones to private suites, the layout adapts to the rhythm of modern work—ensuring no square foot goes to waste and every decision moves you forward.

MASTER PLAN

A MASTERPIECE OF BUSINESS ARCHITECTURE



LEGEND

1. GUARD ROOM
2. VEHICULAR ENTRY
3. VEHICULAR EXIT
4. PEDESTRIAN ENTRY/EXIT
5. FRONT PLAZA
6. PAVILION
7. OUTDOOR SEATING
8. WATER STREAM
9. DROP OFF/ PICKUP - COMMERCIAL
10. CENTRAL PLAZA
11. BASEMENT ENTRY RAMP
12. BASEMENT EXIT RAMP
13. ESCALATOR
14. EVENT PLAZA
15. ZERO EDGE POOL WITH FOUNTAIN
16. AMPHITHEATRE STEPS
17. DROP OFF/ PICK UP- TOWER
18. IT TOWER ENTRY / EXIT
19. LANDSCAPE PODIUM
20. CANOPY
21. SUNSET LOUNGE
22. ZERO EDGE WATER BODY
23. AL-FRESCO SEATING
24. MULTI LEVEL CAR PARKING



TOWER-2

TYPICAL FLOOR PLAN

6TH, 9TH & 12TH



NOTE- AREA MENTIONED IN TYPICAL FLOOR PLAN MAY VARY DUE TO ELEVATION DESIGN.



TOWER-2

TYPICAL FLOOR PLAN

12A, 16TH, 17TH 19TH & 20TH



NOTE: AREA MENTIONED IN TYPICAL FLOOR PLAN MAY VARY DUE TO ELEVATION DESIGN.

Exotica Infratech LLP

📍 H-63, Sector - 63, Noida - 201301

🏢 A-3A, Sector - 132, Noida - 201304

🌐 exoticahousing.in

RERA Registration No. UPRERAPRJ731857/04/2025

(Website: www.up-rera.in)

Collection account for Exotica 132

A/c No.- 04261100036254 | IFSC Code - PSIB0000426

Bank Name - Punjab & Sind Bank | Branch- Atta, Noida

Launched Date: 14th May 2025





Disclaimer: All specifications, design, layout, conditions are only indicative & some of these can be changed at the discretion of Builder/Architect, these are purely conceptual & constitute no legal offerings.

The Project comprises of Tower-2 having G+27 Floors and Commercial Blocks G+2 Floors as Phase 1 (UPRERAPRJ731857/04/2025) and Tower-1 having G+27 Floors (considering proposed additional FAR) as Phase 2, with 2 (Two) Basements, Parking spaces, Common Areas and Facilities and all that is and / or will be constructed with such alterations as permissible, as per Applicable Laws over the said Project Land will be collectively named as 'EXOTICA ONE³²'.