

LAUGH, WORK AND PLAY AT A HIGHER LEVEL.

RETAIL
OFFICE SPACES
MANAGED OFFICES
SUITES



ATS HomeKraft
Aspirational Homes



The pursuit of success and happiness.

Kabana High is our interpretation of an ideal commercial space. This 30-storied structure in 2.5-acre features a shopping destination and other exciting business opportunities. It offers work-life balance and many convenient shopping options. A landmark in Greater Noida West, this beacon of opportunity promises to elevate every aspect of your life every day.





Introducing Kabana High: Your Success Roadmap

Kabana High is a breathtaking G+29 structure within a 2.5-acre development, featuring a prime high-street shopping destination with abundant business opportunities. It offers appropriately sized, competitively priced spaces designed for the future, promoting a work-life balance with convenient shopping options. This prestigious landmark in Greater Noida West is a beacon of opportunity, promising to elevate every aspect of your endeavour daily.





Calvin Klein

WORLDWIDE



Enhancing your experience & smiles.



Abundant natural light



Grand shopfronts



Intriguing glazing areas



Seating and kiosks



Lush, well-maintained central plaza



Stylish entry/ lobby



Modern washroom fixtures



Drop-off zones



Security, Backup & Connectivity





Location

Making business trips happier.

Kabana High is conveniently accessible through well-connected arterial roads & metro routes that cater to the demand of at least 2 lakh families.



Proposed Kisan Chowk Metro Station
At Walking Distance



FNG Expressway & Central Noida
Well Connected



Sec 51 Metro Station
20 mins



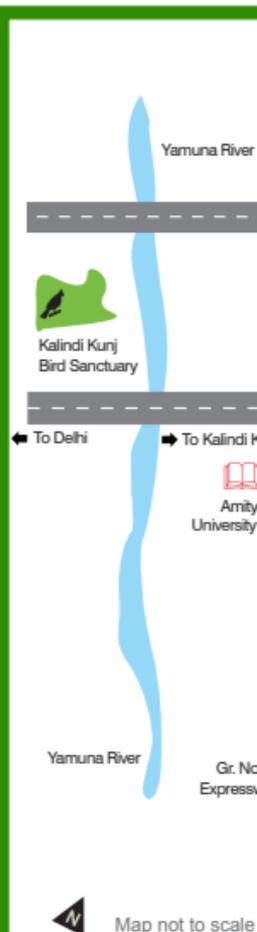
NH 24
5 mins



Delhi
20 mins



Pari Chowk
20 mins





ATS
KABANA HIGH
WELCOMING THE FUTURE





RETAIL

Happiness from the word go.

The moment you enter Kabana High, you are greeted by six floors of retail shops, making it a bustling hub of commerce. One floor houses a hypermarket with shop sizes ranging from 380 to 1100 square feet, while the fourth floor features a Cineplex. Kabana High truly represents a balance between life and work. Its L-shaped retail hub is a blessing for all commercial retailers. So, shop, dine, entertain and do so much more even in the middle of the week.





LACCSTE

Pop Culture

VAN HUSEN

ZIGER

H&M

ZIGER

ZIGER

JOY



Sell better.
Sell happier.

Welcome to a happy shopping extravaganza at Kabana High. Many world-class retail outlets will bring any brand shoulder to shoulder with the world's best. So, get on board with this new and exciting retail address and get that dose of happiness throughout the day, which will reflect brightly upon your customers.



Lorem ipsum



| Lorem ipsum



A modern office space with several desks, each equipped with a computer monitor and a chair. The desks are arranged in a row, and there are wooden partitions between them. The office has a clean, minimalist design with a grey floor and white walls. There are several pendant lights hanging from the ceiling, and long, horizontal light fixtures are mounted on the ceiling. The overall atmosphere is professional and contemporary.

OFFICE SPACES

Officially the best way to do business.

Our office spaces are meticulously designed to meet the needs of modern businesses seamlessly. Each unit is delivered in a fully furnished state, equipped with essential amenities to ensure a seamless move-in experience. The spaces include Seating Arrangements, Finished Walls and Carpeting. Right after the mall, there are 20 offices per floor in the next 20 floors to meet the specific needs of your business. The marked lift lobby gives each floor a discerning look. The spaces range from 411 to 801 square feet. Helping you make it on your own, whether you are a doctor, lawyer, accountant or any other professional, these masterfully designed offices allow you to express your true self and showcase your true personality.







Making your
business our
business.

Kabana High gives you the opportunity to see your dreams come true. The customisable spaces make sure that every space is one that gives a higher, better and happier experience every single day. Customisable spaces and managed areas will make sure that every day becomes yours to conquer.



Lorem ipsum |



Lorem ipsum





MANAGED OFFICES

You do the business; we do the rest.

An epitome of modern business that has been tailored for efficiency, Managed Offices ensure privacy and focus for businesses seeking a hassle-free office experience. Spread across 5 floors, each floor will be equipped with essential amenities and have a central lobby area connecting them. There are 3 distinct styles and sizes that cater to each specific business need.



Meeting
Rooms



Coffee
Station



Pantries



Printing
Station



Common
Toilets



Housekeeping



High-Speed
Internet







Enterprise

Get your
business going.

Get cogs of the corporate machinery turning smoothly by getting one of the 5 Managed Offices that are available on each floor of Kabana High. These Offices will integrate executives of different levels to work together seamlessly with a Boardroom, Office Cubicles and Bays in every unit. So when are you getting that big business going?

Managed Office that includes:



Boardroom



Bays



Office Cubicle

35 to 45 SQM



Layout



Professional

A dream
comes true.

Give that mid-sized enterprise the right ammunition to rise up against the others with the 5 units of Managed Office that are present at Kabana High. These office spaces will have the agility and nimbleness to adapt to their surroundings and get the structure whenever required. With Boardroom, Cubicles and Bay, this nimble office space can take on any enterprise with its salt. So when are you taking that leap of faith?

Managed Office that includes:



Boardroom



Bays



Office Cubicle

25 to 35 SQM



Layout



Growth

The best value
for money.

Give the right platform for that SME to become the talk of the town with the 10 Managed Office Units at Kabana High. Each unit consists of a Cubicle and a Bay to be ready to expand and become future ready at all times. So when are you coming to your office space?





SUITES

Suites that level up your happiness.

Kabana High has ample spaces to help you unwind and be on top of your game even when the work ends. The top floors have a series of Suites that can accommodate junior as well as senior management and gives you the feeling of home even while they are far from it. This means that they can just relax and be one with their thoughts whenever required. These suites also give a chance to get a happier perspective on things whenever there is a slump.







Presidential Suite

Spaces for your upper management to unwind.

Give your business that presidential treatment with the spacious and well-thought-out interiors of this suite. Each 35 and 45 square metre suite houses a bedroom, a bathroom, a drawing room, giving each executive living here a true business class experience.

Presidential Suite Includes:



3 units per floor • 35 to 45 SQM





Luxury Suites

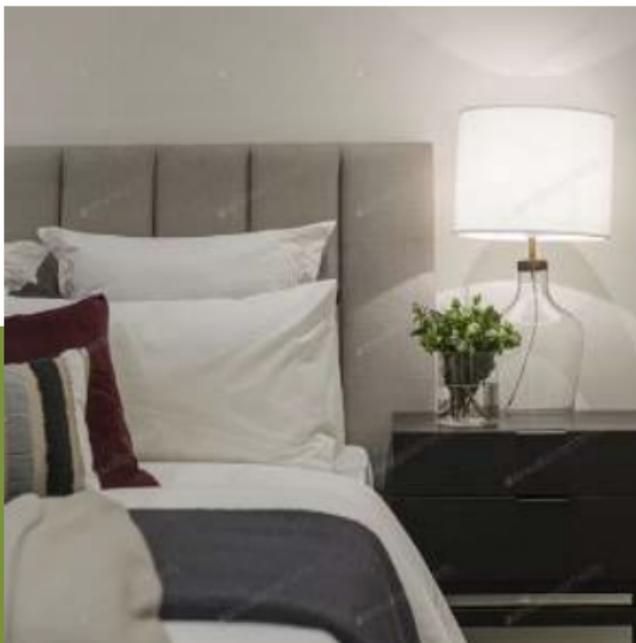
Perfect spaces for
outstation colleagues
to kick back.

Each luxury suit has a waiting area as well as a fully loaded washroom with a wet area to make the transaction sweeter than ever before. Each of these 25 to 35 square metre units is self-sustained and gives you an extra layer of comfort to get you through the day.

Luxury Suites Includes:



3 units per floor • 25 to 35 SQM



Layout



Premium Suites

Functional spaces for
executives to rejuvenate.

These cosy and comfortable units are carefully designed to emulate a fancy hotel stay and give a shelter to those outstation employees. They will each come with a kitchenette, a closet, a dressing area and a suave painting in each unit.

Luxury Suites Includes:

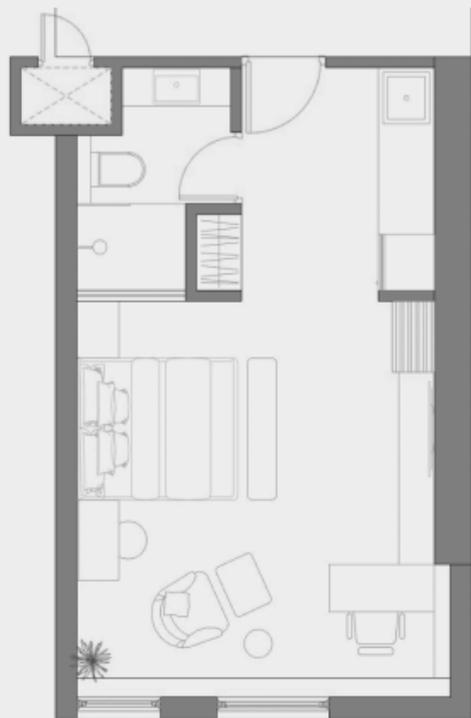


Study
Desk



Lounger

3 units per floor • 20 to 25 SQM



Layout





SPECIFICATIONS

Retail - Specifications

Retail Shops	Large storefronts and glazing areas for retail units Dedicated signage areas for all units as per design
Structure	RCC slab and column structure with masonry partitions Escalators and staircases connected retail levels
Landscape	Richly landscaped central plaza with paving and decorative features Pedestrian plaza designed with seating areas and kiosks
Finishes	Exterior: Combination of glazed windows, stone, and painted surfaces Lobbies: Combination of stone/vitrified tiles and painted surfaces Basement: Broom Finish Concrete Tenant Floor Finish: Concrete Floor Common Toilets: Finished toilets with modern fittings and fixtures
Parking	Basement for parking and services Provision of video surveillance
Security	Video Surveillance: Basement parking and at appropriate location on upper floors Manned Security: Boom Barrier at all vehicular Entry & Exit Points
Life Safety	Wet Rise/Hose Reels/Sprinklers/ Fire Extinguishers: Provided as per norms External Fire Hydrants: Provided as per norms
HVAC	AC Systems: Water-cooled package units Ventilation and Exhaust: Provided for common toilets and basements
Electrical	Distribution: Provision of cable up to tenants Distribution Board Metering: Tenant load will be metered Lightning Protection & Earthing Pits: Provided Emergency Lighting: Emergency lighting in selected common area
Diesel Generators	100% automatic back-up provided for the lighting, power and AC on a chargeable basis will appropriate diversity
Communication	Cable TV Connection: Provision for Cable TV Telephone: Provision for voice and data

Disclaimer: ATS reserves the right to change the area and specifications without prior notice; if the area differs at the time of possession, the cost would be adjusted upwards or downwards, as the case may be. Variation in area shall not exceed 10%.

Office Spaces – Specifications

Structure	RCC slab and column structure with masonry partitions Passenger & Service Elevators and Staircases connecting Office Levels
Landscape	Dedicated drop-off zones and entrances for office
Finishes	Lobbies: Combination of stone/ vitrified tiles and painted surfaces Basement: Broom Finish Concrete Tenant Floor Finish: Concrete Floor Common Toilets: Finished toilets with modern fittings and fixtures
Security	Video Surveillance: Basement parking and at appropriate location on upper floors Manned Security: Boom Barrier at all vehicular Entry & Exit Points
Life Safety	Wet Rise/Hose Reels/Sprinklers/ Fire Extinguishers: Provided as per norms External Fire Hydrants: Provided as per norms
HVAC	AC Systems: Water-cooled chilled water AC system Ventilation and Exhaust: Provided for common toilets and basements
Electrical	Distribution: Provision of cable up to tenants Distribution Board Metering: Tenant load will be metered Lightning Protection & Earthing Pits: Provided Emergency Lighting: Emergency lighting in selected common area
Diesel Generators	100% automatic back-up provided for the lighting, power and AC on a chargeable basis will appropriate diversity
Communication	Cable TV Connection: Provision for Cable TV Telephone: Provision for voice and data

Disclaimer: ATS reserves the right to change the area and specifications without prior notice; if the area differs at the time of possession, the cost would be adjusted upwards or downwards, as the case may be. Variation in area shall not exceed 10%.

Managed Offices-Specifications

Dummy text

Structure	RCC slab and column structure with masonry partitions Passenger & Service Elevators and Staircases connecting Office Levels
Landscape	Dedicated drop-off zones and entrances for office
Finishes	Lobbies: Combination of stone/ vitrified tiles and painted surfaces Basement: Broom Finish Concrete Tenant Floor Finish: Concrete Floor Common Toilets: Finished toilets with modern fittings and fixtures
Parking	Basement for parking and services Provision of video surveillance
Security	Video Surveillance: Basement parking and at appropriate location on upper floors Manned Security: Boom Barrier at all vehicular Entry & Exit Points
Life Safety	Wet Rise/Hose Reels/Sprinklers/ Fire Extinguishers: Provided as per norms External Fire Hydrants: Provided as per norms
HVAC	AC Systems: VRF/Split AC system Ventilation and Exhaust: Provided for common toilets and basements
Electrical	Distribution: Provision of cable up to tenants Distribution Board Metering: Tenant load will be metered Lightning Protection & Earthing Pits: Provided Emergency Lighting: Emergency lighting in selected common area
Diesel Generators	100% automatic back-up provided for the lighting, power and AC on a chargeable basis will appropriate diversity
Communication	Cable TV Connection: Provision for Cable TV Telephone: Provision for voice and data

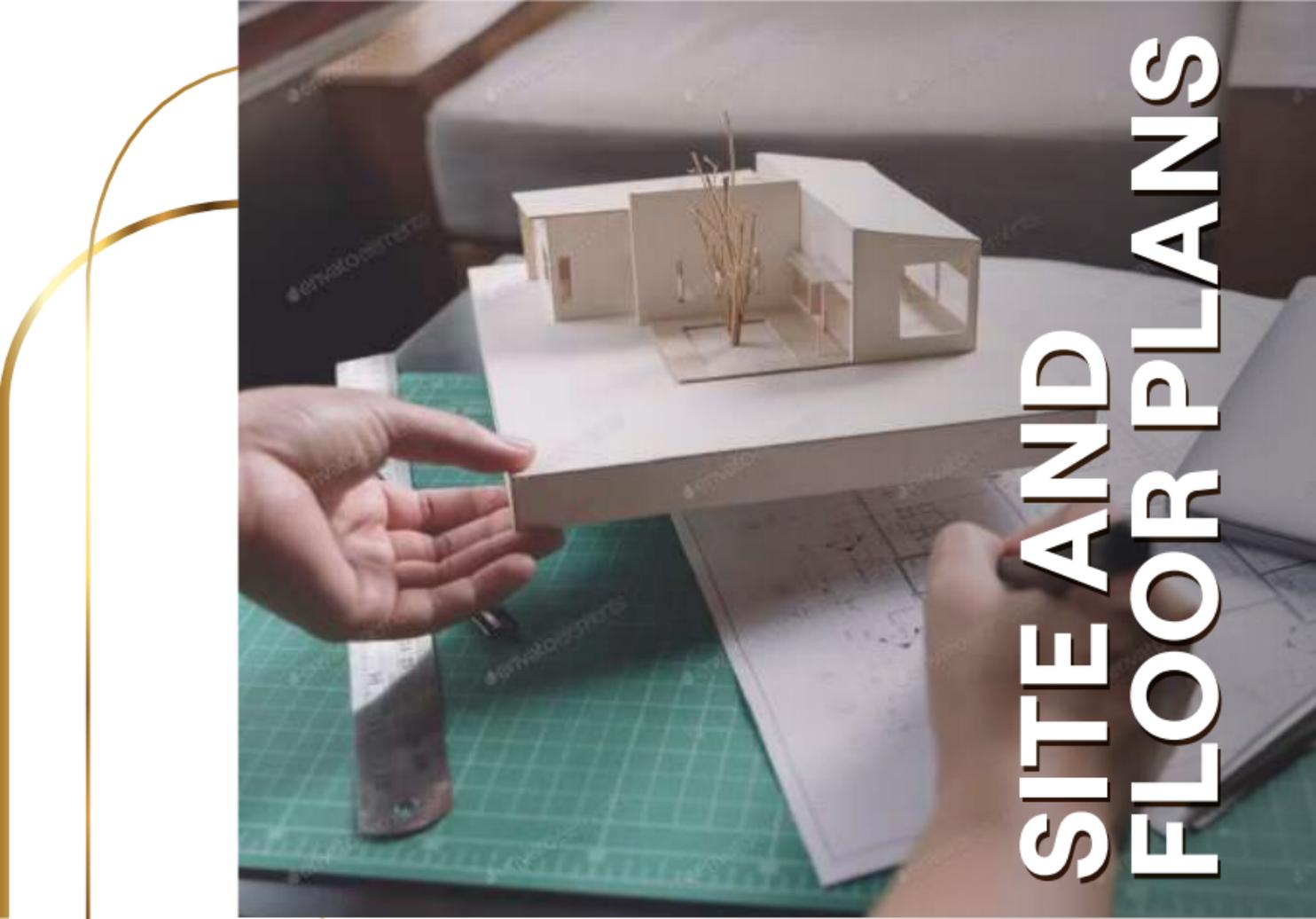
Disclaimer: ATS reserves the right to change the area and specifications without prior notice; if the area differs at the time of possession, the cost would be adjusted upwards or downwards, as the case may be. Variation in area shall not exceed 10%

Suites - Specifications

Dummy text

Structure	RCC slab and column structure with masonry partitions Passenger & Service Elevators and Staircases connecting Office Levels
Landscape	Dedicated drop-off zones and entrances for office
Finishes	Lobbies: Combination of stone/ vitrified tiles and painted surfaces Basement: Broom Finish Concrete Tenant Floor Finish: Concrete Floor Common Toilets: Finished toilets with modern fittings and fixtures
Parking	Basement for parking and services Provision of video surveillance
Security	Video Surveillance: Basement parking and at appropriate location on upper floors Manned Security: Boom Barrier at all vehicular Entry & Exit Points
Life Safety	Wet Rise/Hose Reels/Sprinklers/ Fire Extinguishers: Provided as per norms External Fire Hydrants: Provided as per norms
HVAC	AC Systems: VRF/Split AC system Ventilation and Exhaust: Provided for common toilets and basements
Electrical	Distribution: Provision of cable up to tenants Distribution Board Metering: Tenant load will be metered Lightning Protection & Earthing Pits: Provided Emergency Lighting: Emergency lighting in selected common area
Diesel Generators	100% automatic back-up provided for the lighting, power and AC on a chargeable basis will appropriate diversity
Communication	Cable TV Connection: Provision for Cable TV Telephone: Provision for voice and data

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A hand-drawn architectural floor plan is shown on a green cutting mat. A hand is holding a white cardboard strip, likely used for constructing a physical model of the house. The model is a simple, rectangular structure with a central courtyard area containing a small tree made of sticks. A hand is also visible drawing on the floor plan with a black marker. The background is a blurred indoor setting.

SITE AND FLOOR PLANS



ATS KABANA HIGH
SECTOR-04 GREATER NOIDA

SITE PLAN

NOTE:

1. THE WINDOW SIZES LOCATION IN ROOMS MAY CHANGE BECAUSE OF FUNCTIONAL REASONS
2. THE OVERALL LAYOUT MAY VARY BECAUSE OF EXISTING BRANDS-IN CASE REQUIRED
3. THE SUPER AREA MAY VARY BY +/- 1.0%
4. CURRENTLY NO COLLARS ARE SHOWN IN THE PLAN WHICH WILL BE INCORPORATED AS STRUCTURE
5. WHILE COVERING AREA/STRENGTH TO RETAINERS, BEAMS ARE ROUNDED OFF TO NEAREST POSSIBLE WHOLE NUMBER FOR EASE OF CALCULATION.
6. 1 SQ.MTRS = 10.764 SQ. FT.

NORTH





NOTE:

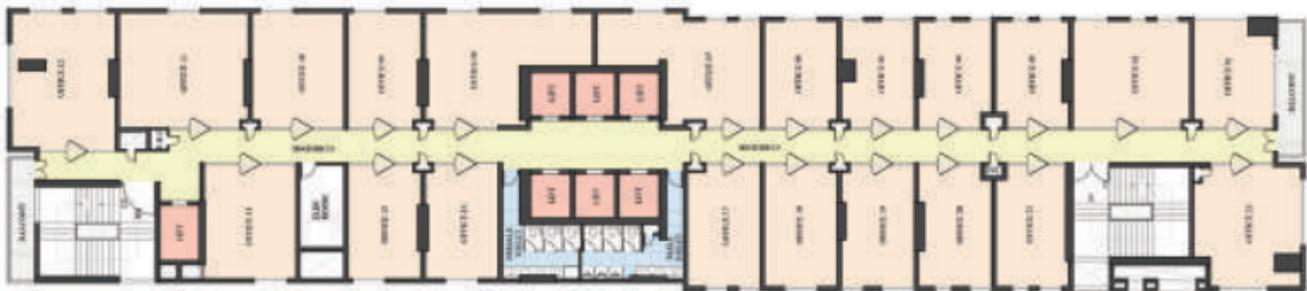
1. THE WINDOW SEIZURE LOCATION IN ROOMS MAY CHANGE BECAUSE OF SEVERAL FEATURES
2. THE OVERALL LAYOUT MAY VARY BECAUSE OF EXISTING DESIGN REASONS IN CASE REQUIRED
3. THE SUPER AREA MAY VARY BY ± 5%
4. WHILE CONSIDERING DIMENSIONS TO 180 INCHES, INCHES ARE ROUNDED OFF TO NEAREST POSSIBLE WHOLE NUMBER FOR EASE OF CALCULATION.
5. SHOPS UP TO 100 SQ.MT. SHALL BE SUBSIDIARY 1ST FLOOR.
6. NO FURNITURE/FIXTURE TO OBSTRUCT THE PASSAGE OF DOOR.
7. 1 SQ.MTR. = 10.764 SQ. FT.

ATS KABANA HIGH
SECTOR-04 GREATER NOIDA

RETAIL FLOOR LAYOUT

NORTH

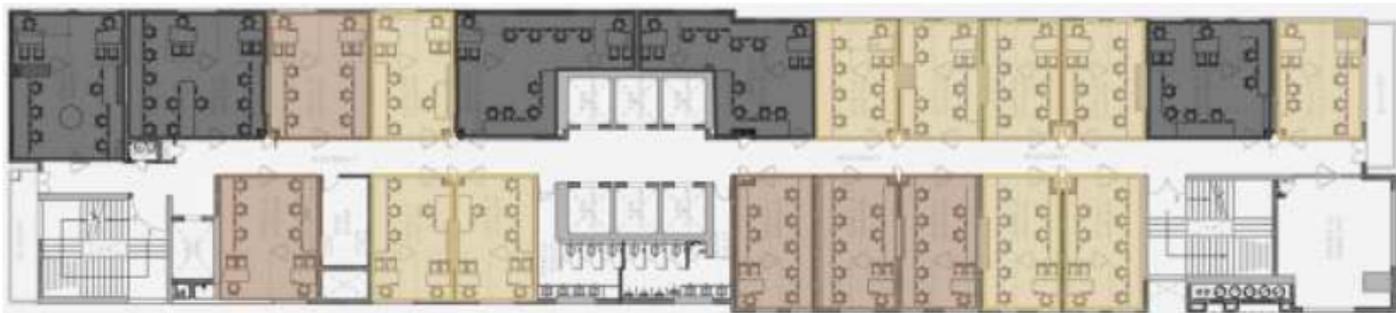




NOTE

1. THE WINDOW SILL/PL LOCATION IN ROOMS MAY CHANGE BECAUSE OF ENVIRONMENTAL FEATURES
2. THE OVERALL LAYOUT MAY VARY BECAUSE OF STATUTORY REACHES IN CASE REQUIRED
3. THE SUPPER AREA MAY VARY BY A 10%
4. CURVED/PIFC COLUMN ARE SHOWN IN THE PLAN WHICH WILL BE ACCOMPANIED AS/ STRUCTURE
5. WALLS COVERS/STUDS/VALUET/STUDS TO FERTS/RACHES. RACHES ARE BOUNDED OFF TO NEAREST POSSIBLE RACHES NUMBER FOR EASE OF CALCULATION.
6. 1 SQ. METRE = 10.764 SQ. FT.





NOTE

1. THE WINDOW SIZES/LOCATION IN ROOMS MAY CHANGE BECAUSE OF ELEVATIONAL FEATURES
2. THE OVERALL LAYOUT MAY VARY BECAUSE OF STATUTORY REACHES IN CASE REQUIRED
3. THE SUPER AREA MAY VARY BY ± 1%
4. CURVED/FPC COLUMN ARE SHOWN IN THE PLAN WHICH WILL BE ACCOMPANIED AS/ STRUCTURE
5. WALLS COVERED/TO BE HIGHLIGHTING TO FERTS/RCHES. RCHES ARE ROUNDED OFF TO NEAREST POSSIBLE RCHES NUMBER FOR EASE OF CALCULATION.
6. 1 SQ. AREA = 10.764 SQ. FT.





NOTE

1. THE WINDOW SILL PL LOCATION IN ROOMS MAY CHANGE BECAUSE OF ENVIRONMENTAL FEATURES
2. THE OVERALL LAYOUT MAY VARY BECAUSE OF STATUTORY REACHES IN CASE REQUIRED
3. THE SUITE AREA MAY VARY BY A 10%
4. CURBETS IF PC OCCUPANCY ARE SHOWN IN THE PLAN WHICH WILL BE ACCOMPANIED ASU STRUCTURE
5. WALLS CONVERTED HIGHLIGHTED TO PINK IN PLAN. RICHES ARE BOUNDED OFF TO NEAREST POSSIBLE RICHES NUMBER FOR EASE OF CALCULATION.
6. 1 SQ. METRE = 10.764 SQ. FT.



Delivered Projects

ATS GREENS I

Sector-50, Noida



Sector Ch-04, Greater Noida

ATS GREENS II

Sector-90, Noida



Phase I & II, Indrapuram

ATS VILLAGE

Noida, Sector-93A, On Expressway



Indrapuram, Ghaziabad



Sector-104, Noida



Dera Bassi, Punjab



Sector-22 D, Yamuna Expressway
RERA Reg. No. UPRERAPRJ1918



Sector-150, Noida
RERA Reg. No. UPRERAPRJ403430



Sector-132, Noida Expressway
RERA Reg. No. UPRERAPRJ2612



Sector-109, Gurugram
RERA Reg. No. 41/2017



Sector-109, Gurugram



Dera Bassi, Barwala Rd., Punjab



Phase I
Sector-121, Mohali



Sector-150, Sports City,
Noida Expressway



Sector-4, Greater Noida (W)
RERA Reg. No. UPRERAPRJ284035



GH City-SE2, Gujarat
PBERA-6A579-PR0007



Sahasrathara Road,
Dehradun



Phase I
Zota 1, Greater Noida



Phase I
Dera Bassi, Punjab



Dwarka Expressway,
Sector-104



Sector-10, Greater Noida West
RERA Reg. No. UPRERAPRJ15574



RERA Reg. No.
RC/RP/HAMERA/GGA/066/138/2022/81



Mohali

RERA Reg. No. PBERA-GA580-PR0006

Ongoing Projects

ATS
Le GRANDIOSE

Sector-150, Sports City,
NOIDA Expressway

RERA Reg. No. UPRERAPRJ3250



Sector-124, Noida

RERA Reg. No. UPRERAPRJ3574



Sector-150, Noida

RERA Reg. No. UPRERAPRJ3796



Phase II
Zeta I, Greater Noida

RERA Reg. No. UPRERAPRJ3774



Dera Bassi, Punjab

PBRERA-SASTY-PR0007



Sector 150, Noida

RERA Reg. No. UPRERAPRJ183246



Sector-89 A,

Dwarika Expressway, Gurugram

RERA Reg. No. 55/2017



Sector-150, Sports City,
Noida Expressway

RERA Reg. No. UPRERAPRJ2875



Sector-1, Greater Noida

RERA Reg. No. UPRERAPRJ4115



Phase I

Sector-152, Noida Expressway

RERA Reg. No. UPRERAPRJ631



Phase II

Sector-152, Noida Expressway,

RERA Reg. No. UPRERAPRJ996176



Sector-152, Noida Expressway

RERA Reg. No. UPRERAPRJ2575



Sector-152, Noida Expressway



Signature Retail by ATS

NH-24, Ghaziabad

RERA Reg. No. UPRERAPRJ04685



Sector-4, Greater Noida (W)

RERA Reg. No. UPRERAPRJ657894



Sector-99A, Gurugram

RERA Reg. No. 06/2018



NH-24, Ghaziabad

RERA Reg. No. UPRERAPRJ750395



DESTINAIRE

Sector-1, Greater Noida (W)

RERA Reg. No. UPRERAPRJ17134



Sector-150, Noida

RERA Reg. No. UPRERAPRJ180413



SECTOR 105, GURUGRAM

Lorem ipsum



Site Address: Kabana High, Sector 4, Greater Noida (W)

Corporate Office Address: ATS Tower, Plot No. 16, Sector 135, Noida. Tel: 0120-7111500

For enquiries, please call 8892150150.

Member: **CREDAI**

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