

Corporate Address: 5A/5D, Corporate Tower A-2,
Near Jawahar Circle, JLN Marg, Jaipur, Rajasthan-302017

www.ashadeepgroup.com | worldstreet@ashadeepgroup.com

Disclaimer: Slight variations in layout plans, site plans, floor plans, areas, specifications, and dimensions may occur during project execution as per the necessity and requirements of the architect. Soft furnishings, furniture, appliances, almirahs, gadgets, and other items shown in this brochure are for illustrative purposes only and are not included in the sale offering. Views, landscaping, hardscaping, and other visual elements shown in the brochure are artistic representations. While we strive to achieve the depicted aesthetics, they may be subject to change based on architectural directions during project execution. A private clubhouse will be developed within the project by the developer. Ownership of the clubhouse will remain with the developer, who retains sole authority to determine entry and grant membership.

A canvas for your
business aspirations



RERA No. RAJ/P/2024/3221 | RERA Website: www.rera.rajasthan.gov.in



THE WORLD STREET



The New
Growth Story of
South

Jaipur



THE WORLD STREET

The World Street by Ashadeep Group is a thoughtfully designed commercial project located in Jaipur, offering premium office spaces, a vibrant food court and an exclusive rooftop club.

It is a hub for businesses seeking modern, well-equipped office environments, complemented by a range of dining options in the central food court that cater to both casual and formal gatherings. Additionally, the luxurious club provides a space for relaxation and networking, making The World Street a unique fusion of work and lifestyle. It is designed to enhance productivity while offering convenient amenities within a connected commercial ecosystem.



Well-connected

Location



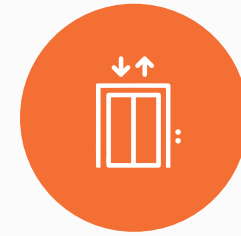
4-side road

for smooth circulation and convenience



2

Level basement parking



High-speed

Elevators



AC

Entrance lobby in office tower

Refined Business Spaces

SCO

Offices

Retail Spaces

Food Court

Rooftop Restaurant & Club





Scan QR Code
for Location Directions

Infinite Potential,
One Address.

Mahal Road

Jagatpura, Jaipur

Artistic impression of aerial view



Artistic impression of front view



THE WORLD STREET

Why Jagatpura?



Jaipur International Airport

Just 10-15 minutes from Mahal Road, offering convenient travel connectivity for both domestic and international travelers.



Jagatpura Railway Station

Situated nearby, providing easy rail access for residents and businesses in the area.



International Schools

With Indian International School (IIS), JPGS, Ryan International School, SRN International School and Maharaja Sawai Bhawani Singh School in close proximity, the area becomes a prime choice for families seeking quality education for their children.



Universities

Jagatpura, Jaipur, is a thriving educational hub, home to renowned institutions like Suresh Gyan Vihar University (SGVU), Jaipur National University (JNU), JECRC University, Poornima University and Vivekananda Global University..



Healthcare

Jagatpura's Mahal Road offers excellent healthcare facilities, including Mahatma Gandhi Hospital, Bombay Hospital, Narayana Multispeciality Hospital and Jeevan Rekha Hospital.



Metro Corridor (Phase 2)

Jaipur Metro's expansion to Jagatpura, including Mahal Road, will provide rapid transit options and enhance the region's connectivity with key areas of the city.



SEZ (Special Economic Zone)

An industrial and IT zone in Sitapura is set to attract numerous businesses driving the demand for commercial spaces along Mahal Road. This growth presents excellent opportunities for retail, office and service-based industries, making Mahal Road a prime destination for commercial development.



Ring Road Connectivity

Easy access to the Jaipur Ring Road, enhancing connectivity to major highways (NH48) and further boosting real estate development along Mahal Road.



Your journey
to success begins
at the
entrance plaza

As you step into The World Street, the Entrance Plaza welcomes you with a striking first impression. Designed to be more than just a passage, this grand entryway sets the tone for the entire experience—combining aesthetics with functionality. With its modern architecture and thoughtful design, the plaza creates an inviting atmosphere, seamlessly guiding visitors into the heart of this vibrant commercial hub.



Artistic impression of central plaza



Artistic impression of pedestrian area



Artistic impression of central plaza



Artistic impression of driveway

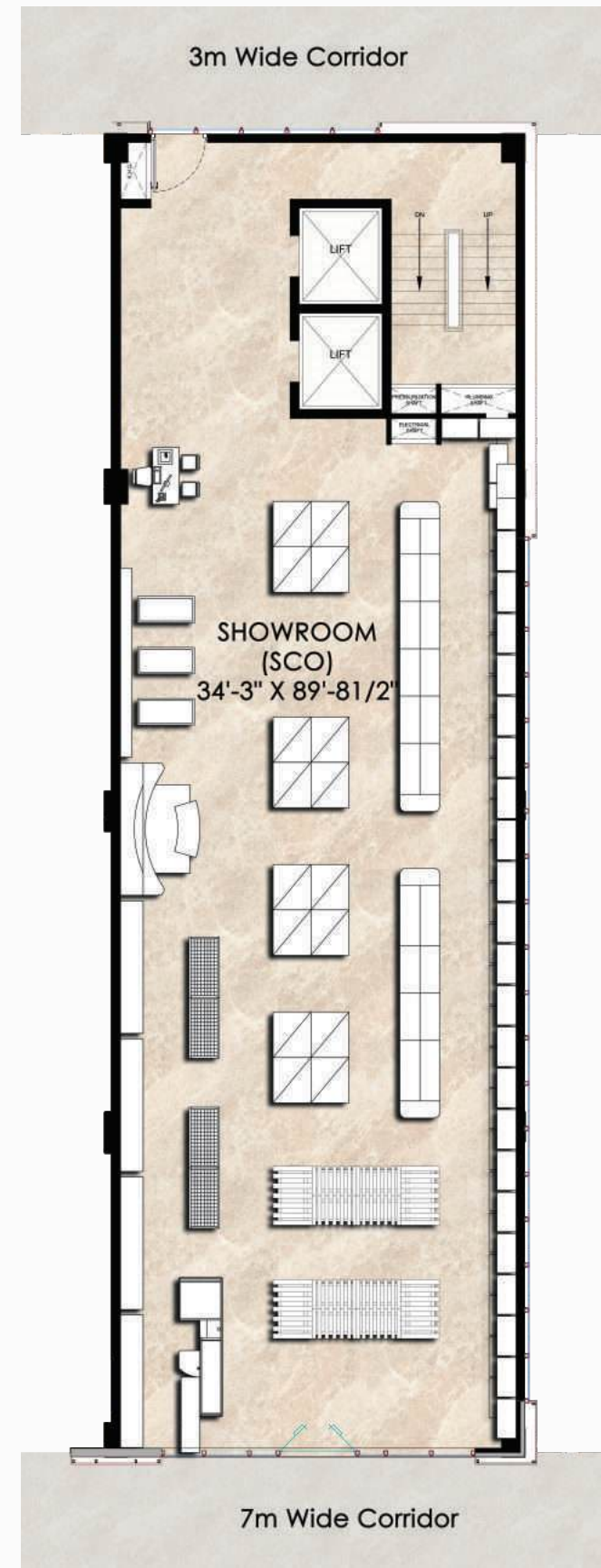


Presenting
for the first time
in the history of
Rajasthan

Unique Shop Cum Office (SCO) A blend of offices and retail

Introducing the innovative Shop Cum Office Spaces at The World Street, designed for modern entrepreneurs who thrive on versatility. This unique concept allows you to operate your retail store and office in one cohesive environment, optimizing both customer interaction and operational efficiency. Elevate your business with a space that adapts to your needs and enhances your brand's visibility and accessibility.

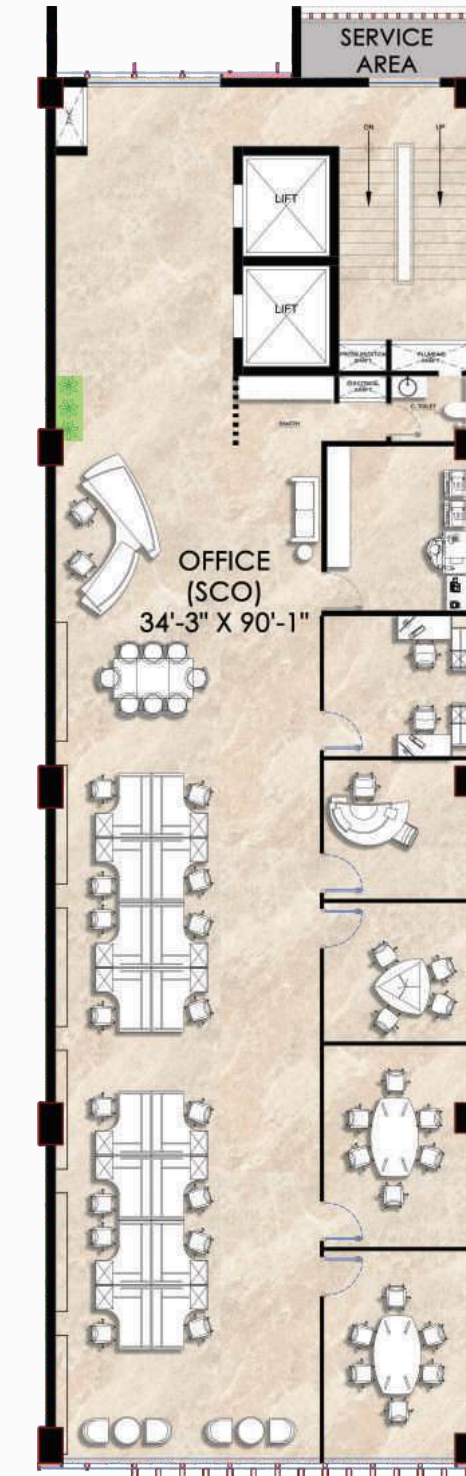




Ground Floor- Shop



First Floor- Shop



Second- Fifth Floor- Offices



Terrace Floor



Artistic impression of showrooms

Grand Showrooms

Where retail meets recognition

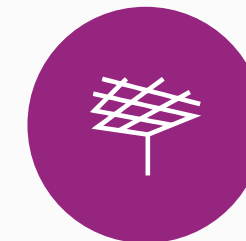
At The World Street, retail isn't just about space—it's about showcasing your brand at the forefront of innovation.

Our meticulously designed Retail Showrooms offer prime visibility and accessibility, strategically located to attract foot traffic and create an immersive shopping experience. With flexible layouts and contemporary designs, these showrooms give your business the perfect platform to shine.

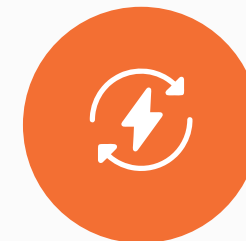
Whether you're a boutique, a flagship store or an emerging brand, this is where your vision transforms into reality and success thrives.



Anchor Showrooms



Grand Ceiling Height



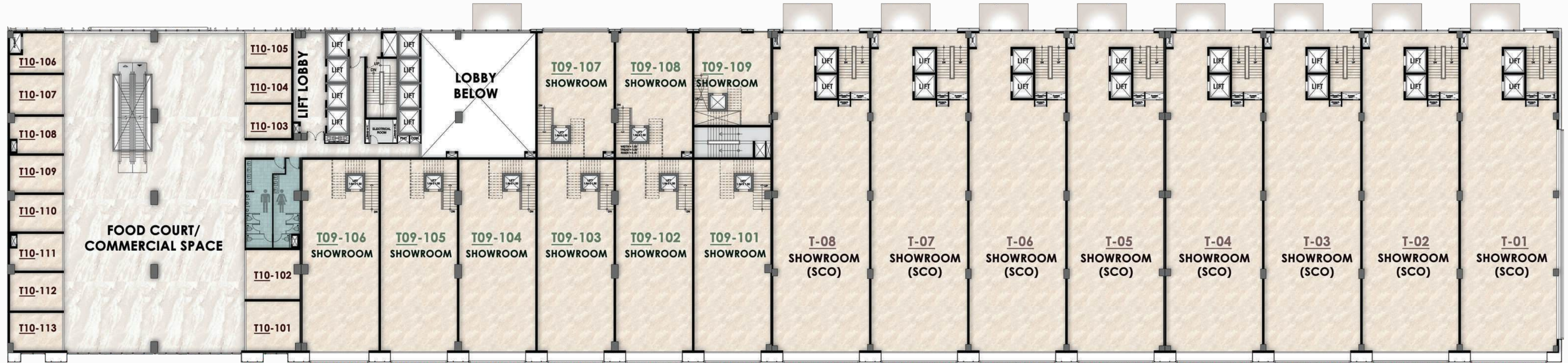
Adequate Power Backup



Legend

- 1. Entry
- 2. Pedestrian Area
- 3. Driveway
- 4. Parking
- 5. Service Road
- 6. Central Plaza







Axonometric view of office spaces

Office Spaces

Where ideas come to life

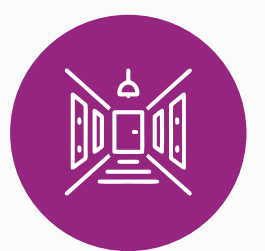
The World Street offers premium office spaces that redefine the traditional workplace. Each office is designed to maximize functionality while ensuring comfort and style. With state-of-the-art facilities, ample natural light and ergonomic designs, the spaces support productivity and well-being, making it easier for teams to focus on what truly matters—achieving success. Additionally, a separate dedicated route for office drop-off and ample parking spaces ensure convenience and smooth access for all.



Grand Reception



Separate Drop-off Area



Wide Corridors



Artistic impression of office tower entrance



Welcome
to the gateway of
opportunity

Artistic impression of office entrance lobby

 Second-Fifth
Floor Plan







THE WORLD STREET



Artistic impression of back view



Artistic impression of food court

Multi -cuisine Food Court

Taste & flavours
of the world under one roof

At The World Street, the Food Court is more than just a dining space—it's a celebration of culinary culture. Spread across two floors, it offers a variety of food options from renowned vendors, serving everything from quick bites to gourmet meals. Whether you're seeking a casual lunch, a routine dinner or a snack on the go, the food court provides a delightful dining experience for everyone.

An Inviting Rooftop Restaurant & Club

To elevate your work-life balance

Elevate your lifestyle at the Rooftop Club, featuring a seamless blend of work and leisure. Enjoy the Tower 9 Terrace with its gym, library and conference rooms, alongside outdoor seating area. Tower 10 Terrace offers a vibrant restaurant and bar, complemented by a live performance stage and tiered outdoor seating for unforgettable dining experiences. Discover a dynamic space designed for relaxation, collaboration and entertainment high above the city.



Artistic impression of rooftop club



Water feature



Event space



Seating deck



Seating deck



Seating deck



Reception



Restaurant



Bar



Co-working space



Library lounge



Conference room



Meeting room





Legend

- | | | | | | |
|-------------------|-------------------|-------------------|-----------------|-------------------------|------------|
| 1. Passage | 3. Water Feature | 5. Sculpture | 7. Event Space | 9. Covered Seating Deck | 11. Pantry |
| 2. Seating Deck-1 | 4. Seating Deck-2 | 6. Seating Deck-3 | 8. Feature Wall | 10. Counter Area | |





The Finer Details

SCO (Shop cum office)

Structure	RCC framed structure
Floor Tiles	Vitrified tiles
Over Head Water Tank	10000 Litres
Wet Point	One wet point will be given on each floor
Electrical Panel for Power Backup with one DG Meter	Provision for 120KW for electric connection Individual DG has to be installed at rooftop of its SCO by the allottee for power backup
Space For Outdoor AC unit	Allottee can place AC Outdoor Unit (VRV only) in its service balcony only
Power Backup	Power backup for common area (Parking area & Driveway only)
Lift	Two lift
Fire Fighting	In whole project as per rules excluding low side other than basement
Glazing	Outer glazing on project building
Parking	Car (Basement- 20) (Ground-11) Scooter-35
Staircase Finish	Stone (Granite/Marble) finish with steel/iron railing
Signage	Only on space and size as designated and allowed by promoter

Shops

Structure	RCC framed structure
Floor Tiles	Vitrified tiles
Wet Point	One wet point will be given
Power Backup	20 KW @ Rs.25000 per KW (Additional cost) User charges of electricity power backup will be charged as per actual Individual DG (by allottee) not allowed to be installed in common area
Space For Outdoor AC unit	One Outdoor unit will be installed by the allottee at earmarked service space only. Outdoor unit is allowed only for VRV
Fire Fighting	In whole project as per rules but excluding low side
Glazing	Outer glazing on project building
Staircase	Staircase with lift well (Lift to be installed by the allottee)

Note:-Allottee has to designate 25% of these parking for their visitors.

Offices

Structure	RCC framed structure
Floor Tiles	Vitrified tiles
Lobby Floor	Marble/Granite/Vitrified tiles
Toilet	Common toilet block will be provided on ground and second to eighth floor
Office Entry Door	One entry door in each office
Power Backup	8 KW @ Rs.25000 per KW User charges of electricity power backup will be charged as per actuals Individual DG (by allottee) not allowed to be installed in common area
Space For Outdoor AC unit	Outdoor units will be installed by the Allottee at earmarked service balcony only One outdoor unit is allowed only for VRV
Lift Lobby	Lift lobby will be air-conditioned (at ground floor) Lift lobby will be fresh air circulated (at 2nd to 8th floor)
Fire Fighting	In whole building as per rules without low side
Glazing	Outer glazing on project building

Others

- Driveway & Pathways
 - Landscaping/Hardscaping
 - Visitor parking (Car/scooter)
 - Water supply system
 - Rainwater Harvesting System
 - Sewage Treatment Plant (STP)
 - Fresh/Exhaust Air circulation in basement and office block lift lobby only
 - Electricity Supply System
 - DG space for Office/Shops and common areas
 - Centralised RO System/Softener System
 - Fire-fighting System excluding low side
 - AC in lift lobby of office block at the ground floor
- Power Backup in:
- Common area & facilities of the project
 - Parking area
 - Road lights inside campus
 - Office block lobby
 - Lifts/Staircase of office block only



22
Years
Of Building
Trust.

46
Projects
Delivered
Successfully

102
Lacs Sq. Ft.
Of Exceptional
Area Delivered

Ashadeep Group is a leading real estate developer with over two decades of experience, delivering quality residential and commercial projects in Jaipur, Neemrana and Bhiwadi.

Known for its commitment to timely possession, innovation and customer satisfaction, Ashadeep Group has built a reputation for creating vibrant communities.

With a team of professionals from top institutions like IIT and IIM, the group offers not only homes but also an enhanced lifestyle through its focus on quality construction, maintenance services and transparent processes.