



# S. RATHOD OMAXE

## Omaxe city 1 Over view

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# OVERVIEW

**Location:** AB Bypass Road, Near Sheraton hotel, Indore

**Type:** Integrated Township by Omaxe Group

**Property Options:** Plots, Villas, Apartments, Shops

**Plot Sizes:** 709 to 4359 sq.ft

**Price Range:** ₹4,500 – ₹15,000 per sq.ft (approx.)

## ★ Highlights

- Gated community with wide roads & green parks
- Clubhouse with gym, pool, basketball area, and banquet hall
- Ready infrastructure: Water, electricity, sewage, security
- Nearby landmarks: Sheraton Hotel, DPS School, Phoenix Mall
- Ideal for: End-users, families, and real estate investors

# TYPES OF PROPERTIES WITH LOCATION

## Residential Plots

Available in various sizes for custom home construction

### Locations:

Phase 1, Phase 2, and Garden View sections  
Near Clubhouse, Temple, and Central Park  
Internal and corner plots available

## Independent Villas / Duplexes

Ready-to-move-in or under-construction villas

### Configuration:

2 BHK, 3 BHK, 4 BHK options

### Locations:

Facing parks, on main roads, and corner plots  
Close to the commercial market area and school zone

## Constructed Houses (Resale & New)

Fully developed homes in gated sectors

### Features:

Garden space, balconies, modular kitchen

### Locations:

Near Omaxe Gate 1 & Gate 2  
Around the Temple Circle and Community Hall

## Commercial Properties

Shops, office spaces, and small showrooms

### Locations:

Omaxe City 1 Main Market  
Facing AB Bypass Road  
Commercial Plots near Hotel Sheraton side

## Apartments (Limited Units)

Available in select towers or resale

### Configurations:

1 BHK, 2 BHK

### Locations:

Tower section near Central Park  
Walkable to shops and schools



# Available Plot sizes

- 700 sq.ft
- 800 sq.ft
- 1000 sq.ft
- 1100 sq.ft
- 1453 sq.ft
- 1800 sq.ft
- 2100 sq.ft
- 3200 sq.ft
- 4000 sq.ft

*Many*

*more*



# RATES

Property Type	Approx. Price Range	Per sq.ft Rate
Residential Plots	₹32 Lac – ₹1.8 Cr	₹4,500 – ₹8,000
Gated Community Plots	₹26 Lac – ₹70 Lac	₹5,000 – ₹6,000
Independent Villas/House	₹1.10 Cr – ₹1.20 Cr	₹5,500 – ₹9,500
Commercial Shops	₹25 Lac - ₹5 Cr.	₹10,000 - ₹15,000

Rates can change as per Market value

## 🔍 Insights & Buying Tips

- Plot rates generally span ₹5,000–₹8,000/sq.ft, depending on location, road access, and facing.
- Villas/houses tend to be priced slightly lower per sq.ft (~₹4,500–₹5,500), offering more built-up space.
- Commercial units command a premium given foot traffic and visibility.
- Sub-localities like Omaxe Greens can offer slightly lower rates (~₹5,000/sq.ft) compared to main-road plots.



Attractive plot rates starting from ₹4,500 per sq.ft.



# AMENITIES

The township is well-equipped with top-notch amenities including **24×7 security, CCTV surveillance, underground utilities, and power backup.** The exclusive “**Omaxe Club Heaven**” features a **gym, swimming pool, banquet hall, spa (steam & jacuzzi), indoor games, and sports courts.** **Landscaped parks, jogging tracks, and kids’ play areas** add to the quality of life.

Basic needs are fulfilled through an in-campus **shopping complex, grocery stores, ATMs, and cafes.** **Clean roads, water storage, sewage treatment, and intercom services** ensure a smooth daily experience.

Nearby landmarks include **Delhi Public School, Phoenix Citadel Mall, and KIBS Hospital.** The area connects easily to **Vijay Nagar, sch. No. 78, Dewas Naka and LIG. Petrol pump** are within **200-300 meter range.**

Omaxe City 1 offers a perfect mix of comfort, connectivity, and investment potential, making it ideal for families and real estate buyers in Indore.



# PROJECTS GALLERY

## PROJECTS GALLERY



**Our Project Gallery to see the beauty and progress of Omaxe City 1, Indore. From lush landscapes to modern infrastructure – witness your future home taking shape.**

# VISION

## VISION

The vision of Omaxe City 1, Indore is to create a modern, self-sufficient township that offers residents a high-quality lifestyle with peace, safety, and convenience. It aims to be a benchmark for urban development in Indore by combining green living, strong infrastructure, and community-focused planning. Omaxe City 1 envisions a place where families thrive, investors find value, and every resident enjoys access to essential facilities like schools, parks, shopping, and wellness—within a single, integrated campus. Built on the foundation of trust and long-term value, the township reflects Omaxe’s goal of turning dreams into reality.



# MISSION

## MISSION

The mission of Omaxe City 1 is to deliver a well-planned, high-quality living environment that ensures complete customer satisfaction. With a focus on quality construction, modern amenities, and transparent dealings, the project aims to provide homes that support a comfortable and secure lifestyle. Omaxe City 1 is committed to developing infrastructure that includes wide roads, parks, clubhouse, security systems, and utility services that make life easy and efficient. The mission also includes fostering a strong community atmosphere and promoting sustainable development practices—making the township a perfect destination for both living and investment.








# Pre launching

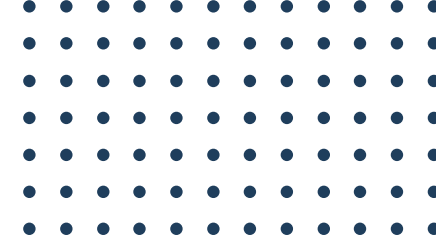


## Your Dream Home Awaits at Omaxe City-1, Garden Homes!

Presented by **S. Rathod Omaxe**, this is your chance to own a luxurious 2 BHK flat in the prestigious **Omaxe City Center** project. Nestled in a prime location with modern amenities, lush greenery, and a thriving community, this is the perfect home for you in Indore!

### Highlights:

-  Pricing: **₹4500/- per sq. ft. (All-inclusive)**
-  Exclusions: GST + 2-Year Maintenance + Registration
-  Spacious Layouts: 1000-1200 sq. ft.
-  Easy Payment Plan:
  - ₹5 Lakhs – **Booking Amount**
  - ₹5 Lakhs – **On Allotment (Draw-Based)**
-  **Limited Availability! Secure your slice of luxury today.**
-  Call now for exclusive details & bookings!
-  **S. Rathod Omaxe – Your Trusted Real Estate Partner**



# LET'S MAKE YOUR REAL ESTATE VISION A REALITY

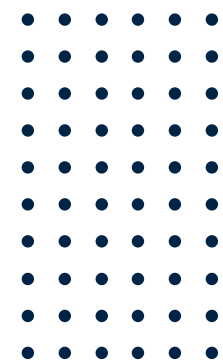
Contact Us For More Information :



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[www.reallygreatsite.com](http://www.reallygreatsite.com)



# THANKYOU

# THANKYOU



**Thank you for your trust and support in Omaxe City 1, Indore. We are committed to delivering a modern, secure, and comfortable living experience. Your belief in us motivates our journey to build not just homes, but vibrant communities. We look forward to serving you even better in the future.**