

35 STOREY ICONIC COMMERCIAL



A.SHRIDHAR
BUILDING THOUGHTFULLY

A LANDMARK FOR BUSINESS. LEGACY. TOMORROW.

A business address that outlives trends, just like CG Road.

Situated on Sindhu Bhavan Road-Ahmedabad's next chapter in commercial evolution. Here is a rare convergence of high-street energy and corporate class. Watch this video to know how A. Shridhar Group has designed this project for lasting presence, both physical and reputational.

Experience the pinnacle of high-rise visibility paired with thoughtful urban planning, that will serve enterprises that think decades ahead.



WYNN

THE NAME. THE ADDRESS. THE BENCHMARK.

Rise above the ordinary with an address that stands out, not just on paper, but on Ahmedabad's skyline. WYNN is a 35-storey commercial tower designed for visionaries-those who don't just follow trends, but set them. With future-forward infrastructure and refined aesthetics, this landmark becomes more than a location; it becomes your business signature.

Whether you're building a new enterprise, growing your footprint, or moving to a space that reflects your ambition, WYNN is where legacy begins.



THE LAND.
THE SPARK.
THE HORIZON.

WHERE BUSINESSES ALIGN WITH THE RHYTHM OF PROGRESS.

- Located at the epicentre of Sindhu Bhavan Road's transformation
- Surrounded by upscale residential zones and prominent educational hubs
- A location that bridges old Ahmedabad elegance with new-age expectations
- High visibility, faster commutes, and evolving infrastructure
- Where your next step feels like the city's next move



WYNN

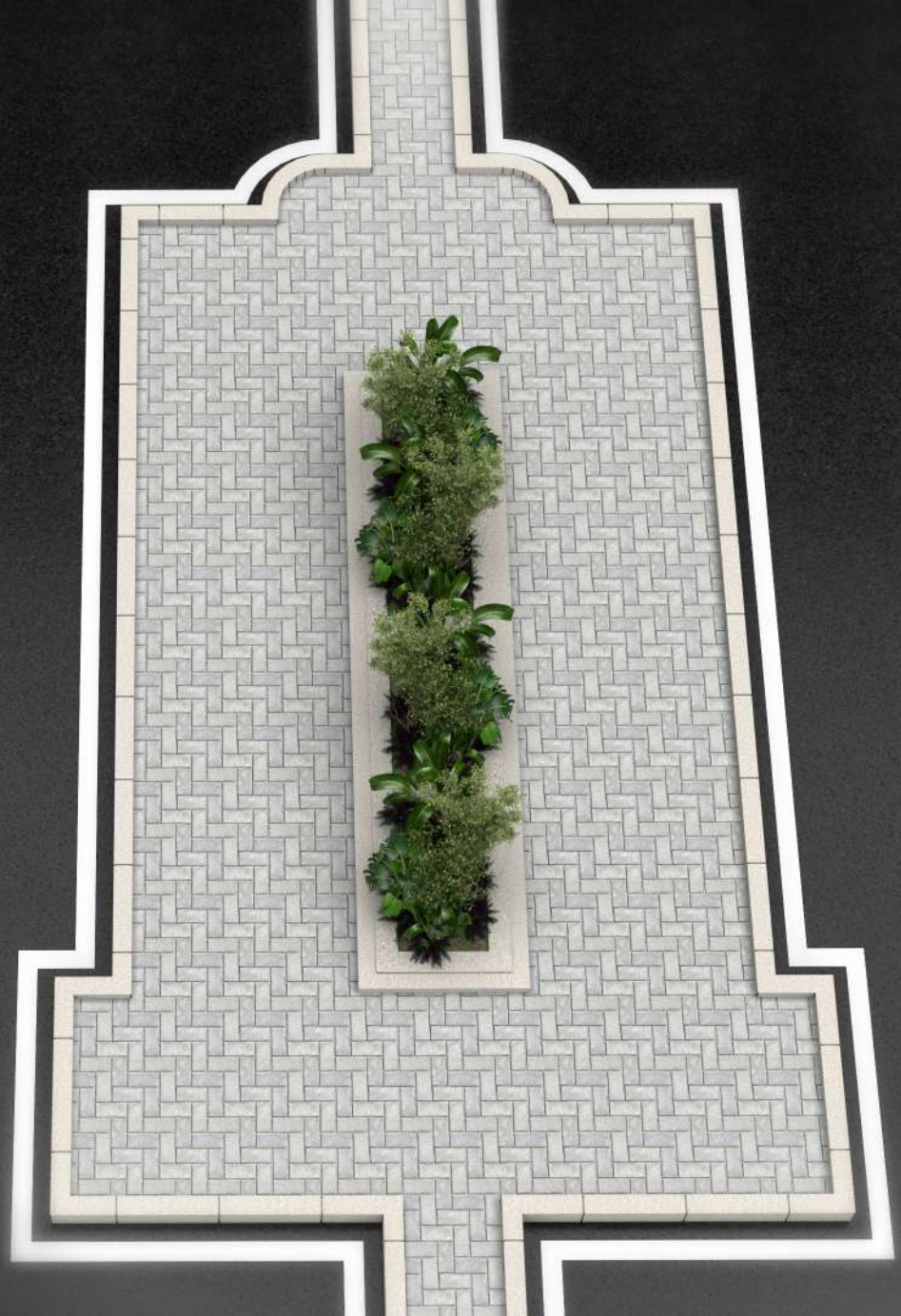
AHMEDABAD'S POWER ADDRESS

Here are the core attributes of WYNN. Each element here leads to a deeper insight, reflecting the design logic and user-centric functionality.

- LOCATION
- ELEVATION
- RETAIL
- WORK-SPACES
- FLOOR PLATE
- CORPORATE HOUSE
- PARKING
- CONVENIENCE
- FLOOR HEIGHT
- AMENITIES
- AMBIENCE
- LAYOUT PLANS

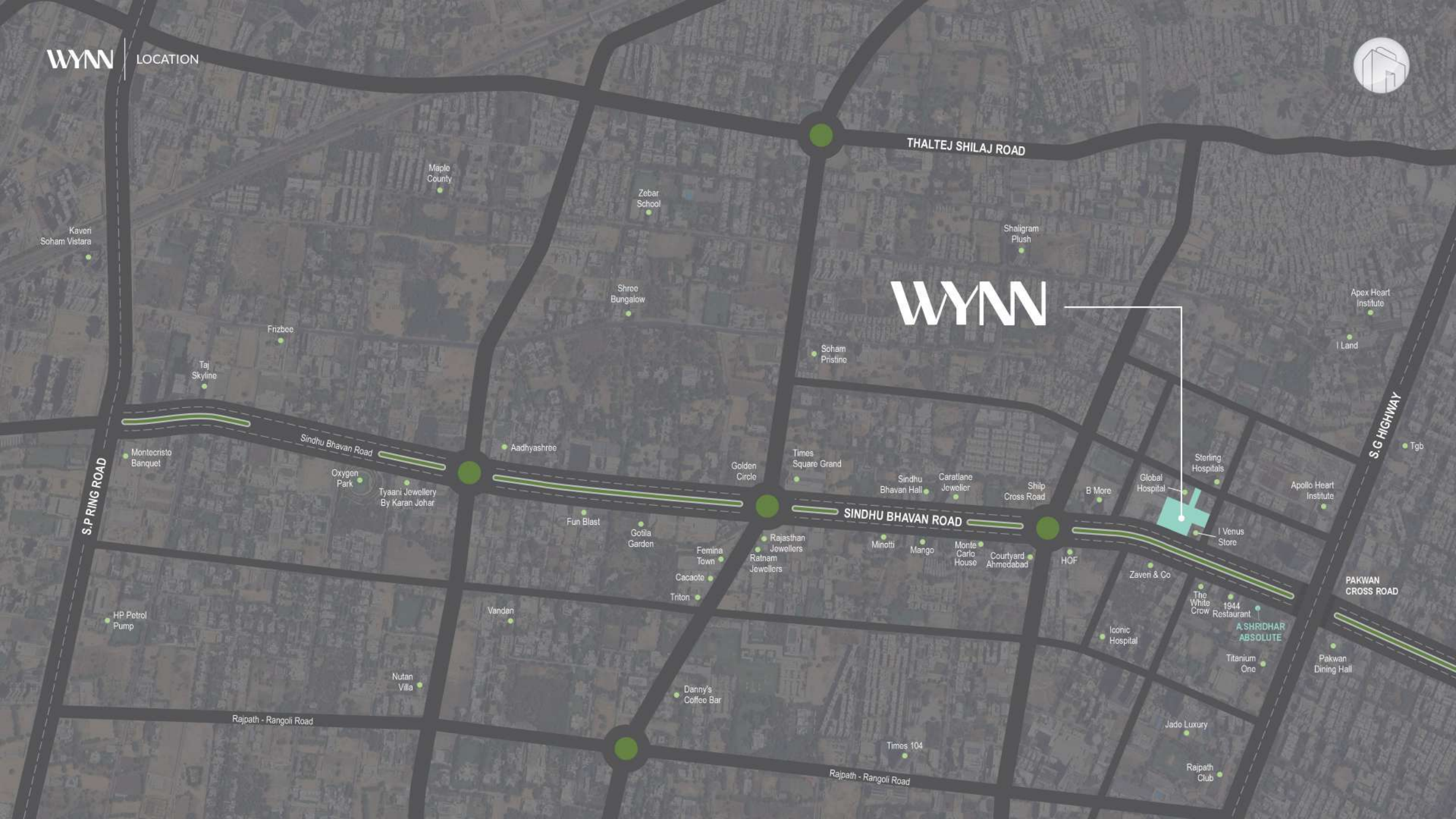
SBR

THE PLACE.
THE CONNECT.
THE FUTURE.




STELLAR
odoo
ADITYA
Sterling

WYNN | LOCATION





PRESTIGIOUS LOCATION

A LANDMARK OPPORTUNITY WITH A TWO-ROAD ADVANTAGE

- High-visibility junction on Sindhu Bhavan Road gives your business a strategic edge
- This corner placement enhances discoverability, brand presence, and convenience
- Clients find you faster. Employees reach easier
- Your brand stands out-right at the crossroads of commerce and class

AHMEDABAD'S SHOPPING STORY

THROUGH THE ROADS THAT DEFINED ERAS

1985–2000

THE ASHRAM ROAD ERA

Ashram Road was Ahmedabad's first true retail boulevard. A business nerve centre where iconic stores like Sales India, Bata, and Asopalav ruled the landscape. This stretch wasn't just a road-it was where shopping began, evolved, and created memories for an entire generation.

2000–2010

THE CG ROAD SURGE

As times changed, CG Road emerged as the new magnet for shoppers. It became synonymous with style and aspiration. From Tanishq to JadeBlue, Raymond, and Reebok, CG Road offered a premium street-shopping experience for the city's rising urban crowd.

1985–2000

THE RISE OF SG HIGHWAY

With rapid urban expansion, SG Road took centre stage. Known for its expansive showrooms and seamless accessibility, it attracted luxury lifestyle and home brands. From premium furniture and modular kitchen stores to home décor and upholstery specialists like Varmora, Bonito, Spacewood, and Evok-SG Road reshaped the city's taste in living.

2020 ONWARDS

THE SINDHU BHAVAN SHIFT

Welcome to the new address of aspiration-Sindhu Bhavan Road. This futuristic high street is now home to the city's finest brands, both homegrown and national. Whether it's fashion, jewellery, lifestyle, or gourmet-every corner caters to the modern Indian family. With world-class infrastructure and a location that blends visibility with prestige, SBR is poised to define retail for the next 30 years and beyond.

This is not just a road-it's Ahmedabad's retail future, built to serve generations to come.



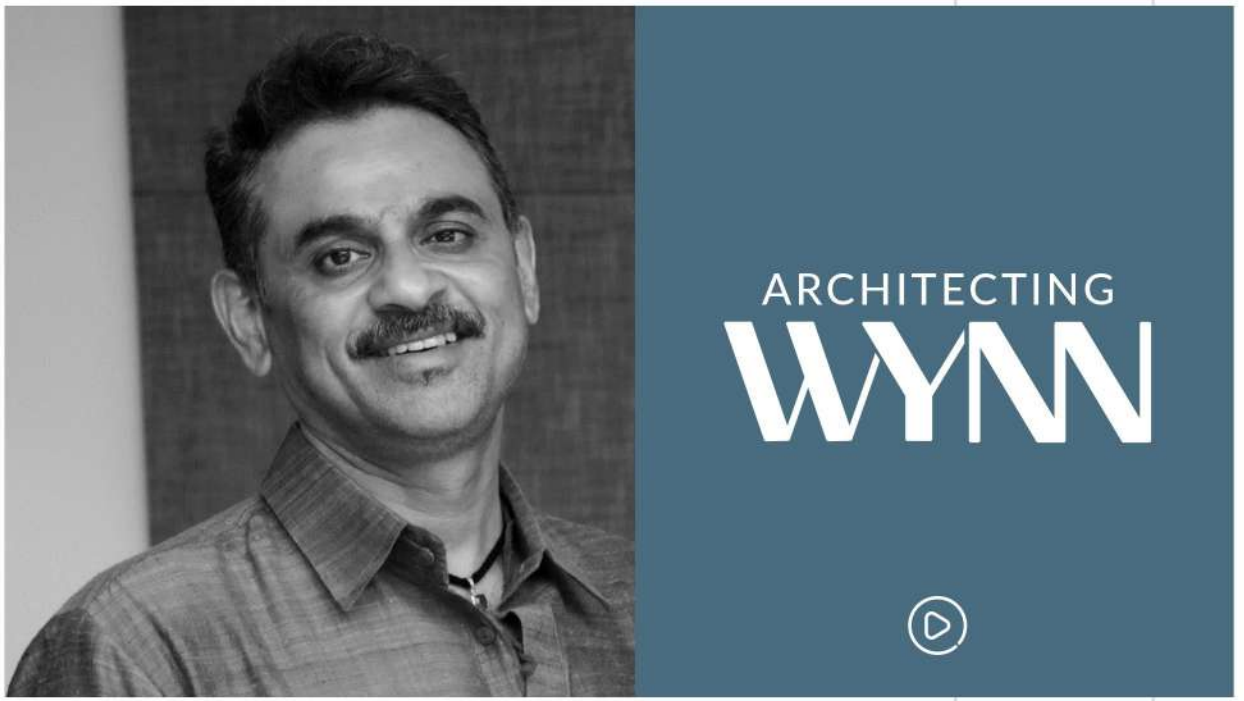
KAFFA AT WYNN

THE CAFÉ. THE CROSSROADS. THE CATCHMENT.

AHMEDABAD'S FIRST-EVER FUSION OF BUSINESS AND BREWS-WHERE REAL ESTATE MEETS COFFEE CULTURE.

- Footfall-friendly from morning rush to evening unwind
- Designed to serve professionals, shoppers, and visitors in the vicinity
- A café that blends lifestyle with business-the ideal pause between meetings


AN
ICONIC
STRUCTURE
A TOWERING
CROWN OF
SUCCESS



FROM THE DESK OF THE ARCHITECT

Step into the future with a 35-floor commercial masterpiece. The transparent glass facade isn't just a design choice, it's a statement that exudes clarity, modernity, and openness in business.

It reflects ambition while letting in clarity. We have imagined modern workspace architecture to bring functionality and finesse together.

This is a space where natural light meets intelligent design. Where business conversations happen with the city in the backdrop. Where every view is an advantage.

Ar. Apurva Amin

FIRST TIME IN AHMEDABAD!

230'

TALL SCULPTURE INTEGRATED INTO A LANDMARK

A rare feat of design and engineering-Ahmedabad now witnesses its first building that holds art as its crown.

This 230-foot sculpture, integrated with WYNN's architecture, elevates the city's skyline and imagination. It's a part of the identity that will stand tall always. Bold, expressive, and timeless.



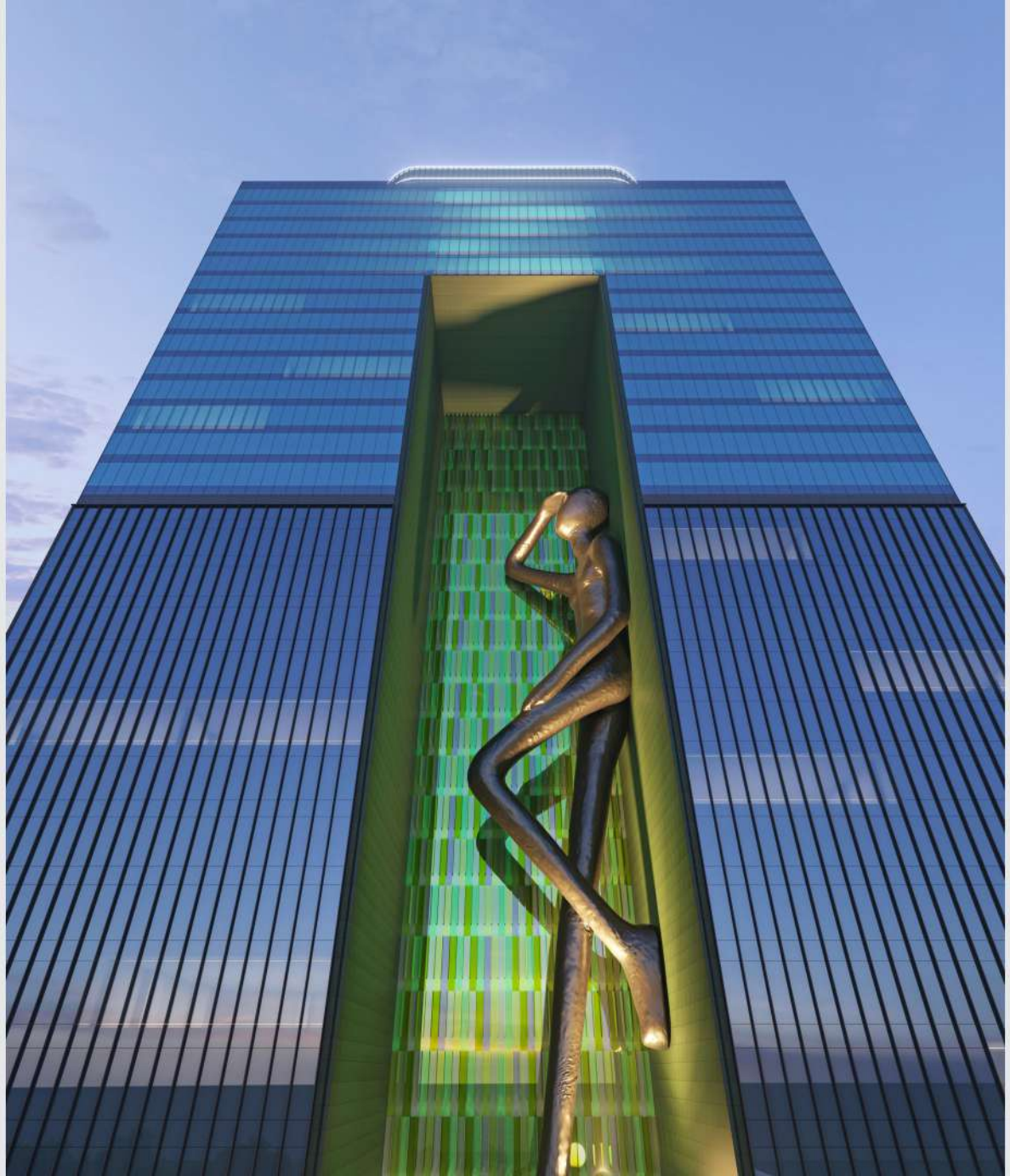


GREEN BUILDING

SUSTAINABILITY. SENSIBILITY. STRUCTURE.

- Intelligent design to minimise energy consumption while maintaining optimal comfort
- Rainwater harvesting systems built into the structure for long-term water conservation
- Responsible construction with sustainable materials and eco-forward planning
- A design that respects the planet as much as it impresses the eye

Indian Green Building Council



GLASS ELEVATION

TRANSPARENCY. PRECISION. PRESTIGE.

- The sleek facade offers unobstructed views and natural daylight-boosting productivity and aesthetic appeal
- Precision-engineered to regulate indoor temperature while creating an elegant exterior
- A structure that mirrors the ambitions of those inside-reflective in every sense
- Built using high-performance glass to ensure energy efficiency without compromising style



VRV AC SYSTEM

WHOLE-BUILDING COOLING. ZERO VISUAL CLUTTER.

- Centralised cooling across all levels without bulky outdoor units
- Perfect for high-rise structures with limited external surface space
- Consistent temperature control, low maintenance, and longer lifecycle
- Clean, quiet, and powerful-just like the businesses that reside within






WYNN | RETAIL
WYNNSTREET
THE BRAND.
THE DESTINATION.
THE EXPERIENCE.


WYNN
RETAIL
A SHRIDHAR
WYNN



GRAND FRONTAGE, GREATER VISIBILITY

22 FT. WIDE FRONTAGE – BECAUSE FIRST IMPRESSIONS MATTER

- Impressive showrooms that make a strong impression
- Comfortable visitor parking to avoid shopper fatigue
- Additional parking space at AMC parking arena, maximising time and productivity



4 ESCALATORS DEDICATED TO RETAIL

SMOOTH ACCESS. SMART FLOW. SEAMLESS SHOPPING

- Four strategically placed escalators dedicated for showroom visitors
- Simplifies movement across retail levels- making shopping easier



WYNNSTAX

THE VISION.
THE FOUNDATION.
THE SUCCESS.


THINK POSITIVE
MOTIVATE
SEE THE
POSSIBILITY
NOT THE
PROBLEM



THINK BIG.
WORK BIGGER.

AHMEDABAD'S FIRST-EVER LARGE-FORMAT OFFICE SPACES

WYNN redefines how businesses operate with

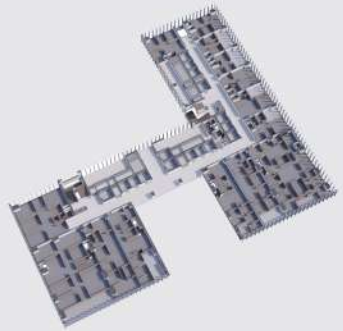
- Individual offices that have room to grow, literally
- Startups and legacy firms can expand divisions, these offices exist from 5th to 26th floor
- The office infrastructure extends from 1400 sq. ft. and above
- 1 lift per 3 offices ensures smooth and efficient vertical access



SCALABLE SPACES. INFINITE POSSIBILITIES

CUSTOM SPACES THAT GROW WITH YOU

- Choose from varied floor plate sizes to suit your workflow
- Combine units for enterprise-grade scale or segment for department-wise efficiency
- Designed to allow layout customisation- move walls, not compromises
- Spaces you can mould-without moving out when you scale up




THE GRID.
THE BALANCE.
THE POWER.


THE GRID.
THE BALANCE.
THE POWER.

NEED FLOOR PLATE 3D



SCALABLE SPACES. INFINITE POSSIBILITIES

CUSTOM SPACES THAT GROW WITH YOU

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- Combine units for enterprise-grade scale or segment for department-wise efficiency
- Designed to allow layout customisation- move walls, not compromises
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THE IDENTITY.
THE EXCELLENCE.
THE LEGACY.


WYNN
CORPORATE HOUSE

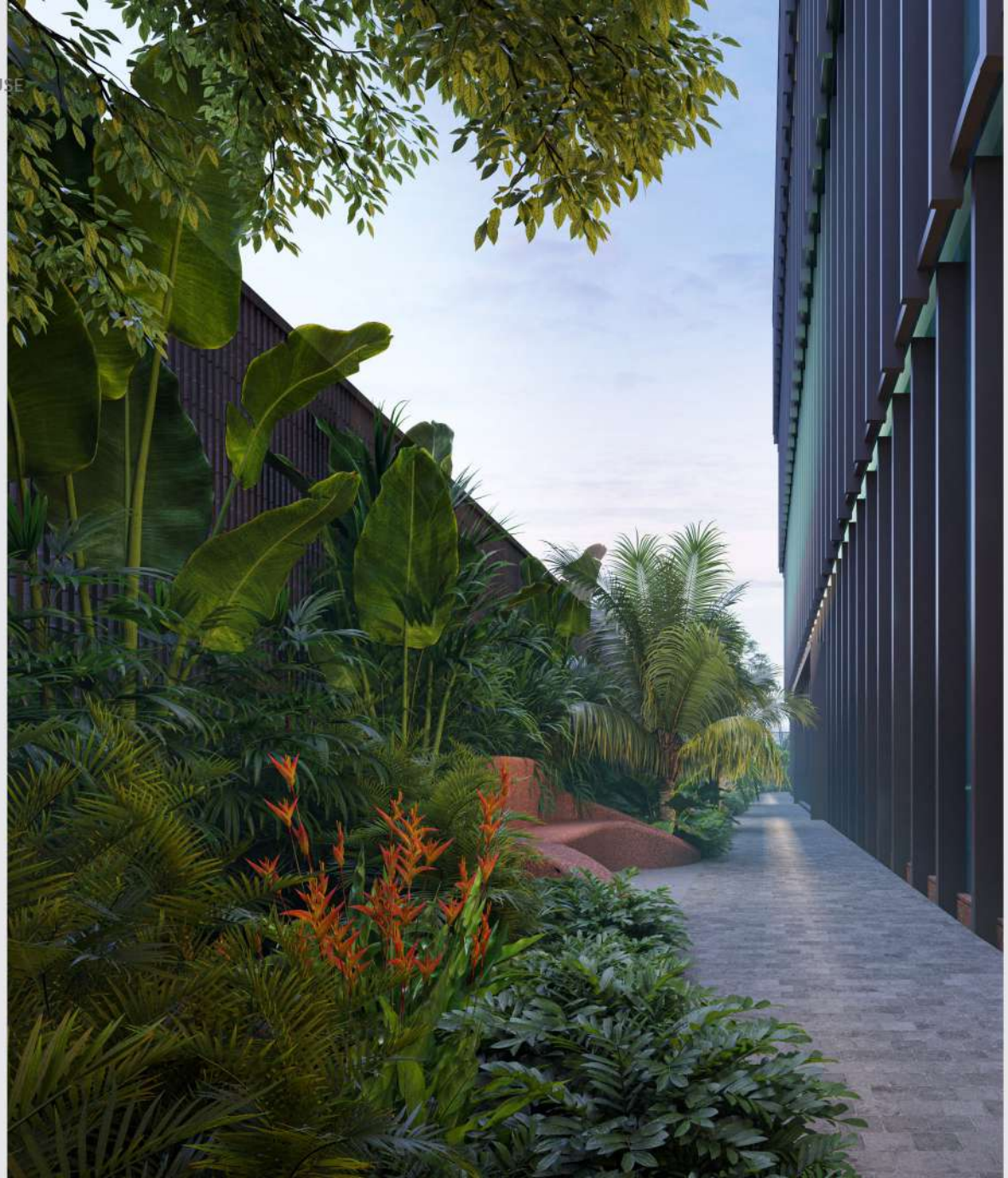




COMMAND THE SKYLINE

A PANORAMIC VIEW THAT REDEFINES YOUR PERSPECTIVE

- Includes a corporate house, 32 floors above the noise-and see the city differently
- With sweeping views across 3 storey floors, your office presents a skyline view of the city
- Look at the bigger picture of this architectural marvel every day as high-end decisions follow

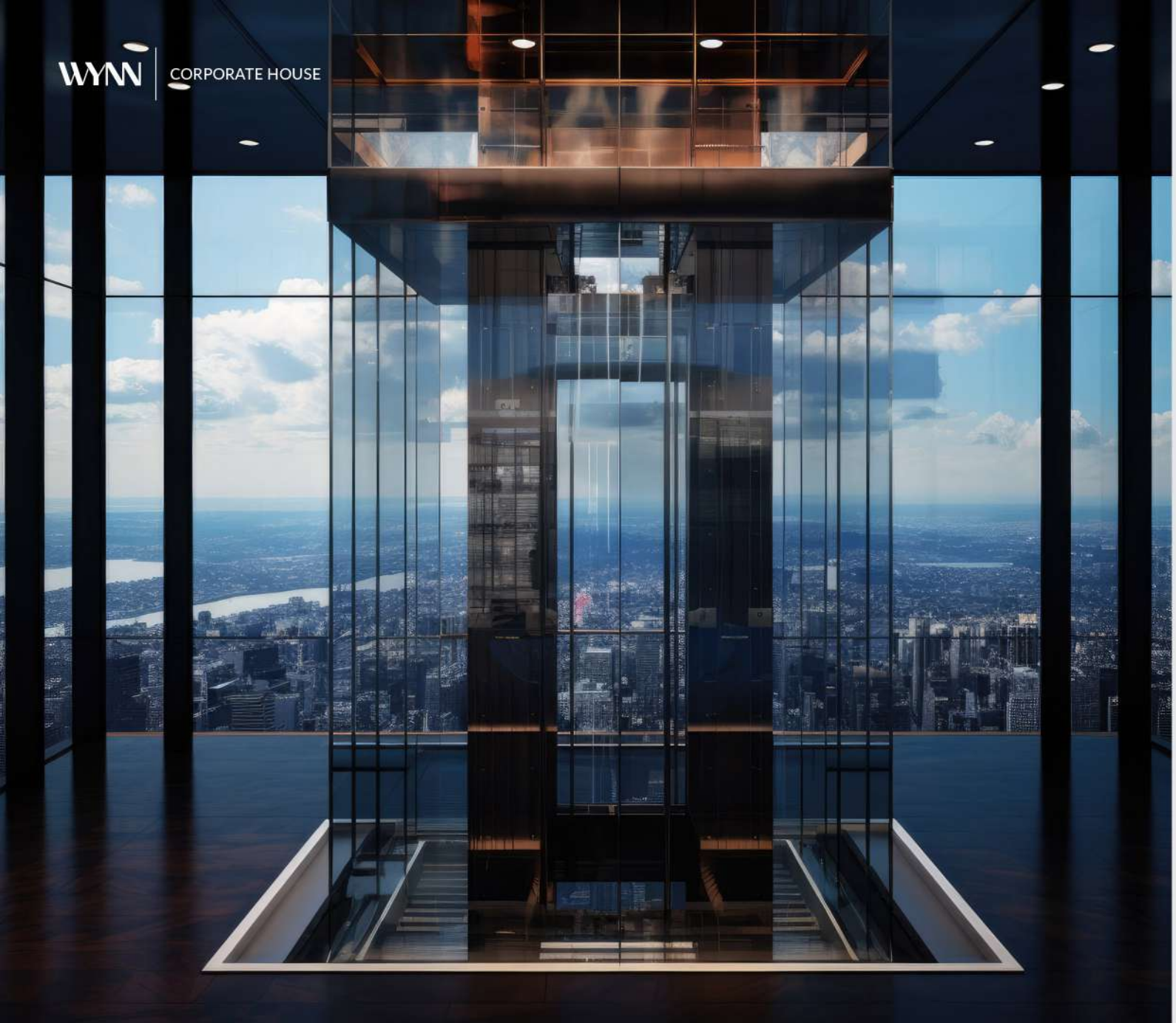


GREEN SERENITY, 32 FLOORS ABOVE

AN EXCLUSIVE TERRACE GARDEN IN THE CORPORATE HOUSE TO REFRESH SENSES

- Nature meets corporate house architecture in this peaceful, elevated green zone
- Built for pause, not pace, this terrace garden offers a moment of calm
- Whether it's a mid-meeting break or end-of-day cool-off, this is where balance finds a view

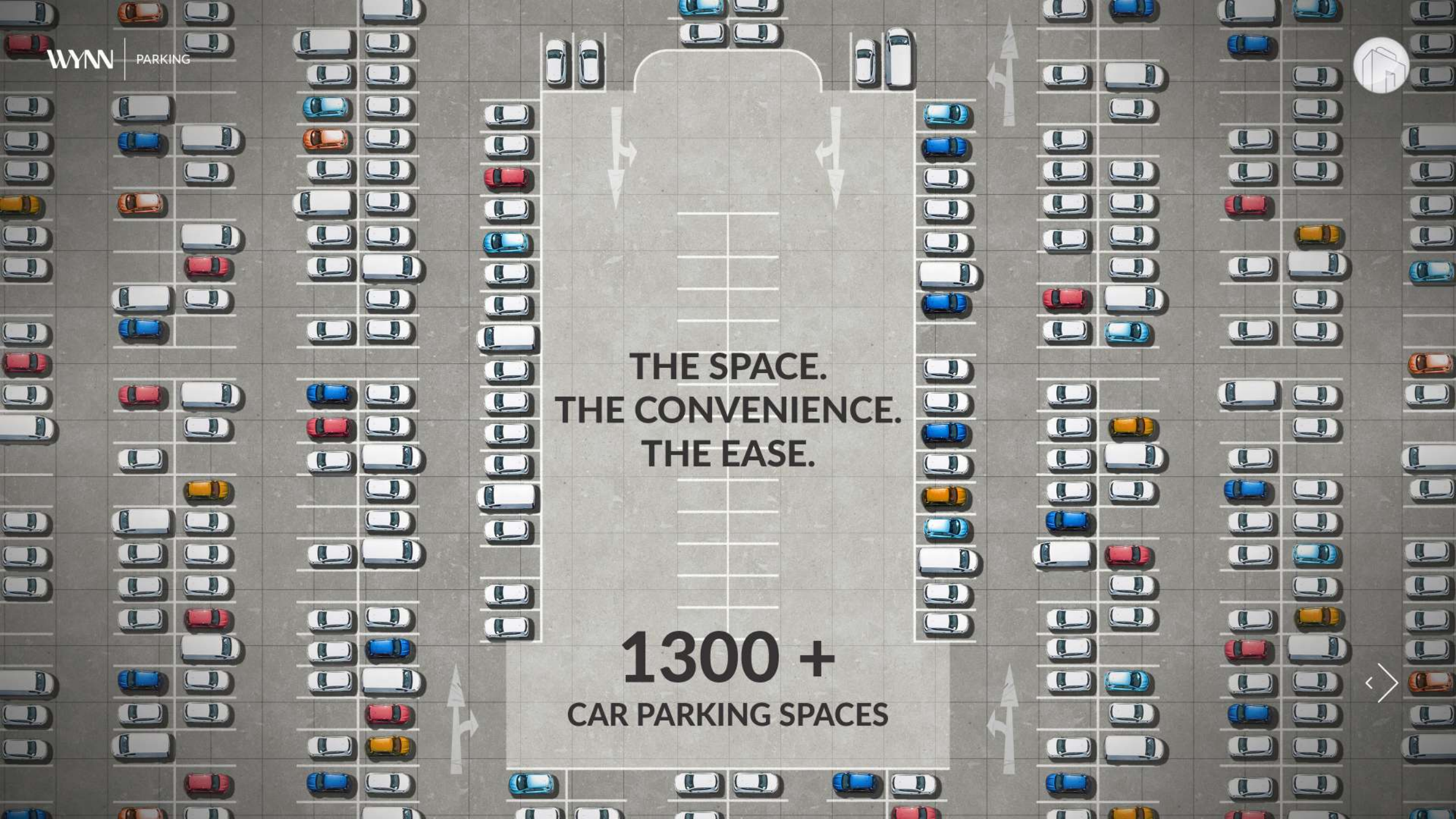




2 DEDICATED ELEVATORS

RESERVED FOR CORPORATE HOUSE INTERNAL ACCESS

A convenience that reflects the stature of the businesses it serves


WYNN
PARKING
THE SPACE.
THE CONVENIENCE.
THE EASE.
1300 +
CAR PARKING SPACES

UNMATCHED COMMERCIAL
CONVENIENCE WITH MORE THAN

1300+ CAR PARKING SPACES

WYNN sets a benchmark with 1300+ car parking slots, designed to handle both business and retail volumes with ease.

This is how modern workspaces park success.



A'BAD ONE MALL

1200+ CAR PARKING

Spaces at the city's largest mall

PALLADIUM

600–750 CAR PARKING

Spaces at the elite classy mall

KARNAVATI CLUB

800+ CAR PARKING

Space for 15000+ members

DRIVE-IN CINEMA

650+ CAR PARKING

Spaces for family movie-goers



THE ACCESS.
THE EASE.
THE ADVANTAGE.



SEAMLESS VERTICAL MOBILITY

1 ELEVATOR FOR EVERY 3 OFFICES - BECAUSE YOUR TIME MATTERS

- The vertical mobility is designed for speed, efficiency, and convenience
- Ensures movement across floors never breaks momentum
- Minimal wait times. Maximum efficiency

Because where you work, time should flow, not stall



TALL, ELEGANT HEIGHTED CEILINGS

SPACIOUS BY DESIGN. PROFESSIONAL BY IMPACT.

- 4th to 27th Floor: 13 ft floor height offers openness, light, and ventilation
- 28th to 31st Floor: 15 ft floor height for elite business suites and enterprise-scale offices
- Creates a spacious environment for creative thinking and client interactions
- Supports modern HVAC, acoustic ceilings, and custom lighting designs with ease


LA



THE PRIVILEGES.
THE PERKS.
THE PRESTIGE.

RECREATION ZONE 3D



WORK HARD, PLAY HARDER

RECREATION ZONE

- Designed to let you reset your mind, not just rest your feet
- A perfect mid-day recharge station for teams and individuals
- Casual, open areas with ergonomic furniture and natural light
- Boost productivity by blending business with wellbeing


WYNN | AMBIENCE
THE SERENITY.
THE GREENS.
THE HARMONY.

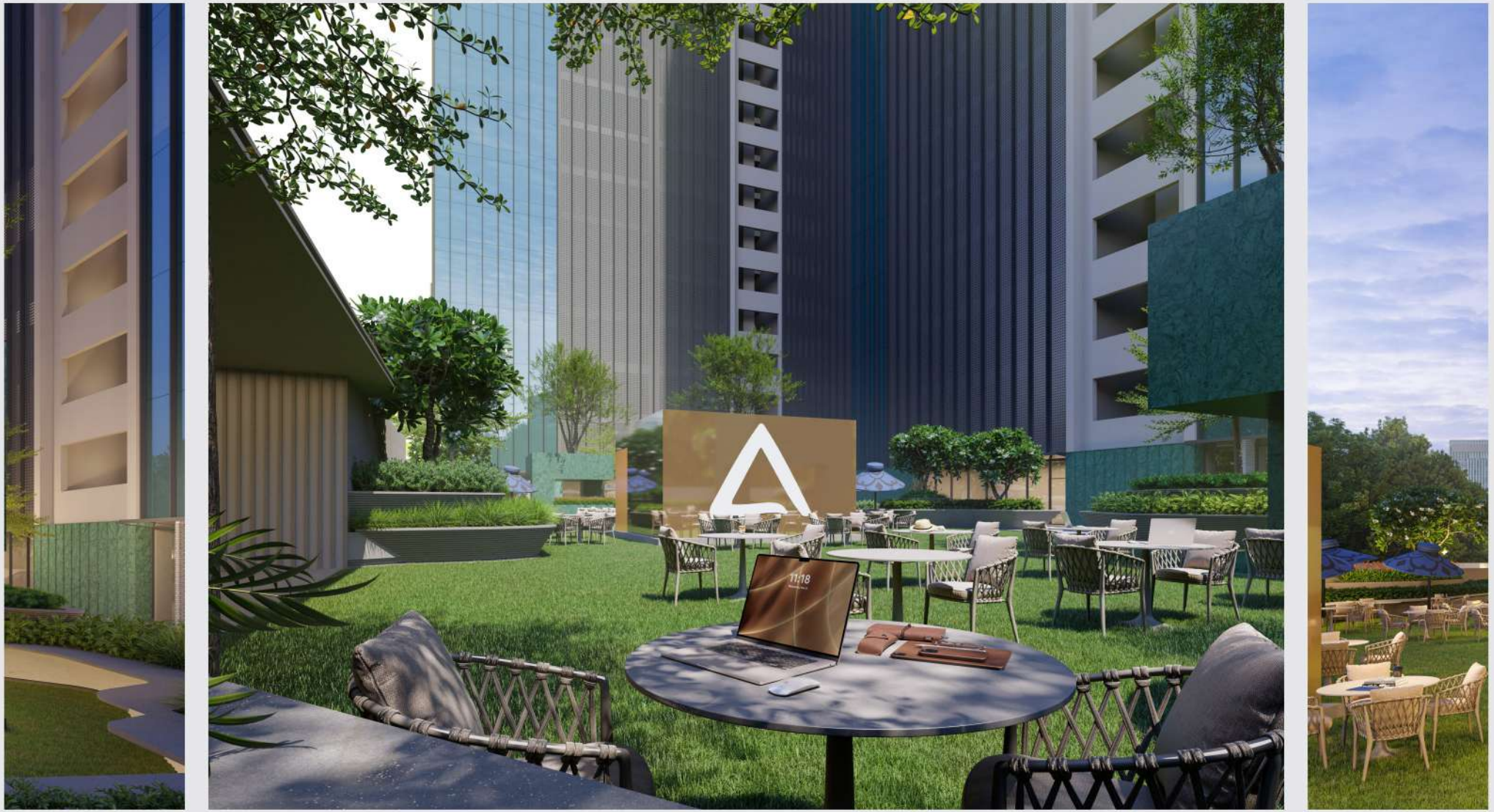

WYNN
AMBIENCE



CAFETERIA WITH GARDEN SEATING

MORE THAN MEALS. IT'S A MIDDAY ESCAPE.

- Enjoy your coffee or lunch in an open-air garden café setting
- A space that encourages thoughtful conversations and casual chats
- Get the occasional solo reset-amidst plants, fresh air, and open skies


11:18



RELAXATION PAVILIONS

UNWIND IN NATURE'S EMBRACE

- Step into an open-air lounge setting with pergolas, soft seating, and natural shade
- Whether you need a moment of quiet reflection or a calm discussion over coffee, this place has you covered
- Get a mindful pause between your meetings right away


WYNN
AMBIENCE

TERRACE WALKWAY WITH REFRESHING GREEN AMBIENCE

A WALK THAT BRINGS PERSPECTIVE

- A thoughtfully designed terrace promenade that allows you to stretch your legs
- Expand your thinking and ambitions across the horizon
- Landscaped walkways with shaded seating along the path right here
- Find your space where long calls and quick ideas flow effortlessly





TERRACE SEATING WITH REFRESHING GREEN AMBIENCE

TAKE YOUR IDEAS TO THE TOP-LITERALLY.

- Experience collaborative seating setups against a backdrop of potted greens
- Witness the city skyline at its utmost glory
- Perfect for small team huddles and creative brainstorming

RETAIL
GROUND FLOOR PLAN



NO	DIMENSION	SALABLE AREA (SQ.FT.)
01	96'-2" x 22'-0"	4235.84
02	110'-11" x 22'-0"	4801.37
03	110'-11" x 22'-0"	4849.39
04	110'-11" x 22'-0"	4803.23
05	110'-11" x 22'-0"	4807.58
06	110'-11" x 22'-0"	4866.36
07	110'-11" x 22'-0"	4803.23
08	110'-11" x 22'-0"	4849.39
09	110'-11" x 22'-0"	4801.37
10	96'-2" x 22'-0"	4229.84
11	22'-0" x 90'-1"	3962.81
12	22'-0" x 90'-1"	3908.16
12A	22'-0" x 82'-0"	3186.35
14	22'-0" x 90'-1"	3975.02

RETAIL

1ST & 2ND FLOOR PLAN



NO	DIMENSION	SALABLE AREA (SQ.FT.)
01	110'-11" x 22'-0"	4908.38
02	110'-11" x 22'-0"	4805.51
03	110'-11" x 22'-0"	4849.39
04	110'-11" x 22'-0"	4803.23
05	110'-11" x 22'-0"	4807.58
06	110'-11" x 22'-0"	4866.36
07	110'-11" x 22'-0"	4803.23
08	110'-11" x 22'-0"	4849.39
09	110'-11" x 22'-0"	4805.30
10	110'-11" x 22'-0"	4908.38
11	23'-11" x 32'-9"	1594.11
12	22'-0" x 90'-1"	3962.81
12A	22'-0" x 90'-1"	3908.16
14	22'-0" x 90'-1"	3948.94
15	22'-0" x 90'-1"	3985.37
16	26'-9" x 30'-2"	1639.23
17	30'-2" x 43'-3"	2409.69

RETAIL
3RD FLOOR PLAN



NO	DIMENSION	SALABLE AREA (SQ.FT.)
01	110'-11" x 22'-0"	4908.38
02	110'-11" x 22'-0"	4805.51
03	110'-11" x 22'-0"	4849.39
04	110'-11" x 22'-0"	4803.23
05	110'-11" x 22'-0"	4807.58
06	110'-11" x 22'-0"	4866.36
07	110'-11" x 22'-0"	4803.23
08	110'-11" x 22'-0"	4849.39
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15	22'-0" x 90'-1"	3985.37
16	26'-9" x 30'-2"	1639.23
17	30'-2" x 43'-3"	2409.69

OFFICES

TYPICAL FLOOR PLAN

4TH | 6TH | 7TH | 8TH | 10TH | 11TH
12TH | 14TH | 15TH | 16TH | 18TH | 19TH
20TH | 22ND | 23RD | 24TH | 26TH



NO	DIMENSION	SALABLE AREA (SQ.FT.)
01	71'-4" x 44'-5"	6242.91
02	71'-4" x 22'-0"	3140.81
02A	71'-4" x 23'-1"	3300.82
03	71'-4" x 23'-1"	3259.63
03A	71'-4" x 22'-0"	3140.81
04	71'-4" x 44'-5"	6243.95
05	25'-8" x 32'-9"	1699.47
06	25'-8" x 32'-9"	1718.10
07	22'-0" x 32'-9"	1442.17
08	22'-0" x 32'-9"	1430.37
09	22'-0" x 32'-9"	1471.15
10	22'-0" x 32'-9"	1462.25
11	26'-9" x 30'-2"	1639.23
12	40'-8" x 43'-3"	3314.69

OFFICES

REFUGE FLOOR PLAN

5TH | 9TH | 13TH | 21ST | 25TH



NO	DIMENSION	SALABLE AREA (SQ.FT.)
01	71'-4" x 44'-5"	6242.91
02	71'-4" x 22'-0"	3140.81
02A	71'-4" x 23'-1"	3300.82
03	71'-4" x 23'-1"	3259.63
03A	71'-4" x 22'-0"	3140.81
04	71'-4" x 44'-5"	6243.95
05	25'-8" x 32'-9"	1699.47
06	25'-8" x 32'-9"	1718.10
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FLOOR PLATE

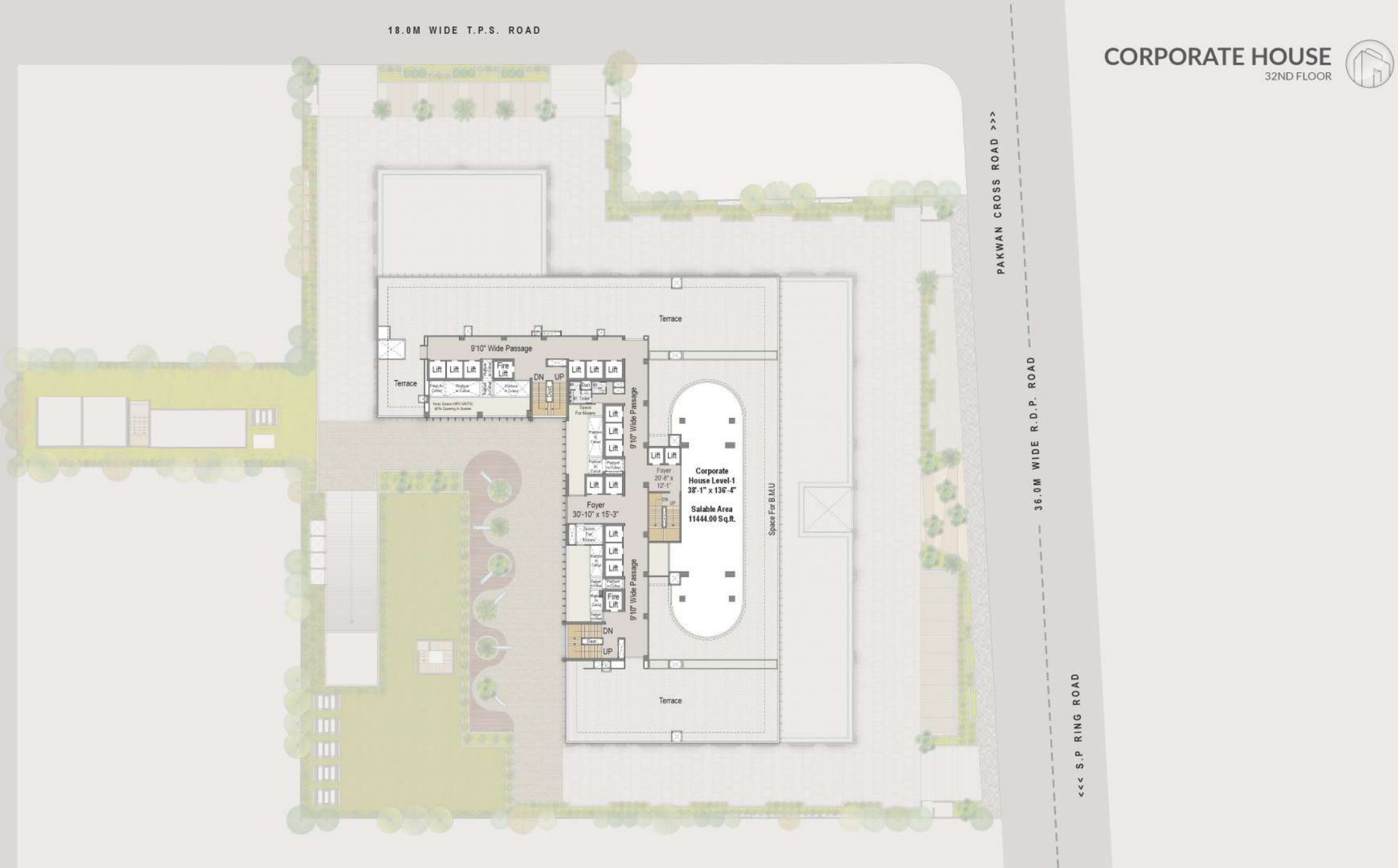
TYPICAL PLAN

27TH | 28TH | 29TH | 30TH | 31ST



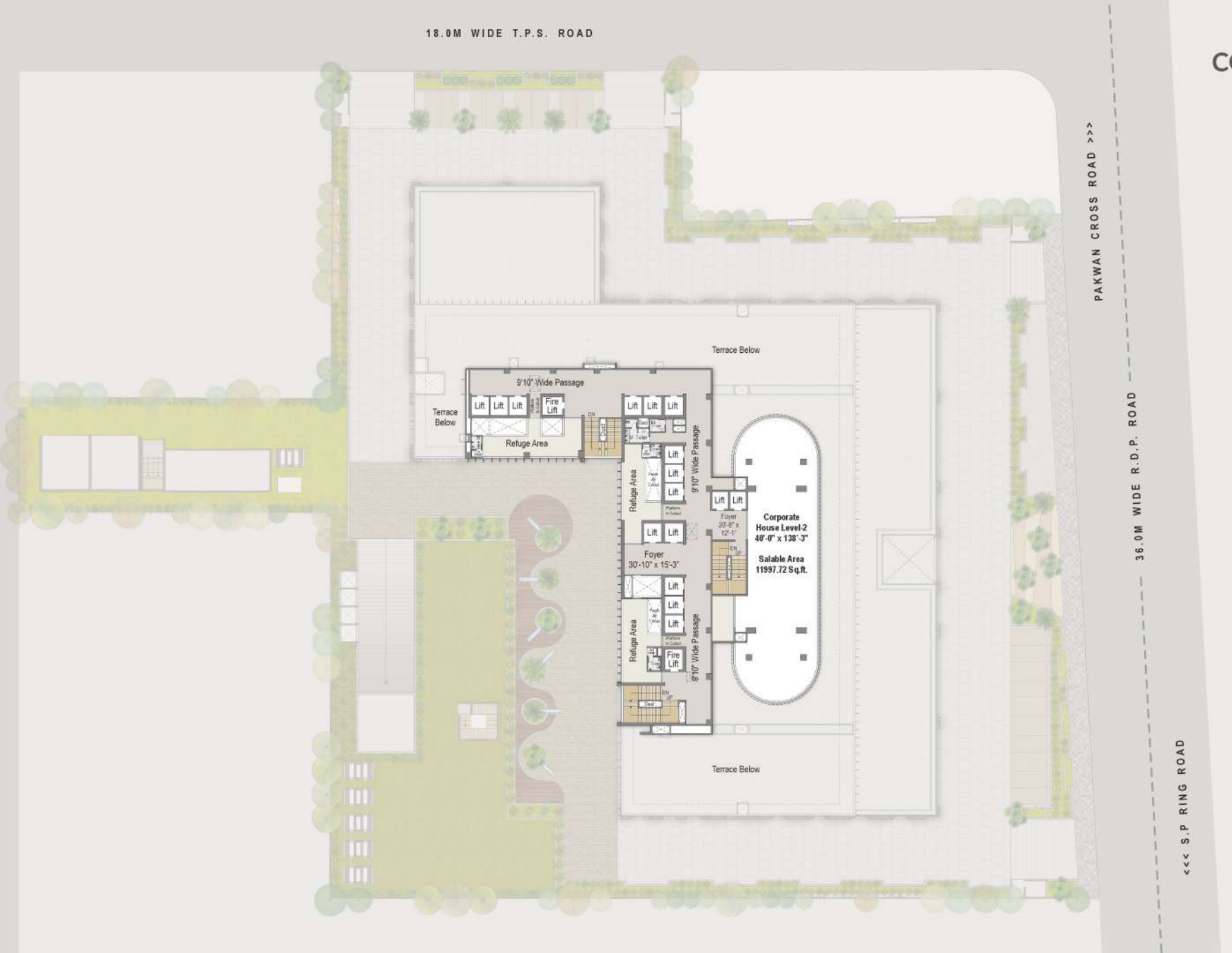
NO	DIMENSION	SALABLE AREA (SQ.FT.)
01A	71'-4" x 90'-8"	12650.18
01B	71'-4" x 66'-1"	9307.55
01C	71'-4" x 90'-8"	12611.27
02	25'-8" x 32'-9"	1699.47
03	25'-8" x 32'-9"	1718.10
04	22'-0" x 32'-9"	1442.17
05	22'-0" x 32'-9"	1430.37
06	22'-0" x 32'-9"	1471.15
07	22'-0" x 32'-9"	1459.97
08	26'-9" x 30'-2"	1639.23
09	40'-8" x 44'-8"	3314.69

CORPORATE HOUSE
32ND FLOOR



CORPORATE HOUSE

33RD FLOOR



CORPORATE HOUSE
34TH FLOOR



WYNN TEAM VIDEOS

STRUCTURE | LANDSCAPE | MEP | PMC

THE PEOPLE.
THE PASSION.
THE STRENGTH.

STRUCTURE ENGINEER'S VISION

Behind WYNN is a team that treats construction like craftsmanship. Every pillar, beam, and joint has been engineered with care-balancing strength with design. Because great buildings aren't just built with machines; they're shaped with intent and integrity.

A PROJECT BY

A.SHRIDHAR

BUILDING THOUGHTFULLY