



A global business hub, a global connectivity.

<https://www.gmraerocityhyd.com/>

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GAR

BUSINESS PARK

AEROCITY HYDERABAD

Dynamic Workspaces,
A Thriving Ecosystem.



Expanding Horizons, Building Future-ready Spaces.

Nestled within the thriving GMR Aerocity Hyderabad – GMR Business Park redefines the future of workspaces with its cutting-edge infrastructure and innovative design. With seamless access to Rajiv Gandhi International Airport, a sustainable ecosystem, and tailored office solutions – it's home to leading global brands that value strategic location and vibrant community.



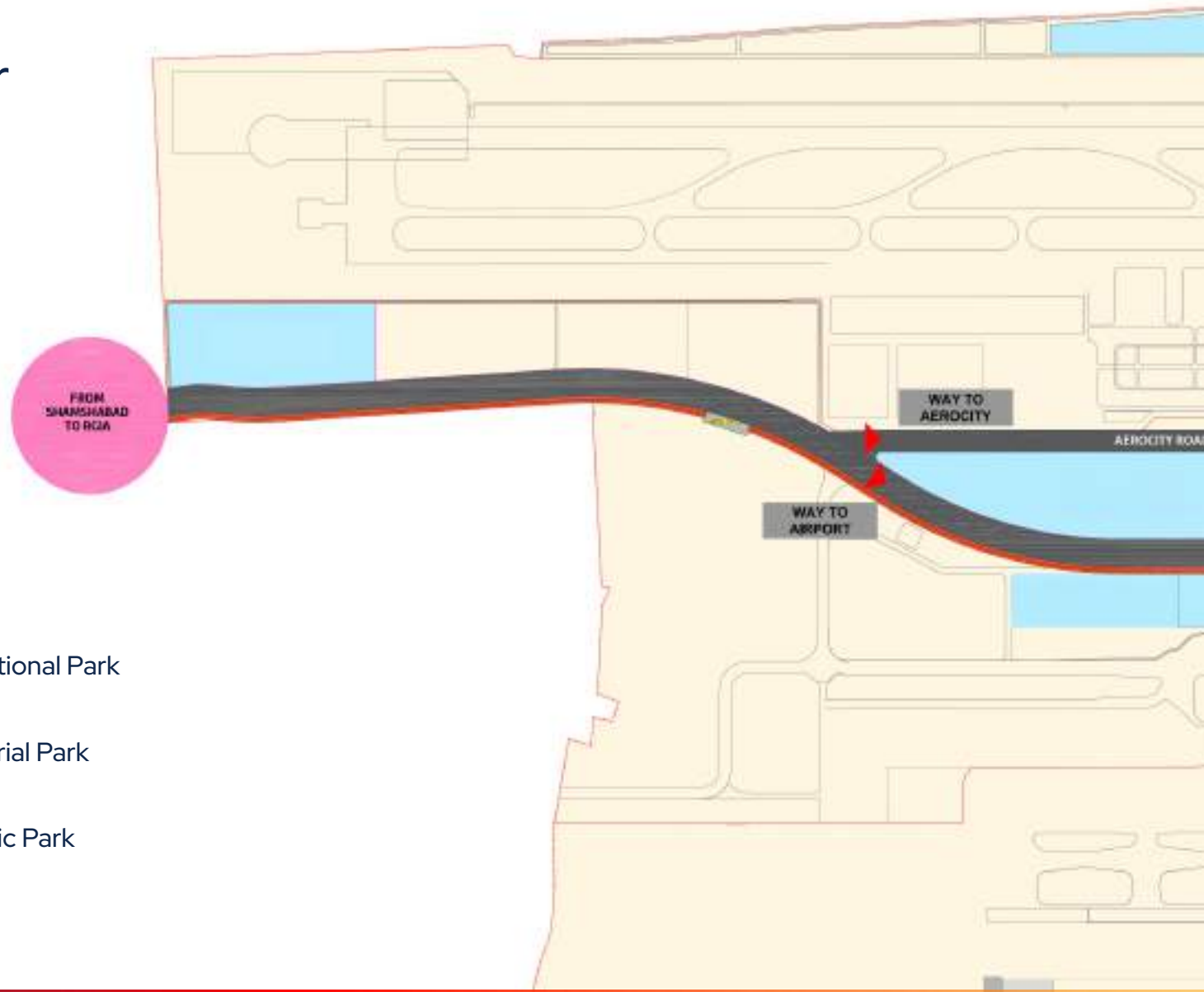
Built with Precision, Infused with Sophistication and Designed for Productivity.

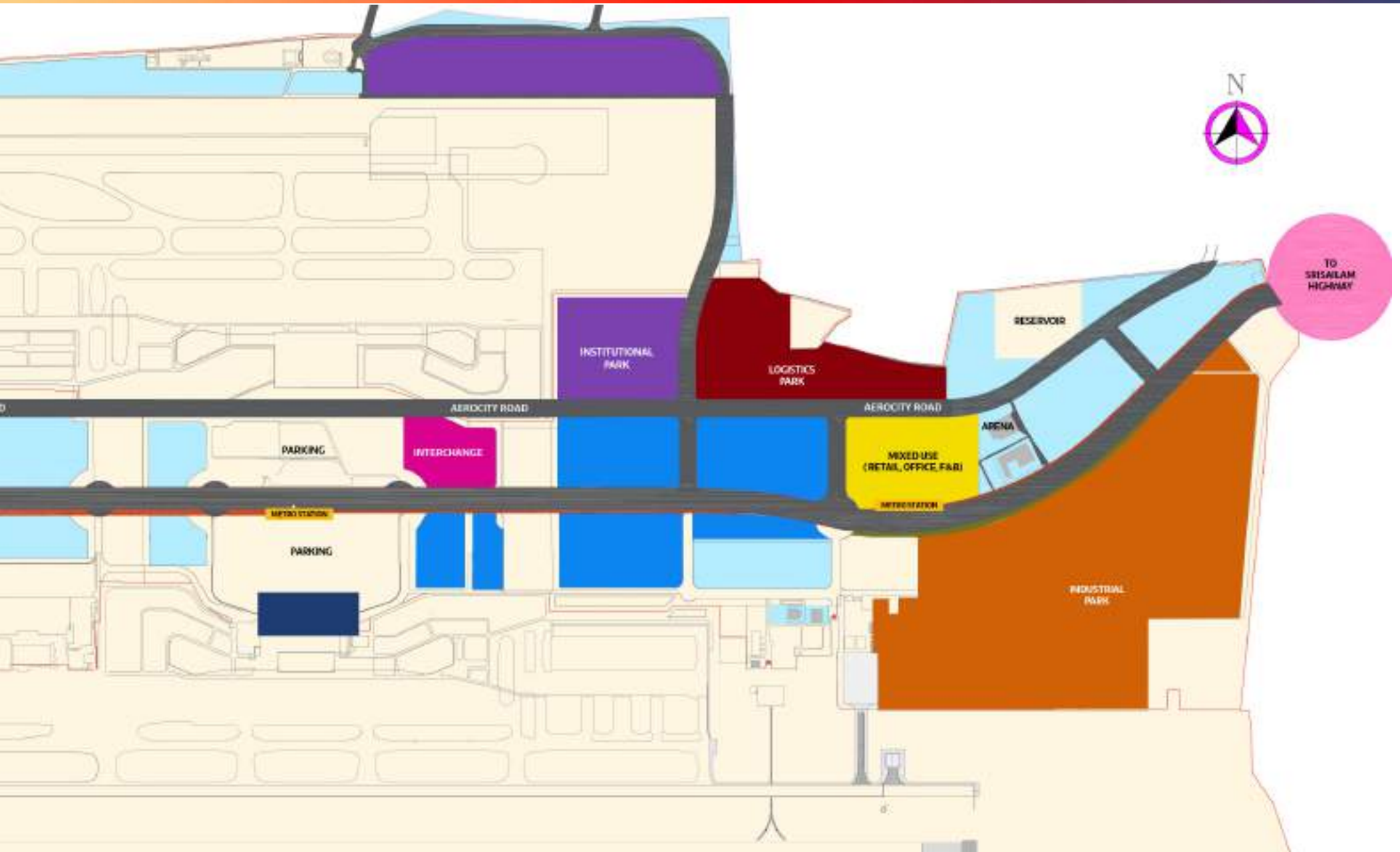
The GMR Business Park at Hyderabad is a classic example of an engineering marvel. The design and layout is a manifestation of the development built for new millennium and packed with a blend of ultra-modern features, amenities, high standards of life safety, security and sustainability. The Business Park pays emphasis on quality of space, functionality, aesthetics, and seamlessness of people movement with its environs.



The Ideal Ecosystem for a Global Business Hub

GMR Aerocity Hyderabad provides a seamless business ecosystem with Industrial Park, Institutional Park, Hospitality, and Interchange—enhancing connectivity, logistics, and operational efficiency. Backed by over 40 years of trust and excellence, GMR Group's legacy powers sustainable growth globally through innovation and infrastructure development







Future-Ready Spaces. Built for What's Next.



OPTIMISED SPACE

- Expansive open floor plates
- Centrally located core for max efficiency
- Flexible layouts + dual-end restrooms



SMART & EFFICIENT TECH

- Building Management System (BMS)
- Biometric access + occupancy sensors
- High-speed fibre & secure digital operations



SCALABLE & FLEXIBLE

- Supports single + multi-tenant use
- Floors can be subdivided
- Adaptable for evolving needs



SEAMLESS MOBILITY

- Wide ramps + drop-off zones
- Single-basement parking
- Independent entries & exits to reduce congestion



SAFETY & DESIGN EXCELLENCE

- Highest fire safety standards
- Dedicated fire lifts + early detection systems
- Façade meets fire compliance & boosts energy



SUSTAINABLE INFRASTRUCTURE

- Recycled water + energy-efficient lighting
- Smart HVAC for climate control
- 60% of campus = green spaces







Conveniently Connected to the World



5 minutes away from Rajiv Gandhi International Airport.



Direct flights to 50+ domestic & international destinations



Strategically Situated, Socially Supported



Local connectivity via Outer Ring Road and PVNR Express Highway.



Upcoming Airport Express Metro Line.



Close Proximity to Residential Villas and 2 & 3 BHK Apartments.





Setting new benchmarks Project Status

Towers 1 & 2 – Delivered & Operational



Total leasable area:
1.5 Mn Sq Ft



Future development
area: 0.7 Mn Sq Ft



Completed area:
0.5 Mn Sq Ft



Proximity to airport:
5 mins



1.6 Mn Sq Ft
(Tower 1, 2, 3A,
3B, 4, 5).



Towers 3 & 4 Project
construction to
commence by 2025



Under construction
area/next available
tower for lease - 0.4 Mn Sq Ft



An Ecosystem Built for Success

India's largest greenfield Aerocity. GMR Aerocity Hyderabad is an integrated ecosystem that offers an array of holistic resources for development, maintenance and growth.



STRATEGIC LOCATION

- Next to Rajiv Gandhi International Airport
- Strong road, rail & metro connectivity



GREEN & ESG-FOCUSED

- Certified green buildings
- Low pollution index & sustainable planning



SINGLE-WINDOW CLEARANCE

- Dedicated municipal body for faster approvals



ROBUST UTILITY INFRASTRUCTURE

- 24/7 power & water supply
- Backed by facility management team



FLEXIBLE BUILDING MODELS

- Land lease, build-to-suit & joint development options



HIGH SECURITY STANDARDS

- 3-tier security + electronic surveillance



SOCIAL INFRASTRUCTURE

- Education, retail, co-living, healthcare, gyms, F&B & banking



INTEGRATED TRANSPORT SYSTEM

- Smart traffic management
- Ample parking + community connectivity



HIGH-GROWTH CORRIDOR

- Jobs + housing + transport
- Planned for long-term sustainable growth





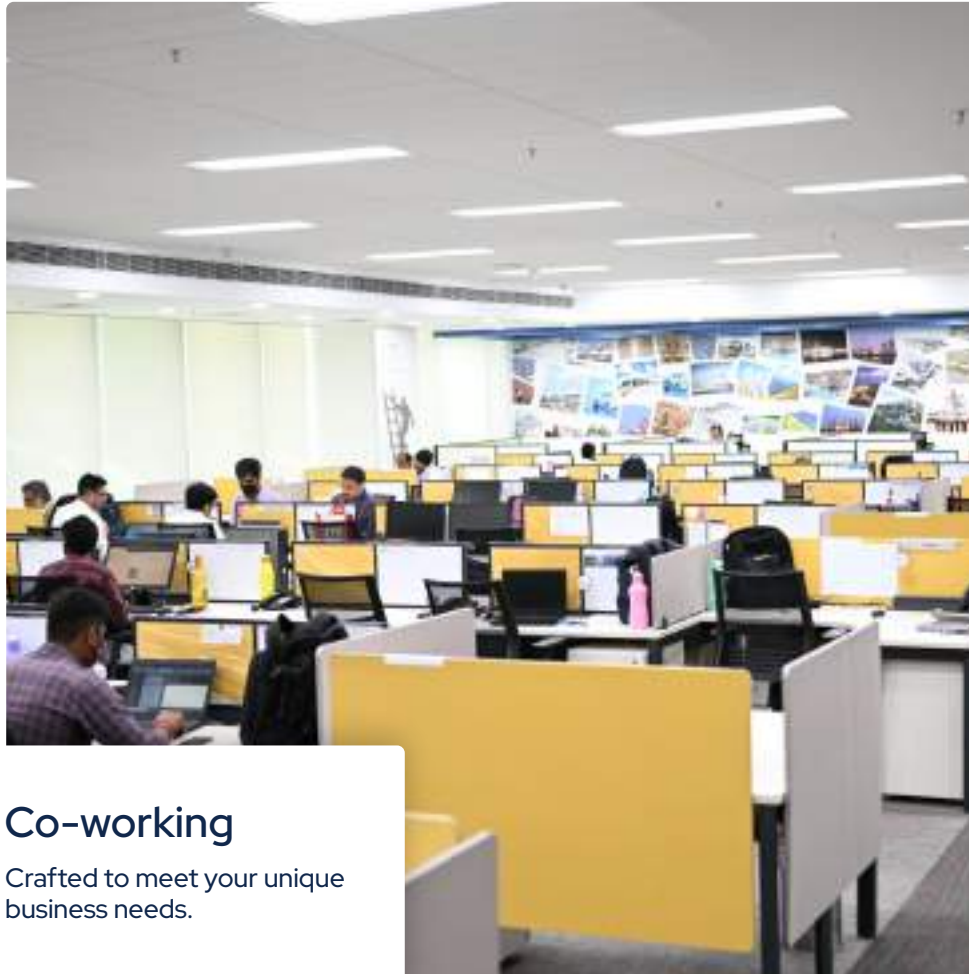


Unlimited Possibilities



Build-to-Suit

Fully equipped spaces for instant operations.



Co-working

Crafted to meet your unique business needs.



Warm Shell

Ready-to-customize spaces designed to fit your vision.



Land For Captive Campuses

Strategically planned spaces for future-ready expansion



Integrated Solution



NOVOTEL



GMR ARENA



BOSTON CO-LIVING



BANKING



GYM



AMBULANCE



FOOD COURT



AIRPORT ECOSYSTEM



EDUCATIONAL INSTITUTIONS



FOOD COURT



COWORKING SPACE





GMR Business Park Tenants



Other Tenants in the Ecosystem

