

WELCOME TO



FUN • FOOD • FASHION
@ KUKATPALLY

**Premium Entertainment, Food, and Retail Spaces
in the Heart of Hyderabad**



Introduction to F3

The Ultimate Destination for Fun, Food, and Fashion.

Welcome to F3, a unique space in Kukatpally, Hyderabad, where fun meets food and fashion. Spread across 16,000 sq.ft. within the prime location of PNR Empire, F3 offers an exciting mix of food stalls, kiosks, and entertainment zones that are perfect for businesses looking to tap into a bustling customer base.

Highlights:

- ▲ 15 Food Stalls ranging from 200 to 370 sq.ft.
- ▲ 16 Kiosks for small businesses.
- ▲ Family Entertainment Zone with gaming, a bowling alley, and a dedicated kid's play area.



Prime Location Benefits

Located in the Heart of Kukatpally's Bustling Commercial Hub

F3 is strategically located in the Kukatpally Housing Board area, one of the fastest-growing and densely populated areas in Hyderabad. With excellent footfall and connectivity, this prime location ensures high visibility and easy access for customers. PNR Empire is surrounded by renowned shopping destinations like South India Shopping Mall and KLM Shopping Mall, attracting thousands of visitors every day.

Key Location Facts:

- ▲ Population Density: 25,000 people per sq.km.
- ▲ Proximity to Metro and Bus Stations
- ▲ Access to over 4 lakh residents and thriving commercial centers.

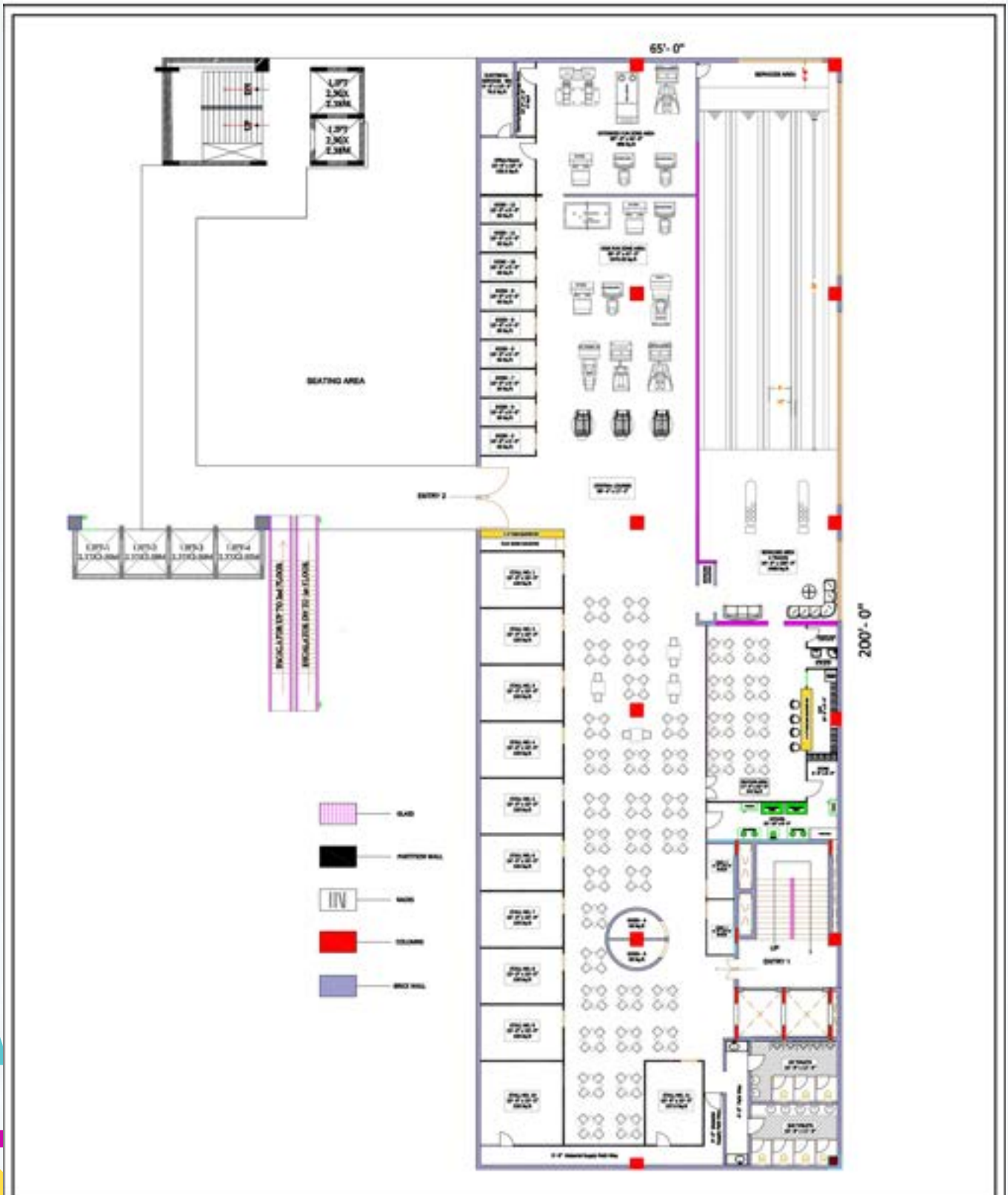



Average Approximate Footfalls for the Mall



Floor	Store	Type	Footfalls / Week Day	Footfalls/ Weekend	Total per week
GF	Lalitha Jewellery	Shopping	200	2,000	6,800
GF	Dadu's	Shopping	200	2,000	6,800
GF	Padma raaga	Banquet hall 2	1,000	10,000	34,000
1F	Padma raaga	Banquet hall 1	150	1,500	5,100
1F	Padma raaga	Restaurant	1,000	10,000	34,000
1F	TSK	Restaurant	750	7,500	25,500
1F	Vasan Eye care	Health Care	250	2,500	8,500
1F	Jewellery Shop	Shopping	100	1,000	3,400
2F	Jungle Theme	Restaurant	200	2,000	6,800
2F	Dinosaur Egg	Restaurant	200	2,000	6,800
2F	Padma Raaga	BAR & Restaurant	-	-	-
2F	Barkas	Restaurant	300	3,000	10,200
2F	Aakash Institute	Jr College	1,500	1,500	10,500
2F	Gismat Jail Bandi	Restaurant	300	3,000	10,200
2F	VISA Immigration	Travel	100	1,000	3,400
2F	China Market	Shopping	100	1,000	3,400
3F	Kritunga	Restaurant	750	7,500	25,500
3F	Pandem Kodi	Restaurant	-	-	-
3F	Plat form 65	Restaurant	900	9,000	30,600
3F	Join AI Mandi	Restaurant	200	2,000	6,800
3F	Tatva Restaurant	Restaurant	50	500	1,700
4F	Playbo	Entertainment	50	500	1,700
4F	Flechazo	Restaurant	200	2,000	6,800
4F	Robo	Restaurant	20	100	380
4F	F3		-	-	-
5F	Sri Kanya	Restaurant	400	4,000	13,600
5F	Sri Kanya	Banquet Hall	150	1,500	5,100
5F	Iron Hill	Club	400	4,000	13,600
Total Footfalls			9,620	82,600	2,86,280

F3 Floor Plan



Client :		Drawing Details			
		DRAWN BY	DINESH	DRG.NO	35
MR. RAJA		CHECKED BY	DINESH	SHEET NO	2
SHEET TITLE :		Rev.No	7	LOCATION	KPHF, HYDERABAD
FLOOR PLAN		DATE :	06 - 09 - 2024	PROJECT NAME	PVR EMPRE
		SCALE :	NTS		



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Entertainment Zone Highlights

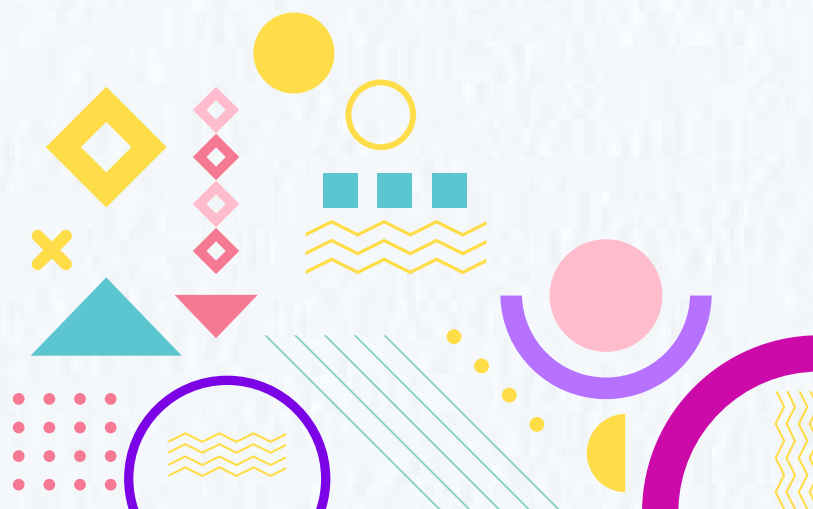
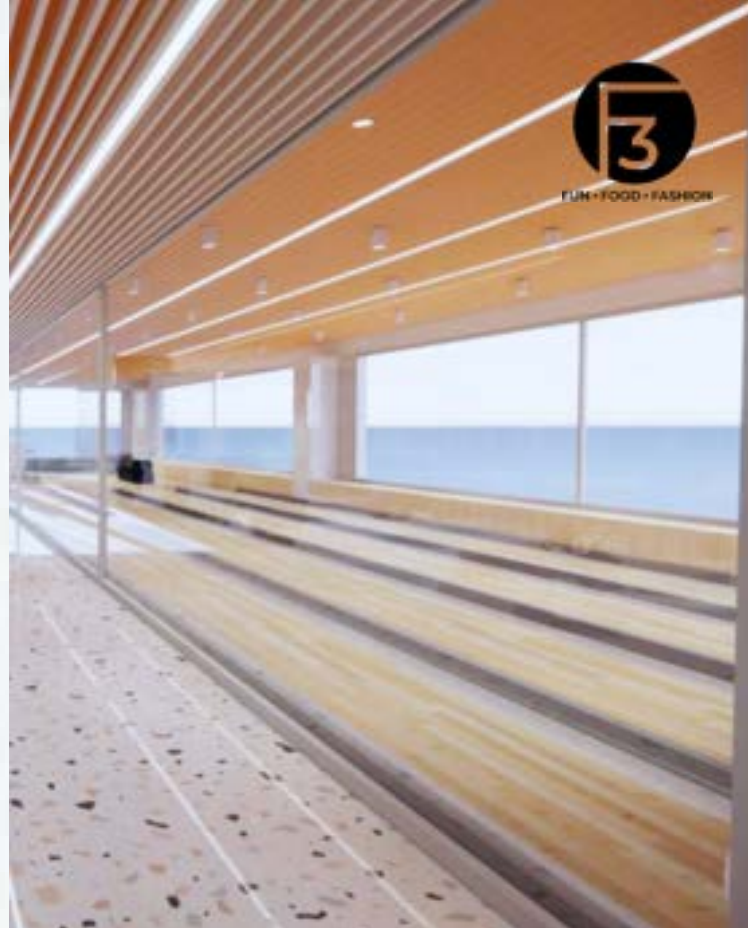
Engage Customers with Premium Entertainment Options

The entertainment zone at F3 is designed to keep people engaged for longer, providing a unique mix of family fun and food experiences. Spanning 7,000 sq.ft., the entertainment zone includes:

Highlights:

- ▲ Bowling Alley
- ▲ Snooker Tables
- ▲ Bar & Kitchen
- ▲ Dedicated Kid's Play Zone (Ages 4-11)
- ▲ Gaming Area with activity-based games for all ages.

This integrated setup encourages customers to spend more time at F3, increasing the overall foot traffic for food stalls and kiosks.





Food Stall Opportunities

Premium Food Stall Spaces in a Thriving Environment

F3 offers 15 premium food stalls ranging from 200 to 370 sq.ft., each equipped with essential utilities like power supply, water connection, and dedicated partitions. Whether you're offering traditional cuisines or modern bites, F3 provides a vibrant atmosphere to attract a diverse customer base.

Highlights:

- ▲ Centralized Air Conditioning for a comfortable environment.
- ▲ Dedicated dining areas, ensuring customers have an enjoyable and hygienic dining experience.
- ▲ High footfall guaranteed from surrounding attractions and retail hubs.

Food stall Financials

Space Name	Position	Size	Lease	Lease Deposit
Food Stall	1	200	1,50,000	7,80,000
Food Stall	2	200	1,50,000	7,80,000
Food Stall	3	200	1,50,000	7,80,000
Food Stall	4	200	1,40,000	7,20,000
Food Stall	5	200	1,40,000	7,20,000
Food Stall	6	200	1,40,000	7,20,000
Food Stall	7	200	1,40,000	7,20,000
Food Stall	8	200	1,40,000	7,20,000
Food Stall	9	200	1,40,000	7,20,000
Food Stall	10	173	1,38,000	13,50,000
Food Stall	11	263	2,40,000	10,80,000

Kiosk Opportunities

Perfect Kiosks for Small Retail and Service Businesses

F3 also offers 16 kiosks, ideal for small retail shops such as mobile accessories, clothing, or advertising kiosks. Each kiosk is designed to maximize visibility and customer engagement. Kiosks are located strategically for easy access and high exposure to mall visitors.

Highlights:

- ▲ Sizes start from 67 sq.ft.
- ▲ Ample parking space for customers and tenants.
- ▲ Convenient lease terms with a lock-in period of 5 years.

Kiosk Financials

Space Name	Position	Size	Lease
Kiosk	1	67	60,000
Kiosk	2	67	60,000
Kiosk	3	67	60,000
Kiosk	4	67	60,000
Kiosk	5	67	60,000
Kiosk	6	67	60,000
Kiosk	7	67	60,000
Kiosk	8	67	55,000
Kiosk	9	67	55,000
Kiosk	10	67	55,000
Kiosk	11	67	55,000
Kiosk	12	67	55,000
Kiosk	13	67	55,000
Kiosk	14	67	55,000

Building and Amenities

A World-Class Building with All Essential Amenities

PNR Empire, a five-floor commercial building, offers premium amenities to ensure both tenants and customers have the best experience. F3 is located on the 4th floor, providing a central position with easy access from multiple entrances.

Highlights:

- ▲ Centralized Air Conditioning.
- ▲ Ample parking space with 16 dedicated parking spots (8 on ground level, 8 in the cellar).
- ▲ Regular cleaning and maintenance of common areas.





Financials and Lease Details

Flexible Lease Terms Tailored for Your Business Growth

We offer competitive leasing rates with flexible terms designed to support the success of our tenants. A 6-month deposit is required, with a lock-in period of 5 years, ensuring a stable and long-term partnership. Lease rates increase by 10% annually, ensuring long-term profitability for all parties involved.

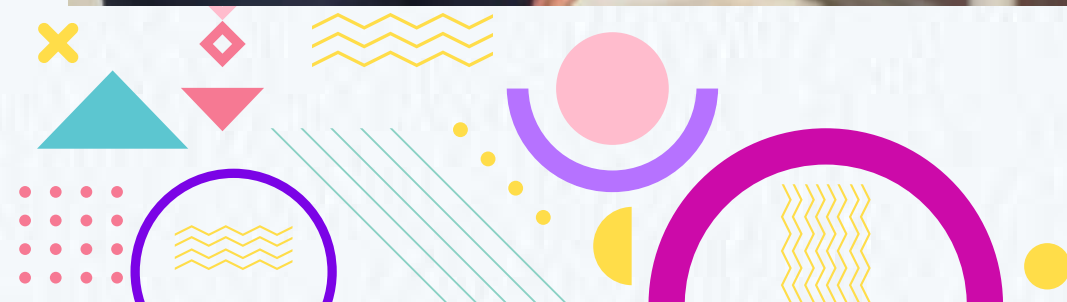


Contact Us

Take the First Step Towards Growing Your Business

Ready to join a thriving community at F3? Contact us today to schedule a viewing and learn more about how our food stalls and kiosks can help your business flourish.

- ⤴ **Phone:** +918978333047
- ⤴ **Email:** meenika@finsignments.com
- ⤴ **Contact Person:** Meenika, Business Development Manager.





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THANK YOU