



Affordable, Accessible Office Spaces
for Your Teams Within the Prestigious
**IT-SEZ, Madhurawada,
Visakhapatnam,
INDIA**

An Ocean Breeze Puts a Mind at Ease to Make Promising Careers





An Office Space Amid Bustling Job Hub



In the Lap of Nature,

Above the Golden Sands of Rishikonda

Located On Hill No.3 Madhurawada, enveloped with serene hills, blue waters, greenery, & beautiful skies, it is bound to uplift anyone's mood!





State-of-the-Art

Office Spaces with Elegant Interiors

The interiors are cool, modern, captivating & top-notch! Carefully chosen colors & decor to offer you a comfortable, fluid vibe that will fit with your corporate image.



Among the Kingpins of the IT World

This futuristic IT hub is a place to be! We have IT giants like IBM, Cyient, Conduent, IIC Technologies, E Centric Solutions and Mouritech in our neighborhood!



A photograph of a modern office lobby. The ceiling is made of horizontal wooden planks. A balcony with glass railings and yellow metal posts is visible on the upper level. A large, multi-bulb chandelier hangs from the ceiling. In the foreground, there is a reception desk with a black top and a yellow metal frame. The walls are covered in light-colored marble. The floor is polished and reflects the surroundings.

Redefining
The Workspaces of The Future

Welcoming Alcoves to Unwind and Engage





Aesthetically Designed Offices to Enable Easy Communication and Collaboration

Quick Reasons this New Office Space is a Joy to be at:

- ▶ Recreation facilities to unwind & reenergize.
- ▶ 2000+ seating capacity.
- ▶ Safe and hygienic environment.
- ▶ Ample parking space.



Beauty & Convenience Together:

- ▶ Cafeteria to refuel and recharge.
- ▶ Panoramic view of the Bay of Bengal close-by.
- ▶ Access to best talent in the city.
- ▶ Plenty of food joints around.
- ▶ Peaceful & green location.



Within Your Convenient Reach:

Apartment Complexes:

Lotus Heights, Silver Isles, Aditya Ocean Heights, etc.

Hospitals: GITAM, Vedanta, Dr. Adam's Hospital

Schools and Colleges: Silver Oaks International School, GITAM University

Malls and Stores: South India Shopping Mall, More, Vijetha Supermarkets

Banks and ATMs: Axis Bank, SBI, Allahabad Bank, ICICI Bank

Vehicle Service Centers: Varun Motors, Maruti Suzuki



1ST FLOOR PLUG AND PLAY

Executive Offices/Cabins	▶	3
Manager Offices/Cabins	▶	12
Workstations	▶	500
Training Rooms	▶	3
Conference Room for 4	▶	10
Board Room for 8	▶	3
Conference Room for 10	▶	1
Conference Room for 12	▶	2
Conference Room for 30	▶	1



INFRASTRUCTURE EQUIPMENT

Firewalls

SonicWall NSA4600 with High Availability

Switches

Core Switches with Redundancy

Distributed Switches with Redundancy

Edge Switches with Redundancy

Wifi Devices

HP Aruba

Servers

HP Model

100% Power Back-up - With Standby Transformer





**Combination of
Safety, Security,
and Aesthetics**

IT IS HUGE. IT IS GRAND!

Building Capacity

2000 Employees

Office Built Up Area

1,90,000 Sft.

Parking area

1,20,000 Sft.

Total Area of the Building

3,10,000 Sft.

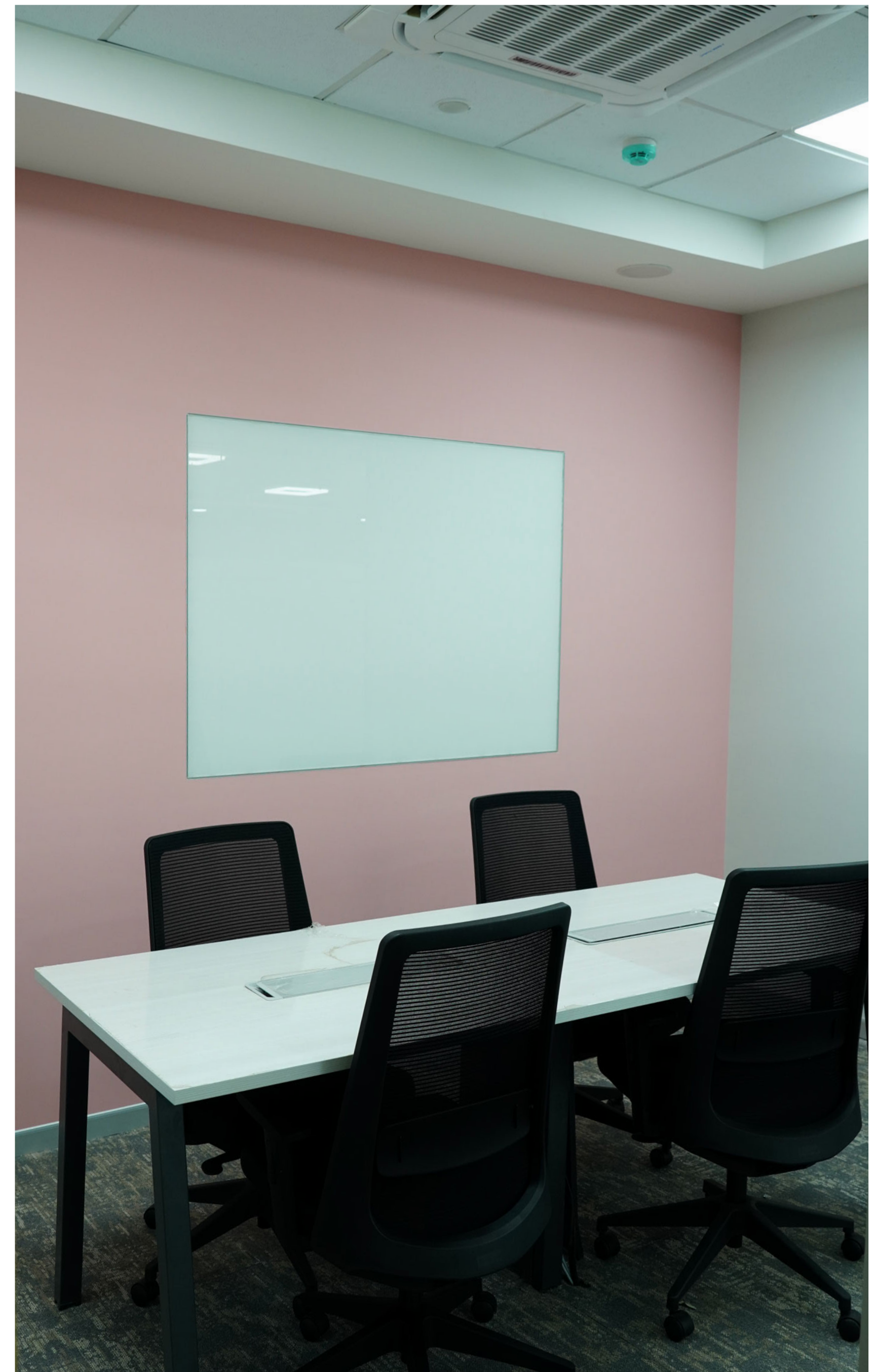


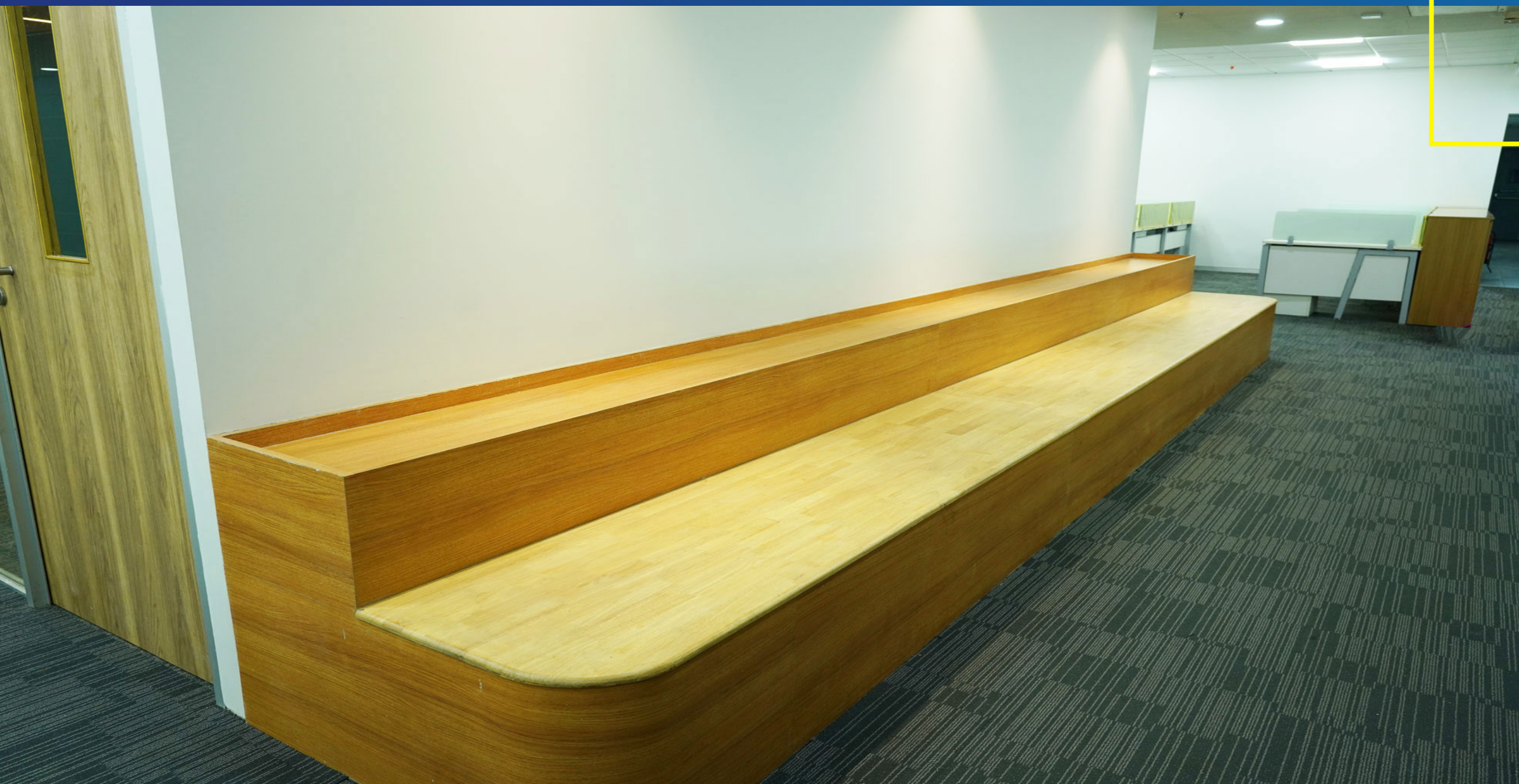
**A Landmark
Office Space to
Readdress Your
Brand and Your
Success**

Broad Internal Vision – Broader External View



Popping Interiors that Boost Creativity and Ingenuity





Key to Affordability and High Productivity





**B
R
E
A
K
O
U
T
T
O**

**I
N
N
O
V
A
T
E**



A wide-angle photograph of a modern lecture hall. The room features rows of blue upholstered seats with attached desks, arranged in a semi-circle facing a white wall. The ceiling is a white grid with several large, rectangular recessed lighting fixtures and smaller circular lights. The walls are white, and there are glass doors and blue pillars in the background. The overall lighting is bright and even.

**Experience the Plethora of Lighting
Techniques to Light Up the Careers**



Interiors that Gravitate Towards Earthy Tones

Synchronized Surroundings for Seamless Association: Liaise Across Boundaryless Ecosystems



Navigable, Spacious Workspaces for Unimpeded Interactions

Take the First Steps to Excellence and Career Progression with XTGlobal

XTGLOBAL™



Plug-and-Play

Ready-to-move-in Office Spaces in the
1st Floor with Complete Infrastructure

Workstations - 250

Commercials - Rs.65 Per Sft.



Design Wonders with Concrete


Available Typical Bare Shell Office Space

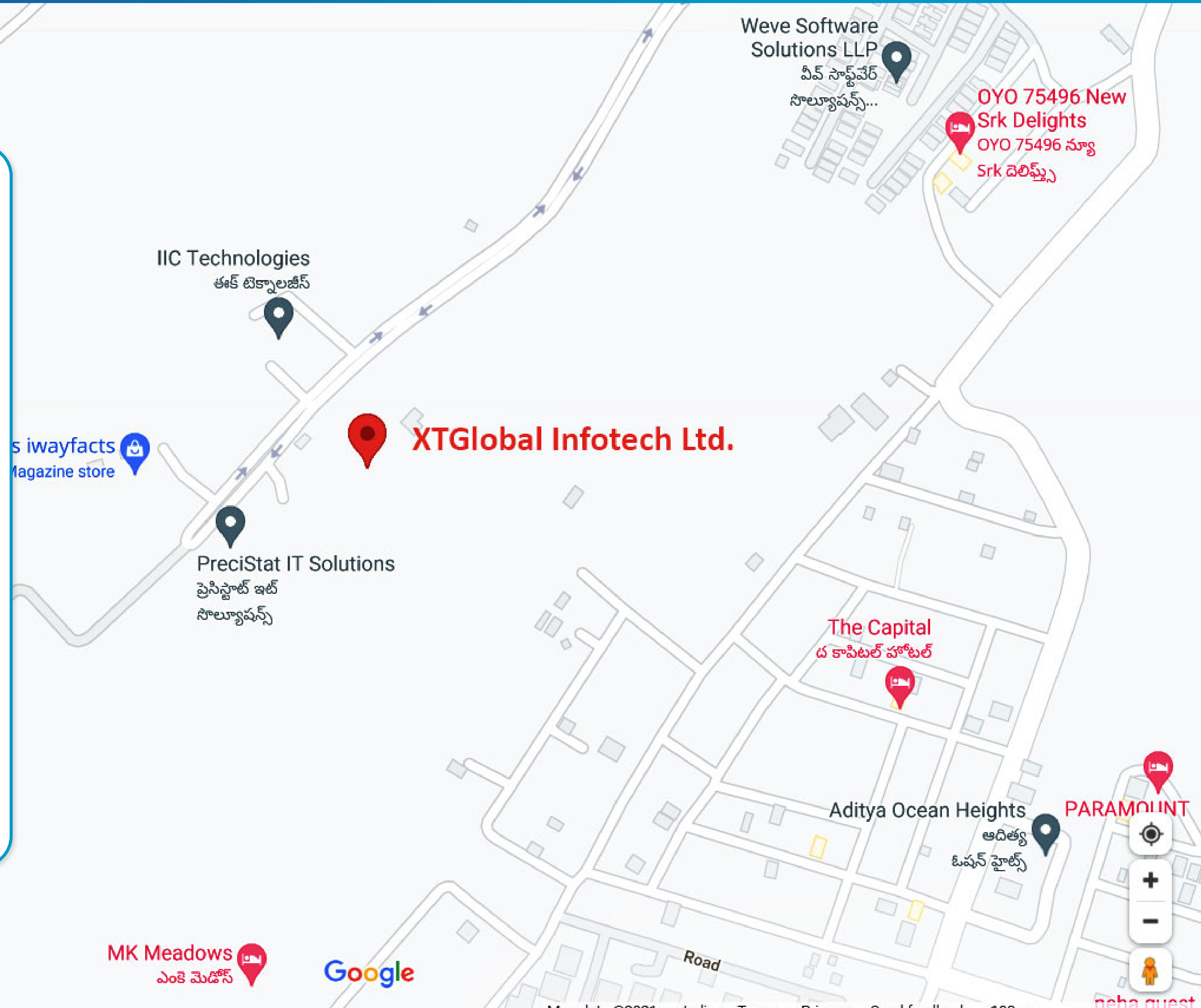
Floor	Area	Commercials
Stilt	25000 Sq. ft.	Rs.38 Per Sft.
Ground	44160 Sq. ft.	Rs.40 Per Sft.
2nd	39544.16 Sq. ft.	Rs.45 Per Sft.
3rd	40832.72 Sq. ft.	Rs.45 Per Sft.



Locate the Office



 **XTGlobal Infotech Ltd,**
Plot No. 19, Hill No. 3, APIIC,
Madhurwada IT/ITES SEZ,
Visakhapatnam, Andhra Pradesh
India – 530045.



CONTACT US

To Find the Rarest Pearl within
Precious and Exotic Surroundings

Raghuram

raghuram@email.xtglobal.com

+91 9440351520

