



PREMFORD ICONIC

Iconic by Design, Timeless by Experience

आइकॉनिक

THE Premford Vision

"We Build The Spaces, You Write The Stories"

Premford is dedicated to transforming the real estate landscape of Jharkhand through our unwavering commitment to modern design, innovation, high quality and transparency. We aim to build not just structures, but vibrant communities where people can live, work and thrive. Premford specialises in the development of premium and affordable premium, commercial and residential projects.

The Premford Experience



High-Quality Construction

Delivering excellence by using the finest construction materials, ensuring superior quality and lasting durability in every build.



Speed of Execution

Our skilled experts with strong supervision ensure a streamlined process resulting in on-time delivery of projects.



Modern & Contemporary Design

Partnering with nationally renowned architects who create distinctive designs that perfectly blend modern aesthetics with functionality.



Transparency

We prioritise clear communication, regular updates, and open access to project details, ensuring customers are always informed. Our commitment to transparency is reinforced by a responsive support team, building lasting trust.



Trusted Legacy

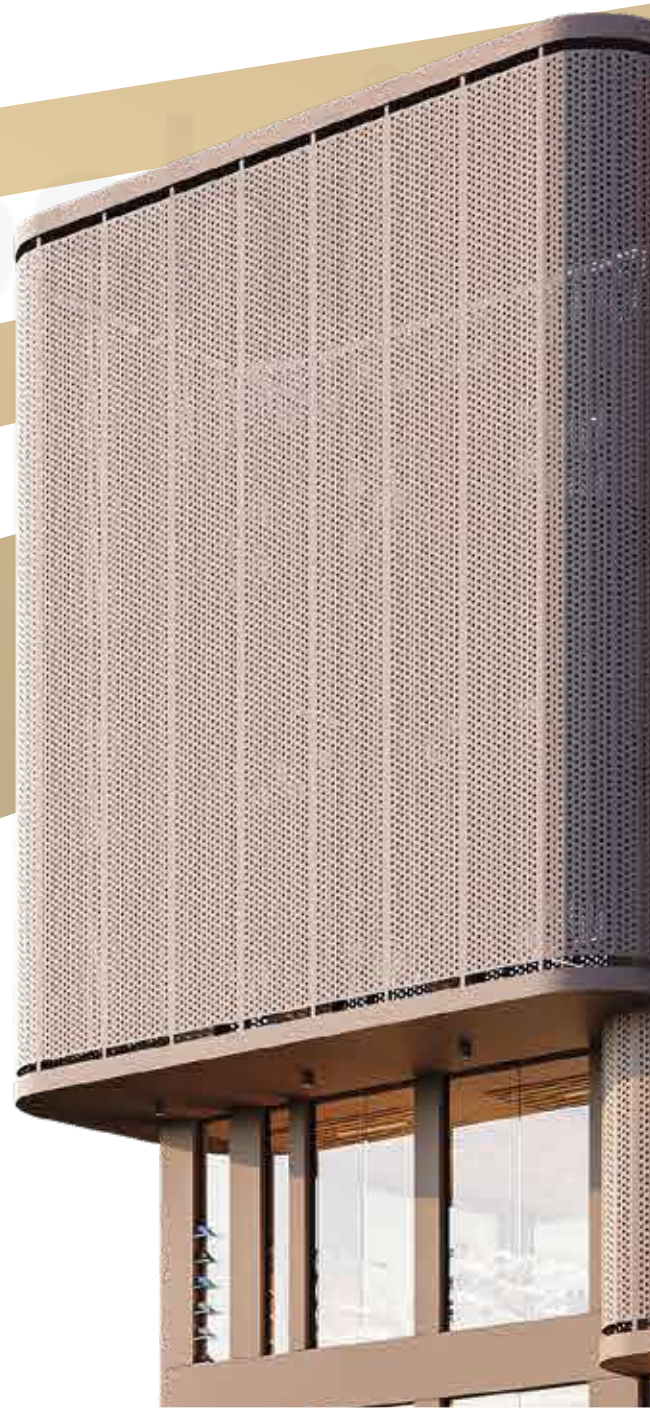
Our legacy is built on over a century of trusted partnerships, where generations of excellence and goodwill have earned us a reputation for quality and integrity in the community.

Introducing **PREMFORD** ICONIC

A Structure Curated to Flow with You,
Discover Life in its Full Rhythm at Iconic.



Moshi Moshi



PREMFORD ICONIC



In Sync with Life

Great spaces are much more than just serving a function— they create a rhythm for lifestyles to prosper and businesses to thrive. Premford Iconic is a space where this rhythm comes alive with the people. Strategically located in the heart of Ranchi, on Kanke Road, this 8-level mixed-use development converges boutique retail, office spaces, and curated F&B experiences in one dynamic hub. Inspired by the many layers of human life, fluid features like open corridors, sun-drenched rooftops, and organic designs shape a curated environment. Here, the vibrancy of commerce flows seamlessly into a calming ambience.

Beyond commerce, Iconic is where structure gives way to synchrony, a space that truly flows like our lives do.



PREMFORD ICONIC

*Images used are artistic impressions, actual results may vary.

PREMFORD ICONIC

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THE Architectural Narrative

The heart of Ranchi- Kanke Road is graced with familiar establishments. Premford Iconic stands out with its fluid-inspired architecture, carving a unique identity.

The open steps invite the visitors into vibrant spaces, where sunlight falls softly on terraces and retail spaces bloom with life. Strategically placed cutouts give a glimpse of energy, guiding footfalls through curated shops and cafes. The design weaves together multiple layers of form, function and flow, creating a structure so iconic that every corner harmonises seamlessly with the urban rhythm.



A Landmark DESIGNED FOR DISTINCTION



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An Iconic Experience in the Heart of Ranchi



Location Highlights:

- | | |
|----------------------------------|-------|
| • Reliance Digital | 1 min |
| • Nucleus Mall 2 | 2 min |
| • Premsons Motor Maruti Showroom | 5 min |
| • SBI Kanke Branch | 2 min |
| • Kanke Dam | 1 min |



Educational Institutes

- | | |
|-----------------------------|-------|
| • Crayons Montessori School | 2 min |
| • Dreamer’s Den Playschool | 3 min |
| • Cambrian Public School | 9 min |



Hospitals

- | | |
|---|--------|
| • Shri Jagannath Hospital & Research Centre | 9 min |
| • Rani Children Hospital & Research Centre | 13 min |



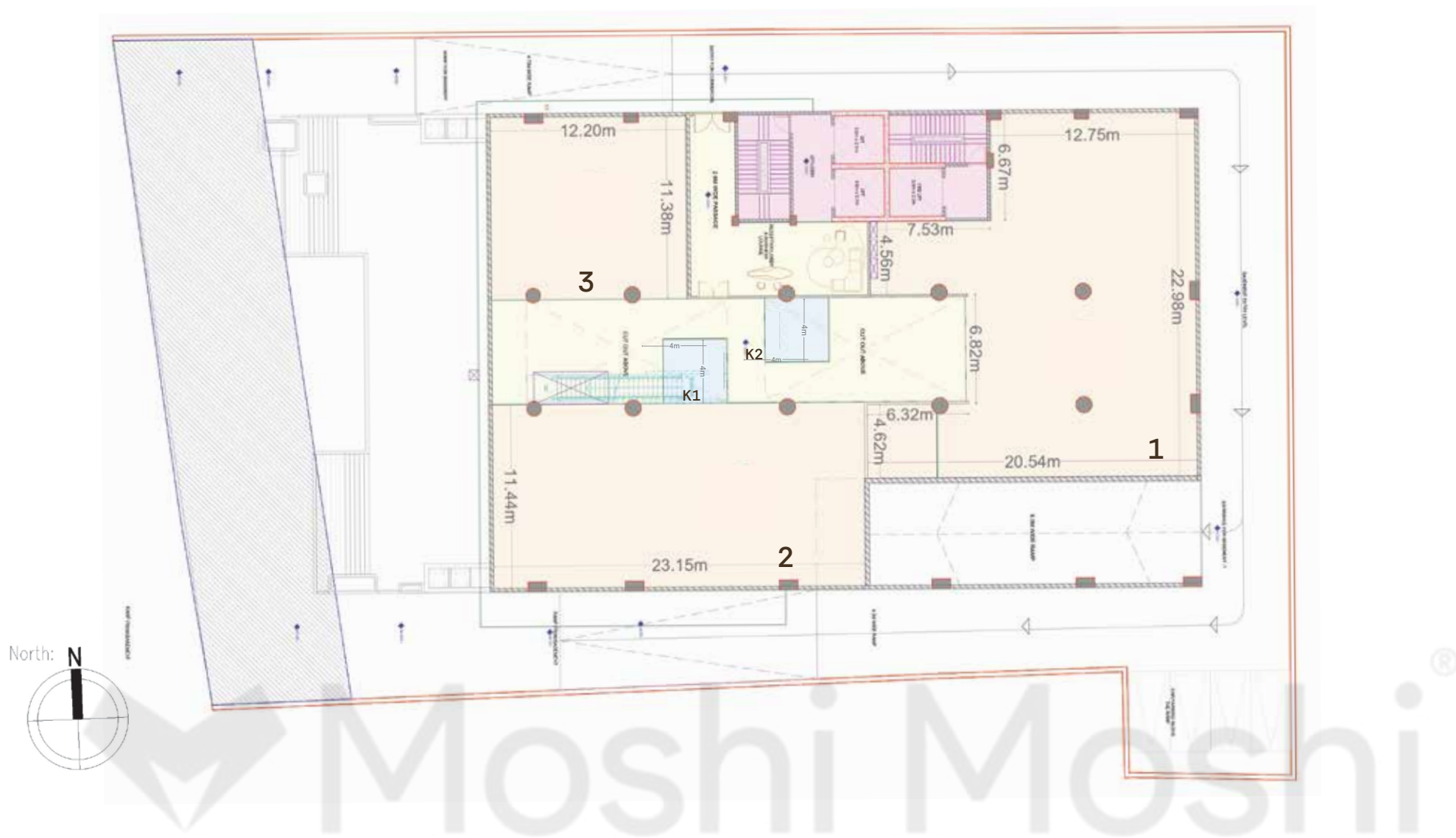
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LETTING THE Layers Unfold

With thoughtful space composition across 8 dynamically flowing levels, Premford Iconic is set to redefine the city's retail and commerce experience.

Iconic sets a new standard for a holistic lifestyle experience, seamlessly blending retail, office spaces, F&B, and natural environments. With its adaptable design and scalable features, it stands as a landmark for business owners, offering dynamic opportunities and ensuring high footfall.



A Galleria Of Brands:

THE RETAIL ZONE

Our functionally designed retail floors evolve with your brand. These spaces provide the freedom to customise and grow, ensuring lasting success as well as a variety of shopping options to co-exist in a dynamic market.

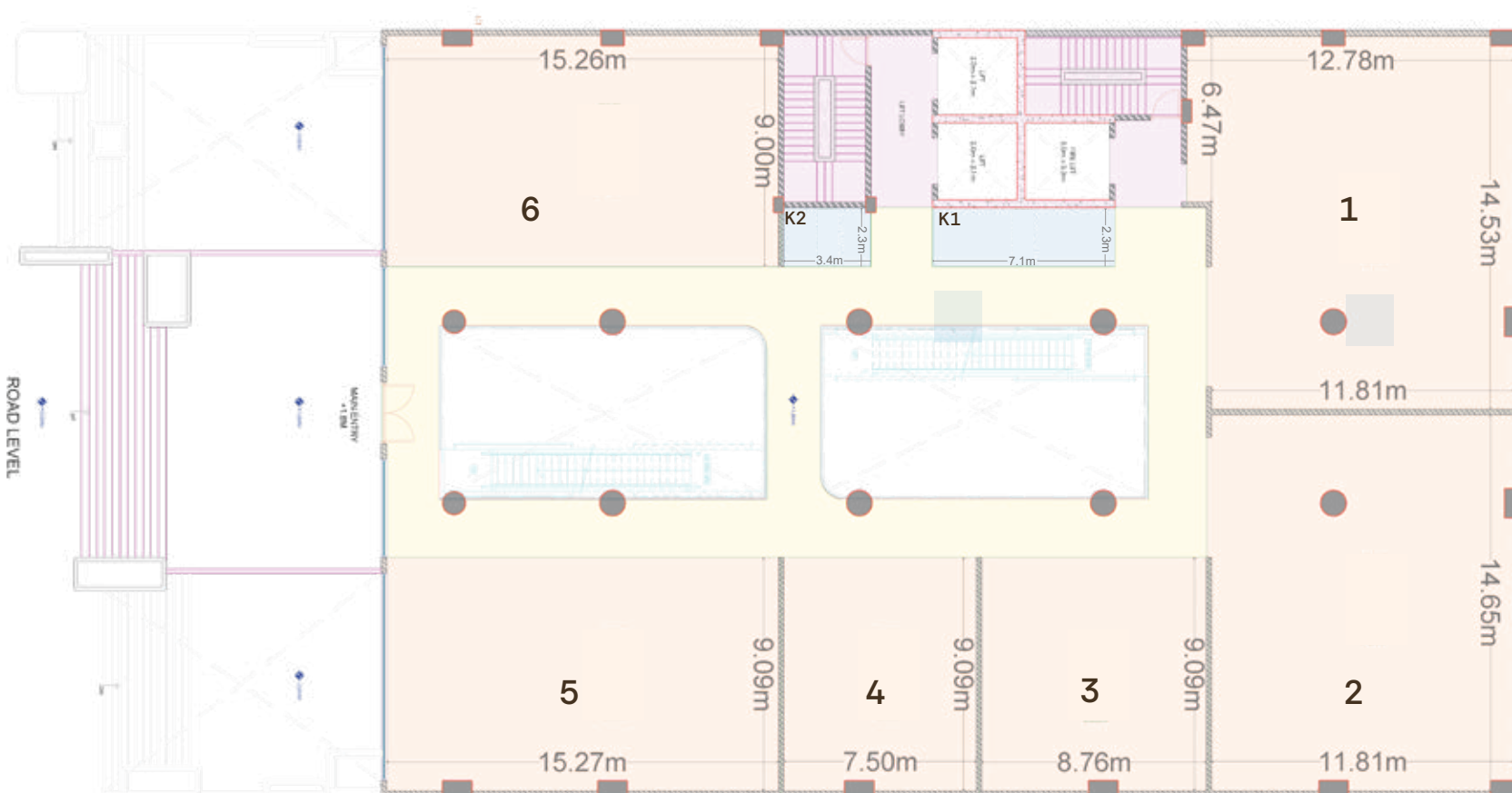
- 3 large-format retail units for anchor stores



LG

Lower Ground Floor

	Carpet Area exl Balcony (sq.ft)	BUA (sq.ft)	SBUA(sq.ft)
Retail Space 1	3926	4173	6527
Retail Space 2	2828	2959	4628
Retail Space 3	1473	1554	2430
Kiosk 1	172	172	269
Kiosk 2	172	172	269



GF

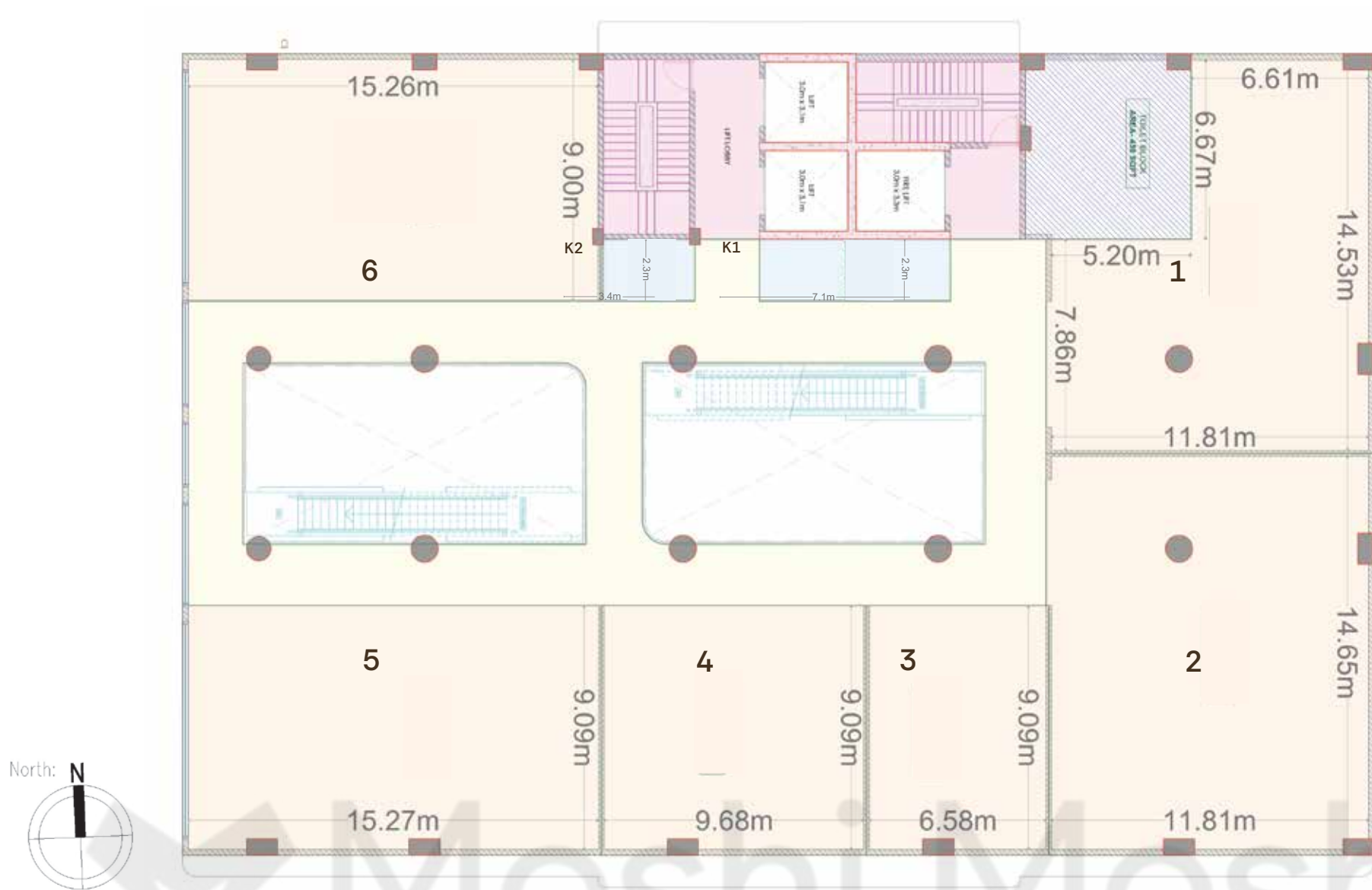
Ground Floor

- 6 modular retail units on the ground floor
- Options to combine units for larger, customizable spaces

	Carpet Area exl Balcony (sq.ft)	BUA (sq.ft)	SBUA(sq.ft)
Kiosk 1	176	176	275
Kiosk 2	87	87	135



	Carpet Area exl Balcony (sq.ft)	BUA (sq.ft)	SBUA(sq.ft)
Retail Space 1	1898	2009	3143
Retail Space 2	1850	1954	3056
Retail Space 3	853	895	1401
Retail Space 4	728	770	1204
Retail Space 5	1483	1556	2434
Retail Space 6	1466	1533	2398



1st / 2nd

First and Second Floor

- Scalable design to match brand identity and growth
- High-footfall location for optimal visibility and crowd

	Carpet Area exl Balcony (sq.ft)	BUA (sq.ft)	SBUA(sq.ft)
Kiosk 1	176	176	275
Kiosk 2	87	87	135



	Carpet Area exl Balcony (sq.ft)	BUA (sq.ft)	SBUA(sq.ft)
Retail Space 1	1466	1551	2426
Retail Space 2	1850	1954	3056
Retail Space 3	638	677	1059
Retail Space 4	943	987	1544
Retail Space 5	1483	1556	2434
Retail Space 6	1466	1533	2398



Offices Designed for Success: THE WORK ZONE

Our well-equipped office floors offer flexible, premium areas designed to inspire productivity and growth. Meticulously curated to elevate work life with private balconies, modern layouts, and a focus on efficiency and aesthetics.

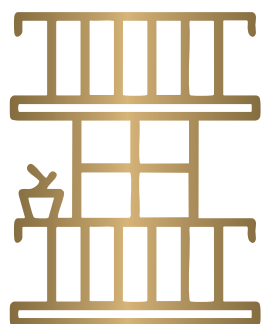
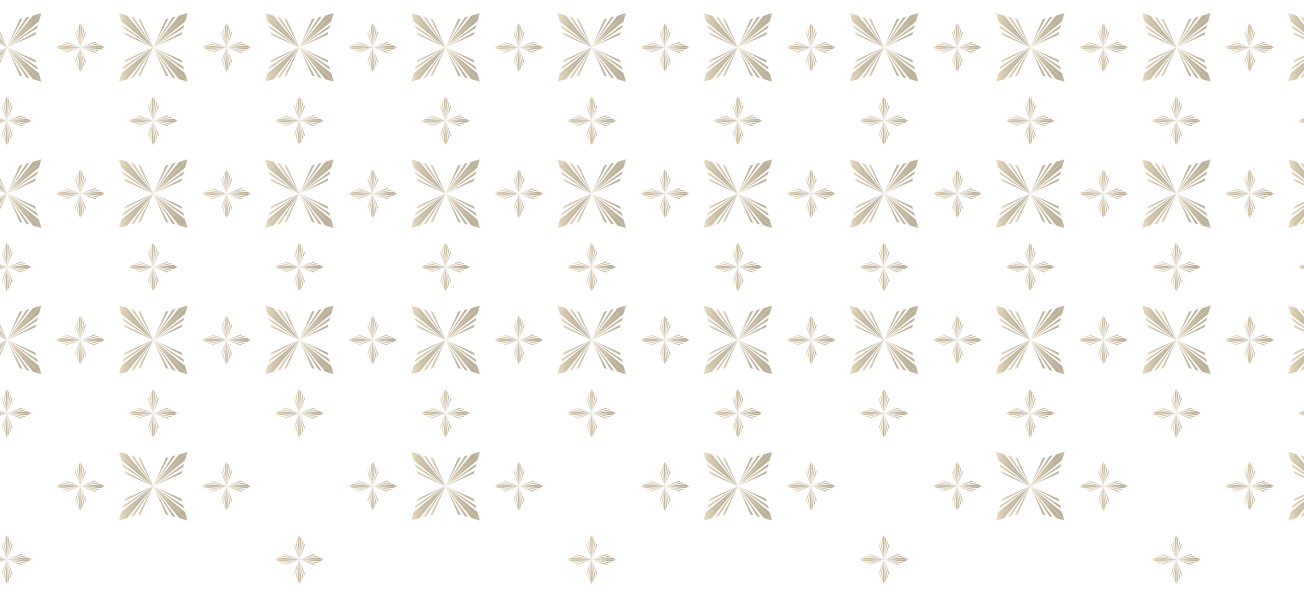
- Premium office spaces ranging from 900 sq ft to 2,300 sq ft
- Open-plan layouts with 18–20 commercial units



3rd

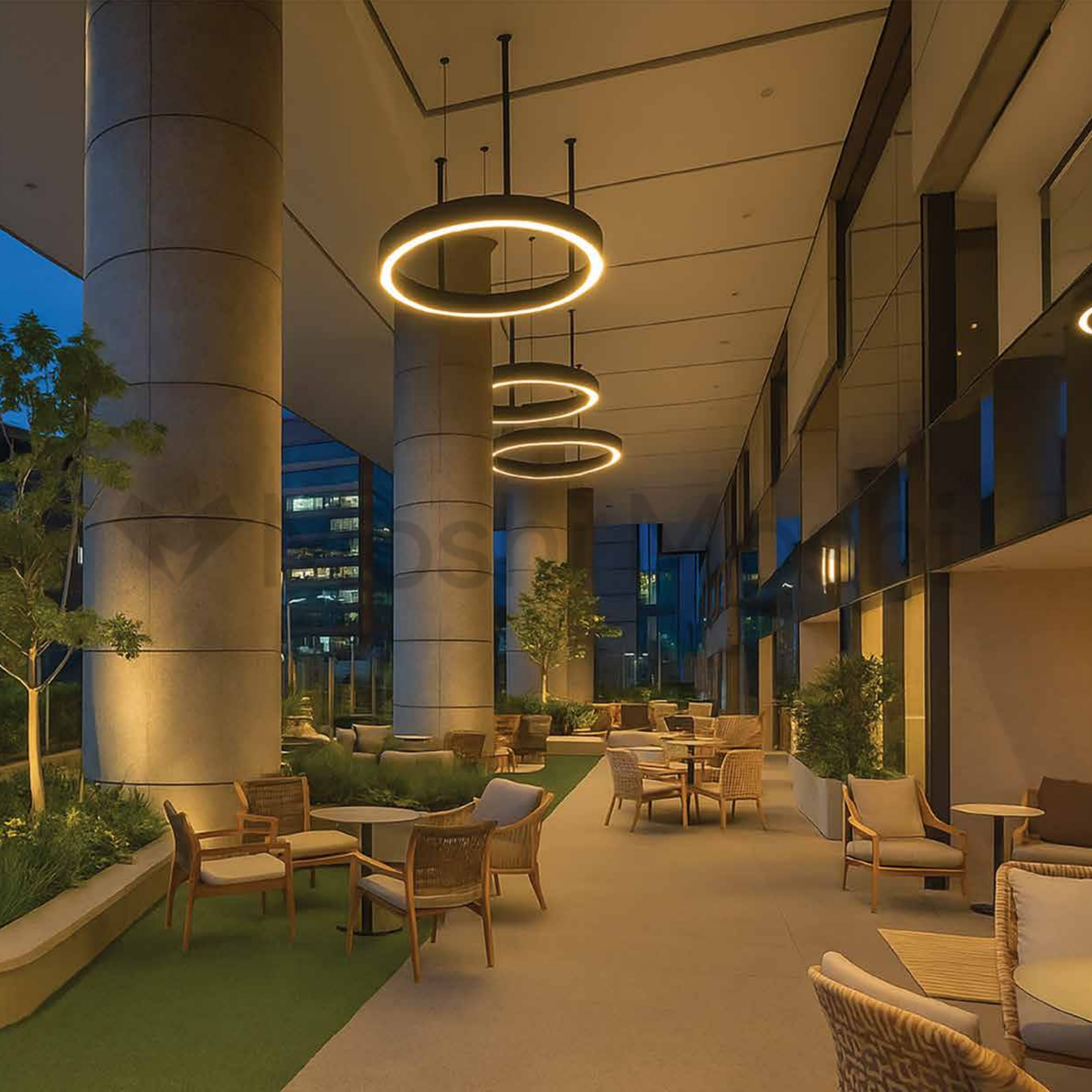
Third floor

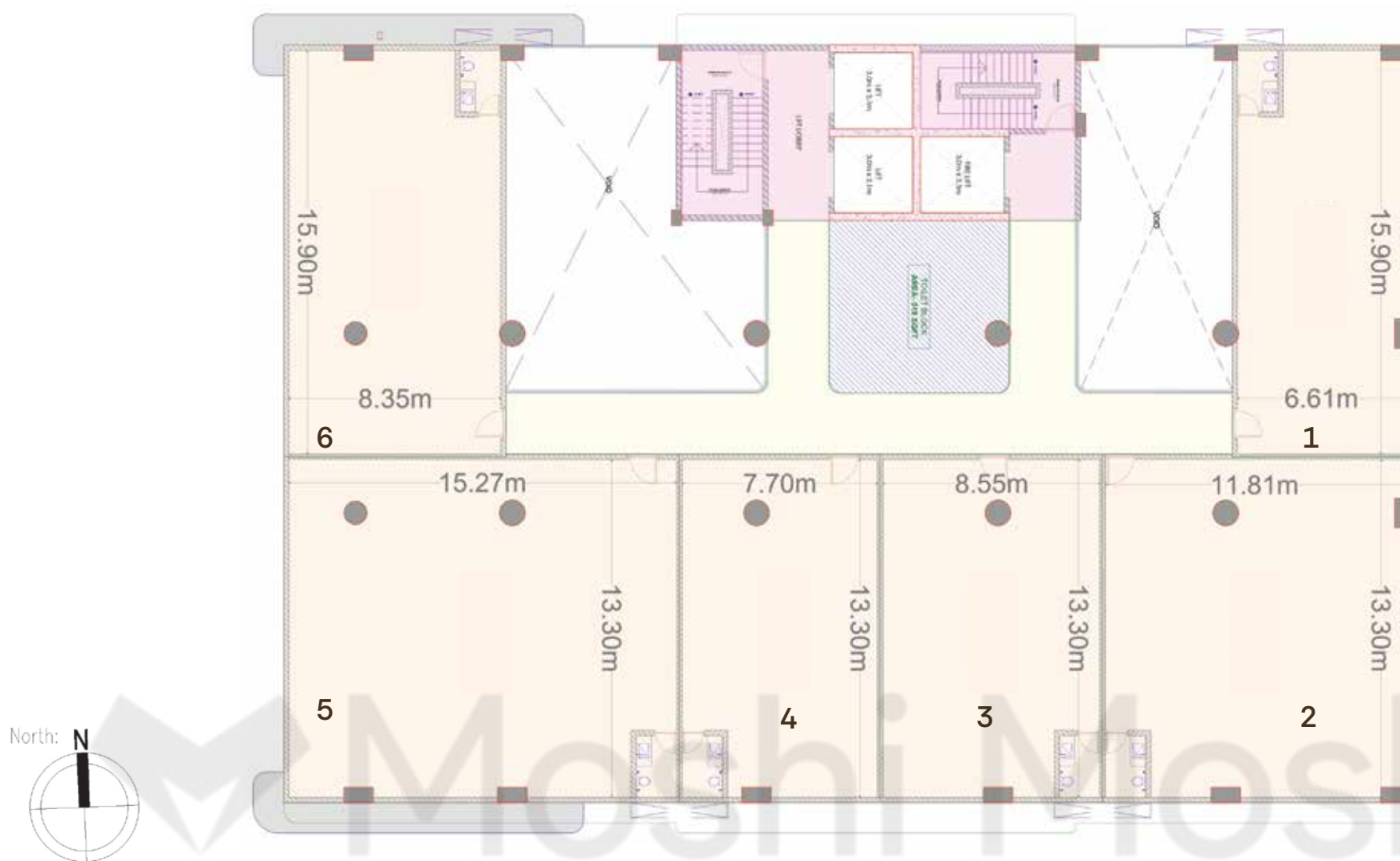
	Carpet Area exl Balcony (sq.ft)	BUA (sq.ft)	SBUA(sq.ft)
Commercial Space 1	1117	1221	1782
Commercial Space 2	1664	1778	2595
Commercial Space 3	1206	1291	1883
Commercial Space 4	1085	1166	1701
Commercial Space 5	2157	2287	3635
Commercial Space 6	1412	1525	2405



The shared double-height terrace offers an inspiring retreat that nurtures fresh thinking and creativity.







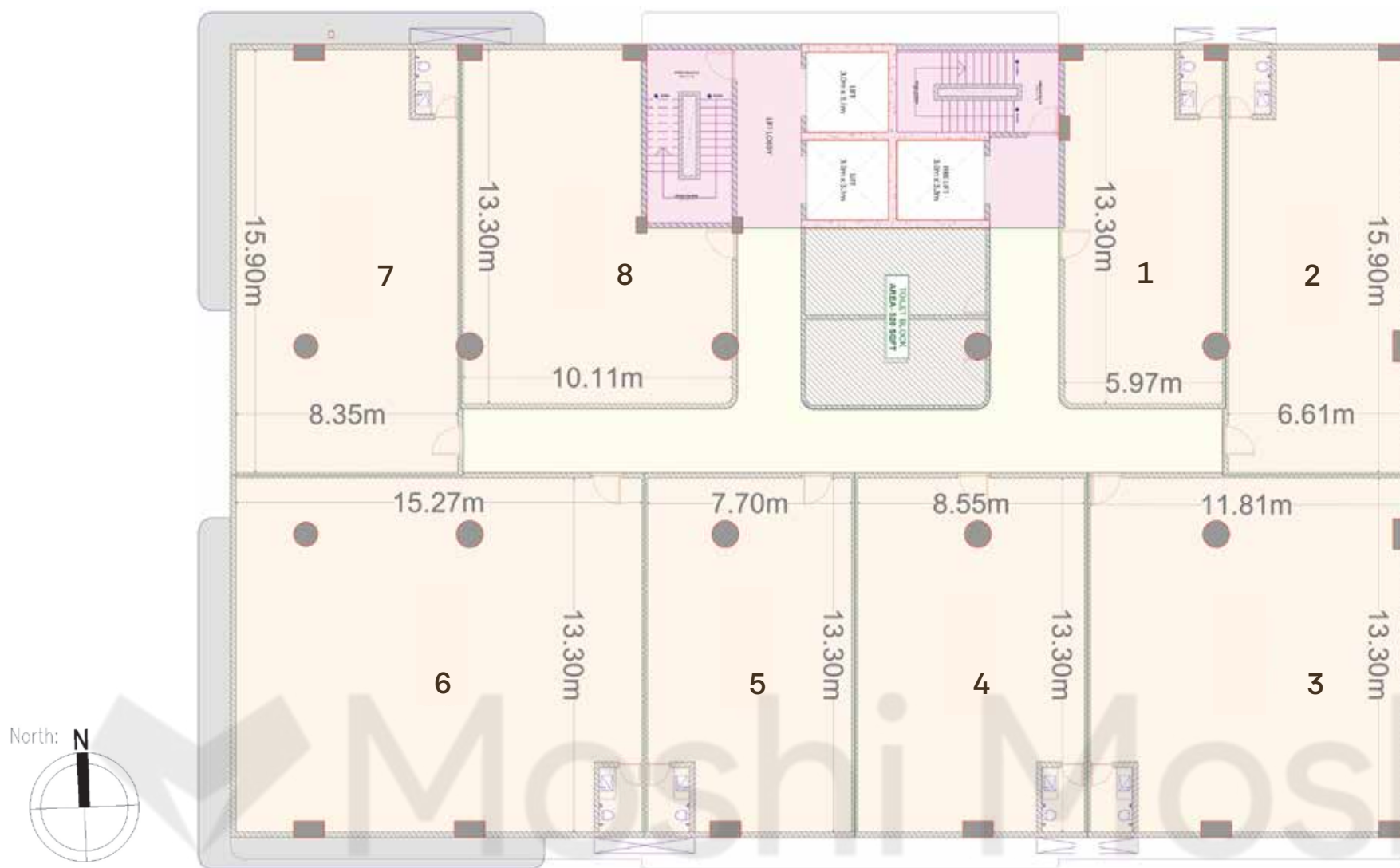
4th

Fourth floor

- Provision for restrooms in every office
- Common toilets on each floor
- Select units feature private balconies for added exclusivity



	Carpet Area exl Balcony (sq.ft)	BUA (sq.ft)	SBUA(sq.ft)
Commercial Space 1	1117	1221	1782
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Commercial Space 3	1206	1291	1883
Commercial Space 4	1085	1166	1701
Commercial Space 5	2157	2287	3635
Commercial Space 6	1412	1511	2383



5th

Fifth Floor

- Scalable offices that fit into your business needs.

	Carpet Area exl Balcony (sq.ft)	BUA (sq.ft)	SBUA(sq.ft)
Commercial Space 1	837	909	1326
Commercial Space 2	1117	1207	1761



	Carpet Area exl Balcony (sq.ft)	BUA (sq.ft)	SBUA(sq.ft)
Commercial Space 3	1664	1778	2595
Commercial Space 4	1206	1291	1883
Commercial Space 5	1085	1166	1701
Commercial Space 6	2157	2287	3635
Commercial Space 7	1412	1511	2383
Commercial Space 8	1185	1268	1849





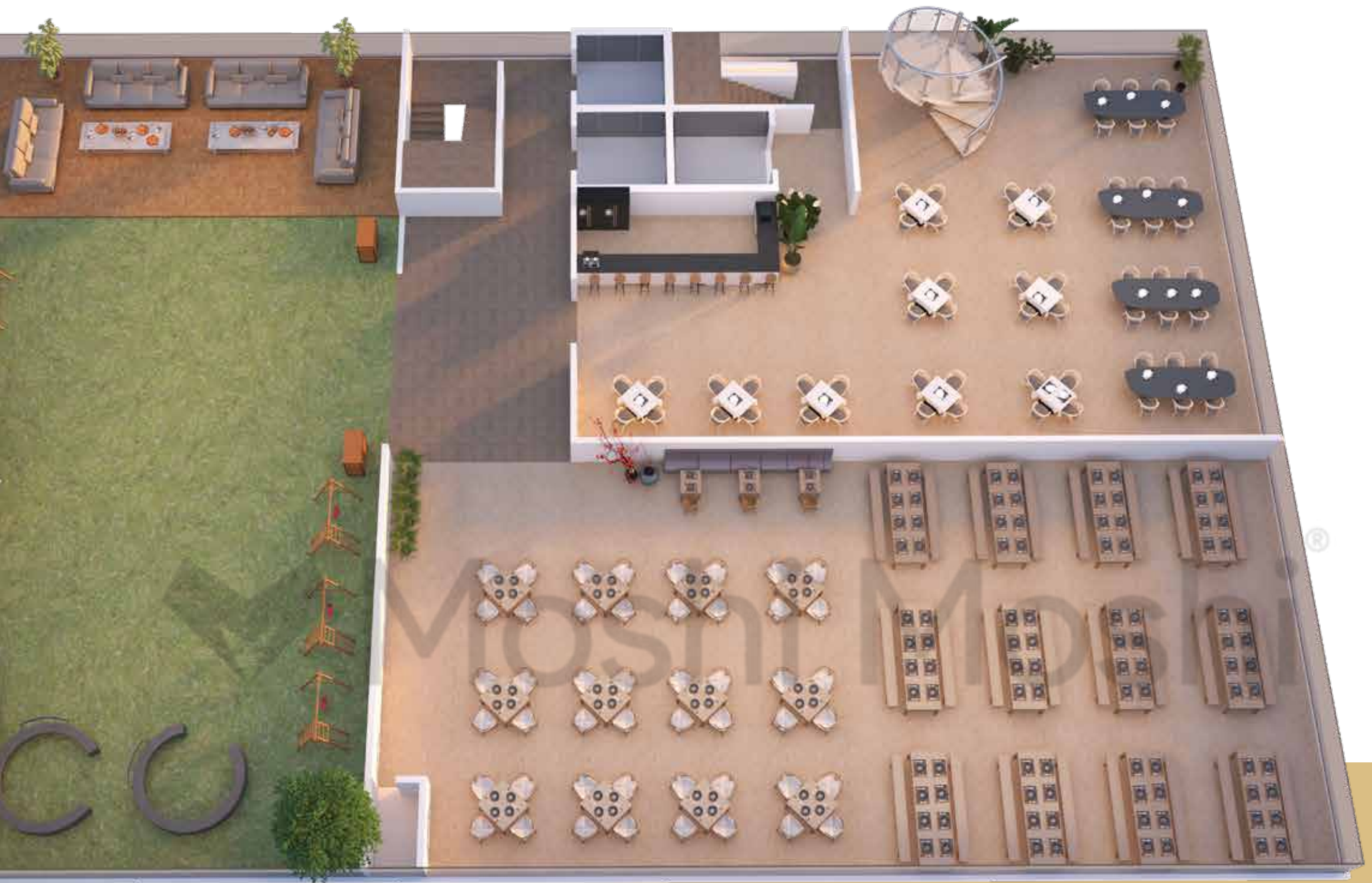
Above it all :
A HAVEN OF TASTE AND TRANQUILITY



Dining with the Stars:

THE ROOFTOP & DINING ZONE

The top floors offer vibrant F&B spaces with expansive outdoor terraces, ideal for cafés, lounges, and fine dining. An expansive rooftop adds to the charm of Iconic, perfect for exclusive events, open-air dining, or a sky lounge experience, all with breathtaking views of Ranchi city.

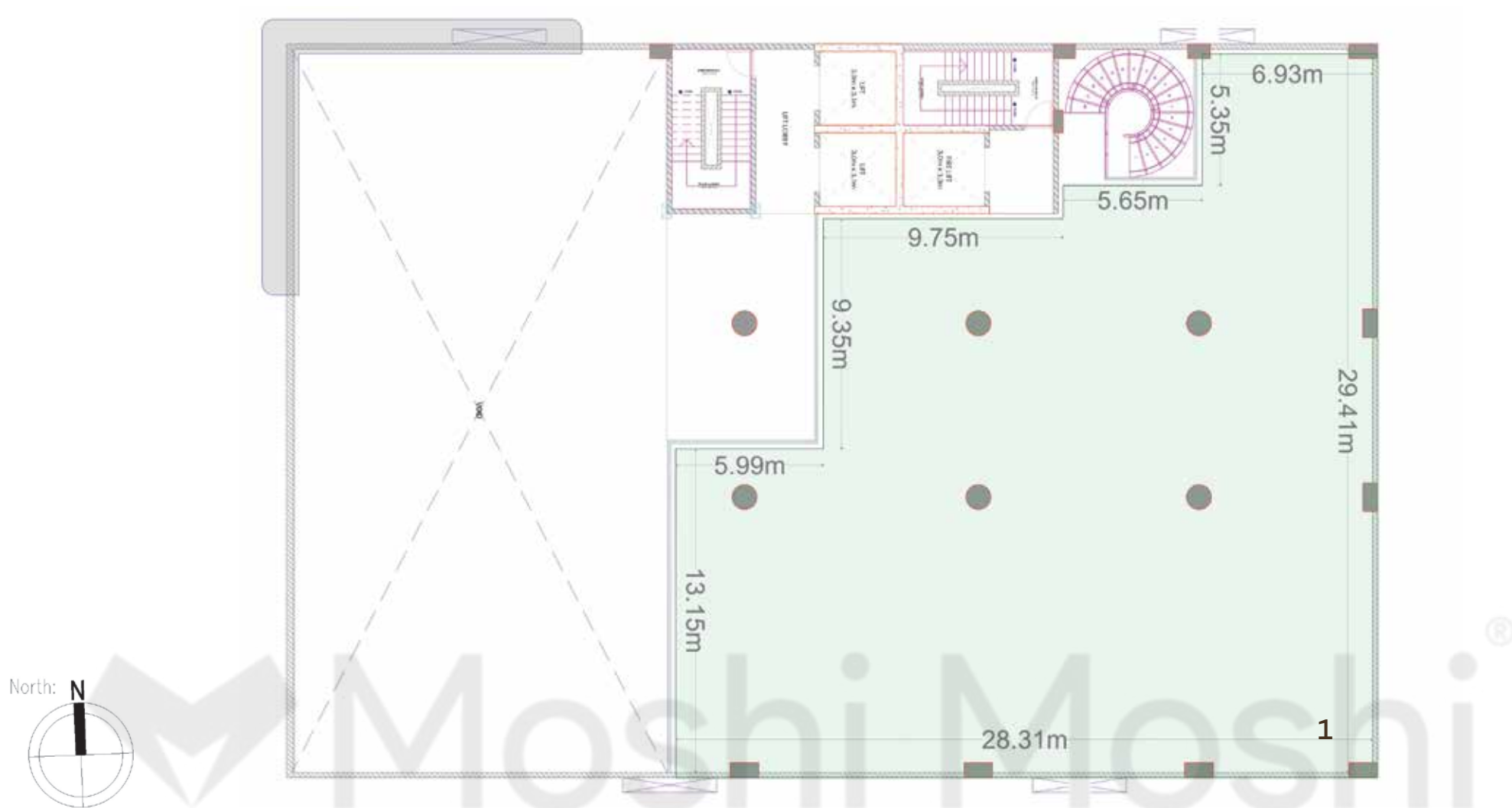


6th

Sixth Floor

	Carpets Area exl Balcony (sq.ft)	BUA (sq.ft)	SBUA(sq.ft)
Restaurant Space 1	3554	3697	5394
Restaurant Space 2	3587	3791	5531

- Vibrant F&B zone with expansive outdoor terraces
- Two large-format units, approximately 4,500 sq ft each
- Aesthetic cafés, lounges, and fine dining spaces



TERRACE





Architects of a Unique Vision

MorphLab is an award-winning, interdisciplinary design studio with residential and commercial projects built across the country. Our work is known for its spatial articulation and a youthful engagement with the programme. Crucial to our process is the need to outline a story for each project and create an identity in a relevant context. A strong emphasis is placed on solving problems through the use of new-age technologies that are defined by rigorous geometries and innovative use of materials.

Fluid Yet Functional:

THE SPATIAL PHILOSOPHY

From the moment you approach, a free-flowing and open spatial theme invites you to the Premford Iconic experience. The commercial complex draws design inspiration from the different layers of our lives and how they intertwine into one organic story. Each floor balances the architectural fluidity with functionality, creating a truly exceptional commercial space.





PREMFORD
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A Living Icon. A Lasting Impression.

CRAFTED FOR COMFORT

At Premford Iconic, every workspace is thoughtfully crafted to enhance daily well-being and productivity. From efficient floor layouts to abundant natural light, every design element contributes to a sense of openness and calm. The common double-height terrace on the third floor acts as a shared breakout zone, a rare luxury in commercial spaces, offering professionals a space to pause, network, and recharge. Here, comfort isn't an afterthought; it's the foundation for inspired work.

RETAIL THAT DRIVES SUCCESS

Positioned for prominence, the retail avenue at Premford Iconic is strategically designed to attract visibility and steady footfall. Every storefront enjoys wide frontages, optimal circulation zones, and signage visibility that naturally draw attention from visitors and passersby. With an integrated mix of dining, shopping, and office traffic, this retail ecosystem ensures consistent engagement and higher sales potential, making it not just a space to operate, but a destination that thrives.



ENGINEERED FOR PERFORMANCE

Built for businesses that demand efficiency, Premford Iconic delivers an environment where design meets performance. From three high-speed elevators ensuring seamless vertical movement to well-proportioned offices that balance function and aesthetics, every detail supports focus and flow. A workspace that doesn't just look iconic, but works flawlessly every day.

DYNAMIC DESIGN, DISTINCT IDENTITY

The façade of Premford Iconic embodies a sleek, modern-contemporary aesthetic, defined by perforated metal screens that create a mesmerising play of light and shadow throughout the day. Crafted from rustic metallic finishes, they introduce a striking contrast, adding depth, texture, and timeless character to the building's architectural identity.



Pillars of Commercial Excellence



Three High-Speed Elevators

Efficient vertical mobility that minimises wait times and keeps business moving seamlessly throughout the day.



Three Levels of Parking (Two Basements + One on Upper Level)

Ample multi-level parking designed for smooth traffic flow and easy access across the property.



Expansive Double-Height Terraces

These breakout zones bring in natural light and air, offering refreshing spaces to pause, connect, and inspire creativity.



Reception Space

A modern, welcoming reception creates a strong first impression, reflecting the professionalism and prestige of your business.



Retail Units with 14.75 ft Ceiling Height

The generous height enhances visibility and display opportunities, creating an inviting, premium shopping environment that drives sales.



Escalators for Retail Spaces

Smooth connectivity between floors enhances customer circulation and footfall across the retail levels.



High-End CCTV & Security

Advanced surveillance and access control systems ensure complete peace of mind with round-the-clock protection.



DG Power Backup

Reliable backup systems ensure uninterrupted operations and comfort even during power outages.



Private Balconies in Select Office Units

Exclusive open-air spaces provide a refreshing escape, ideal for a quick break or an inspiring view between meetings.



Fire Prevention & Safety Systems

Comprehensive, modern safety infrastructure that safeguards people and property with advanced detection and control measures.

The Future of Commerce, Shaped by Your Success

With flexible spaces, prime visibility, and modern infrastructure, this is the perfect opportunity for retailers, professionals, and restaurateurs to thrive. Seize the opportunity to be part of Ranchi's transformation.



Fluid Architecture

Seamlessly integrated design fostering interaction and engagement



Prime Location

In the heart of Ranchi- Kanke Road, for maximum footfall and accessibility.



Scalable Retail Spaces

Flexible units for long-term growth and customisation.



Premium Office Spaces

Modern layouts with exclusive amenities for productivity.



Vibrant F&B Hub

Rooftop dining and outdoor terraces for unique experiences.

OUR Ongoing & Upcoming Projects



G+4 boutique residences crafted for modern living on Kanke Road, Ranchi.



A first-of-its-kind gated villa community redefining luxury living in Bukru, Ranchi.



A 10-floor modern commercial hub, designed for connection, culture, and commerce in Kokar, Ranchi.

Discover the Ultimate Arena of Commercial Mastery— ONLY AT **ICONIC**

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RERA Approved
RERA No. JHARERA/PROJECT/77/2026

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Artist Impression (3D Render): Products, features, equipment, furniture, furnishings, light fittings, false ceiling etc. shown in the render are illustrations for reference only and are not part of the flat to be sold to the customers.

 Moshi Moshi



PREMFORD

Built on Trust, Defined by Quality

Premford Iconic

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