



ELEVATE
YOUR BUSINESS
POTENTIAL
AT **EXQUISITE**
COMMERCIAL

**DISCOVER
A WORLD OF
BUSINESS
OPPORTUNITIES
AND UNLEASH
YOUR SUCCESS**

Welcome to our meticulously designed commercial project in the vibrant neighborhood of **Nal Stop, Pune**. We take pride in offering an exceptional platform that caters to businesses of all scales, enabling them to thrive and flourish. With its strategic location, superior connectivity, and thoughtfully planned layout, our project is the ultimate destination to upscale your business and accelerate your footfalls.









SPECIFICATIONS

STRUCTURE & MASONRY

- Earthquake Resistant RCC Structure
- External Wall
- External Partial Brick Cladding
- Internal Superior Quality Gypsum Finish

FLOORING

- Superior Quality 4' X 2' Double Charged Vitrified Tiles
- Anti-Skid Flooring Tiles of 2' X 2' In Washrooms, Terraces & Dry Balcony
- Natural Stone with Wide and Safe Steps in Staircase
- Well-Decorated Premium Flooring In Entrance Lobbies
- Trimix Concrete Flooring in Parking Areas

WINDOWS

- Top Hung Windows in Fixed Glass

PAINTING

- Interior Superior Quality OBD (TE Tractor Emulsion Paints)
- Exterior Partial Brick Cladding

DOORS

- Laminated Door Shutters, Door Jams with High Quality Fittings
- Wooden Door Frames with High Quality Finishing
- Granite Frame for Washrooms
- Decorative Laminated Flush Doors in Washrooms

ELECTRIFICATIONS

- Concealed Copper Wiring (Polycab) with MCB
- ISI Marked Superior Switches from Reputed Brand
- Exhaust Fan in Toilet
- Provision for A/C Outdoor Unit
- Adequate Electrical Points in Entire Office Spaces

TOP-ON FACILITIES

- Designer Name-Plates for Each Office Spaces
- Letterbox for Each Office Spaces at Common Location
- Smart Lock for each Office Spaces

WASHROOMS

- Anti-Skid Flooring 12" X 18" Tiles
- Designer Dado Tiles up to Lintel Height
- Jaguar / Equivalent CP Fittings With Diverter
- Superior Quality Sanitary Fixtures
- Wall Mounted WC with Flush Valve
- Exhaust in Washrooms



TOP TERRACE VIEW | ARTIST VISUALISATION

Take the leap towards success and unlock unparalleled advantages for your business at our exceptional commercial project in **Nal Stop, Pune**

Join a community of thriving businesses and embrace a future of endless possibilities

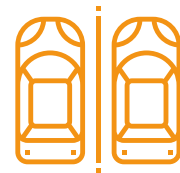


Unlock Unparalleled Advantages and Embrace Success



Prime location with high visibility and footfall

Maximize your business's exposure and attract a steady stream of customers with our prime location, strategically positioned to captivate attention



Ample parking and convenience

Enjoy the convenience of ample parking spaces for employees and visitors, ensuring hassle-free access to your business premises



24/7 security and surveillance

Rest easy knowing your business is protected round the clock with our comprehensive security measures, including 24/7 surveillance systems and professional security personnel



Proximity to markets and commercial hubs

Benefit from being in close proximity to major markets and commercial hubs, allowing you to tap into a wide customer base and potential partnerships



Customizable spaces to suit your business needs

Tailor your workspace to suit your unique business requirements with our customizable spaces, ensuring every aspect of your commercial premises reflects your brand identity and operational needs



Smart Biometric Entry

Experience seamless access with our cutting-edge biometric entry system, blending convenience and security for a future-forward workspace



Drivers & Staff

Impress your clients in our elegant waiting area, where sophistication meets comfort, setting the stage for successful meetings



Rooftop Recreational Area

Elevate your workday at our rooftop recreational area a gastronomic haven with panoramic views, perfect for unwinding and networking



TV/Internet/Intercom provision for each office

Stay connected effortlessly with TV, internet, and intercom provisions in every office, enabling seamless communication



Attached toilet for each office

Efficiency and comfort go hand in hand. Each office boasts a private attached toilet for your convenience



AC Outdoor unit provision

Embrace year-round comfort with AC outdoor unit provisions, designed for a climate-controlled workspace



Advanced Elevation with Red Brick Cladding

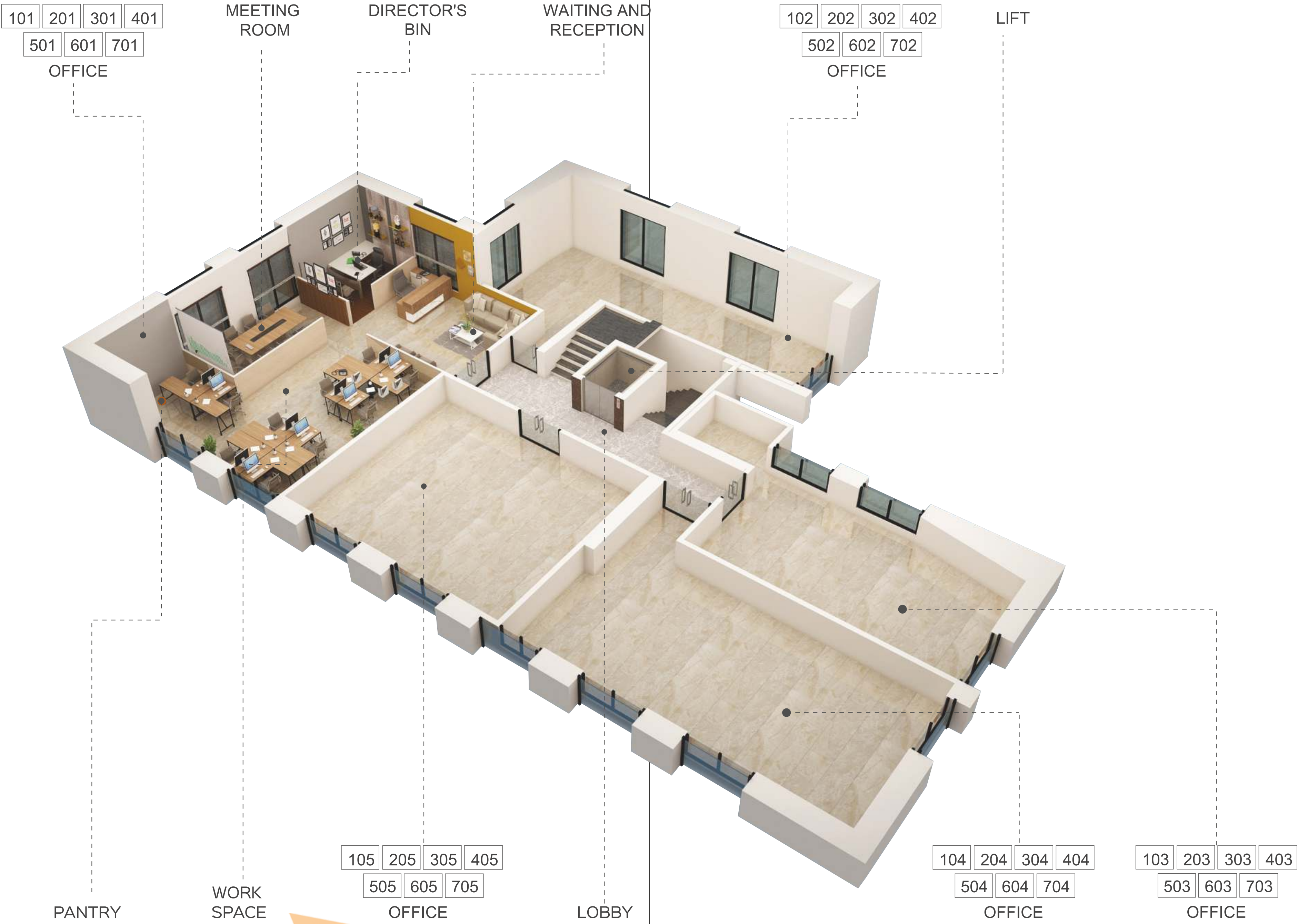
Our avant-garde elevation is a testament to modern architecture, making a striking statement that reflects your business's vision



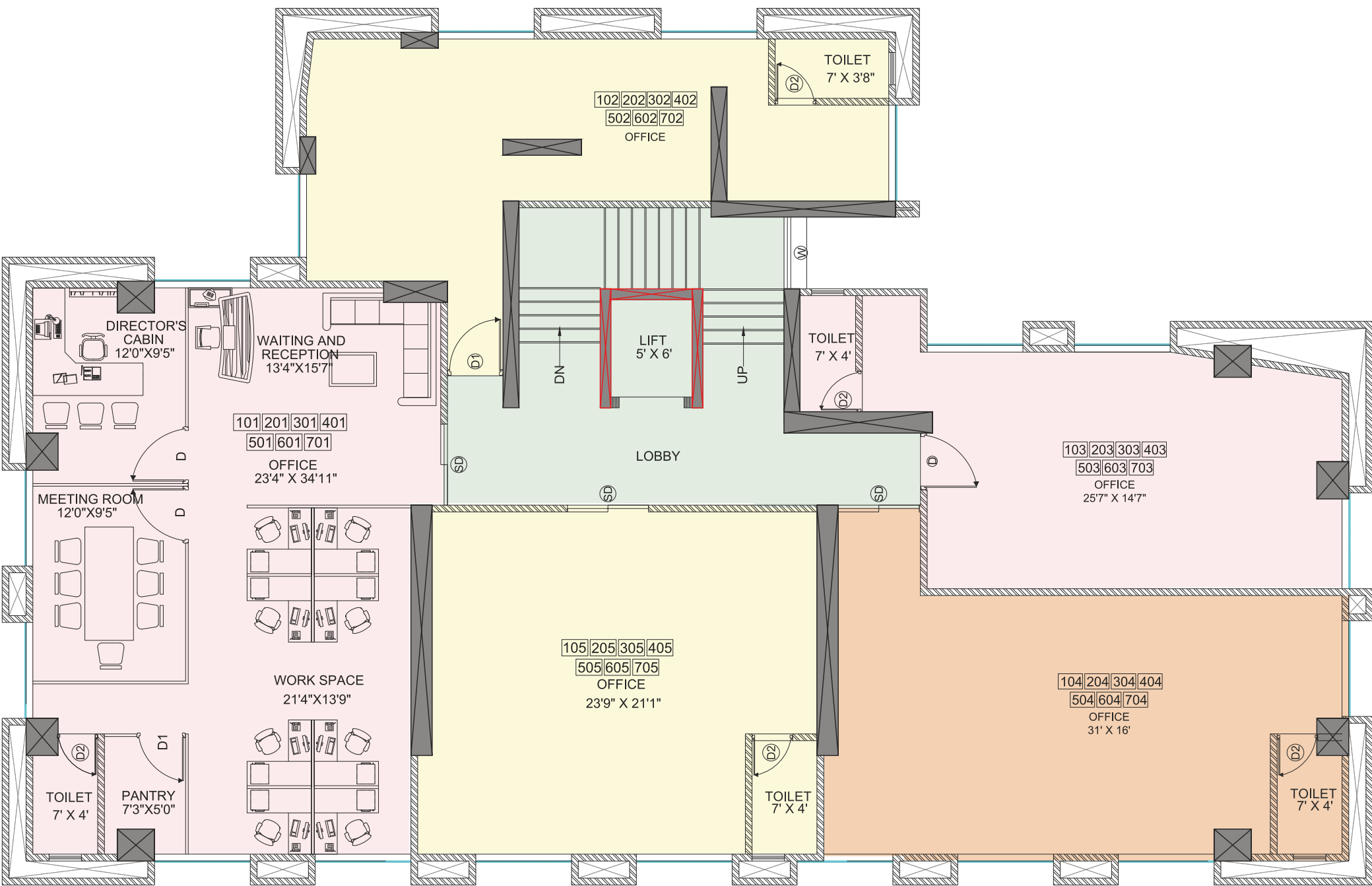
Power Backup for common area and lifts

Uninterrupted operations are key. With Power backup for common areas and lifts, we keep your business running smoothly, even during power outages

3D CUT SECTION

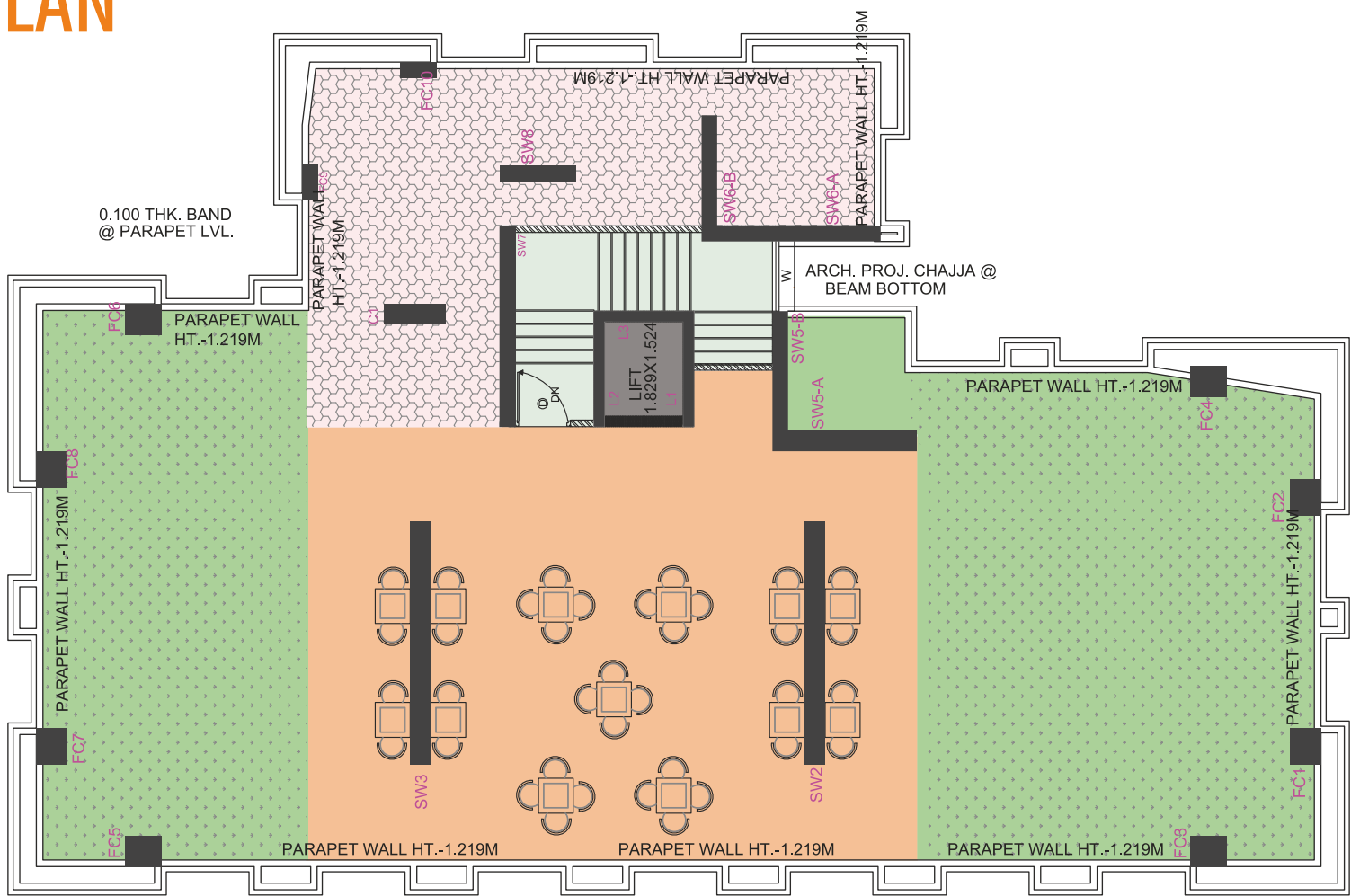


FLOOR PLAN

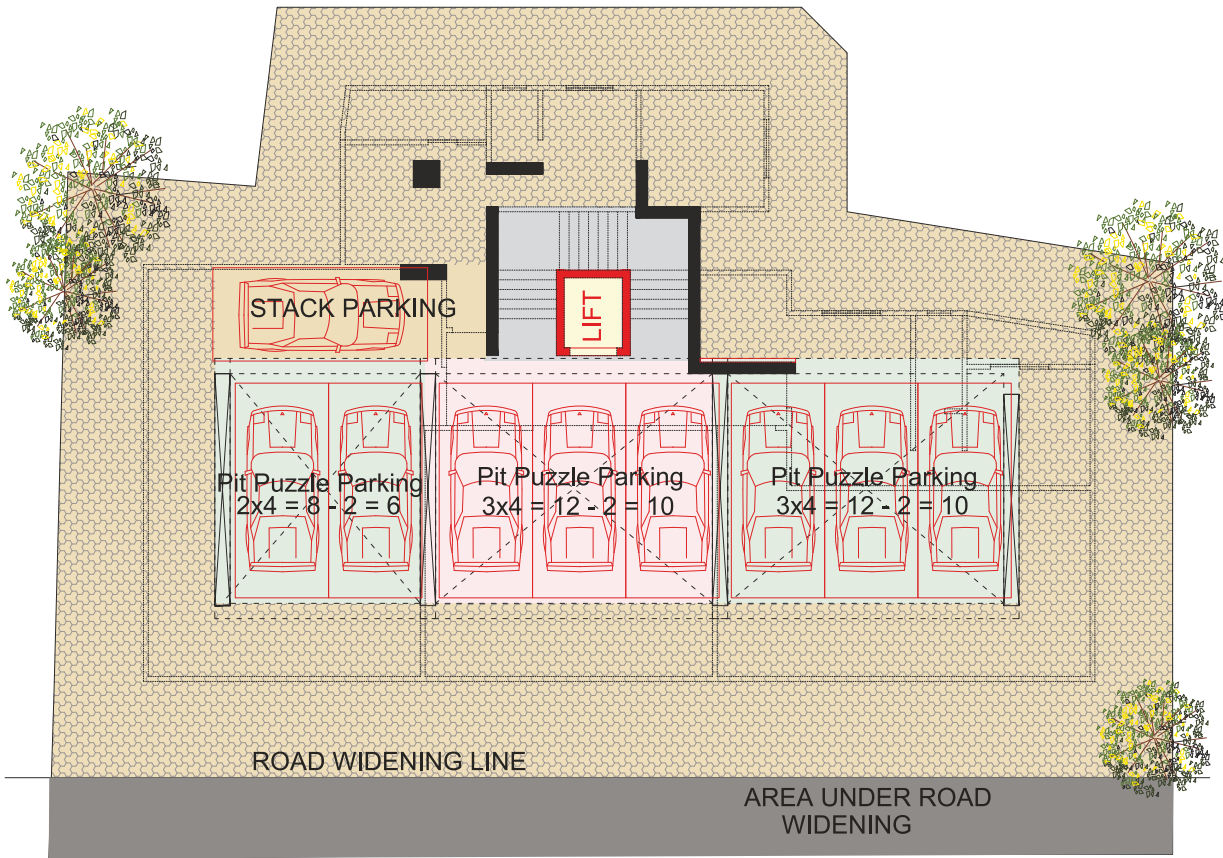


FLAT NO	FLAT TYPE	FLAT CARPET AREA (C)	TOTAL CARPET AREA EACH UNIT D=(C*10.764)	TOTAL SALABLE AREA E=(D*1.35)
		SQ.M.	SQ.FT.	SQ.FT.
101,201,301,401,501,601,701,	OFFICE	78.07	840.36	1134
102,202,302,402,502,602,702,	OFFICE	41.20	443.44	599
103,203,303,403,503,603,703,	OFFICE	39.68	427.11	577
104,204,304,404,504,604,704,	OFFICE	50.39	542.40	732
105,205,305,405,505,605,705	OFFICE	48.46	521.63	704
TOTAL=05				3746.00

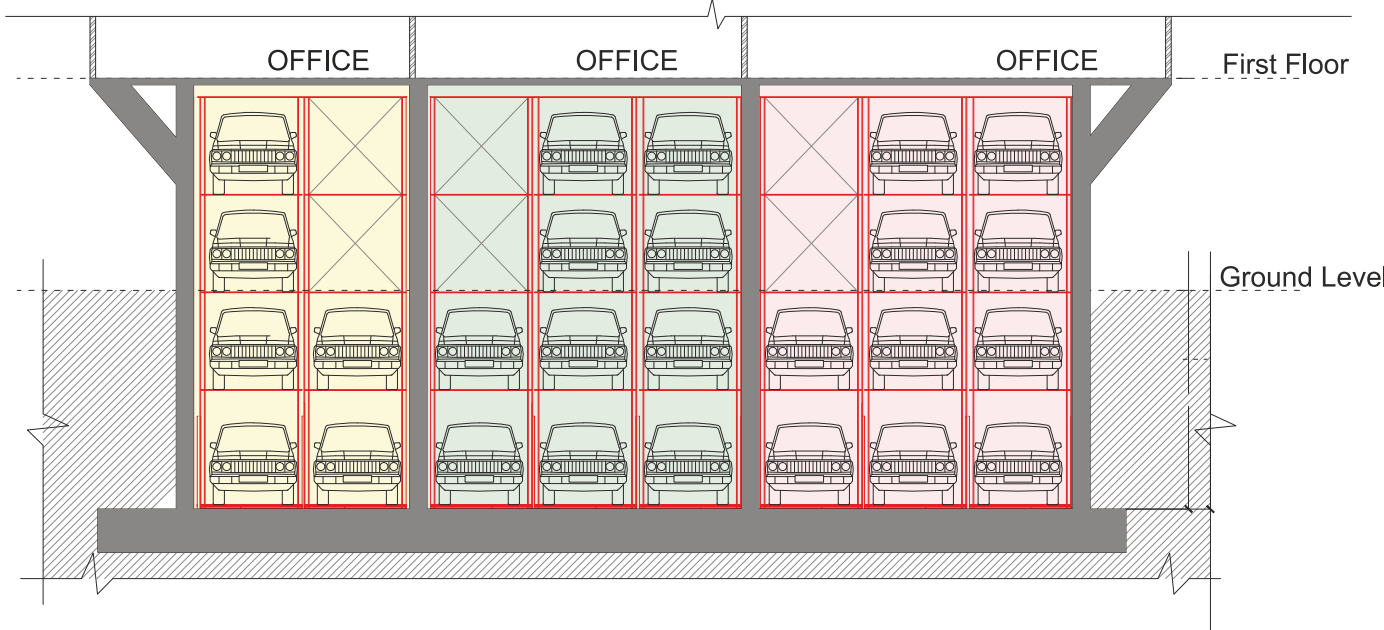
TERRACE FLOOR PLAN



PARKING LAYOUT



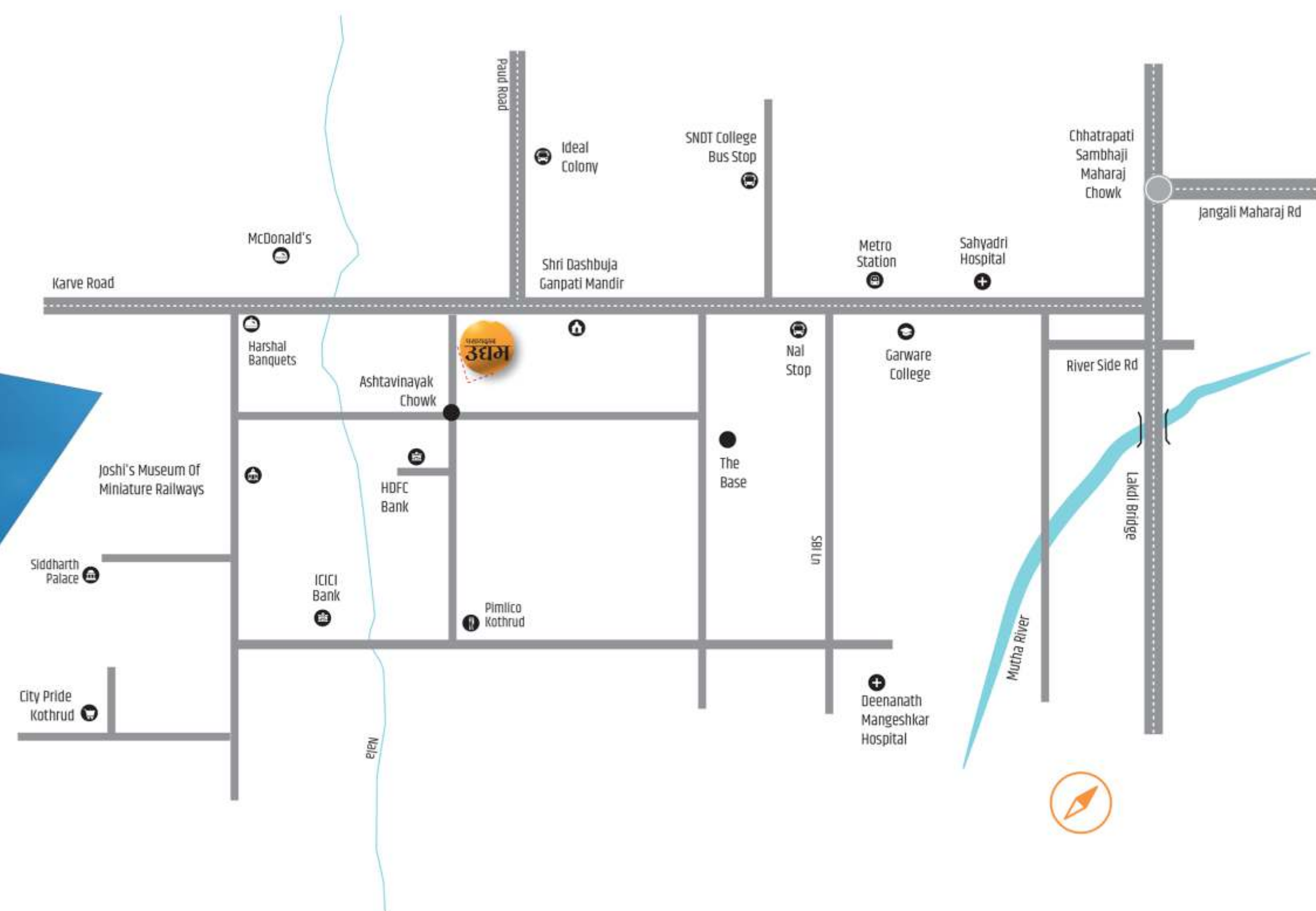
PARKING LAYOUT SECTION



Prime Location and Seamless Connectivity
for Unmatched Business Growth



Map



KEY DISTANCES

ICC Techpark	37 Kms
Persistent Systems Limited	4 Kms
Cognizant Technology Solutions	5 Kms
Garware College Metro Station	16 Kms
Law College	15 Kms
Sayadri Hospital Deccan	2 Kms
SNCT College	12 Kms
Dinanath Mangeshkar Hospital	12 Kms
FC College	35 Kms
JW Marriot	37 Kms

The Gateway to Success, Where Business Meets Convenience

Nestled in the heart of Nal Stop, Pune, our commercial project enjoys a prime location that is strategically connected to key areas in the city. Situated at the crossroads of bustling business districts and vibrant residential neighborhoods, it offers a perfect synergy between work and lifestyle. With excellent connectivity to major roads, highways, and public transportation, your business will thrive in an environment that is easily accessible to employees, clients, and customers.