



ARCHITECTURAL RENDITION



KALANIDHI

BUSINESS SQUARE

— KOTHRUD-PUNE —

OFFICE & RETAIL SPACES



REPRESENTATIVE IMAGES

A Space where Visibility, Connection, and Convenience Converge Seamlessly.

A Location that offers incredible connectivity & convenience to magnify your growth opportunities. Our meticulously designed commercial spaces are designed to offer the best of comforts to your staff and visitors and maximum visibility for your business.



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Pune's glorious cultural essence
finds its epicenter in one place,
A COMMUNITY CALLED - KOTHRUD



Representative Map, Not to Scale

Cultural

Bhaskar Mandolu Art Gallery.....	300 m
Dr. Divakar Denge Art Gallery.....	900 m
Yashwantrao Chavan Natyagruha	1.5 km
Gandhi Bhavan	2 km
MES Hall, Mayur Colony.....	2.1 km
Joshi's Museum of Miniature Railways.....	2.5 km
City Pride, Kothrud	3 km

Health

Sutar Hospital	650 m
Sahyadri Hospital.....	1.2 km
Krishna Hospital.....	1.6 km
Mangeshkar Hospital.....	4.1 km

Educational Institutes

Paranjape Vidya Mandir	800 m
Ekalavya Polytechnic College	850 m
City International School	850 m
New India School	2 km
Balshikshan Mandir English Medium School	2 km
P Jog High School	2 km
MES IIMC College	2 km
Maharshi Stri Shikshan Sanstha Schools & Colleges.....	3 km
MAEER's World Peace Gurukul	3 km
MIT World Peace University	3 km
Early Bird English Medium School	3.2 km
Maharshi Karve Stri Shikshan Sanstha.....	3.5 km
Garware College of Commerce	4.5 km
Symbiosis College of Arts & Commerce.....	5.5 km
Fergusson College.....	6 km
Sir Parshurambhau (SP) College	6.2 km

Lifestyle

Solaris Sports World	2.2 km
Revolution Mall	2.9 km
D'Mart.....	3.8 km
Deccan Gymkhana	5.5 km
Fergusson Road	6.1 km
Pavilion Mall	6.7 km
Camp Area	11.3 km
Koregaon Park.....	13.6 km

Spiritual

Shree Ganesh Mandir Pooja Park	1 km
Sri Mrityunjayeshwar Temple	1.9 km
Bedekar Ganpati Temple.....	3 km
Vandevi Temple.....	3.4 km

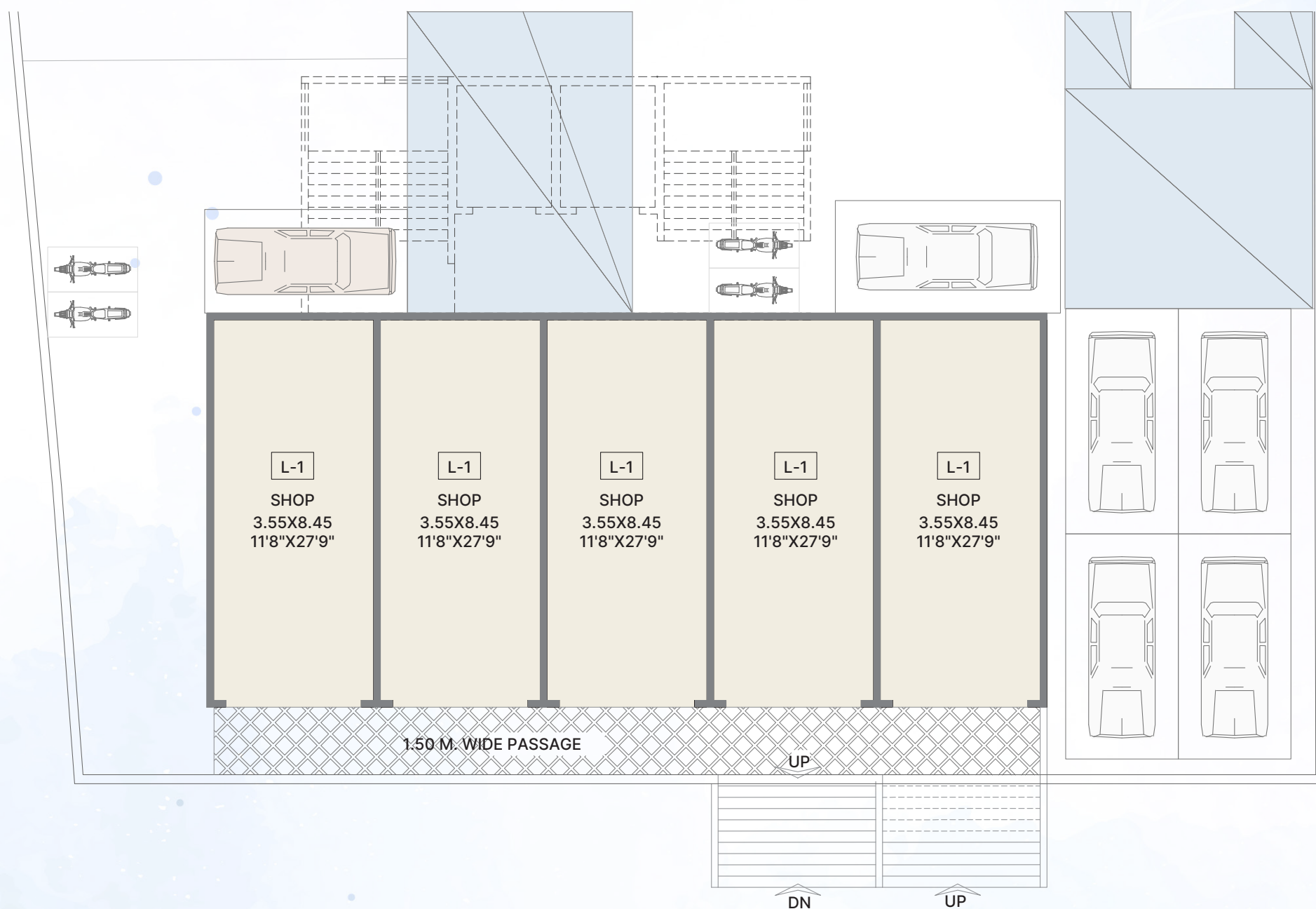
In the heart of Pune's vibrant business landscape,
one destination stands as the epicenter of
commercial excellence -
Kalanidhi Commercial Space





Lower Ground / Basement Lvl.-1 Parking Floor Plan

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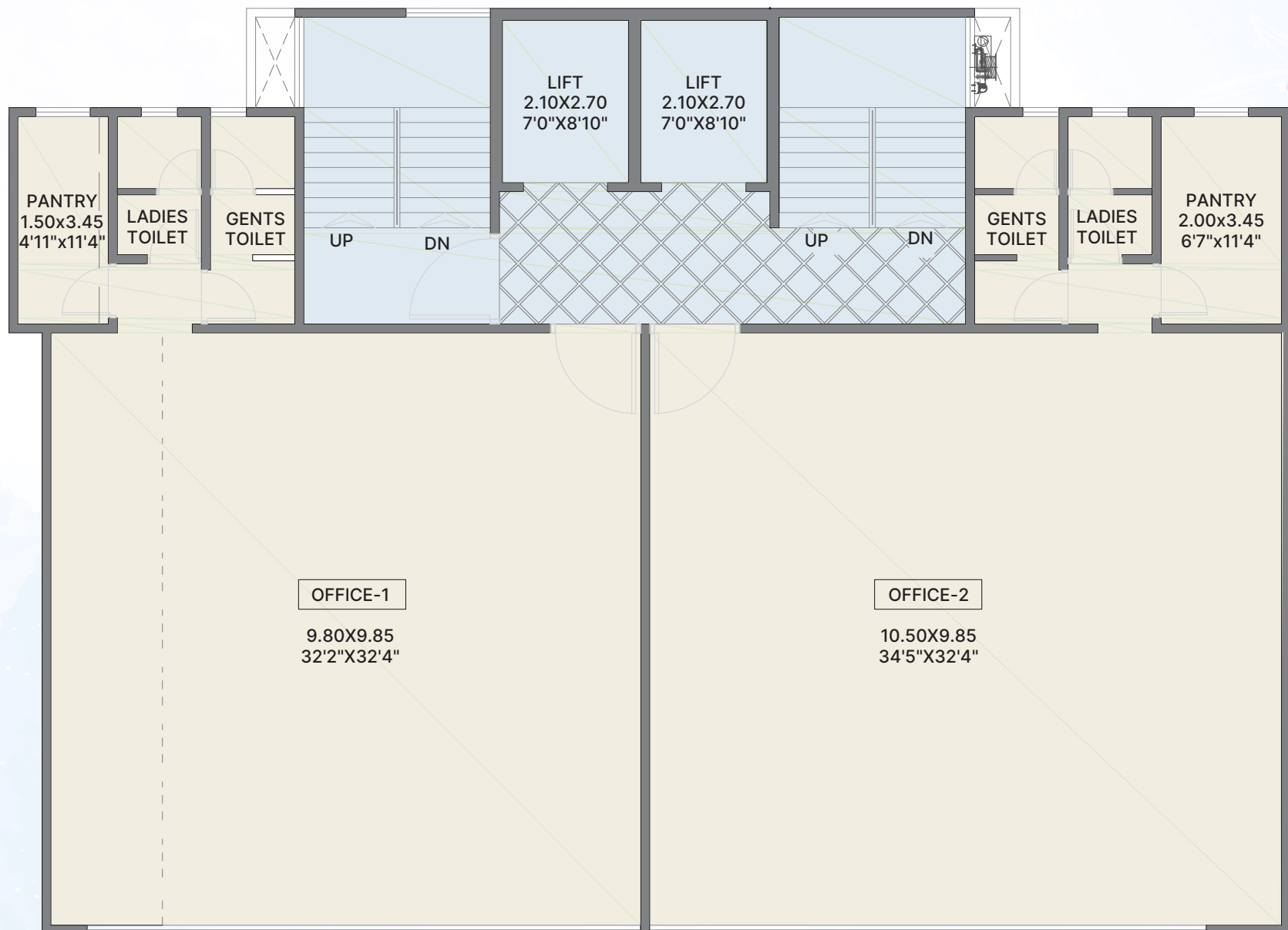


SHOP NO	CARPET AREA	SALEABLE AREA
L-1	30.440	45.66
L-2	30.440	45.66
L-3	30.440	45.66
L-4	30.440	45.66
L-5	30.440	45.66





Typical Floor Plan - Office Spaces



OFFICE	CARPET AREA	BALCONY AREA	TOTAL CARPET	SALEABLE AREA
1	90.06	23.16	113.22	164.17
2	122.00	0.00	122.00	176.90





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REPRESENTATIVE IMAGES

SPECIFICATIONS

- Grand Entrance Lobby
- Terrace Cafeteria
- Flooring: Premium Vitrified Tiles
- Windows: _____
 - Aluminium Sliding Window Panes
 - Openable Windows with Tinted Glass
 - Designer Front Façade
 - Glazing for Curtain Wall System
 - Stunning Elevation for Commercial Façade
 - Breathing space at Each Level
 - Fabrication: Glass Railing for all Terrace & Balconies
- Painting: _____
 - Texture Paint for External Surfaces
 - High Quality semi-acrylic paint on Internal Surfaces
- False Ceiling: False ceiling in all offices and common lobbies
- Split AC: _____
 - Provision of AC ducting from office to service ledge
 - Dedicated Service Ledge for VRV outdoor units
- Electrical: Energy saving electrical fixtures
- Lift: Two High Speed passenger lifts of reputed make
- Internet: Fiber cable till every office
- Parking: Optimal car parking to each unit
- Firefighting: Firefighting equipment in lobby
- Plumbing: Premium CP & Sanitary fittings
- Sanitation: _____
 - Well-equipped Toilets & Pantry for each office
 - Common Toilet blocks for Ground level Shops & Showrooms
- Security: _____
 - CCTV Surveillance for Internal & Outdoor Areas
 - Multi-level Security Check
- 100% DG Back-up (Separate DG for Commercial Building)
- Facility Management Services





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SITE :

Mokate Kalanidhi,

Sr. No. 83/22, 83/23/1, 83/24/2, 83/29,
Opp. to Lokmanya Multipurpose Co-operative Bank Ltd
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