



BE FIRST.

OFFER FOR LEASE OFFICE SPACE



KONARK ALPHA

NAGAR ROAD

WHAT'S TRUE OF BUSINESS,
IS TRUE OF YOUR BUSINESS LOCATION;

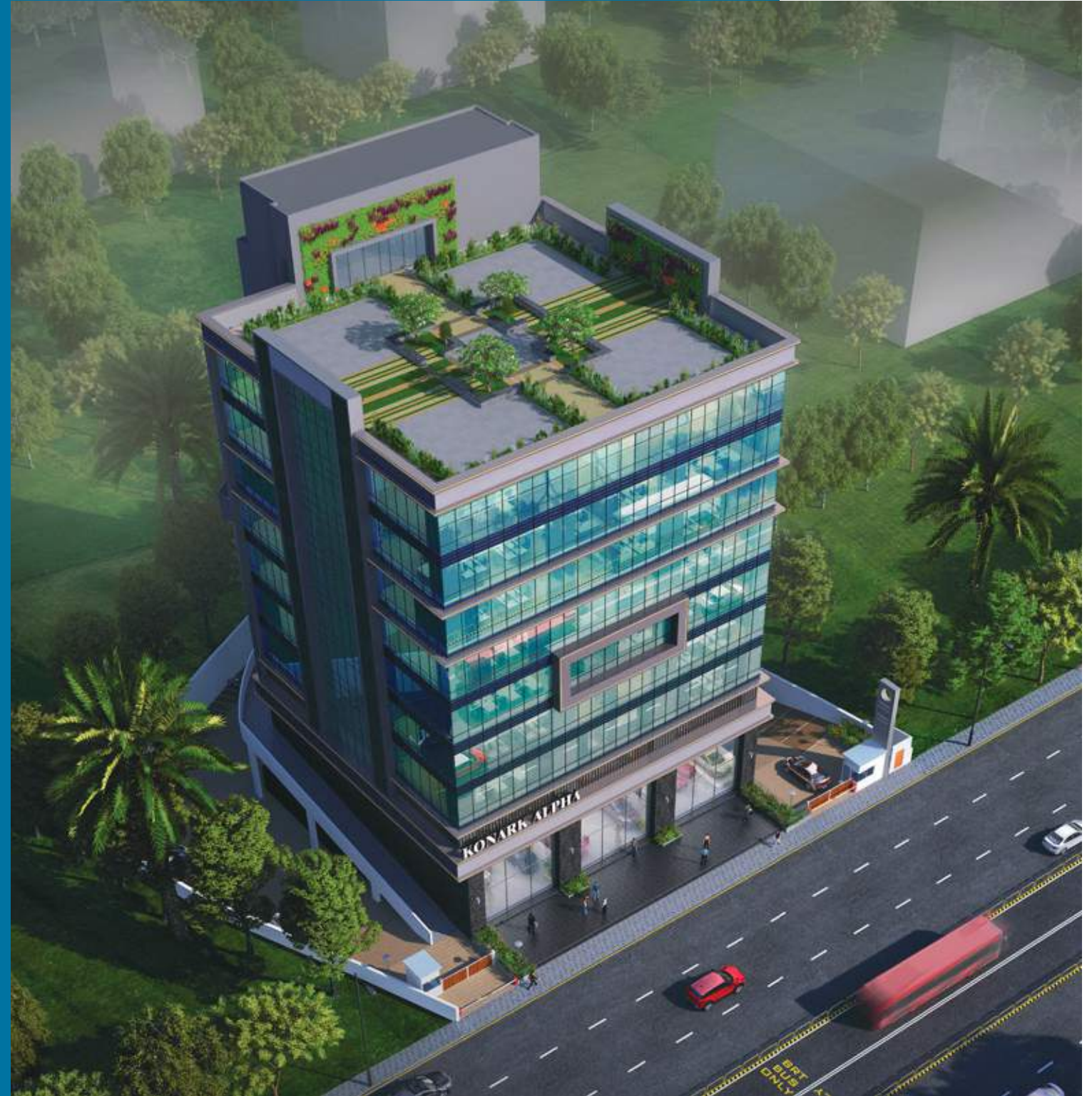
HAVING THE RIGHT CONNECTIONS MATTER.

Introduction

MAKING CONNECTIONS

Connecting Kharadi & Viman Nagar

The strategic location of Konark Alpha close to Viman Nagar, Kharadi and Kalyani Nagar makes it easily accessible from main Nagar Highway. Its proximity to Phoenix Mall, EON IT Park, Hyatt Hotel at Viman Nagar, Radisson Blu Hotel, World Trade Center and Pune Airport make it a desirable business location.



CONNECTIVITY



LOCATION DETAILS



Commute

Pune Airport - 5.3 kms
Pune Railway Station - 9.2 kms



Malls

Phoenix Market City - 2.2 kms
Amanora Mall - 5.4 kms
Seasons Mall - 5.1 kms



Strategic Locations

Viman Nagar - 3 kms
Kalyani Nagar - 4.6 kms
Koregaon Park - 6.4 kms
Magarpatta City - 6.1 kms



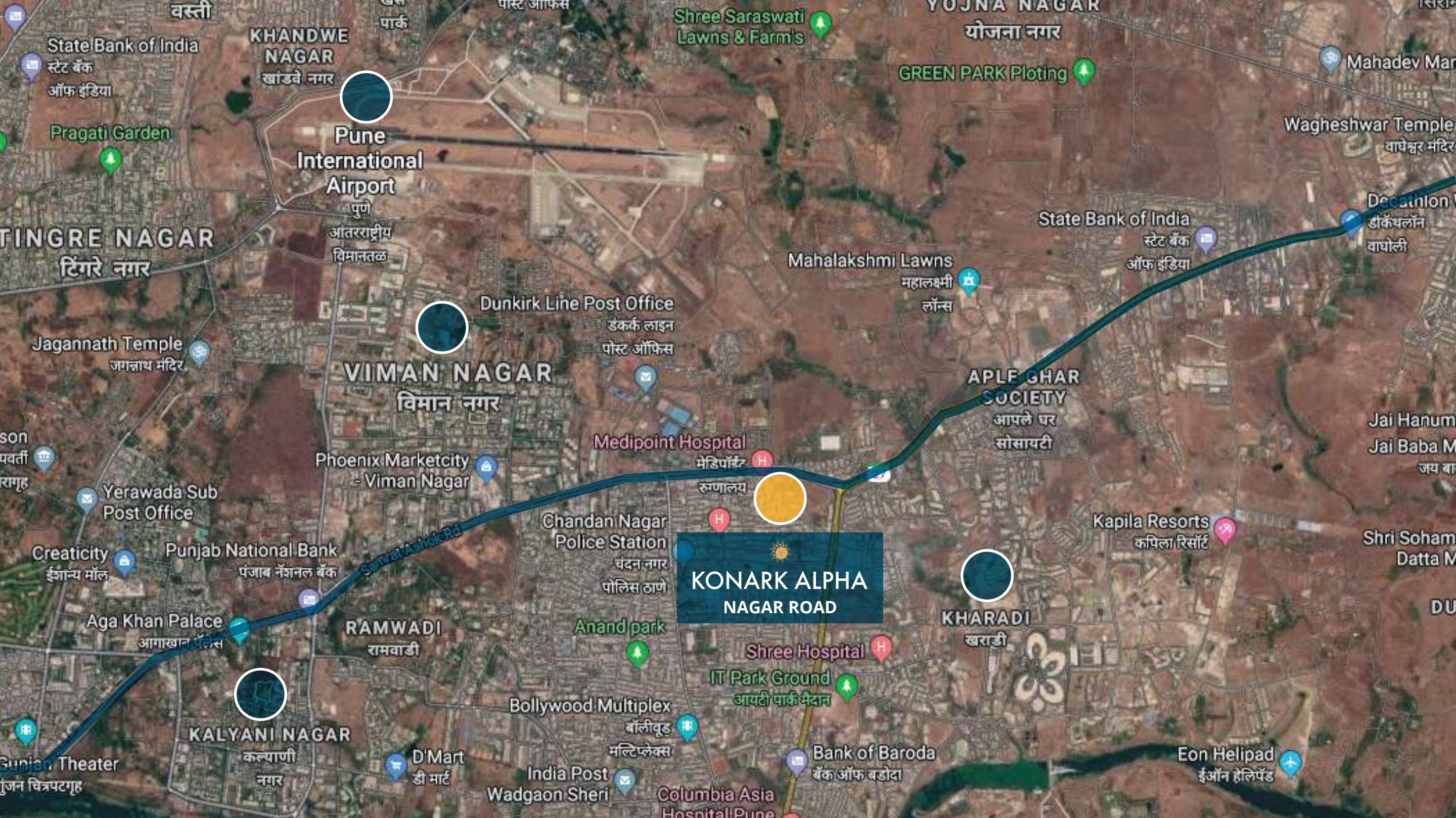
Business Hubs

EON IT Park - 4.3 kms
World Trade Center - 3.2 kms



Hotels

Hyatt Regency - 2.8 kms
Novotel - 4.7 kms
Radisson Blu - 2.1 kms
Ritz Carlton - 4.9 kms



[CLICK HERE TO GO TO GOOGLE MAPS](#)

BE FIRST.

UPCOMING LOCATION
HIGH BRAND VISIBILITY
GREAT ACCESSIBILITY
STATE-OF-THE-ART AMENITIES

PROJECT DETAILS

The office spaces on offer are in perfect sync with requirements of the business community and present flexible options ranging from six offices per floor to one office per floor and every conceivable office size in between.



4 Parking Levels



2 Showroom Levels



9 Office Levels

Flexibility

9 Office Floors with
Flexible Space Design

Space

8.4 X 8.4 Meters Column
Grid or Higher

Choices

1, 2, 3, 4 or 6 Offices
Per Floor

Efficiency

Facade DGU Glass

Height

3.75 Metres
Slab to Slab height

Amenities

YOUR BUSINESS, OUR SUPPORT SYSTEMS

Konark Alpha has every thoughtful amenity to ensure that business runs uninterrupted in a safe and secure environment.



**State-of-the-Art Fire
Fighting System**



**Generator
Backup**



**State-of-the-Art
Security Systems**



3 Elevators

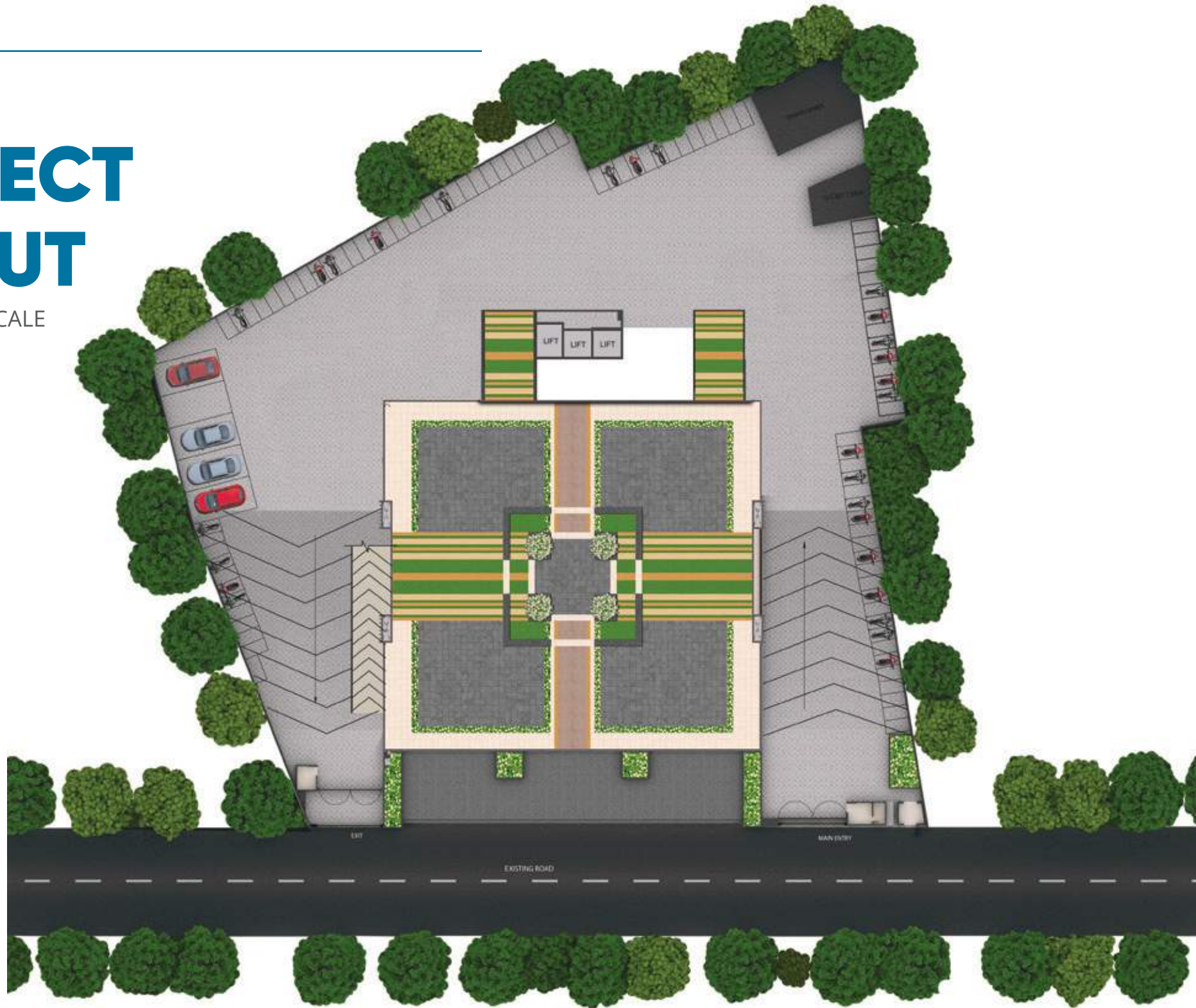


**Efficient Water
Management System**

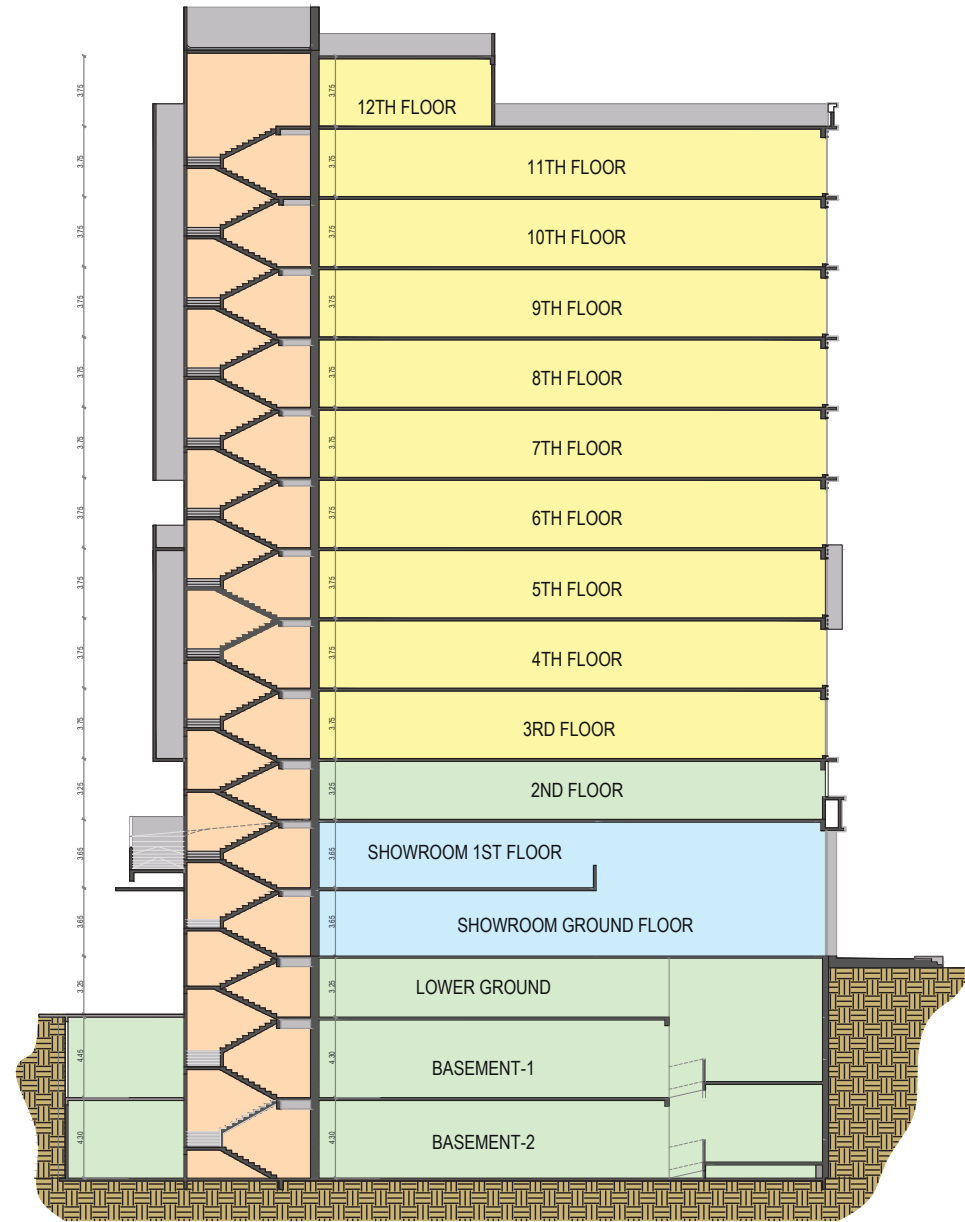
Layout

PROJECT LAYOUT

LAYOUT NOT TO SCALE



SECTIONAL PLAN



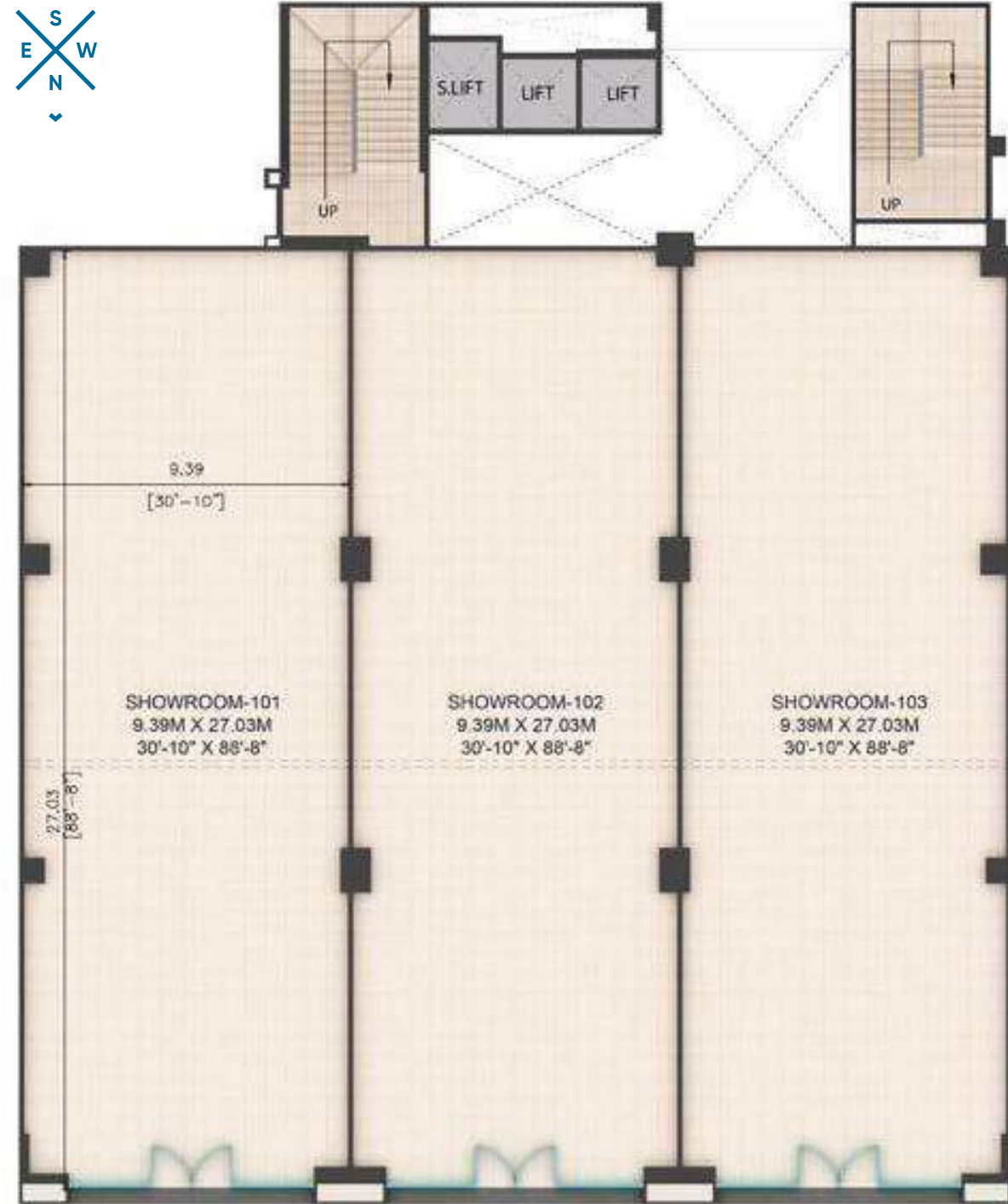
Showroom Floor Plan

GROUND FLOOR

FLOOR PLAN NOT TO SCALE

Carpet Area As Per RERA

	In Sq. m.	In. Sq. ft.
Ground Floor	256.25	2,758
First Floor	141.00	1,518
Total	397.25	4,276



Showroom Floor Plan

FIRST FLOOR

FLOOR PLAN NOT TO SCALE

Carpet Area As Per RERA

	In Sq. m.	In. Sq. ft.
Ground Floor	256.25	2,758
First Floor	141.00	1,518
Total	397.25	4,276



Office Floor Plan

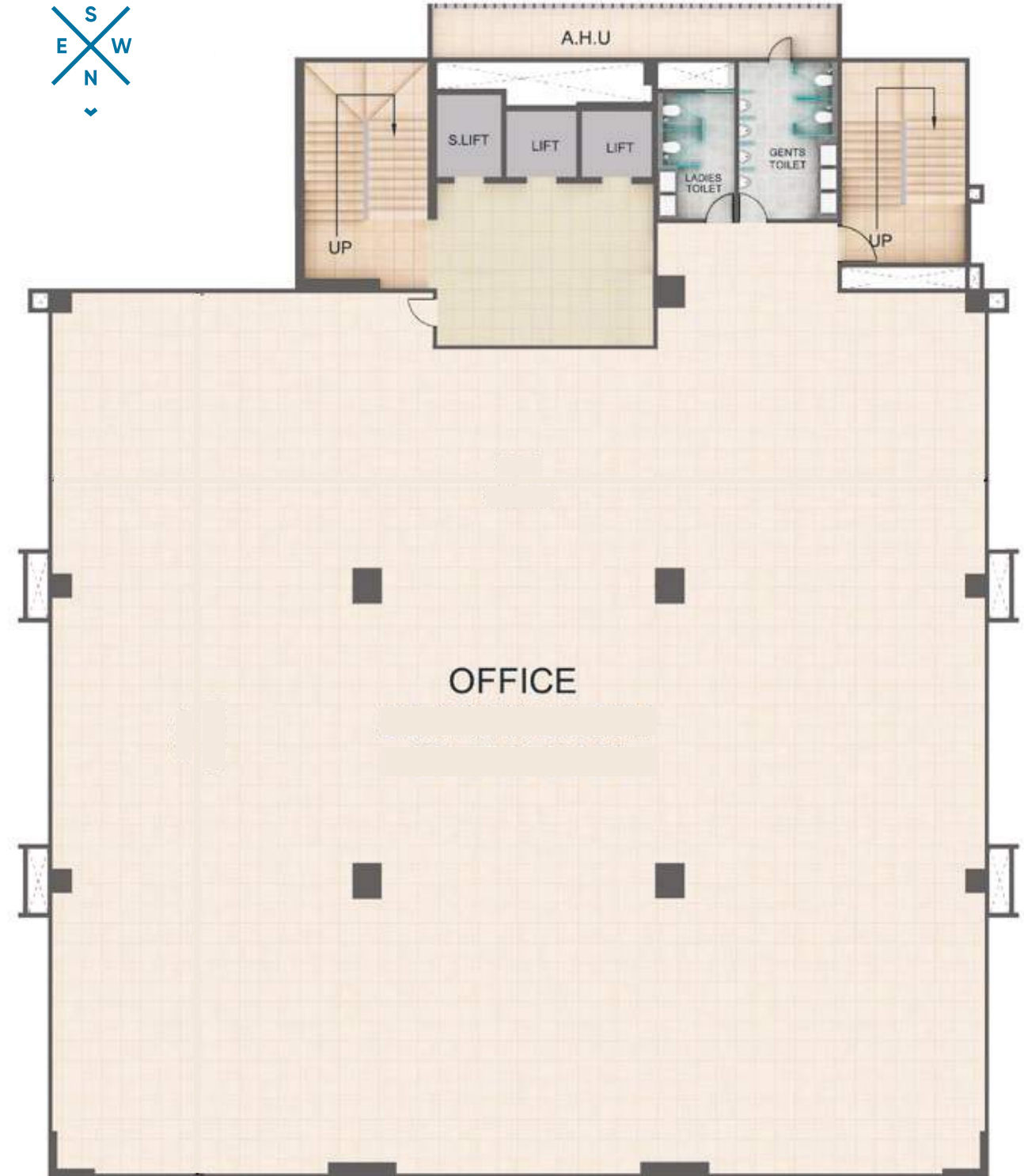
FLOOR PLAN

FLOOR PLAN NOT TO SCALE

* Usable Carpet Area

	In Sq. M.	In. Sq. Ft.
Office	873.82	9,405

* Usable Carpet Area includes
Office, Lobby, Toilet Block & AHU



DISCLAIMER

This brochure is purely conceptual and is not a legal offering nor will it be part of any binding document. All furnishing shown on all floor plans are for illustrative purposes only. The developer reserves the sole rights to amend the number of floors, number of units, layout, plans, elevation, colour scheme, specifications and amenities, etc. without prior notice. All dimensions are approximate and subject to construction variances and approvals.

PROJECT SUMMARY



4 Parking Levels



2 Showroom Levels



9 Office Levels



State-of-the-Art Fire
Fighting System



Generator
Backup



State-of-the-Art
Security Systems



3 Elevators



Efficient Water
Management System

CONTACT

FOR ENQUIRIES

M: +91 7030033333

T: +91 20 67247777

E: sales@kariadevelopers.com

www.kariadevelopers.com

For further details,
visit maharera.mahaonline.gov.in
RERA Registration No.: P52100023108



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