NIVAAS

Business Square

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Discover the pinnacle of modern business infrastructure with Nivaas Business Square. Our architectural masterpiece stands tall, reflecting a harmonious blend of innovation and functionality.

With cutting-edge design and meticulous attention to detail, we offer an unparalleled environment to elevate your business endeavors.

NIVAAS

REALTY

ABOUT US

Discover Nivaas Realty—a brand backed by over 50 years of real estate expertise in Mumbai, Pune, and Vasai Virar. Specializing in commercial, residential and built to suit spaces since 2016, we've garnered extensive experience and satisfaction by collaborating with global group now re-emerged as Nivaas Realty, Expanding beyond Mumbai, we've successfully completed numerous projects in Pune, solidifying our commitment to excellence and customer satisfaction.

Beyond mere projects, we've created living legacies, leaving an indelible mark on the skyline. Nivaas Realty invites you to experience a harmonious blend of seasoned expertise, and a relentless pursuit of innovative real estate solutions. Welcome to a space where every detail reflects our dedication to shaping extraordinary living experiences.

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UNPARALLELED GROWTH WITH OUR STRATEGIC LOCATION

- A mere 50 meters from the upcoming Hinjewadi Metro Station.
- Proximity to the Mumbai–Bengaluru highway and easy access to the Mumbai–Pune expressway.
- Surrounded by prestigious educational institutions.
- Close proximity to renowned MNCs like Infosys, TCS, Wipro, Tech Mahindra, KPIT Cummins, and more.
- Strategically located right in the heart of Hinjewadi Phase, with Presence of Brand like reliance, Puma, Croma.
- Right Opposite to Grand Highstreet Mall, having Brands like PVR, Westside, Lifestyle.
- Demonstrated history of price appreciation.

MODERN OPULENCE

AMENITIES

- MODERN GLASS FACADE
- FIRE FIGHTING SYSTEMS
- COLUMN FREE LARGE RETAIL SPACES & OFFICES
- 24X7 SECURITY WITH CCTV & GUARDS
- DOUBLE HEIGHT ENTRANCE LOBBY
- MINIMUM MAINTENANCE COST
- LANDSCAPE GARDEN WITH CAFETERIA
- AMPLE PARKING SPACE
- 100% GENERATOR BACKUP
- 4 HIGH SPEED AUTOMATIC ELEVATORS
- FLEXIBILE SIZES
- MORE THAN 150FT FRONTAGE
- VASTU COMPLAINT BUILDING
- MARKET AREA

TRENDY TREASURERS
TRENDY TREASURERS
TRENDY TREASURERS
FLAT 60
HOUSE OF WEARS
HOUSE OF WEARS
HOUSE OF WEARS
SALE
50% OFF

DETAILS THAT DIFFERENTIATE

- Impressive floor-to-floor heights of 3.6m for offices.
- Impressive floor-to-floor heights of 4.5m for showrooms/shops.
- Well-planned entry and exit points for a hassle-free commute.
- Dedicated spaces for branding.
- EV Charging Stations.
- Vastu compliant Building.
- Earthquake-resistant structure.
- Striking frontage extending over 150ft.
- A convenient 6m one-way driveway.
- Bare shell units providing a canvas for customization.

MODERN BUSINESS DESTINATION

Iconic Elevation
: Witness a striking interior that defines sophistication and professionalism.

Versatile Spaces
: From spacious offices to chic showrooms, our units cater to diverse business needs.

Innovative Workspaces
: Experience a blend of functionality and aesthetics, fostering a conducive work environment.

Unmatched Convenience
: Enjoy hassle-free access and ample parking, ensuring a seamless business experience.

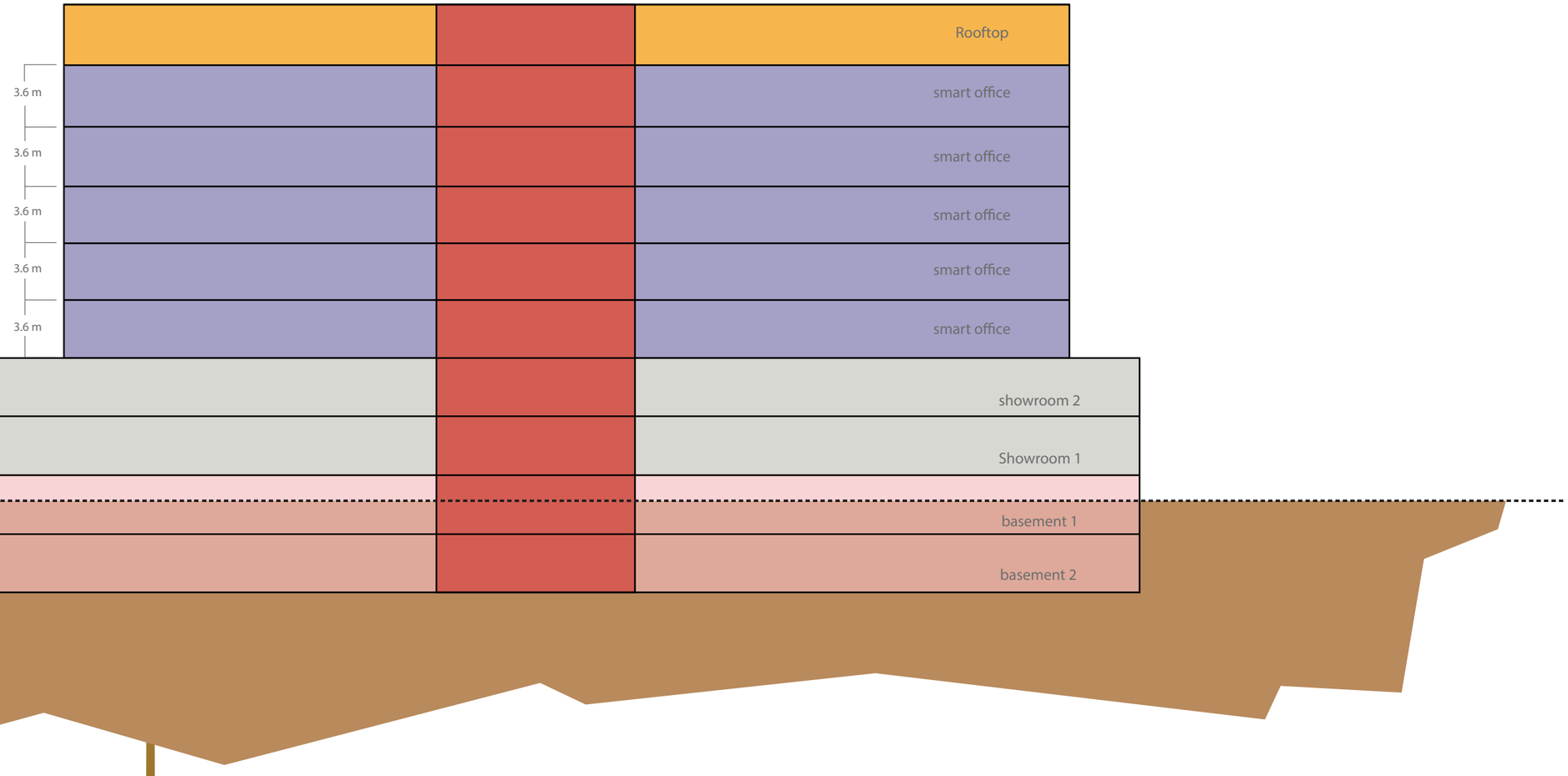
PREMIUM SPACES

Discover the epitome of luxury and functionality at our premium commercial spaces. Elevate your business with strategically designed showrooms, retail spaces, and offices that redefine success. From sleek, contemporary showrooms to dynamic retail spaces, each square foot exudes sophistication. Our offices are crafted to inspire productivity, offering an unparalleled business environment. Secure your space in the heart of success and let your business thrive in a setting where excellence meets distinction.

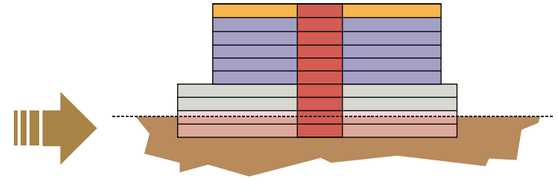
Retail Spaces
(4000sqft onwards)

Smart office spaces
(850sqft onwards)

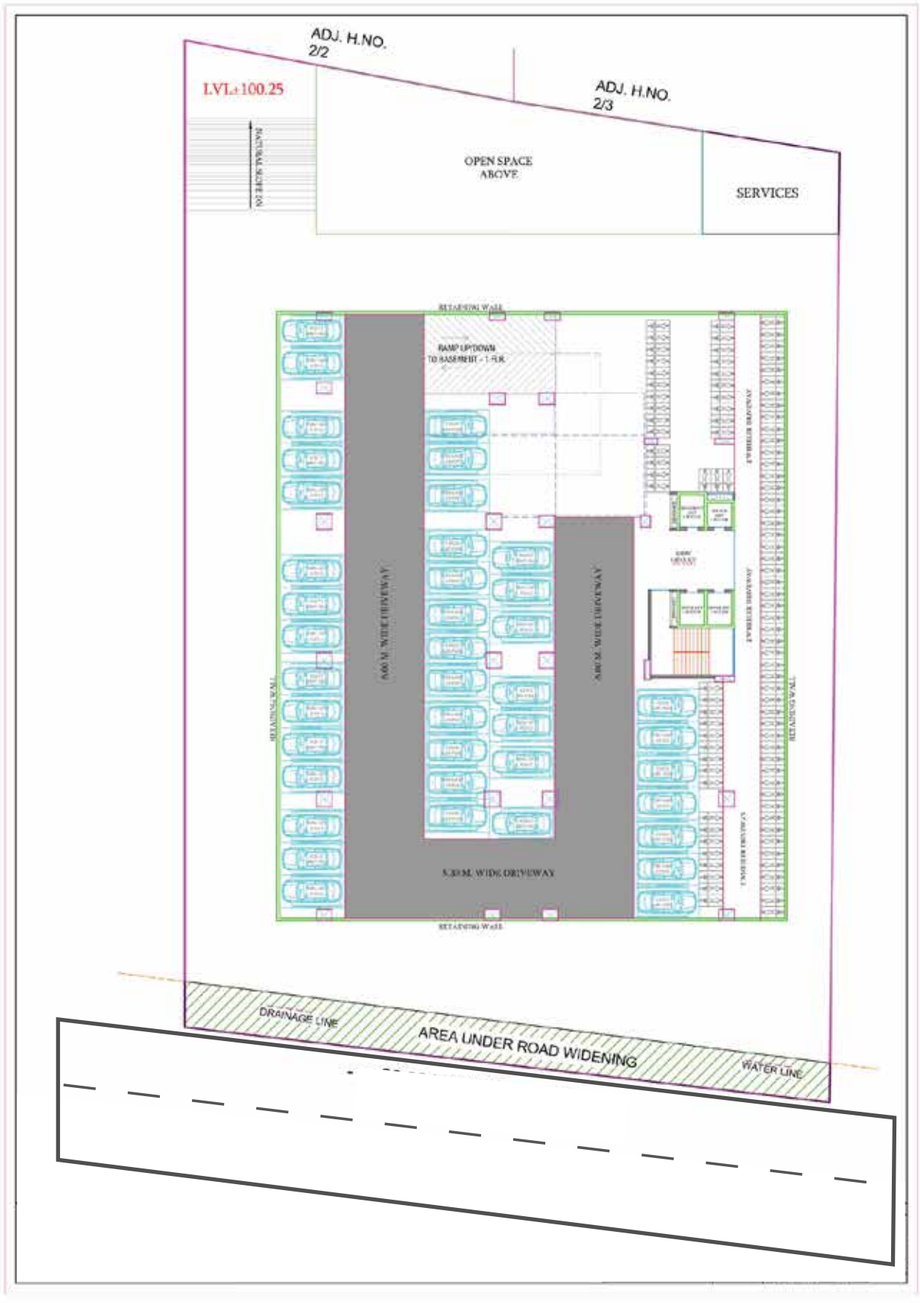
space for restaurant
(3500sqft onwards)

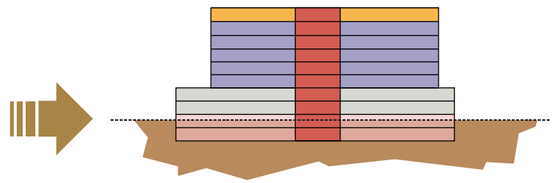

Rooftop
3.6 m
smart office
3.6 m
smart office
3.6 m
smart office
3.6 m
smart office
4.5 m
showroom 2
4.5 m
Showroom 1
basement 1
basement 2

BASEMENT - I FLOOR

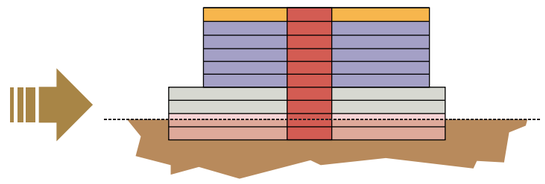


BASEMENT - 2 FLOOR

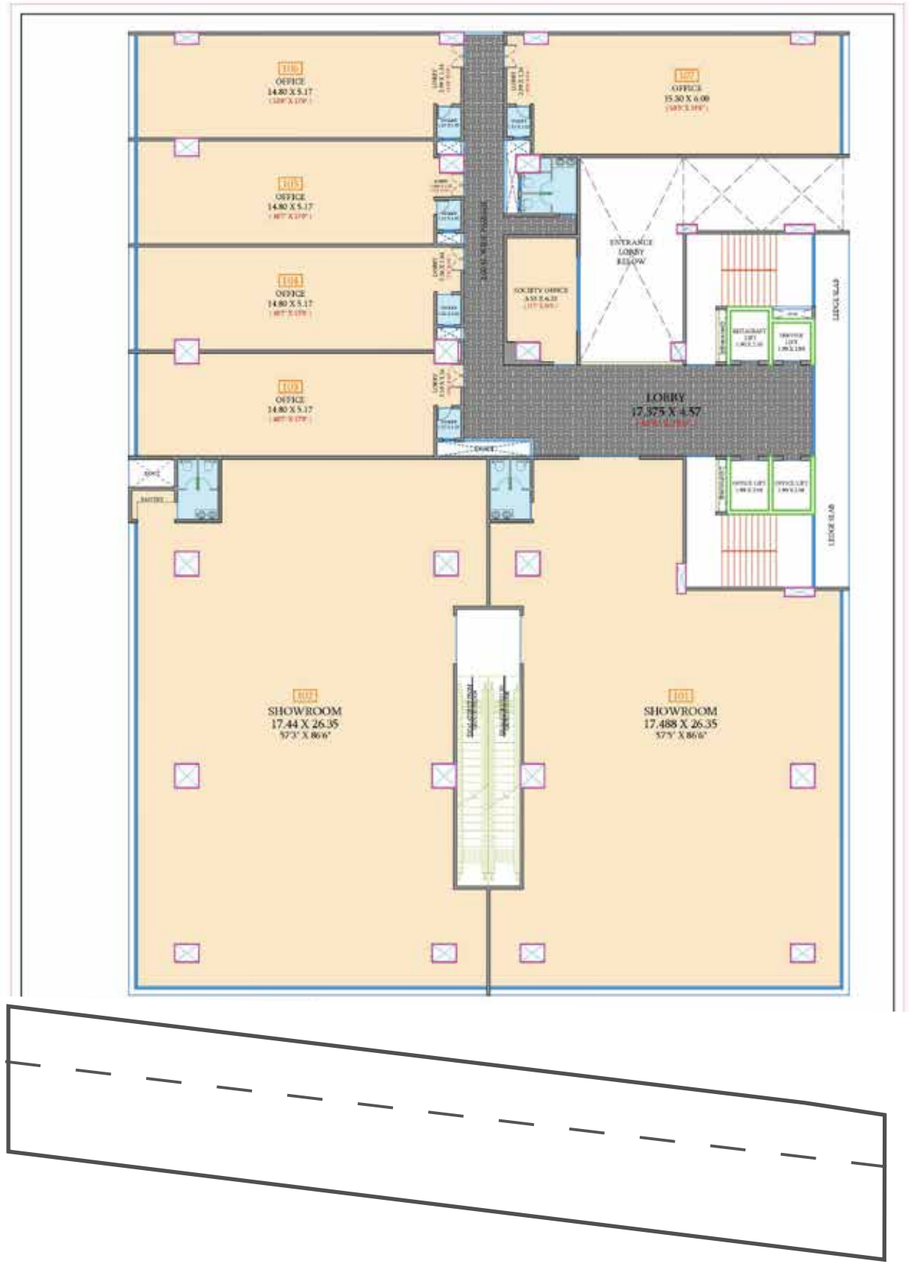


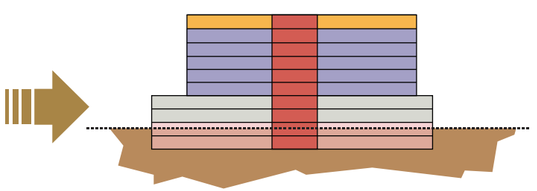


GROUND FLOOR

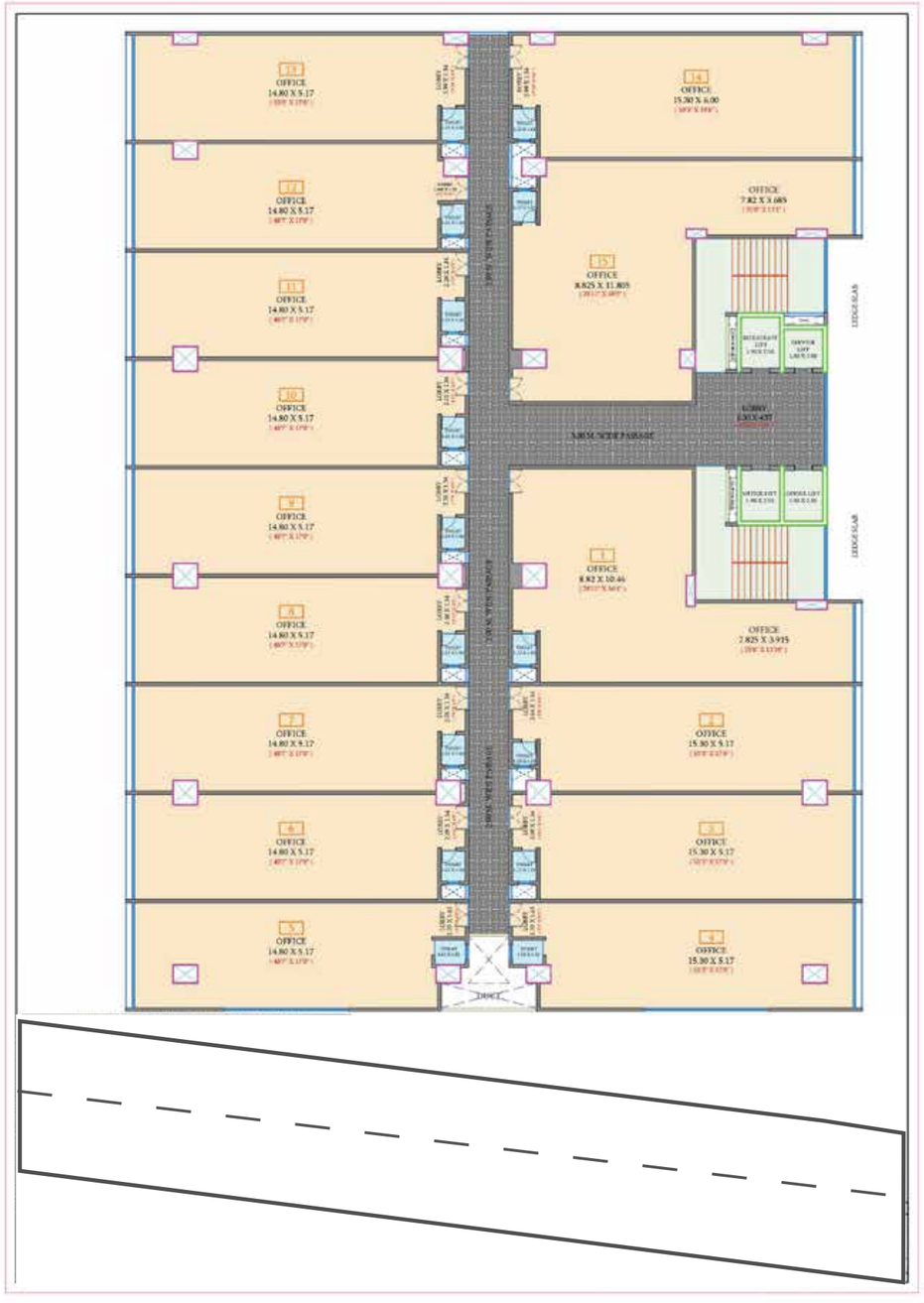


FLOOR

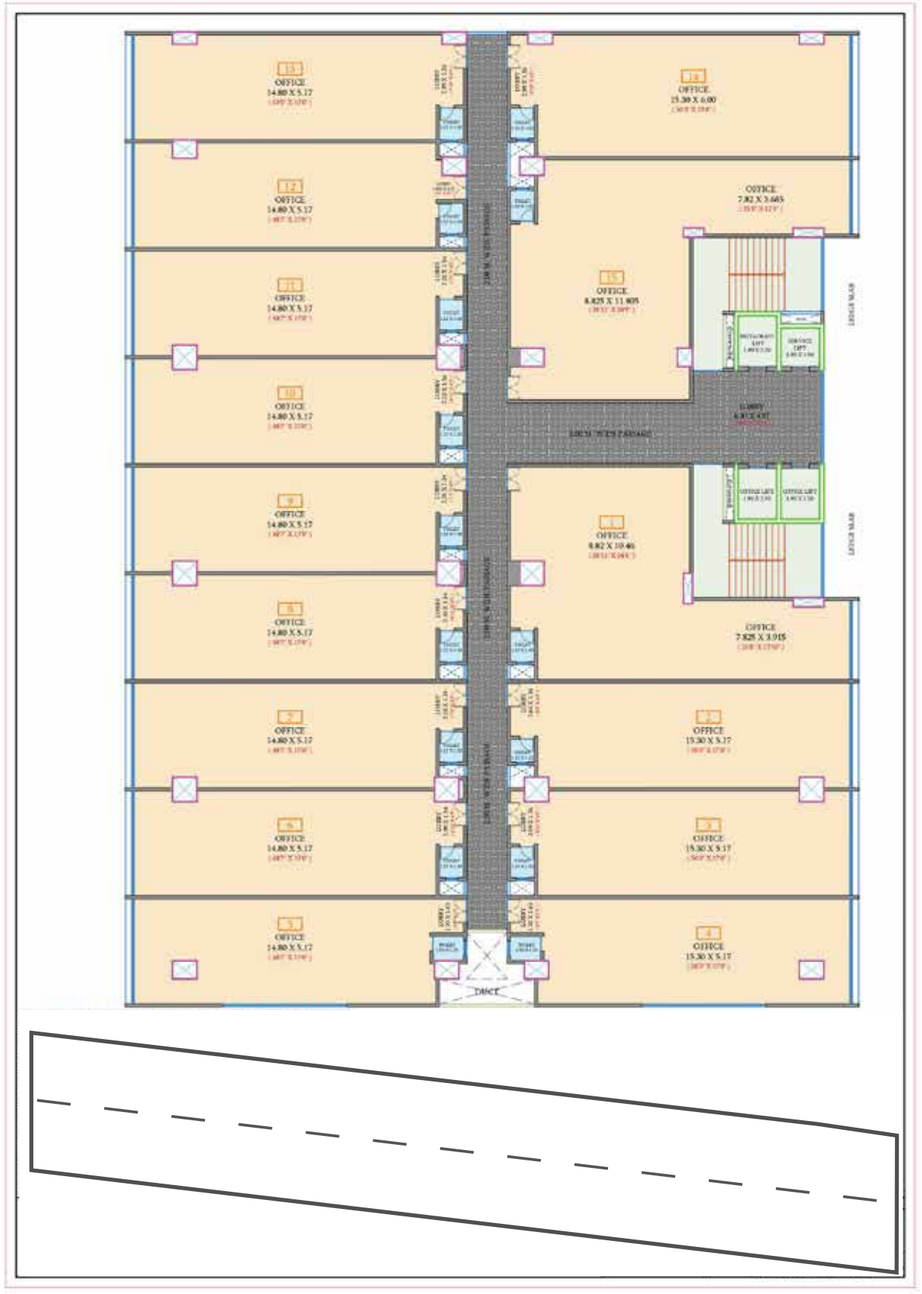

106
OFFICE
14.80 X 5.17
105
OFFICE
14.80 X 5.17
104
OFFICE
14.80 X 5.17
103
OFFICE
14.80 X 5.17
102
OFFICE
15.30 X 6.00
ENTRANCE LOBBY BELOW
LOBBY
17.375 X 4.57
107
SHOWROOM
17.44 X 26.35
57'3" X 86'6"
101
SHOWROOM
17.488 X 26.35
57'5" X 86'6"

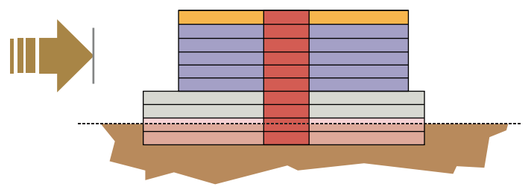


2 FLOOR

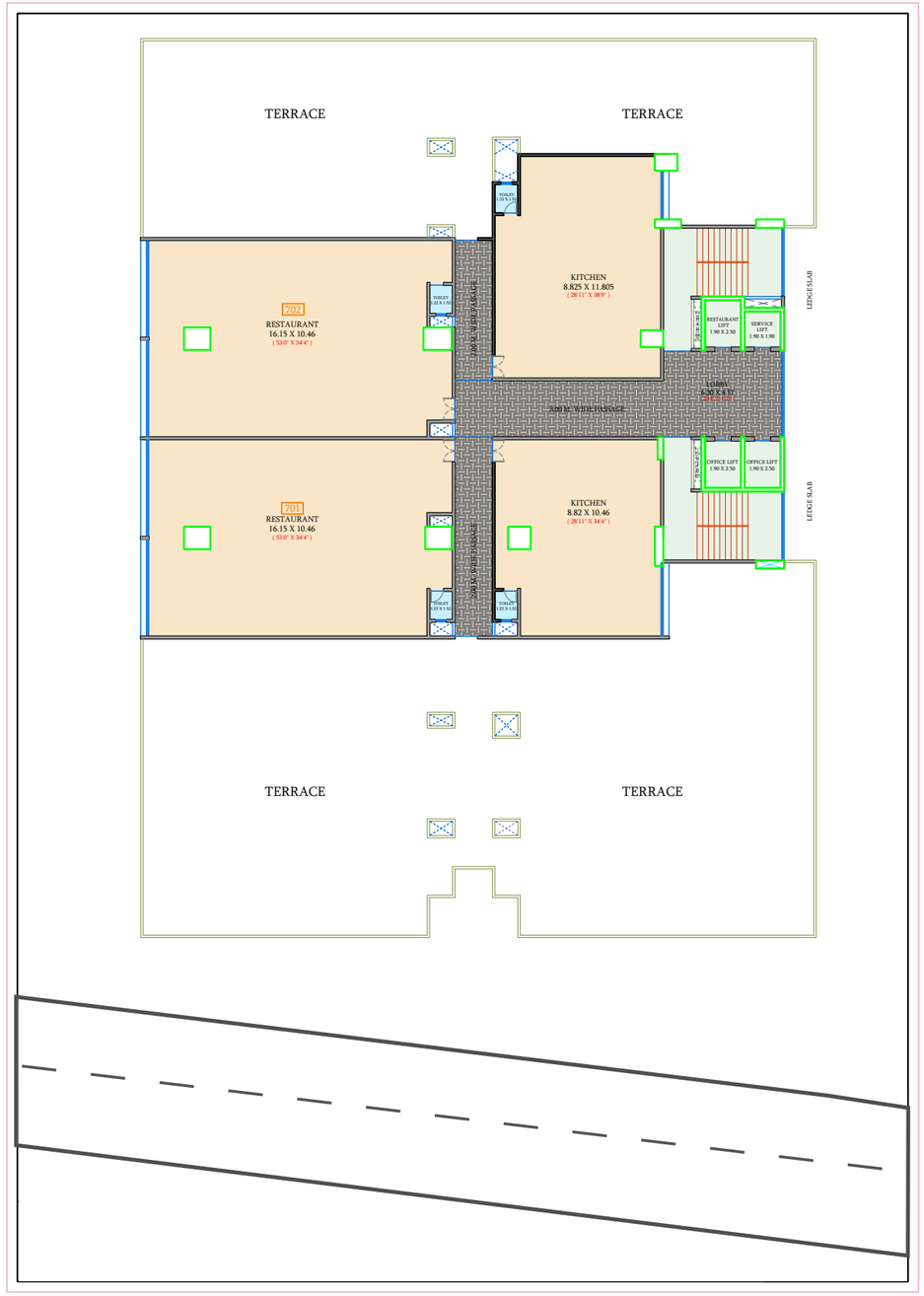

OFFICE
14.80 X 5.17
OFFICE
15.30 X 6.00
OFFICE
7.82 X 5.685
OFFICE
8.825 X 11.805
LOBBY
5.30 X 4.57
OFFICE
8.82 X 10.46
OFFICE
2.825 X 3.935
OFFICE
15.30 X 5.17
OFFICE
14.80 X 5.17

3rd TO 6th FLOOR

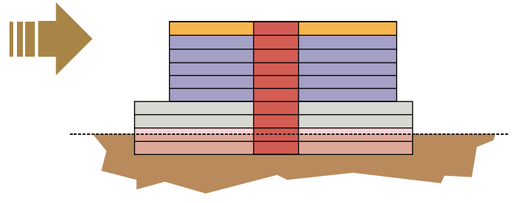




7th FLOOR



TERRACE
TERRACE
KITCHEN
8.825 X 11.805
702
RESTAURANT
16.15 X 10.46
701
RESTAURANT
16.15 X 10.46
KITCHEN
8.82 X 10.46
LEDGE SLAB
LEDGE SLAB
TERRACE
TERRACE



OUR COMPLETED PROJECTS

1.

Precioso, Kharadi eon
IT Park.

2.

Grand High Street Mall,
Hinjewadi Phase 2

3.

IndiaLand Global Tech Park,
Hinjewadi Phase 1

4.

Maitri Siya apartments,
Malad West Mumbai

5.

Nivaas Homes, Palghar
East Mumbai

6.

Susham Nivas- Palghar
West Mumbai

LOCATION MAPPING

Banks:
.HDFC
.Yes Bank
.Kotak
.Kotak Mahindra

Colleges:
.DY Patil
.Indira College of Commerce,
.International Institute of Information Technology

Hotels:
.Lemon Tree Hotel
.Vivanta by Taj Pune
.Courtyard by Marriott, Hinjewadi

Nightclubs:
. PUBLIQ
.The Barkhana,
.The FML Lounge

IT Companies:
.Wipro
.Infosys
.TCS
.Cognizant

Malls:
.Grand Highstreet Hinjewadi
.Phoenix Market City Wakad
.Xion Mall Hinjewadi

Popular Brands:
.Reliance Digital
.Vijay Sales
.Dmart
.Lifestyle

Hospitals:
.Ruby Hall Clinic Hinjewadi,
.Lifepoint Multispeciality Wakad

IN ASSOCIATION WITH

SHARDA GROUP™
Delivering Promises

Established in 2005, SHARDA GROUP has been undertaking in a wide range of construction activity, viz. high end as well as affordable residential complexes, commercial ventures & industrial construction. SHARDA GROUP has to its credit number of completed projects.
The group is also involved in Automobile components manufacturing since 1986, fabrication of UPVC DOORS N WINDOWS, leasing of industrial & Commercial spaces and land trading. The group is also in the process of developing industrial / warehousing park of 1 million sqft in Khed for long term leasing, NA plotting project in Talegaon. The group has also forayed in the Redevelopment of old
societies with its first commercial project in Aundh Pune.
SHARDA GROUP aims at providing a treasurable living experience to its esteemed customers through its commitment of Delivering Promises.

NIVAAS
REALTY

IN ASSOCIATION WITH

SHARDA GROUP
Delivering Promises

A MEMBER OF
CREDAI
PUNE METRO

Design Architect	RCC Consultants	MEp
Cubix Architect Associates	Ajay Bhilare and associates	Siddhivinayak MEP Consultant

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SITE ADDRES

Survey No. - 255/2/4, Phase 1, Opp. Grand High Street Mall, Adj. to Emcure, Hinjewadi,

The project has been registered via MAHARERA Registration No : P52100053147. Available at website : http://maharera.mahaonline.gov.in under registered projects.

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