



MUNDHWA



Established in 2002, Panchshil Realty is one of India's finest luxury real-estate developers. Driven by the sole vision of creating exemplary real-estate properties across the city, Panchshil has always prided itself in building world-class commercial, residential, retail and hospitality spaces that foster collaboration, innovation and provide a lifestyle that commands appreciation in value and identity.

23 MILLION SQ.FT.
DELIVERED

20 MILLION SQ. FT.
UNDER DEVELOPMENT

PANCHSHIL REALTY
PIONEERING LUXURY REAL ESTATE IN INDIA

TRUMP®
TOWERS



KELLY HOPPEN



OTHER COMMERCIAL PROPERTIES OF PANCHSHIL





Architectural Rendition



Conveniently located in close proximity to commercial and industrial hotspots of the city, Golden Bell is a premium commercial project by Panchshil Realty. It brings together spacious and thoughtfully designed boutique office spaces that exemplify international construction standards, quality and design.

- » 43 boutique offices
- » Ranging 128 sq.m. to 239 sq.m.
- » Close proximity to Kalyani Nagar, Koregaon Park, Hadapsar and Kharadi
- » Designed in compliance with statutory and FCPA norms

MUNDHWA

ONE OF THE MOST SOUGHT-AFTER UPCOMING COMMERCIAL REAL-ESTATE DESTINATION IN PUNE

Located on the banks of Mula-Mutha, Mundhwa is considered as one of the most rapidly developing suburbs of Pune and is an ideal choice for real-estate and commercial developers. It enjoys the perfect proximity to several industrial and corporate hubs in the city and is situated at a distance of 7.6 kilometres from Pune International Airport, 8 kilometres from Pune Railway Stations and 5 kilometres from Pune-Solapur Highway.

Mundhwa is also an upcoming residential hub with several premium and mid-range housing projects dotted along the area. Pune Metro's elevated corridor linking Ramwadi and Vanaz through Deccan Gymkhana and Mangalwar Peth along with 0.75 km bridge to Kharadi and a flyover connecting Mundhwa to Magarpatta City will and has further enhanced the interconnectedness of the area.

Established factories in Mundhwa

Kalyani Technoforg | Bharat Forge | Temco

LOCATION ADVANTAGES

- » In Koregaon Park Annex, Mundhwa Road

INDUSTRIAL AND CORPORATE CLUSTERS IN THE VICINITY

- » 2 km from Mundhwa Industrial Area
- » 4 km to Hadapsar Industrial Area
- » 5.4 km from Kharadi IT Corridor
- » 3.1 kilometre from Magarpatta IT Corridor

DISTANCE TO EXPRESSWAY

- » 19 km from Pune-Bangalore Highway
- » 5 km from Pune-Solapur Highway
- » 39 km from Old Mumbai-Pune Highway

CONNECTIVITY

- » 7.6 km from Pune International Airport
- » 8 km from Pune Railway Stations

KEY FEATURES

- » Spacious offices ranging between 128 sq.m to 239 sq.m
- » 24-hour CCTV surveillance
- » Motorised Main Gate
- » Access controlled Boom Barrier for Entry and Exit
- » Fire Hydrant system with hoses and extinguishers in common areas.
- » Fire-sprinkler and fire-detection system in common areas
- » Two-floor parking provision
- » Separate Parking for 4 wheelers and 2 wheelers
- » Two passenger elevators and 1 high-speed service elevator



Images for representative purpose

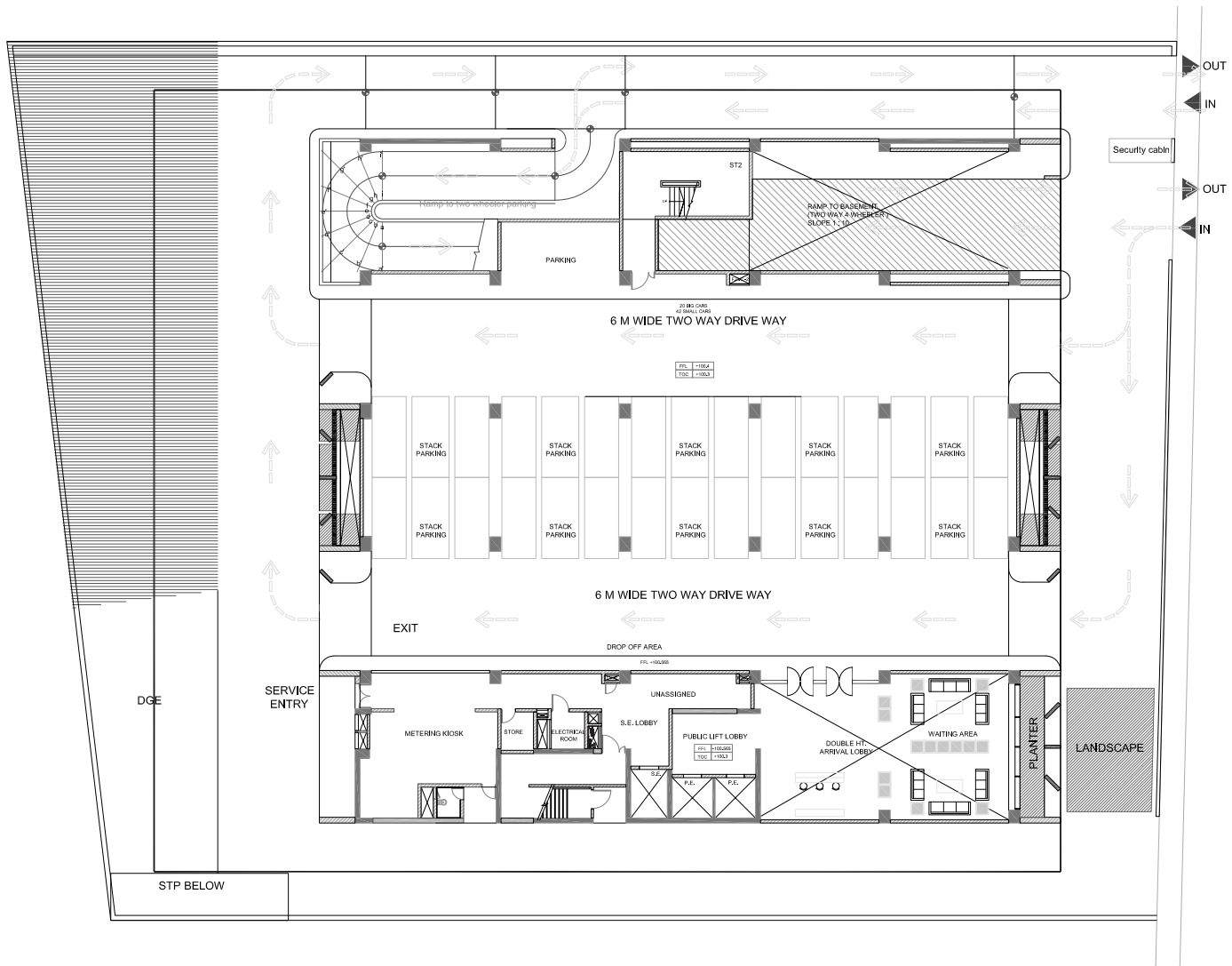


Architectural Rendition

SITE AND PROJECT DESCRIPTION

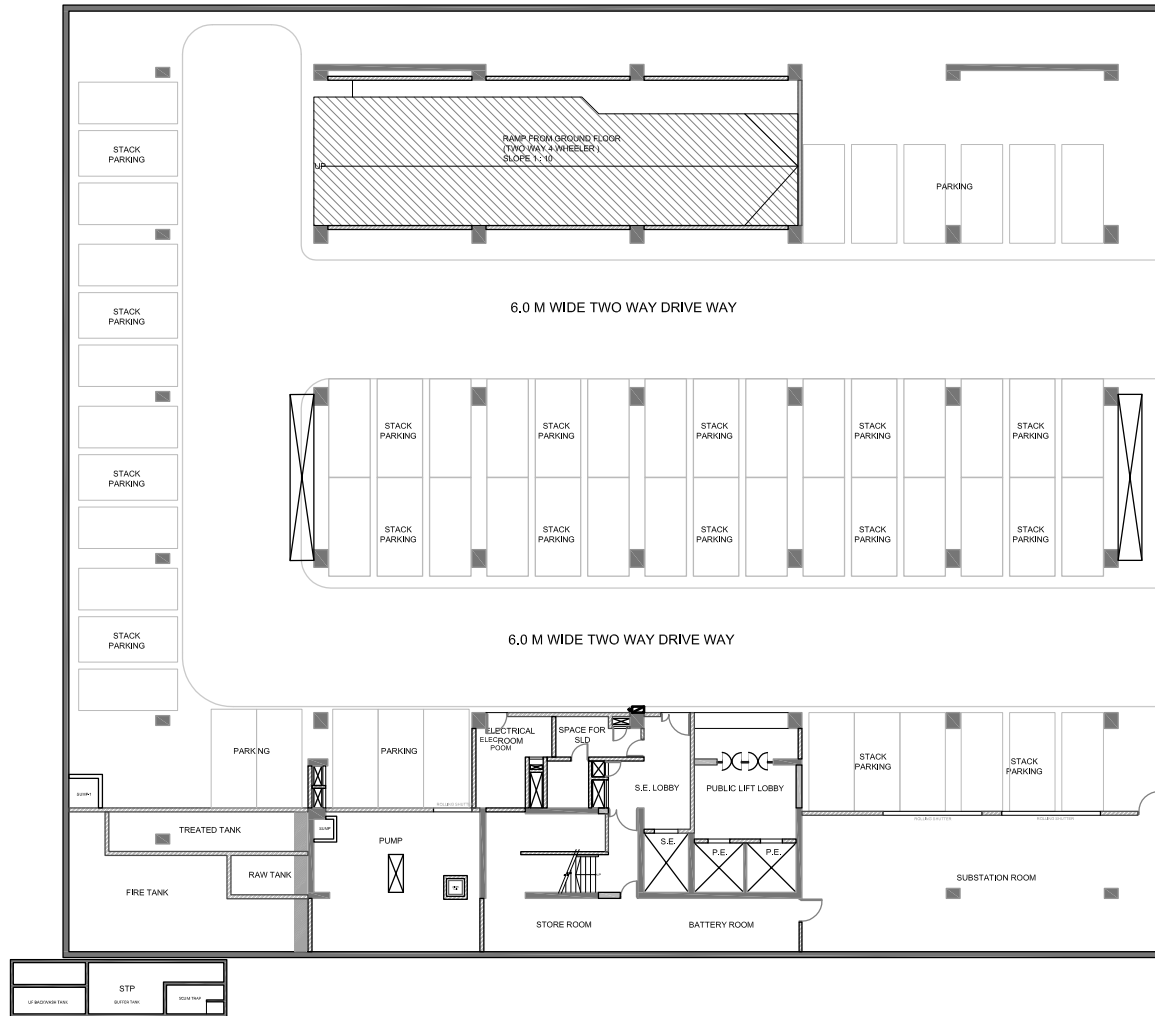
- » **Total Area** : 7067 sq.m. of Carpet and 563.76 sq.m. of Balcony Area
- » **Total Development Potential** : 27870.912 sq. m.
- » **Type of Land** : Industrial
- » **Type of Building** : Commercial
- » **Floor to Floor Height** : 3.750 m.
- » **Internal Column Grid** : 8200 mm X 8000 mm
- » **Height of Building** : 30 m.
- » **Cladding** : Stone cladding/VM Zinc cladding/Glazing
- » **Office Size** : Varies from 128 sq.m. to 239 sq.m.
- » **Entry** : One entry from east side
- » **Fire escape staircase** : Fire rated doors with panic bars
- » **Flooring** : Granite/Marble Mosaic/Vitrified Tile
- » **Water Supply** : Centralised network along with tanks of suitable capacity
- » **Electricity Infrastructure** : Continuous power supply with 100% DG backup, external lighting along roads and common areas
- » **Fire Protection System** : Fire hydrant system with hoses, fire extinguishers, fire sprinklers with tap-off, fire alarm and detection system in common areas
- » **Safety and Security** : CCTV surveillance, access controlled boom barrier for entry and exit, accessed controlled swing barrier for individual entry at lobby, motorised main gate
- » **Internal Signage** : Directional signage for navigation

FLOOR PLANS



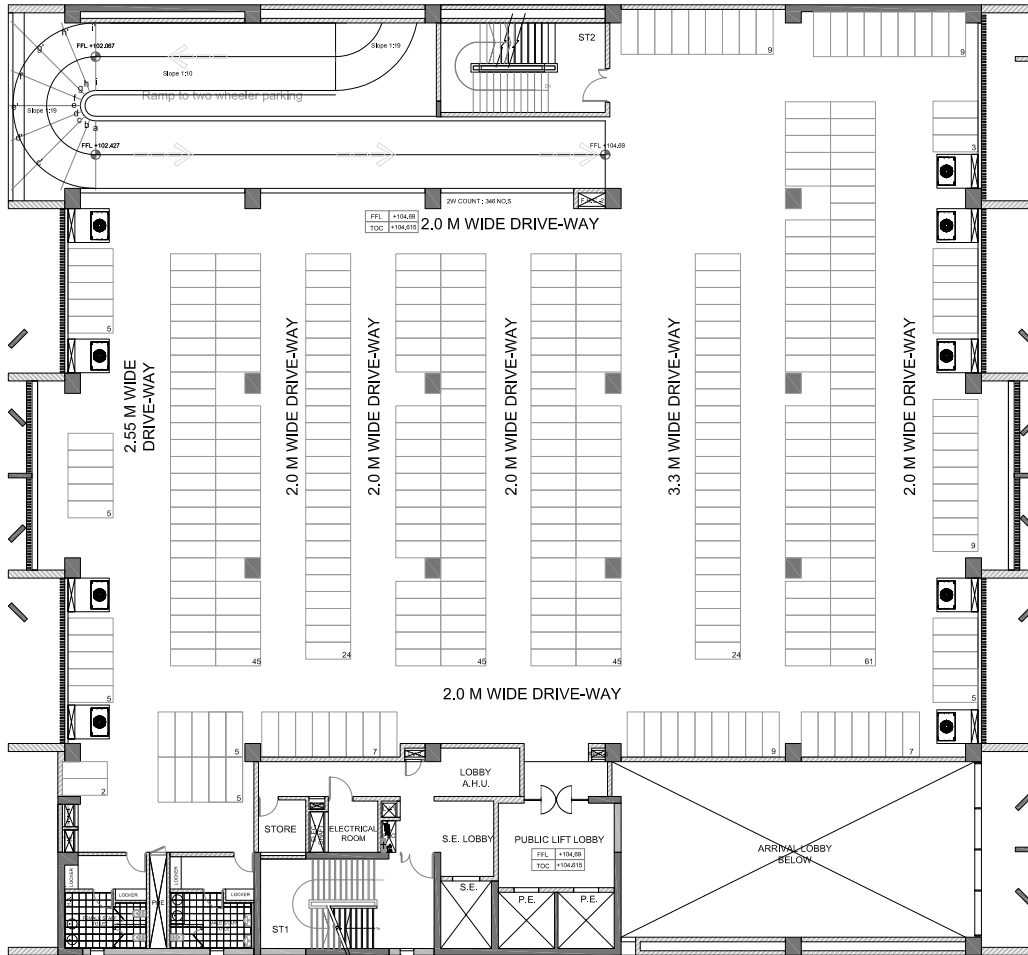
GROUND FLOOR PLAN





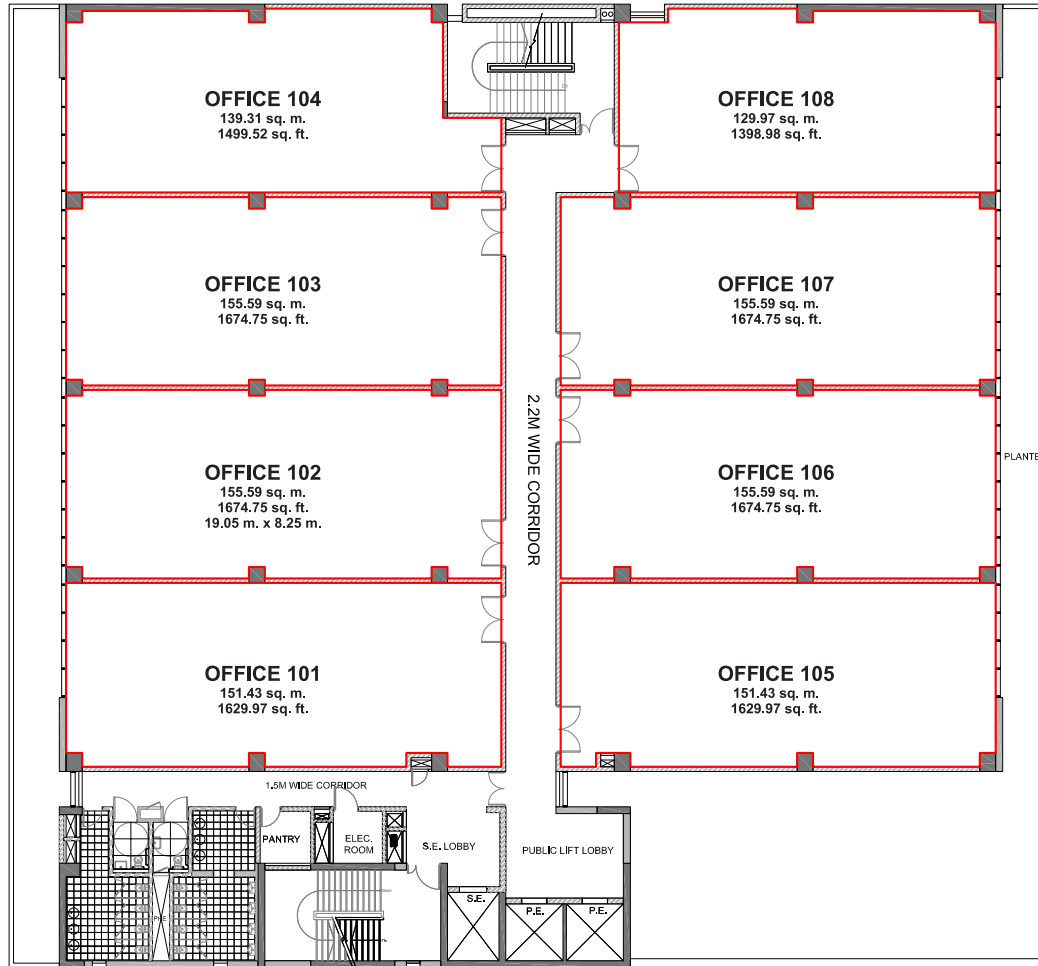
BASEMENT FLOOR PLAN





MEZZANINE FLOOR PLAN

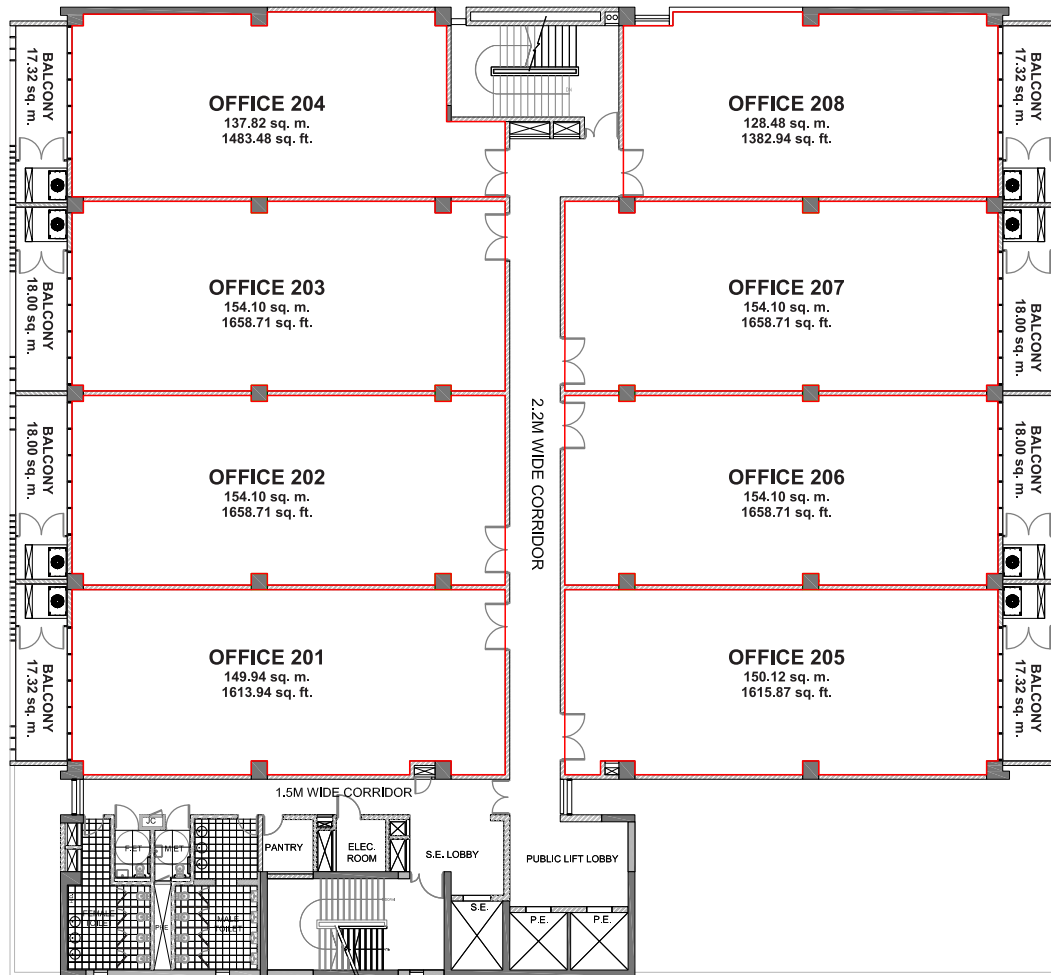




RERA Carpet Area ———

1ST FLOOR PLAN

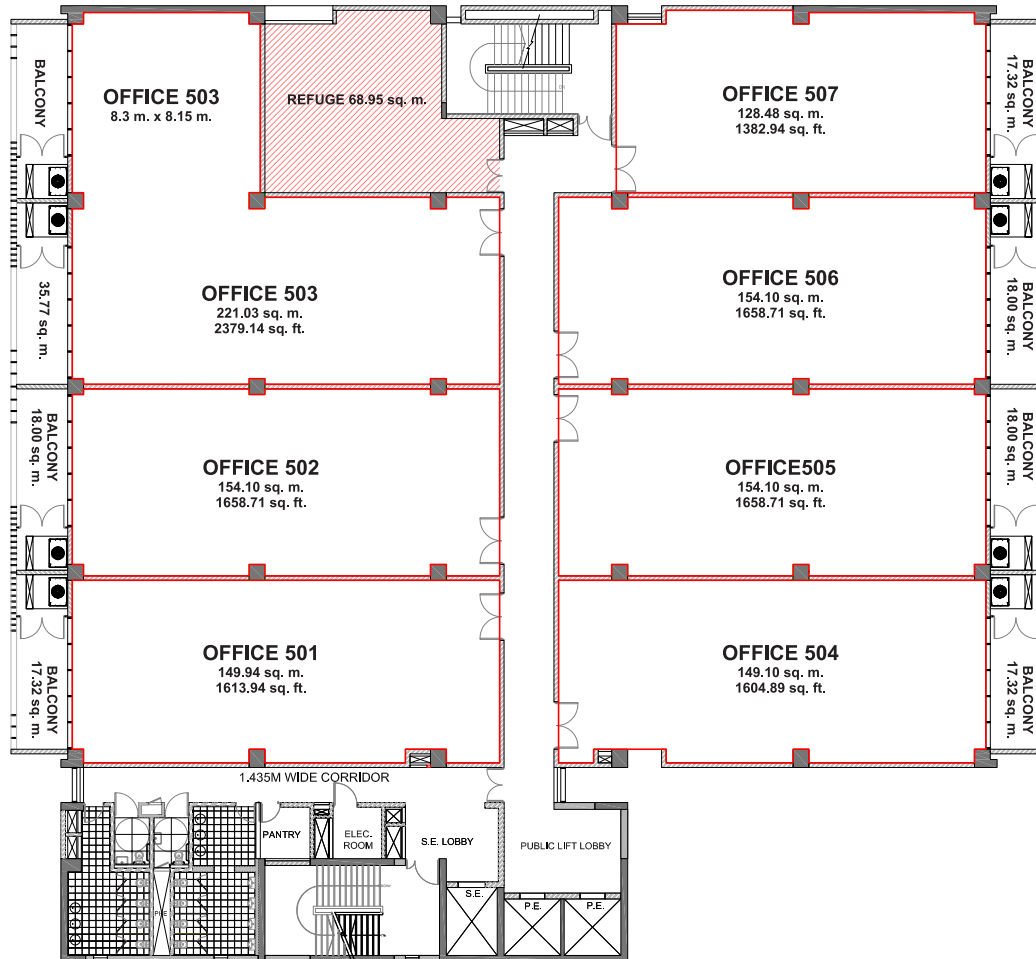




RERA Carpet Area ———

2ND, 3RD & 4TH FLOOR PLAN

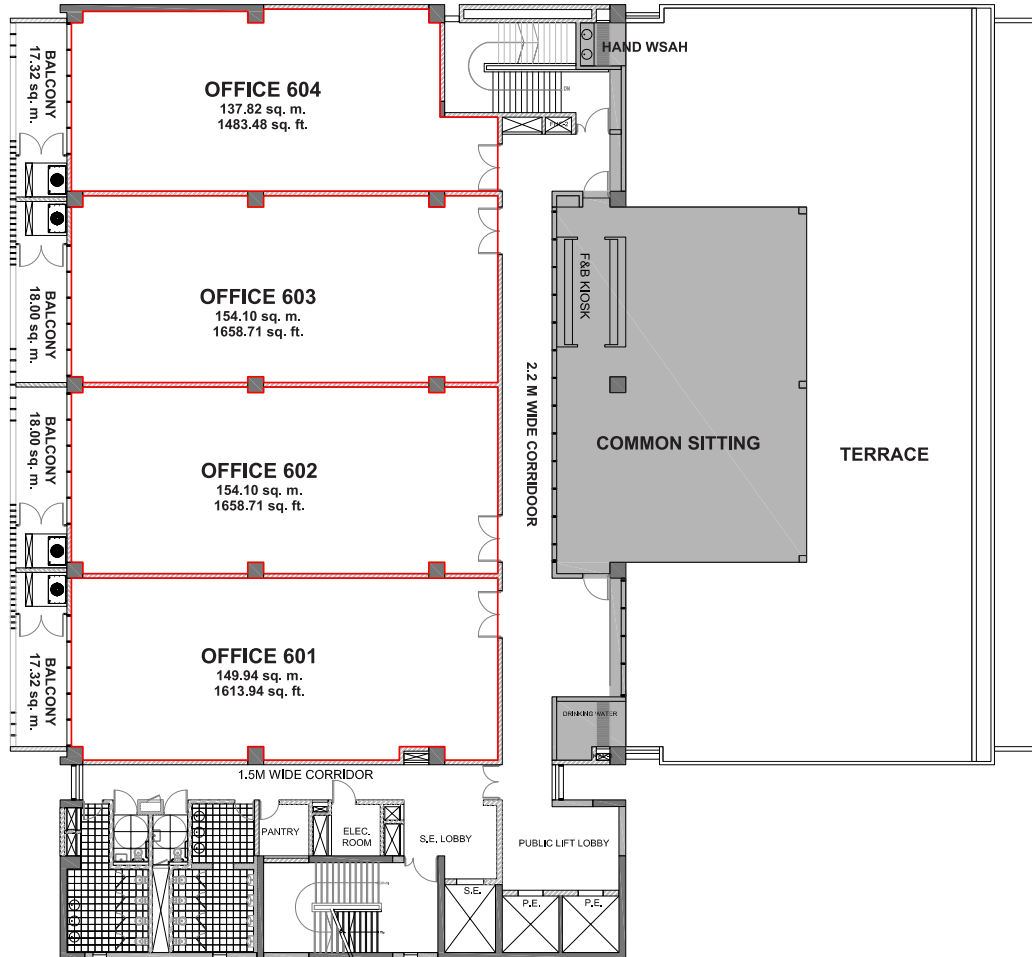




RERA Carpet Area ———

5TH REFUGE FLOOR PLAN





RERA Carpet Area ———

6TH EXECUTIVE FLOOR PLAN



LOCATION MAP



DISCLAIMER: The map provided here is for general information only. We provide this information with the understanding that it is not guaranteed to be accurate or complete and conclusions drawn from such information are the responsibility of the user.

Panchshil Realty
Tech Park One, Tower E, 191 Yerwada,
Pune - 411 006 (INDIA).

+91 8970007700 | sales@panchshil.com

www.panchshil.com



RERA REGN. NO. P52100021517

DISCLAIMER : Panchshil Hotels Pvt. Ltd. makes all reasonable efforts to include accurate and up-to-date information in this brochure. However, the company does not make any warranties or representations, express or implied, as to the timeliness, accuracy or completeness of the information contained or referred to in this material. Therefore, any advice or information received via this material should not be acted upon without consulting our sales team. References to any products, features or services are to be read as statements of fact and not as the endorsement or recommendation by Panchshil Hotels Pvt. Ltd. It is the constant endeavour of the company to enhance the quality of the project. Further, the company reserves the right to make any changes in any way, at any time and for any reason, without prior notice, to the contents and information in this brochure, including materials, equipment, specifications and/or availability. It is clearly understood that dimensions and floor plan layouts are approximate and building illustrations are design concepts only. Images are for illustrative purpose only and views rendered are representational and not intended to reflect actual views.

Except with specific prior permission of Panchshil Hotels Pvt. Ltd., any reproduction, retransmission or other use of any information proprietary or otherwise in this brochure is strictly prohibited. Copyright in all the designs, plans, views shared on this website shall remain the property of Panchshil Hotels Pvt. Ltd. and cannot be used on any other work except by Agreement with the company.

Any use of this brochure and any legal dispute arising in connection therewith shall exclusively be governed by Indian law and all arbitration shall fall within the jurisdiction of Pune Courts.

This brochure does not constitute an offer. Booking is subject to confirmation and acceptance of T&Cs. This project has been registered under MahaRERA registration number P52100021517, and the details are available on the website <https://maharera.mahaonline.gov.in/> under registered projects.



Panchshil