

ABIL BOULEVARD

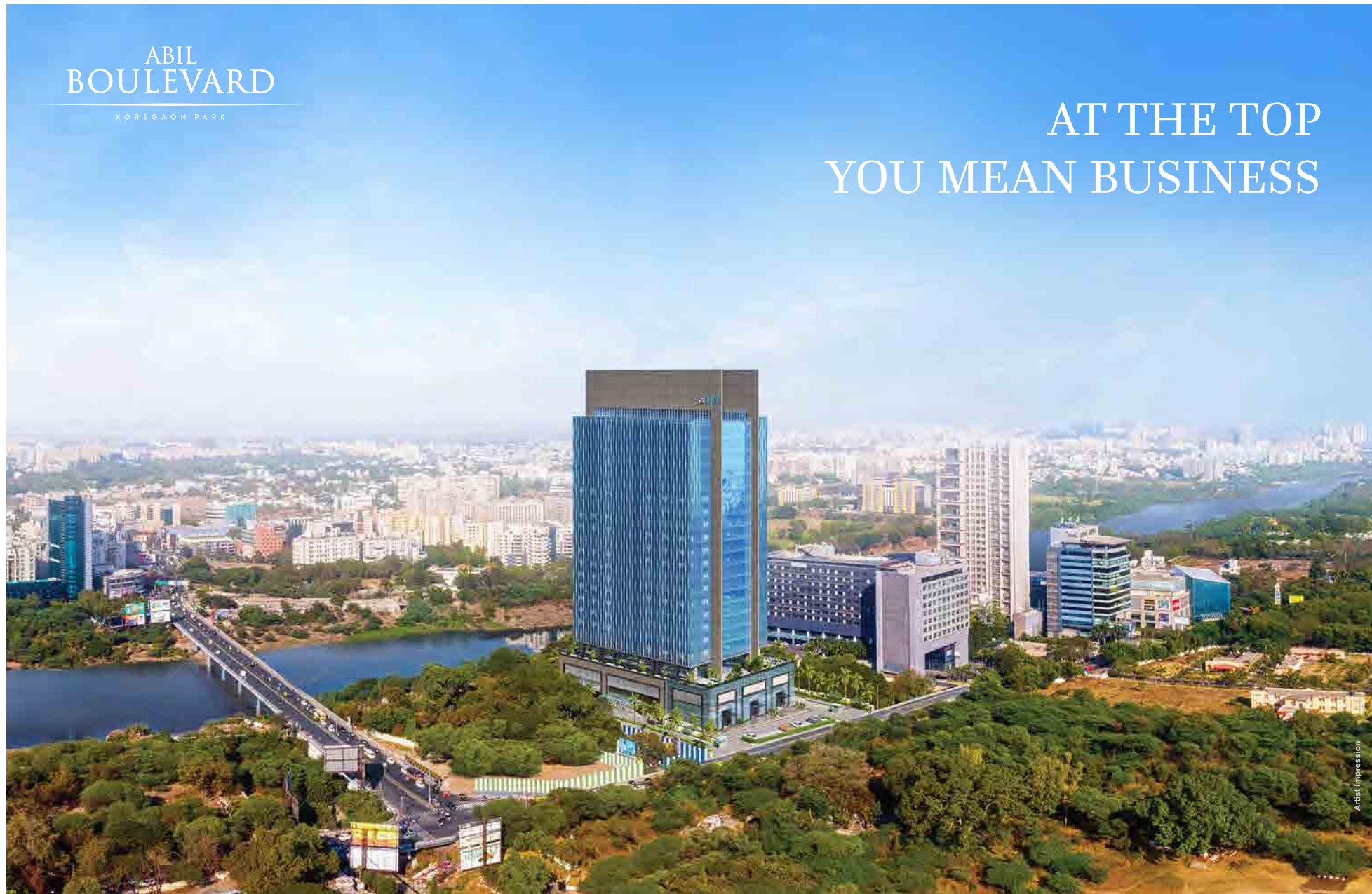
K O R E G A O N P A R K

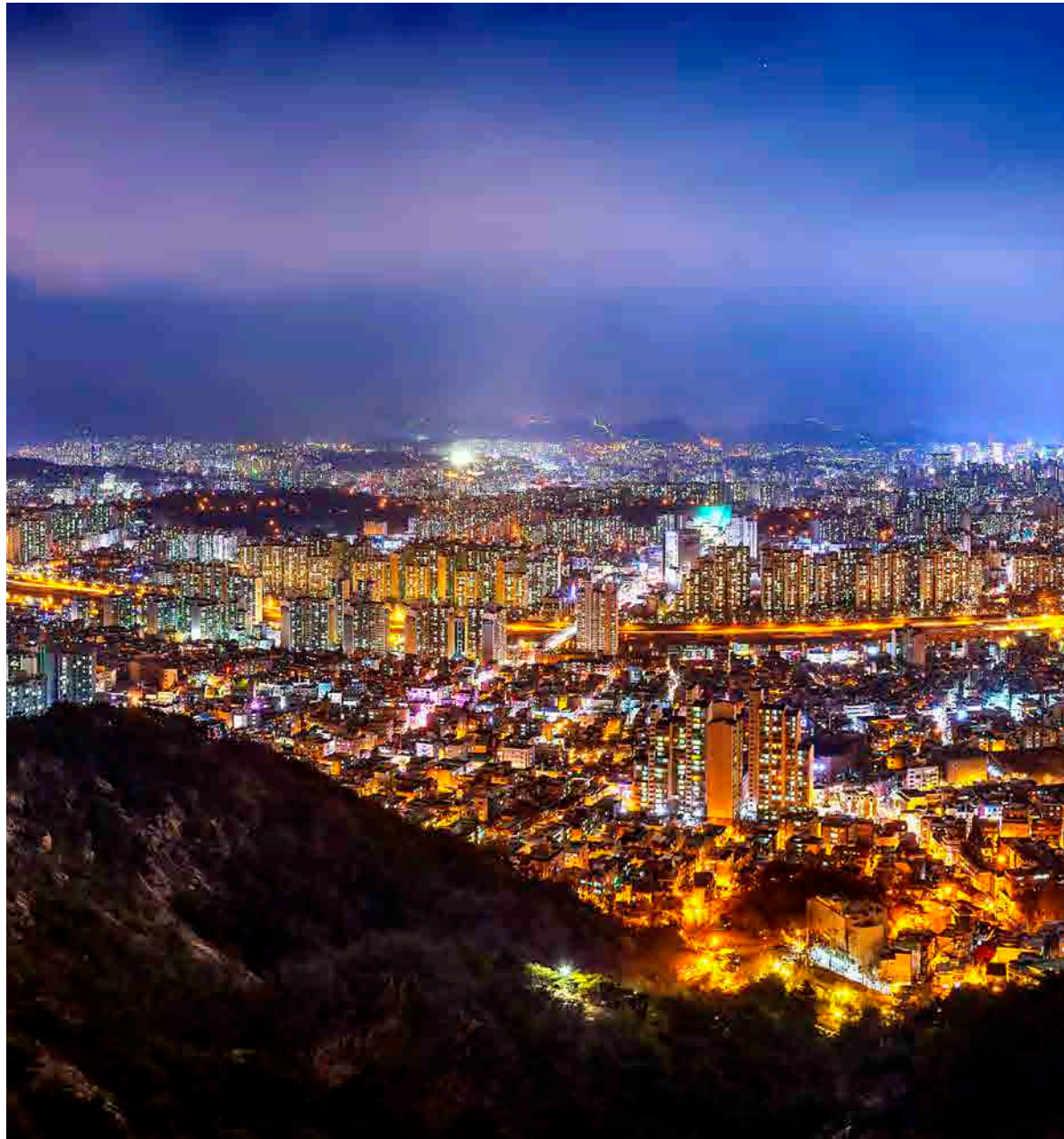


ABIL
BOULEVARD

KOREGAON PARK

AT THE TOP
YOU MEAN BUSINESS





PUNE

Fondly Called Oxford Of The East, Pune Has The Most Engineering Colleges Along With An Array Of Other Renowned Educational Institutes. Often Referred To As The Cultural Capital Of The Country, It Has A Vibrant Heritage And A Glorious History. It Has Been Recently Rated As The Most Livable City In India.



LOCATION



Pune International Airport **4.5** Kms



Pune Railway Junction **8.0** Kms



Mumbai - Pune Highway **8.6** Kms



S B Road **10.0** Kms



Balewadi **15.0** Kms



Pune Metro Station (Kalyani Nagar) **600** Meters



Nagar Road **2.0** Kms



Pune - Bangalore Highway **8.0** Kms



Kharadi **5.5** Kms



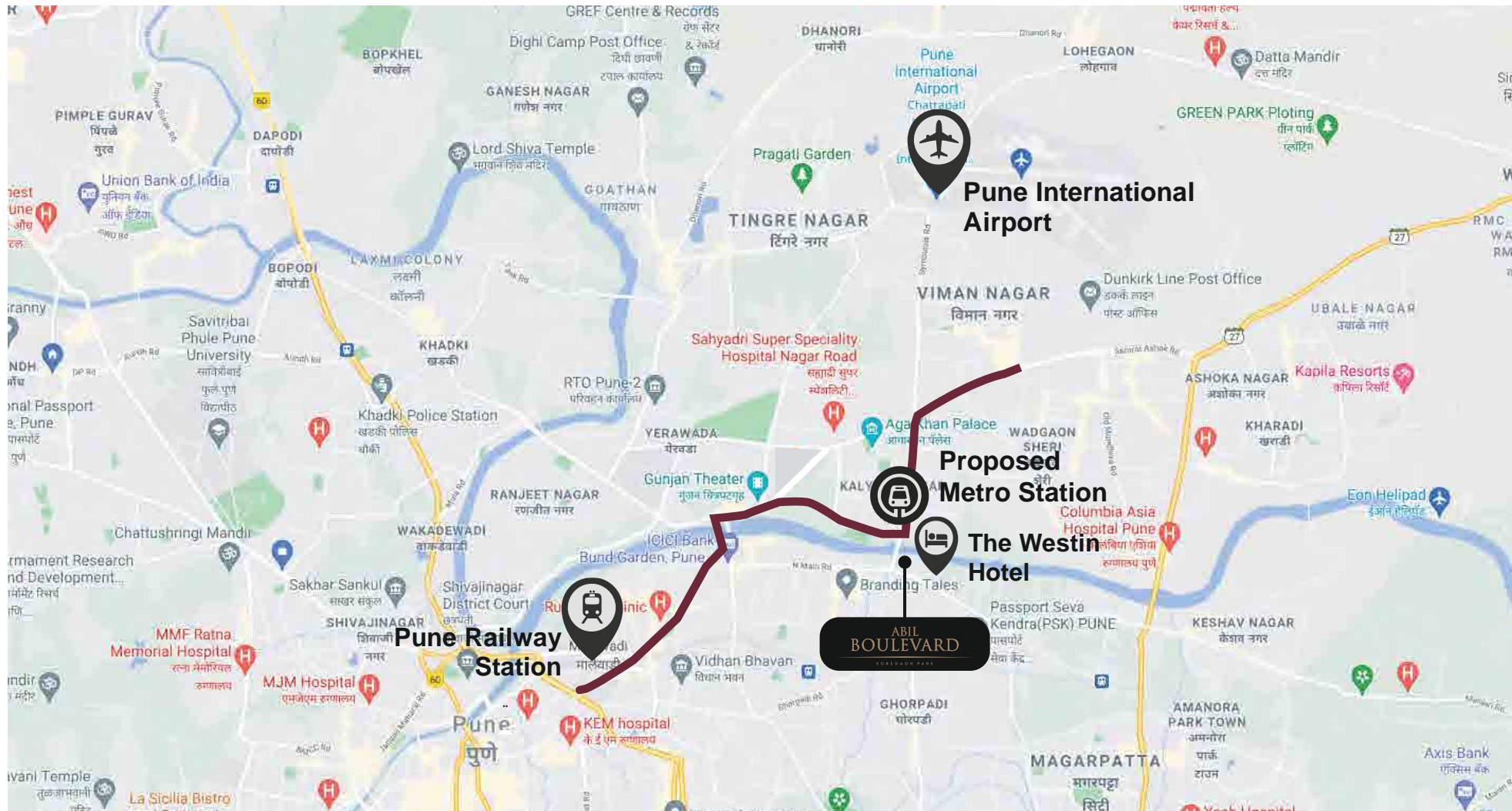
Hinjewadi **20.0** Kms



A CONNECTED LOCALE

Distance From Closest
Metro Station: **600** Meters

LOCATION MAP



Grand Entrance Lobby



Grand Entrance Lobby



Grand Entrance Lobby



8 Hi-Speed Elevators



First Floor Office Terrace



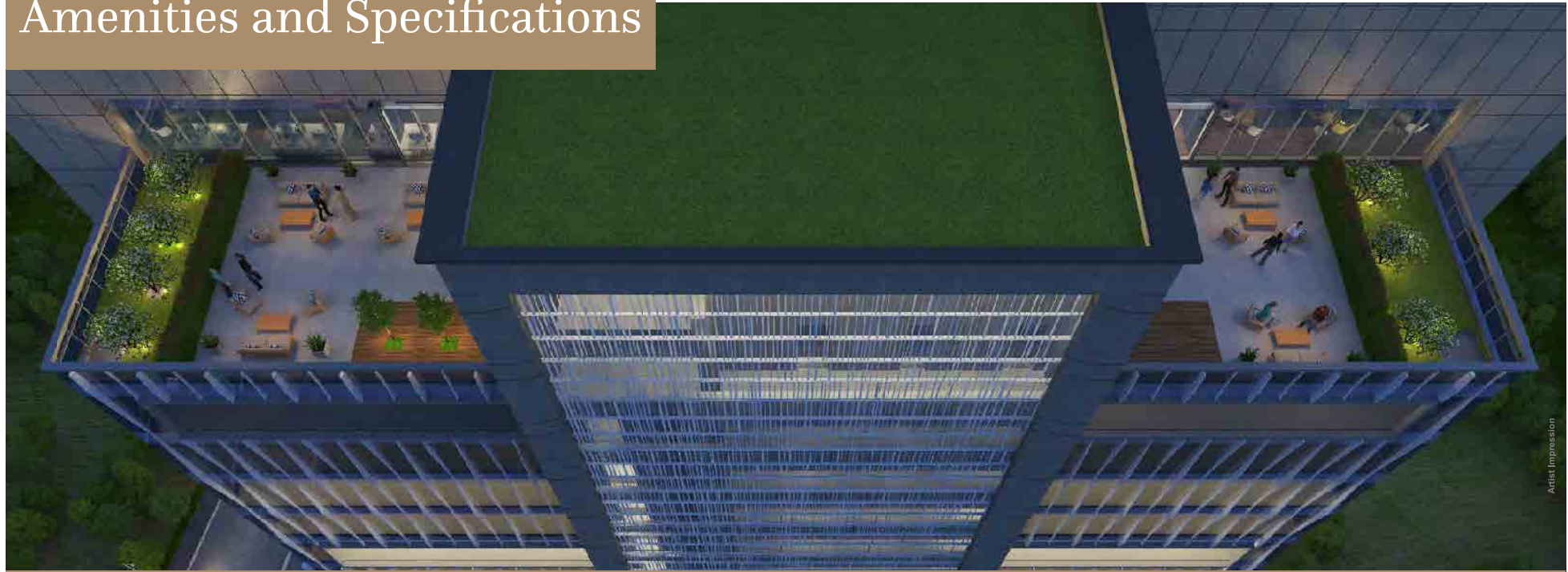
Rooftop Lounge



Provision for a Common Medical Room



Amenities and Specifications



Artist Impression

- Double Height Drop Off
- Double Height Air Conditioned Entrance Lobby With A Lounge Area
- Premium 1st Floor Office Space With Access To Landscaped Podium Terrace
- Executive Toilets On Each Office Floor
- Dedicated Toilets For The Specially-abled On Each Office Floor
- Spacious Toilets
- Rooftop Cafeteria & Open To Sky Seating
- Provision For Common Medical Room
- Ample Parking Spaces For Both 4 Wheelers & 2 Wheelers
- IGBC Precertified Platinum Rated Building
- Total Development of 5 Lakh+ Sq Feet
- Typical Floor Plate of 27714 Sq Ft (Salable / Leasable)
- 8 Hi-Speed Passenger Elevators With Destination Control System
- 2 Jump Elevators From Parking Levels To Entrance Lobby
- Dedicated Service And Stretcher Elevator
- CCTV Surveillance & Security Check At All Entry/exit Points
- 100% D.G.Backup
- Unitized Glass Facade With An Integrated Cleaning System
- DGU System
- Fire Fighting Mechanisms As Per Norms
- 2 Fire Exits Located In The Central Core
- • Bus Duct System
- Provision For Car Charging Bays
- 4 Meters Floor To Floor Height
- Broad 7.5 Meters Ramp For Ingress And Egress

Proposed Scope Of Common Area Maintenance

- Cleaning Of Common Areas
- Periodic Pest Control Of Common Areas
- Security Of All Common Areas & The Perimeter
- Exterior Facade Maintenance
- Maintenance Of All Common Landscaped Areas
- Maintenance Of All Parking Areas
- Operation & Maintenance Of Toilet Exhaust Systems
- Operation & Maintenance BMS
- Operation & Maintenance Of The STP
- Operation & Maintenance Of The CCTV Systems
- Operation & Maintenance Of All DG Sets & Transformers
- Operation & Maintenance Of All Elevators (jump, Passenger & Service)
- Operation & Maintenance Of The Water Supply Systems
- Operation & Maintenance Of The Fire Alarm And Suppression System
- Provision Of Periodic Disaster Management Training To All Service Staff
- Maintenance Of Common Signage Systems
- Operation & Maintenance Of The Garbage Disposal Systems
- Organization Of Periodic Evacuation Drills And Training
- Operation & Maintenance Of Water Softening & Ro Plants
- Maintenance And Provision Of A Common Medical Room
- Operation & Maintenance Of A Visitor Management + Parcel Drop Off Service



Integrated Campus & Privileged Membership To The Westin Hotel



Meeting Rooms



Banqueting and Catering



Cafe



Restaurant



Outdoor Pool



Spa



Bar & Night Club



Squash Court



Corporate Room
Booking



All Day Diner



Gymnasium



Salon

WESTIN



Cafe



Squash Court



Meeting Rooms



Outdoor Pool



Bar



Corporate Room Booking



Restaurant - The Market



Al Fresco At The Market



Spa



Salon



Banqueting and Catering



Gymnasium



Restaurant



NEIGHBOURHOOD



Premium Retail Spaces

Phoenix Market City
Amanora Mall
Seasons Mall
Creativity
Upcoming Luxurious Mall In The Vicinity



Hospitals

Ruby Hall
Jehangir Hospital
Budhrani Hospital
Sasoon General Hospital (Govt.)
KEM Hospital
Sahyadri Super Speciality
Columbia Asia Hospital



F&B & Entertainment Vicinities

Koregaon Park
Kalyani Nagar
Magarpatta
Viman Nagar



Premium Hotels

The Westin
Ritz Carlton
Conrad
Marriott Suites
Four Points By Sheraton
Novotel
Hyatt Regency
Ibis



Ultra Premium Residences

ABIL Verde Residence Collection
Trump Tower
ABIL Castel Royale Towers
ABIL GODS BLESSINGS
ABIL Gods Grace
Amanora Gateway Towers
yoo pune
Windermere



Banking

Citi Bank
HDFC
IDBI Bank
AXIS Bank
Kotak Mahindra Bank
ICICI Bank
Bank of India
RBL Bank Ltd
Bank of Baroda



Educational Institutes

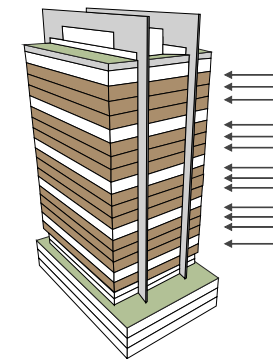
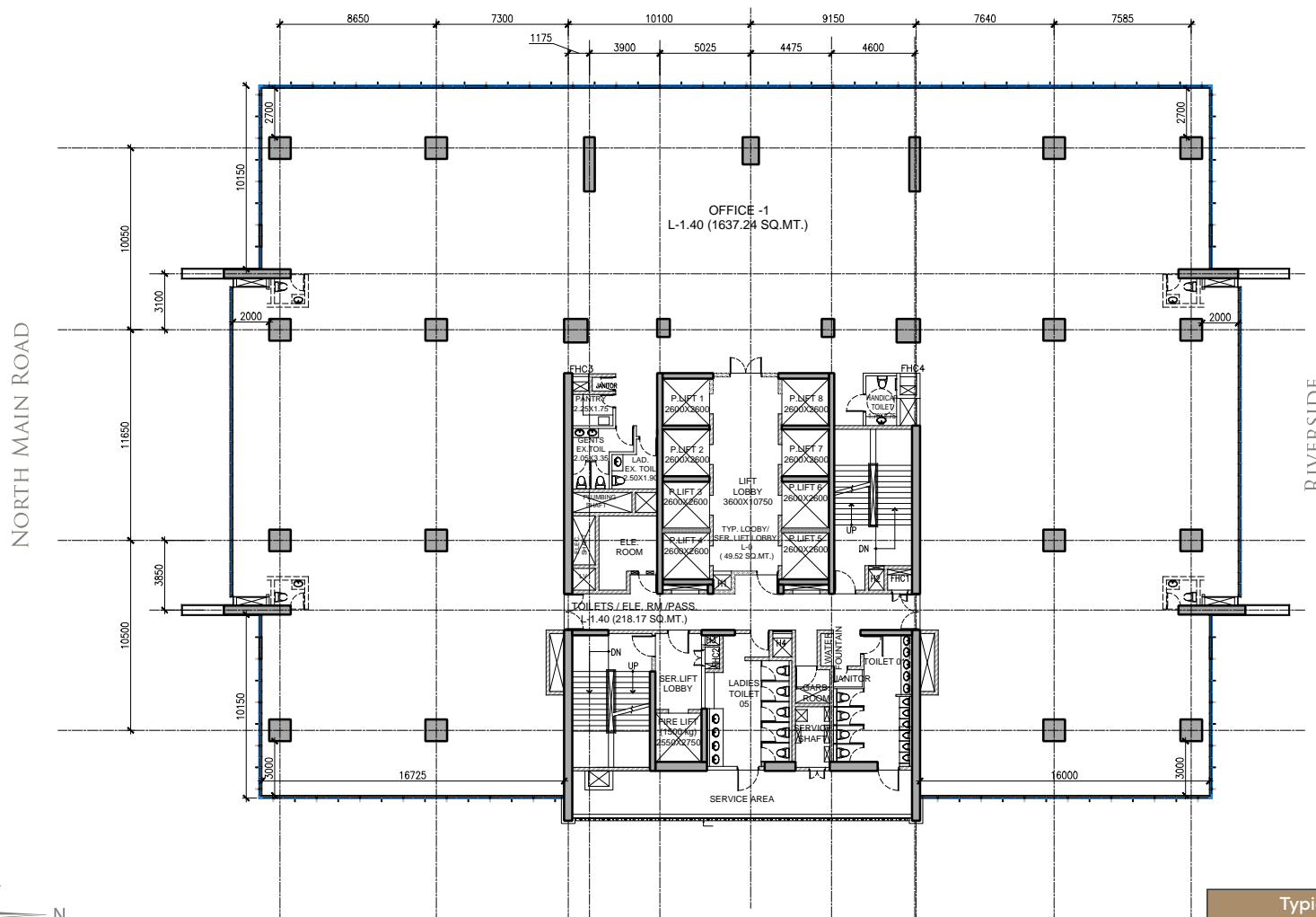
Symbiosis International University
Ness Wadia College of Commerce
Dr D Y Patil Technical Campus
Shrishti Institute of Design
College of Engineering Pune
B J Government Medical College
MES's College of Engineering



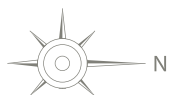
GLOBAL BRANDS IN THE VICINITY



Typical Floor Plan
(3,5,6,7,9,10,11,13,14,15,17,18,19)



3,5,6,7,9,10,11,14,15,17,18,20
FLOOR



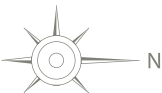
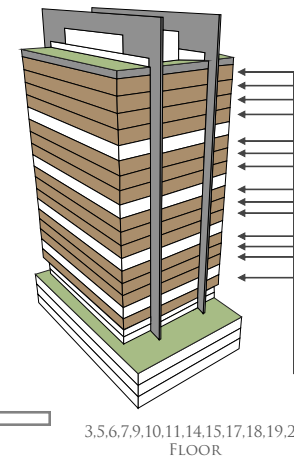
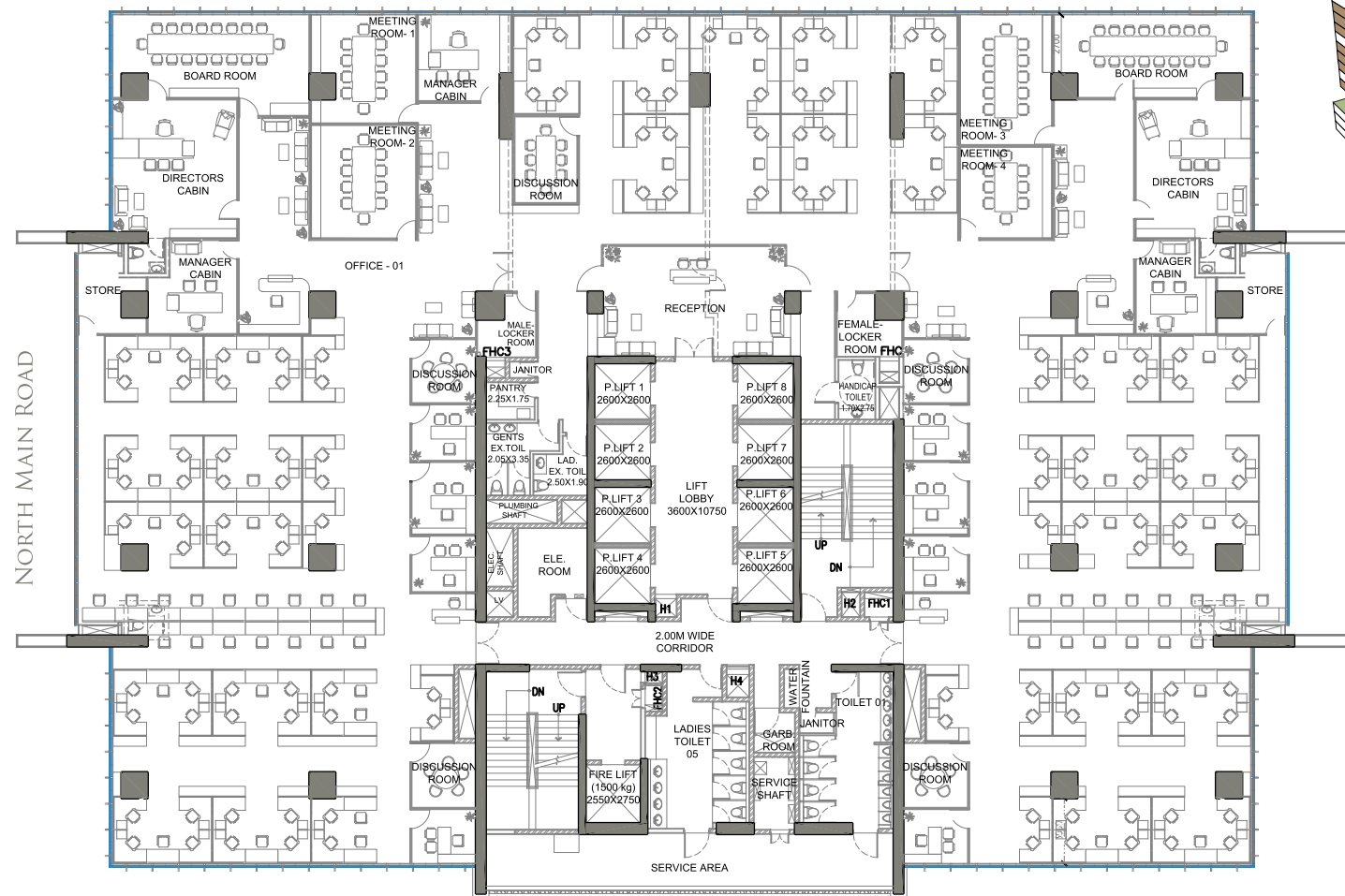
THE WESTIN

Typical Floor Plate (Salable)

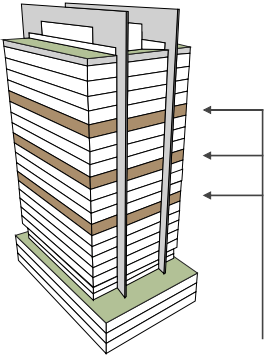
27715 Sq Ft

Typical Floor Plan (3,5,6,7,9,10,11,13,14,15,17,18,19)

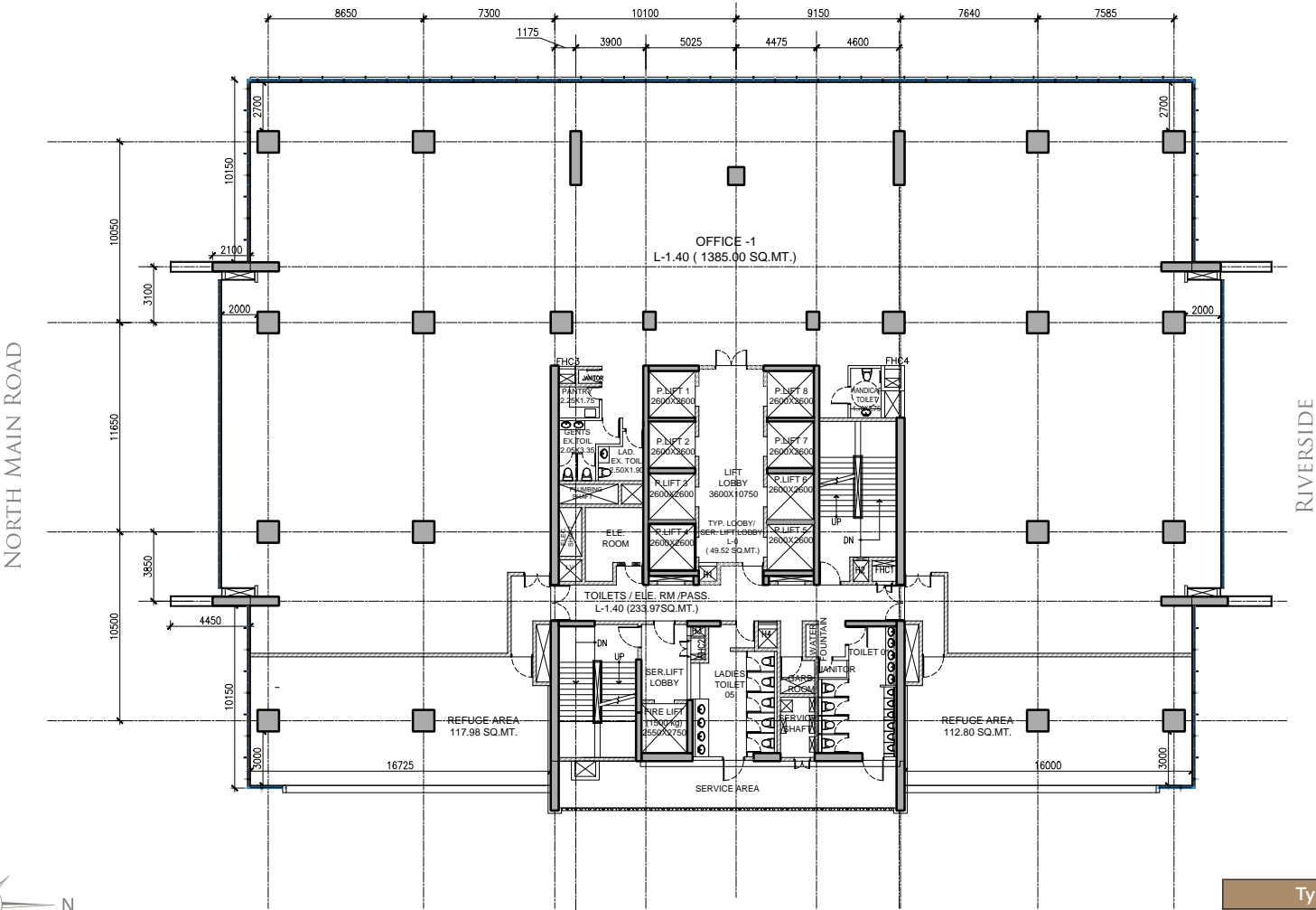
Single Office Option



Typical 8th, 12th and 16th Refuge Floor Plan



8,12,16 FLOOR



THE WESTIN

Typical Floor Plate (Salable)

27715 Sq Ft



Consultants

- **Design Architects**
Sandeep Shikre & Associates
- **Structural Consultants**
JW Consultants LLP
- **Façade Consultants**
Inhabit
- **Lighting Consultants**
Light Vision India
- **Landscape Architects**
Site Concepts Private Limited.
- **MEP Consultants**
S N Joshi Consultants Pvt Ltd
- **RCC Contractors**
S J Contracts

On Going Projects

COMMERCIAL



NEXUS
MUMBAI

NEXUS

Location

JVLR Mumbai, Maharashtra



THE
EDGE

THE EDGE

Location

Koregaon Park, Pune, Maharashtra



ABIL
BUSINESS AVENUE
VIMANNAGAR

ABIL BUSINESS AVENUE

Location

Vimannagar, Pune, Maharashtra



AVAANTI
PREMIUM COMMERCIAL SPACES
TILAK ROAD

AVAANTI
COMMERCIAL SPACES

Location

Tilak Road, Pune, Maharashtra



IMPERIAL
PREMIUM COMMERCIAL SPACES
BANER-PUNE

IMPERIAL
PREMIUM COMMERCIAL SPACES

Location

Baner, Pune, Maharashtra

On Going Projects

RESIDENTIAL



ABIL
MANSION
interior design by
VERSACE
HOME

ABIL MANSION

Location
Hughes Road, Off Marine Drive,
Mumbai, Maharashtra

Apartments
13 Apartments, Five 4 Bedroom Simplex
6 Eight 4-5 Bedroom Duplexes



AVAANTI
RESIDENCES

AVAANTI PREMIUM RESIDENCES

Location
Tilak Road, Pune, Maharashtra

Apartments
3 & 4 Bhk Simplex
And 5 Bhk Duplexes



VERDE
RESIDENCE COLLECTION

VERDE RESIDENCE COLLECTION

Location
Kalyani Nagar, Pune, Maharashtra

Apartments
3 & 4 Bhk Apartments And Penthouses



CASTEL ROYALÉ
TOWERS
Bhosale Nagar extn., Pune

CASTEL ROYALE TOWERS

Location
Bhosale Nagar Extn., Pune, Maharashtra

Apartments
Castel Royale Magnifique
5 Bedroom Apartments, Duplexes & Penthouses

Castel Royale Grande
3, 4 & 5 Apartments, Duplexes & Penthouses

Castle Royale Excellente
3, 4 & 5 Bedroom Apartments, Duplexes & Penthouses



IMPERIAL
ATRIA
BANER PUNE

IMPERIAL ATRIA

Location
Baner, Pune, Maharashtra

Apartments
3 & 4 Bhk Apartments And Penthouses



MEGAPOLIS
150 acres of
comfort, beauty & luxury
HINJEWADI

MEGAPOLIS

Location
Hinjewadi, Pune, Maharashtra

Apartments
2, 2.5 & 3 Bhk Apartments

ABIL BOULEVARD

K O R E G A O N P A R K

Survey No. 35/36,
North Main Road,
Ghorpadi Rd, Koregaon Park,
Pune, Maharashtra 411001

ABIL House.
Plot No. 2.
Ganesh Khind Road.
Range Hills Corner.
Pune - 411007, MH, India

Tel: +91 90113 66665

ABIL Office, Mumbai
33rd floor, St. Regis Hotel.
Phoenix Mills Compound.
462 Senapati Bapat marg, Lower Parel.
Mumbai - 400013, MH, India

www.abilgroup.com

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