



AVAANTI  
RESIDENCES  
&  
PREMIUM COMMERCIAL SPACES  
TILAK ROAD

**BUSINESSWISE.  
BRANDWISE.**

ARCHITECTURAL RENDEITION

  
**AVAANTI**  
PREMIUM COMMERCIAL SPACES  
TILAK ROAD





**AVAANTI**

PREMIUM COMMERCIAL SPACES

TILAK ROAD

## IN THE HEART OF PUNE'S MOST ICONIC BUSINESS DISTRICT

In Close Proximity To :  
Saras Baug / Swargate / Shankar Sheth Road  
Laxmi Road / Tulsi Baug / Appa Balwant Chowk  
Mukund Nagar / Deccan Gymkhana  
Jangali Maharaj Road / Salisbury Park  
Sahakar Nagar

Avaanti Residences & Premium Commercial Spaces is very well situated at a convenient location in the midst of the city at Tilak Road. It also boasts of possessing one of the largest commercial spaces in the area. Your business gains strategic advantage by being situated in one of the best commercial hotspots. Avaanti consists of three level of splendid and spacious commercial & office spaces.

Tilak road is one of the longest commercial roads in Pune, and is easily accessible from most destinations; it offers your business a vantage point. It is surrounded by prominent commercial landmarks such as Laxmi Road, Appa Balwant Chowk, Tulsi Baug, Swargate, Saras Baug and Deccan Gymkhana. The sheer volumes of customers visiting this area, promises your business an unmatched growth.

THREE LEVEL OF SPACIOUS  
**SHOWROOM, COMMERCIAL & OFFICE SPACES**

MODERN AND ICONIC BUILDING / LUXURY IN EVERY DETAIL / HOST OF AMENITIES







AVAANTI

PREMIUM COMMERCIAL SPACES

TILAK ROAD

INTEGRATED AND COLLOBARTIVE  
**BUSINESS SPACES**



AVAANTI

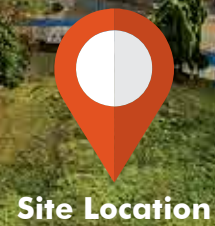
PREMIUM COMMERCIAL SPACES

TILAK ROAD

ALL THE STATURE YOUR  
**BUSINESS DESERVES**



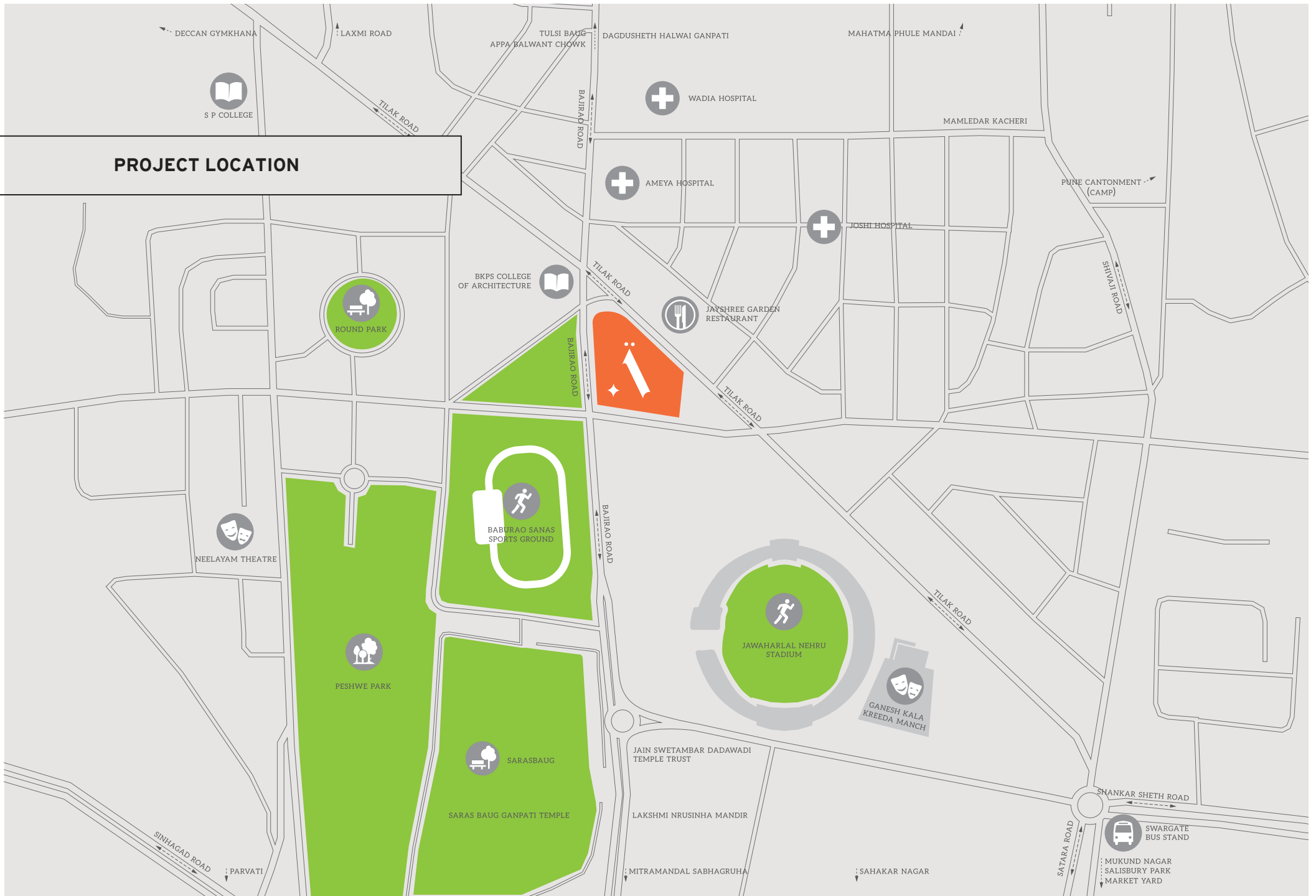
**SITE LOCATION**



**Site Location**



## PROJECT LOCATION





## PROJECT AMENITIES

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- 100% generator backup including HVAC load
- Common toilet for offices on first floor
- Motorised rolling shutter
- Toilet for every retail shop on ground floor
- Provision for ductable split air conditioning system
- Bare-shell retail on ground floor, with glass façade

## PROJECT NEIGHBOURHOOD

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### SCHOOLS & COLLEGES

Abhinav Kala Mahavidyalaya  
Bkps Architecture College  
Suryadatta Group Of Institutes  
Pune  
Synergy Institute Of Management  
S P College  
Tilak College Of Education  
Abasaheb Garware College  
Maharashtra Vidyaly High School & Junior College

### HOSPITALS

Ameya Hospital  
Gokhale Hospital  
Kelkar Children Hospital  
Dr Chitale ENT Hospital  
Chavan Nursing Home  
Chaitanya Hospital  
Ranka Hospital  
Purandare Hospital  
Ajinkya Clinic  
Siddhant Maternity Home

### RECREATION / PARKS

Nehru Stadium  
Saras Baug  
Baburao Sanas Athletics Stadium  
Peshwe Park  
Ganesh Kala Krida Mancha

### SPIRITUAL

Saras Baug Ganpati  
Jain Swetambar Dadawadi  
Temple Trust  
Lakshmi Nrusinha Mandir  
Parvati Ganesh Mandir  
Dagdusheth Halwai Ganpati Temple  
Datta Mandir  
Narad Mandir  
Swami Samartha Math

### CINEMAS

City Pride Satara Road  
Laxmi Narayan Theater  
Neelayam Theatre  
Alka Talkies  
Apollo Theatre  
R Deccan

### PLAY SCHOOLS

Jingle Bell Play Group & Nursery  
Twinkle Stars  
Sunshine Kids Preschool  
Morning Glory School

### RESTAURANTS

Jayashree Garden  
Vandana Garden  
Masemari Sea Food Restaurant  
Hotel Kaveri  
S P Biryani House  
Satvik Thali  
Durvankur Maharashtra Thali

### BANKS

Janata Sahakari Bank  
State Bank Of Mysore  
Bank Of Baroda  
Bank Of Maharashtra  
Dena Bank  
Kotak Mahindra Bank  
Cosmos Bank

### SHOPPING MALLS

Kumar Pacific  
Sanas Plaza

### LANDMARKS

Swargate  
Subhash Nagar, Shukrawar Peth  
Shankar Sheth Road  
Laxmi Road  
Tulsi Baug  
Appa Balwant Chowk  
Mukund Nagar  
Deccan Gymkhana  
Jangali Maharaj Road  
Salisbury Park  
Sahakar Nagar

### GROCERY STORES

Grahak Peth  
Market Yard



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PREMIUM COMMERCIAL SPACES

TILAK ROAD

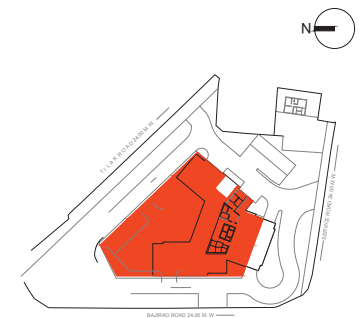




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PREMIUM COMMERCIAL SPACES  
TILAK ROAD

**FLOOR PLANS**

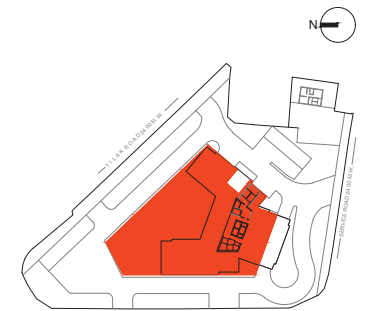
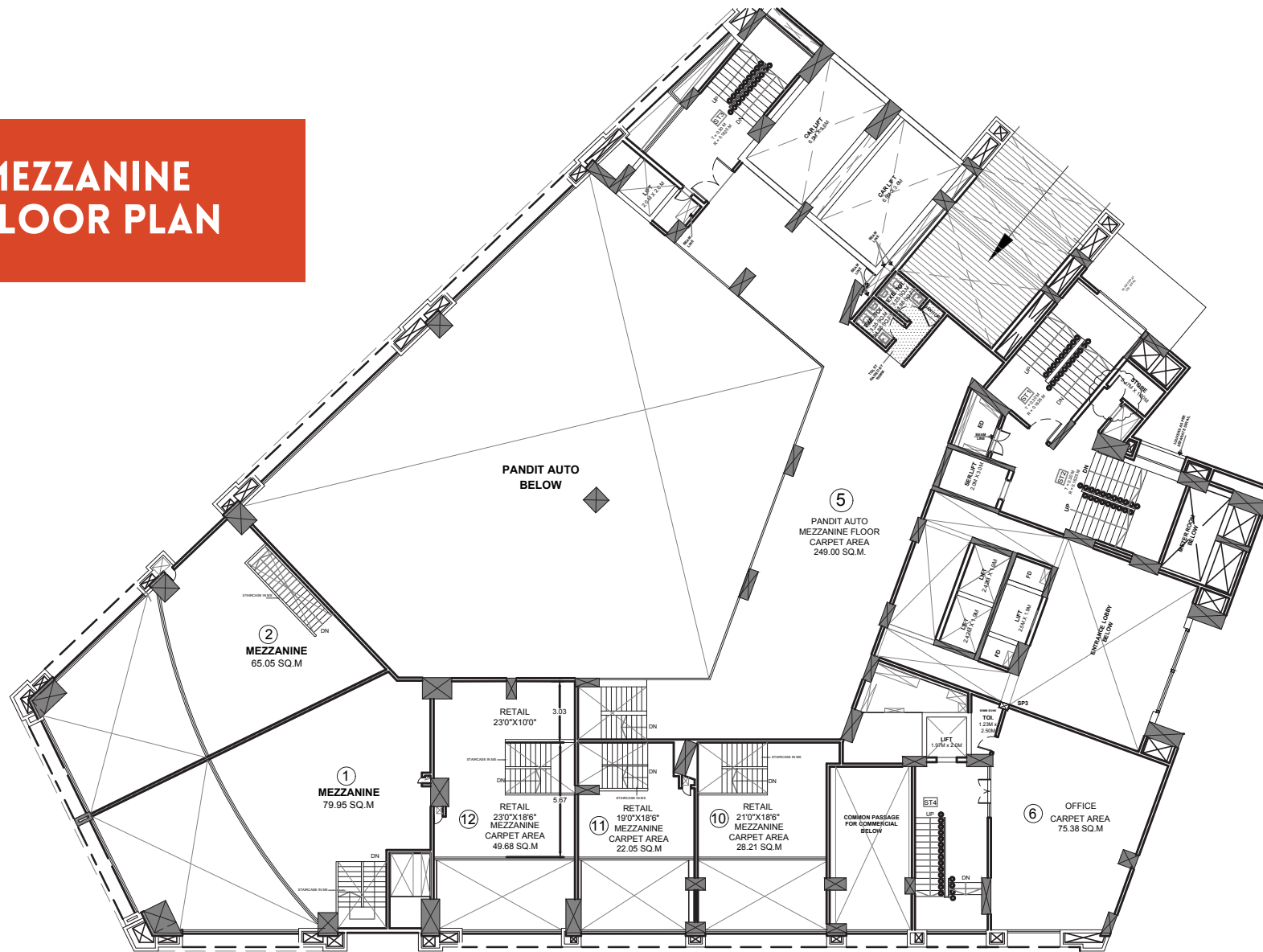
# GROUND FLOOR PLAN



Tower No.	Level	Unit No. & Carpet areas						
NA	GROUND FLOOR	Retail No.-1	Retail No.- 2	Retail No.- 7	Retail No.- 09	Retail No.- 10	Retail No.- 11	Retail No.- 12
		1483.71 sq.ft.	1279.73 sq.ft.	812.79 sq.ft.	135.20 sq.ft.	625.39 sq.ft.	536.91 sq.ft.	686.74 sq.ft.



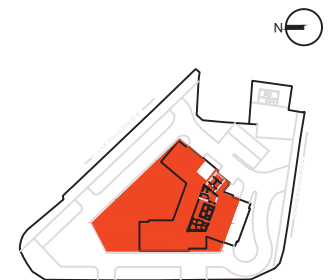
# MEZZANINE FLOOR PLAN



KEY PLAN

Tower No.	Level	Unit No. & Carpet areas				
NA	MEZZANINE FLOOR	Retail No.- 1	Retail No.- 2	Retail No.- 10	Retail No.- 11	Retail No.- 12
		860.58 sq.ft.	700.20 sq.ft.	303.65 sq.ft.	237.35 sq.ft.	534.76 sq.ft.

# FIRST FLOOR PLAN



KEY PLAN

Tower No.	Level	Unit No. & Carpet areas														
NA	FIRST FLOOR	Offices	6	14	15	16	18	19	20	21	23	25	27	28	29	Pandit-auto office- 30
		Area in (sq.ft.)	811.39	1764.97	1526.77	297.30	279.43	443.37	514.84	145.53	1103.31	228.63	370.28	517.32	638.31	4280.09 + 402.90 = 4682.99



## **AVAANTI RESIDENCES & PREMIUM COMMERCIAL SPACES**

**C/O Olympia,  
Abhinav Kala Mahavidyalaya Chowk, Sadashiv Peth, Tilak Road, Pune - 411 002**

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We are currently in the process of revising project details in consonance with the Real Estate (Regulation and Development) Act, 2016 and the Rules made there under ("RERA"), which have been brought into effect from 1st May, 2017 and accordingly may not be fully in terms thereof as of date. You are therefore requested to directly verify all details and aspects including but not limited to area, amenities, services, terms of sales and payments and other relevant terms directly with our authorised representatives. Please do not rely on the information contained in this presentation, until our revision and updation is complete.

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