

BOULEVARD

SUKHWANI
BOULEVARD
C O M M E R Z

SUKHWANI
BOULEVARD
COMMERZ

BY



SUKHWANI
BOULEVARD
COMMERZ



A first in the neighborhood, **SUKHWANI BOULEVARD COMMERZ** is a development that embodies glamour, style and convenience.

High on design and function, **SUKHWANI BOULEVARD COMMERZ** as a commercial project is a benchmark that will set the bar high.

In a location with a burgeoning resident demography and fantastic access to arterial roads, **SUKHWANI BOULEVARD COMMERZ** offers **Ready Possession** Commercial Units, Shops and Spaces for Retail ideas.

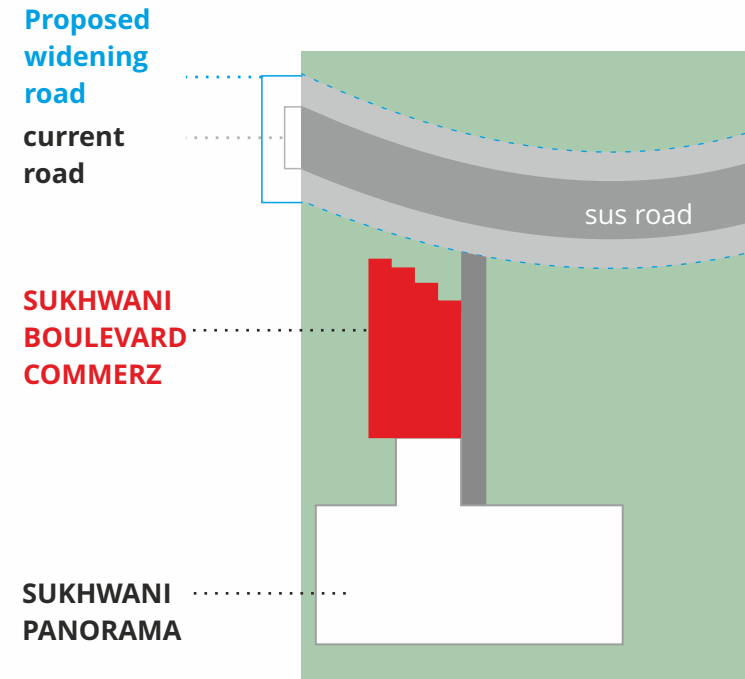
Boulevard is being conceptualized and developed by **Sukhwani Lifespaces**.

LOCATION

Sukhwani BOULEVARD Commerz is positioned such that it exploits the advantages of its location to the fullest. The visibility it enjoys is second to none. You just cannot miss Sukhwani Boulevard!

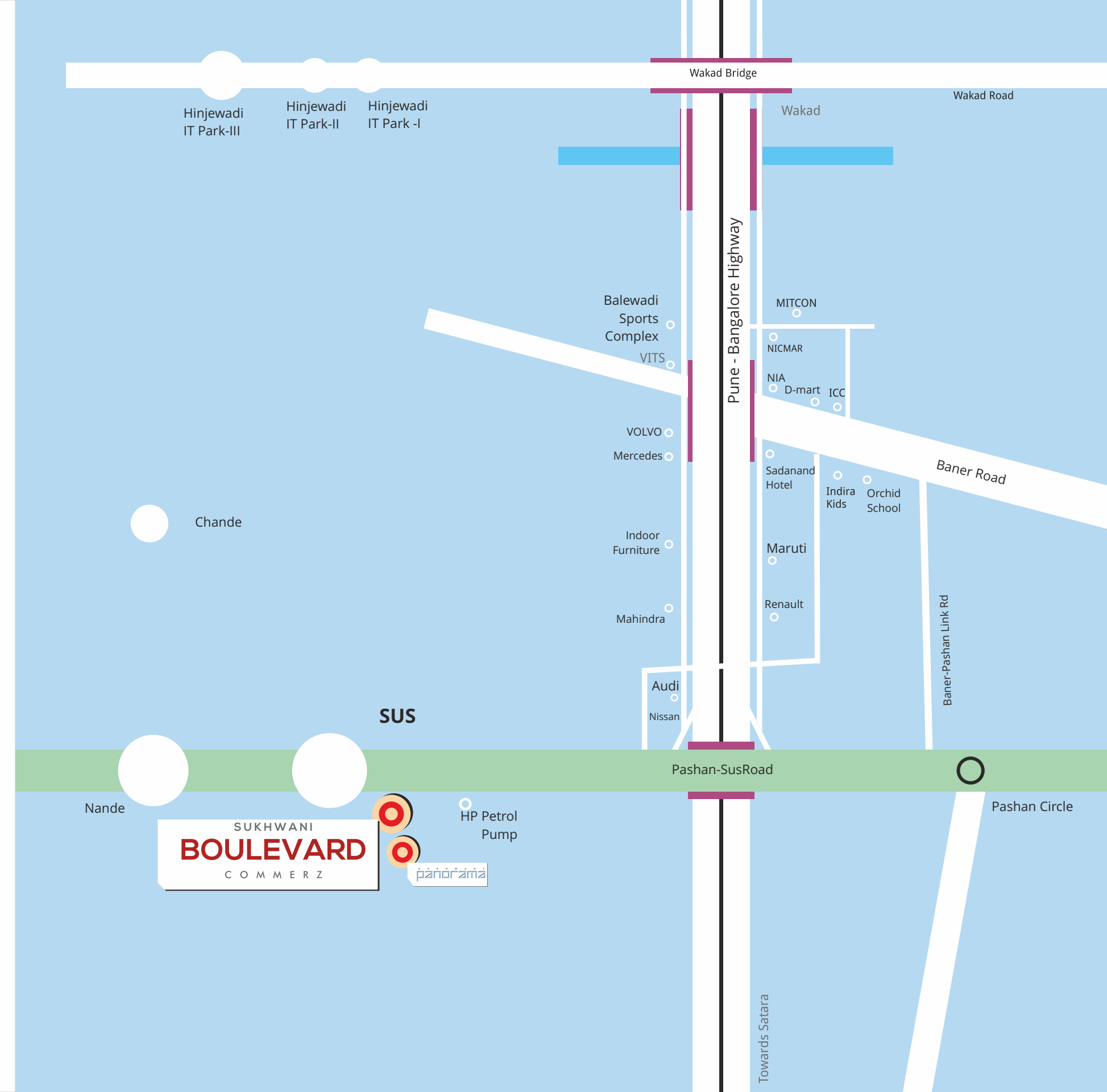
The proposed widening of the road makes Sukhwani Boulevard a road facing commercial development. At Sus, an area dotted with numerous high profile residential communities and much more in development, Sukhwani Boulevard is perfectly positioned to serve the population.

The SUS road connects to Hinjawadi, Pirangut, Lavale on one side and the Mum- Pune highway on the other. Aundh, Baner and Pashan are just a hop away. With huge civic infrastructure revamps planned and the great connectivity that this location offers, any venture at Sukhwani Boulevard will get an advantage that could be termed preferential vis-a-vis the competition !



LOCAL DISTANCES

Nissan Showroom	05 mins	Aundh	10 mins
Baner	10 mins	University	15 mins
Kothrud	20 mins	Shivaji Nagar	20 mins
Balewadi Stadium	10 mins	VIBGYOR School	05 mins
Sadanand Hotel	10 mins	Vidya Valley School	05 mins
Hinjawadi	10 mins	D Mart	10 mins
Express Way	15 mins	E Square Multiplex	15 mins



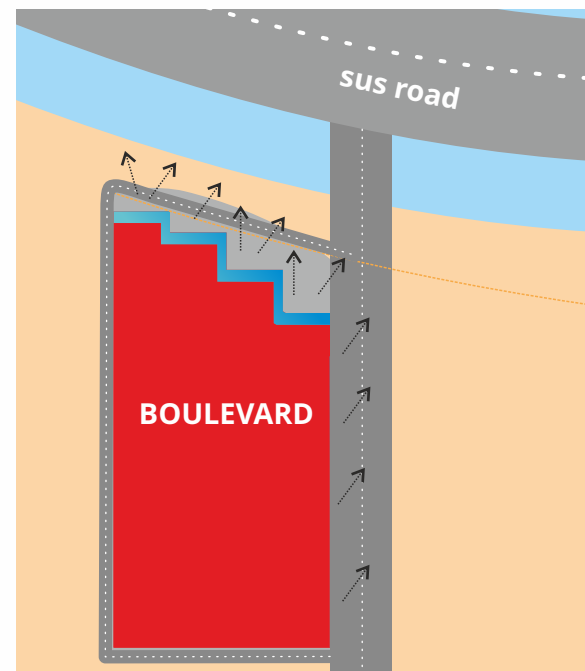
SHOPPING

READY CUSTOMERS

SUS enjoys a demography of primarily Sec A or higher residents across 50+ communities. BUT they DO NOT have developed shopping options. All activities are undertaken on Baner road or Pashan. This is a ready customer base that is waiting for a shopping experience catering to their class, their taste and convenience, in their neighborhood! The answer is Sukhwani BOULEVARD.

VISIBILITY

An impressive entrance lobby welcomes the shoppers and visitors. Boulevard fronts an approaching curve of the SUS road. The position and design gives it a strategic visibility that will be the envy of many a retail business! Traffic to Hinjewadi, Pirangut and Lavale passes here. The profile is mostly techies and students of Symbiosis, ISBM and other professional institutions.



FUTURE READY

The design is the high point of this development as is the function. The shops are high ceiling and have tall frontages. A uniquely designed Entrance Lobby for the Shopping Area invites the visitors. The Parking available to the visiting customers is a special highlight of Boulevard. Headache free parking is an automatic draw for the clients. The planners have created an inviting ambience within and movement of customers is in a relaxed yet stylish setting.

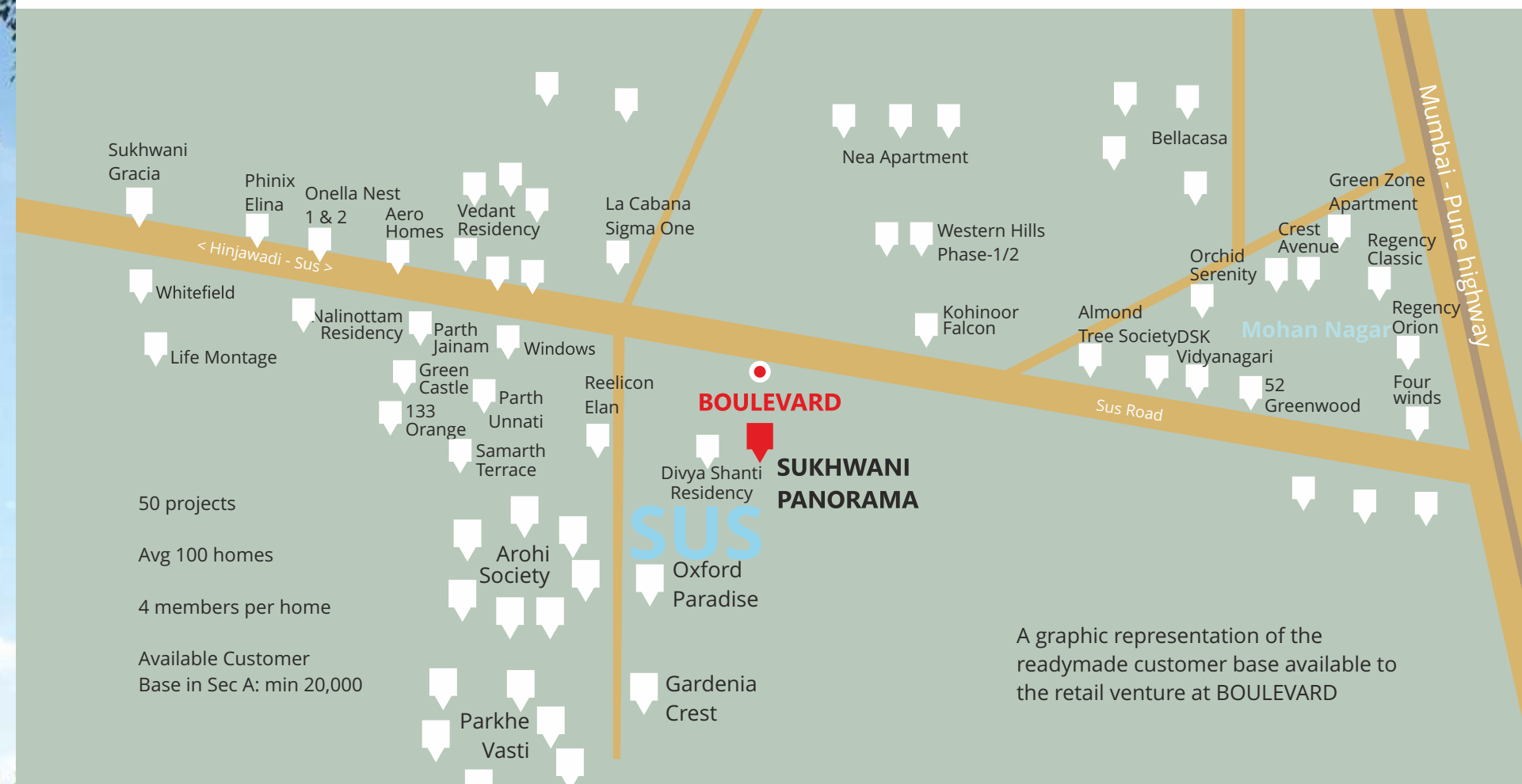


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SHOPPING



50 projects
Avg 100 homes
4 members per home
Available Customer Base in Sec A: min 20,000

A graphic representation of the readymade customer base available to the retail venture at BOULEVARD

SHOPS AVAILABLE

Level 1:	300 sft to 500 sft
Level 2:	400 sft to 500sft
Space available for Restaurant / Health Club on Rooftop	4000 sft (1000 covered + 3000 sft open)

BEST SUITED FOR

- Automobile Showroom
- General Stores
- Medical Shops
- Banks
- Mobile & Electronics Showrooms
- Restaurants

OFFICES

DESIGN

New Age, contemporary, modern...

This is an office complex where the focus is on providing a work space that is new world.

Well lit spaces dominate here. Natural light is in abundance. From work station bays to individual cabins settings, the office spaces here are easily customizable.



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LOCATION

Boulevard is located on Sus road in SUS. At 5 mins, it's just a hop away from the Mumbai - Bangalore highway. The Sus road further leads to Hinjewadi IT park and before that, it bifurcates towards Pirangut Ind Zone via Lavale. The relatively peaceful and green rolling landscape also lends a very nice ambience to work from.

OFFICE SPACE AVAILABLE

From 1000 sft to 6000 sft

These spaces are appropriate for:
Clinics, Medical Labs, Gyms, Accounting Firms,
Bank back-end operations, Co-Working spaces





OFFICES

AMENITIES

More than the spaces it's the facilities and the amenities that determine the quality of an office space. Boulevard aims to please.

Access:

Offices have devoted and controlled access.

Shopping visitors have separate exclusive access.



AMENITIES

Parking:

Parking is allotted to each office. There is ample parking to cater to the office goers. These spaces are secured and safe.

Washrooms:

The washrooms are modern in design and are managed privately and professionally.

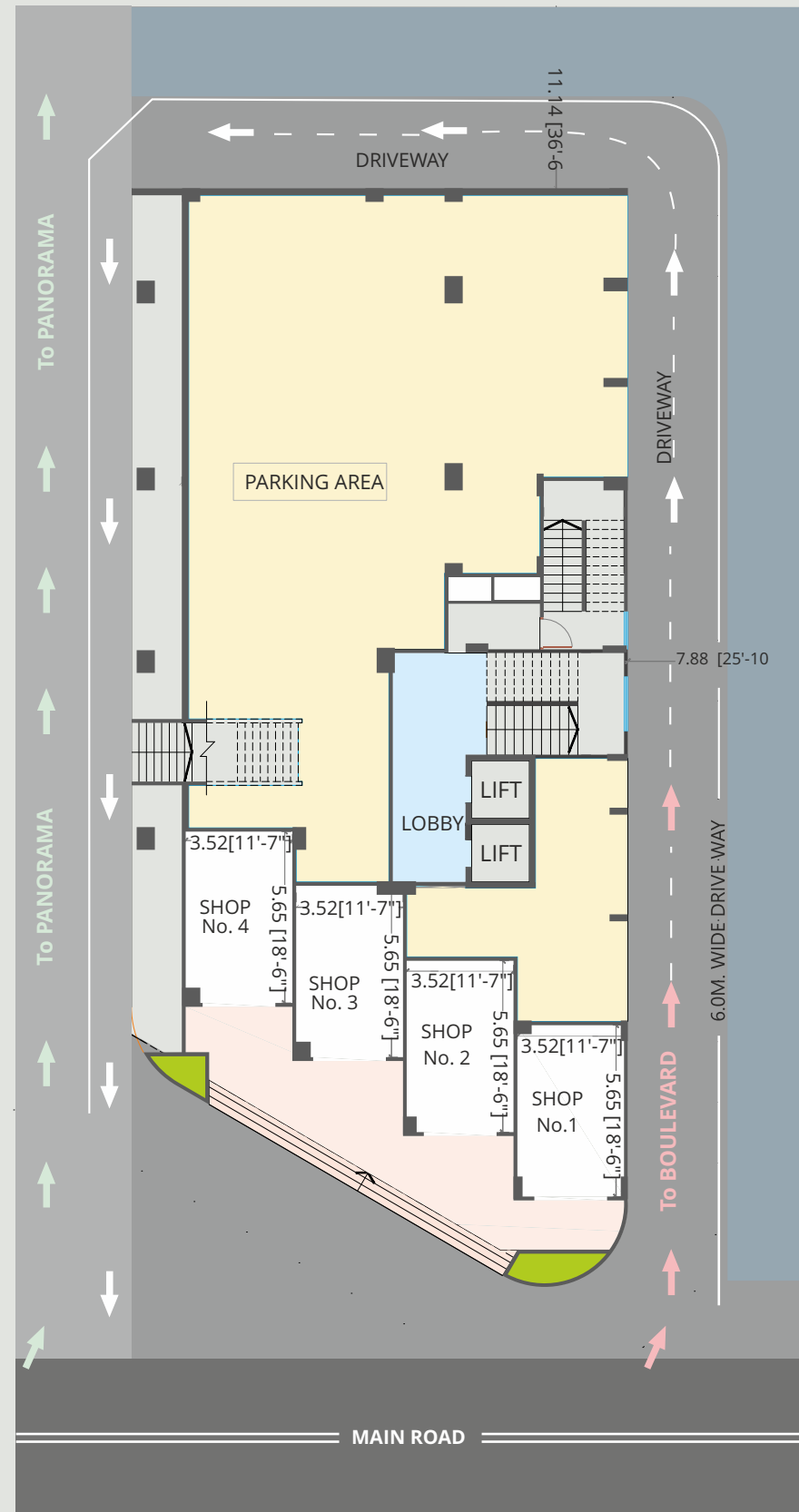
Ambience:

All common spaces are well lit and aesthetically appointed. There will be pause points, discussion corners and more. A perfect corporate environment will be created through the common areas for the offices

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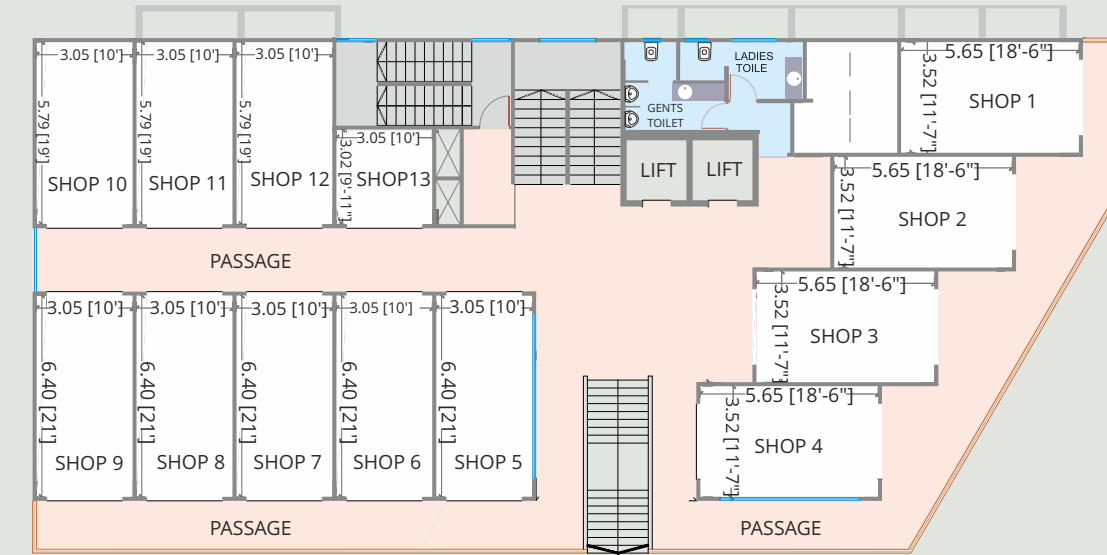


LOWER GROUND FLOOR



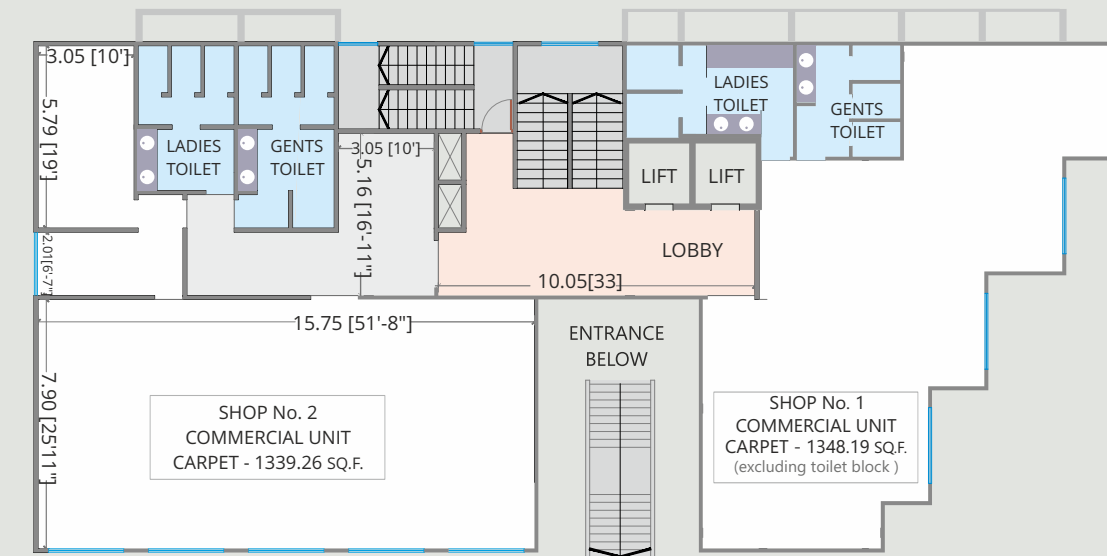
Shop Nos	Carpet Area	Saleable Area
01, 02, 03, 04	217.32	316

UPPER GROUND FLOOR



Shop Nos	Carpet Area	Saleable Area
01,02	217.30	316
03,04	220.55	320
05,06,07,08,09	216.57	315
10,11,12	193.43	281
13	102.26	149

FIRST FLOOR

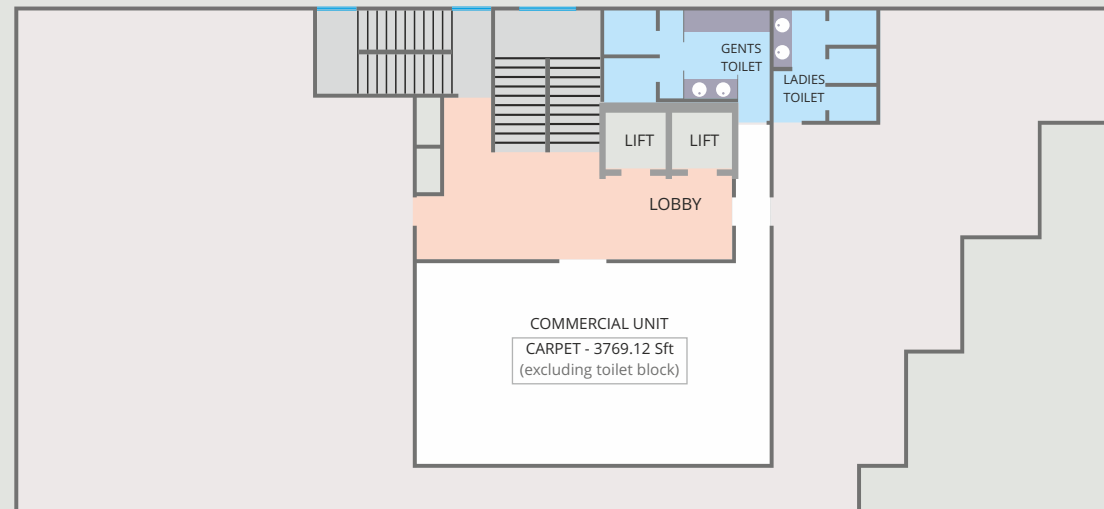


Commercial Unit Nos	Carpet Area	Saleable Area
01	1632.47	2368
02	2274.32	3298

2nd, 3rd & 4th FLOORS



5th FLOOR



Commercial Unit Nos	Carpet Area	Saleable Area
01	4380.09	6352

Commercial Unit Nos	Carpet Area	Saleable Area
01	1101.80	1598

SPECIFICATIONS

- Separate Ladies and Gents Toilet on all floors
- 13' ceiling height for upper ground shops
- 9.5' ceiling height for offices
- Three entrances to the building
- Sewage Treatment Plant
- Proposed Cafeteria
- Elegant Entrance Lobby



- 800x800 Vitrified tiles Internal Floors - Offices & Shops
- Granite and 600x600 Vitrified Floor tiles - Passages & Lobbies
- 600x600 Vitrified tiles - Washrooms
- Schindler Lifts
- Provision for DG Back up
- Fire fighting system
- Tremix / Paving blocks for Internal Roads



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SUKHWANI LIFESPACES

SUKHWANI BOULEVARD COMMERZ

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Other Projects

Sukhwani
Coloronic
Ravet

Sukhwani
Sepia
Wakad

Sukhwani
Scarlet
Waholi

Sukhwani
Saffron
Pashan

Empire Square
Chinchwad

Kingston Avenue
Pimple-Saudagar

43 Privet Drive
Balewadi

Architect: TKS Architects | Project Interior Designer: Ravi Shankar Architects, Mumbai
RCC: G. A. Bhilare | Landscaping: Ar. Shobha Bhopatkar | Legal: Adv. Prasanna Darade

Disclaimer: The brochure is only a conceptual presentation of the project and not a legal offering. The developers reserve the right for any deletions/additions in plans and elevations. All details are subject to change and all optional amenities other than the specifications are at extra cost.

BOULEVARD