

KOLTE PATIL DEVELOPERS LIMITED

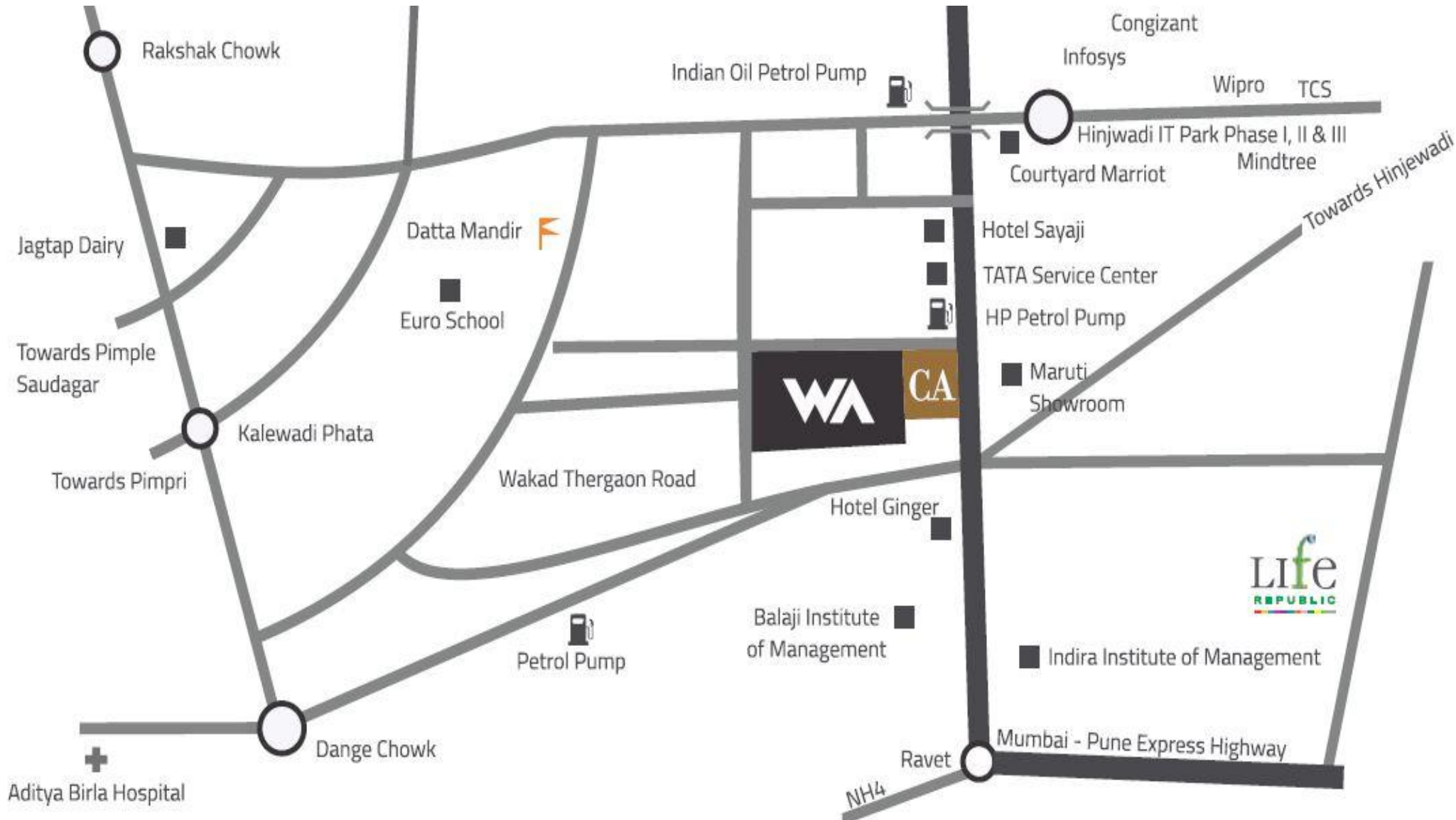
CITY AVENUE : SHOWROOM SPACE



ELEVATION

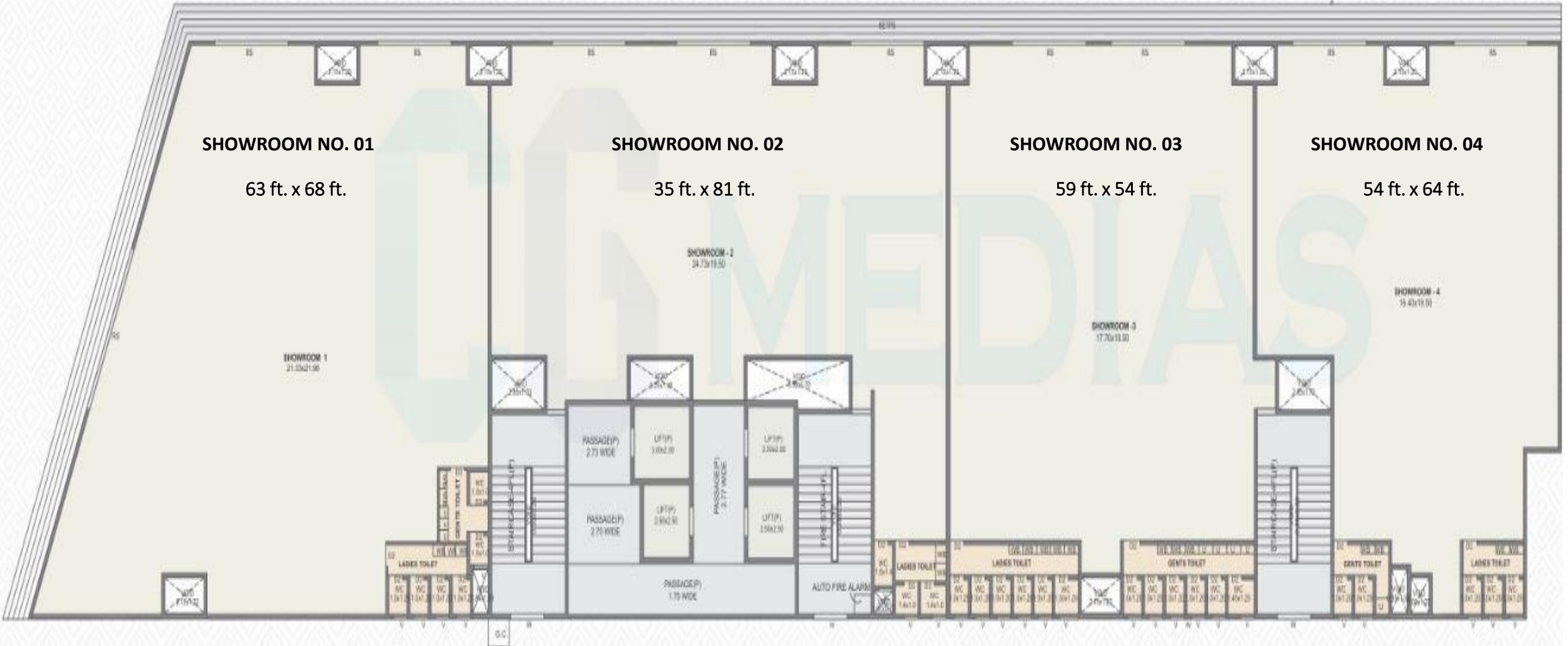


LOCATION MAP



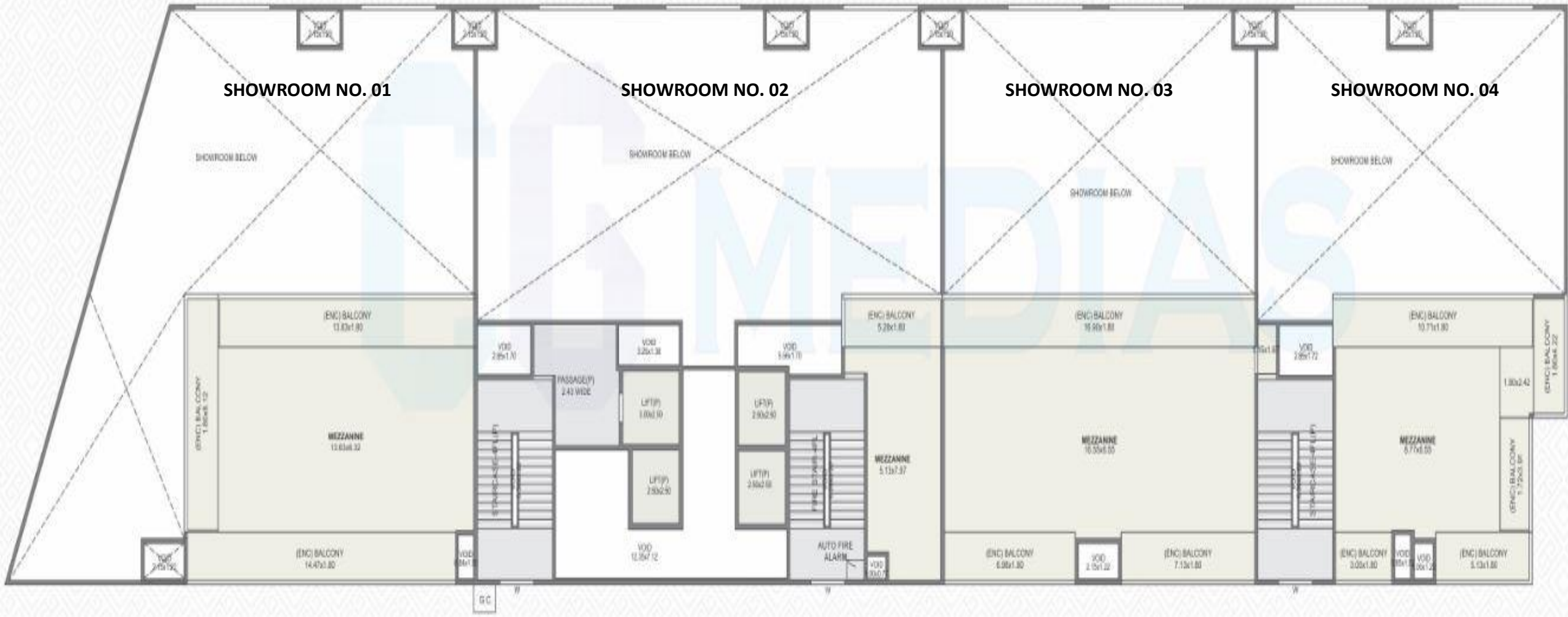
GROUND FLOOR PLAN - LAYOUT

GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN - LAYOUT

MEZZANINE FLOOR PLAN



AREA SUMMARY

Showroom No.	Carpet Area (Sq. Mt.)	Mezzanine (Sq. Mt)	Enclosed Balcony (Sq. Mt)	Total Carpet (Sq. Mt)	Total Carpet (Sq. Ft)	Total Saleable Area (sq ft)
1	388.13	85.99	58.63	532.75	5734.47	8314.98
2	304.15	31.15	8.33	343.63	3698.80	5363.26
3	317.60	104.96	50.04	472.6	5087.02	7376.18
4	263.47	55.46	47.17	366.1	3940.66	5713.96
TOTAL	1273.35	277.56	164.17	1715.08	18460.95	26768.38

INTERNAL DIMENSIONS

PARAMETERS	Showroom 1	Showroom 2	Showroom 3	Showroom 4
Road Frontage(ft.) approx.	68	81	54	54
Length (ft.) approx.	63	35	59	54
Width (ft.) approx.	68	81	54	64
Clear ht. (without mezzanine)	18.9	18.9	18.9	18.9
Clear ht. (with mezzanine)	9	9	9	9
Approx. Open Space for Parking in front of Showroom	15* 68	15*81	15*54	15*54

SPECIFICATION

BUILDING NAME	CITY AVENUE
Location Address	Survey no 131/132,Next to Jaquar Land Rover Showroom, Near Sayaji Hotel, Pune - Mumbai By Pass, Wakad, Pimpri-Chinchwad, Maharashtra 411057, India.
Google Pin	https://goo.gl/maps/9CwXhsht5vP2
Showroom Offered	4 Showrooms
Road Frontage	60 ft. (Approx. per unit)
Showroom Height	10 ft. without mezzanine & 9 ft. with mezzanine
Parking - 4 wheelers	(Floating Parking for all Showrooms)
Power Back up	150 Watts per Sq.mt on carpet
Loading & Unloading bay	As per norms
Toilet Blocks	Provision given
Signage provision	Provision given
Possession date	Ready Possession

EXTERNAL AMENITIES

COMMON AREAS FOR COMMERCIAL BUILDING :-

- Separate Entry and Exist Gates.
- Small Service Pathway.
- Separate Generator Backup.
- BMS Services – Basic.
- One Room for Electrical Paneling, Metering and Synchronizing Panel.
- Rain Water Harvesting (shared with Western Avenue Project).
- Plantation as per norms.
- Accessible Roof Top Terraces (common).
- UGWT.

SALIENT FEATURES

- Ready Possession.
- Located on Mumbai - Bangalore Bypass Highway, Next to Jaguar Showroom & Proposed Phoenix Mall.
- Exclusive Showroom Spaces available between 3700 Sq. ft. - 5735 Sq. ft. - Carpet Areas.
- Excellent road frontage of approx. 260 feet including all showrooms.
- Clear Height of showroom : 19 feet
- Suitable for Premium Electronics Store, Furniture Store, Restaurant Space, Automobile Brand, Banks, Diagnostic Centre, Branded Kitchen Brands, Apparel Brands , Super Store or for any other suitable purpose.
- Excellent Residential Catchment of approx. 900 families with expecting crowd of 3500 members with high disposable income, attached to the project premises.

THANK YOU!!!

