



Not just better housing...but better living, for all...

**Site address-**

7 Business Square, Ganeshkhind Rd.,  
Near Central Mall, Shivajinagar, Pune, 411016

MAHA RERA Registration No. P52100022523  
[maharera.mahaonline.gov.in](http://maharera.mahaonline.gov.in)



**7 BUSINESS  
SQUARE**  
A VISION OF PASSION

GET THE MIDAS TOUCH  
FOR YOUR BUSINESS WITH  
PUNE CBD's FIRST GOLD  
STANDARD BOUTIQUE OFFICES



Artist's impression

## MADE FOR SUCCESS STORIES, ETCHED IN GOLD.

No one but you knows the importance of getting wind under your wings with the perfect location that breathes business... day-in, day-out. No one but you understands how the Midas touch of complementing features, turns every endeavour to Gold. You have been there, right at the top. Yes, you have made a mark. And no one but you deserves the next big pedestal to write a success story, that's etched in Gold.





PRESENTING YOUR NEXT BIG OPPORTUNITY

PUNE CBD'S FIRST

GOLD STANDARD BOUTIQUE OFFICES.

Strategically situated in the buzzing Ganeshkhind, 7 Business Square is a development of 5-Star smart-size business spaces ranging from 767 sq. ft. To 1772 sq. ft. From its signature facade to world-class amenities, professional concierge services and more, every feature in this development is designed to offer more ease of business, and inspire more productivity. And being first of its kind, this is the big opportunity that will propel your business to new heights.

## THE GOLD STANDARD OFFERINGS


Air-conditioned main lobby with marble finish and chandelier  
Meticulous architecture for ample daylight and ventilation | IGBC Certified Green Building | Scenic view of Agricultural College ground | Limited offices per floor with glass facades and doorways | High-end retail frontage | Common lobby on each floor with AC, green spaces and elegant lighting | Double-height passages and cut-outs | Pune's first commercial rooftop lounge with amenities and cafe  
And more!





## 10 GOLDEN REASONS TO INVEST


### IN 7 BUSINESS SQUARE

After completing over 50 projects across five cities, we are now building schools, hotels and business spaces that are simply ahead of time.

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1 PRIME LOCATION  
PUNE'S CENTRAL  
BUSINESS DISTRICT
- 

2 GOLD-STANDARD  
BOUTIQUE  
OFFICES
- 

3 DESIGNED  
FOR  
EXCLUSIVITY
- 

4 UNIQUE  
ARCHITECTURE

- 

5 DETAILED INTERIORS  
FOR BETTER WORK  
ENVIRONMENT

- 


6 UPSCALE AMENITIES  
AND SOPHISTICATED  
INTERIORS

- 

7 GOLD-CLASS  
RETURNS: 3X RENTAL  
YIELD COMPARED  
TO RESIDENTIAL  
ASSETS IN THE  
NEIGHBOURHOOD

- 

8 IGBC-CERTIFIED  
GREEN BUILDING

- 

9 CONNECTED TO  
PUNE'S PRIME  
SUBURBS

- 

10 3-LEVEL  
UNDERGROUND  
CAR PARK



## PRIMUS

### SMART IN SIZE, SMART IN OFFERINGS.

**Starting from 767 sq.ft to 998 sq.ft Carpet**

Designed to achieve maximum space usage, these luxury offices are tailor-made for the genius young minds, aspiring to make it big.

### GOLD STANDARD FEATURES

Flexible space options | Column-less, well-ventilated spaces  
Glass facade | Scenic views with abundant natural light  
Private restroom





## MAGNUS

OPULENT SPACES, FOR MAGNUM OPUS BUSINESSES.

**Starting from 1118 sq.ft to 1772 sq.ft Carpet**

Adorned with extravagant space, these offices exude grandeur in their every aspect.

Simply perfect for the achievers with even bigger ambitions.

## GOLD STANDARD FEATURES

Super-spacious, lavish offices | Full glass facade

Strategically placed | Flexible size options

Column-less, well-ventilated spaces





Representative purpose only

**PUNE'S FIRST COMMERCIAL DEVELOPMENT WITH A LANDSCAPED ROOFTOP LOUNGE. NOW, THAT'S TRULY GOLD!**

**TAKE A BREAK IN THE SKY**

Leisure zones have now become an integral part of business spaces. You truly deserve a refreshing break from the busy work hours. What better than inspiring green views and clouds for company. It's a truly exclusive experience. The innovative lighting features here light up the ambience with a vibrant mood and the green spaces add an elegant finishing touch of unmatched beauty. Add to this the convenience of easy access to microwaves, freezers, coolers etc., and it turns out to be the perfect place for you and your employees to enjoy their lunch breaks and give their best when it comes to productivity.

**THE CLASS APART FEATURES**

- Breakout zones | Cafe and Bistros | Open workstations
- Soothing green views | Innovative lighting features
- Vast green views | Planters
- And more!





**MAKING BUSINESS AS USUAL...**

**EXTRAORDINARY**

At 7 Business Square, we are blurring the boundaries between business and recreation. At the same time, we believe in raising the bar by introducing new features to the fold. So unlimit yourself. Take a pause from meets for some yoga. If you have meet that has more members

Representative purpose only

than usual, you can bank on the common conferencing room that's equipped with the best of facilities.



**AN OPPORTUNITY TO OWN  
A HOLISTIC DEVELOPMENT,  
WITH HASSLE-FREE FEATURES.**

At 7 Business Square, we offer a solution for your every business need, so that you focus on your goal and reap the benefits of convenience.

### **YOUR SAFETY, OUR PRIORITY**

- Smoke Detectors
- Fire Alarms and Fire Rated Doors
- Sprinkler System
- CCTV Surveillance
- Smart Card Access
- 24/7 Manned Security

### **POWER BACKUP & AIR CONDITIONING**

- Provision of AC power point and outdoor units
- 100% Power Backup for Common Areas and Business Centre
- Inverter provision for Small Offices
- Air Conditioning in Lobby and Elevators

### **OTHER FEATURES**

- Automated Teller Machine (ATM)
- Printing, scanning and photocopying facilities
- Charging Booths
- PV for Common Areas on Terrace
- Frontage for Retail Spaces
- 3 Dedicated lifts of 13 passengers capacity each

### **PARK IT WITH EASE**

- 3 underground levels of Car and Two-Wheeler Parking
- Mechanical Car park
- Parking provision for 100+ cars and 300+ 2 wheelers
- EV charging facility
- Valet Parking available

### **COMMUNICATION & CONNECTIVITY**

- Intercom Connectivity in all Offices, Reception, Concierge and Security Points
- Provision for Lease Lines
- Wi-Fi at Designated Places
- D2H Systems

### **PROFESSIONAL FACILITY MANAGEMENT BY JLL**

- Concierge services
- Housekeeping
- Cleaning facility for facades and premises
- Common washrooms on the ground floor separate for gents and ladies
- Cigar Lounge
- Yoga and Meditation Zone
- Breakout zone for games like Table Tennis, Cards, Chess, Carrom, etc.
- Café Bar with Lounge Sitting and Self Help Pantry
- Vending Machine
- Air Conditioned Grand reception Lobby on Ground Floor and Designer Lobbies on each floor



## INTELLIGENCE, INSIDE OUT

At 7 Business Square, we've raised the bar to craft a commercial space that's an exceptional confluence of beauty and functionality. Through the introduction of cutting-edge features, this structure harnesses the power of nature. On the other hand, the safety and security promise complete peace of mind

**IGBC-certified building:** One of the rarest buildings to receive an IGBC certification with eco-friendly features. In other words, it's a commercial space that introduces sustainable luxury

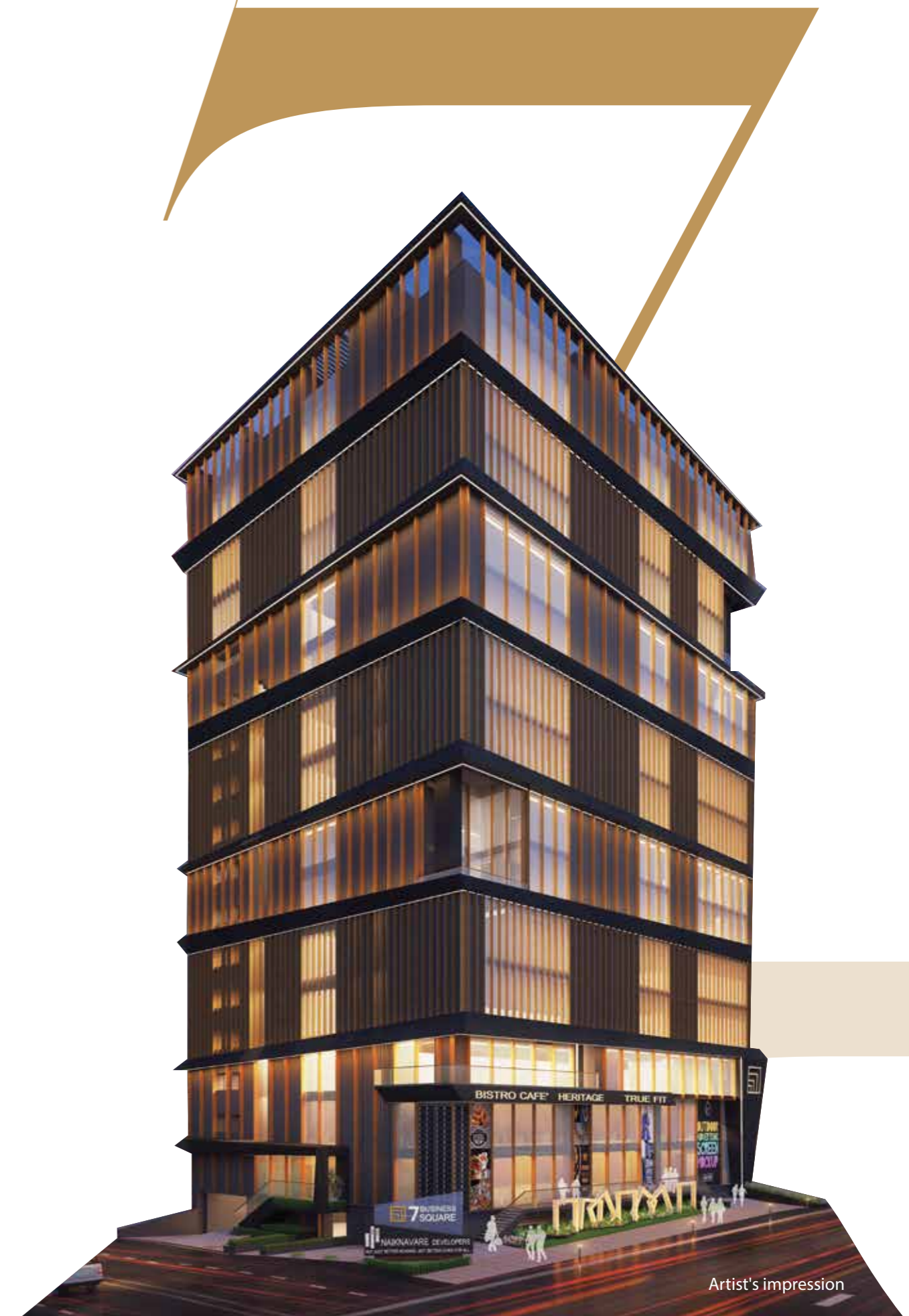
**Cutting-edge façade design:** This design promises thermal efficiency, optimum day lighting, natural ventilation and advanced acoustic design

**Vertical fins:** Ensures optimum sunlight and keeps the heat at bay

**Plumbing efficiency:** 30-50% water is saved and reused

**Fire safety:** The structure follows fire-safety norms and has all certifications in place

**Max savings on operational costs:** This modern-day structure is designed to create a sustainable work environment. The common energy consumption is reduced by a 10 kW solar generation system.





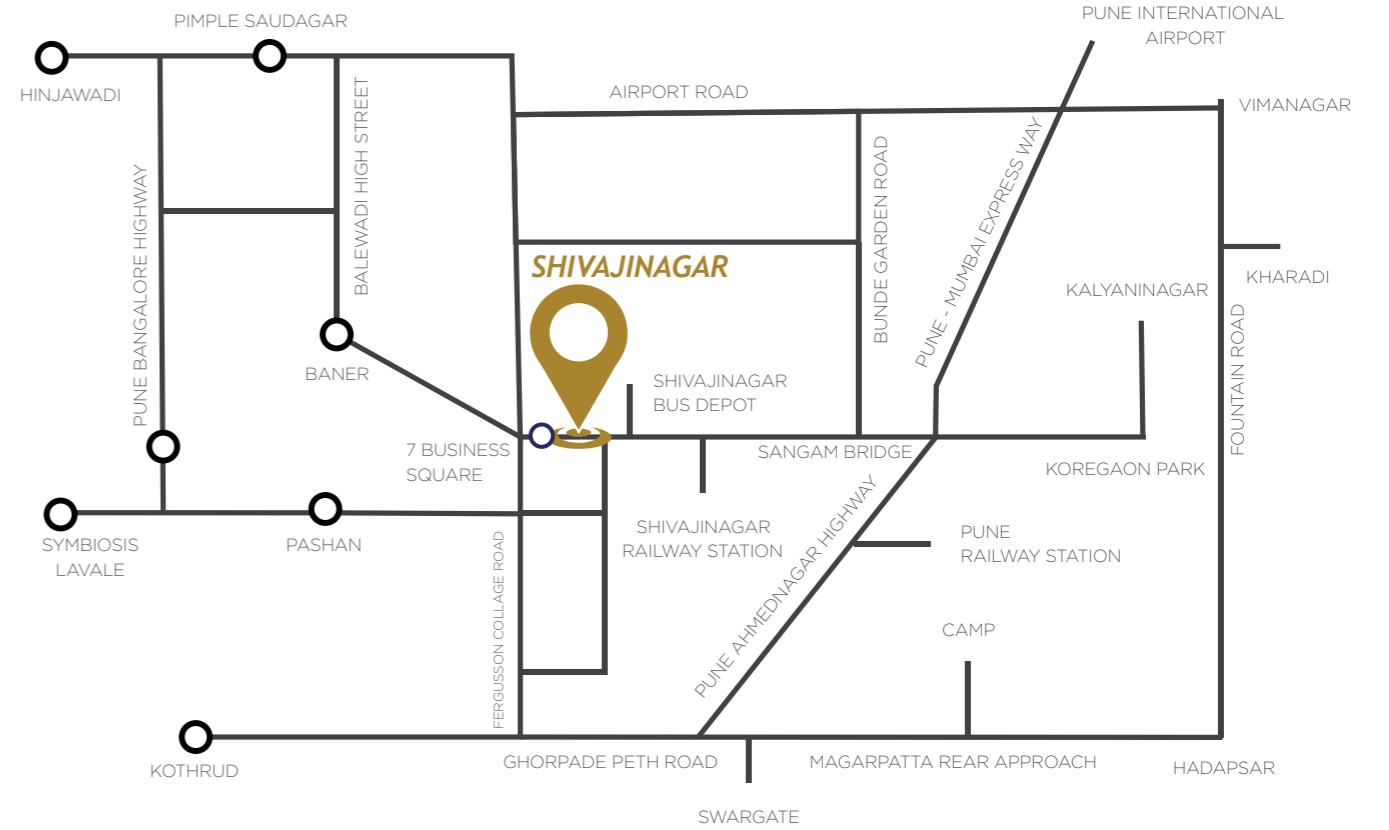
# SHIVAJINAGAR

## THE CENTRE OF ATTRACTION.

Grab this opportunity to own a space in Shivajinagar - one of the most business-friendly and buzzing locations in Pune. The location takes pride in its excellent connectivity, that is all set to get even better with the upcoming Metro Station. The metro route will seamlessly connect Ganeshkhind to Pune's prime destinations, making it an investment hotspot, that will reap rich dividends for you in the near future.

## A GOLDEN LOCATION

Just 1 Km from Shivaji Nagar Metro Station | Renowned educational institutes, malls and multiplexes in the vicinity  
Quick access to Hinjawadi IT hub



### MALLS

- Pune Central - 1 min
- The Pavillion - 5 mins
- Shoppers Stop - 15 mins
- E-Square - 5 mins
- Westend Mall - 21 mins

### TRANSPORT

- Shivajinagar Bus Depot - 5 mins
- Shivajinagar Railway Station - 5 mins
- Pune Railway Station - 12 mins
- International Airport - 26 mins

### ENTERTAINMENT

- WIE Sports Complex - 6 mins
- PYC Hindu Gymkhana - 11 mins
- Deccan Gymkhana - 11 mins

### HOTELS

- Pride Hotel - 2 mins
- JW Marriott - 4 mins
- The E-Square Hotel - 6 mins
- Ramee Grand - 7 mins
- Gordon House - 7 mins



### EDUCATION

- Pune University - 6 mins
- Symbiosis College - 6 mins
- COEP - 8 mins
- ILS - 10 mins
- Fergusson College - 10 mins



### HOSPITALS

- Oyster & Pearl - 4 mins
- Hardikar Hospital - 6 mins
- Sancheti hospital - 6 mins
- Orchids Hospital - 7 mins



### ADMINISTRATIVE INSTITUTIONS

- Shivajinagar Police Station - 2mins
- Shivajinagar District Court - 6 mins
- PMC - 7 mins



### BANKS

- ICICI Bank - 4 mins
- Federal Bank - 6 mins
- Canara Bank - 8 mins
- Bank of Maharashtra - 8 mins
- State Bank of India - 9 mins



### RESTAURANTS

Over 200+ restaurants & food joints to choose from





Not just better housing...but better living, for all...

CREATED BY A BRAND WITH THE MIDAS TOUCH

NAIKNAVARE DEVELOPERS

At Naiknavare Developers, we understand that purchasing a home or commercial space is more than just moving into a new space. It is the realisation of an extraordinary dream. This is why customer-centricity is the essence of our brand. We comprehensively understand your requirements and bring your aspirations to life. Over the decades, Naiknavare Developers has consistently delivered excellent spaces across 5 city's and various verticals such as residential, commercial, retail, hospitality and Educational center's.

**50+ Projects Completed | 3+ Decades of Industry Leadership**

**15 Million sq. ft. of Built Assests | 3.1 Million sq. ft. Under Construction**

**4.8 Million sq. ft. Under Planning | 300+ Skilled Professionals**

