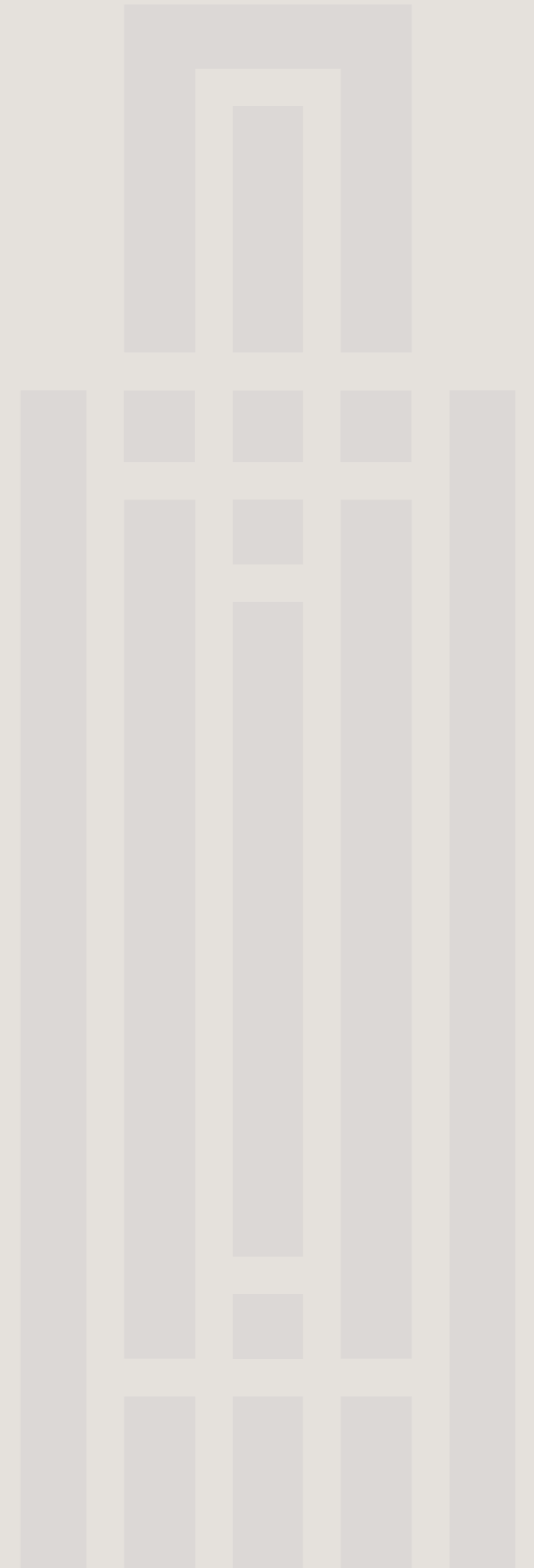


 INDECO  
**PRIMUS**  
NAL STOP, KARVE ROAD, PUNE

YOUR  
POWER  
CENTRE





Conceptualised as an address that will transform the location into a hub of growth, Indeco Primus brings a design-driven approach to a prominent corner site in the heart of the bustling Nal Stop on Karve Road.

Built in collaboration with renowned architectural studios - Veekas and ANA, the idea behind the project is to create a landmark that adds value to the lives of people, and delivers much more than work spaces.

True to the concept of an ideal business office, the project is centrally located, saves travel time, and is designed for more work efficiency. While your work space here will reflect your commitment, the office building will represent what you stand for - attention to detail, efficiency and functionality.

**After all, where you do business, makes it your ultimate power centre.**

## PRESENTING INDECO PRIMUS. AN OFFICE ADDRESS THAT EMPOWERS YOU.

Boutique Office at Nal Stop on Karve Road,  
the nerve centre of Pune.

Indeco Primus is a commercial development designed to exacting international standards with all the facilities and comfort a business seeks. Located amidst the affluent neighbourhood of Karve road, this premium project is thoughtfully planned to maximize utility and efficiency through space.

With a beautifully designed external brick facade and prime locational advantages, this sought-after business address today will become a prominent landmark tomorrow.

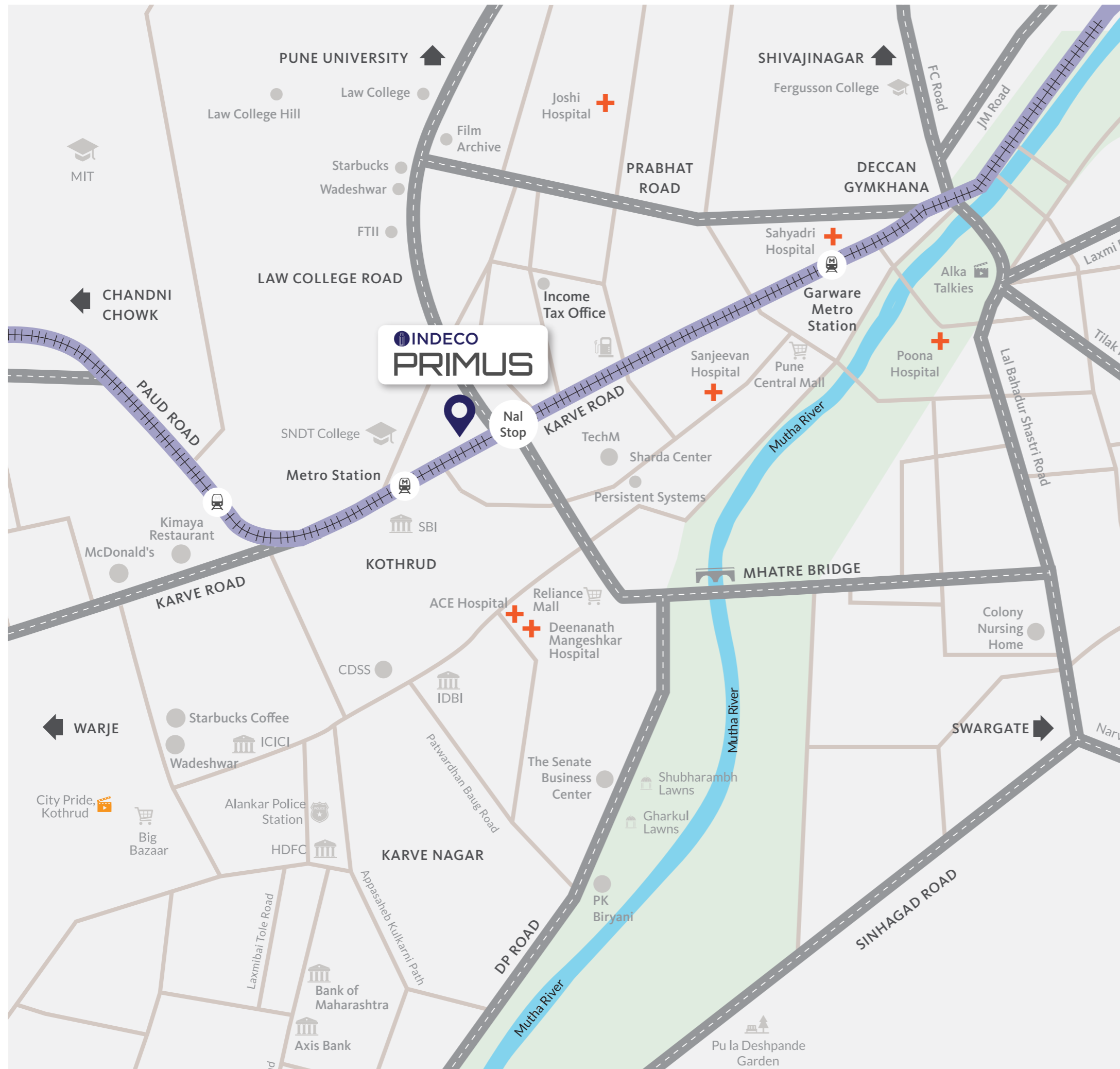
### A PROMINENT LANDMARK

38,200 sq.ft. of Boutique Office development

6 Storeys + Terrace Garden

2 Wheeler Basement + 3 Tier Mechanised Car Parking





## THE PRIVILEGE OF HAVING TIME ON YOUR SIDE.

Karve Road is one of Pune's busiest commuting routes connecting the central business district of Deccan to the leafy residential suburb of Kothrud in Pune west. Its fast connectivity ensures that you can reach the Railway Station, the Pune-Mumbai Expressway and the Airport quickly.

Located next to the Nal Stop Metro Station, it offers direct access to all areas of Pune. By road you have close proximity to Swargate, Sinhagad road, Karvenager, Kothrud, Deccan and University road. Resulting in less commuting time and more productive hours at work. Indeco Primus will bring you a work-life balance like no other.

## STRATEGICALLY LOCATED AT NAL STOP, PUNE

### KEY DISTANCES

Metro Station	0.2 km
Deccan	2 km
Kothrud	3 km
Shivajinagar	4 km
Swargate	4.5 km
Chandni Chowk	6 km
Railway Station	6.5 km
Pune Airport	14 km

# POWER LUNCH OR POWER BREAK, GET THE BEST OF BOTH.

Indeco Primus has excellent social infrastructure around, to take care of all your social needs and everyday comforts. You could either order-in food from one of the many restaurants around and have a working lunch, or take your clients out for a business dinner. Likewise, you can take a meaningful break and go for a stroll in the green surroundings or watch a friday evening show with colleagues. Simply put, you can strike the right balance even at work.

### ENTERTAINMENT, F&B

- City Pride Kothrud
- Starbucks
- Wadeshwar
- Samudra Hotel
- Nisarg Hotel
- Central Mall
- Reliance Mall
- Coffee Nation

### HEALTHCARE

- D. Mangeshkar Hospital
- Sahyadri Hospital
- Joshi Hospital
- Poona Hospital
- Sanjeevan Hospital
- Krishna Hospital
- Ace Hospital

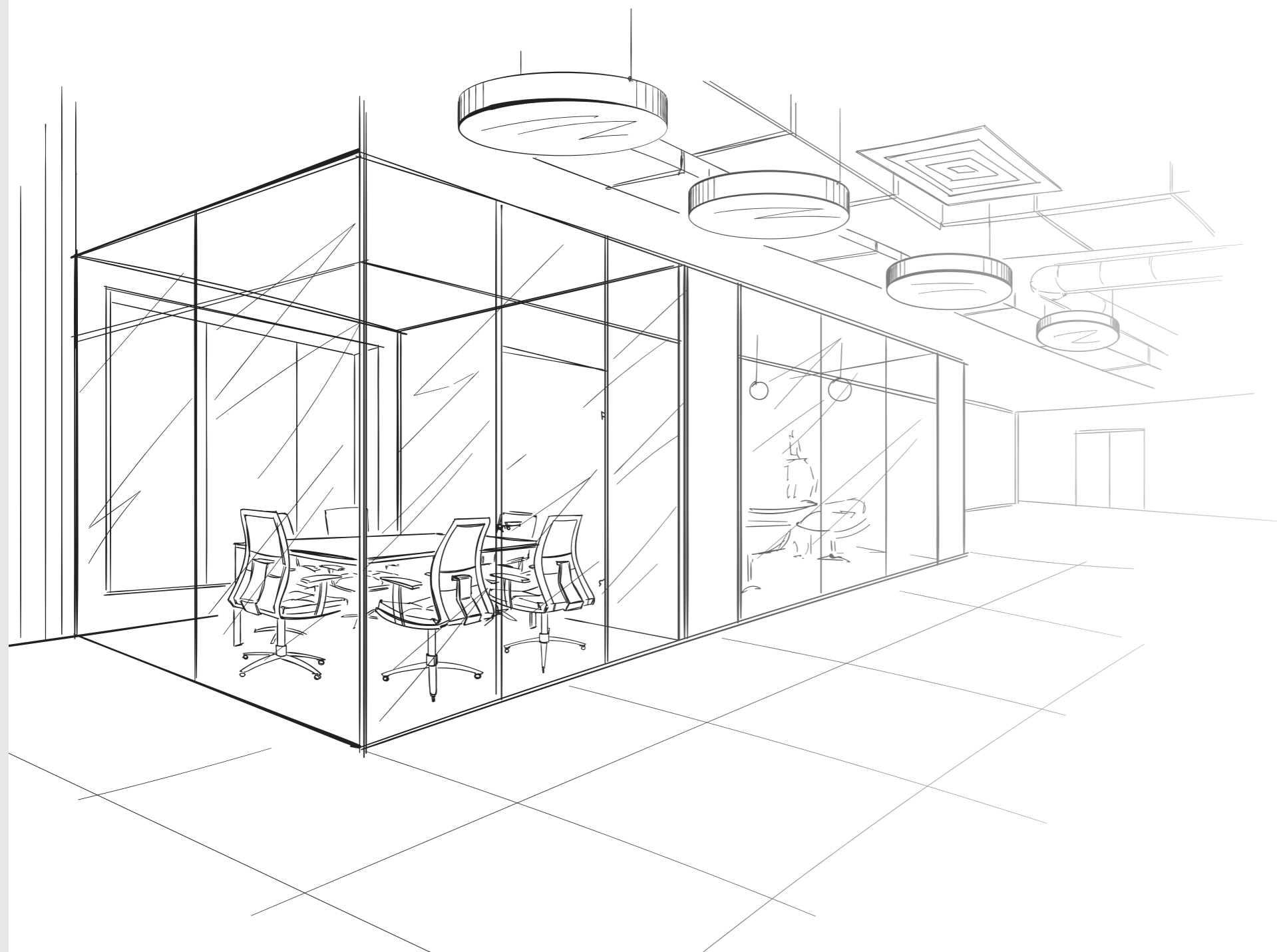
### BANKS

- SBI
- ICICI Bank
- HDFC Bank
- IDBI Bank
- Bank of India
- Saraswat Bank
- Cosmos Bank



## DESIGNED FOR OPTIMUM PRODUCTIVITY

Conceived as a people-centric workplace, Indeco Primus provides the perfect blueprint to support your work needs. While the large span column grids and modular offices will provide space flexibility, the well-designed parking, lobby and amenities will bring comfort to your everyday routine. Plus, with a central core design your office interiors will have maximum natural light and ventilation with high performance openable windows. Move in and move up to the next level of productivity.



## SUSTAINABLE ELEMENTS FOR A BETTER PLANET



Natural light and ventilation



Water-saving fittings



Use of recycled materials



LED lighting



Energy-efficient electrical fittings



Local material to reduce material embodied energy



Basic lifestyle amenities within 1 km radius



Low VOC paints, adhesives and sealants





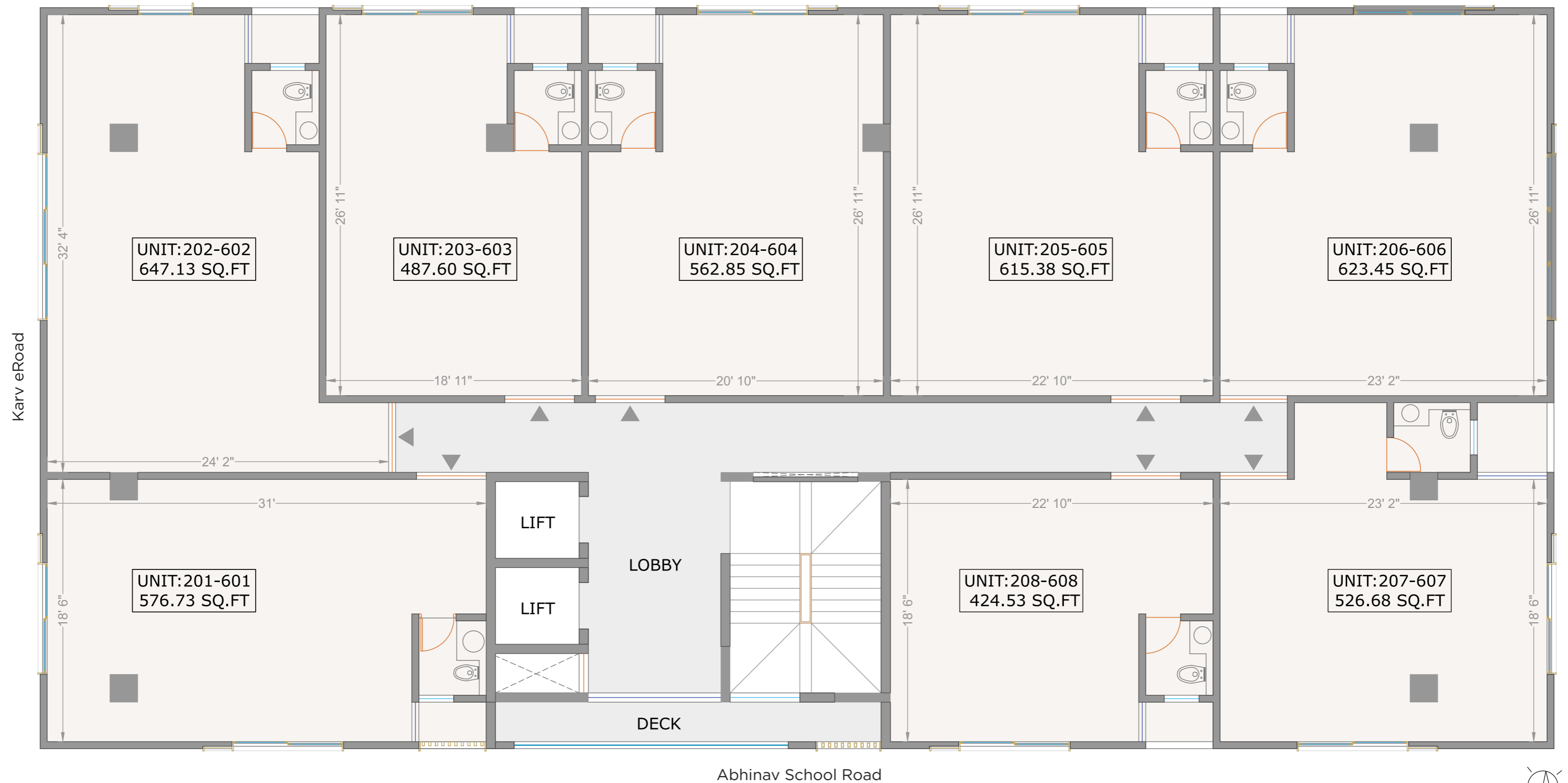
## FLEXIBLE FLOOR PLANS TO LET YOU PLAN YOUR SPACE.

Boutique Offices 425 sq.ft. to 650\* sq.ft carpet

The office floor plans at Indeco Primus come in a wide range of modular sizes, so that you can create your best-fit size to suit your workspace needs.

### 1<sup>st</sup> Floor

Unit	101	102	103	104	105	106	107
Product Code	836R	938R	707R	816R	892R	904R	836R
Sq.Ft.	576.73	647.13	487.60	562.85	615.38	623.45	576.52



## FLEXIBLE FLOOR PLANS TO LET YOU PLAN YOUR SPACE.

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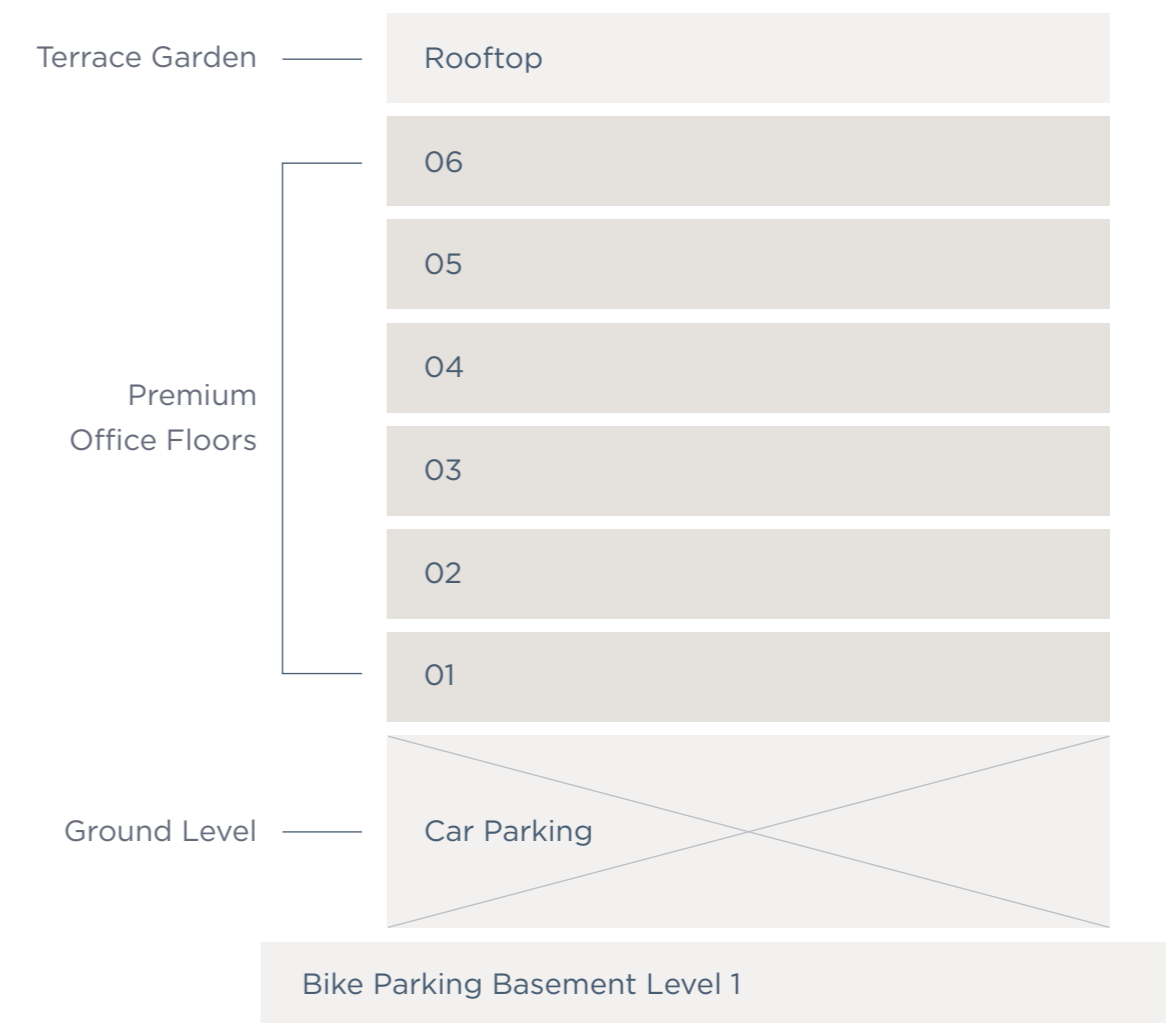
### Typical Floor

Unit	201	202	203	204	205	206	207	208
Product Code	836C	938C	707C	816C	892C	904C	764C	616C
Sq.Ft.	576.73	647.13	487.60	562.85	615.38	623.45	526.68	424.53





## TOWER A



## ADDING COMFORT TO EVERYDAY WORK LIFE.

The amenities and facilities at Indeco Primus will make sure that office hours are truly stress-free. Result being, you and your colleagues can have an ecosystem that is cheerful, and conducive to growth and success.



Designer Arrival Lobby



Terrace Garden with hill views on one side and the cityscape on the other



Dedicated Lunch and Interactive Leisure Area



100% Car Parking  
2x Bike Parking



Multi-level car parking system



Power backup and security in all common areas



Two automatic Lifts



Toilets & Pantry for Individual Units



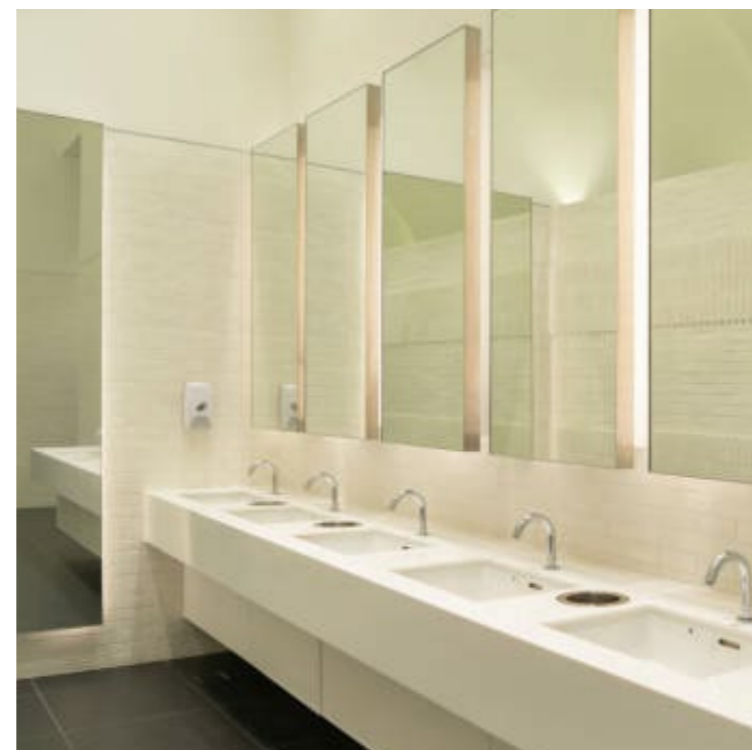
Rain Water Harvesting System



Seismic Resistance Structural Design



Artist's impression



## BEST-IN-CLASS INTERNAL SPECIFICATIONS



### FLOORING & DADO

- Vitrified tiles in all offices
- Matte finish Vitrified tiles and dado in all toilets



### DOORS & WINDOWS

- Laminated doors with Yale rim locks
- Sound insulated openable Aluminium Windows



### ELECTRIFICATION

- Provision for Inverter backup for every office
- Concealed Copper Wiring with Modular Switches
- AC point and provision in the all offices
- Exhaust Fans in all toilets



### TOILETS

- Private toilets for each office
- Concealed plumbing
- Water saving fittings
- Premium CP fittings
- Premium quality wash basin and european wc



### WALL AND CEILING FINISHES

- Brick cladding with sand faced plaster finish for external facade
- Gypsum finished internal walls
- POP finished ceiling



**Creating landmarks through quality and innovation.**

Indeco, formerly known as Gaikwad Girme group has developed over 10 lakh square feet of prime real estate in Pune since 1990. With an array of landmark projects across the city, we have cemented our place as of the most trusted real estate developers in the market. Our portfolio spans across high-end residential development, commercial office spaces, IT parks, built-to-suit projects as well as educational institutes.



**Built to Inspire**

Previously known as Antarkar & Joshi, our journey started in 1989 with a vision of building living spaces that are sanctuaries of positivity and happiness. With over 45 projects, and more than 4 lakh square feet of construction successfully delivered in some of the most premium locations of Pune, AJ Realty has proven its expertise in projects spanning from luxury residential development to office spaces and commercial showrooms.

## **BROUGHT TOGETHER BY THE INDUSTRY'S FINEST MINDS.**

**Vikas Bhandari (Veekas Studio)**  
Design Architect

**ANA (Avinash Nawathe Architects)**  
Architect

**G.A. Bhilare**  
Structural Consultant

**Jain Kinkar & Company**  
Legal Advisor

**Siddhivinayak**  
MEP Consultant

**Madhav Limaye Consulting**  
PMC

**Pivotal Design**  
Brand Consultant

**Skyline Sales**  
Strategic Partner

 **MahaRERA Registration No.**  
P52100050722



Disclaimer: This Brochure is purely conceptual and indicative and not a legal offering. Indeco Primus reserves the right to add, delete or alter any details.





#### **SITE OFFICE**

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