

SAGAR[®]
P R O P E R T I E S
BY KANUBHAI SAGAR

Sagar Properties
A Brand That Has
Delivered A Prodigy

SAGAR PROPERTIES is the renowned real estate brand that has created Water's Edge. Standing tall on 12 acres this eye-pleasing prodigy has become a landmark in Pimple Nilakh ! Water's Square, the next phase commercial development of this project, is a befitting compliment to this magnificent creation. The project philosophy was to offer Pune homebuyers a product that would deliver a premium lifestyle at the appropriate price point. This has attracted the right occupant mix of over 250 elite families living

GET SMARTER!



PROSPERITY RE-INVENTED

@ PIMPLE NILAKH

Welcome to Water's Square. Strategically located on New Wakad - Baner/Balewadi DP Link Road, Water's Square will be Pimple Nilakh's largest commercial office tower with anchor retail. A sprawling business zone spread over a block of 52000sq.ft, Water's Square is designed to elevate your workspace for maximum performance. Whether it is next gen offices spaces drenched in natural light or pleasant surroundings that nurture creativity, every square feet at Water's Square is thoughtfully designed to ensure a working environment of global standards.

This project is built-up and spread across 182000/sq.ft and provides direct access not only to the main arterial Baner Road, but Aundh, Balewadi as well as Mumbai Bangalore Highway.

With ample 2 level basement car parks, the tower offers a unique opportunity to retail anchors at the first three levels and four double height rooftop duplex indoor/outdoor terrace restaurants with stunning views of the cityscape and natural surroundings.





**Interior design of walkway*



LOCATION

- Pimple Nilakh – The new Heavy Weight Pin-Code.
- A top-class cosmopolitan locality – home to HNIs, expatriates and NRIs and some of the best business and professional minds.
- Strategically located at the mid-point of a high flowing road with beautiful landscaping and distinctive signage.
- Well connected with renowned schools, lifestyle conveniences and healthcare facilities.
- Located on the New Wakad - Baner/Balewadi DP Link Road with quick access to the main arterial Baner Road, Aundh, Balewadi as well as Mumbai Bangalore Highway.



STRUCTURE

- A dominant business landmark standing tall at 30.6m and built-up and spread across 182000/sq.ft
- Ground, First & Second floor of premium retail and F&B spaces - Four roof-top restaurants
- Vibrant commercial zones on 3rd, 4th & 5th floors
- Segregation between Retail and Office Spaces
- Straight line architecture with large windows for natural light and ventilation



ENVIRONMENT FRIENDLY BUILDING

- Located close to the river side and with the premium Water's Edge residential complex
- Soothing surroundings and pleasant weather all year round
- Specially designed to let the light and air play to create a cozy work zone
- Rain water Harvesting
- Green Landscaping
- Solar roof-top



UTILITY

- Granite cladding for lobby considered full height
- False ceiling for common passages
- Armstrong grid ceiling for toilets
- Antiskid vitrified tile for common toilets
- Partition system between W.C. in common toilets
- Office front will be Aluminium framing with 6mm clear glass
- Internal Plumbing - CPVC / PEX Plumbing
- CP and sanitary fittings Jaguar / equivalent
- SOLAR ROOFTOP for common areas



FIRE SAFETY

- Fire resistant doors
- Wet risers
- Hose reel
- Sprinklers
- Hydrants



**Interior design of lift lobby*



PARKING

- 2 levels of abundant car parking
- Ample 2 wheeler parking



BACKUP

- 100% DG backup for common areas
- Telecommunication line provided with the building along with broadband internet connectivity
- Provision for cable TV connection
- 100% DG backup available for all office units at additional cost



INTERIORS

- Vitrified flooring in lobby
- Vitrified / Marble / Granite flooring in common areas
- Vitrified tile 600 x 600 for flooring of office units
- Dedicated entrance lobby for all office floors



WORKSPACES

- Dedicated 3rd, 4th & 5th floor comprising of workspaces and collaborative zones
- 28 commercial offices ideal for a wide range of professionals & enterprises
- Customizable workspaces designed for productivity ranging from 52 to 214 sq. mt (560 to 2302 sq.ft)
- Chill-out zones and leisure spaces for work-life balance
- 4 passenger elevators and 2 service elevators assigned to the commercial zone



SECURITY

- Building security and access control for offices
- CCTV surveillance in all common areas

CHOOSE BETTER!



THE WATER'S SQUARE ADVANTAGE

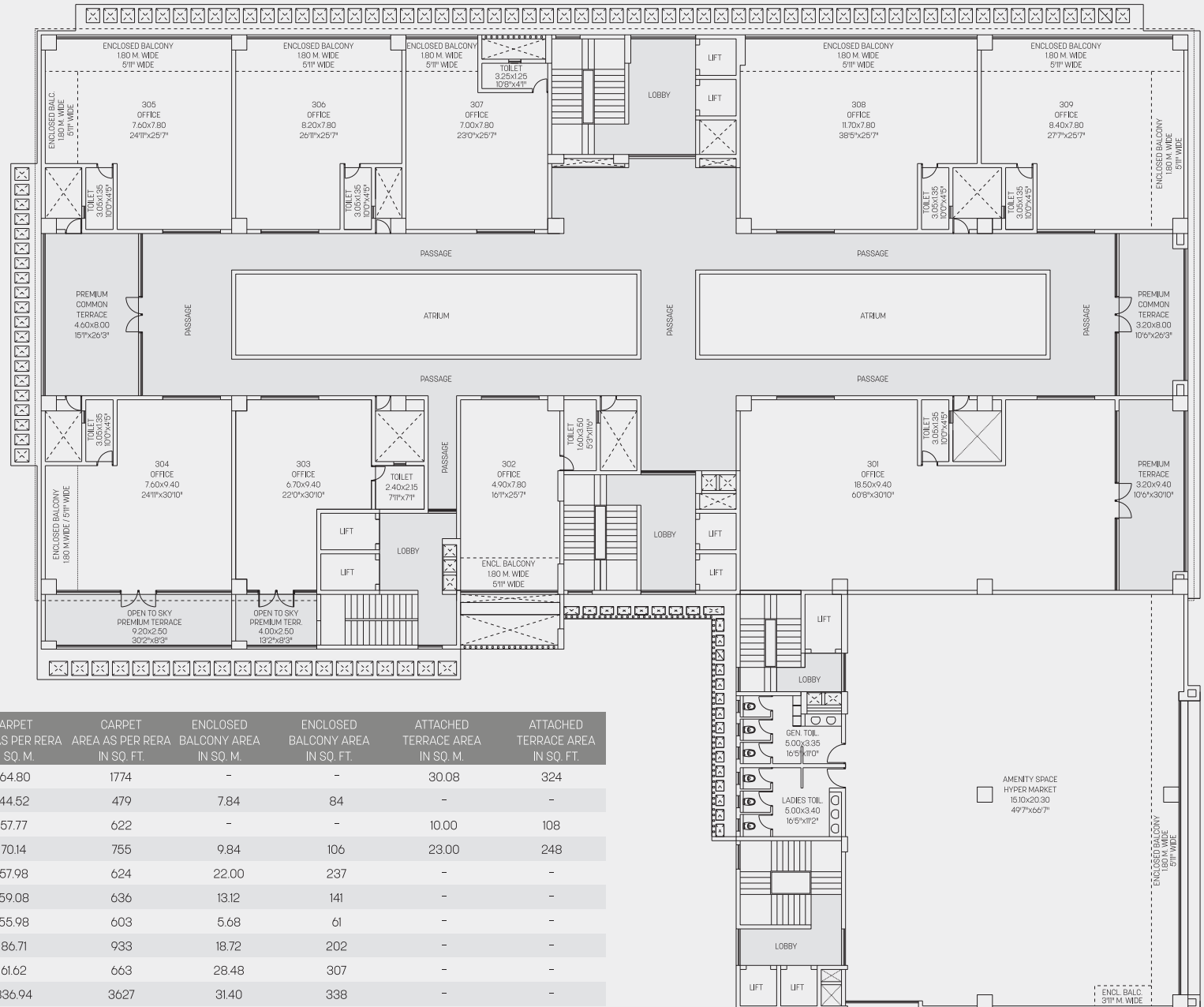
- Soothing surrounding that offers a pleasant environment
- Diverse office spaces which can be combined to make large workspaces
- Four rooftop restaurants
- Common terrace as chill-out zone
- Dedicated elevators for each section with one large common service elevator
- Large windows for natural light and ventilation
- DG backup for common areas
- 100% DG backup available for all office units at additional cost
- Adequate common LED lighting

WORKSPACES RE-INVENTED @ PIMPLE NILAKH

Imagine lavish business spaces matching the luxurious work environments that you have seen abroad. These are completely relaxed yet professional workspaces, offering the right balance between work and recreation. Where nature and state-of-the-art work amenities come together to re-invent and revitalize not just your business, but your spirit as well. With dedicated service shafts for electrical cabling and HVAC along with provision for AHUs on service ledge, these modular offices are ready for you in convenient sizes of 52 to 214 sq. mt (560 to 2302 sq.ft) to suit every need.

Set up an efficient office or a collaborative workspace simply by selecting from the options mentioned inside.





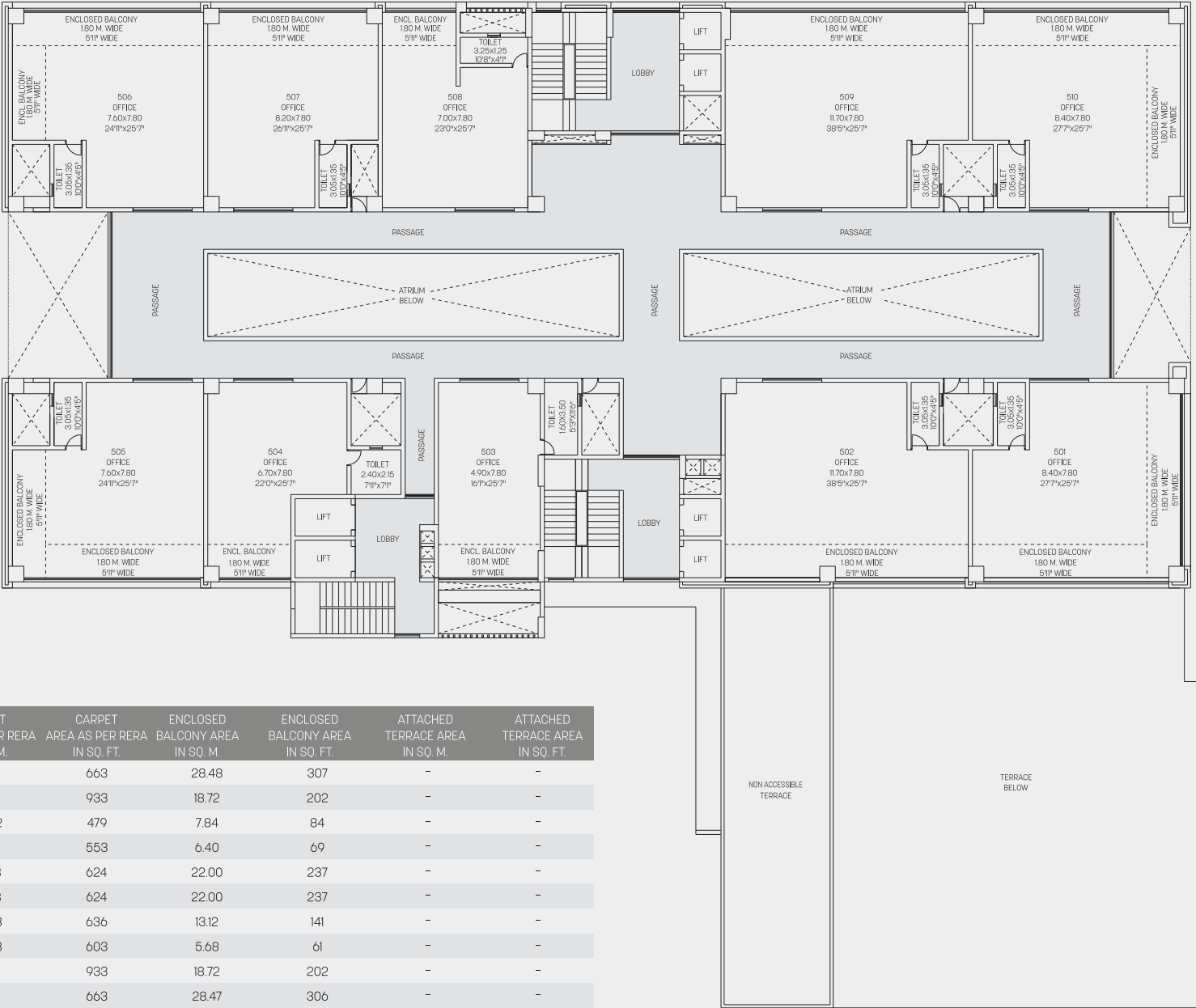
FOURTH FLOOR PLAN



SHOP / OFFICE NO	CARPET AREA AS PER RERA IN SQ. M.	CARPET AREA AS PER RERA IN SQ. FT.	ENCLOSED BALCONY AREA IN SQ. M.	ENCLOSED BALCONY AREA IN SQ. FT.	ATTACHED TERRACE AREA IN SQ. M.	ATTACHED TERRACE AREA IN SQ. FT.
401	123.60	1330	41.20	443	-	-
402	44.52	479	7.84	84	-	-
403	51.37	553	6.40	69	-	-
404	57.98	624	22.00	237	-	-
405	57.98	624	22.00	237	-	-
406	59.08	636	13.12	141	-	-
407	55.98	603	5.68	61	-	-
408	86.71	933	18.72	202	-	-
409	61.62	663	28.47	306	-	-



FIFTH FLOOR PLAN



WORK BETTER





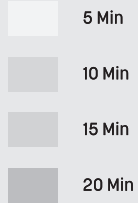
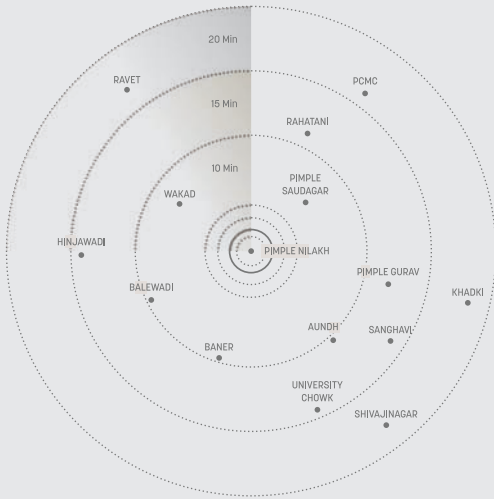
#WellConnectedOffices

BUSINESS HUB RE-INVENTED @ PIMPLE NILAKH

Pimple Nilakh is poised as the best kept secret in the commercial space segment due to its multiple advantages. Its proximity to Aundh, Baner, Balewadi, Wakad and Hinjawadi make it ideal for a corporate office that is connected to the IT and industrial zone yet offers highly lucrative rates for buying a commercial space. Being the hub of a multi-ethnic crowd makes it ideal for commercial growth. A large number of skilled individuals and specialized professionals across diverse sectors already call Pimple Nilakh their home, making them the ideal workforce for your offices..

High literacy ratios and presence of business acumen create numerous advantages for the Corporates and businesses to flourish alike. Being a preferred choice of HNIs, expatriates and NRIs for their residence and investments due to its convenient and peaceful surroundings, the area is registering thoughtful residential planning and well-planned infrastructure.

Pimple Nilakh has got a unique location advantage of being central in the western region of Pune. Any suburb from University Circle to Hinjawadi is comfortably accessible from here. The new and upcoming smart city road developments are certain to multiply the connectivity even more.



Location Map

Maps are not to the scale.
Distances are approximate.



CONVENIENCE OF LOCATION

Key distances:

Hinjewadi.....4.5 Km
Pimple Saudagar.....3.4 KM
Baner.....3.6 KM
Wakad.....3.8 KM

Aundh.....6.6 KM
University Circle.....9.3 KM
Pimpri Chinchwad.....10.4 KM
Ravet.....11.9 KM

CONNECTIVITY

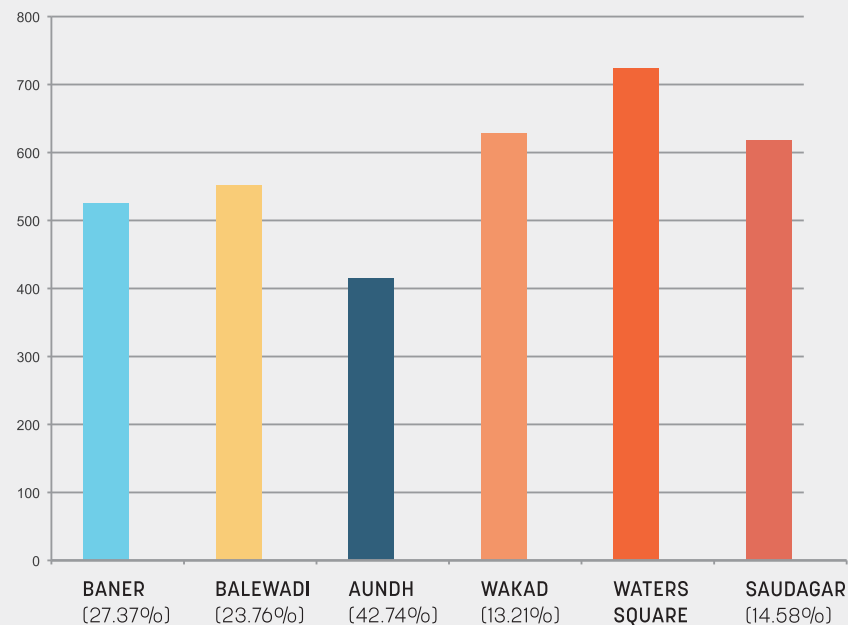
- A globally acclaimed IT Hub at a comfortable distance
- Well-connected with surrounding established commercial areas of Aundh, Wakad, Baner, Balewadi, Hinjewadi, Tathawade, Pimple Saudagar and Mumbai Bangalore Highway



CENTRAL LOCATION

- Key connectivity to Aundh, Baner, Balewadi, Wakad and Hinjawadi and other business zones
- An iconic spot that has high visibility with beautiful landscaping, abundant lighting and distinctive signage
- Strategically located at the midpoint of a high-flowing road with convenient access from multiple locations
- A top-class cosmopolitan locality
- Well-connected with renowned schools, lifestyle conveniences and healthcare facilities
- Excellent potential for high appreciation and assured ROI

Carpet Area per 1cr[#]



[#]All data and information set forth in this brochure regarding pricing is gathered from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to change without notice.



OM SAGAR DEVELOPERS Site: S. No. 18/1/1, Next to Nandanvan, Jagtap Dairy Chowk, Pimple Nilakh, Aundh Annexe, Pune - 411027.

Tel.: +91-937 230 6060 | +91-937 000 2929 | E-mail : sales@sagarproperties.com | Website : www.sagarproperties.com



MAHARERA REGISTRATION NO.: **WATER'S SQUARE - P52100001427**
Available at website <http://www.maharera.mahaonline.gov.in>



***DISCLAIMER:** This brochure is purely conceptual and not a legal offering. The company reserves the right to add, delete or alter any details and any specifications and floor plans in its endeavour to make improvements as and when required. The images, layout and maps in this brochure are Artistic impressions / Schematic representations of the project / the units in the project and are shown for indicative purposes only. No furniture/s or accessories shown in the visuals are provided with the unit / tenement / apartment. All intending purchaser/s in this project shall be governed by the terms and conditions envisaged under The Real Estate (Regulation And Development) Act 2016. You are required to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the sales team prior to concluding any decision for buying any unit(s) in the said project.