



ACCESS TO  SUCCESS



A LEGACY OF 40 YEARS ACROSS 7 CITIES AND 150+ PROJECTS

Merlin Group, is one of India's leading multi-sector real estate organisation with a Pan India presence across 6 cities and an overseas presence in Colombo. The Group has had a consistent track record of trust, quality, performance and timely project completion.



Residential | Commercial | Township | Hospitality & Leisure
Joint Venture | Industrial Estates | Advisory



Representative Image

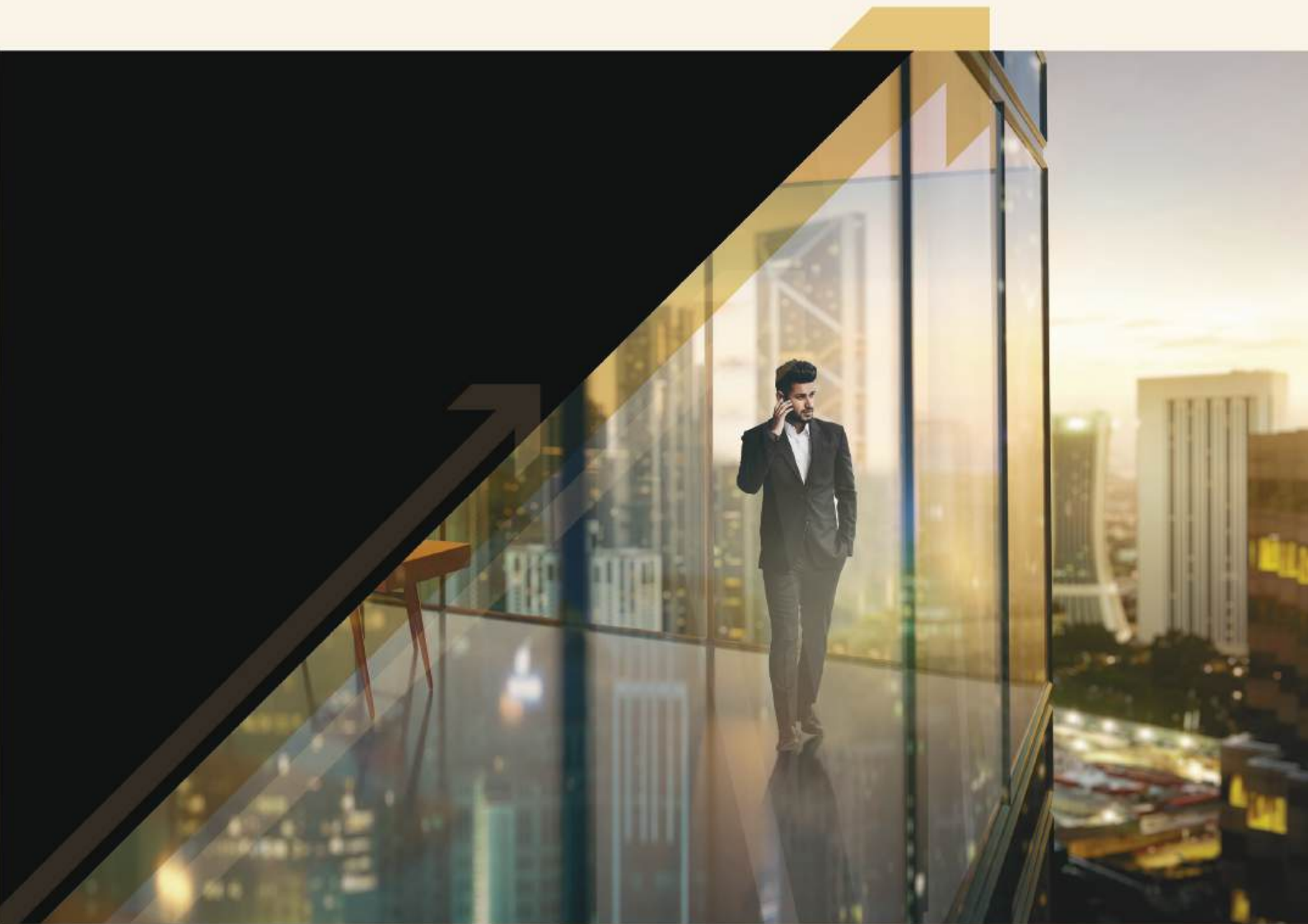
Kolkata | Pune | Chennai | Ahmedabad | Bhubaneswar | Raipur | Colombo

WHEN
OPPORTUNITIES
BECOME ACCESSIBLE,



GROWTH
BECOMES POSSIBLE.

WHEN
INFRASTRUCTURE
BECOMES ACCESSIBLE,



VISIONS
BECOME POSSIBLE.



ACCESS TO SUCCESS

P R E S E N T I N G



AT KOREGAON PARK ANNEXE

RANGE OF OFFICE SPACES & SHOWROOMS

FOR BUSINESSES ASPIRING

Fast and Furious. Rapid and Rising. Speed and Scalability.



If this describes your business ethos, then there's an address that's the launch-pad for growth and profitability.

18 East by Merlin Group at Pune's highly premium location of Koregaon Park Annexe. The destination that affords a work-life balance for you and a value-stature balance for your business.

18 East by Merlin Group is the perfect choice for niche businesses with its mix of showrooms, boutique offices & large offices with single floor plate.





12
EAST

STYLE HUB

STYLE HUB

CAFE INN

FASHION

A PERFECT AMBIANCE FOR THE AMBITIOUS

**Offices from carpet area:
549 Sq. Ft. to 5453 Sq. Ft.**


- Option of boutique offices to entire floor plate
- Offices with a floor to floor height of 3.60 Mtrs.
- Attached toilets with each office

SPACES DESIGNED TO SHOWCASE EXCELLENCE



**Showrooms from carpet area:
1366 Sq. Ft. to 1538 Sq. Ft.**

- 6.7 Mtrs. double height showrooms with mezzanine of 3.35 Mtrs. height
- Large frontage
- Attached toilets with each showroom



LUSH GREENERY ON ONE SIDE,
A MARVELOUS CITYSCAPE
ON THE OTHER.

A good balance of nature and urban life makes the experience complete and worthwhile. 18 East comprises of offices that offer mesmerizing views of 100+ acres of sprawling green fields on one side and a marvelous view of cityscape on the other. Both views are perfect stressbusters during a hectic day at the office or just for a short break from your computer screens.

IMPRESSIVE OUTSIDE. IMPACTFUL INSIDE.

At 18 East, your business gets its persuasive edge. The well planned blend of space, aesthetics and premium specifications provide a conducive and energetic ambience for optimum work output.

DOUBLE
GLAZED
GLASS
FAÇADE

BASEMENTS+
SHOWROOMS+
3 PODIUM PARKINGS+
17 HABITABLE FLOORS

78 MTRS.
HIGH
TOWER

6.7 MTRS. DOUBLE
HEIGHT
SHOWROOMS
WITH MEZZANINE
OF 3.35 MTRS. HEIGHT

FLEXI
OFFICE
PLANNING FOR
LARGER SPACES

OFFICE
SPACES
WITH HEIGHT OF
3.60 MTRS.

GREAT VIEW WITH
100+
ACRES
OF GREENS

LOCATED IN THE
CENTRAL
BUSINESS
DISTRICT

FACILITY
MANAGED BY
PROFESSIONAL
RENOWNED
AGENCY

GRAND ENTRANCE LOBBY FOR A GRAND IMPRESSION.

Enter your workplace daily by making a bold entry through the grand double height entrance lobby. Leave your clients spellbound by the grandiosity and exuberance whenever they plan to meet you at your office. Great first impressions stay forever in the minds of the beholder.

SYNERGY FOR GROWTH



- 100% generator back-up
- Grand double height air conditioned entrance lobby
- Break out area
- Ample covered car parking with valet services
- Ample 2-wheeler parking spaces
- 2-wheeler and 4-wheeler charging stations
- 4 high speed elevators + separate service / fire elevator
- Premium quality construction with P.T. slab structure
- Large spans between columns for seamless & efficient interiors
- Common dedicated spaces for employee dining
- Spacious lobbies on each floor
- Basic vastu compliant

THE LOCATION WITH MULTI-ADVANTAGES



PROXIMITY ADVANTAGE

- 02 mins from Koregaon Park
- 05 mins from Kalyani Nagar
- 06 mins from Upcoming Metro Station
- 08 mins from Nagar Road
- 09 mins from Viman Nagar
- 10 mins from Magarpatta
- 10 mins from Boat Club Road
- 10 mins from Bund Garden Road
- 11 mins from Solapur Road
- 12 mins from Kharadi
- 12 mins from Pune Airport
- 13 mins from Camp
- 15 mins from Pune Railway Station
- 17 mins from Shivaji Nagar

*All distances & time are approximate & may vary as per traffic conditions.



Representative Image

18 East is ideally located at Koregaon Park Annexe, one of Pune's central business district that is witnessing exponential growth. It stands to reason that the impact on your business would be equally positive. Especially with the ease of access and minimal travel time for work and leisure.

CENTRAL ADVANTAGE

- Located between the IT hubs of Kharadi and Hadapsar on one side and the upscale Koregaon Park and Kalyani Nagar on the other side.
- Seamless accessibility to city's prominent IT clusters and employment hubs such as Magarpatta, Kharadi, Hadapsar, Viman Nagar, Bund Garden Road, Camp and Boat Club Road.
- MNC like Bajaj Finserv, HSBC, HDFC, Citi Bank, Cybage, etc. in immediate vicinity.
- Upcoming headquarters of Poonawala Fincorp and Bajaj in close proximity.
- Close to Residential landmarks like Trump Towers, Verde, Windermere, Sky Lounge, Fortaleza, etc.
- 5 Star hotels like Westin, Marriott Suites, Conrad, Taj Blue Diamond, Hyatt, etc in the close vicinity.

AFTER HOURS ADVANTAGE

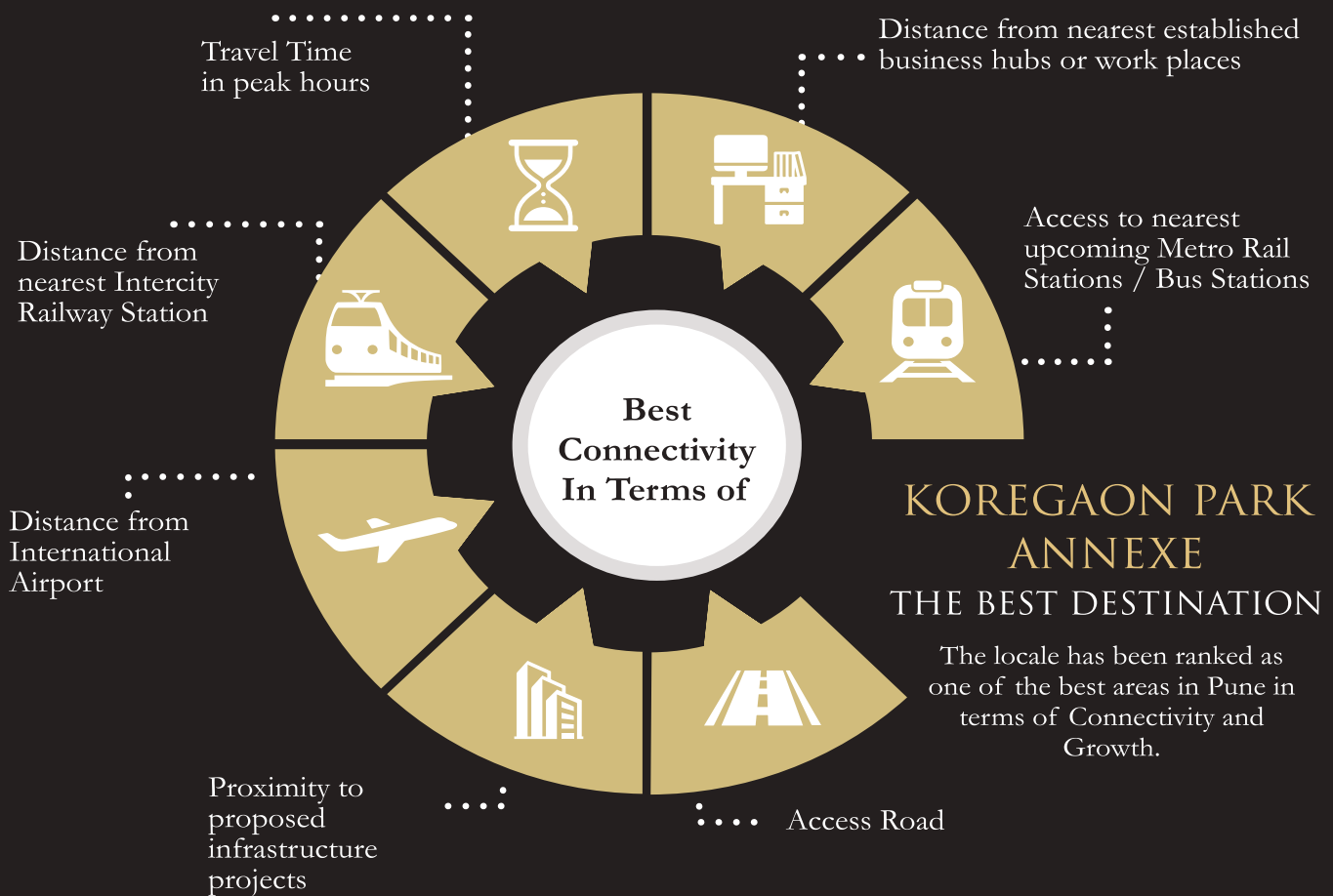
- Close to best shopping malls like Phoenix Mall, Seasons Mall, Amanora Mall and Mariplex Mall.
- Just minutes away from multiplexes like PVR, Cinapolis, Inox and Carnival Cinemas
- Located near the city's best restaurants and eateries like StarBucks, Flour Works, German Bakery and many more.
- Close to well known hospitals like Inlaks and Budhrani Hospital, Columbia Asia, Ruby Hall, Jehangir Hospital, etc.
- Party at the best pubs & lounges in the city like One Lounge, Oak Lounge, Penthouze, High Spirits Cafe, and many more.

What's the next new in Koregaon Park?

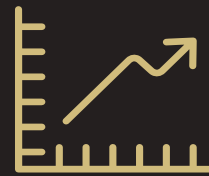
- Proposed riverside development: The proposed riverside development that passes through Koregaon Park is certain to boost the connectivity
- Upcoming metro station : The upcoming metro station situated near Koregaon Park will reduce travel time.

Who's Who of Pune Choose Koregaon Park!

Koregaon Park is occupied by the city's most affluent and well-known families. Wakefield's Malhotras, Naushad Forbes of Forbes Marshall, Stud Farm owner Zavaray Poonawalla and retired Air Chief Marshal Hrushikesh Moolgavkar; have their homes here, set on acres of open land. Some of the homes here are owned by India's royal families and one belongs to India's most reclusive tycoon, Pallonji S Mistry.



5+ MILLION SQ. FT
OF PROPOSED
COMMERCIAL DEVELOPMENT



20%+ GROWTH
IN LAST 5 YEARS

This locale is a preferred destination by the affluent and is growing rapidly. The upcoming commercial development is sure to add to the existing workforce, making it the most sought after central business district.

*Source: magicbricks.com Area Trend, Indian Express Article & JLL Pune Edition Report



Representative Image

SPECIFICATIONS & FACILITIES:

Structural:

- Earthquake Resistant RCC Frame Structure with PT Slabs.
- External Double Glazed Glass Façade with Façade Lighting.

Walls & Plaster:

- Internal AAC Block Walls with Gypsum Plaster.

Flooring:

- Imported Marble Flooring with Wall Cladding in Main Entrance Lobby.
- Typical Floor Lobbies and Passages with Premium Marble and Dry Cladding on Walls.
- Vitrified Flooring Of 600 X 600 in Offices & Showrooms.
- Anti-Skid Aesthetic Flooring in Breakout Zone.

Doors & Windows:

Offices:

- Main Entrance of Flush Doors with Designer Laminate Finish & Wooden Door Frames.
- Provision of openable panels in façade as per architect design.

Showrooms:

- Main Entrance Glass Doors with toughened glass.

Toilets:

- Finished Toilets Attached with all Units.

**Electrical:**

- 3 Phase Copper Wiring Connection up to DB.
- 100% DG Back-up for all Units & Common Areas with 1.5 Diversity Factor.

Fire Protection System:

- Fire Hydrant System as per NBC - 2016

Air Conditioning:

- Water Cooled VRV Provision for all Offices & Showrooms.

Safety And Security:

- CCTV Surveillance in all Common Areas with Access-Controlled Boom Barrier for Main Entry and Exit.

Salient Features & Facilities:

- 4 High Speed Elevators + Separate Service / Fire Elevator with aesthetically designed SS Cabin of Kone or Equivalent.
- Grand Double Height Air Conditioned Entrance Lobby.
- Ample Covered Car Parking with valet services.
- Dedicated 3 Levels Podium Parking For 2 Wheelers.
- 2-Wheeler and 4-Wheeler Charging Stations.
- Solar Panels as per Statutory Norms.
- Rain Water Harvesting.



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CONSULTANTS

Architect :	ANA Consortium Pvt. Ltd.
Structural Consultant:	G A Bhilare Consultants Pvt .Ltd.
MEP Consultant :	UNICORN MEP Consultants Pvt. Ltd.
Landscape Architect:	Eco Envisage Pvt. Ltd.
Legal Consultant:	Kiran Kothadiya, Advocate.

Corporate Office: 502, East Court, Phoenix Market City, Viman Nagar, Pune, Maharashtra



MahaRera No.: P52100035065 available on website: <https://maharera.mahaonline.gov.in>

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