

41 | CITY
HUB

PREMIUM BUSINESS SPACES

CENTRAL HADAPSAR

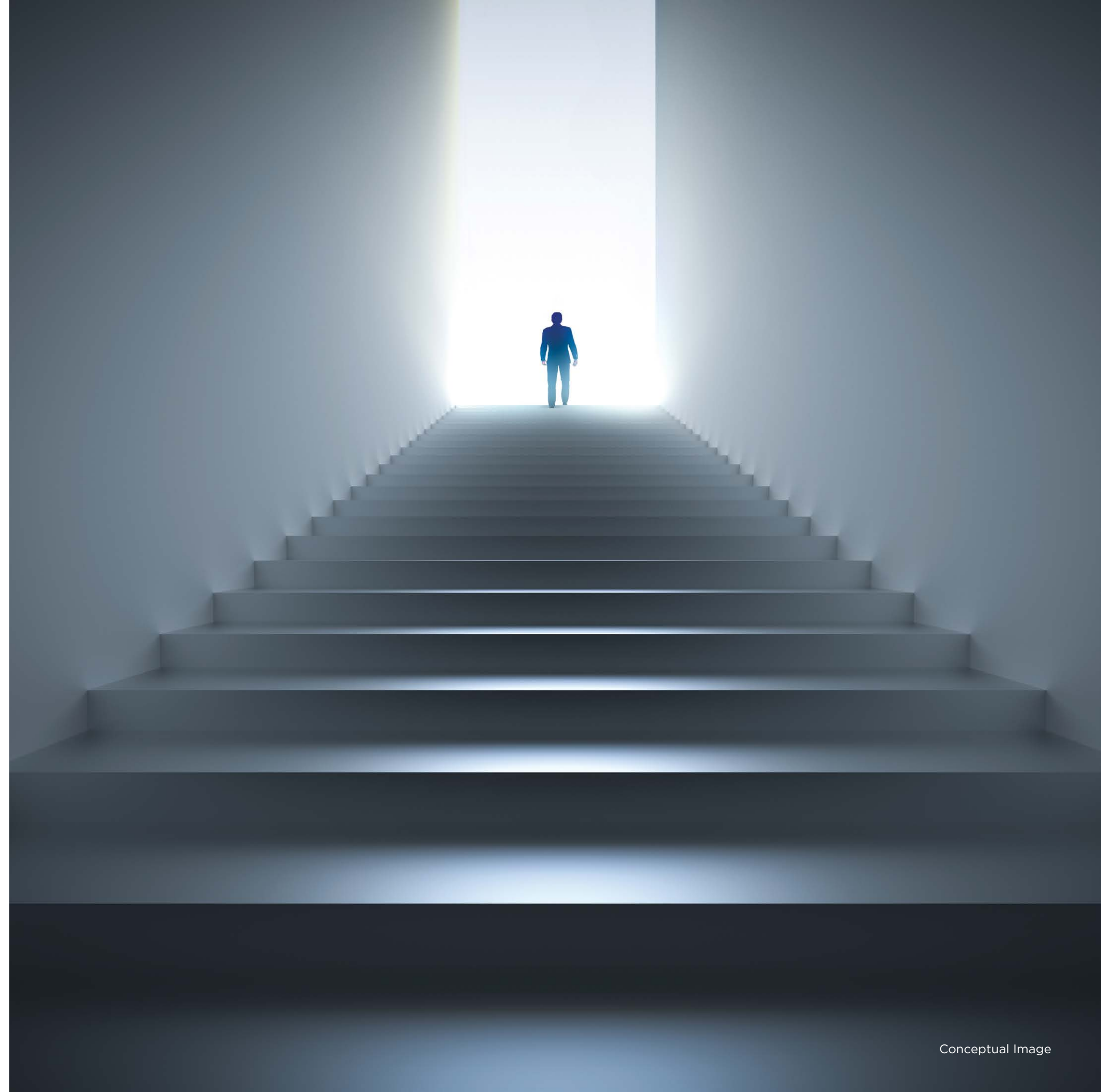


Conceptual Image

**PUNE  IS THE
NEW HUB**

#LIVTHE41

41 - A culture that beckons, a celebratory path of success, a way of life. #LIVthe41 represents the brand we are, in a way unlike any other. Envisaging our values and efforts to get you the best of all, this cast is what we are and where we are headed. Giving you a chance to experience this code, we stimulate you to step into the world of 41.



#THELEGACY

INNOVATION • TRUST WORTHY • SOCIALLY RESPONSIBLE

21+

YEARS OF
EXPERIENCE

15L+

SQ. FT. AREA
DEVELOPED

18+

COMPLETED
PROJECTS

1M+

SQ. FT. AREA
UNDER
DEVELOPMENT

WONDOR
DEVELOPERS

KRISALA
DEVELOPERS

ESBEE
REALTY

With 21+ years of extensive experience in delivering superior quality homes and innovative construction solutions, we have created a name to be reckoned with. Despite tough competition, our transparency and consistency has made us the preferred developers in the city. With over 15 Lakhs sq.ft. of construction, we are all set to surpass many milestones ahead.

Come, join us in our success!



#THEFUTUREBIZSTYLE

Scale to the new heights of success in your business ventures in the Future Bizstyle. Our commercial spaces promise you excellence, helping you both achieve your business goals and reach beyond them.

#THEACCOLADES



CENTRAL HADAPSAR

With Kharadi, Mundhwa, Koregaon Park and Viman Nagar as neighbours, you know that you are located in one of the most vibrant and bustling locations of Pune. Already home to some of the biggest brands and commercial hubs of Pune, Hadapsar is sure to add convenience and glamour to your business at 41 CityHub. Give your business the prominence it deserves at 41 CityHub, Hadapsar.

KEY DISTANCES

WITHIN 2 KMS

- » Noble Hospital (6 mins)
- » Sahyadri Hospital (5 mins)
- » Amanora Parktown (7 mins)
- » Keshav Nagar (7 mins)

WITHIN 4 KMS

- » Magarpatta (12 mins)
- » SP Infocity (12 mins)
- » Seasons Mall (10 mins)
- » Phursungi (15 mins)

WITHIN 10 KMS

- » World Trade Centre (23 mins)
- » EON IT Park (29 mins)
- » Cerebrum IT Park (23 kms)
- » Global Business Hub (22 mins)
- » Pune Railway Station (28 mins)
- » MG Road (22 mins)
- » Pune Airport (30 mins)
- » Columbia Asia Hospital (20 mins)
- » Koregaon Park (20 mins)
- » Manjri (19 mins)



HADAPSAR

FATIMA NAGAR

MEGA CENTRE

CAMP

KOREGAON PARK

41 CITY HUB

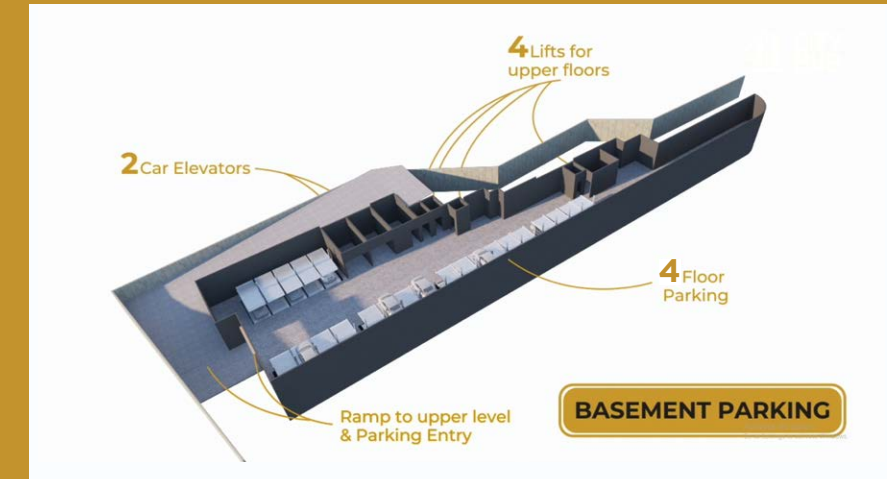
41 CITY
HUB



#THE **HUB** OF DREAMS

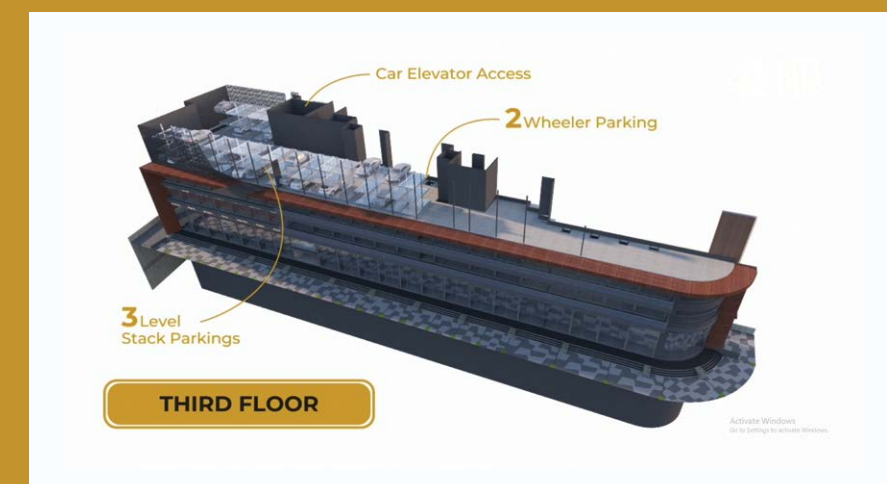
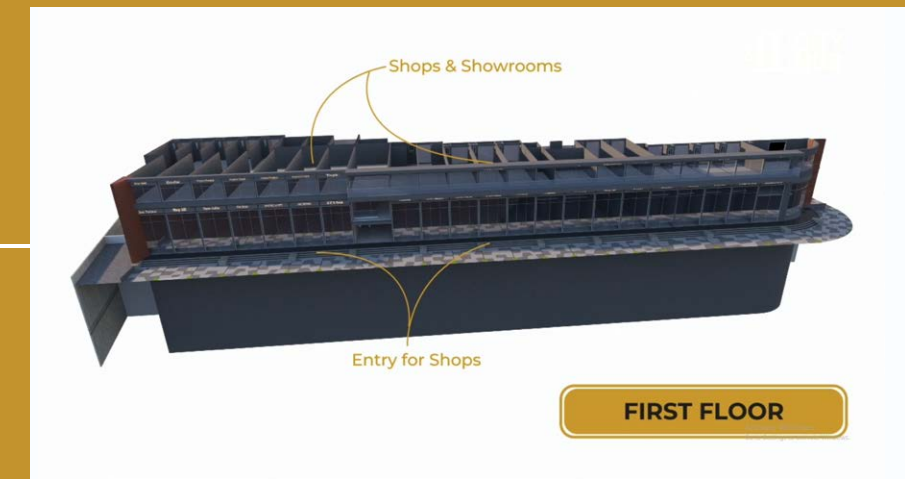
It is a dream that ignites the drive to excel and succeed. A dream to carve a name for yourself and to rub shoulders with the best. We introduce 41 CityHub, a hub that's designed to boost productivity and enhance visibility. 41 CityHub offers iconic office and retail spaces that have been meticulously planned and crafted to offer a superlative experience. Located in Hadapsar, 41 CityHub is sure to add to the pulse of the location. Welcome to 41 CityHub; a hub where dreams come true!

#WHY 41 CITYHUB



Ample Parking Space for Greater Convenience

Double Height Shops and Showrooms for Enhanced Utility



Approx 350 ft Visibility So You Don't Miss a Single Sight



OFFICES

PARKING

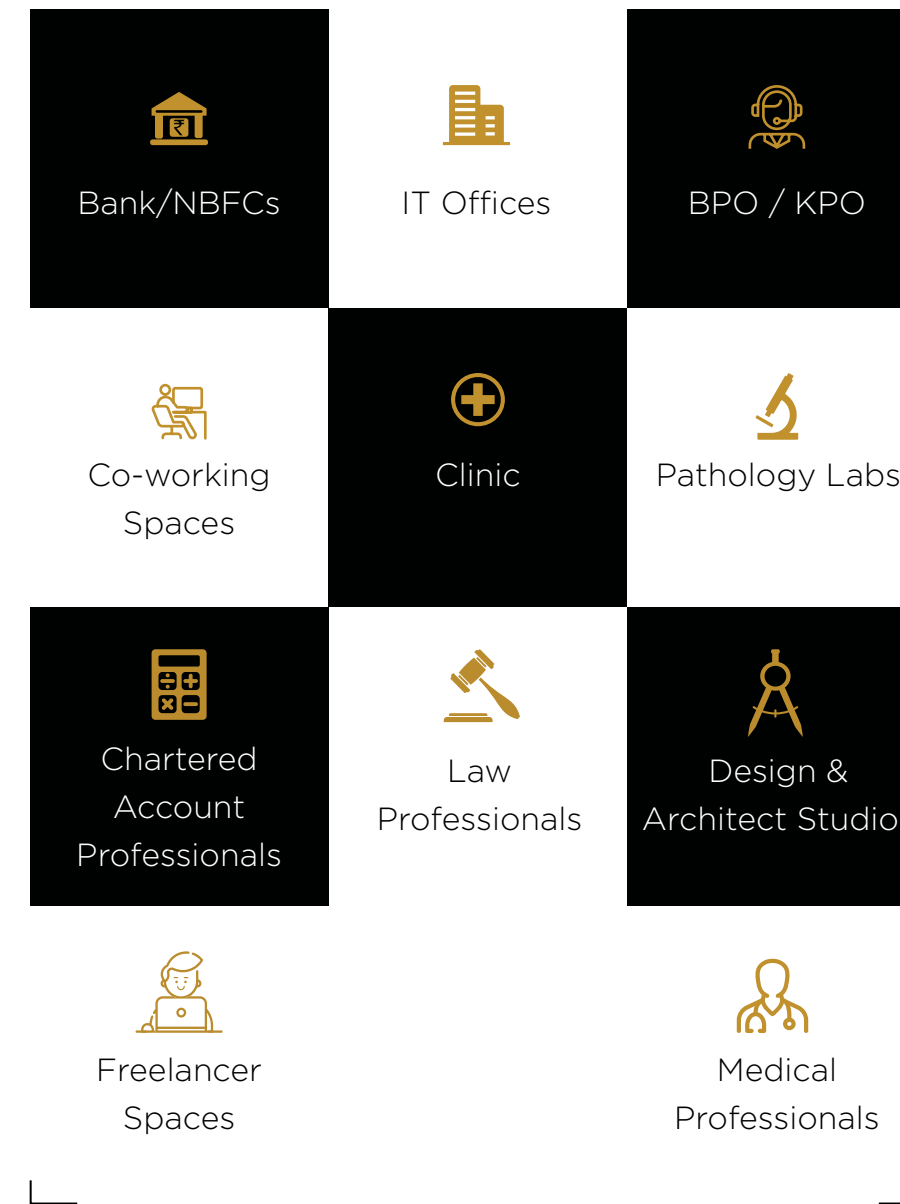
RETAIL

PREMIUM OFFICE SPACES

SCALABLE FROM 285 TO 15000 SQ.FT.

You aim to succeed. We aim to help you. At 41 CityHub, our spaces are designed to help you expand your dreams. Your space adapts as per your business needs. With our individually tailored spaces, you'll never have empty or dead-space, burning a hole through your pocket. You'll never need to worry about growing your business. And most importantly you can be rest assured that your aspirations will always be fuelled by us.

IDEAL FOR



And Much More...



41 CITY
HUB

Artistic Impression



#THE HUB OF IDENTITY

41 CITY HUB

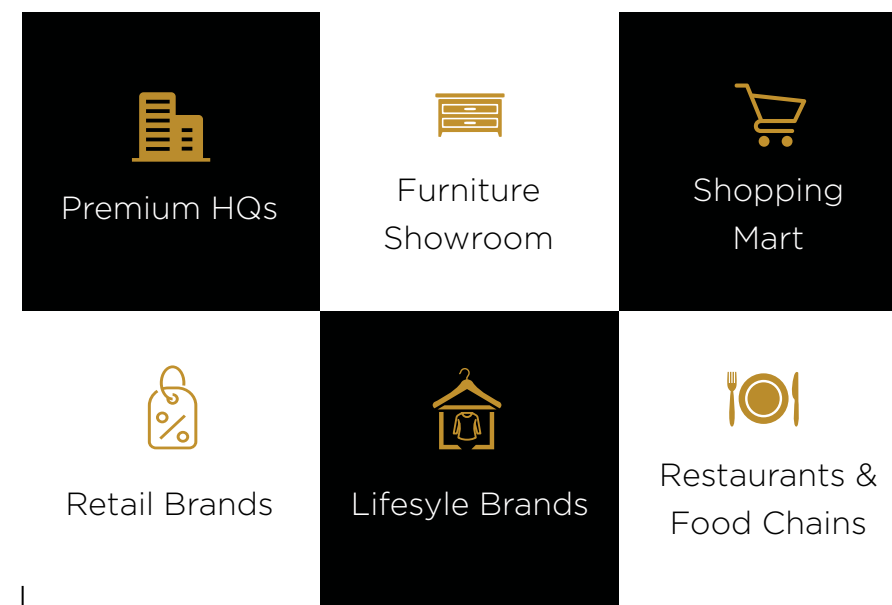


Artistic Impression

PREMIUM RETAIL SPACES

MAIN ROAD FRONTAGE OF APPROX 350 FT.

The retail spaces at 41 CityHub not only come with an enviable address but also a massive 350 ft frontage to ensure that your brand never misses an eyeball.



And Much More...

#THEELEVATEDOFFERING



OFFERINGS



Glass Facades for Natural Ventilation

3 Automatic Lifts for 13 Passengers and 1 Automatic Lift for 8 Passengers

Automatic Escalators for Shopping Floors

Conference Room in Every Alternate Lobby

Provision for Breakout Space / Café / Canteen for Owners & Employees on the Rooftop

Lifestyle Elevation

LED & Spotlights from the Top

Rolling Shutters for Shops

Provision for ODU (Outdoor Units)

Intercom for All Offices

MDU Provider

Fiber Optic Cables for Fast Internal Connectivity



PARKING



4 Floors Dedicated Parking Area

2 Dedicated Car Lifts with 24 Hour Generator Backup

Dedicated Space for 2 Wheeler Parking

Parking Management System



*Disclaimer: As per the plans 4 floors are currently for parking. The Developer reserves the rights to modify this as per their discretion.

SPECIFICATIONS

STRUCTURE

Earthquake Resistant - RCC Frame Structure

Internal Partition Wall in AAC Blocks With Gypsum Finish

PAINT

Superior Quality Internal Paints

Superior Quality External Paints

FLOORING

Anti-Skid Flooring for Washroom Area

Vitrified Tile Flooring

PLUMBING

Plumbing With Concealed Pipes

Branded Sanitary and CP Fittings

ELECTRICAL

One Electrical Distribution Box at Every Shop and Office. DG Backup (MSEB Permissible Load)

FACT FILE

- » Italian Marble Finished Lobby with Chandelier
- » 3 Lifts with 13 Passengers and 1 Lift with 8 Passengers for Smooth Traffic and Automated Rescue Device for Safety
- » Generator Back-up for Entire Building Including Air - Conditioners - Upto the MSEB Permissible Limit
- » Dedicated Space And Easy Access To AC Outdoor Units
- » Provision for Fibre Cable Lease Line for Internet and Data Connection
- » Automated Escalator for Smooth Access from Shopping Floor
- » Common Washroom on Dedicated Floors & Dedicated Washroom Provision for Shops & Offices
- » Big Passages for Light Ventilation and Easy Movement
- » Ample Space for Parking - 4 Dedicated Parking Floors
- » Flooring - Vitrified Double Charge 2'X2', as Per Selection
- » All Office Fronts in Toughened Glass with Glass Doors and Branded Patch Fitting
- » All Shop Fronts with Mechanical MS Rolling Shutters

ESSENTIALS

- » Smoke Detectors
- » Fire Alarm
- » Sprinklers
- » CCTV Coverage Over Campus & Internal Areas
- » Common Washroom on Dedicated Floors & Dedicated Washroom Provision for Shops & Offices
- » Godown/Store for Retail Spaces*
- » Loading & Unloading Corridor
- » STP
- » Complete Generator Backup (MSEB Permissible Load)
- » Internal Tremix Concrete/Pavers for Driveway

FACILITY MANAGEMENT

- » Top Parking Management System
- » Top Housekeeping Management System
- » 24*7 Security Guard
- » Corpus Fund to Manage Your Building Lifetime
- » Maintenance Management System

ECO FEATURES

- » Water Conservation - Water Level Controller with Auto Shut-off To Prevent Overflow and Wastage.
- » Use of Aerated Blocks for Low Thermal Conductivity which Saves Electricity.
- » Energy Conservation:
 - Auto Shut-off Pumps
 - Auto Shut-off Generator Backup
 - Use of Led Lights in Common Areas to Reduce Energy Consumption
 - Low Flow Taps in Common Washroom
 - Motion Sensor Lights in Common Washroom
 - OWC

VIP FEATURES

- » Rent Assistance*
- » Logistic & Transport Assistance
- » Pest Control Services
- » Sanitisation Services
- » House Keeping Services
- » MDU Provider
- » STP Operator
- » Warranty After Possession (WAP)*
- » 41 Cash Connect Programme

Disclaimer: The above mentioned services are provided by the Developer with the help of third party providers. However, warranty after possession is in accordance with the warranty provided by the manufacturer and is limited only to a few products installed and the developer cannot be held accountable for any discrepancies/commitments from 3rd party vendors.

GIVING BACK AND GIVING FORWARD!

We are extremely committed not just to our business goals but also to giving back to society through our CSR initiatives. We don't just build homes - We're working towards building a better, cleaner, greener and happier society. For this, we have launched the **41 Connect**.

41 Connect is the bridge that connects us to you and every other life we hope to touch. It seeks to reduce the distance between you and your neighbours, to have more than just monetary transactions between us and our customers, to build trust with our vendors, and to create a community that comes together to celebrate life, culture and festivals and spreads happiness and togetherness. Through this we also work for social causes, towards ensuring employee engagement, welfare and upliftment. One of our trademark CSR initiatives ensures that for every apartment that we sell, a sum of Rs.5000 is donated to an NGO that works towards the education, health and the well-being of the needy. From sponsoring education to converging critical care, we try to contribute in as many ways as possible. Our employees make us the unit we aspire to be and to make sure they are satisfied and motivated, we host several programs for them.

Our customers are our biggest motivation for being in this business. We believe that we don't acquire customers, we gain family members. To encourage good relationships and trust between them and us, we conduct many cultural programs. We look forward to making a difference in all the lives we touch and towards Indian society as a whole. We hope you join us in these efforts.

41Connect



OUR PROJECTS

WOND
R
CITY

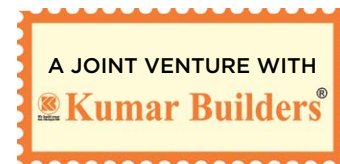


41
ESTERA
Punawale

41
EVOKE
Ravet

41
COSMO
Tathawade


A PROJECT BY:



Corporate Address:

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