



CREATING
ELEVATING
TRANSFORMING



#TransformingBusinessSpaces

Premium
Commercial & Office Spaces

Bopodi





A LANDMARK IN THE MAKING

At Esbee Square, we are on a mission to build the foundation for your business to succeed and grow. It strives to create spaces that redefine the way of doing business. In addition to providing elegant corporate workspaces, we believe that our spaces should promote collaboration, creativity, and innovation. That's why we strive to create dynamic environments that elevate businesses and enable individuals to flourish. Every square foot of Esbee Square is meticulously planned, with innovative designs that set new standards for excellence in the industry.

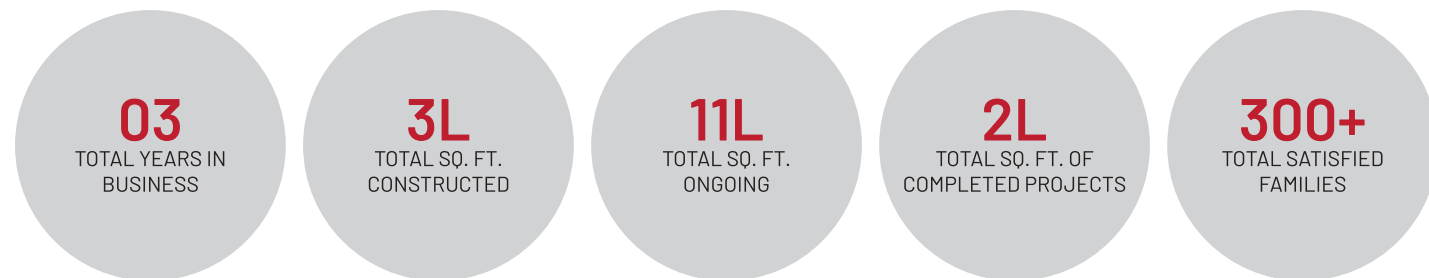




ABOUT ESBEE REALTY

As a trusted real estate developer, we specialise in building exceptional residential and commercial spaces. With 3 years of experience in the industry, we've built a reputation for excellence and innovation, partnering with other real estate developers to create truly one-of-a-kind properties.

SETTING BENCHMARKS



With our deep knowledge of the real estate industry, we're able to anticipate market trends and stay ahead of the curve, ensuring that every property we create is not just exceptional, but also a smart investment for our clients.

Our team of professionals works tirelessly to create innovative spaces that inspire and elevate. From luxurious apartments to commercial office spaces, our properties are developed with the highest standards of quality and craftsmanship.



ESBEE S Q U A R E

Discover the pinnacle of sophistication and professionalism at Esbee Square. With commercial & office areas ranging from 244 SQ. FT to 2700 SQ. FT, the spaces are ideal for several business requirements. It boasts strategically curated facilities that elevate your business to the next level. Enjoy effortless accessibility from all city corners and book your place in this highly coveted location. Don't miss this unparalleled opportunity to secure a prestigious business spot at Esbee Square. Reach out today to learn more and seize the chance to elevate your business to new heights.





LOCATIONAL ADVANTAGE

Bopodi is a bustling suburb in Pune that offers a range of locational advantages. With its proximity to the Pune-Mumbai Expressway and the Mumbai-Pune Bypass, Bopodi offers easy access to both Mumbai and Pune, making it an ideal location for businesses that require frequent travel between the two cities. Additionally, Bopodi is home to several top educational institutions, hospitals, and shopping centres, making it a convenient and attractive residential option for professionals and families. ESBEE Square is conveniently located on a metro route, providing an excellent transportation network throughout the city. The metro connectivity also provides a significant location advantage for ESBEE Square. It helps to reduce travel time and traffic congestion on the roads, making it an ideal location for businesses that require easy access to the city.

Key Distances

Bopodi Metro Station	300 Mtr.
Khadki Railway Station	700 Mtr.
Ordnance Factory Hospital	1.1 Km
Hindustan Petroleum Corporation Limited	1.2 Km
Dapodi Railway Station	1.9 Km
Khadki Bazar	2.1 Km
Bremen Chowk, Vidyapeeth Rd, Pune University	3.9 Km
Savitribai Phule Pune University	4.0 Km
PMC	6.0 Km
Westend Mall	6.3 Km
The Pavillion Mall	6.7 Km
Shivajinagar District Court	7.2 Km
Sancheti Hospital	8.4 Km
PCMC	11 Km





PREMIUM COMMERCIAL & OFFICE SPACES

At Esbee Square, we give your brand wings to soar high. Our spaces are designed with utmost comfort and care. Every inch of its space is thoughtfully crafted elevating your living experience. The spaces are tailored considering your business needs in mind. At Esbee Square, you can rest assured that you are establishing your business in a thriving neighbourhood. With so much growth potential, the place is all set to make you feel high on your dreams.

- Ample Parking Space For Greater Convenience
- Double Height Shops and Showrooms for Enhanced utility
- Visibility so you don't miss a single eyeball

IDEAL FOR



Law Firms



Corporate Office



Financial Institutions



Healthcare Professionals



Retail Shops



Co-working Spaces



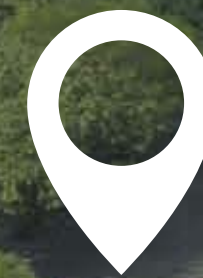
Chartered Accountants



Design & Architect Studios



 ESBEE
SQUARE

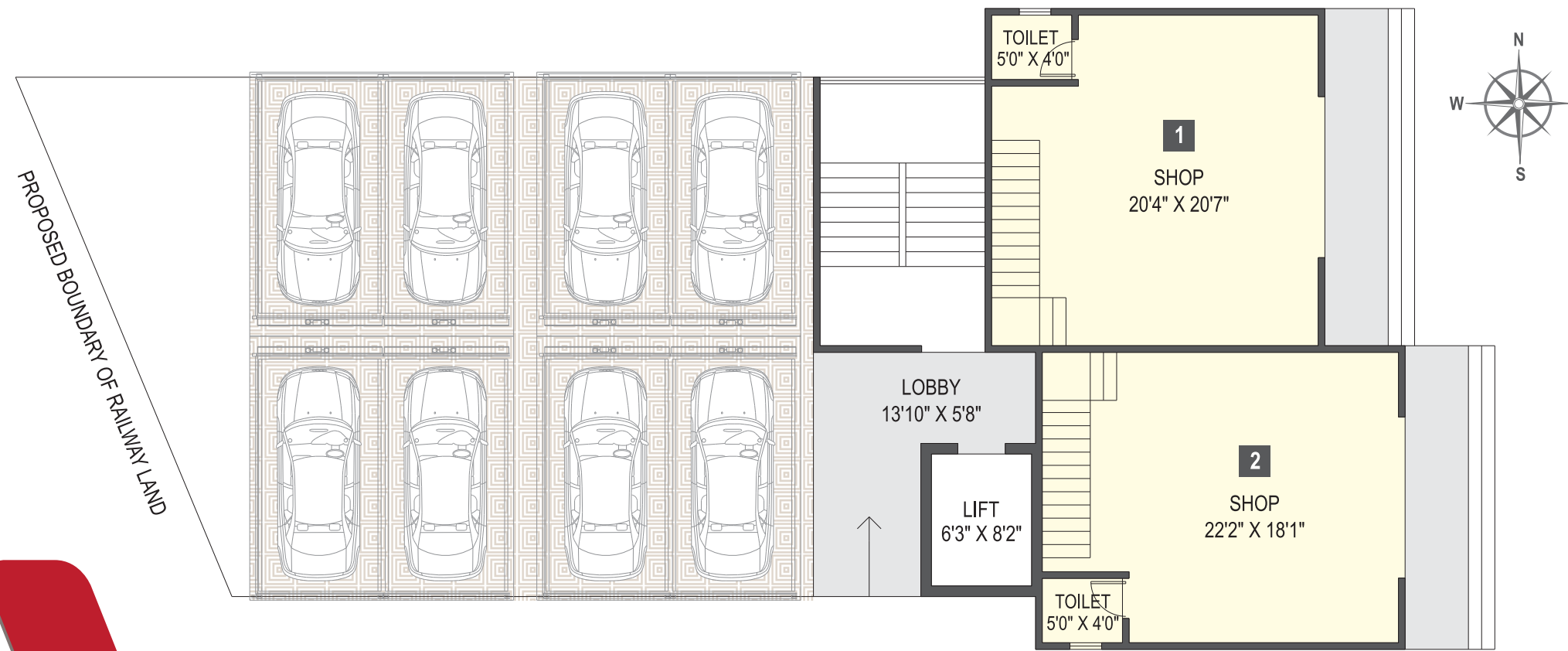


Bopodi

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*Artistic Impression

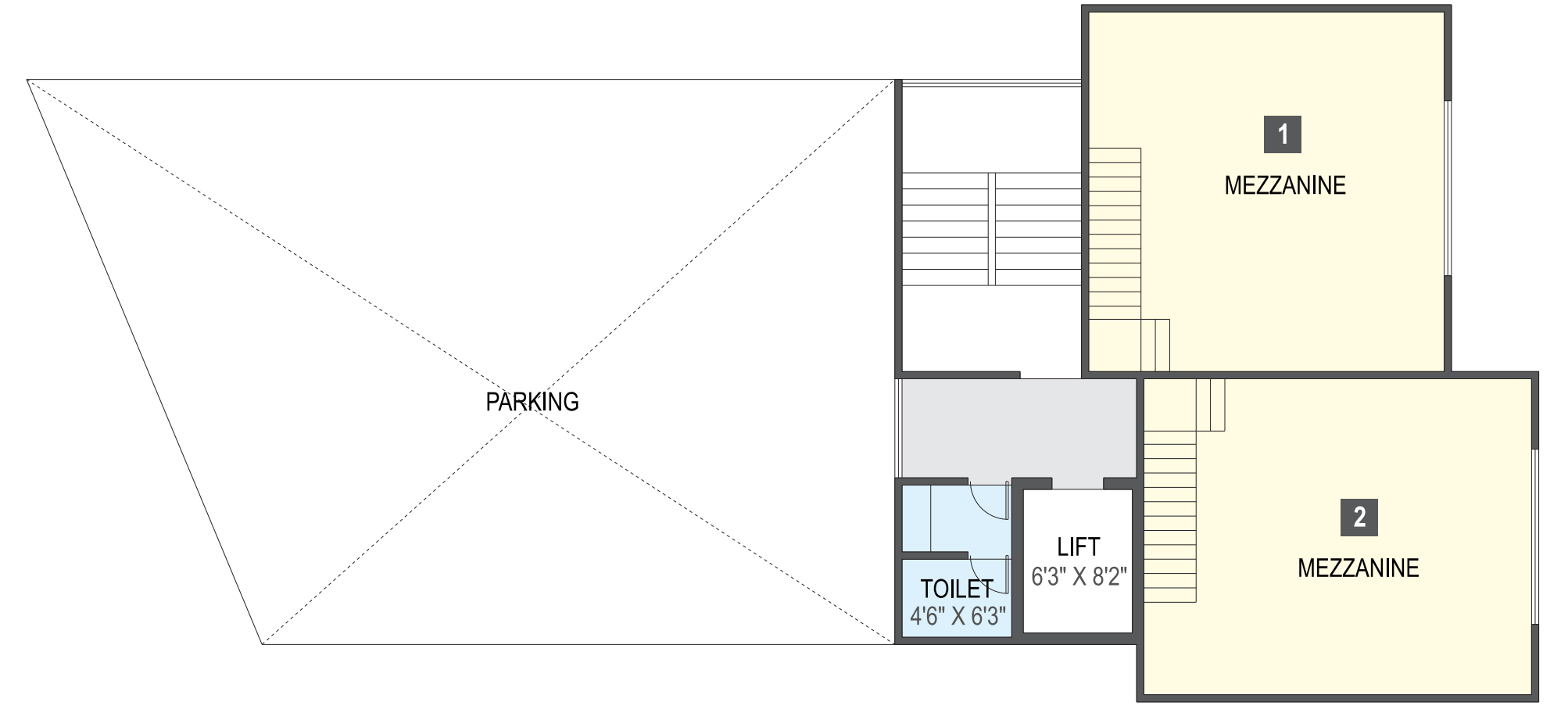
GROUND FLOOR PLAN



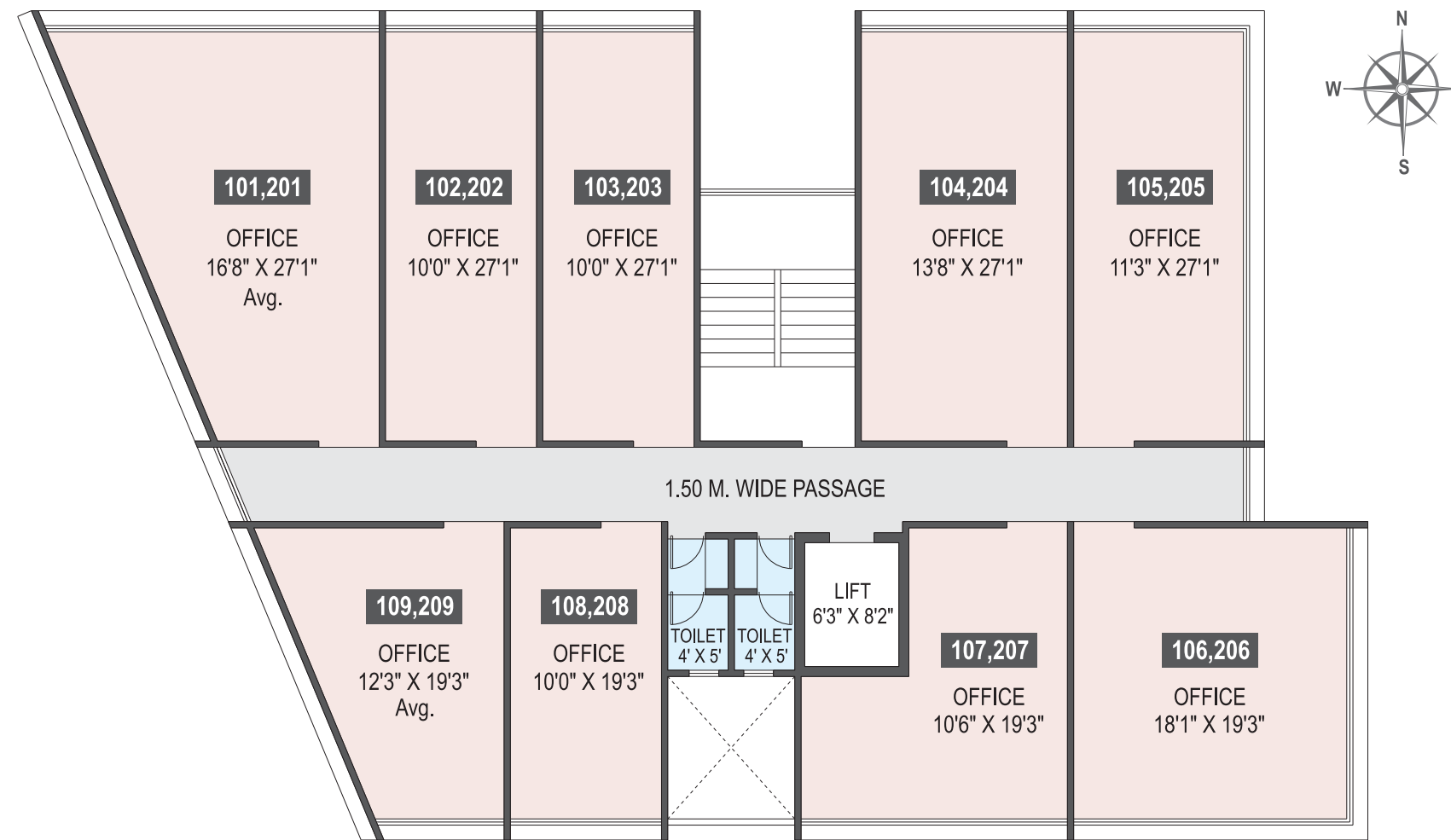
AREA STATEMENT

SHOP NO.	SHOP CARPET	MEZZ. AREA	TOTAL CARPET	TOTAL CARPET	SALEABLE 50%
	SQ.M	SQ.M	SQ.M	SQ.FT	SQ.FT
1	39.13	35.21	74.34	800	1200
2	37.51	33.58	71.09	765	1148

MEZZANINE FLOOR PLAN



1ST & 2ND FLOOR PLAN



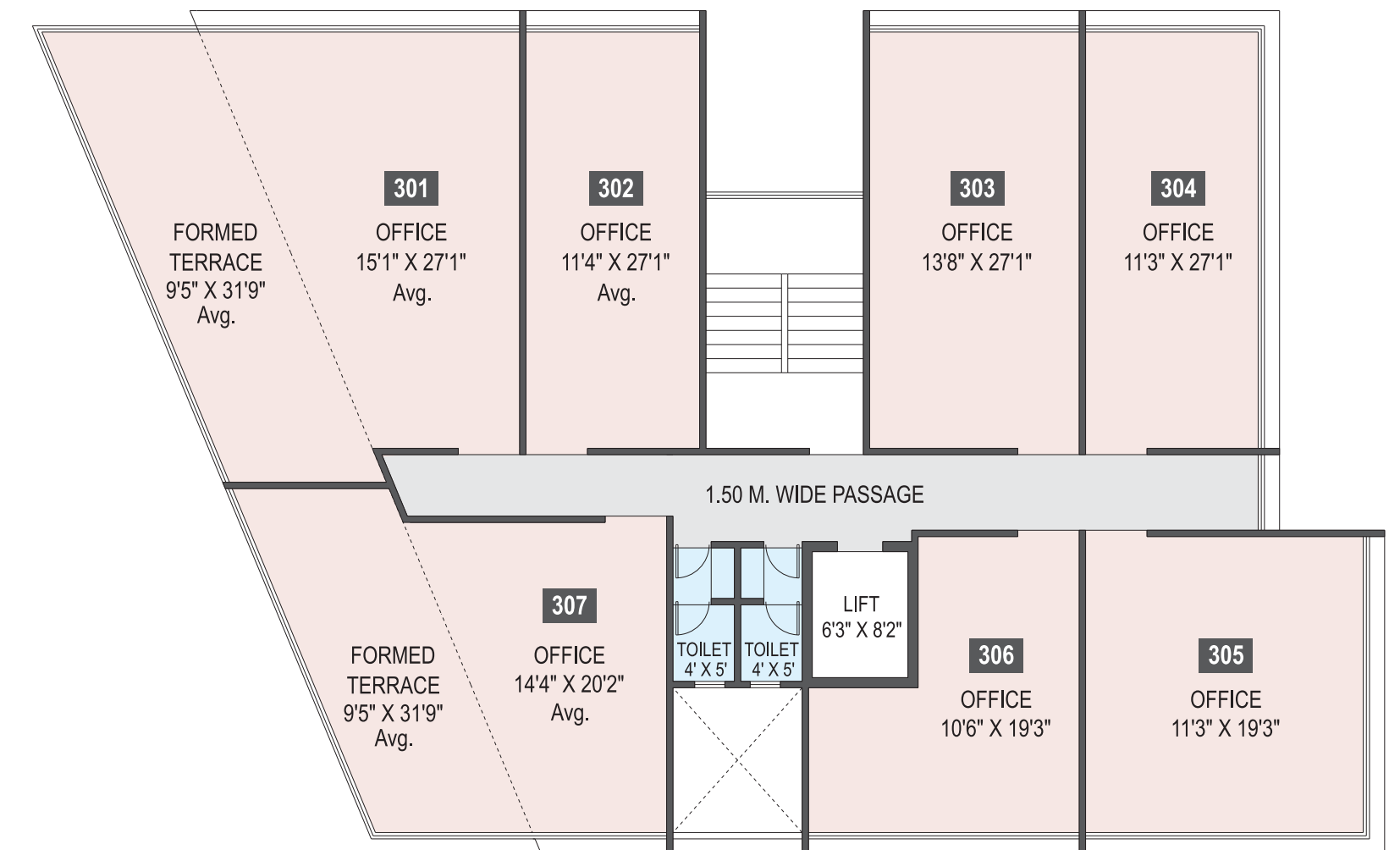
AREA STATEMENT

OFFICE NO.	OFFICE CARPET	TOTAL CARPET	TOTAL CARPET	SALEABLE 50%
	SQ.M	SQ.M	SQ.FT	SQ.FT
101,201	41.31	41.31	445	667
102,202	25.34	25.34	273	409
103,203	25.34	25.34	273	409
104,204	34.51	34.51	371	557
105,205	28.44	28.44	306	459

AREA STATEMENT

OFFICE NO.	OFFICE CARPET	TOTAL CARPET	TOTAL CARPET	SALEABLE 50%
	SQ.M	SQ.M	SQ.FT	SQ.FT
106,206	32.52	32.52	350	525
107,207	25.21	25.21	271	407
108,208	18.07	18.07	195	292
109,209	22.64	22.64	244	366

3RD FLOOR PLAN



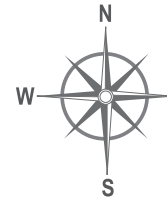
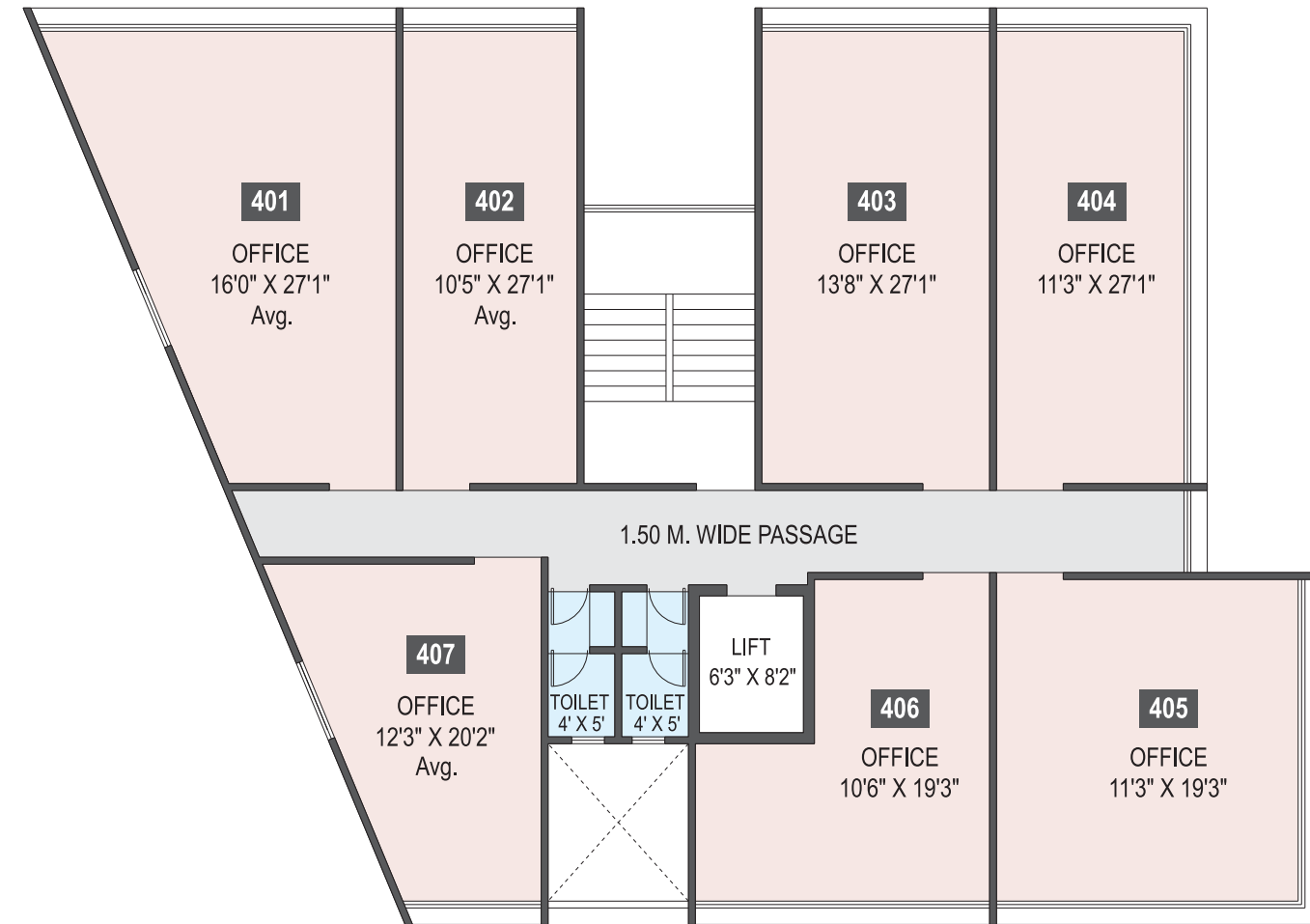
AREA STATEMENT

OFFICE NO.	OFFICE CARPET	FORMED TERRACE CARPET (50%)	TOTAL CARPET	TOTAL CARPET	SALEABLE 50%
	SQ.M	SQ.M	SQ.M	SQ.FT	SQ.FT
301	37.42	13.91	51.33	553	829
302	28.61	0.00	28.61	308	462
303	34.51	0.00	34.51	371	557
304	28.44	0.00	28.44	306	459

AREA STATEMENT

OFFICE NO.	OFFICE CARPET	FORMED TERRACE CARPET (50%)	TOTAL CARPET	TOTAL CARPET	SALEABLE 50%
	SQ.M	SQ.M	SQ.M	SQ.FT	SQ.FT
305	32.52	0.00	32.52	350	525
306	25.20	0.00	25.20	271	407
307	23.79	21.26	45.05	485	727

4TH FLOOR PLAN

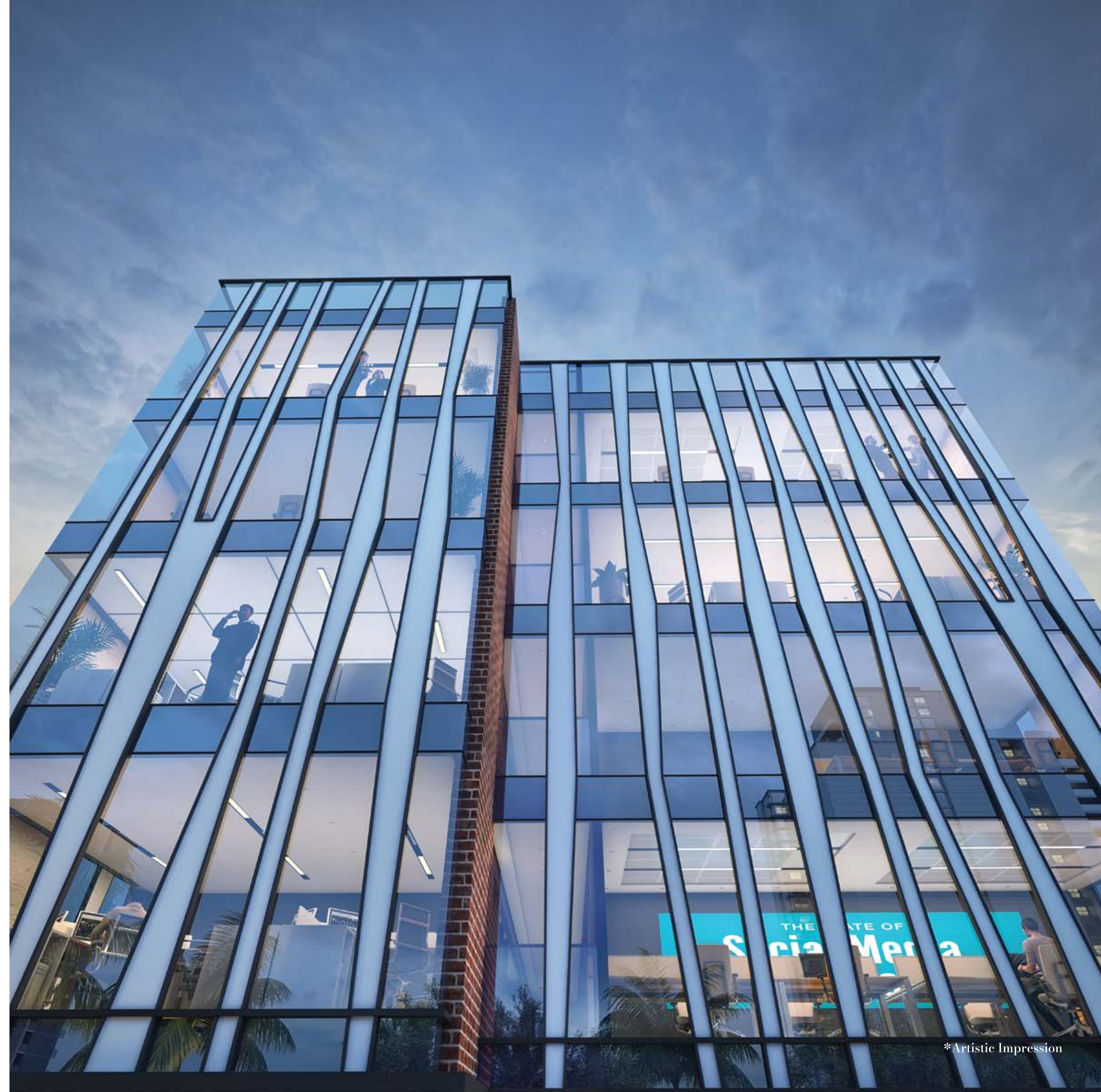


AREA STATEMENT

OFFICE NO.	OFFICE CARPET	TOTAL CARPET	TOTAL CARPET	SALEABLE 50%
	SQ.M	SQ.M	SQ.FT	SQ.FT
401	39.61	39.61	426	640
402	26.42	26.42	284	427
403	34.51	34.51	371	557
404	28.44	28.44	306	459

AREA STATEMENT

OFFICE NO.	OFFICE CARPET	TOTAL CARPET	TOTAL CARPET	SALEABLE 50%
	SQ.M	SQ.M	SQ.FT	SQ.FT
405	32.52	32.52	350	525
406	25.20	25.20	271	407
407	23.60	23.60	254	381



ISOMETRIC VIEW



Using
Social
Systems
Data
Creative
Teamwork
Innovation
Think
Ideas
Business

OFFERINGS

- Glass Facades for Natural Ventilation / Lights
- Automatic High Speed Elevator
- Lifestyle Elevation
- Rolling Shutter for shops
- Provision for ODU (Outdoor Units)
- Provision of landline for all offices
- Fiber Optic cables for Fast Internet Connectivity

SPECIFICATIONS

ESSENTIALS

- Smoke Detectors
- Fire Alarms
- Sprinklers
- CCTV Coverage Over
- Washroom Dedicated for Shops & Offices
- Complete Generator Backup (MSEB Permissible Load)
- Internal Tremix Concrete/ Pavers for Driveway
- Italian Marble Finish Lobby

STRUCTURE

- Earthquake Resistant - RCC Frame Structure
- Internal Partition Wall in AAC Blocks with Gypsum Finish

PAINT

- Superior Quality Internal Paints
- Superior Quality External Paints

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)

PARKING

- Dedicated Car Parking Area
- Dedicated space for 2 Wheeler Parking

FACILITY

- Top Housekeeping Management System
- 24x7 Security Guard
- Boom barrier system at entry and exit.

ECO FEATURES

- Water Conservation - Water Level Controller with Auto Shut-off to prevent overflow
- Use of Aerated Blocks for Low Thermal Conductivity to Save Electricity
- Solar Energy Conservation
- Auto Shut-off Pumps
- Auto Shut-off Generator Backup
- Use of Led Lights in Common Areas to Reduce Energy Consumption
- Motion Sensor Lights in selected areas.



COMPLETED PROJECTS

Adira Phase I, Wagholi

ONGOING PROJECTS

Adira Phase II, Wagholi

41 City Hub, Hadapsar

UPCOMING PROJECTS

Holiday Homes

Kharadi (NXT)

A Project by



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