



ENVISIONING SPACES

# 46 X DOWNTOWN

A PLACE THAT INSPIRES YOU

OFFICES X SHOWROOMS







ENVISIONING SPACES

## THE ETHOS OF ORBISOUL

Orbisoul lives and stands by its name, where the words 'orbit and soul' indicate our commitment towards our customers and their happiness. Our work revolves around building the best of living infrastructure, with technological innovations that provide future-proof ventures for our invaluable clients. We also focus on establishing real estate verticals within the commercial, residential and retail sectors. In its previous avatar, Orbisoul has completed the construction of more than 1.5 million sq. ft area in Pune. A long, fulfilling experience and expertise in the industry guarantee success for our clients and partners alike.







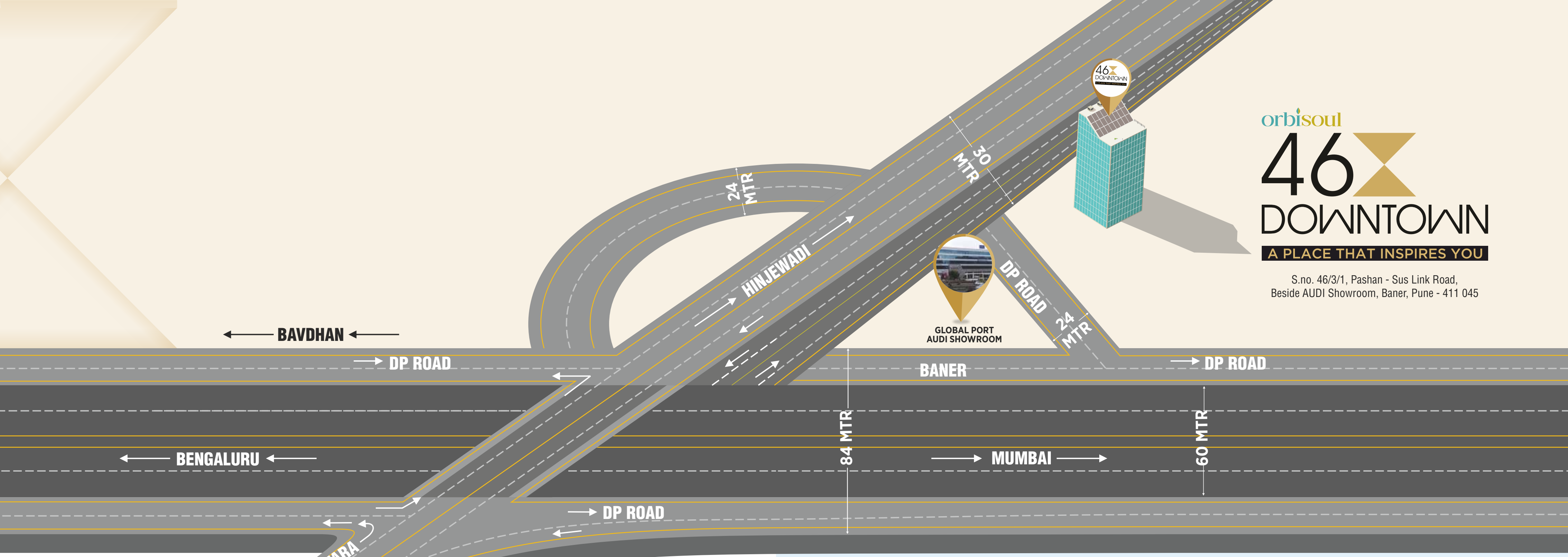
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## SPACES THAT GUARANTEE SUCCESS

46 Downtown is designed to match the ambitions of new-age entrepreneurs in the form of a futuristic commercial real estate project located in Baner. Here, we create contemporary office spaces on premium landmarks to enable the ideal conditions for business success. Our spaces are derived from an expertise in the fields of innovative engineering, construction technology and futuristic living environments.

- ▶ Major metros like Mumbai and Bengaluru are easily accessible.
- ▶ The new Pashan-Sus Link Road enables speedy travel to new industry hubs like Balewadi, Hinjewadi, Wakad and Kothrud.
- ▶ Connectivity to Pune's Eastern Corridor will soon be hassle-free with the rapid implementation of Metro Train travel.





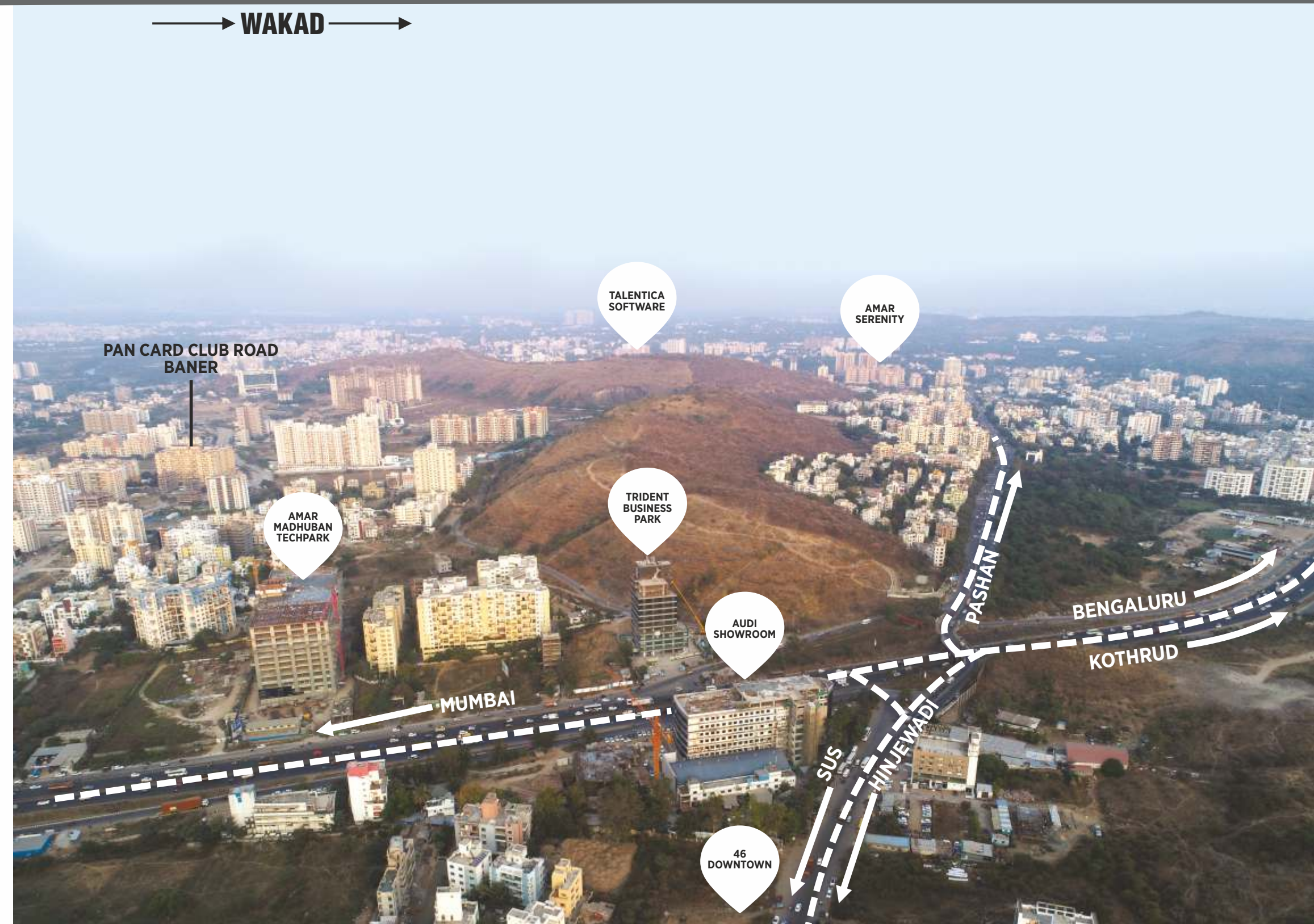
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S.no. 46/3/1, Pashan - Sus Link Road,  
 Beside AUDI Showroom, Baner, Pune - 411 045



## LOCATION ADVANTAGES

46 Downtown stands apart from the competitors due to its centrally placed location, near the intersections of Pashan, Bavdhan, Wakad, and Hinjewadi in PUNE. Excellently located 46 Downtown is near the highway reducing the commuter's travel time, yet it is still away from the traffic noise. It is marked with calm, composed and silent surrounding providing the best spot for commercial apartments.





# SURROUNDING LANDMARKS



1



2



3



4



5



6

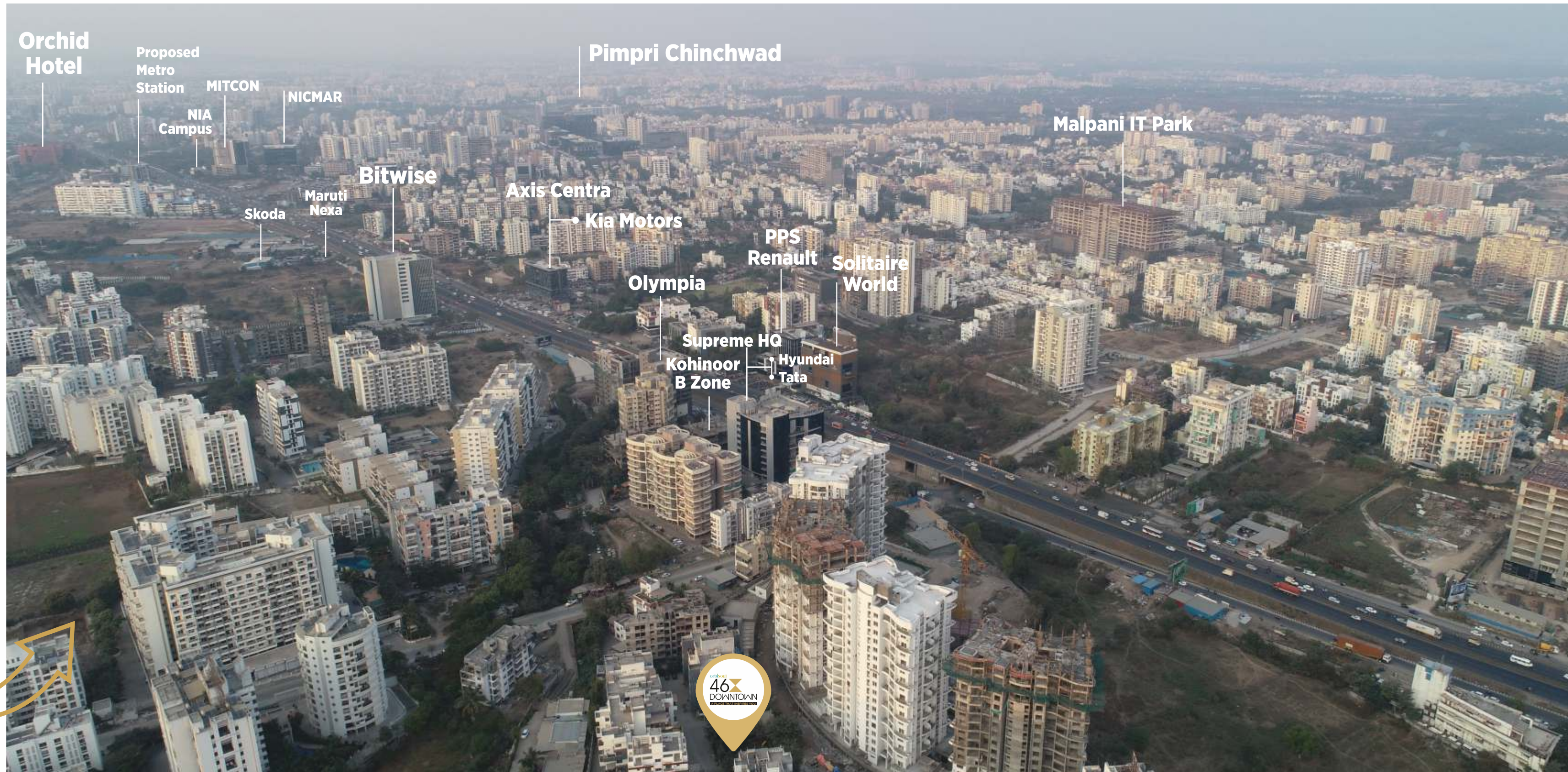


8

- 1 Audi Showroom
- 2 Hinjewadi IT Park
- 3 High Street
- 4 National Insurance Academy
- 5 Mumbai-Pune Expressway
- 6 Shree Shivchhatrapati Sports Complex
- 7 Bitwise Terra Tower
- 8 Symbiosis International University



7



Orchid Hotel

Proposed Metro Station

NIA Campus

MITCON

NICMAR

Pimpri Chinchwad

Malpani IT Park

Bitwise

Axis Centra

Skoda

Maruti Nexa

Kia Motors

Olympia

Supreme HQ

Renault

PPS

Solitaire World

Kohinoor B Zone

Hyundai

Tata

DRONE VIEW





# SMARTEST LOCATION



## IN SMART CITY BANER

Pune is an upcoming city with rising needs. Baner, in particular, is the epicenter for heightened living standards. The IT Zone is right next to adjacent to 46 Downtown, which is an important source of high-quality clientele.

Baner is a milestone for this exponentially developing mega-city. The area is a perfect blend of residential and commercial activities. Naturally, a high standard of living is expected - for which, we have the perfect solution.









# AN IDEAL LOCATION TO SHOWCASE YOUR EXCELLENCE

46 Downtown is designed for the exhibition of top-notch, high-quality products and services. The showrooms we offer embody the pinnacle in aesthetics and functionality. An ideal location in the prosperous suburb of Pune to showcase your excellence.







## PRECISE & PERFECT BUSINESS PLACE

Our office spaces offer the ideal mix of modernity and opulent luxury, which pervade each and every sense alike. Replete with state-of-the-art features, each structure has been tailored specifically so that small and medium corporates may find it suitable for occupation.





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## BUILDING SECTION



FLOOR PLANS





## KEY PROJECT HIGHLIGHTS



Air-Conditioned  
Grand Entrance Lobby



Reception, Help Desk



Concierge Services &  
Intercom facility



Multi-Cuisine Cafeteria



Conference Room



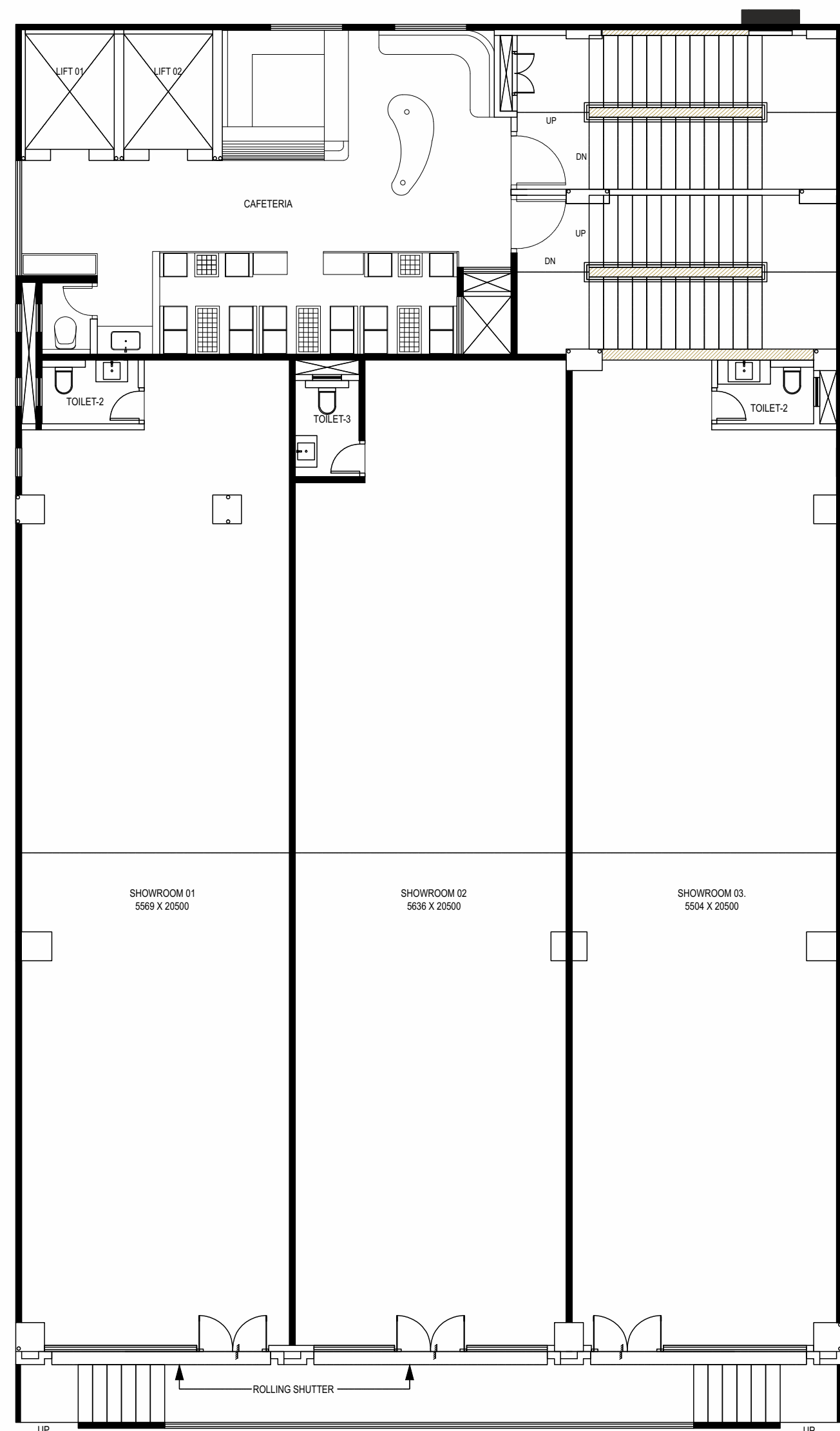
Multiple themed Lounges  
& Breakout Areas



Multi-purpose Integrated  
Mobile App for Building



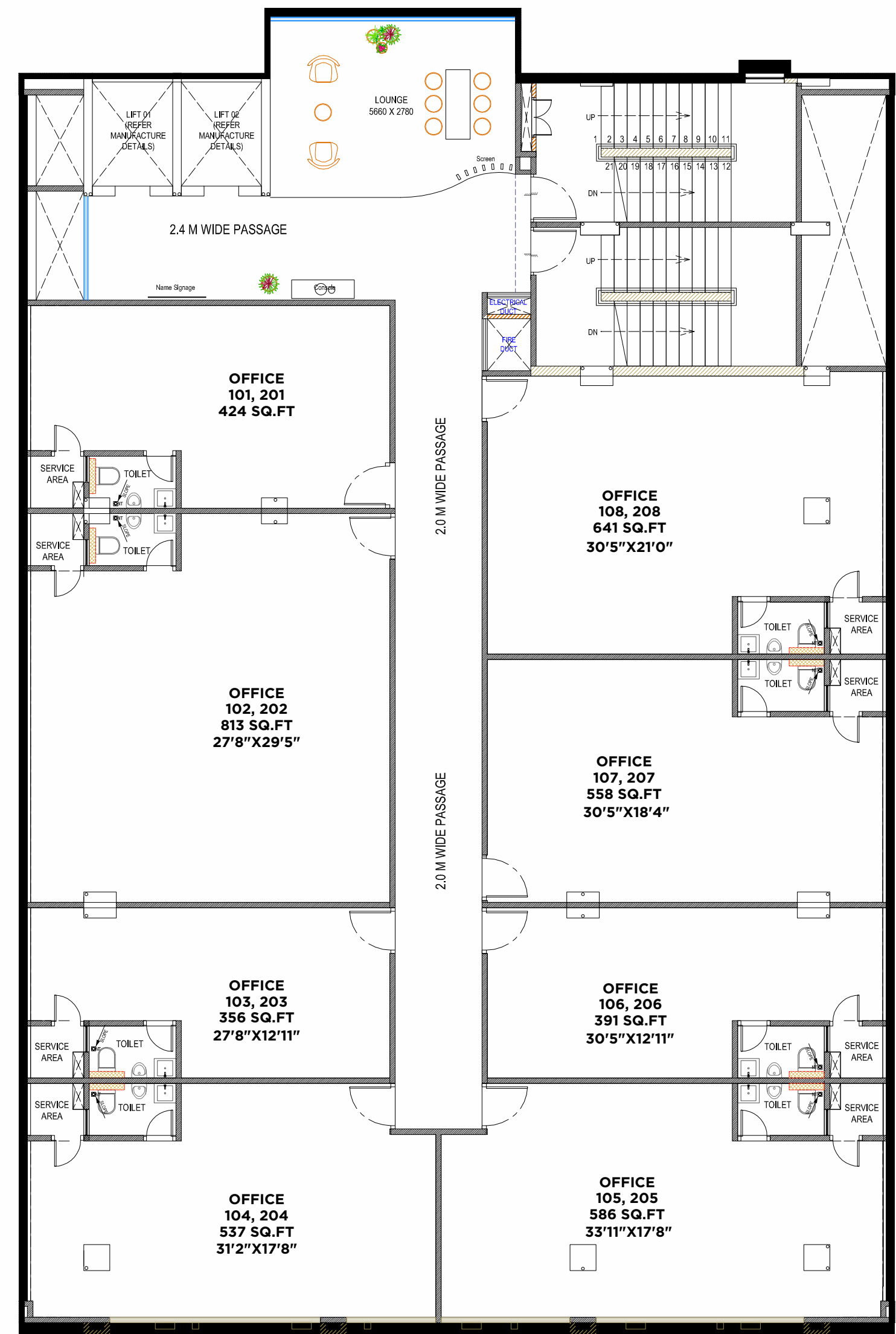
# FLOOR PLAN - GROUND



Unit No.	Carpet Area (Sq. Ft.)	Loft (Sq. Ft.)	Total Carpet Area (Sq. Ft.)
01	1224	610	1834
02	1239	617	1856
03	1209	603	1812



# FLOOR PLAN - 1<sup>st</sup> and 2<sup>nd</sup>



Unit No.	Carpet Area (Sq. Ft.)	Unit No.	Carpet Area (Sq. Ft.)
101, 201	424	105, 205	586
102, 202	813	106, 206	391
103, 203	356	107, 207	558
104, 204	537	108, 208	641





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# 46 DOWNTOWN

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Committed to diversity, the cafeteria serves multicuisine food.





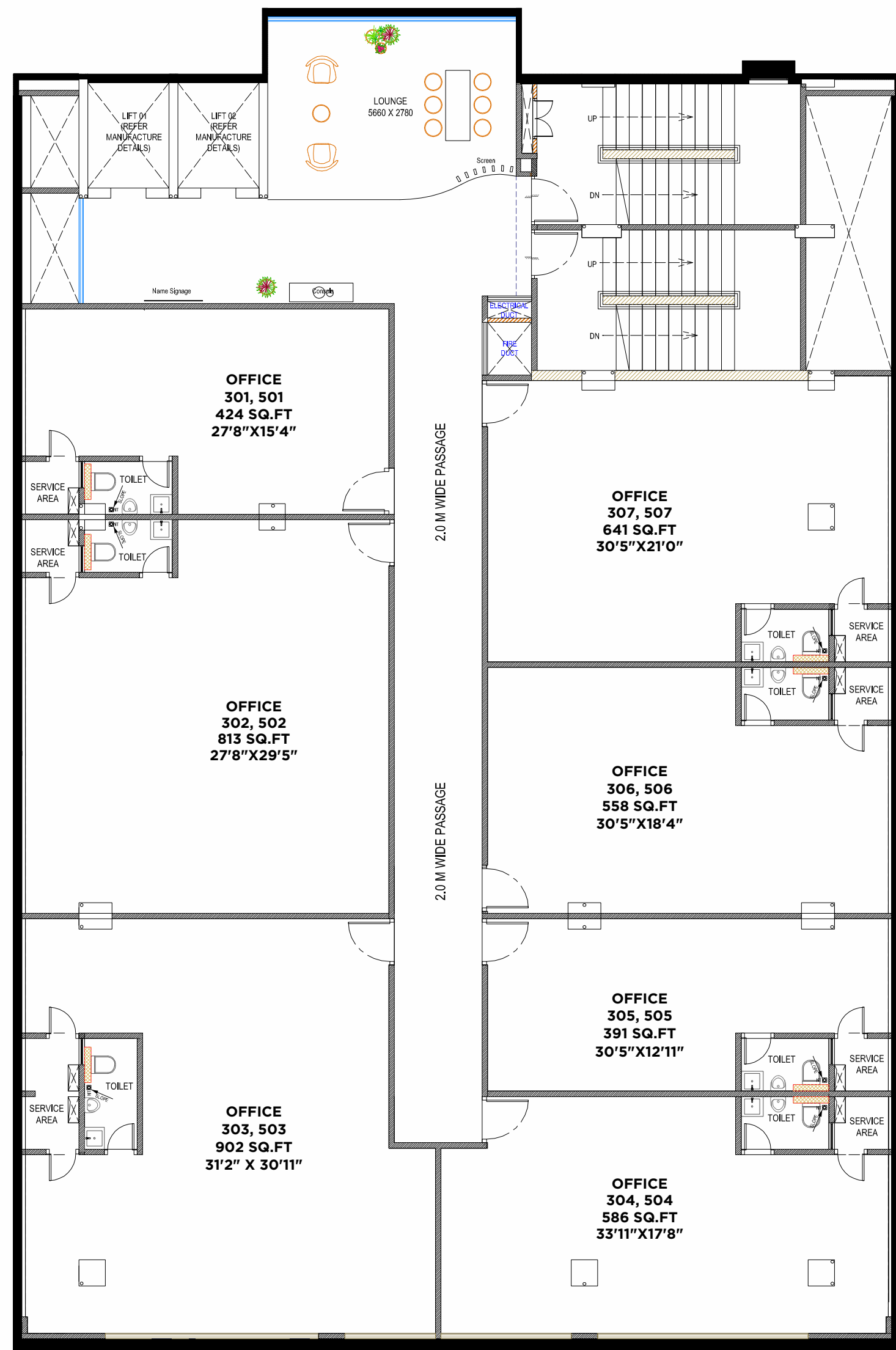


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A perfect lounge is much more than a mere shelter; It lifts us emotionally and spiritually.

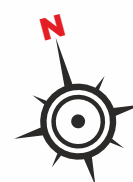


# FLOOR PLAN - 3<sup>rd</sup> and 5<sup>th</sup>

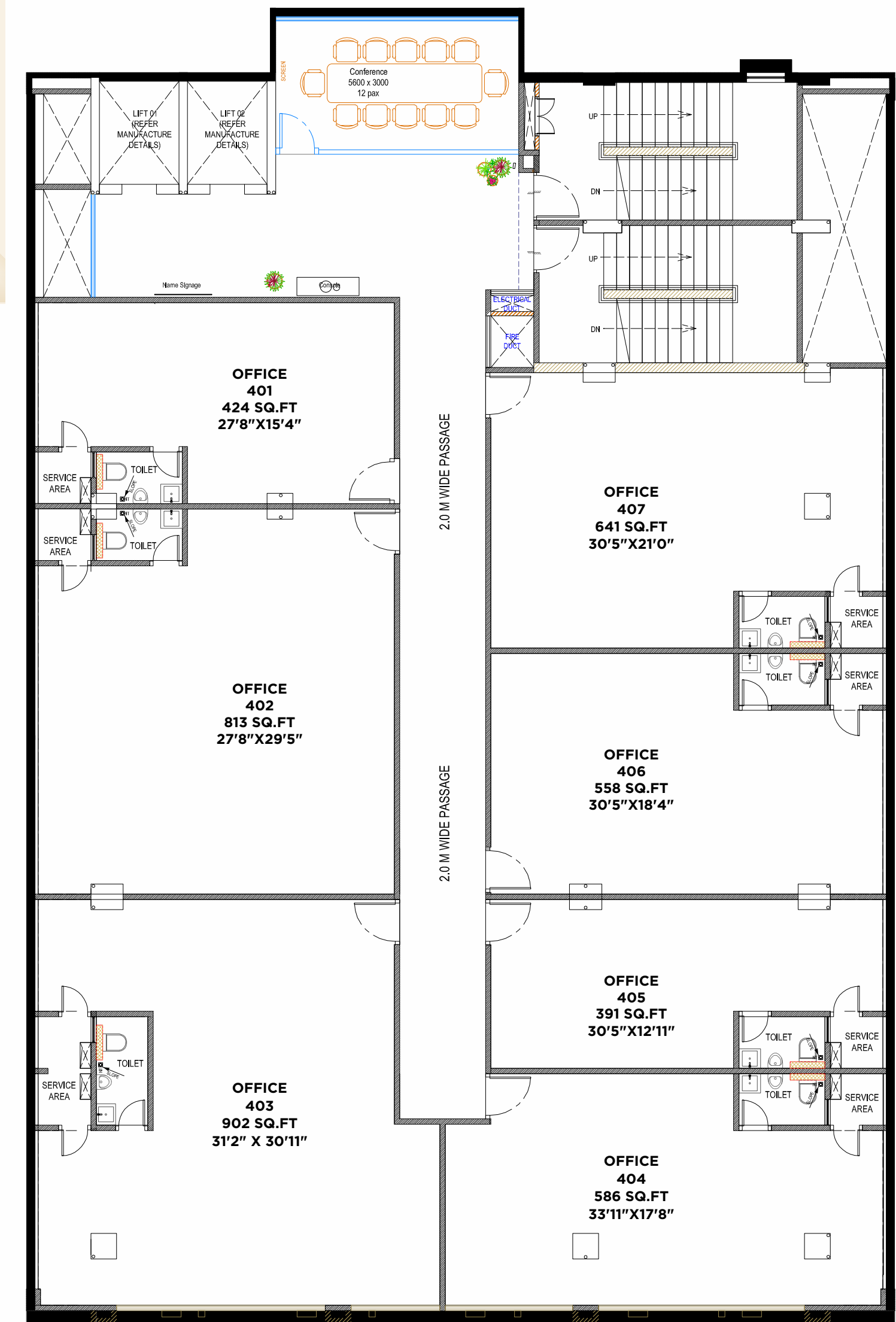


Unit No.	Carpet Area (Sq. Ft.)
301, 501	424
302, 502	813
303, 503	902
304, 504	586

Unit No.	Carpet Area (Sq. Ft.)
305, 505	391
306, 506	558
307, 507	641



# FLOOR PLAN - 4<sup>th</sup>



Unit No.	Carpet Area (Sq. Ft.)
401	424
402	813
403	902
404	586

Unit No.	Carpet Area (Sq. Ft.)
405	391
406	558
407	641





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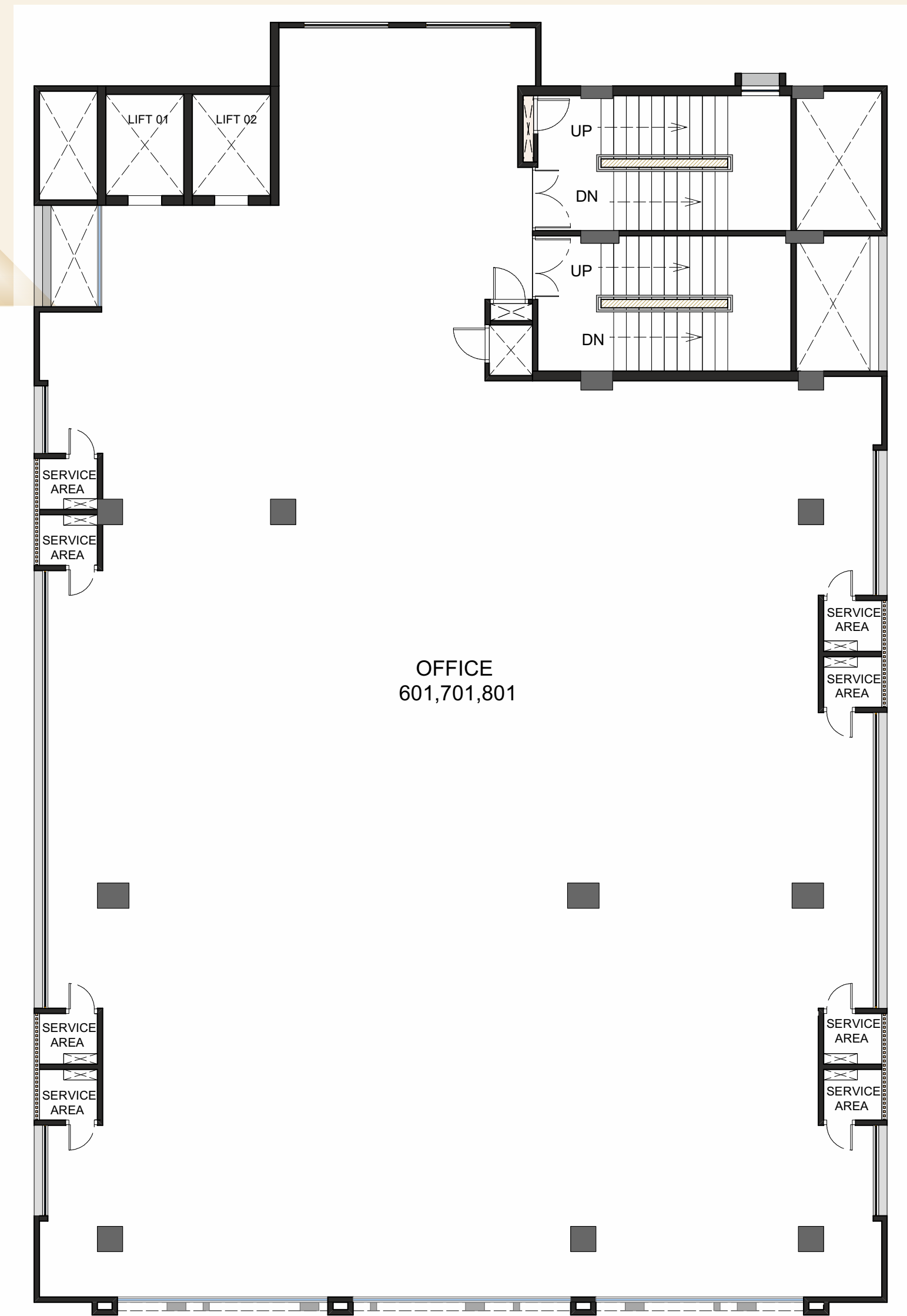
State-of-the-art  
conference rooms  
for all your  
brainstorming  
sessions







## FLOOR PLAN - 6<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup>



Unit No.	Carpet Area (Sq. Ft.)
601	5410
701	5410
801	5410







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An upsurge  
in your  
aspirations



# AMENITIES



## BACK-UP POWER

- ▶ 100% backup for common areas.



## CCTV SURVEILLANCE

- ▶ Ample camera coverage at entry, exit and peripheral points.



## MULTI-CUISINE CAFETERIA

- ▶ Multi-cuisine food and related services.



## CONFERENCE ROOM

- ▶ Meeting room facilities available.



## ACCESS CONTROL SYSTEM

- ▶ Selective restriction of access, authorization-based entry in premises.



## CLADDING & ELEVATION TREATMENT

- ▶ Double glass units | Toggle or Semi utilized system glass with heat strength glass.



## COMMUNICATION

- ▶ High speed internet broadband provision.
- ▶ Intercom facility - offices & common spaces.

# FEATURES



## FIRE PROTECTION

- ▶ As per CFO norms



## FIRE ALARM SYSTEM

- ▶ Smoke detectors & sprinklers in lobbies, showrooms, offices & enclosed common areas.



## ELEVATORS

- ▶ 2 high speed elevators with passenger capacity up-to 15 people



## RESTROOM & PANTRY

- ▶ Provided to every office & showrooms



## VEHICLE PARKING

- ▶ Convenient & spacious access for both 2 & 4 wheeler parking.





## SPOT OF SUCCESS FOR COMMERCIAL INVESTOR

### Moderate sum investment ensuring potential ROI & capital appreciation

- ▶ Investment ensuring potential ROI & capital appreciation
- ▶ Demand for workspaces is picking up post-COVID
- ▶ Rate of appreciation is greater than any other asset class
- ▶ Commercial office spaces offer better rental & resale value
- ▶ Demand from different sectors is growing
  - IT offices • Consulting • Education • Start-ups • Finance • Manufacturing
- ▶ 70% of startups in Pune are in a close vicinity

## SPOT OF SUCCESS FOR COMMERCIAL BUYOUT

### Growth boosters for Pashan Sus Link Road

- ▶ Proximity to the IT hub of Hinjewadi
- ▶ Seamless connectivity to prime suburbs like Balewadi, Wakad, Aundh
- ▶ Well established lifestyle centres & commercial complexes in the vicinity
- ▶ Excellent infrastructure development happening under the smart city
- ▶ Growing demand vs dropping supply for the commercial spaces is consistent





SO, ARE YOU READY  
TO LET INSPIRATION  
TAKE OVER?



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#### Site Address

S.no. 46/3/1, Pashan - Sus Link Road,  
Beside AUDI Showroom, Baner, Pune - 411 045  
☎ : +91 77438 12222 | +91 70200 06100

#### Orbisoul Workplace

1585, 1<sup>st</sup> floor, opposite Heera Photo Lab,  
Sadashiv Peth, Tilak Road, Pune - 411 030  
☎ : +91 - 91759 29891 | +91 - 91759 39891

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