

The logo for 'the Hub' features the word 'the' in a purple, lowercase, sans-serif font. Below it, the word 'Hub' is written in a large, bold, blue, lowercase, sans-serif font with a 3D effect, where the letters have a dark blue shadow on their right side.

the
Hub

Business Magnificence!



Have you ever dreamt of Utopia? Or imagined a place that was the perfect amalgamation of functionality and luxury? A space that would be a haven for the finest, most accomplished individuals of the professional world?

We at Espree Realtors did dream of such a place... We imagined it in every minutest detail, we envisaged its creation as much as a work of art, as a place of work. We call our dream 'The Hub'. It is something that will soon be as pivotal and enjoyable a part of your world, as it is of ours; for we have thrown open the gates of our Utopia to people like you, who are the cream of the corporate ecosystem. Welcome to our dream... and yours.



The Hub has an area of 40,000 sq feet spread over six expansive and dynamically designed storeys. A 200 ft wide frontage on a prime city road and an aesthetic facade gives. The Hub a stunning exterior that emanates affable warmth in its welcome. Extensive site research and sun path analysis has been undertaken to restrict air conditioning and artificial lighting costs to a minimum. Harsh sunlight is filtered out by the advanced perforated screen, keeping the interiors cool. The Hub's structural insulation has substantially reduced glazing. Horizontal louvers allow natural ventilation and reduce external noise and glare.



The Hub also boasts of a massive parking facility, advanced digital security systems including CCTV and burglar alarm, a 100% power back-up for all common areas and provisions for the most cutting edge digital technology, to make it the perfect domicile for any business to function at its best. A system for rainwater harvesting has also been installed. Architecturally The Hub balances the natural and the manmade and flaunts the best of both worlds! Twin high speed elevators ensure that you are taken to your destination promptly!





The showrooms in The Hub are beautifully designed and bewitching in their lure. They are a captivating showcase that accentuate visibility and transform the displays to something akin to a cornucopia. The showrooms are equipped with independent storage and service areas to enable efficient service and provide a superlative consumer experience. Ideal for a vast variety of businesses, the showrooms can cater to automobile companies, jewelers, mega retail stores, the banking sector and several more.

The sheer brilliance of their layout elevates the exhibits to another level!

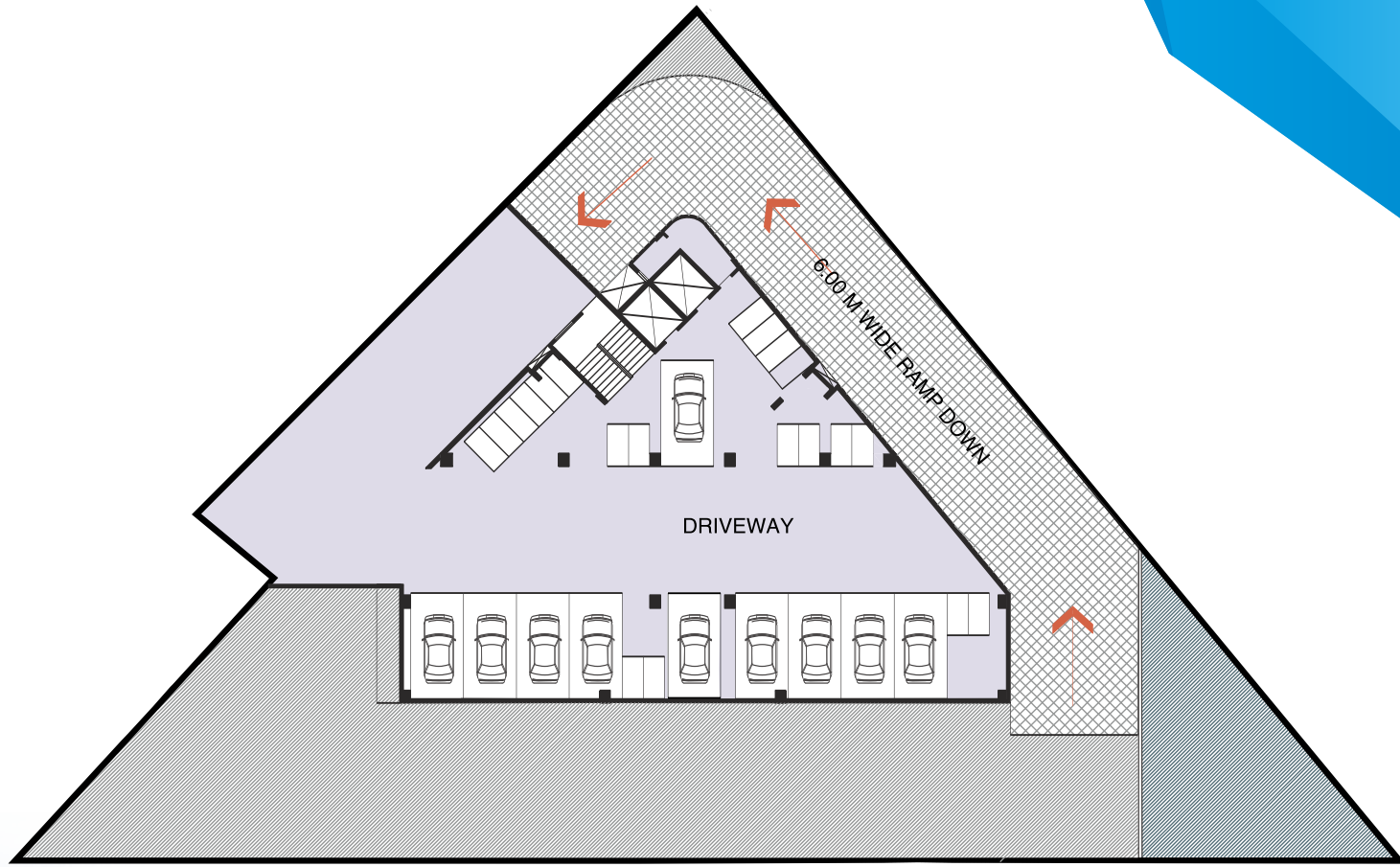




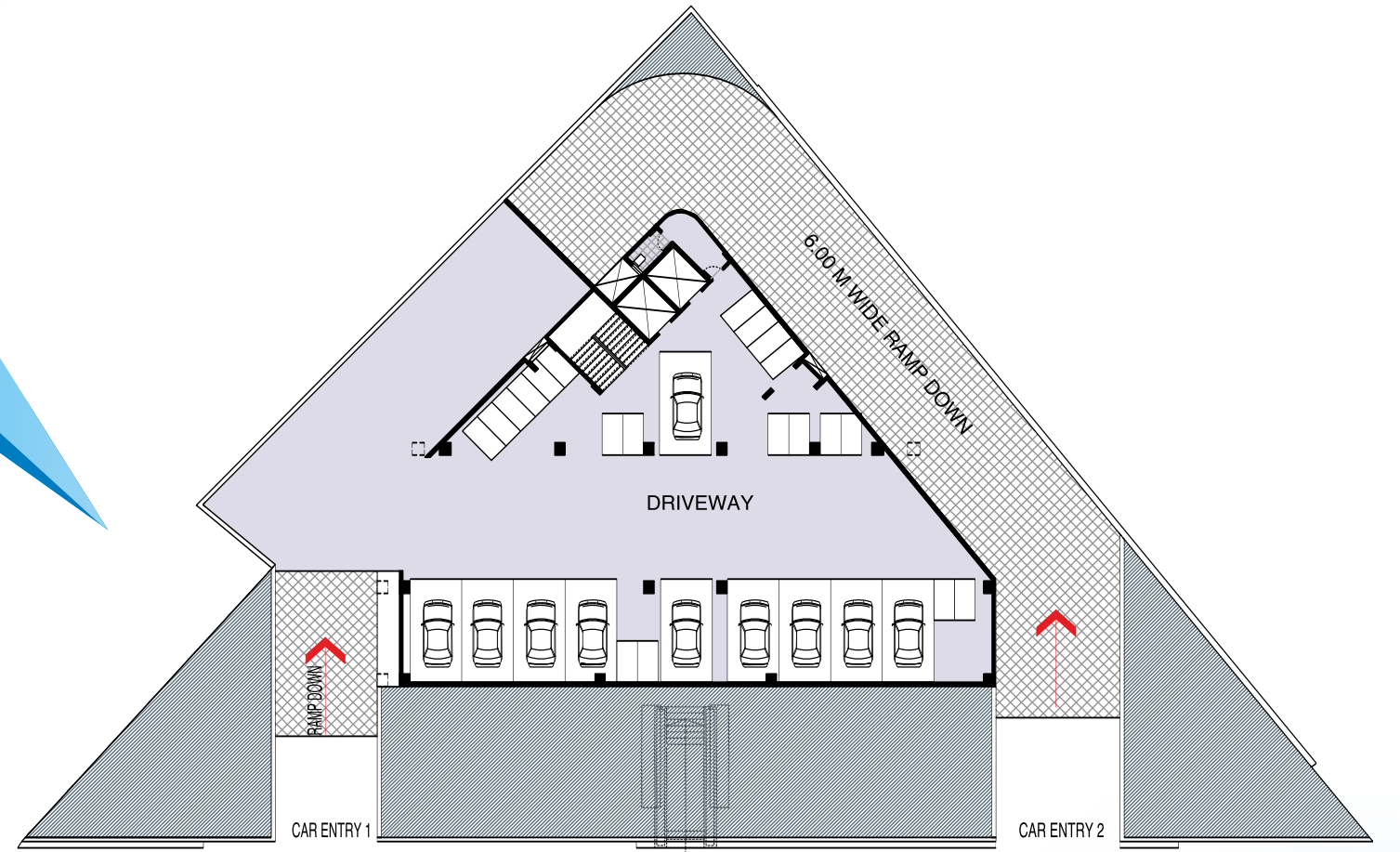
The commercial work spaces are superlative in design and utility, to endow businesses the perfect launching pad for their endeavours! They are intelligently laid out and expendable up to 7000 feet to give you the flexibility to design your space of work to perfectly suit the nature of your business. All the prerequisites for a modern commercial work environment are in place including the most cutting edge technology, advanced digital security systems and independent lobby and service areas. Ideal for almost any conceivable set-up, the spaces cater as plug n play for IT and iTES companies, ezducational institutes, corporate offices for MNC's, laboratories, healthcare facilities, financial institutes, home loan and insurance companies, travel and tourism, pharmaceutical companies amongst many others.



BASEMENT FLOOR PLAN



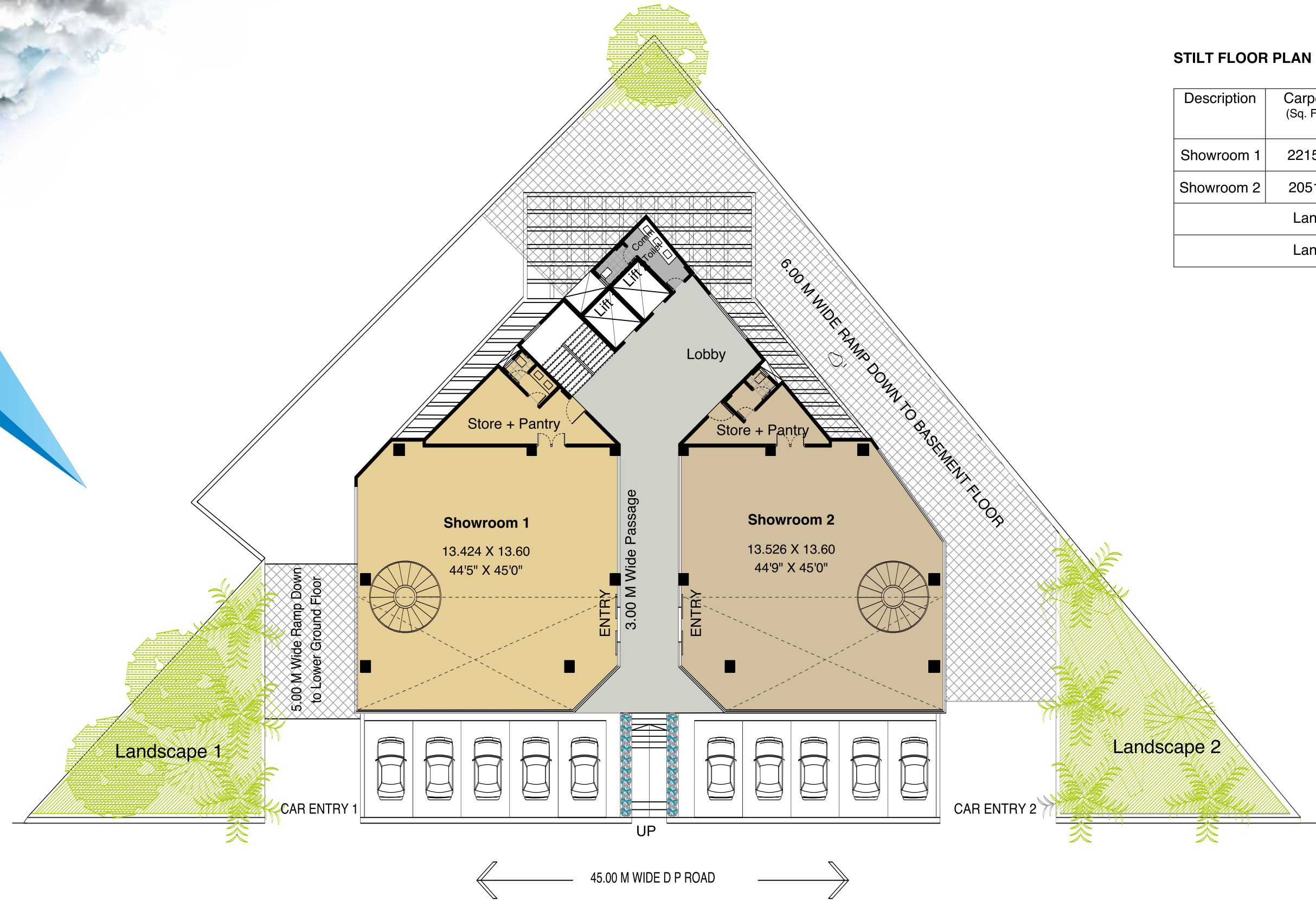
LOWER GROUND FLOOR PLAN





STILT FLOOR PLAN

Description	Carpet (Sq. Ft.)	Double Ht (50%) (Sq. Ft.)	Saleable Area (Sq. Ft.)
Showroom 1	2215	408	3541
Showroom 2	2051	411	3324
Landscape 1 - 832			
Landscape 2 - 925			



Showroom 1
13.424 X 13.60
44'5" X 45'0"

Showroom 2
13.526 X 13.60
44'9" X 45'0"

5.00 M Wide Ramp Down
to Lower Ground Floor

6.00 M WIDE RAMP DOWN TO BASEMENT FLOOR

45.00 M WIDE D P ROAD

UP

CAR ENTRY 1

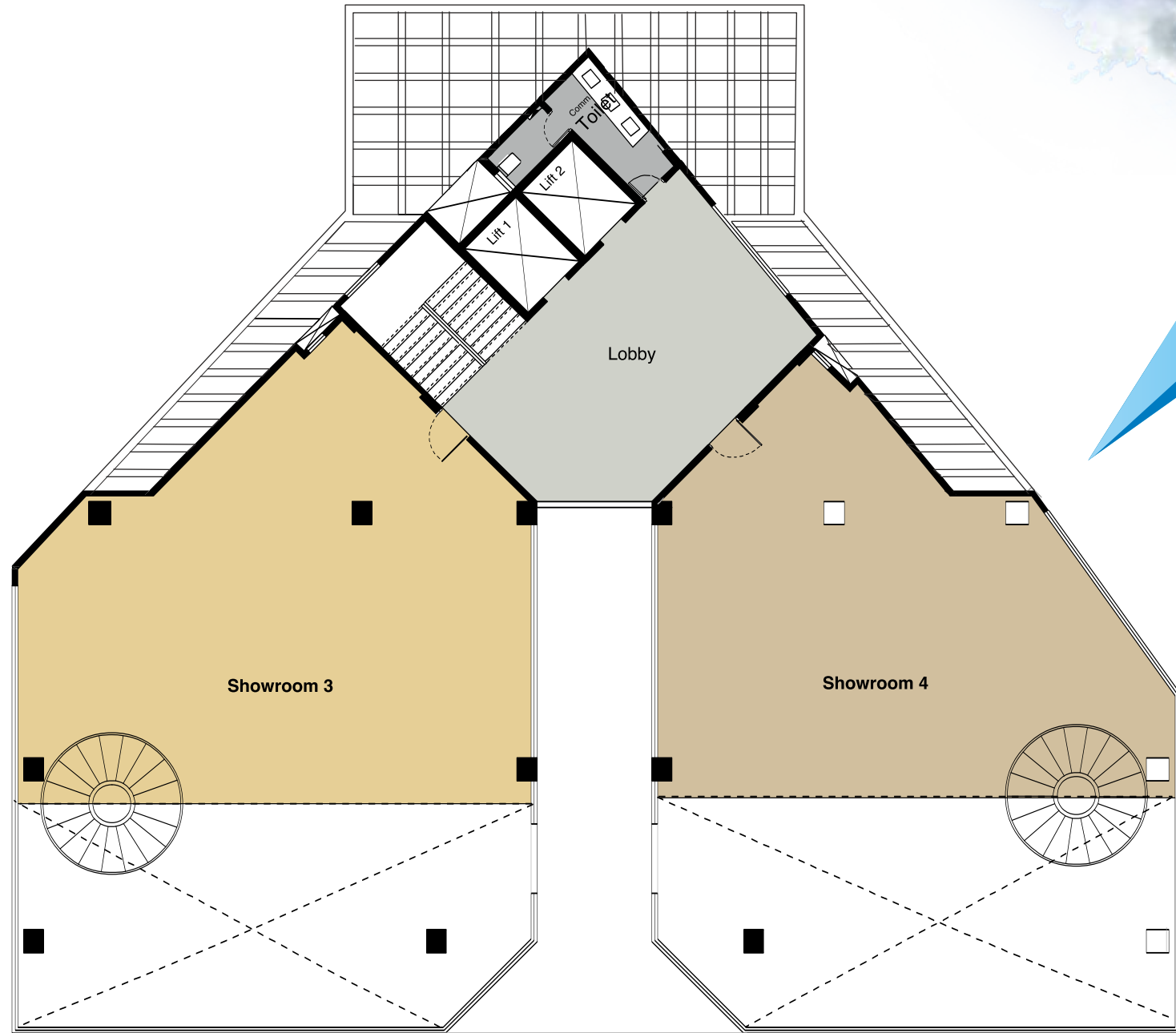
CAR ENTRY 2

Landscape 1

Landscape 2

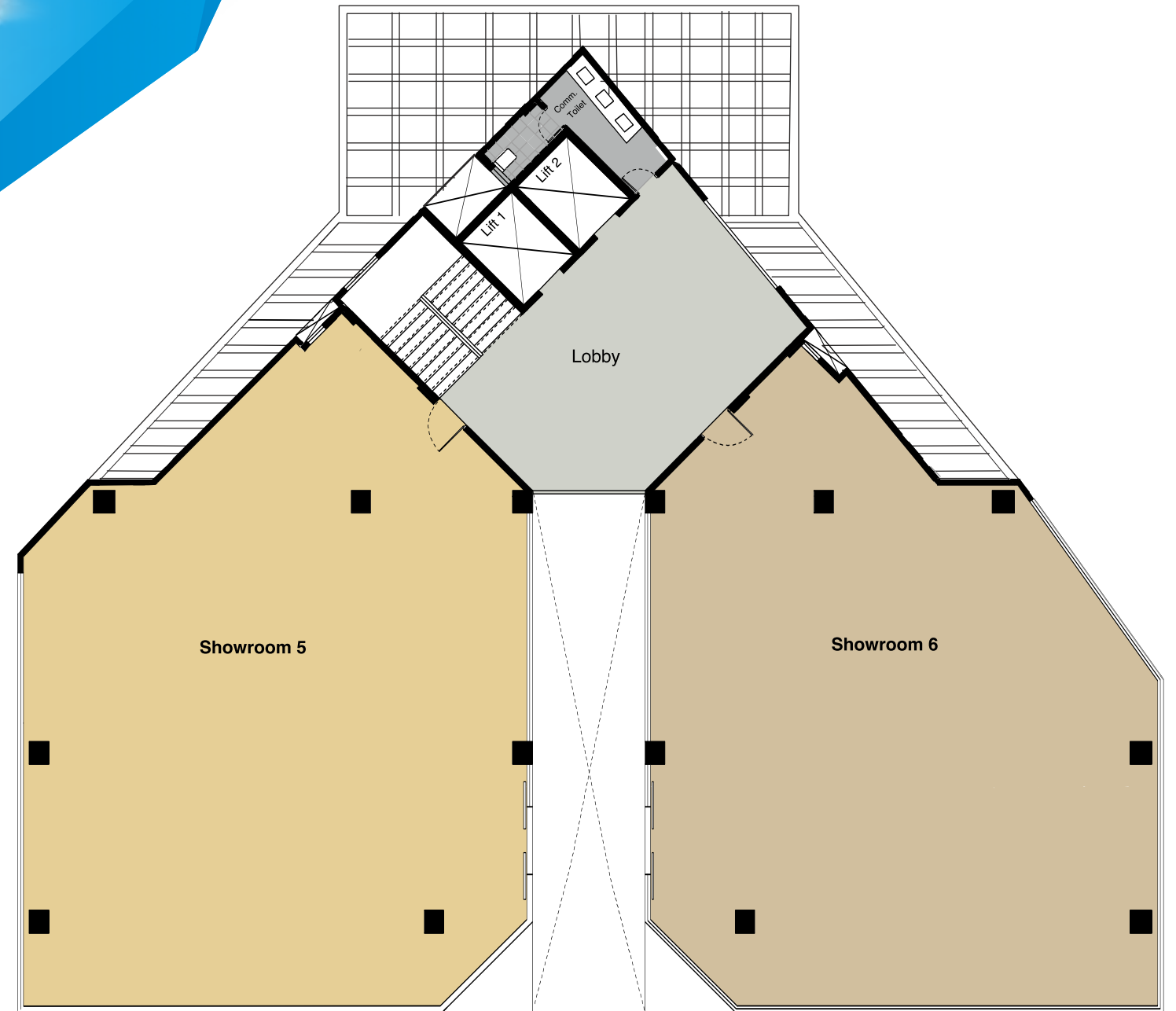


FIRST FLOOR PLAN



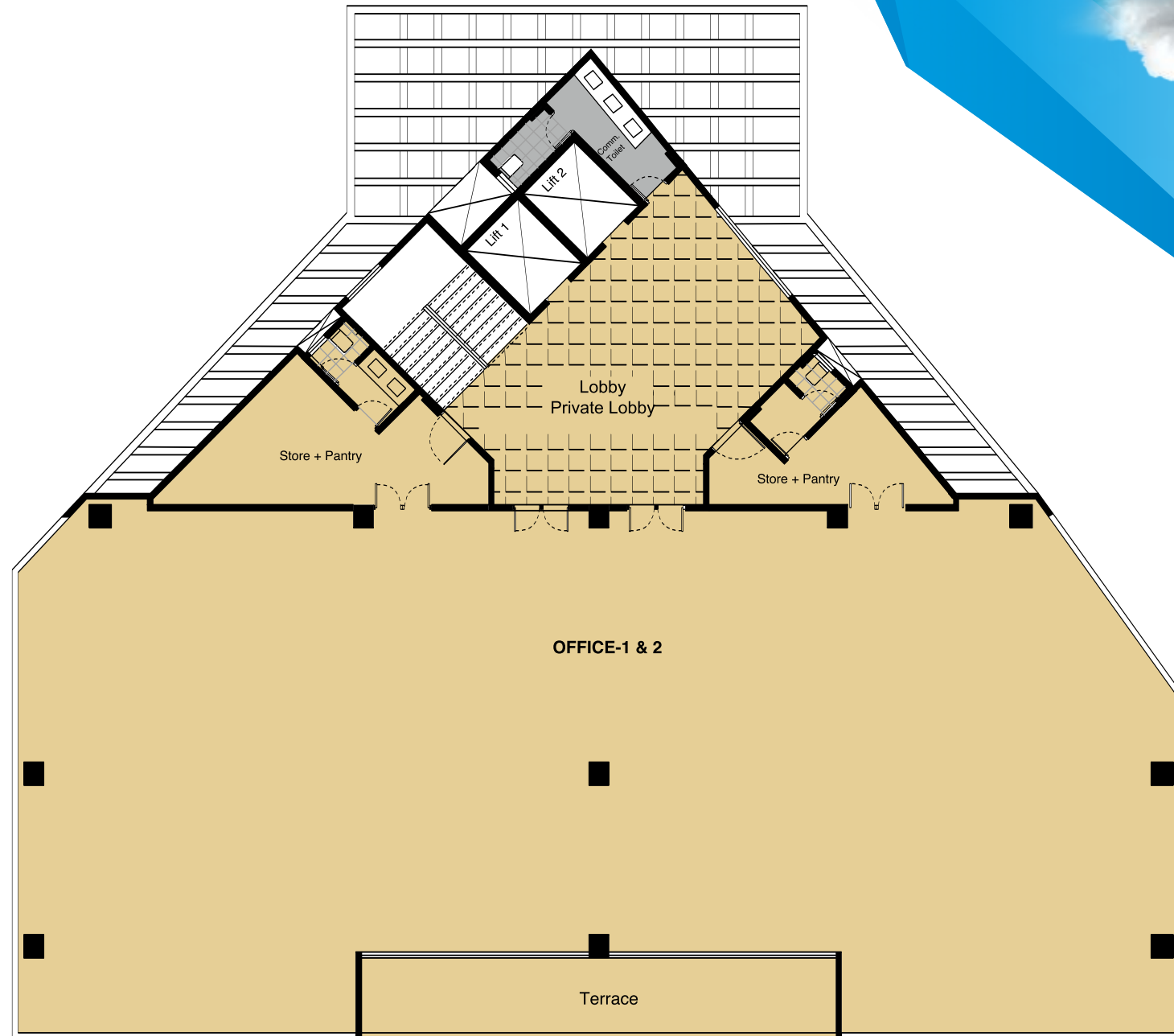
Description	Carpet (Sq. Ft.)	Saleable Area (Sq. Ft.)
Showroom 3 and Showroom 4	3210	4334

SECOND FLOOR PLAN



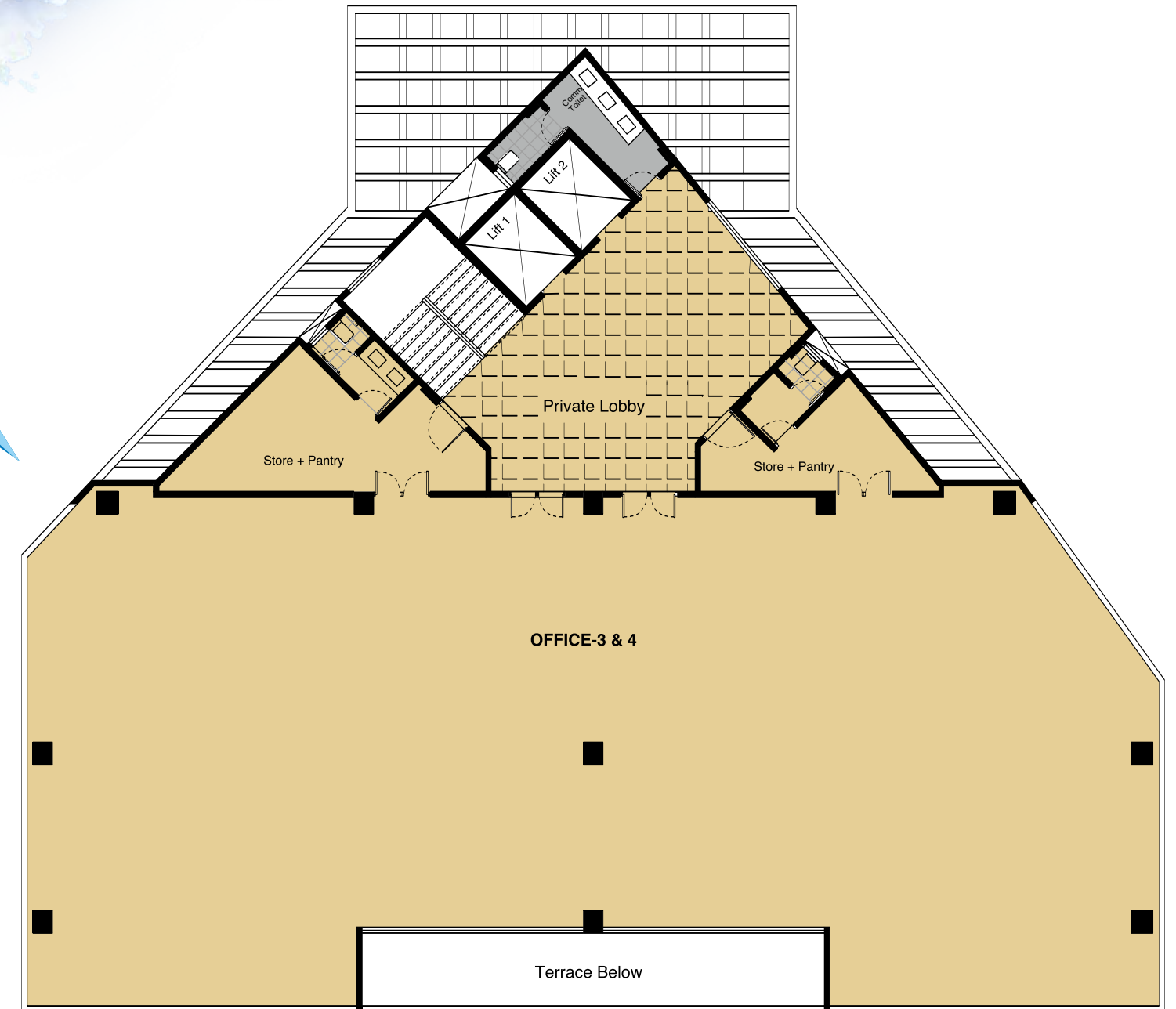
Description	Carpet (Sq. Ft.)	Saleable Area (Sq. Ft.)
Showroom 5 and Showroom 6	4850	6547

THIRD FLOOR PLAN



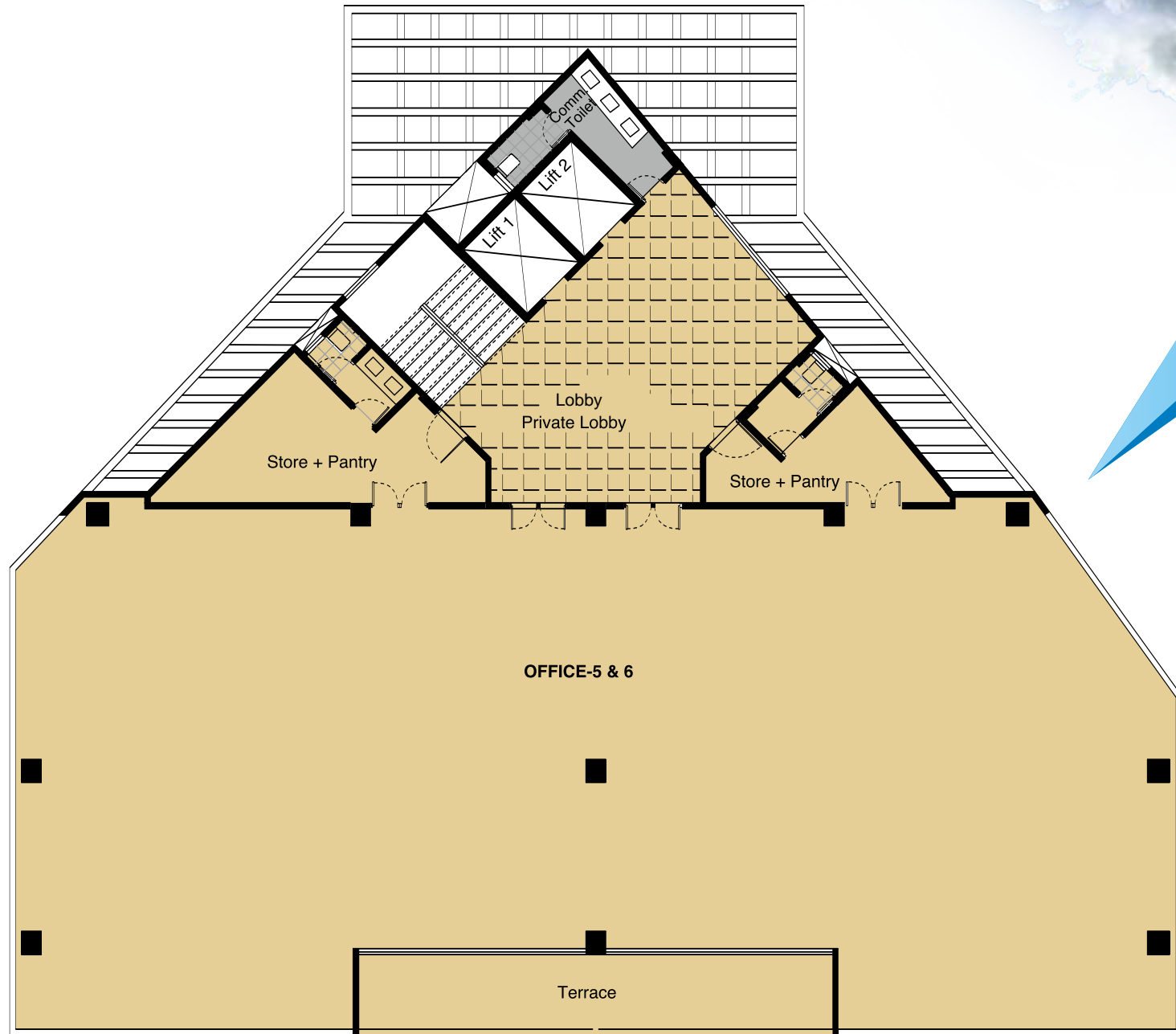
Description	Carpet (Sq. Ft.)	Terrace (Sq. Ft.)	Saleable Area (Sq. Ft.)
Office -1 and Office -2	5129	259	7274

FOURTH FLOOR PLAN



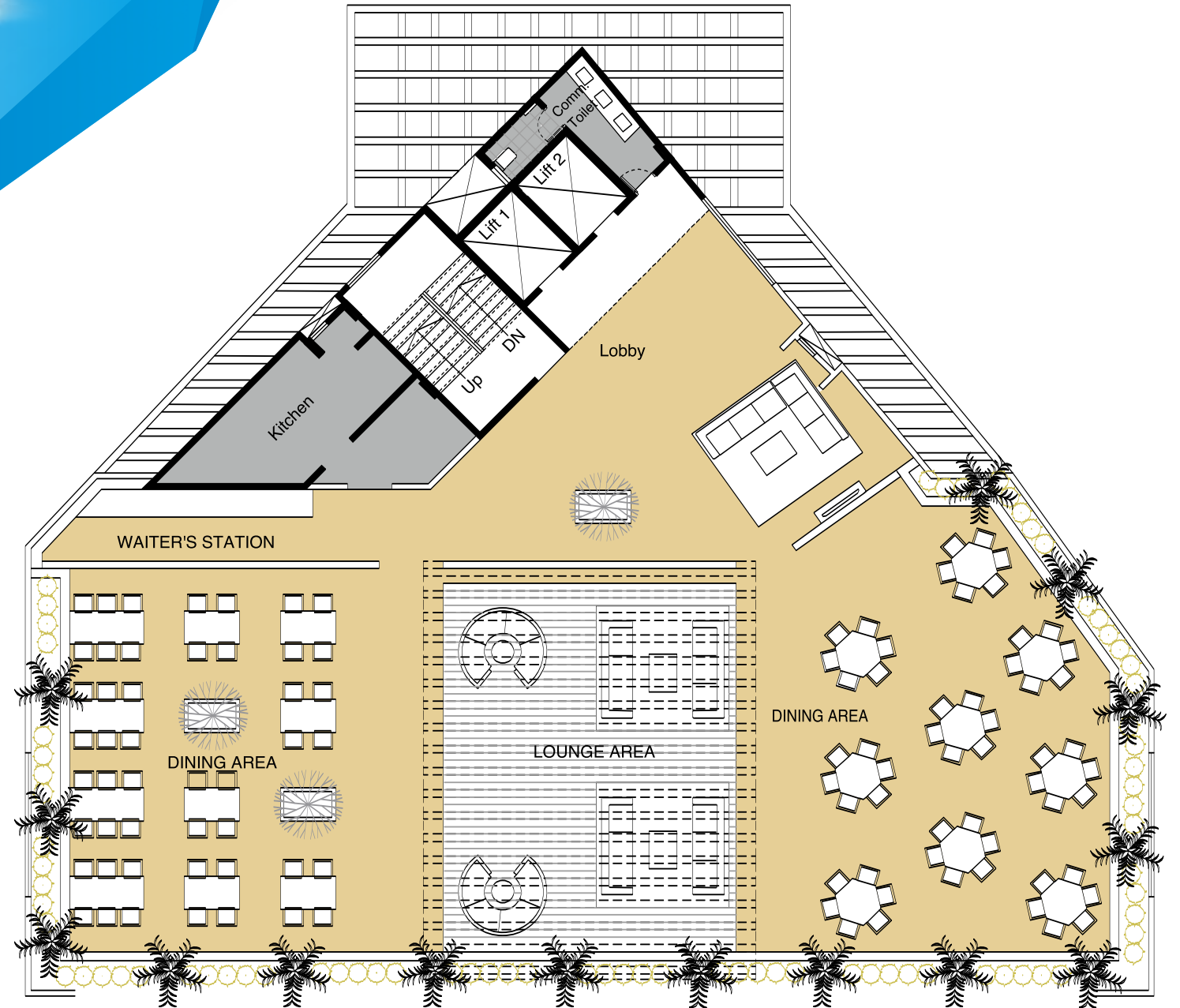
Description	Carpet (Sq. Ft.)	Terrace (Sq. Ft.)	Saleable Area (Sq. Ft.)
Office -3 and Office -4	5129	00	6924

FIFTH FLOOR PLAN



Description	Carpet (Sq. Ft.)	Terrace (Sq. Ft.)	Saleable Area (Sq. Ft.)
Office -5 and Office -6	5129	259	7274

TERRACE FLOOR PLAN



Description	Built Up (Sq. Ft.)	Saleable Area (Sq. Ft.)
Restaurant	5536	5536

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REALTORS the
future
(An Initiative of Niranjana & Sachin Katariya)

Espree Realtors is a dedicated team of professionals with an unparalleled track record in the construction and development business. We aspire to create intelligent spaces that bring out the best in the people that inhabit them. For us, innovation is routine, as we work towards building not just good structures, but brighter futures for all our clients and for society as a whole. Espree Realtors is a member of CREDAI and believes in responsible development. Initiated by Niranjana Katariya and Sachin Katariya, Espree Realtors has a foresighted and dynamic leadership to propel it to new heights. We are driven by our passion for excellence and believe that for our clients - who are veritably our family - only perfection is acceptable!



S.No. 39/1 & 2, Dange Chowk, Thergaon, Pune.

A project by

ESPREE | building
REALTORS | the
future

(An Initiative of Niranjana & Sachin Katariya)

In association with
Ganesh Mirajkar

Introduction by **Sumitra Properties**

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D-1/1, Liberty Society, Phase - II, North Main Road,
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Site Address: S.No 39/1 & 2, Dange Chowk, Thergaon, Pune

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The developer reserves the right to add, delete, alter any detail, specifications, elevation, plans, design, amenities, layout etc.