

CODENAME
YOUPRE**NEUR**
BANER



THE MOST
DYNAMIC
OFFICE SPACE
IN WEST PUNE



Conceptual Images

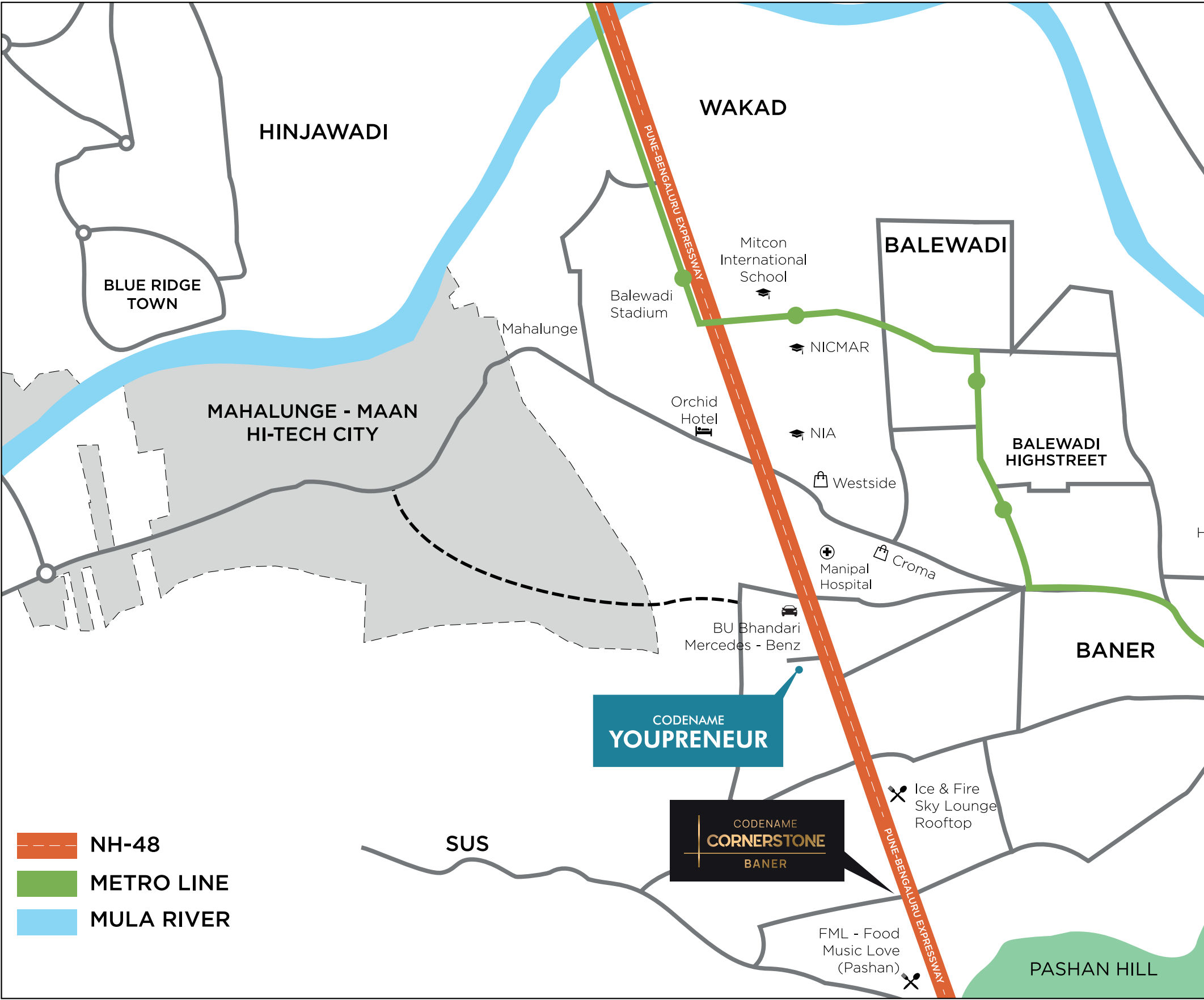


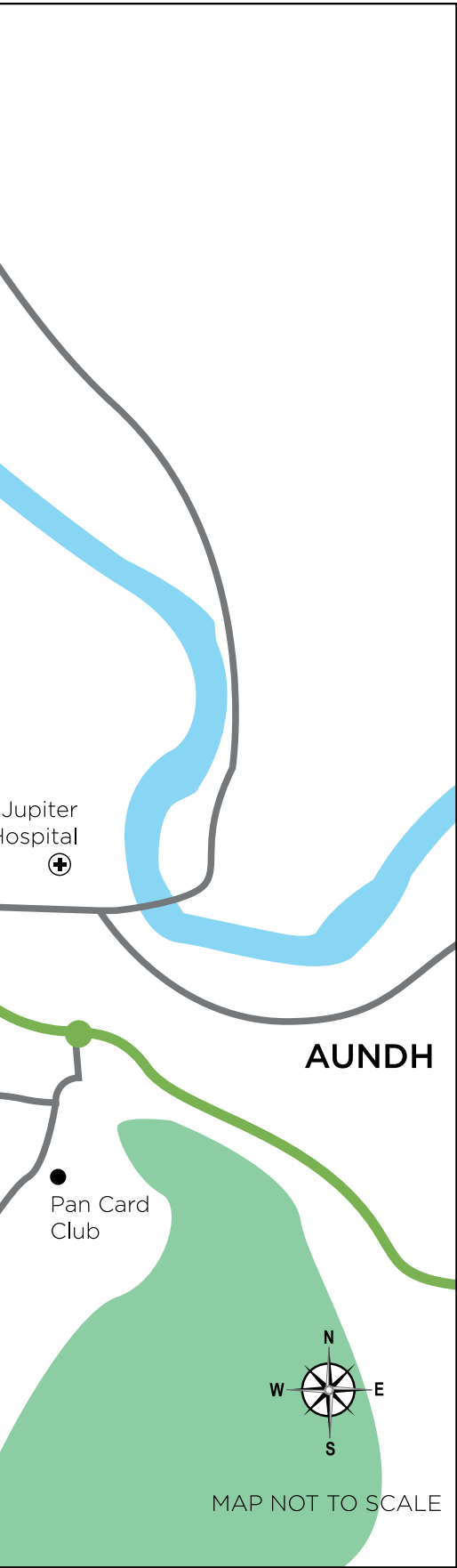
FOR YOUPRENEURS WHO WISH TO HAVE A PERFECT STARTING POINT FOR THEIR SUCCESS

Welcome to CODENAME YOUPRENEUR, where success finds its ideal habitat in West Pune. Situated as the last office within PMC survey limits, CODENAME YOUPRENEUR is a testament to prestige and exclusivity. The scalability ensures that entrepreneurs never compromise on space, while the highway-touch location guarantees maximum brand visibility and seamless access to the city and beyond. This is the ultimate opportunity to secure a prime office space in West Pune, catering to both first-time entrepreneurs and those seeking to expand their horizons.

YOUPRENEUR

A WELL-CONNECTED LOCATION PROVIDING SEAMLESS ACCESS TO THE CITY & BEYOND





KEY DISTANCES

SOCIAL INFRASTRUCTURE

FML Pashan	2 mins
Spice Court	2 mins
Jupiter Hospital	5 mins
Phoenix Mall of the Millennium	8 mins
Hyatt Place	10 mins

CONNECTIVITY

Balewadi	5 mins
Hinjawadi	10 mins
Wakad	10 mins
Kothrud	18 mins
Shivajinagar	20 mins
Pimpri	28 mins

TRANSIT

Balewadi Metro Station	2 mins
Baner Bus Depot	3 mins
Balewadi Bus Depot	4 mins
Wakad Metro Station	5 mins

INTERCITY ACCESS

Navi Mumbai	1.5 hrs
Satara	2 hrs
Mumbai	2.5 hrs
Kolhapur	4.2 hrs

The timings quoted, are in between low to nil traffic conditions and may vary from time to time

YOU'RE RENEWED



Artistic Impression

FOR YOUPRENEURS WHO WISH TO AMPLIFY THEIR BUSINESS FROM WEST PUNE

Boutique Offices | Core Offices | Corporate Offices

Embark on a journey of success at CODENAME YOUPRENEUR, where luxury meets functionality. Our meticulously crafted office spaces cater to a wide range of commercial space seekers, be it boutique, core or corporate offices.

Beyond the obvious, we also offer amenities which help enrich the entrepreneurial experience of our customer, such as a Grand Entrance Lobby, High-speed Internet Infrastructure, Break-out Zones for socialising and networking and more.

In essence, being the final frontier of scalable office spaces in West Pune, CODENAME YOUPRENEUR is the epitome of opportunity and new beginnings. Whether establishing your first office or upgrading to a larger space, CODENAME YOUPRENEUR is the perfect workspace for entrepreneurs who wish to make it big.

OFFICES RANGING FROM - 211 Sq.Ft.* to 609+ Sq.Ft.*

Amenities



Grand Entrance
Lobby



2-wheeler
EV Charging Port



Managed Reception
& Administrative Services



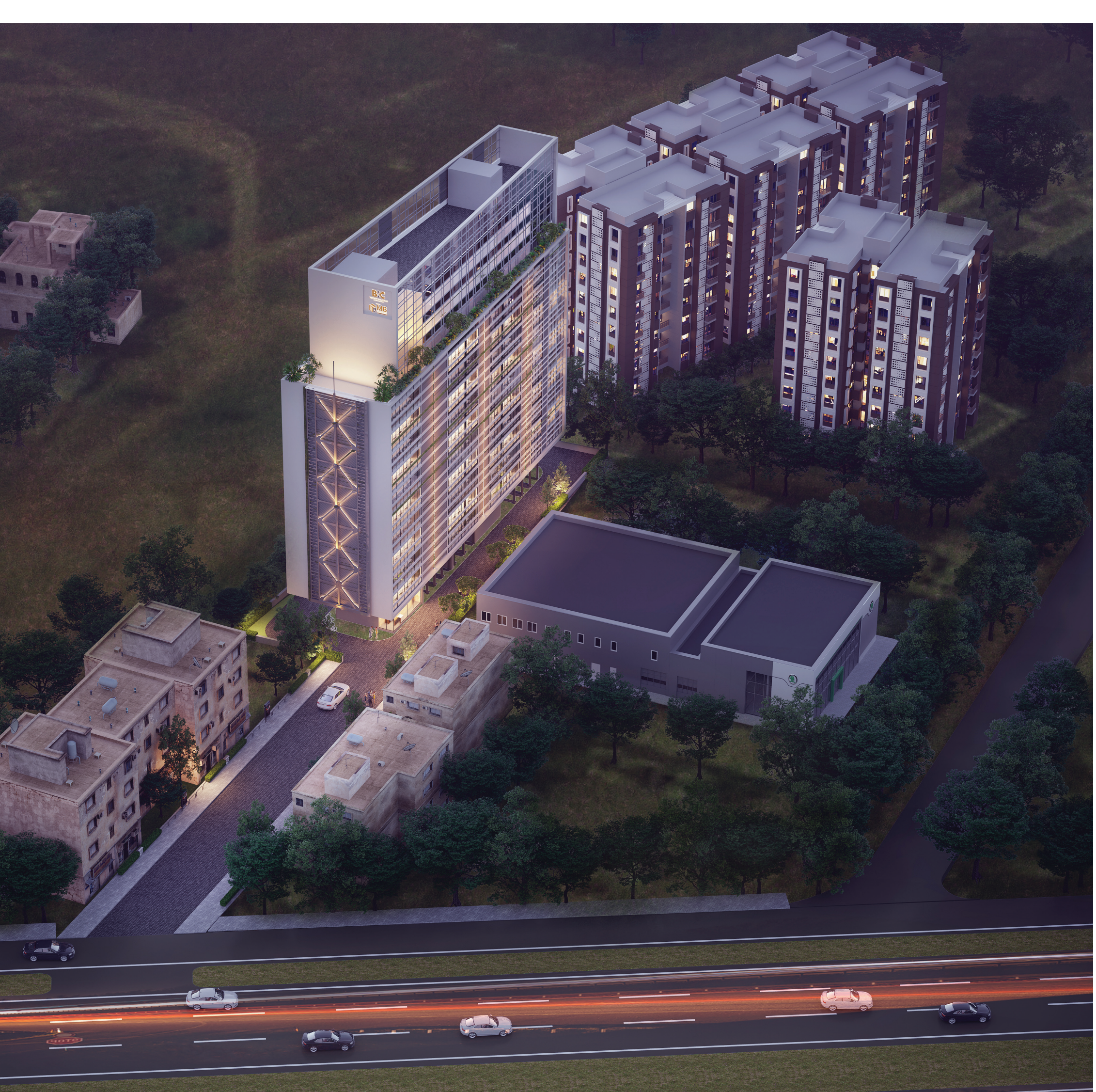
Break Areas
for Socialisation



High-speed Internet
Connectivity Infrastructure



Lounge and
Conference Facility



Specifications

- 13 Storeyed RCC Structure
- Service Roads - 20 mtrs. on Either Side
- Internal Drive Way - 6 mtrs.
- 100% DG Backup
- Fire Safety Compliant
- Designated Parking Spaces for Two Wheelers & Four Wheelers, with Pit Parking Facility
- Security Services - Entrance & Lobby



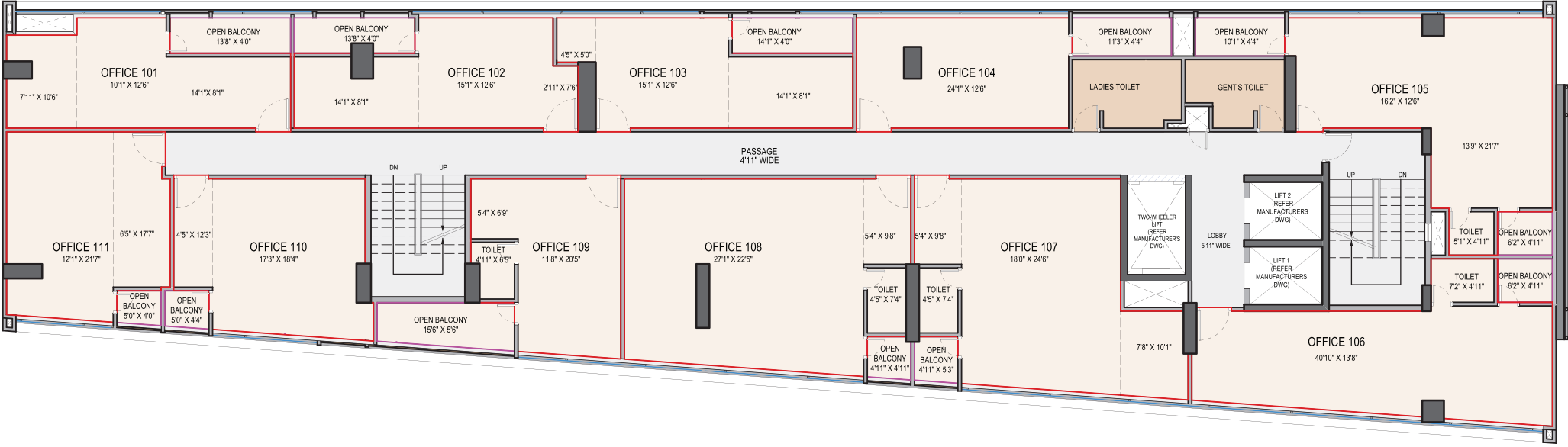


- 2 High-speed Elevators, 1 Two Wheeler / Service Elevator
- Gypsum Finishing in Common & Lobby Areas
- Valet Service
- Internet Service
- Entrance Lobby with 25 ft. Height
- Exclusive Business Centre (Available on Pre-booking)
- Jaquar or Equivalent Bathroom Fittings in the Washrooms
- Aroma or Equivalent Electrical Fittings

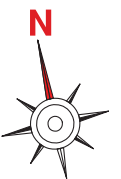


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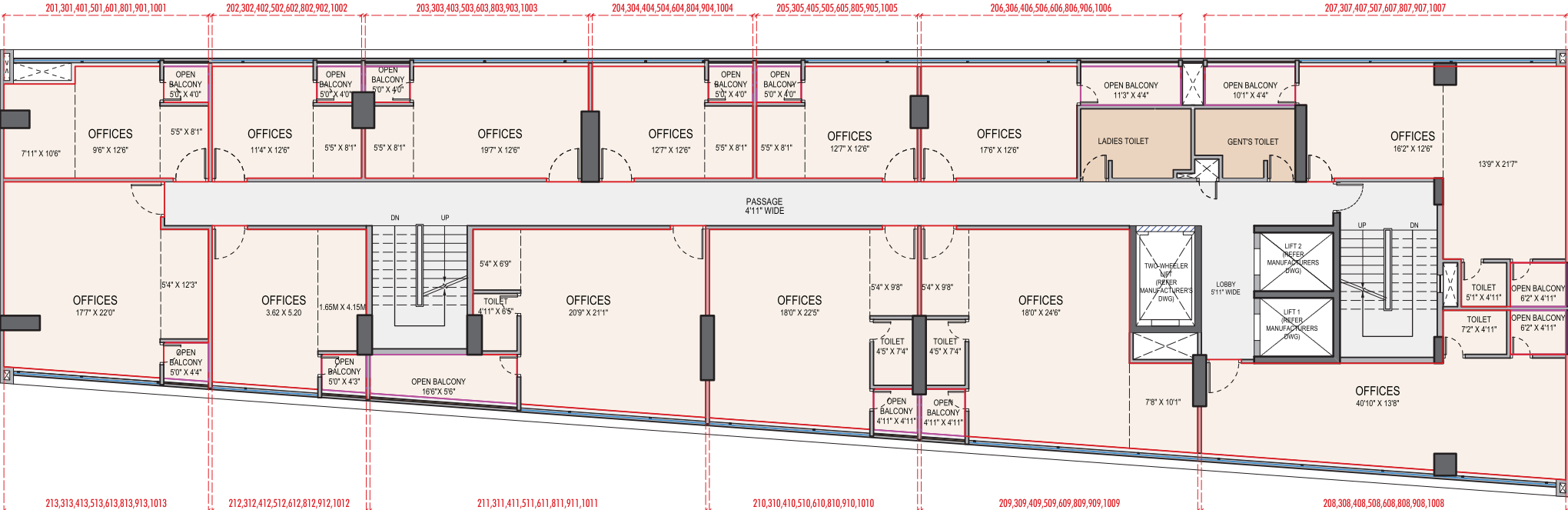
1ST FLOOR



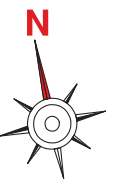
FIRST FLOOR SHOP NO	CARPET AREA	OPEN BALCONY AREA	TOTAL AREA	
	(SQ.M)	(SQ.M)	(SQ.M)	(SQ.FT)
101	30.95	5.08	36.03	388
102	30.95	5.08	36.03	388
103	30.95	5.08	36.03	388
104	28.20	4.51	32.71	352
105	48.89	6.91	55.80	601
106	48.77	2.84	51.61	556
107	56.04	2.34	58.38	628
108	63.03	2.16	65.19	702
109	28.90	7.12	36.02	388
110	34.23	1.94	36.17	389
111	34.23	1.76	35.99	387



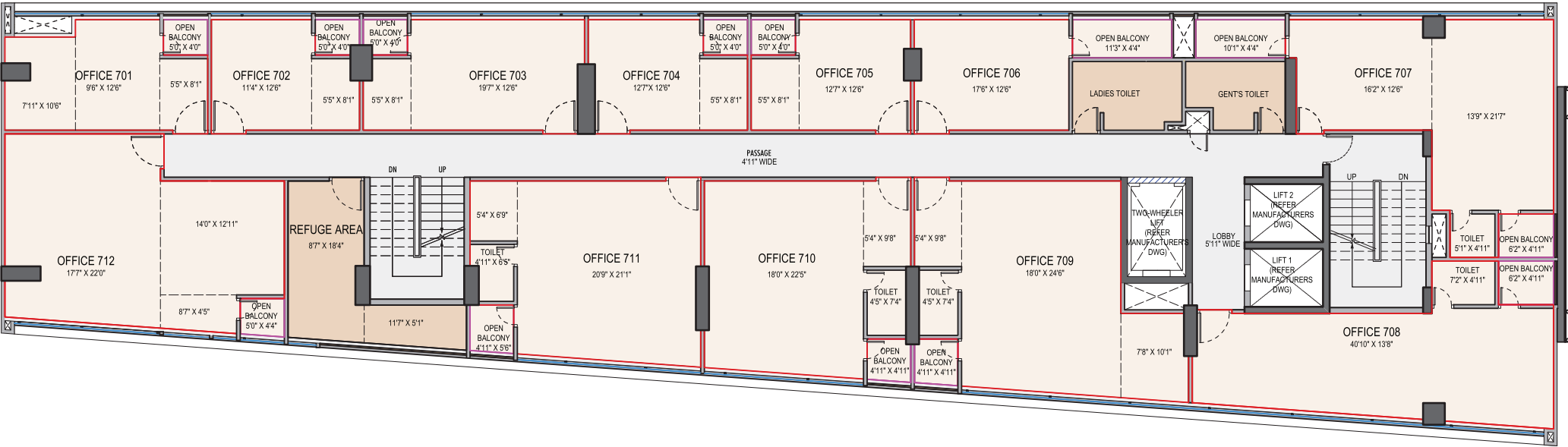
2ND, 3RD, 4TH, 5TH, 6TH, 8TH, 9TH & 10TH FLOORS



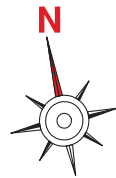
TYPICAL FLOOR OFFICE NO	CARPET AREA	OPEN BALCONY AREA	TOTAL AREA	
	(SQ.M)	(SQ.M)	(SQ.M)	(SQ.FT)
201,301,401,501,601,801,901,1001	23.43	1.86	25.29	272
202,302,402,502,602,802,902,1002	17.74	1.86	19.60	211
203,303,403,503,603,803,903,1003	27.34	1.86	29.20	314
204,304,404,504,604,804,904,1004	19.21	1.86	21.07	227
205,305,405,505,605,805,905,1005	19.21	1.86	21.07	227
206,306,406,506,606,806,906,1006	20.60	4.51	25.11	270
207,307,407,507,607,807,907,1007	48.89	6.91	55.80	601
208,308,408,508,608,808,908,1008	48.77	2.83	51.60	555
209,309,409,509,609,809,909,1009	56.01	2.34	58.35	628
210,310,410,510,610,810,910,1010	45.50	2.16	47.66	513
211,311,411,511,611,811,911,1011	46.38	7.52	53.90	580
212,312,412,512,612,812,912,1012	26.61	1.90	28.51	307
213,313,413,513,613,813,913,1013	41.36	1.94	43.30	466



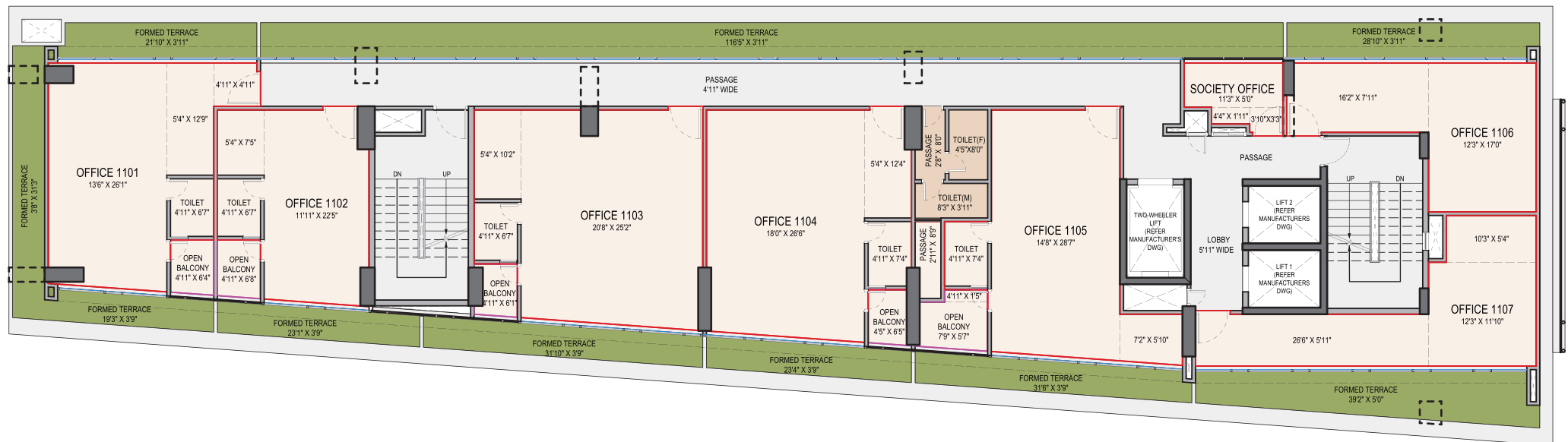
7TH FLOOR REFUGE AREA



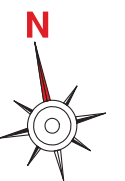
SEVENTH FLOOR OFFICE NO	CARPET AREA	OPEN BALCONY AREA	TOTAL AREA	
	(SQ.M)	(SQ.M)	(SQ.M)	(SQ.FT)
701	23.43	1.86	25.29	272
702	17.74	1.86	19.60	211
703	27.34	1.86	29.20	314
704	19.21	1.86	21.07	227
705	19.21	1.86	21.07	227
706	20.60	4.51	25.11	270
707	48.89	6.91	55.80	601
708	48.77	2.83	51.60	555
709	56.01	2.34	58.35	628
710	45.50	2.16	47.66	513
711	46.38	2.43	48.81	525
712	55.33	1.94	57.27	616



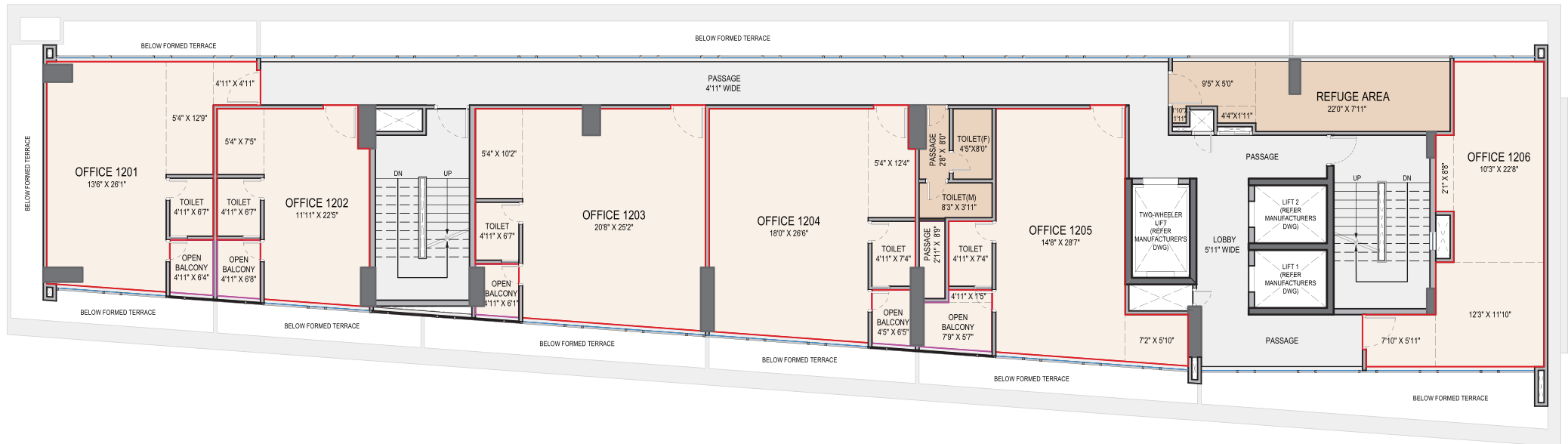
11TH FLOOR



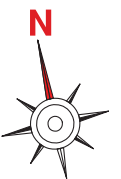
ELEVENTH FLOOR OFFICE NO	CARPET AREA	FORMED TERRACE AREA	OPEN BALCONY AREA	TOTAL AREA	
	(SQ.M)	(SQ.M)	(SQ.M)	(SQ.M)	(SQ.FT)
1101	44.72	28.78	2.81	76.31	821
1102	31.60	8.99	2.98	43.57	469
1103	56.05	12.39	2.70	71.14	766
1104	53.47	9.10	2.84	65.41	704
1105	46.14	12.29	4.73	63.15	680
1106	31.34	12.30	0.00	43.64	470
1107	33.25	20.56	0.00	53.81	579
SOCIETY OFFICE	7.19	0.00	0.00	7.19	77



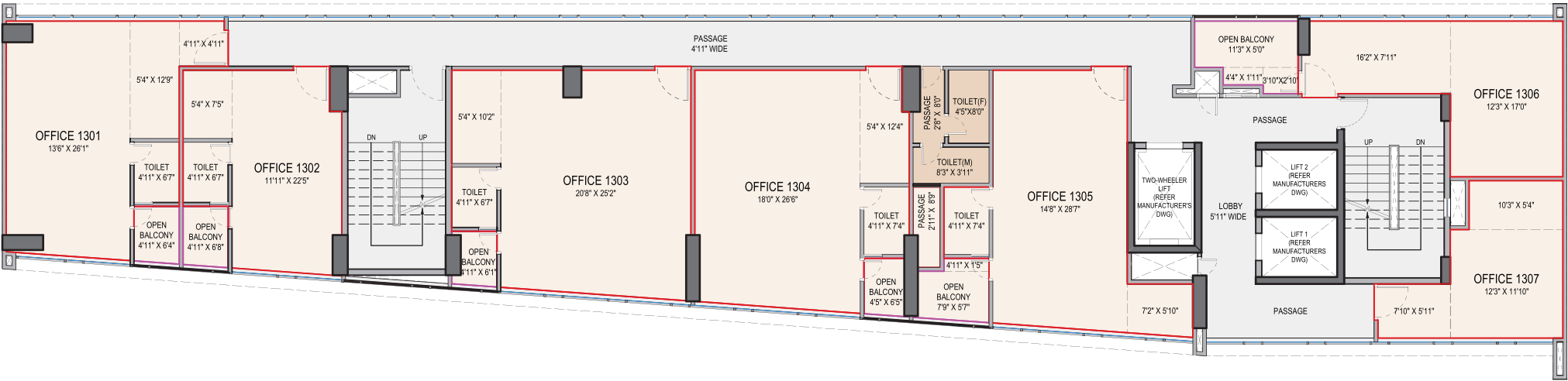
12TH FLOOR



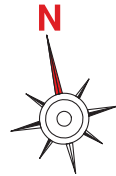
TWELFTH FLOOR OFFICE NO	CARPET AREA	OPEN BALCONY AREA	TOTAL AREA	
	(SQ.M)	(SQ.M)	(SQ.M)	(SQ.FT)
1201	44.72	2.81	47.53	512
1202	31.60	2.98	34.58	372
1203	56.05	2.70	58.75	632
1204	53.47	2.84	56.31	606
1205	46.14	4.73	50.87	548
1206	41.16	0.00	41.16	443



13TH FLOOR



THIRTEENTH FLOOR OFFICE NO	CARPET AREA	OPEN BALCONY AREA	TOTAL AREA	
	(SQ.M)	(SQ.M)	(SQ.M)	(SQ.FT)
1301	44.72	2.81	47.53	512
1302	31.60	2.98	34.58	372
1303	56.05	2.70	58.75	632
1304	53.47	2.84	56.31	606
1305	46.14	4.73	50.87	548
1306	31.64	7.06	38.70	417
1307	23.02	0.00	23.02	248





**Transforming Landscapes
for a Brighter Tomorrow!**

With an expertise of more than 16 years in the real estate industry, we have delivered landmark projects keeping both luxury and sustainability at the forefront. This has resulted in well-planned residential and commercial spaces perfect for the modern-day customer. So far, we have delivered remarkable projects in Pune and Nashik and are continuing to reimagine the landscape of urban real estate in Maharashtra.

VISION

- ◆ To be at the forefront of innovation and excellence
- ◆ To commit to innovation, efficiency, and creating a legacy
- ◆ To be the developer of choice by prioritising quality

MOTTO

- ◆ In this space, aspirations form the bedrock for creatively shaping the future

PORTFOLIO

- ◆ Met varied needs of diversified clients
- ◆ Created a distinctive identity in the local market
- ◆ Completed projects which are local landmarks

DEVELOPED BY



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