

# BLUE EMERALD

WANOWRIE

## THE FUTURISTIC LANDMARK

THE BEST LOCATION FOR  
LUXURIOUS OFFICES AND  
SHOWROOMS

*Just as fine as emeralds!*





**BLUE EMERALD**  
Developers and Promoters

In one of Pune's fastest-growing neighborhoods, Wanowrie, there is a new iconic, adaptable, and reasonable project for business and work. Wanowrie is best defined as the center of an upcoming commercial cluster.

This magnificent scheme is created on a prime plot in Wanowrie admeasuring over 5R and consisting spacious commercial offices to provide the best of comfort.

BLUE EMERALD is unique on planning level as it has a flexible collection of floor plans that grow with you. It accommodates countless amenities within the building. It's a 7 storey building with just 15 offices to suit your needs.

#### Rooftop Terrace:

Despite the beautiful views from your offices, BLUE EMERALD also features a stunning 7th floor rooftop terrace to add to the elegance!

# HONORING OFFICES





# ARCHITECTURE AS ART

BLUE EMERALD will feature cutting-edge architecture, with each floor curved thus imparting a graceful glass facade to the entire building and this concept is a symbol of the vast experience of our architectural partner for this project, Envision Studio, who are a major entity with over 15 years experience of designing over 500 hundred work spaces.

Architecture is an art that should define the landscape and add a dimension of aesthetic appreciation and stand monument to the time in which it was created.



"You can dream, create, design, and build  
the most wonderful place in the world.  
But it requires people to make  
the dream a reality."

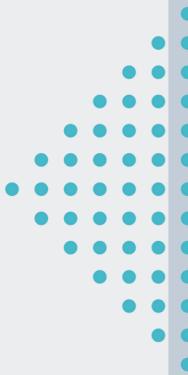
-Walt Disney

# BUILDING LEGACY

With over 30 years of experience in the construction industry, Blue Emerald has developed a reputation for being trustworthy and open in all business dealings, providing excellent construction quality and showing customers respect through exceptional service. We believe that in any construction, design and aesthetics are vital, and the comfort of the interior and exterior are equally essential.

The trust and goodwill developed by BLUE EMERALD is reflected in their uncanny ability to stay on top of technological advancements and to outperform the competition. The mission of BLUE EMERALD has always been to offer customers unique, stylish, sophisticated, and creative space solutions that will enhance and beautify their quality of life.

Our most recent project, BLUE EMERALD, represents our ideals, expertise and honesty.



# SPECIFICATIONS

- Earthquake Resistant R.C.C Frame Structure
- Good Quality Brick Masonry
- Gypsum Finish Walls Internally
- Sand Face Plaster Externally
- Vitrified Tiles Flooring In All offices
- Anti-skid Ceramic Tiles Flooring In Toilets And Attached Terraces
- Ceramic Tiles Dado In Toilets Bathrooms /W.C. Upto Lintel Level.
- Main flush door With Veneer /
- Laminated Finish On Both Sides With Decorative Fittings
- Internal Flush Doors With Laminated Concealed Copper Wiring With Sufficient No. Of Electrical Points

- Superior Quality Concealed Plumbing
- Sanitary Ware And Chrome
- Plated Fittings
- Powder Coated Aluminium Sliding Windows With Mosquito Net And M.S.Grills.
- Oil Bond Finish To Walls And Ceilings Internally
- Apex Asian Paint Externally



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# EPICENTRAL ADVANTAGE



1

## AT THE JUNCTION

Placed right at the junction between Fatima Nagar, Wanorwie and Salunke Vihar.

2

## EMERGING LOCATION

Prime location with numerous mega projects.

3

## BEST COMMERCIAL OPTIONS

One of the best commercial options for any businesses to emerge and expand.

4

## RECENT DEVELOPMENT

Fairly new development with modern design and contemporary construction ideas.

5

## POTENTIAL IN VALUE APPRECIATION

Expected upturn in the value of property.





## Petrol Pump

Kedari Petrol Pump

## Clubs



Rising Fitness Club  
Huge playground  
Jogging track

## Hospitals



Ruby Hall, Wanowrie  
Inamdar Hospital  
Meadowlark Hospital  
Vora Hospital  
Raskilal M Dhaliwal Heart Centre  
Care and Research Centre

## Malls



Sacred World Mall & Commercial Centre  
Reliance SMART Superstore  
KPCT Mall  
One Place Wanowrie  
93 Avenue



## Super market

Numerous grocery stores and supermarkets in the vicinity

## Banks



Bank of Maharashtra  
Axis Bank  
Indian Bank  
Yes bank  
ICICI Bank



## Security

CCTV and Security Guards with 24/7 surveillance

This serene location is placed in the heart of the city!

Central point of PUNE CAMP, NIBM, SALUNKEVIHAR, HADAPSAR, KOREGAON PARK

## Showrooms



Ola  
Yamaha  
Renault  
Royal Enfield

## Restaurants



150+ eat-outs and restaurants in 800m radius  
McDonald's  
Cafe Coffee Day  
Domino's

## Easy Accessibility



80 ft road in front of the property  
Approachable from all sides  
Easily accessible from NH-04  
All necessities and requirements available nearby

## Public transport



Public buses  
Auto- rickshaws  
Taxis  
Railway Station [6km]  
Airport [10km]

## Recreation



Mahatma Phule Sanskrutik Bhawan  
Muktanand Garden  
Shivarkar Udyan  
INOX Theatre

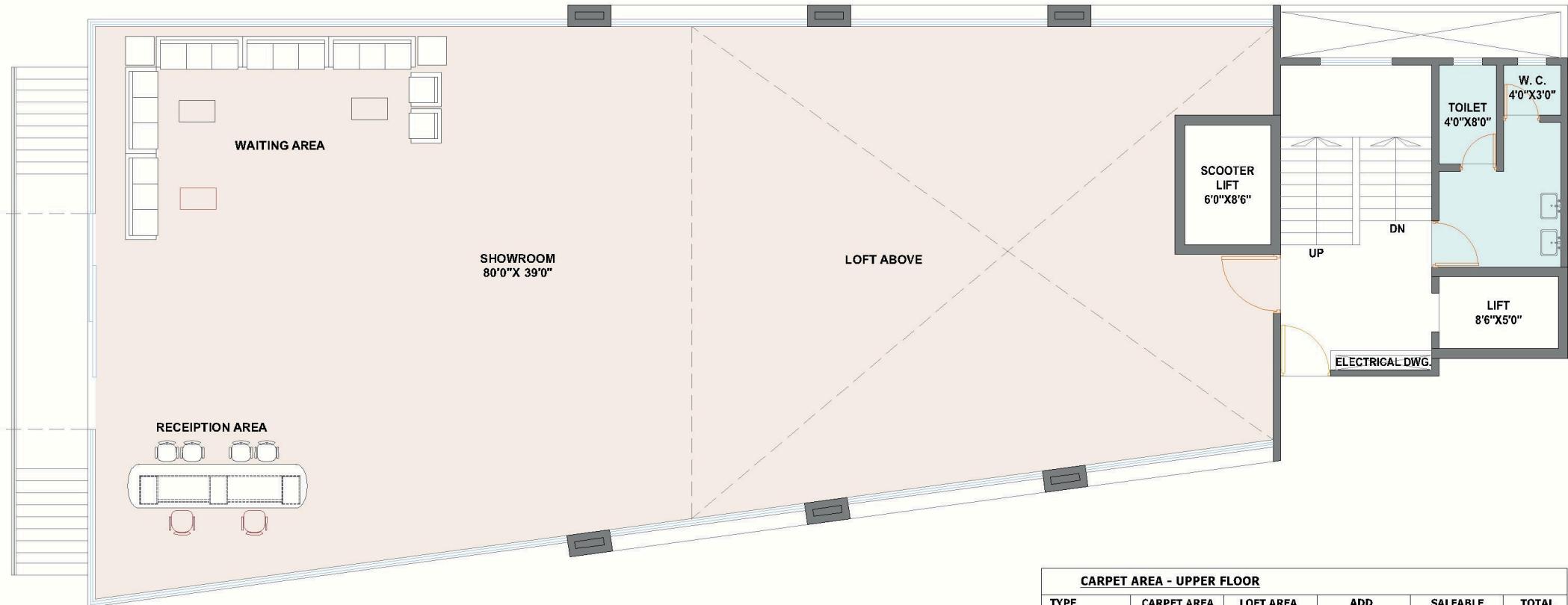
# COSMOPOLITAN LOCATION

ALL THESE ENTERPRISES AND OUTLETS WITHIN A KILOMETER!



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# UPPER GROUND FLOOR PLAN



Restaurant



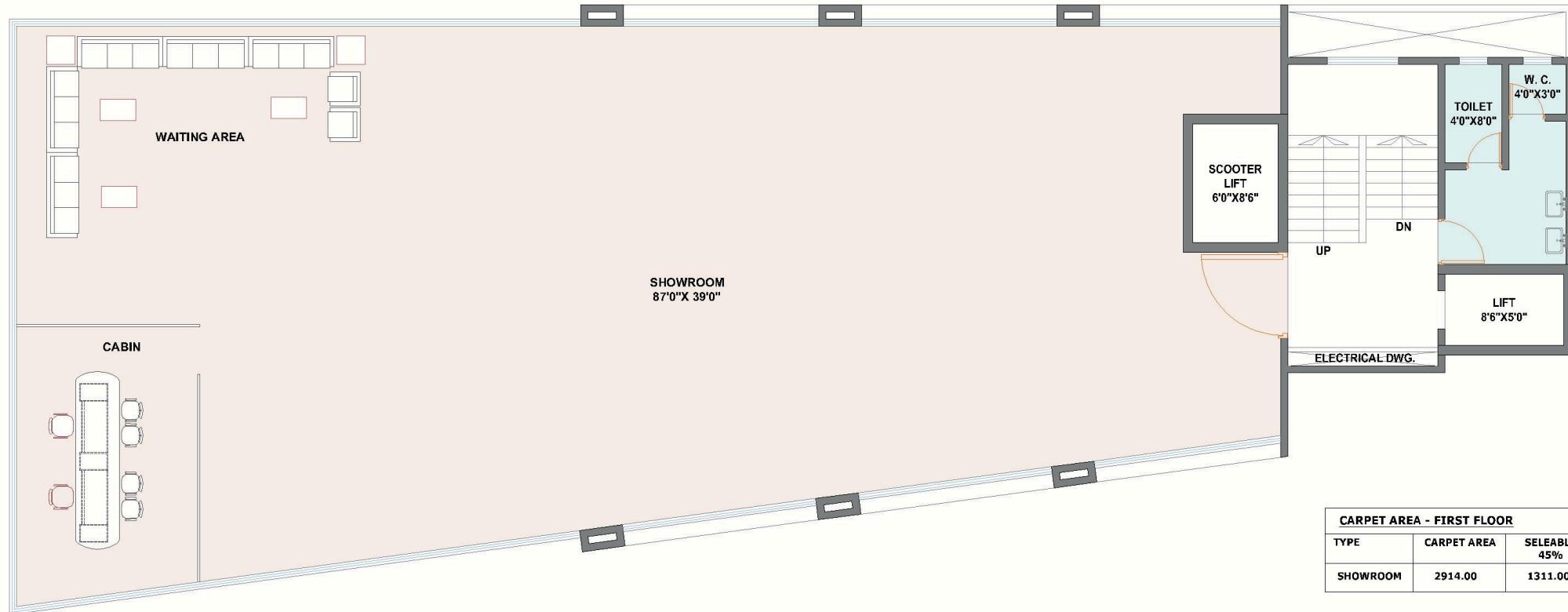
Car showroom



CARPET AREA - UPPER FLOOR

TYPE		CARPET AREA	LOFT AREA 50%	ADD	SALEABLE 45%	TOTAL
SHOW ROOM	SQ.FT	2654.00	1327.00	3981.00	1791.00	5772.00

# FIRST FLOOR PLAN



CARPET AREA - FIRST FLOOR			
TYPE	CARPET AREA	SELEABLE 45%	TOTAL
SHOWROOM	2914.00	1311.00	4225.00

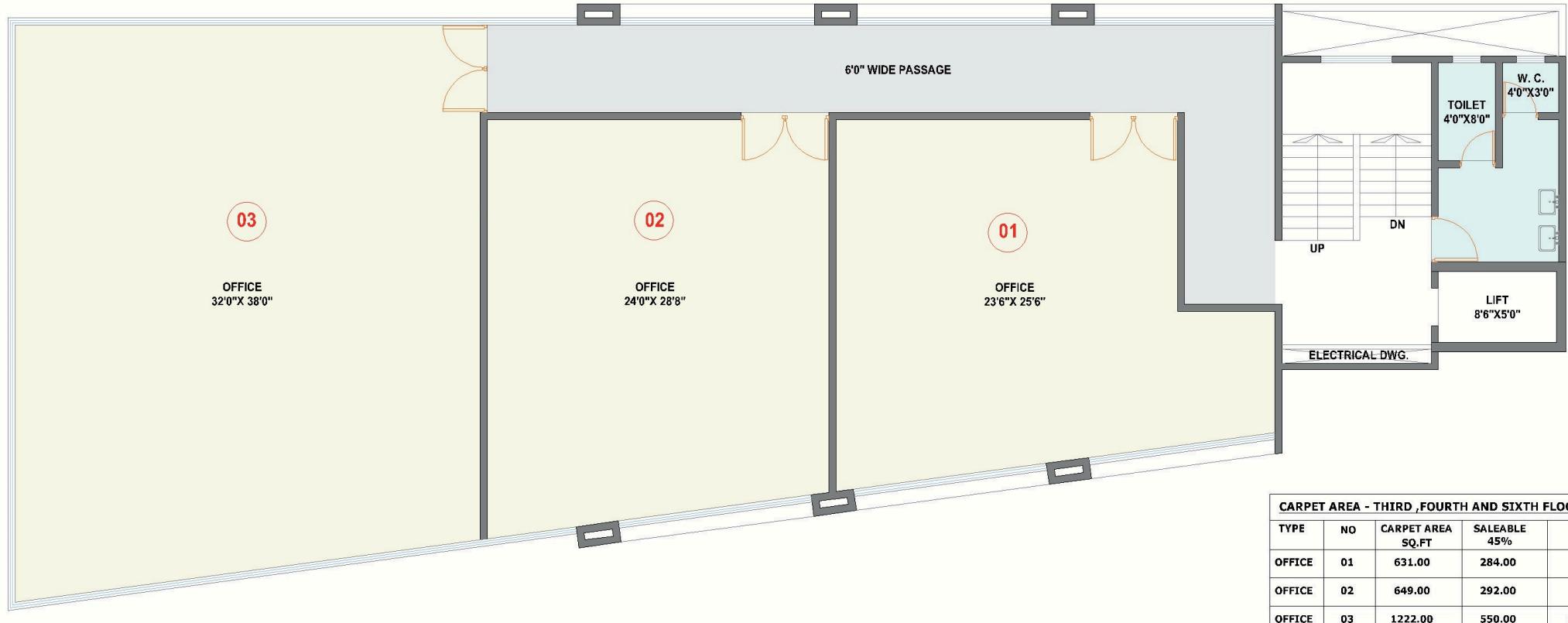
Bank



Boutique



# THIRD, FOURTH AND SIXTH FLOOR PLAN



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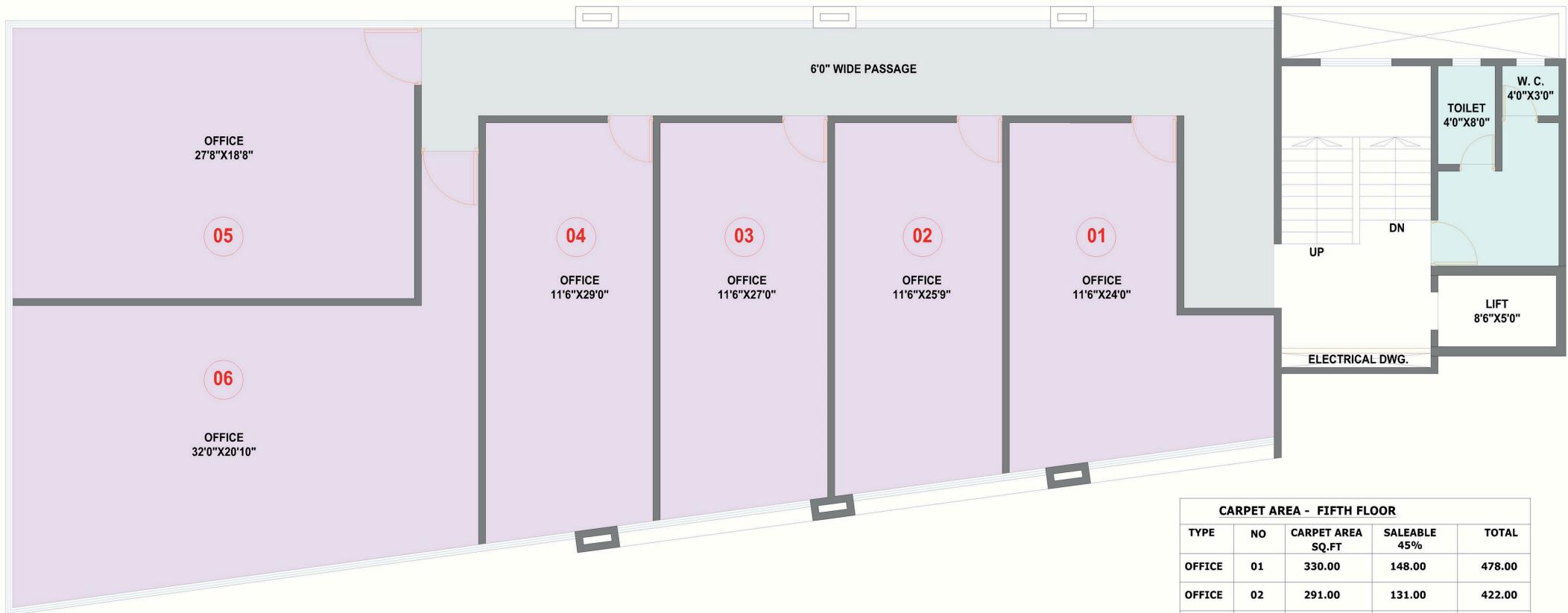
Luxurious offices



Spacious offices



# FIFTH FLOOR PLAN



Work spaces



Work spaces



CARPET AREA - FIFTH FLOOR				
TYPE	NO	CARPET AREA SQ.FT	SALEABLE 45%	TOTAL
OFFICE	01	330.00	148.00	478.00
OFFICE	02	291.00	131.00	422.00
OFFICE	03	310.00	140.00	450.00
OFFICE	04	329.00	148.00	477.00
OFFICE	05	520.00	234.00	754.00
OFFICE	06	643.00	289.00	932.00

# BLUE EMERALD

## AT WANOWRIE

At BLUE EMERALD, you have the freedom to create an office space that precisely complements your company's culture and operation, thanks to a customizable workspace that skillfully mixes luxury and productivity.

If you're a business owner seeking for adaptable office space solutions, BLUE EMERALD can meet your needs.

This building is named after our company as this one is our masterpiece!

**GROW YOUR  
business  
here!**

### GET IN TOUCH



#### Email Us

[blueemerald.dnp@gmail.com](mailto:blueemerald.dnp@gmail.com)



#### Office Location

Sr. No. 75/9 Shantinagar, Wanowrie,  
Opp. Sacred Heart Town



#### Contact us

Call +917499570292



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"Know what you own,  
and know why you own it."  
— Peter Lynch