

LAXMI
AVENUE
COMMERCIAL





Maximum Location, Maximum Avenues!

Make your business flourish and attain new heights in your entrepreneurial journey with Laxmi Avenue Commercial. Located at the ever bustling locale of Wakad, the project is sure to provide an all-round business environment, along with providing quick access to educational institutes, malls, expressway as well as old Mumbai-Pune Highway, and recreation options. You get to experience maximum avenues with a maximum location, only at Laxmi Avenue Commercial.

Aspirational Design. Inspirational **Spaces.**



A perfect business space is your gateway towards your entrepreneurial goals. And if this space is designed keeping in mind your business's aspirational value and commercial must-haves, then it's inevitable getting an edge over others. The commercial spaces at Laxmi Avenue are designed with optimum space utilization, premium construction quality, well-planned floor plans

Ideal Spaces for



AMENITIES

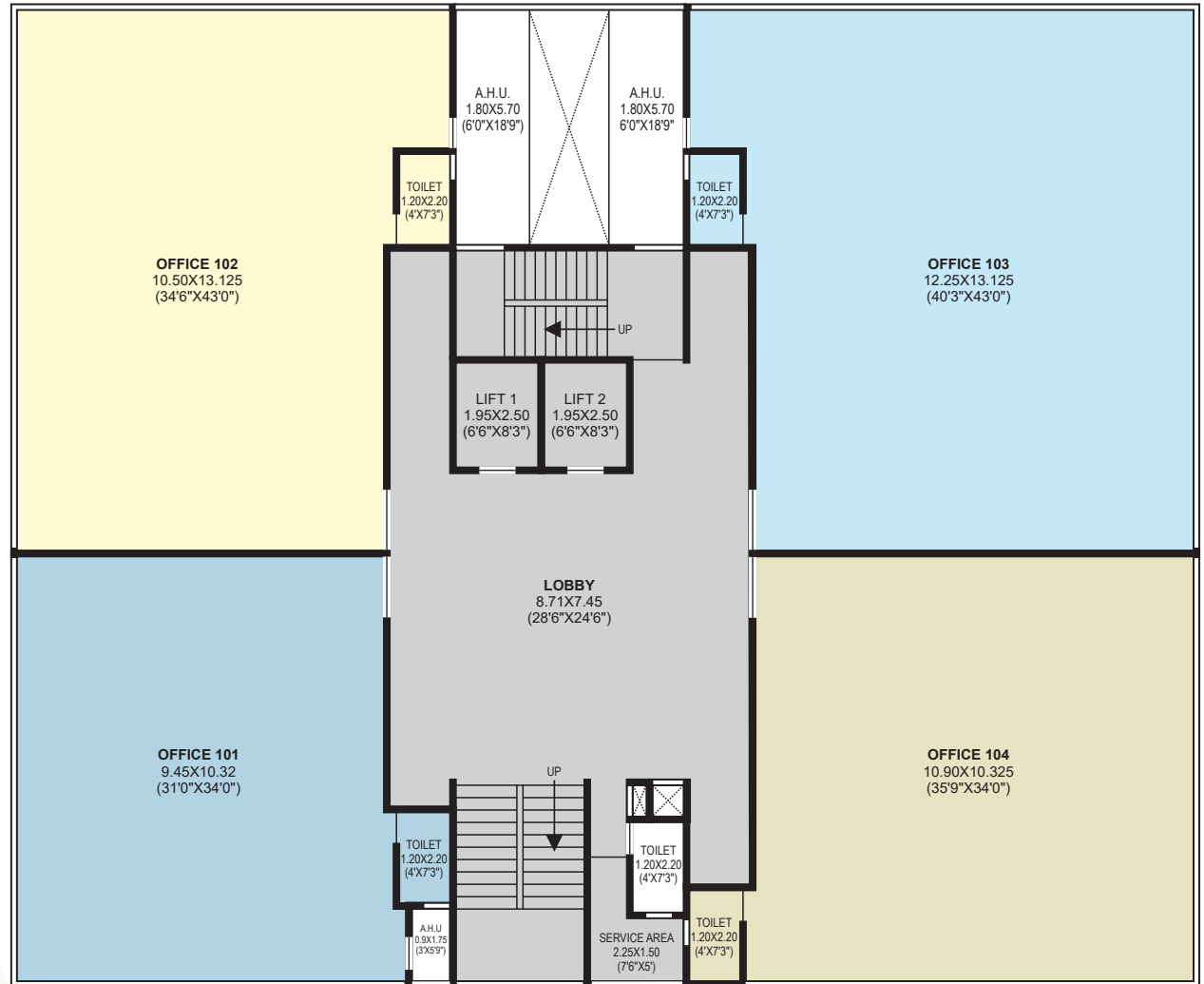
- Loft in all Shops.
- Lifts for Offices.
- Attractive Elevation.
- Internal Concrete / Tar Road/ Paving Blocks.
- Common Toilet Facility.



SPECIFICATIONS

- RCC - Earthquake Resistance RCC Frame Structure with Brick / Block Masonry.
- Plaster - External Sand Faced Plaster.
- Internal POP/ Gypsum Finished Plaster.
- Standard Vitrified Tiles in Shops and Offices.
- Designer Tiles in Common Toilets.
- Ample Electrical Point for Entire Shops and Offices.
- AC and Telephone Points in Offices.
- Concealed Wiring with FRP Cables and Modular Switches.
- Separate MCB with ELCB Unit.
- Concealed Plumbing with CPVC Piping in Toilet.
- Standard CP Fittings and Cera Sanitary in Toilets or Equivalent.
- Internal- OBD Paint for Entire Shops and Offices.
- External - Acrylic Paint.
- Powder Coated Aluminum Glazed Windows with Sliding Shutters.
- Attractive Elevation - Clean Glass Facade with Alucobond Cladding.
- Signage - Common Name Display Panel at the Entrance.

1st FLOOR



All areas are subject to Sanction from PCMC.

OFFICE NO.	CARPET	BALCONY	TERRACE	AHU	TOTAL	TOTAL
101	96.520	--	--	1.61	98.130	1056.27132
102	125.960	--	--	10.00	135.960	1463.47344
103	148.890	--	--	10.00	158.890	1710.29196
104	113.420	--	--	3.52	116.940	1258.74216

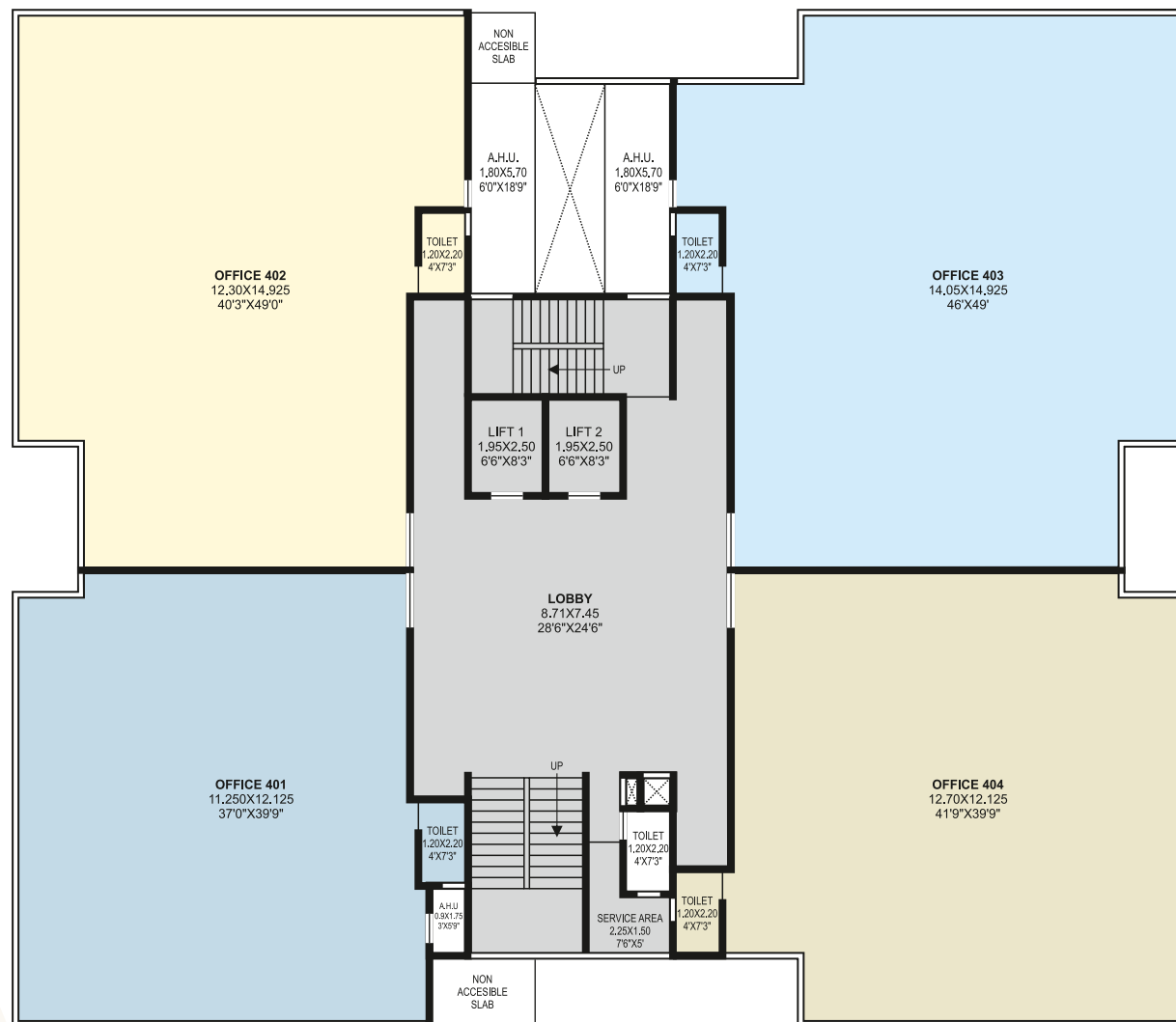
2nd & 3rd FLOOR



All areas are subject to Sanction from PCMC.

OFFICE NO.	CARPET	BALCONY	TERRACE	AHU	TOTAL	TOTAL
201,301	99.700	35.580	--	1.61	136.890	1473.48396
202,302	129.760	41.890	--	13.12	184.770	1988.86428
203,303	153.030	44.760	--	13.12	210.910	2270.23524
204,304	117.060	40.170	--	7.53	164.760	1773.47664

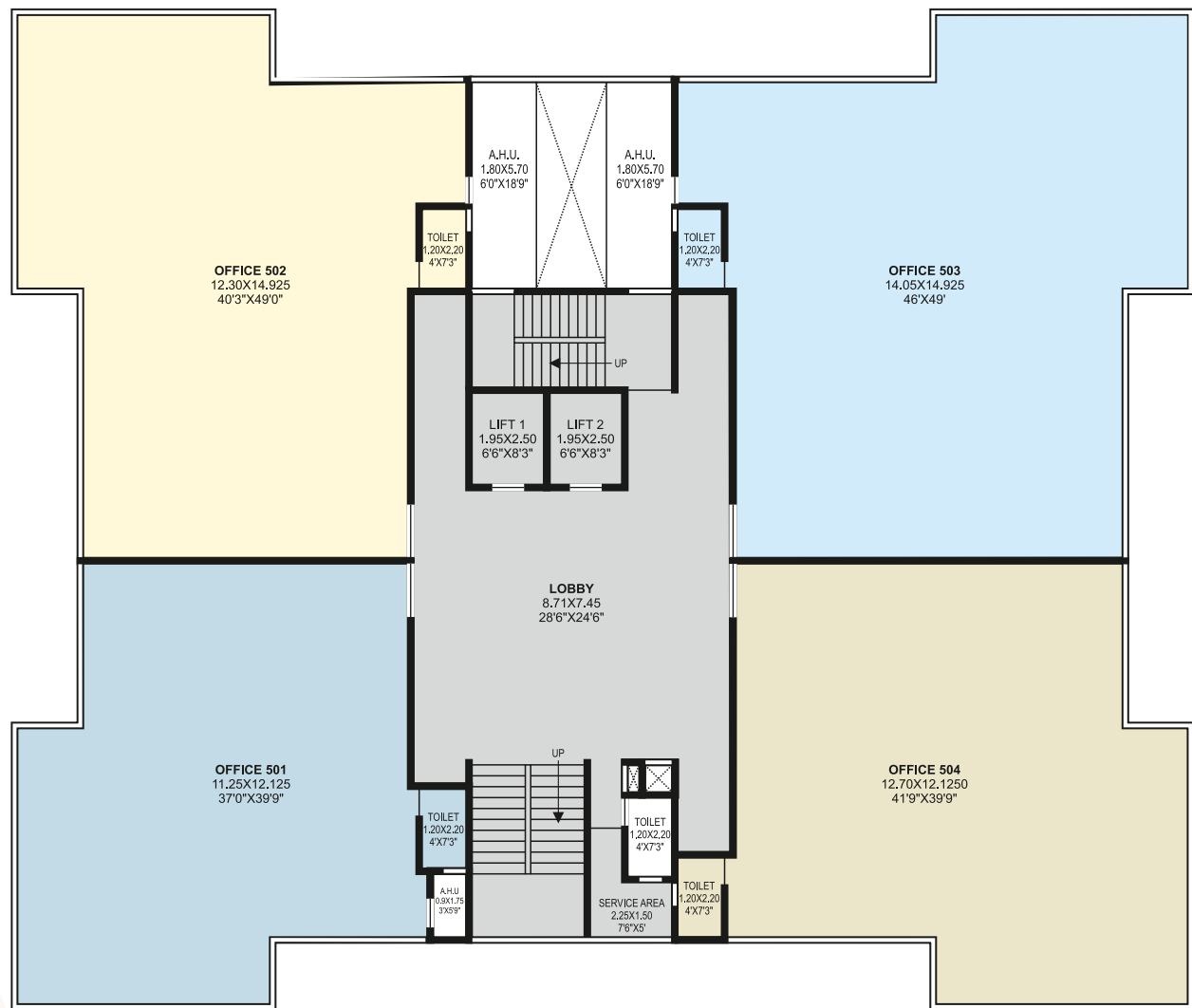
4th FLOOR



All areas are subject to Sanction from PCMC.

OFFICE NO.	CARPET	BALCONY	TERRACE	AHU	TOTAL	TOTAL
401	99.600	34.530	--	6.53	140.660	1514.06424
402	129.210	36.250	--	13.12	178.580	1922.23512
403	151.860	33.350	--	10.00	195.210	2101.24044
404	116.390	43.950	--	3.52	163.860	1763.78904

5th FLOOR



All areas are subject to Sanction from PCMC.

OFFICE NO.	CARPET	BALCONY	TERRACE	AHU	TOTAL	TOTAL
501	98.270	20.990	--	1.61	120.870	1301.04468
502	127.700	20.990	--	10.00	158.690	1708.13916
503	150.650	20.990	--	10.00	181.640	1955.17296
504	115.180	20.990	--	3.52	139.690	1503.62316

6th FLOOR



All areas are subject to Sanction from PCMC.

OFFICE NO.	CARPET	BALCONY	TERRACE	AHU	TOTAL	TOTAL
601	96.520	0.00	--	1.61	98.130	1056.27132
602	126.560	8.720	--	10.00	145.280	1563.79392
603	148.890	0.00	--	10.00	158.890	1710.29196
604	113.880	8.720	--	3.52	126.120	1357.55568

7th FLOOR



All areas are subject to Sanction from PCMC.

OFFICE NO.	CARPET	BALCONY	TERRACE	AHU	TOTAL	TOTAL
701	85.180	11.520	10.680	1.610	108.990	1173.16836
REFUGE					0.000	0
703	127.400	21.710	10.680	10.000	169.790	1827.61956
704	96.710	16.900	10.680	3.520	127.810	1375.74684

8th FLOOR



All areas are subject to Sanction from PCMC.

OFFICE NO.	CARPET	BALCONY	TERRACE	AHU	TOTAL	TOTAL
801	96.720	0.00	14.140	1.610	112.470	1210.62708
802	125.960	0.00	0.00	10.000	135.960	1463.47344
803	149.090	0.00	14.140	10.000	173.230	1864.64772
804	113.420	0.00	0.00	3.520	116.940	1258.74216

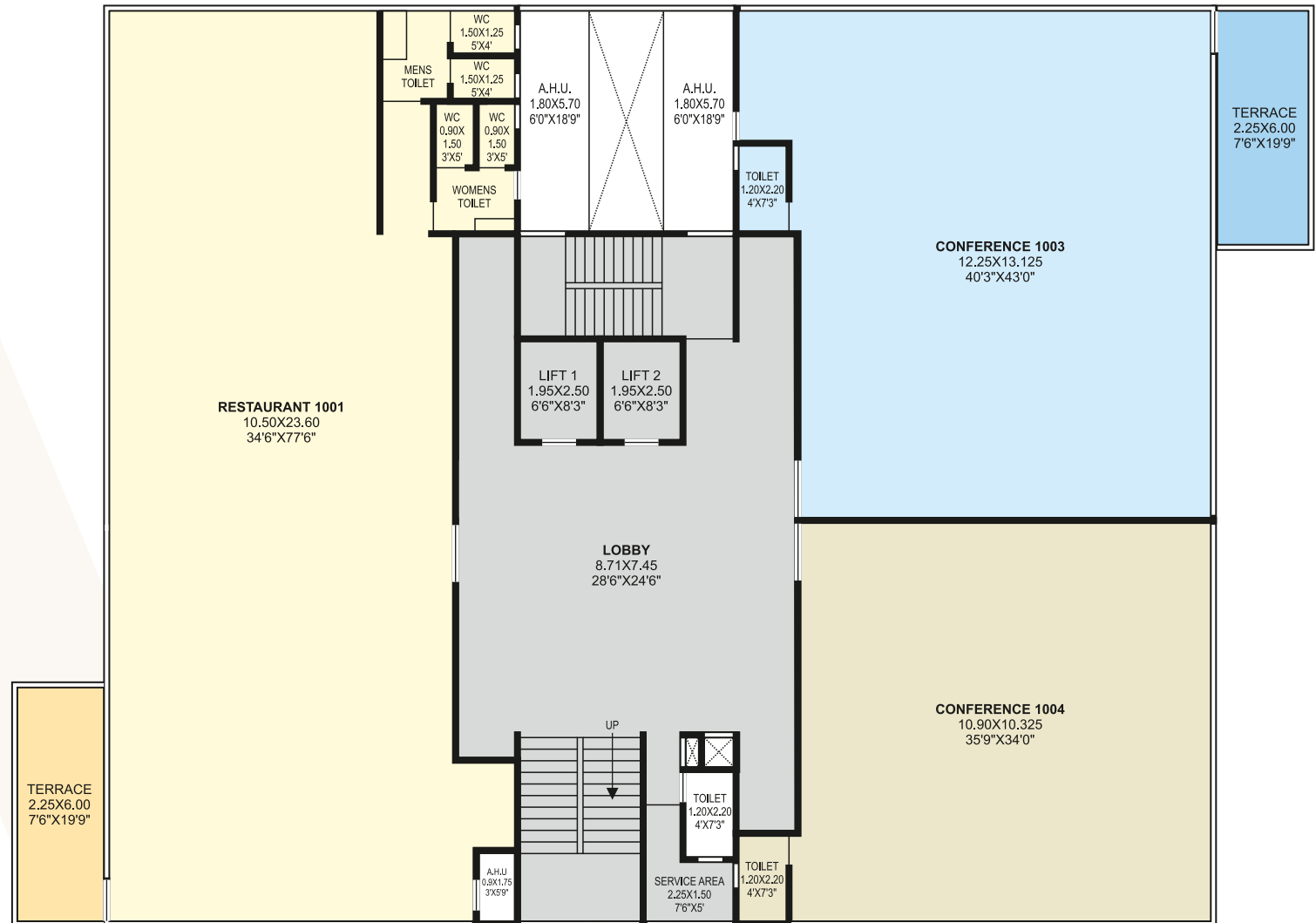
The floor plan shows a central lobby (8.71x7.45, 28'6"x24'6") with two lifts (LIFT 1: 1.95x2.50, 6'6"x8'3"; LIFT 2: 1.95x2.50, 6'6"x8'3") and two staircases. The staircases are labeled 'UP' and 'DOWN'. There are two toilets (1.20x2.20, 4'x7'3") and two A.H.U.s (1.80x5.70, 6'0"x18'9") at the top of the lobby. A service area (2.25x1.50, 7'6"x5') is located at the bottom of the lobby. The four offices are: OFFICE 901 (9.45x10.325, 31'0"x34'0"), OFFICE 902 (10.50x13.125, 34'6"x43'0"), OFFICE 903 (12.25x13.125, 40'3"x43'0"), and OFFICE 904 (10.90x10.325, 35'9"x34'0"). There are two terraces (2.25x6.00, 7'6"x19'9") on the left and right sides of the plan.

Room	Area (sqm)	Area (sqft)	Dimensions (m)	Dimensions (ft)
OFFICE 901	9.45	10.325	9.45 x 10.325	31'0" x 34'0"
OFFICE 902	10.50	13.125	10.50 x 13.125	34'6" x 43'0"
OFFICE 903	12.25	13.125	12.25 x 13.125	40'3" x 43'0"
OFFICE 904	10.90	10.325	10.90 x 10.325	35'9" x 34'0"
LOBBY	8.71	7.45	8.71 x 7.45	28'6" x 24'6"
LIFT 1	1.95	2.50	1.95 x 2.50	6'6" x 8'3"
LIFT 2	1.95	2.50	1.95 x 2.50	6'6" x 8'3"
TOILET (Top Left)	1.20	2.20	1.20 x 2.20	4' x 7'3"
TOILET (Top Right)	1.20	2.20	1.20 x 2.20	4' x 7'3"
TOILET (Bottom Left)	1.20	2.20	1.20 x 2.20	4' x 7'3"
TOILET (Bottom Right)	1.20	2.20	1.20 x 2.20	4' x 7'3"
A.H.U. (Top Left)	1.80	5.70	1.80 x 5.70	6'0" x 18'9"
A.H.U. (Top Right)	1.80	5.70	1.80 x 5.70	6'0" x 18'9"
A.H.U. (Bottom Left)	0.91	1.79	0.91 x 1.79	3'x5'9"
SERVICE AREA	2.25	1.50	2.25 x 1.50	7'6" x 5'
TERRACE (Top Left)	2.25	6.00	2.25 x 6.00	7'6" x 19'9"
TERRACE (Bottom Right)	2.25	6.00	2.25 x 6.00	7'6" x 19'9"

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OFFICE NO.	CARPET	BALCONY	TERRACE	AHU	TOTAL	TOTAL
901	79.880	16.940	0.00	1.610	98.430	1059.50052
902	108.900	17.180	14.140	10.000	150.220	1616.96808
903	110.030	38.860	0.00	10.000	158.890	1710.29196
904	113.610	0.00	14.140	3.520	131.270	1412.99028

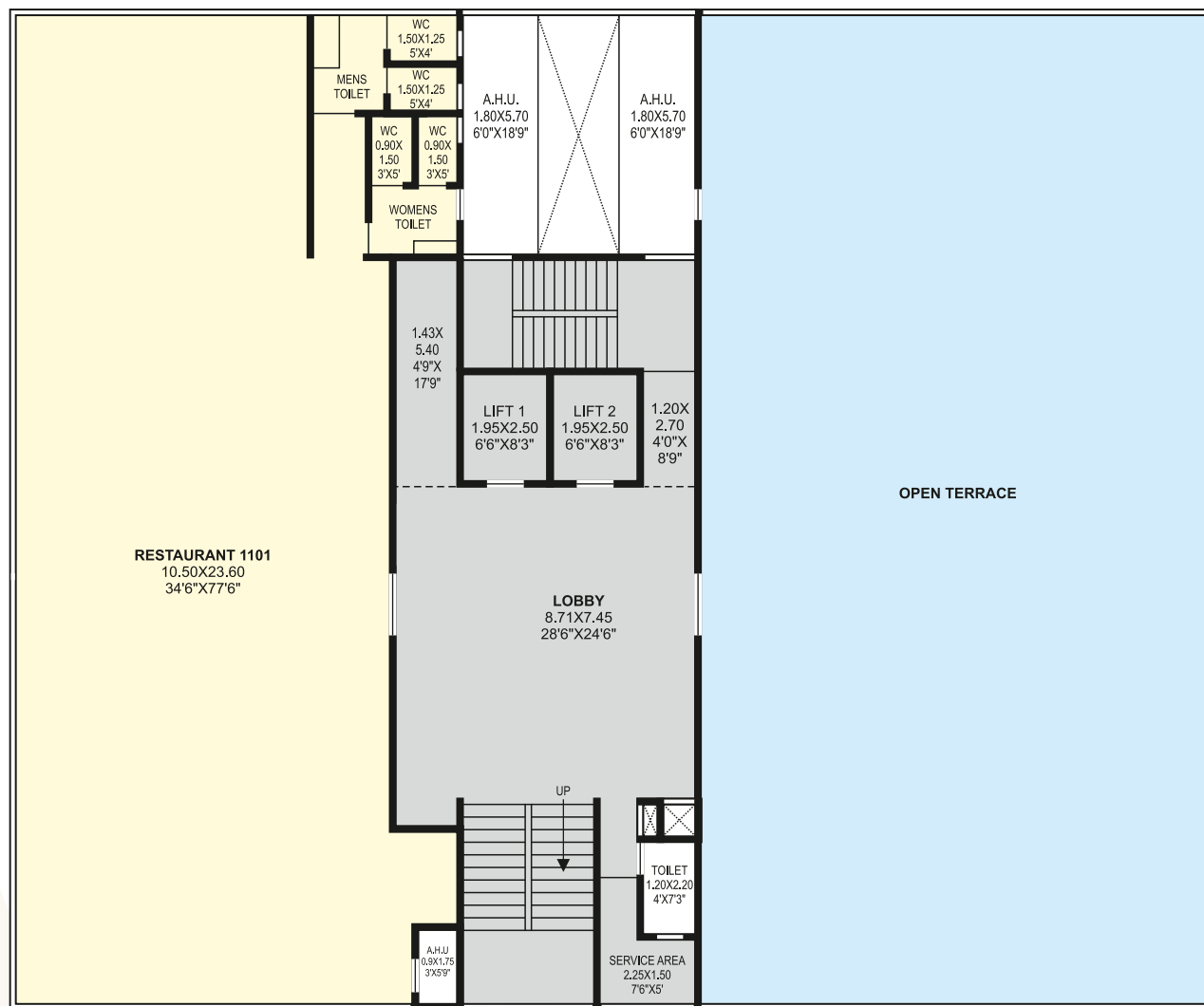
10th FLOOR



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OFFICE NO.	CARPET	BALCONY	TERRACE	AHU	TOTAL	TOTAL
1001	223.810	0.00	14.140	11.610	249.560	2686.26384
1003	149.080	0.00	14.140	10.000	173.220	1864.54008
1004	113.420	0.00	0.00	3.520	116.940	1258.74216

11th FLOOR



All areas are subject to Sanction from PCMC.

OFFICE NO.	CARPET	BALCONY	TERRACE	AHU	TOTAL	TOTAL
1101	223.640	0.00	0.00	11.610	235.250	2532.231



Site : Sr no. 167(P), Near Edenn Tower,Wakad, Pune - 411 057

8698214195 / 8999121700 **Web :** www.lsmehetre.com

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Commercial Property

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