

ACCESS TO  SUCCESS



Artist's Impression

PRESENTING

18
EAST

AT KOREGAON PARK ANNEXE

RANGE OF OFFICE SPACES & SHOWROOMS

FOR BUSINESSES ASPIRING TO CHANGE GEARS

Fast and Furious. Rapid and Rising. Speed and Scalability.

If this describes your business ethos, then there's an address that's the launchpad for growth and profitability.

18 East by Merlin Group at Pune's highly premium location of Koregaon Park Annexe. The destination that affords a work-life balance for you and a value-stature balance for your business.

18 East by Merlin Group is the perfect choice for niche businesses with its mix of showrooms, boutique offices & large offices with single floor plate.





10 EAST

STYLE HUB

STYLE HUB

CAFE INN

FASHION

SPOT 21



IMPRESSIVE OUTSIDE. IMPACTFUL INSIDE.

DOUBLE GLAZED GLASS FAÇADE

6.7 MTRS. DOUBLE
HEIGHT
SHOWROOMS
WITH MEZZANINE
OF 3.35 MTRS. HEIGHT

GREAT VIEWS WITH
100+
ACRES
OF OPEN GREENS

BASEMENTS+
SHOWROOMS+
3 PODIUM PARKINGS+
17 OFFICE FLOORS

FLEXI
OFFICE
PLANNING FOR
LARGER SPACES

LOCATED IN THE
CENTRAL
BUSINESS
DISTRICT

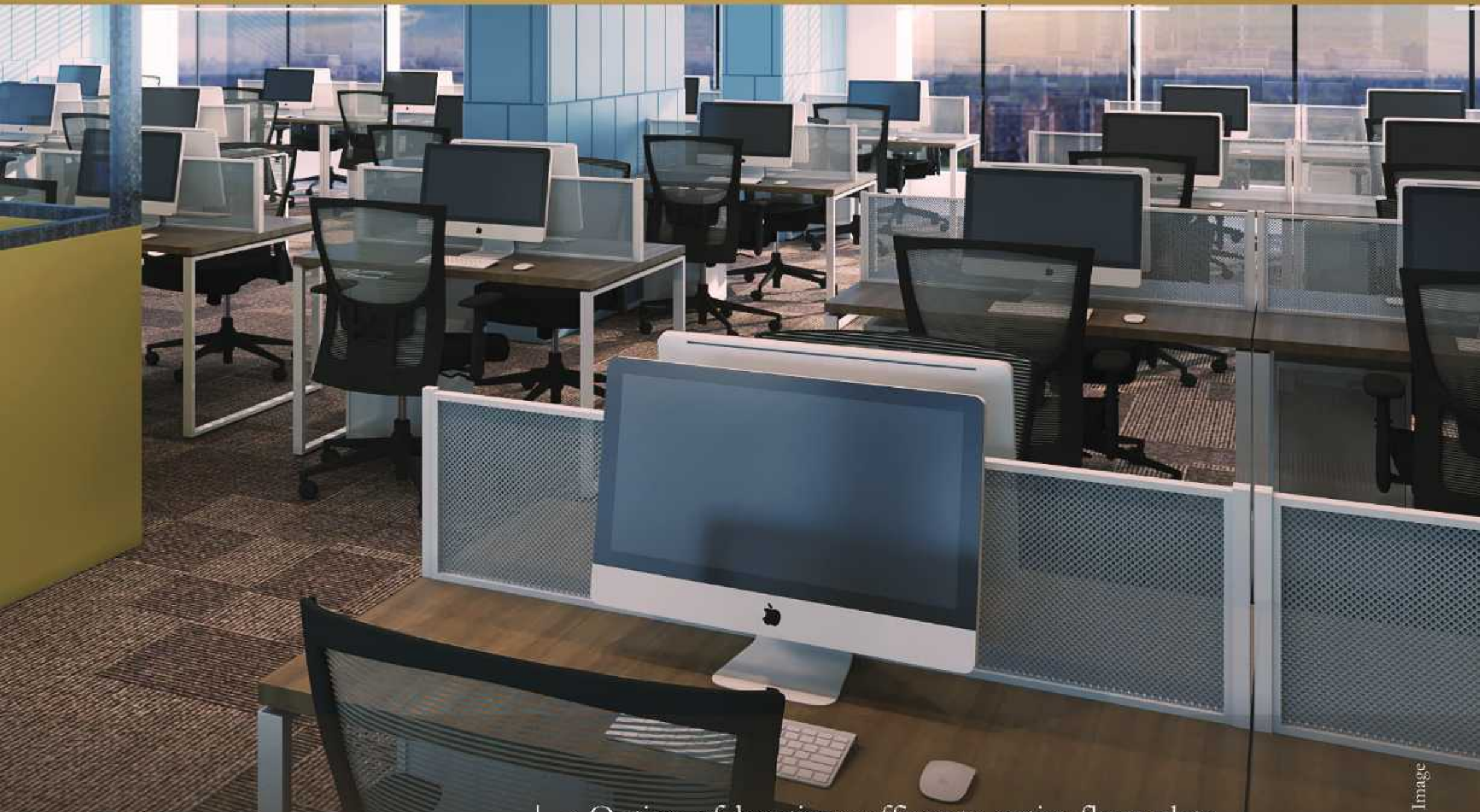
78 MTRS.
HIGH
TOWER

OFFICE
SPACES
WITH HEIGHT OF
3.60 MTRS.

FACILITY
MANAGED BY
PROFESSIONAL
RENOWNED
AGENCY

- 100% generator back-up
- Grand double height air conditioned entrance lobby
- Break out area
- Ample covered car parking with valet services
- Ample 2-wheeler parking spaces
- 2-wheeler and 4-wheeler charging stations
- 4 high speed elevators + separate service / fire elevator
- Premium quality construction with P.T. slab structure
- Large spans between columns for seamless & efficient interiors
- Common dedicated spaces for employee dining
- Spacious lobbies on each floor
- Basic vastu compliant

A PERFECT AMBIANCE FOR THE AMBITIOUS



**Offices from carpet area:
549 Sq. Ft. to 5453 Sq. Ft.**

- Option of boutique offices to entire floor plate
- Offices with a floor to floor height of 3.60 Mtrs.
- Attached toilets with each office

Representative Image

SPACES DESIGNED TO SHOWCASE EXCELLENCE

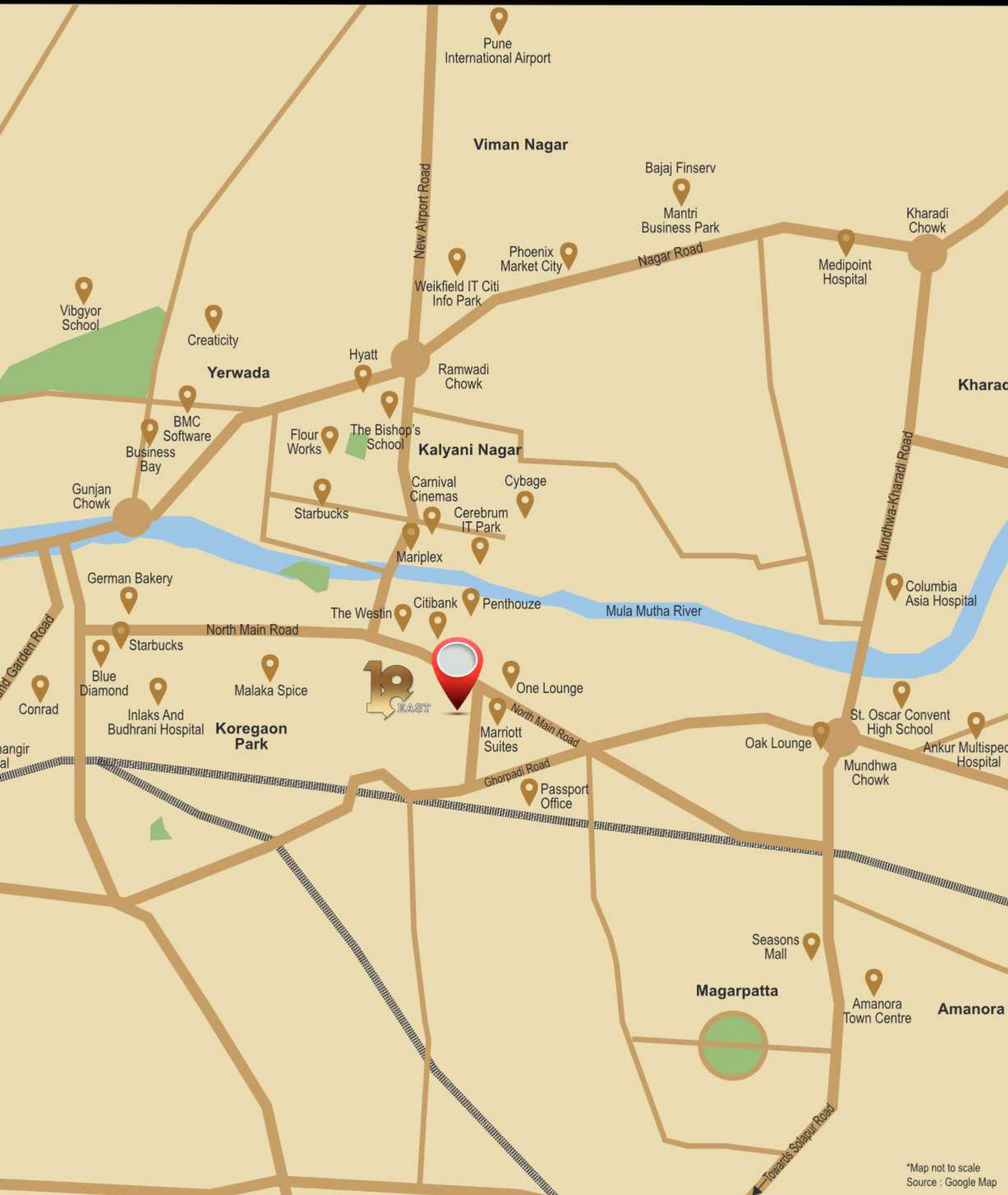


**Showrooms from carpet area:
1366 Sq. Ft. to 1538 Sq. Ft.**

- 6.7 Mtrs. double height showrooms with mezzanine of 3.35 Mtrs. height
- Large frontage
- Attached toilets with each showroom

Artist's Impression

THE LOCATION WITH MULTI-ADVANTAGES



*Map not to scale
Source : Google Map

18 East is ideally located at Koregaon Park Annexe, one of Pune's central business district that is witnessing exponential growth. It stands to reason that the impact on your business would be equally positive. Especially with the ease of access and minimal travel time for work and leisure.



Representative Image

PROXIMITY ADVANTAGE

- 02 mins from Koregaon Park
- 05 mins from Kalyani Nagar
- 06 mins from Upcoming Metro Station
- 08 mins from Nagar Road
- 09 mins from Viman Nagar
- 10 mins from Magarpatta
- 10 mins from Boat Club Road
- 10 mins from Bund Garden Road
- 11 mins from Solapur Road
- 12 mins from Kharadi
- 12 mins from Pune Airport
- 13 mins from Camp
- 15 mins from Pune Railway Station
- 17 mins from Shivaji Nagar

*All distances & time are approximate & may vary as per traffic conditions.

OUR LEGACY



Residential | Commercial | Township | Hospitality & Leisure
Joint Venture | Industrial Estates | Advisory

Site Address: 18 East, Opp. Marriott Suites, North Main Road, Koregaon Park Annexe, Pune, Maharashtra
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