

Aishwaryam



C H I N C H W A D

SHOWROOMS SHOPS OFFICES

Aishwaryam ONE



Its all about great beginnings.
And what's better than starting at No 1.
Get that unique advantage,
the privilege, that special priority status
to your business.
Get the "ONE" advantage!
Aishwaryam ONE.
The First among Equals.



Aishwaryam ONE is designed to turn heads and hold attention. The modern glittering facade will draw visitors towards it and a happening tiered atrium will keep them completely enamored!
Aishwaryam ONE is a retailers' paradise, with highly visible store fronts, multiple levels, activity areas, seating areas, food courts, offices, roof top restaurants and more. These options ensure a continuous footfall of customers. And with a fantastic location **Aishwaryam ONE** is well set to be a lifestyle and shopping destination of PCMC.
Aishwaryam ONE is being developed jointly by Essen Group, MD Group and Elite Group.



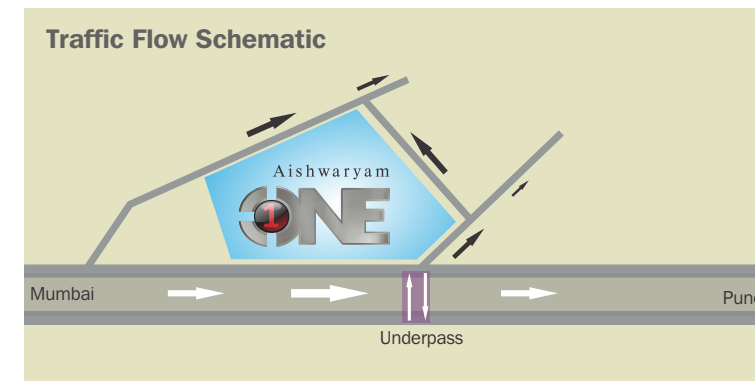
LOCATION

For a commercial destination its all about Location, Location and Location!
And as the name suggests the location of **Aishwaryam ONE** is the first among equals.

Aishwaryam ONE is located in the heart of PCMC at Chinchwad on the Mumbai-Pune Highway. This means that it enjoys the unique advantage of being close to some of the most prime localities of Akurdi, Pradhikaran, Nigdi and Pimpri.

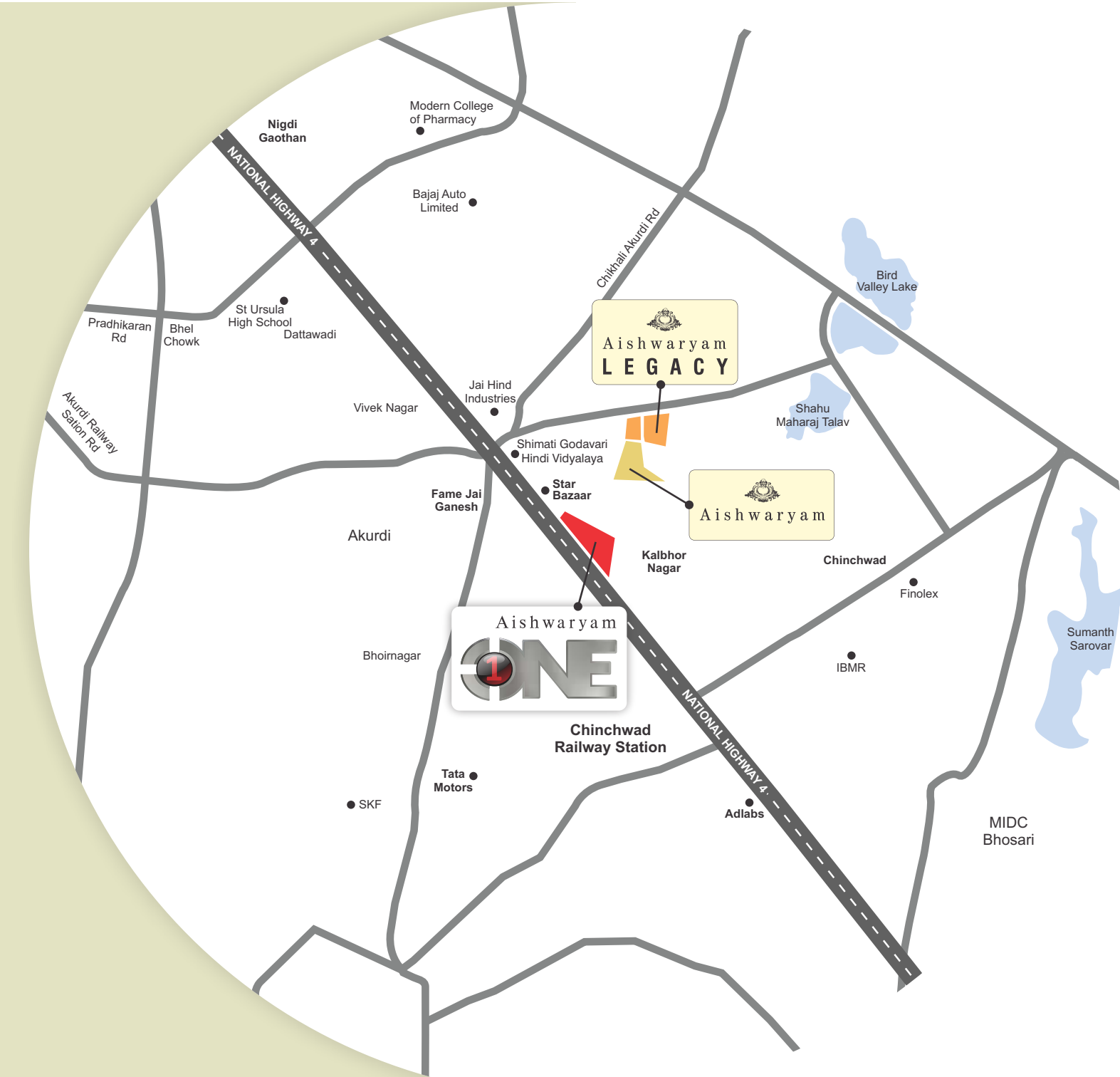
This road is the busiest in PCMC and **Aishwaryam ONE** is positioned to take full advantage of this. **Aishwaryam ONE** has three roads along its sides and has easy access for all visitors, shop owners, employees, service providers and suppliers.

For a retail and commercial destination **Aishwaryam ONE** is at an unbeatable location.



Distances

- Hinjewadi 15 mins
- Adlabs 5 mins
- Akurdi 1 mins
- Railway Station 5 mins
- Talewadi IT Park 3 mins
- Chakan 10 mins
- Mahindra (Chakan) 5 mins
- Tata Motors 3 mins
- KB school 2 mins
- DY Patil Mgmt Inst. 1 min
- Akurdi Chowk 3 mins
- Thermax Chowk 2 mins
- Bajaj Auto 3 mins
- Expressway 15 mins



For more Information refer by [Google Maps](#)

THE SHOWROOMS

Like diamonds set in a gold ornament, these showrooms are the center pieces of **Aishwaryam ONE**. With unbeatable visibility, these sprawling spaces will prove to be head turners. It will be difficult to miss these showrooms as one passes by. **Aishwaryam ONE** has a 300 feet frontage to the Mumbai Pune Highway. All showrooms are road facing showrooms.

Seamless glass frontage, double height ceilings, well defined facade and walk ways with non interfering glass railings outside will ensure that these showrooms will be the flagship outlet of your retail business.

Showroom Areas available are: 61213 sft - 11456 sft.



THE SHOPS

Space Planning, Architecture and Design combine to create a truly remarkable shopping centre at **Aishwaryam ONE**.

The Central Atrium at **Aishwaryam ONE** will be where all the action is!

It is designed to host a carnival like atmosphere... with landscaping , activity areas, food courts, seating niches and more. A complete shopping street ambience is planned here. The objective is to keep the customers involved!

Each and every shop at **Aishwaryam ONE** will boast of an unbeatable visibility both from inside as well as outside from the roads. The shops have large glass frontages with provisions for branding.

Tiered levels ensure complete visibility of all floors from the atrium. Multiple levels to the ground floor break the monotony and make for an interesting central atrium. Escalators are provided for ease of movement. A centrally placed Capsule Lift adds to the charm of the atrium.

Aishwaryam ONE has a truly exclusive 2 level parking facility to accommodate all visitors.

Shop are available in options ranging from 589 sqft - 1803 sft.

Aishwaryam
ONE
CHINCHWAD



THE OFFICES

Aishwaryam ONE is a well designed offices complex. There are a range of office spaces to choose from - small, medium to large column less offices. These are airy and well lit spaces which create a perfect working ambience. Designed in accordance to international standards the offices will have 12 feet high ceilings. There will be a minimum of one washroom per office. Each floor will also have top of the line common washrooms. Maintenance agencies will ensure a clean and hygienic space. Offices will have a separate entry access at **Aishwaryam ONE**. The entire space is designed such that the offices are also connected to the shopping areas.

Office spaces are available in 558 sft - 2259 sft

Aishwaryam
ONE
CHINCHWAD



THE ROOF TOP

The roof top at **Aishwaryam ONE** offers some amazing all round views. With an airy ambience this space is perfect to entertain people and be entertained. This will be the space to sit back and relax for the patrons.

The roof top of **Aishwaryam ONE** is a space made for the best of restaurants.

Also with an assured footfall from the retail shops, showrooms and the office goers this already has a captive customer base.

The roof top will play host to the top class restaurants that were much awaited in this neighborhood.

The roof top is also appropriate for a world class Health Club or Spa.

Areas available are: 3477 sft - 5119 sft.



Aishwaryam
ONE
CHINCHWAD

Specifications, Amenities and Facilities

The beauty of **Aishwaryam ONE** is not just skin deep. It is thorough in the fact that thought and experience has gone into the planning of the specifications and amenities. The objective is provide a world class facility to the users and the visitors. The effort is to make **Aishwaryam ONE** truly relevant at all times. Each and every convenience is catered to here. **Aishwaryam ONE** will be a bench mark in commercial developments in Pune and PCMC.

- Escalators connecting Shopping floors
- Separate lifts for offices and shopping area
- Capsule Lift
- 100% DG backup for shops offices & common areas
- Space for restaurants & gym
- Secured Double Basement Parking with provision for mechanical parking
- 24x7 security
- Ventilated common areas
- Landscaped large atrium with fun & activity center
- Food court facility
- Properly allocated space for branding
- 3 sides entry to the complex
- Managed by Professional Agency
- Every office has a Toilet
- 12 ft ht offices as per international standards
- CCTV monitored complex
- Top Class Rest Rooms
- Modern fire fighting system with facilities for Fire Detectors & Sprinklers
- Sprinkler system for both parking levels and common areas
- Broadband Ready
- Allocation of AC space for each unit
- Electric Drinking water coolers on each shopping floor
- Earthquake resistant structure
- Frontage: Stone Cladding
- Textured external surface
- Signage within the Building
- Glass Facade on all sides
- Designer lobby with passage on every floor



Architects
 Arc. Vinod Dhusia

RCC
 Strudcom Consultants

Landscape Architects
 Ravi & Varsha Gavandi

MEP
 MEP Consultants

Legal
 Adv. Ravi Jadhav



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