

Office spaces that elevate life.

Nal Stop, Pune

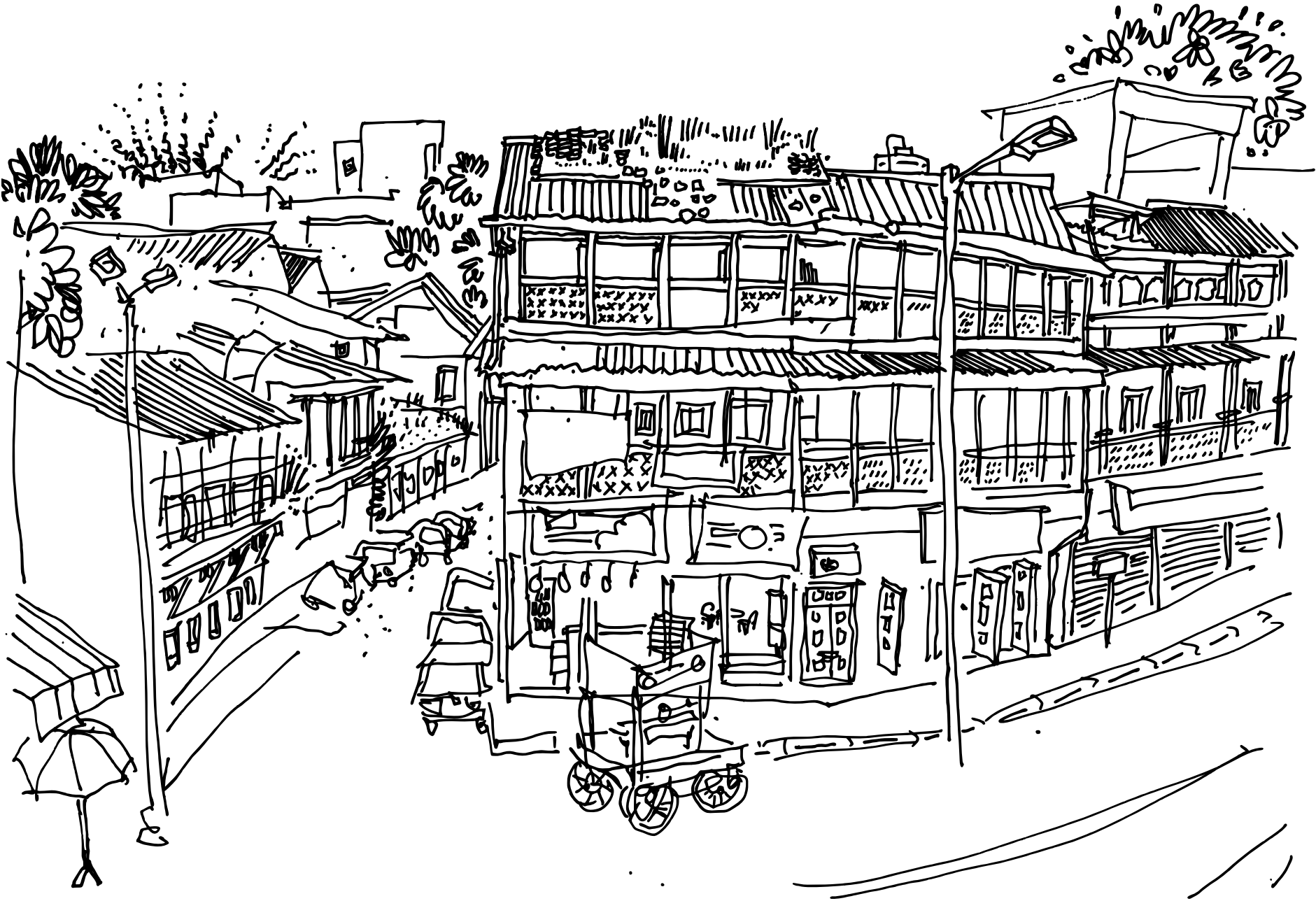
2024 — 2025



www.indecoprimus.com

Discover the thoughtful design and meticulous planning that brings to life our vision of boutique office spaces made for comfort, convenience, and productivity.

“Architecture is a fluid
symphony of spaces, light,
and volume.”



B. V. Doshi

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indecoprimum.com

Project by
Indeco Realty & AJ Realty



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The Location



A standout location in a prime area.

Situated at the dynamic intersection of two key roads, of which one is the major arterial route of Karve Road, Indeco Primus is a landmark in the making. With three distinct levels of movement - the ground-level road, a vehicular flyover, and an elevated metro line 9-10 meters above ground, this multi-level accessibility ensures exceptional visibility and prominence for Indeco Primus.





Steeped in History



**Nal Stop remains relevant
through the ages.**



Located on Karve Road in Pune, Nal Stop is a significant junction named after an old water valve (nal) that was once used to control water supply to the city. Karve Road itself is named after Dhondo Keshav Karve, a notable social reformer and educator who championed women's education in India.

Over the years, Nal Stop has transformed from a historic, utilitarian landmark to a bustling intersection that connects several key areas of Pune.

Nal Stop — Today

A vibrant locality bursting with activity.

Nestled in an affluent neighbourhood of Pune, there are a lot of significant landmarks and attractions in and around Indeco Primus, adding to the location's prestige. Nal Stop is a bustling hub of commercial, residential, and cultural spaces. Surrounded by educational institutions like the Film and Television Institute of India (FTII) and prominent healthcare facilities like Deenanath Mangeshkar Hospital, Nal Stop is both a cultural and practical epicenter.

The locality thrives with a rich array of amenities, including cafés, restaurants, banks, and retail stores, providing both convenience and entertainment for the needs of its residents and visitors.

The blend of modern infrastructure and historical significance lends a unique charm to Nal Stop, making it a lively and integral part of Pune's urban landscape.



Food & Beverages

- Starbucks
- City Pride Kothrud
- Central Mall
- Reliance Mall
- Coffee Nation
- Wadeshwar
- Samudra Hotel
- Nisarg Hotel



Healthcare

- D. Mangeshkar Hospital
- Sahyadri Hospital
- Joshi Hospital
- Poona Hospital
- Sanjeevan Hospital
- Krishna Hospital
- Ace Hospital



Banks

- State Bank of India
- ICICI Bank
- HDFC Bank
- IDBI Bank
- Bank of India
- Saraswat Bank
- Cosmos Bank



PUNE METRO



Connecting You to Pune

Unparalleled connectivity for convenience and access.

Nal Stop serves as a crucial node in Pune's road and metro network. Positioned on the Aqua Line, Nal Stop metro station provides swift connectivity to prominent destinations such as Deccan Gymkhana, Shivajinagar, and Hinjewadi IT Park. Commuters can seamlessly switch to the Purple Line at the nearby Civil Court station, enabling easy access to PCMC and Swargate. Pune's evolving metro network will ensure increasing accessibility for your employees and clients to reach your office conveniently from various parts of the city.

Karve Road is one of Pune's busiest commuting routes connecting the central business district of Deccan to the verdant residential suburb of Kothrud in Pune West. The connectivity ensures that you can reach the Railway Station, the Pune-Mumbai Expressway and the Airport quickly.



Key Distances

Metro Station_____0.2 km

Deccan_____2 km

Kothrud_____3 km

Shivajinagar_____4 km

Swargate_____4.5 km

Chandni Chowk_____6 km

Pune Jn. Railway Station_____6.5 km

Pune Airport_____14 km



Designed
thoughtfully,
office spaces
that elevate
life.



Indeco Primus



38,200 sq. ft.

Boutique office space

6

Storied structure

Terrace Garden

Take a relaxing break amidst the greens, or host your guests and clientele in a lush waiting area

Mechanised Parking

3 Tiered independent parking for cars & 2 wheeler basement parking

A timeless landmark at a dynamic crossroads.



Located on a high visibility corner, Indeco Primus embodies a timeless character with aesthetics that contribute to a lasting, iconic presence in the landscape.

Our design-driven approach enables us to consider every aspect of your business needs. From the impressive exterior facade and an inviting lobby, to the occupant wellbeing and convenience through ample parking, every detail has been thoughtfully planned to add to your comfort and maximize utility and efficiency through space.



Eco-conscious by Design



Sustainability is at the heart of our design choices for Indeco Primus. From the materials to the use of resources, we have taken great effort to ensure sustainability and a lesser environmental footprint throughout our project.

-  **Designed for maximum natural light & ventilation**
-  **Recycled materials for a smaller footprint**
-  **Energy-efficient electrical fittings**
-  **Water-saving fittings**
-  **Local materials to reduce material embodied energy**
-  **Low VOC paints, adhesives and sealants**







Designed with comfort
and experience at the
forefront.

Welcome to Your Perfect Office Space.

A warm welcoming lobby, brightly lit common areas, double-glazed windows providing a robust defense against outside noise, and office interiors with large open-able windows bathing each office in natural light and ventilation - every element has been designed to promote wellbeing and improve productivity.

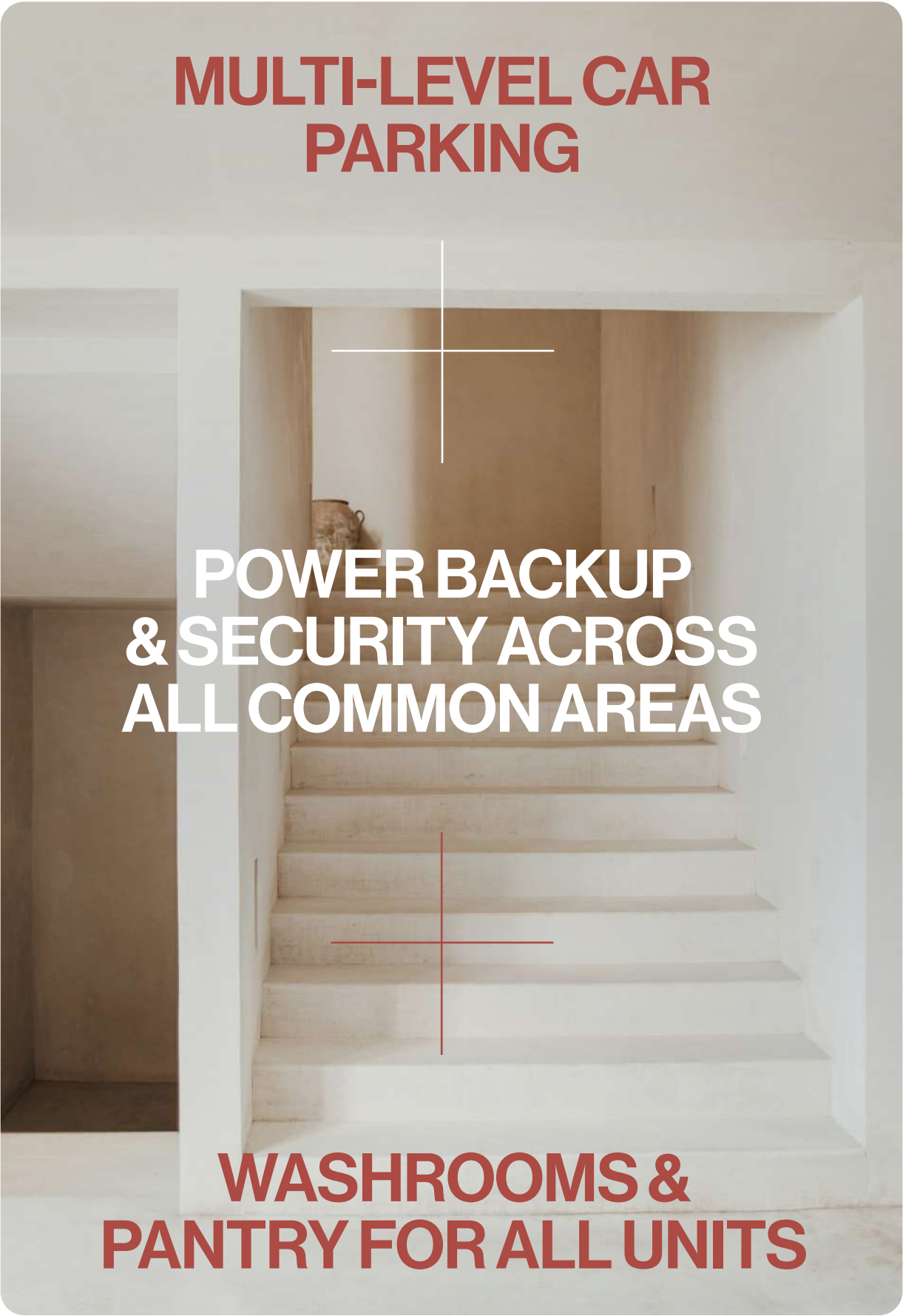
Floor Plans with Flexibility



The perfect blueprint to support your work needs.

Large span column grids and modular offices provide space flexibility to customise your office space based on your business requirements.

Every office comes with one car and two 2 wheeler parking spaces.



Best in Class Fixtures

FLOORING & DADO

- Vitrified tiles in all offices
- Matte finish vitrified tiles and dado in all washrooms

DOORS & WINDOWS

- Laminated doors with Yale rim locks
- Sound insulated openable aluminium windows

ELECTRIFICATION

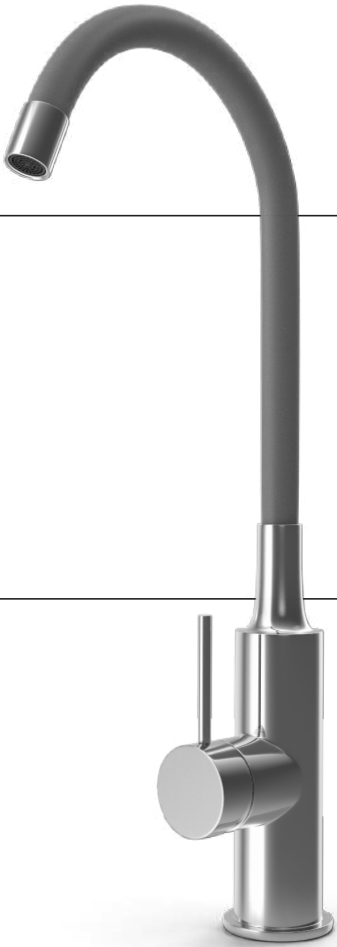
- Provision for inverter backup for every office
- Concealed copper wiring with modular switches
- AC point and provision in all offices
- Exhaust fans in all washrooms

WASHROOMS

- Private washrooms for each office
- Concealed plumbing
- Water saving fittings
- Premium CP fittings
- Premium quality wash basin and European WC

WALL & CEILING

- Brick cladding with sand faced plaster finish for external facade
- Gypsum finished internal walls
- POP finished ceiling





Boutique office spaces designed for comfort, convenience and productivity.



Your Developers

INDECO REALTY

AJ REALTY

Creating landmarks through quality and innovation.

Indeco, formerly known as Gaikwad Girme group has developed over 10 lakh square feet of prime real estate in Pune since 1990. With an array of landmark projects across the city, we have cemented our place as one of the most trusted real estate developers in the market. Our portfolio spans across high-end residential development, commercial office spaces, IT parks, built-to-suit projects as well as educational institutes.



Built to Inspire.

Formerly knowns as Antarkar & Joshi, AJ Realty is a leading real estate development company with over 30 years of experience. Started by Dillip Antarkar and Vijay Joshi in 1989, we have successfully delivered over 45 projects in some of the most premium locations of Pune. Our expertise spans from luxury residential development to office spaces and commercial showrooms.



**Brought together by the industry's
finest minds.**

Indeco Realty

Developer

AJ Realty

Developer

Vikas Bhandari (Veekas Studio)

Design Architect

ANA (Avinash Nawathe Architects)

Architect

G.A. Bhilare

Structural Consultant

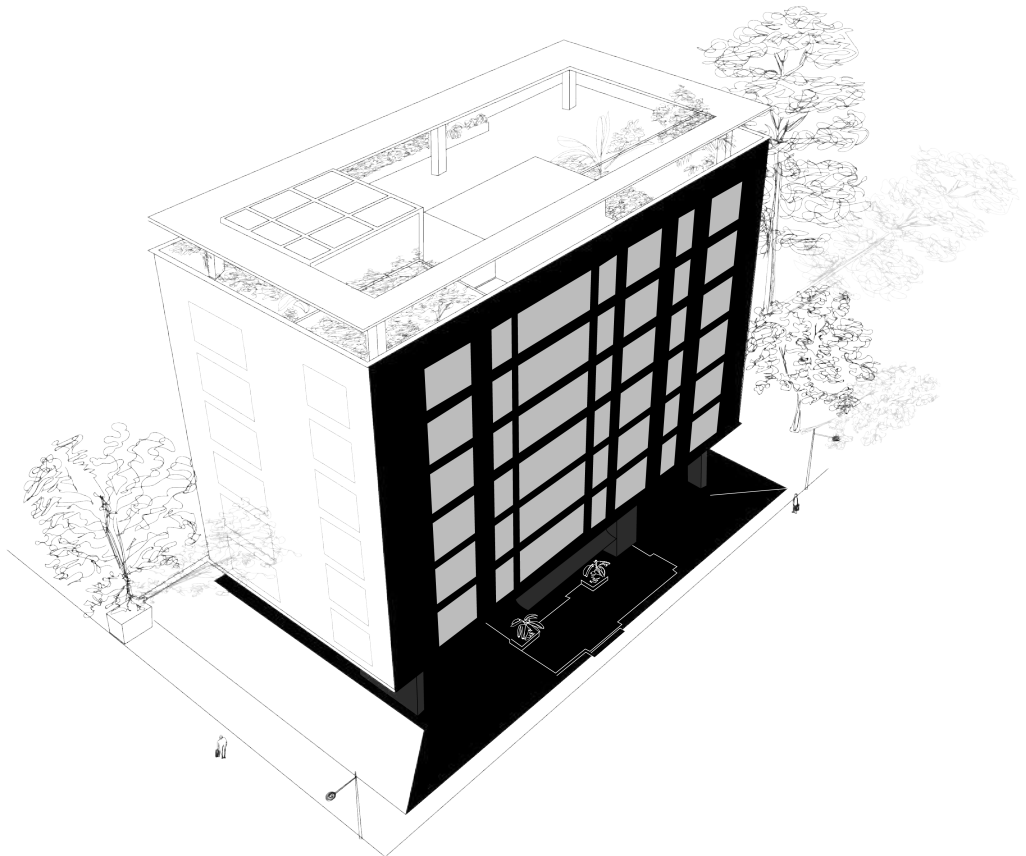
Jain Kinkar & Company

Legal Advisor

Siddhivinayak

MEP Consultant

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