

The background features several thick, flowing, brown lines that curve and sweep across the white space, creating a sense of movement and elegance. The lines vary in thickness and direction, some entering from the top and others from the bottom, all contributing to a modern, organic aesthetic.

JST Premium  
Commercial  
Spaces



Every once in a while,  
Spaces redefine Businesses

Image for representation purpose only.

That time has come.

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When first-of-its-kind  
is truly meant.

Image for representation purpose only.

That time has come.

Get ready for exclusive experiences that  
begin from the word go.

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When thoughtfulness  
extends all the way to the top.

Image for representation purpose only.

That time has come.

Brilliant Business Class features that  
elevate class further.

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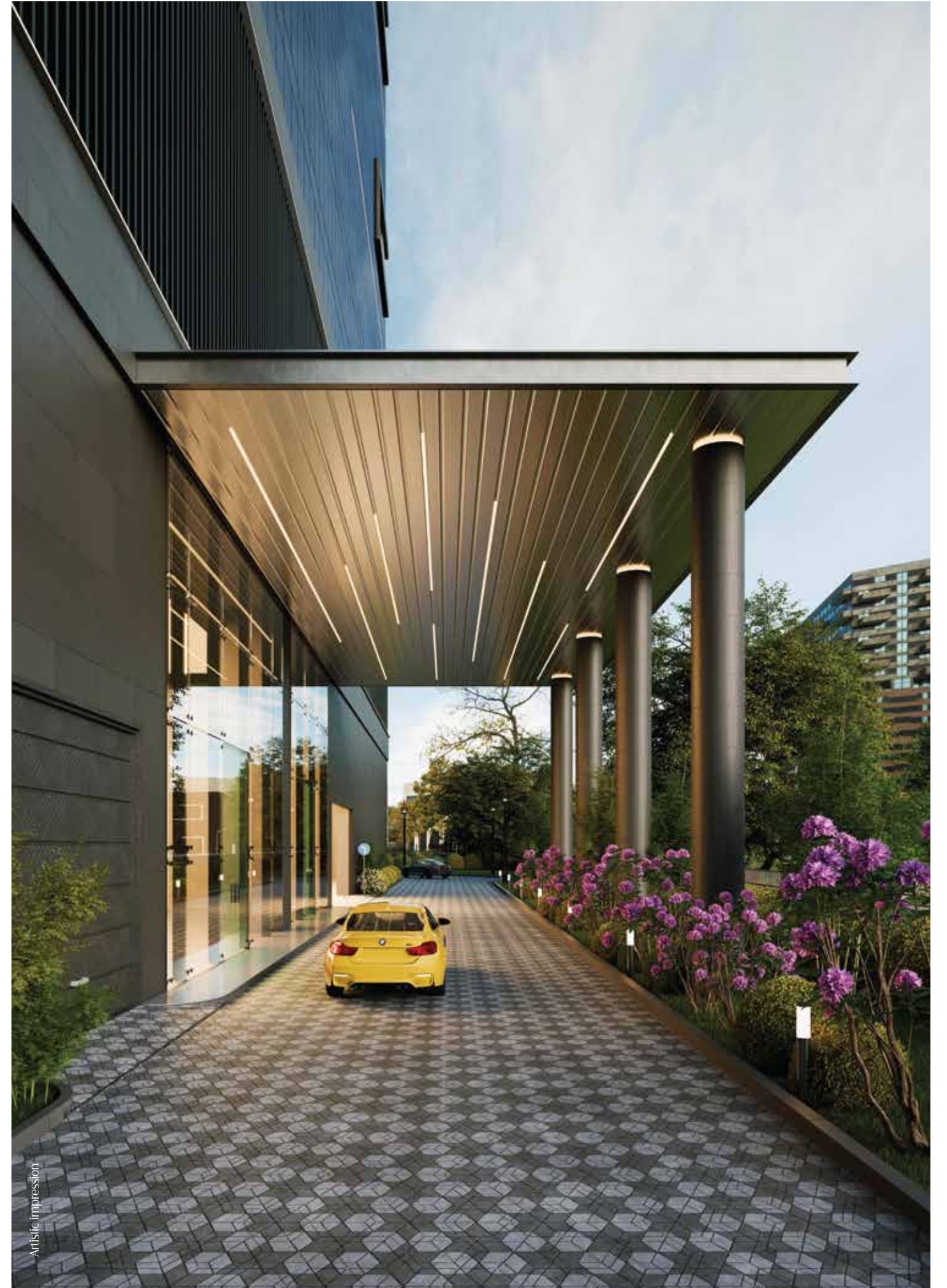
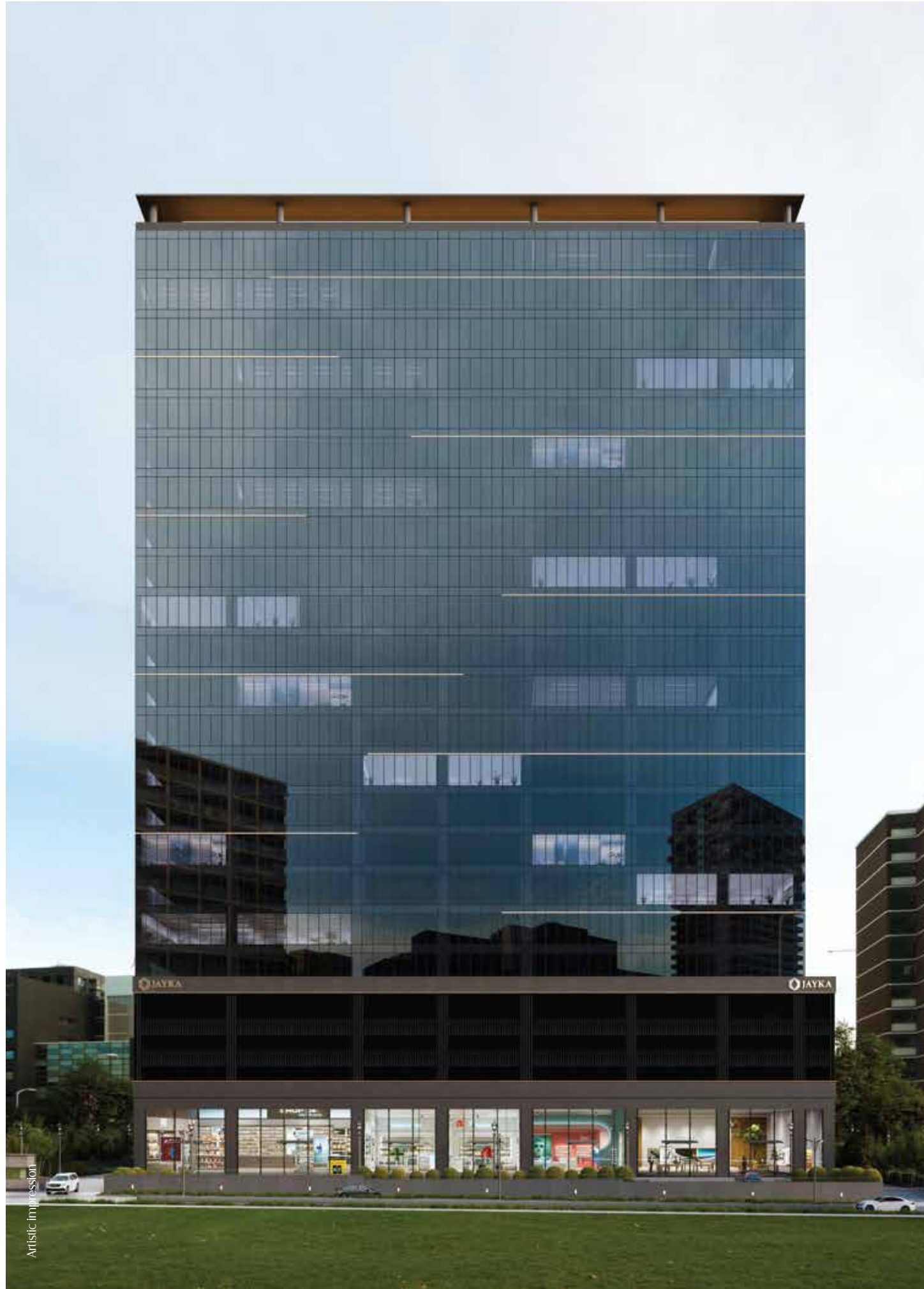


Artistic Impression

Presenting

JAYKA  
SYNERGY  
TOWER

A business  
space  
that redefines  
business





A tall story.

The tallest in Baner.

The 24m wide Baner Pashan Link Road will now have a 23 floor tall tower that will narrate stories never heard before. It's time for a one-of-a-kind business experience to redefine Pune's commercial landscape.

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19 Spacious Floors of  
Grade A  
Commercial Office Spaces

Elegant Retail Spaces  
spread across 27,824 sq. ft.

3 Basement & 3 Podium  
Floors for Parking, and one  
Surface Floor Parking for CXOs

14 High Speed Elevators,  
2 dedicated for CXOs



EVERY NUANCE,

ADDS VALUE

TO THIS CLASS



## The extravagance of the entrance

A first-of-its kind grand entrance lobby you'll find nowhere else

- Luxurious Pods
- Extravagant in Design
- Gardens and Greens within the Lobby
- High-Tech Infrastructure
- Mini Open Conference Setup
- Share Market Ticker
- Mini Cafe
- 24x7 Concierge Desk



## The exclusivities for the CXOs

### Exclusive Premium Lounge

A lounge exclusively for CXOs and business owners to unwind, have that coveted meeting, or simply sip your favourite drink before heading to next power stop.

### Exclusive Surface Car Parking

For those whose time is as precious as their ideas, we reserve spots for the your cars so you can skip the stack parking and drive your favourite one.

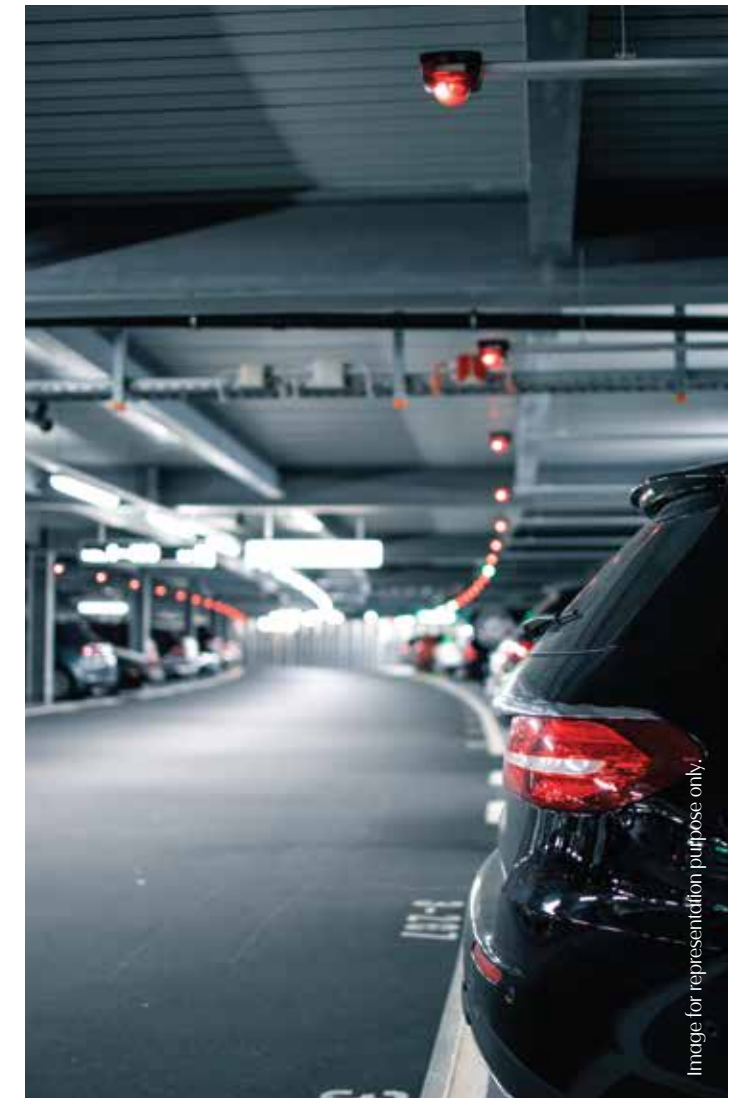


### Corporate Studio

A 75 people seating for the absolute impact of that elevator pitch, be it for workshops, training sessions, this is where you create awe.

### Dedicated CXO Elevators

Ascend to success at pace and with style, with elevators reserved just who's who with access cards.





## The differences that make the difference

Where everyday is a glorious tale



One of the tallest commercial buildings in Baner



14 elevators, so that no one is kept waiting



A floor to floor height of 4.2m, much grander than the ordinary











Cafeteria and landscape on the top floor



Column free office space














## Extravagant amenities for all

-  On-site café bar and lounge
-  Steam and sauna
-  A state-of-the-art fitness studio
-  Fully-equipped conference rooms
-  Yoga and meditation zone
-  Landscaped green outdoor spaces
-  Recreational area with games
-  Walking paths and seating areas



## Specifications

-  Grand Entrance Lobby
-  DGU Glass Facade
-  Floor to Floor Height of Offices – 4.2 Meter
-  Higher Floor Efficiency
-  Finished WC
-  High-Tech BMS
-  High Speed Elevators – 12 Nos
-  Service Elevators – 2 Nos
-  Ample Parking Space For Four Wheelers & Two Wheelers
-  3-Tier Security
-  100% Power Back-Up




## Pune's best location on the West


A perfect location that meets seamless connectivity, and creates a gateway to limitless possibilities.

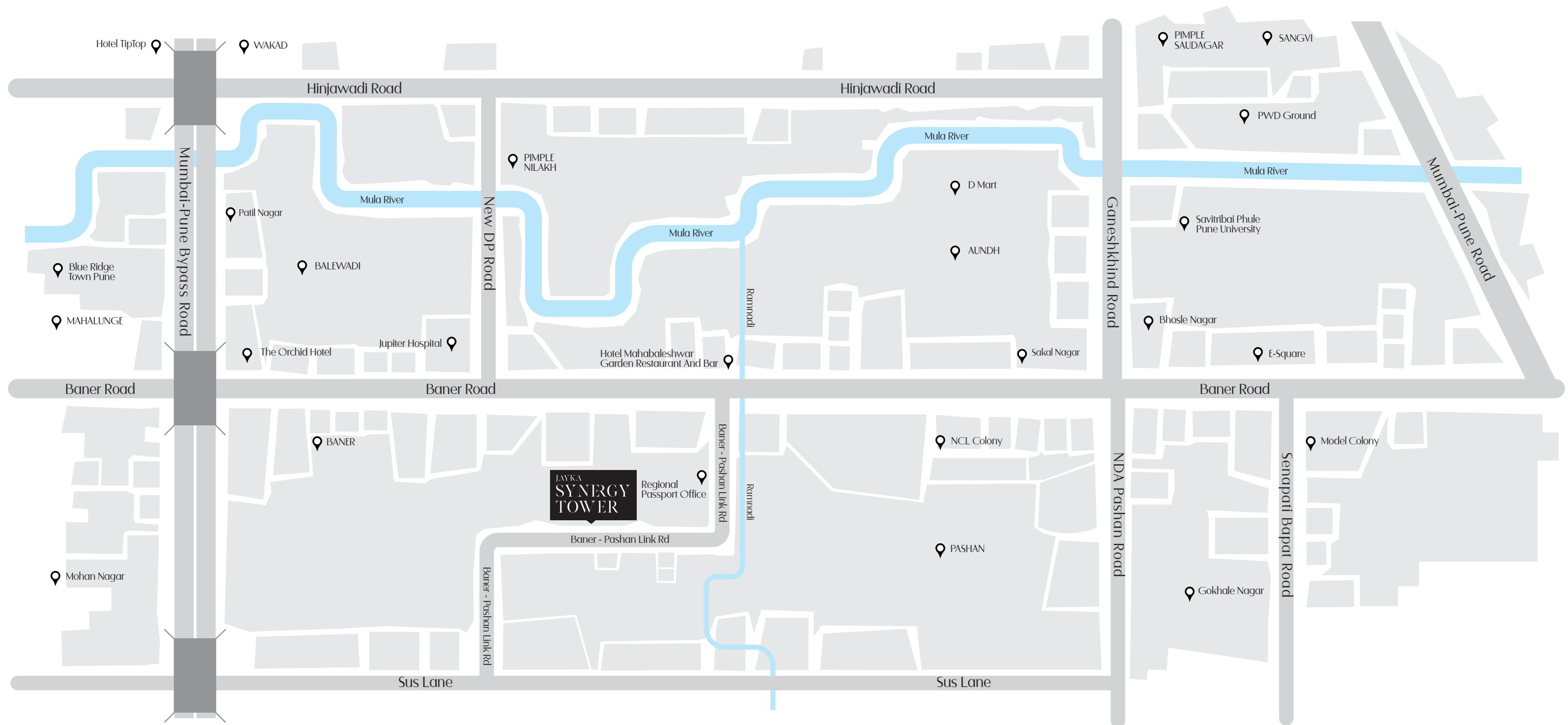
 Strategic Location

 Excellent Connectivity

 Thriving IT Hub

 Cultural Vibrancy

 Robust Real Estate Market



## Where the luxury of convenience is always within reach...

### Connecting the World

- Pashan - 5 mins
- Aundh - 6 mins
- Balewadi - 10 mins
- Kothrud - 15 mins
- Bavdhan - 10 mins
- Sus - 7 mins

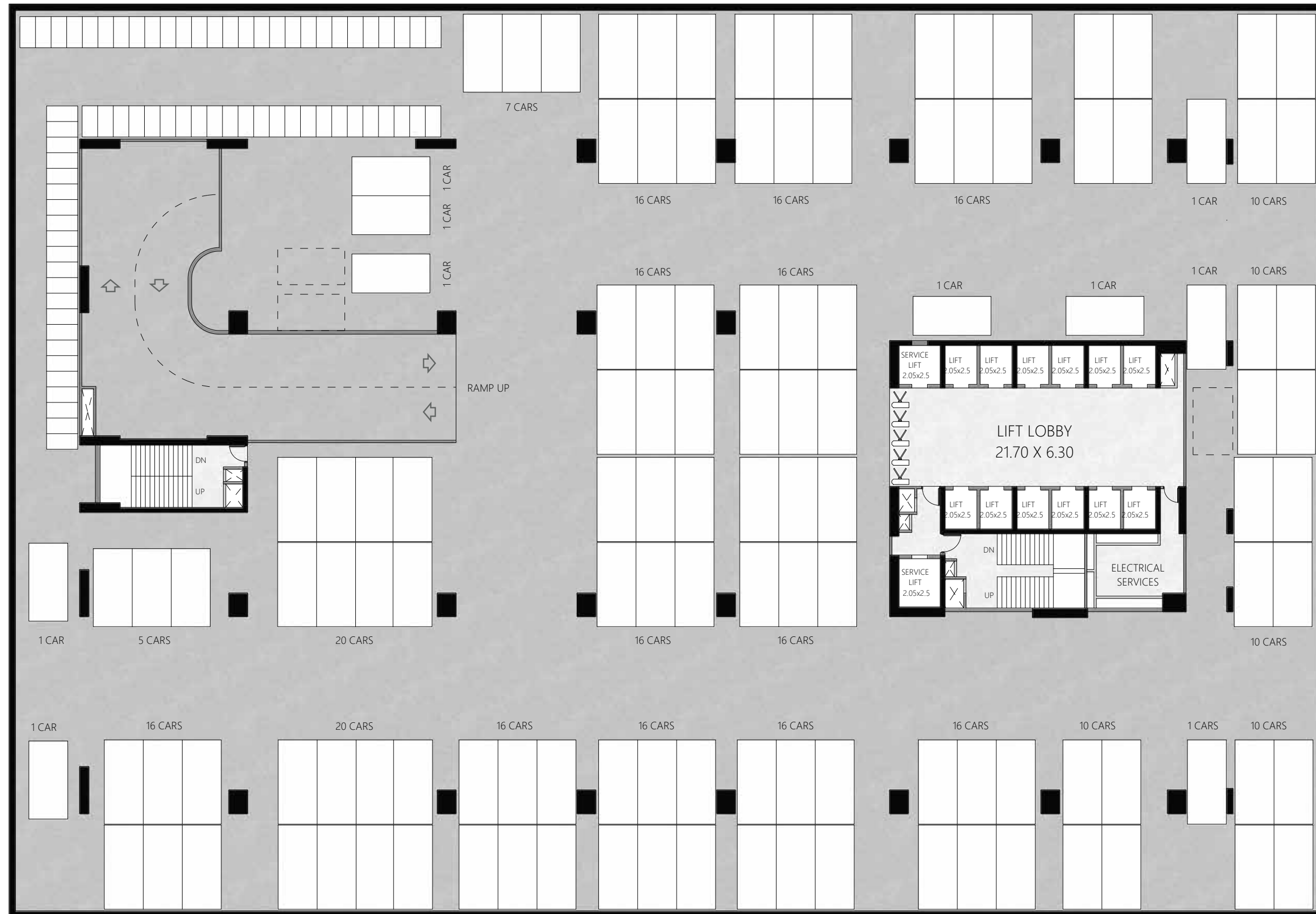
### Connected to the World

- Baner Road - 2 mins
- Upcoming Metro Station - 2 mins
- Pune Mumbai Highway - 5 mins
- Balewadi Highstreet - 8 mins
- Pune University - 15 mins
- Pune Airport - 35 mins

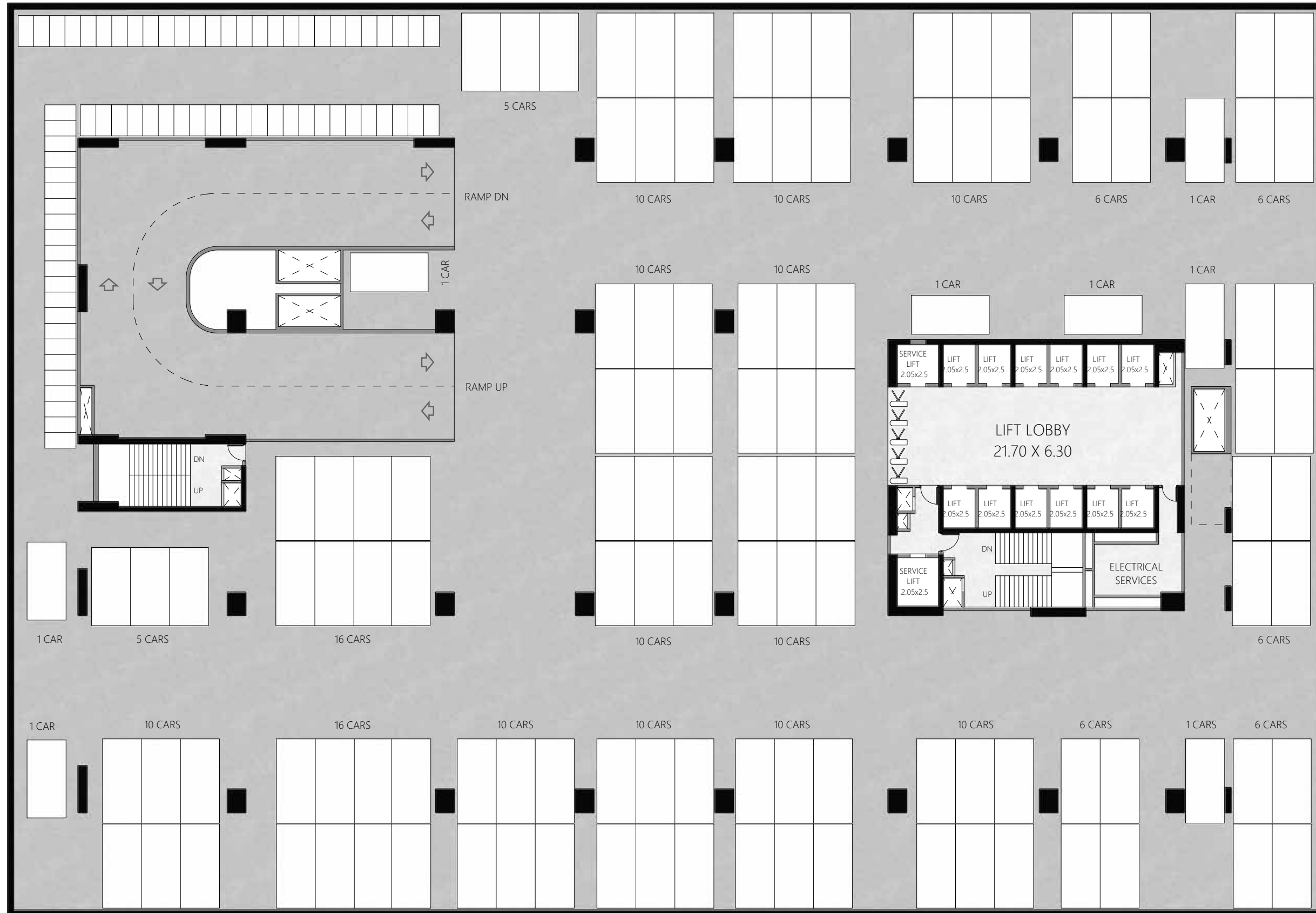
# Site Layout



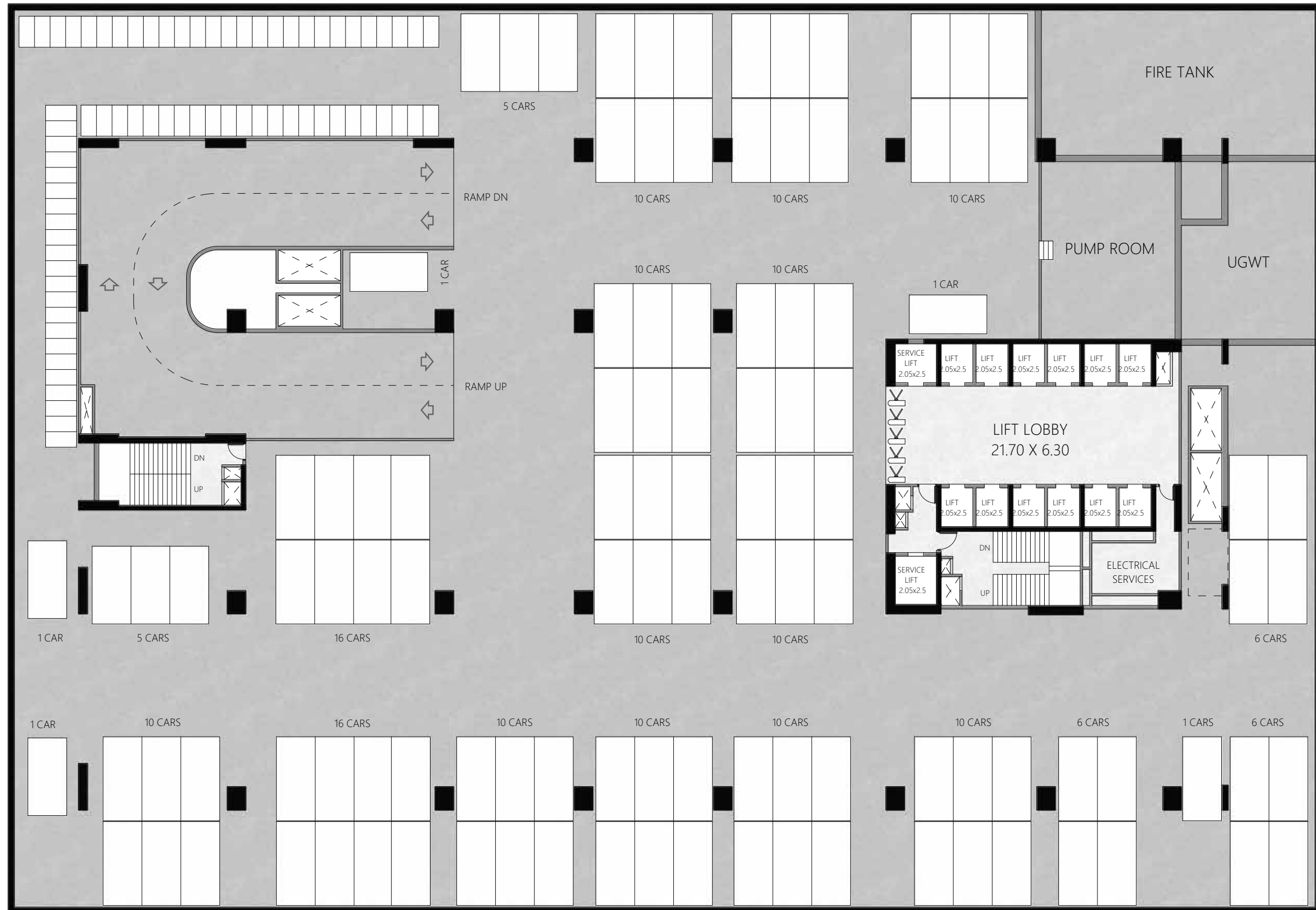
# Basement 3



# Basement 2



# Basement 1



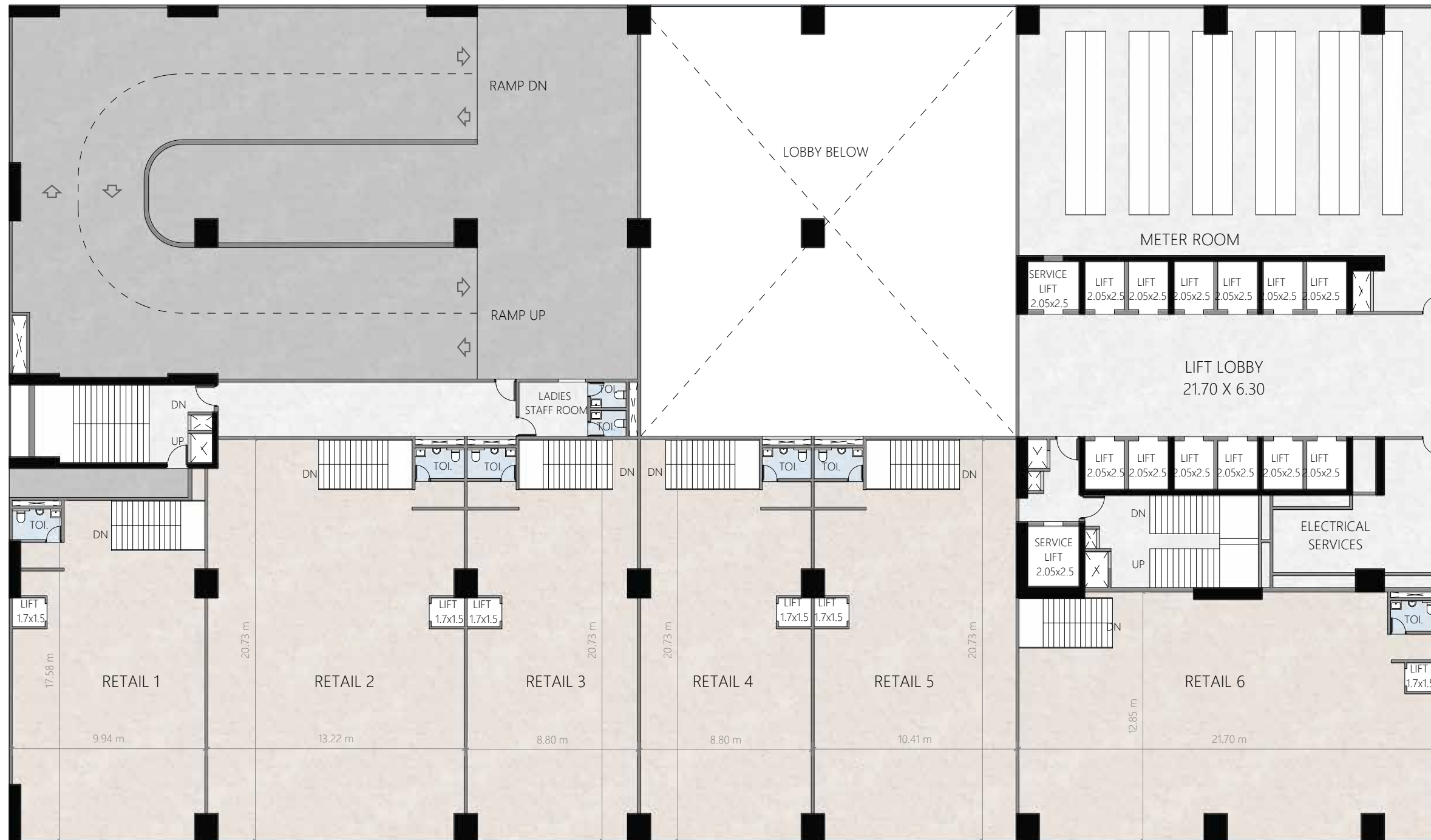
# Ground Floor Plan



UNIT NO.	TYPE	CARPET AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
101	SHOWROOM	3,866.32	3,866.32
102	SHOWROOM	5,799.86	5,799.86
103	SHOWROOM	3,846.41	3,846.41
104	SHOWROOM	3,846.41	3,846.41
105	SHOWROOM	4,565.87	4,565.87
106	SHOWROOM	5,900.29	5,900.29



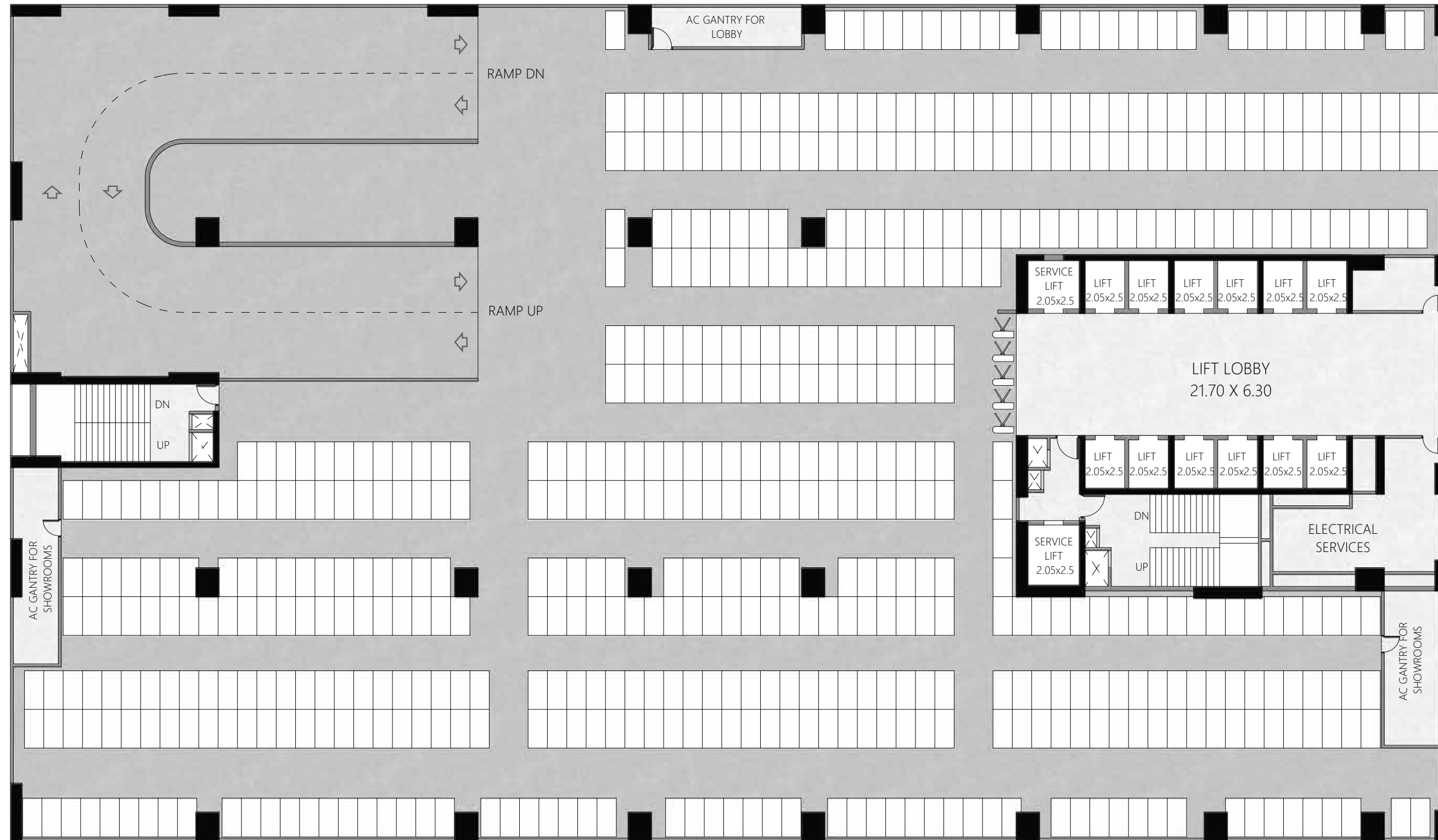
# 1st Floor Plan



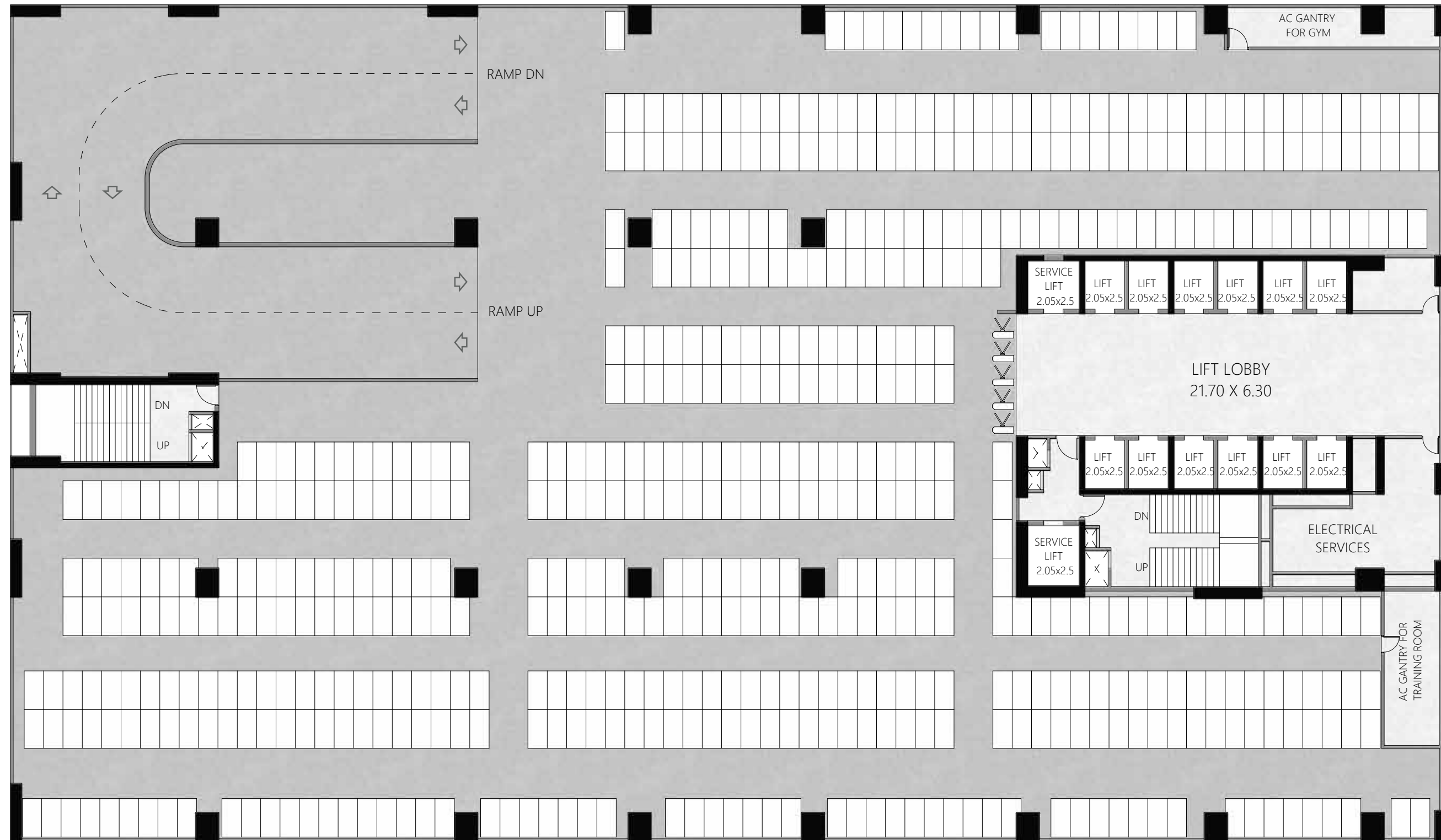
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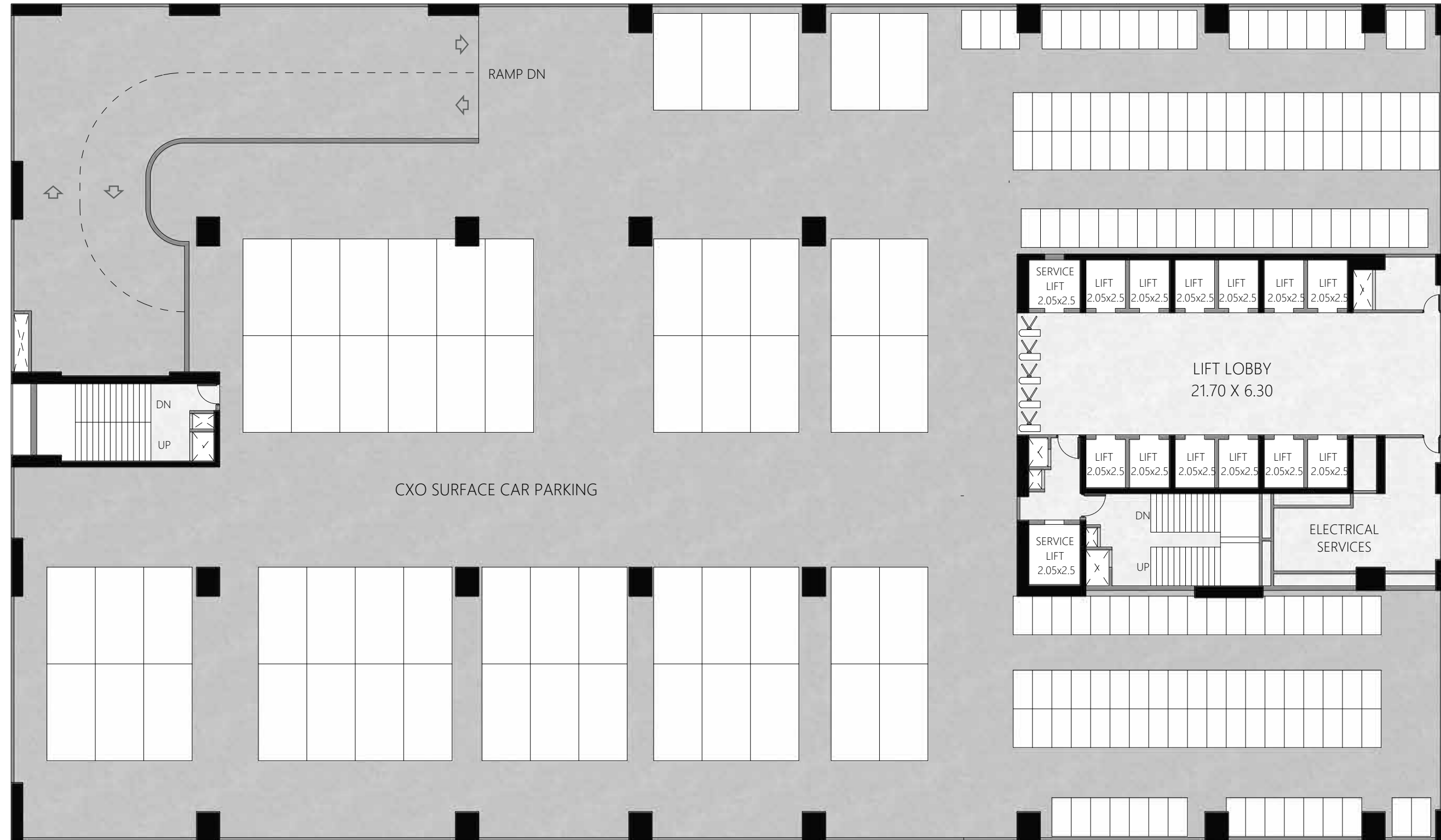
# 2nd Floor Plan



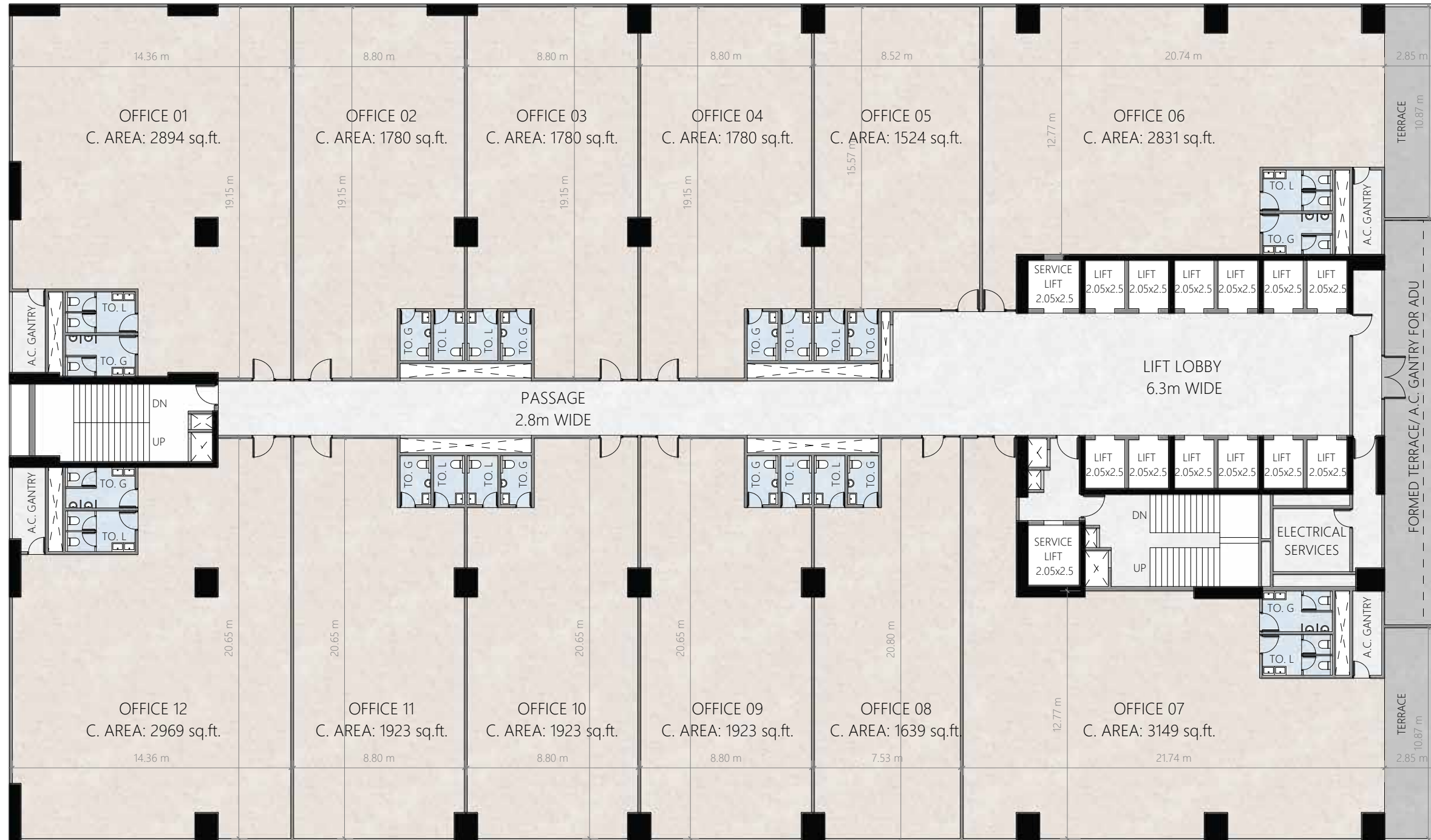
# 3rd Floor Plan



# 4th Floor Plan



# 5th Floor Plan



UNIT NO.	TYPE	CARPET AREA (SQ.FT.)	TERRACE AREA (SQ.FT.)	GANTRY AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
501	OFFICE	2,817.69		75.89	2,893.58
502, 503, 504	OFFICE	1,780.47		31.75	1,812.22
505	OFFICE	1,524.18		31.75	1,555.93
506	OFFICE	2,758.71	333.46	72.66	3,164.83
507	OFFICE	3,075.92	333.46	72.66	3,482.04
508	OFFICE	1,639.25		31.75	1,671.00
509, 510, 511	OFFICE	1,922.56		31.75	1,954.31
512	OFFICE	2,886.80		82.34	2,969.14



# Typical Floor Plan



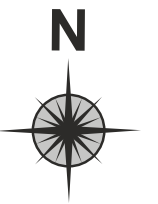
UNIT NO.	TYPE	CARPET AREA (SQ.FT.)	GANTRY AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
XX01	OFFICE	2,817.69	75.89	2,893.58
XX02, XX03, XX04	OFFICE	1,780.47	31.75	1,812.22
XX05	OFFICE	1,524.18	31.75	1,555.93
XX06	OFFICE	2,758.71	72.66	2,831.37
XX07	OFFICE	3,075.92	72.66	3,148.58
XX08	OFFICE	1,639.25	31.75	1,671.00
XX09, XX10, XX11	OFFICE	1,922.56	31.75	1,954.31
XX12	OFFICE	2,886.80	82.34	2,969.14



# Typical Refugee Floor Plan



UNIT NO.	TYPE	CARPET AREA (SQ.FT.)	GANTRY AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
XX01	OFFICE	2,593.37	31.75	2,625.12
XX02, XX03	OFFICE	1,780.47	31.75	1,812.22
XX04	OFFICE	1,524.18	31.75	1,555.93
XX05	OFFICE	2,758.71	72.66	2,831.37
XX06	OFFICE	3,075.92	72.66	3,148.58
XX07	OFFICE	1,639.25	31.75	1,671.00
XX08, XX009, XX10	OFFICE	1,922.56	31.75	1,954.31
XX11	OFFICE	2,886.80	82.34	2,969.14





## From the legacy of delivering masterpieces

Jayka Corp has always upheld the belief that true quality shines from within, and this philosophy drives their unwavering passion for creating structures of unparalleled beauty. Their expert team meticulously perfects every detail, ensuring that each project is delivered on time and within budget. This commitment to excellence is backed by a culture of innovation and superior craftsmanship. Over the years, their dedication to maintaining high standards has earned them the trust and respect of industry leaders. Jayka Corp continues to set the benchmark for quality and reliability in the construction industry.

29+  
year legacy

25+  
million sq. ft. of development

50+  
projects delivered

120+  
member expert engineering team



Site: Sr. No. 5/1B (P) at Baner, Pune 411 045.

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<https://maharera.mahaonline.gov.in>



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