

Jhamtani
SPACEBIZ
Premium Business Spaces

BANER'S
ARCHITECTURAL
BRILLIANCE



In association with





THE
POWERFUL
GRACE TO
ASCEND



WHERE
SUCCESS
GOES HIGH.

WHERE
PERSPECTIVES
GO BEYOND.





Artistic impression

Ascend to the
pinnacle of distinction.

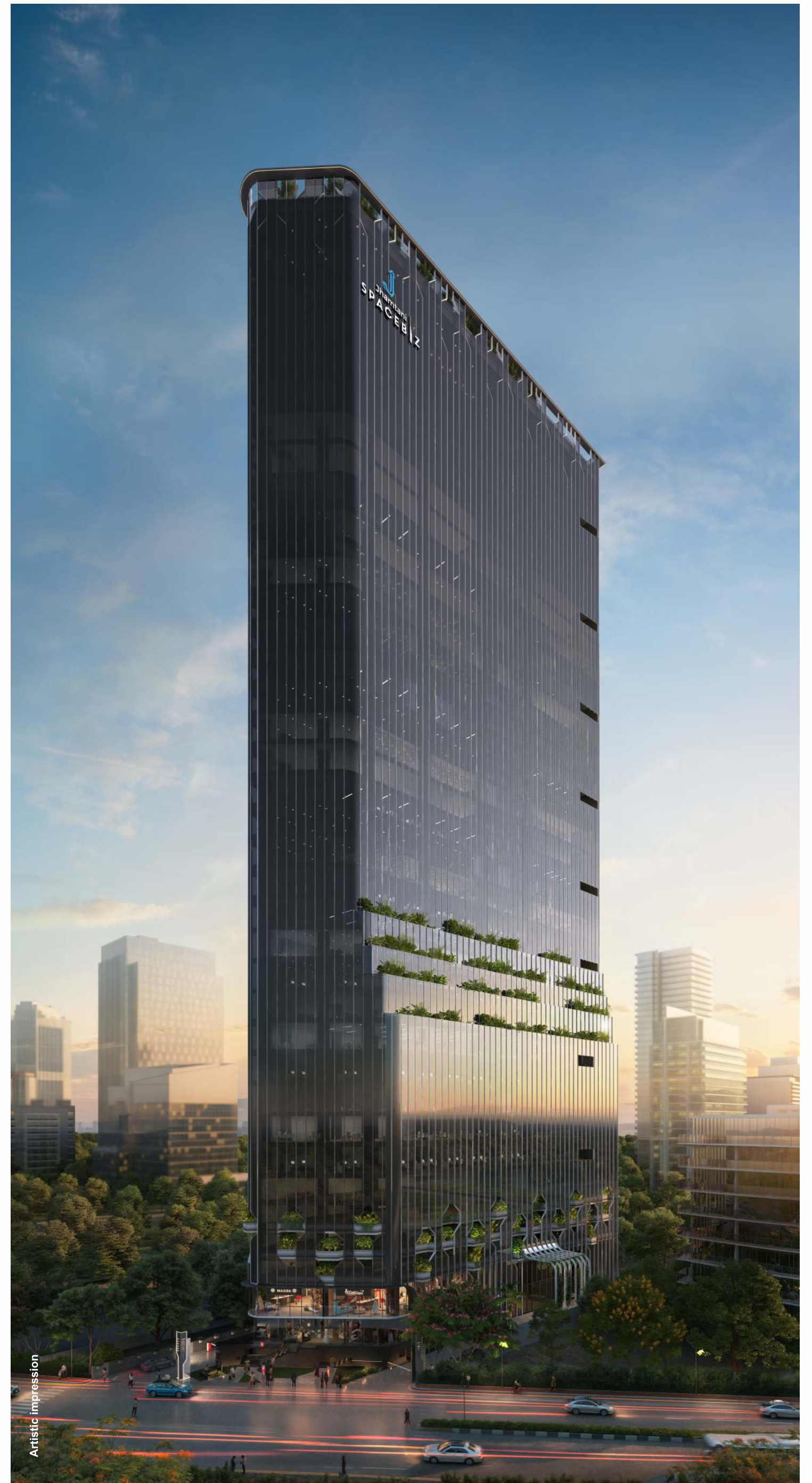
In a landscape of common place environments, you rise above! A symphony of innovation housed with avant-garde grade A commercial spaces is here at Jhamtani SpaceBiz. Experience the grandeur with bespoke excellence and unparalleled design at Pune's most favourable business location - Baner!

Privacy Perfected with Grandeur

A beacon of architectural majesty, this soaring masterpiece is a symbol of opulence and ambition that stands as the undisputed landmark in this vibrant cityscape of Baner.

This commercial marvel is strategically located on the 30 m wide Baner main road to magnify your business growth.

Each of the 36 storeys at Jhamtani SpaceBiz represents a unique opportunity to craft a remarkable legacy with an entire floor that acts as a canvas to design your own visionary workplace. Transcending boundaries of merely an office, it's an extension of your personality and also that of your success story.



Artistic impression

The aura of
the elite,
the essence of
distinction



In the world trapped in orthodox corporate quarters,
you are an exception. Featuring the most elegant
working environment, this place harmonizes innovation
and tailored excellence into a masterful symphony.

Spaces that echo success

The exclusive offices on each floor and the architectural brilliance of Jhamtani SpaceBiz are here to rewrite the concepts of privacy and grandeur.

- | **Floor Plate Dimensions:** Floor plate carpet area from 6266 sq. ft. to 8437 sq. ft.
- | **A Soaring High Welcome:** A grand common luxurious lobby that will welcome everyone with glory
- | **Redefining Workplaces:** A 'Corner Office' for everyone with full-floor plate spaces



Recreation at a
different level
altogether...

Every moment here is crafted to exceed expectations, transforming leisure into an art form where sophistication and enjoyment seamlessly blend.

Discover a new dimension of relaxation and indulgence that transcends the ordinary.

| Gym

| Conference Room

| Foosball / Snooker

| Carrom Arena

| Cafeteria

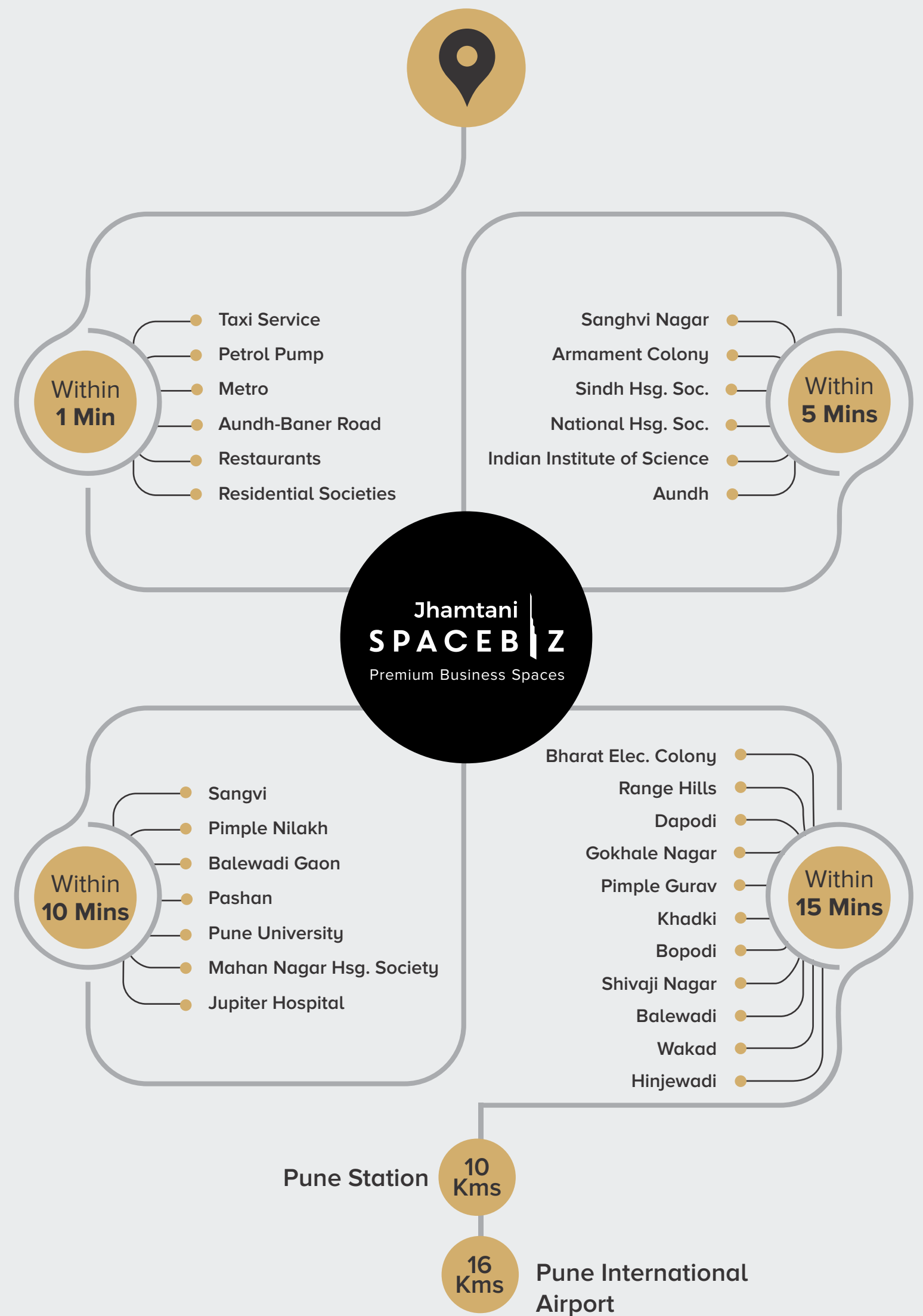
| Executive Lounge



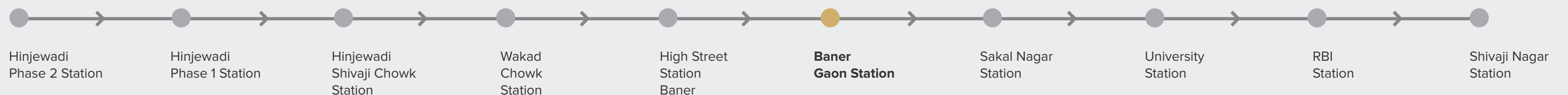
411045 Baner-

Not just a pincode,
but a business accolade

Business goes places if it's at the right place. That's why everyone wants to be here, but only a few can, you can. Baner makes for the most prestigious address for a business seamlessly connecting to prominent localities such as Balewadi, Aundh, Pashan, and Hinjewadi.



What more do you need, when you can just walk half a kilometre to the metro station from SpaceBiz?





The features that **set us apart**

The Glamorous Architecture that Sets the Benchmark:

| **Entrance Lobby with Concierge and Access Control**

Step into luxury through a grand entrance, where sophistication meets convenience. Our luxurious lobby, adorned with impeccable design, welcomes you with a concierge service with a touch of exclusivity.

| **High-Speed Elevators**

With a ground-floor to 36th-floor speed of just 60 seconds, you are about to ascend to new heights and reach your destination effortlessly.

| **DGU Unitized Glazing System**

| **IGBC Rating Green Practices**

| **CCTV Coverage**

Your safety is ensured with our comprehensive CCTV coverage in every inch of the premises. From main lobbies to typical corridors, everything is meticulously monitored, providing you with a secure and tranquil work environment.

| **Efficient Floor Plates**

Experience the allure of urban corporate life with efficient floor plans that showcase breathtaking city views and spacious worklife.

| **Amenities with Greater Facilities**

AC provision on each floor.

Seamless automated entry and exit with boom barriers.

Total parking facility for 240 Cars and 480 Bikes.

| **Dedicated Reputed Facility Management Agency**

The common areas of the project will be efficiently managed by a reputed facility management agency like CBRE, JLL or equivalent ensuring top quality environment for everyone.

| **Mechanised Parking System**

Mechanical Parking in the main tower for effortless convenience.

| **Separate 2-Wheeler Entry and Exit**

Say no to congestion through our separate 2-wheeler vehicle entry and exit points equipped with ramps.

| **Separate Driver's Washroom**

The ground floor is planned with separate washroom area that can be accessed by drivers and helpers.



Artistic impression

Scripting the
brighter tales of retail

Premium location combines with radiant facades and architecture, offering retail businesses the exposure they deserve to attract the right customers.

- | **Premium** anchor showrooms
- | **Retail spaces with floor to floor height of 15 feet**
- | Nestled in the **Transit-Oriented Development (TOD) zone**
- | **Dedicated parking space for retail showrooms**

A corporate world with **premium specifications**

Basement

Lift lobby

Italian/engineered marble

Parking flooring

Tremix flooring

Fire safety

Fire detection system as per industry norms

Ground Floor

Entrance lobby

Italian marble with acrylic paint

Toilets

Large format vitrified tiles with attached CP sanitary fittings

Fire driveway

Combination of tremix & pavers

External walls

Texture paint

Parking

Mechanised parking system

Entrance lobby

Fully air-conditioned

Flooring

Vitrified tiles for all common areas

Air-conditioned

Provision of AC

Office Floor

Entrance lobby

Italian marble with acrylic paint

Toilets

Large format vitrified tiles with attached CP sanitary fittings

Air conditioned

Provision of AC on each floor

External walls

Texture paint

Flooring

Vitrified tiles for all common areas

Fire safety

Fire detection system as per industry norms

Common Amenities

Power backup for common utilities area

Parking facility management

Water provision on every floor

Façade

External double glazed glass façade

Power back up

The entire office space shall have 100% DG backup as alternative power source with 60% diversity

Power supply

10 KVA per 1000 sq.ft. area (office carpet area)

Elevators

7 high speed KONE or equivalent lift and 1 fire lift

Structure

RCC framed structure with PT slab

Security system

- 24x7 CCTV secured campus
- Access control CCTV monitoring system
- Intrusion detection at all entry of exit levels

Signages

- Backlit pylon access from main road
- Building lobby signages at relevant locations



The Legacy of
**Creating
The Remarkable**



For over three decades, Jhamtani has been a distinguished and trusted name in various sectors, leaving an indelible mark on the business landscape. Renowned for crafting enduring skylines, Jhamtani embodies excellence in real estate. Rooted in Pune, it seamlessly blends innovation, unwavering quality, and a customer-centric modern approach. Each project strategically placed in areas of convenience, connectivity, and vibrant living reflects a qualitative understanding of the city's unique demands. Jhamtani continues to excel in luxurious residential and commercial spaces, earning distinction through every project.

35+ Year Legacy | 16 Completed Projects

9 Ongoing Projects | 10,000+ Happy Customers


Delivered Area - 2 Million+ sq. ft.

Under Construction Area - 2.8 Million+ sq. ft.

Total Construction Area Under Pipeline - 7 Million+ sq. ft.



Site Address: Survey No. 264 (P), Opp. Dadu's Sweets, Near Aman Honda Showroom,
Baner Road, Baner, Pune | www.jhamtani.com

 MahaRERA No.: P52100054460 | <https://maharera.mahaonline.gov.in>



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