

BRATTLE

TRANSLATING BUSINESSES





Shops | Offices | Boot space | Fitness club | Restaurants

A Neighbourhood Shopping, Business center & more

Situated at the edge of Amanora Township in Hadapsar, ERAVILLE is a multidimensional shopping and business destination, designed to serve the retailing opportunities of the surrounding housing complexes and dense populated residential area. Anchored by retail experiences at ground floor and multi dimensional businesses on rest, ERAVILLE features a strong retail mix with a variety of retail stores, offices, customer - service oriented businesses and restaurant. Eraville possesses all of the attributes of an ideal retail location. It combines a sustainable traffic count, great location, and superb retail demographics. Adding to the remarkable marketing opportunities of Amanora and Magarpatta townships are the surrounding, well developed neighboring areas include Hadapsar, Kharadi, Wagholi and Viman Nagar etc.

ERAVILLE is a marketplace where a buyer can quickly drive-in, park, roam around, get shopped and exit but not before noticing other enterprises like offices and restaurant within the complex. Here everyone from the surrounding elite families can frequently come, spend a nice time and grab a few goodies or avail of some services essential for their everyday life.

The new heavy weight pincode

Hadapsar is a hub of multi-ethnic crowd which makes it ideal for residential and commercial growth. High literacy rates, purchasing power and presence of business acumen create numerable advantages for the businesses to flourish. Being a preferred choice of higher middle class and HNIs for there residence and investments due to its convenient and peaceful surrounding, the area is registering thoughtful residential planning and well-planned infrastructure. In other words, this area serves as a future destination of lucrative business opportunities for all.

ERAVILLE has a unique location advantage of being on the threshold of Amanora Town park and Magarpatta Township.



CUSTOMERS PROFILE

- Well - groomed, educated and well-travelled individuals
- Lifestyle-driven with good purchasing power and net disposable income
- Family oriented and community admirer
- Typical customer is a family of 4 with kids at home, looking for day to day shopping needs to fulfill.

In this developed and dense residential pocket a commercial plaza like ERAVILLE is a much needed development for a truly urbane shopping and business experience.

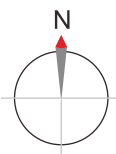
What makes this area promising for blooming businesses?

- 30,000 families resident around ERAVILLE makes it a ideal location for day to day shopping needs.
- An iconic spot that has high visibility with futuristic elevation, abundant lighting and distinctive structure.
- An excellent opportunity for investors looking for assured & high ROI
- Frequent repeat customers
- Surrounded by one of the fastest software hub - Kharadi engaging around 60,000 IT professionals.

CONVENIENCE OF LOCATION

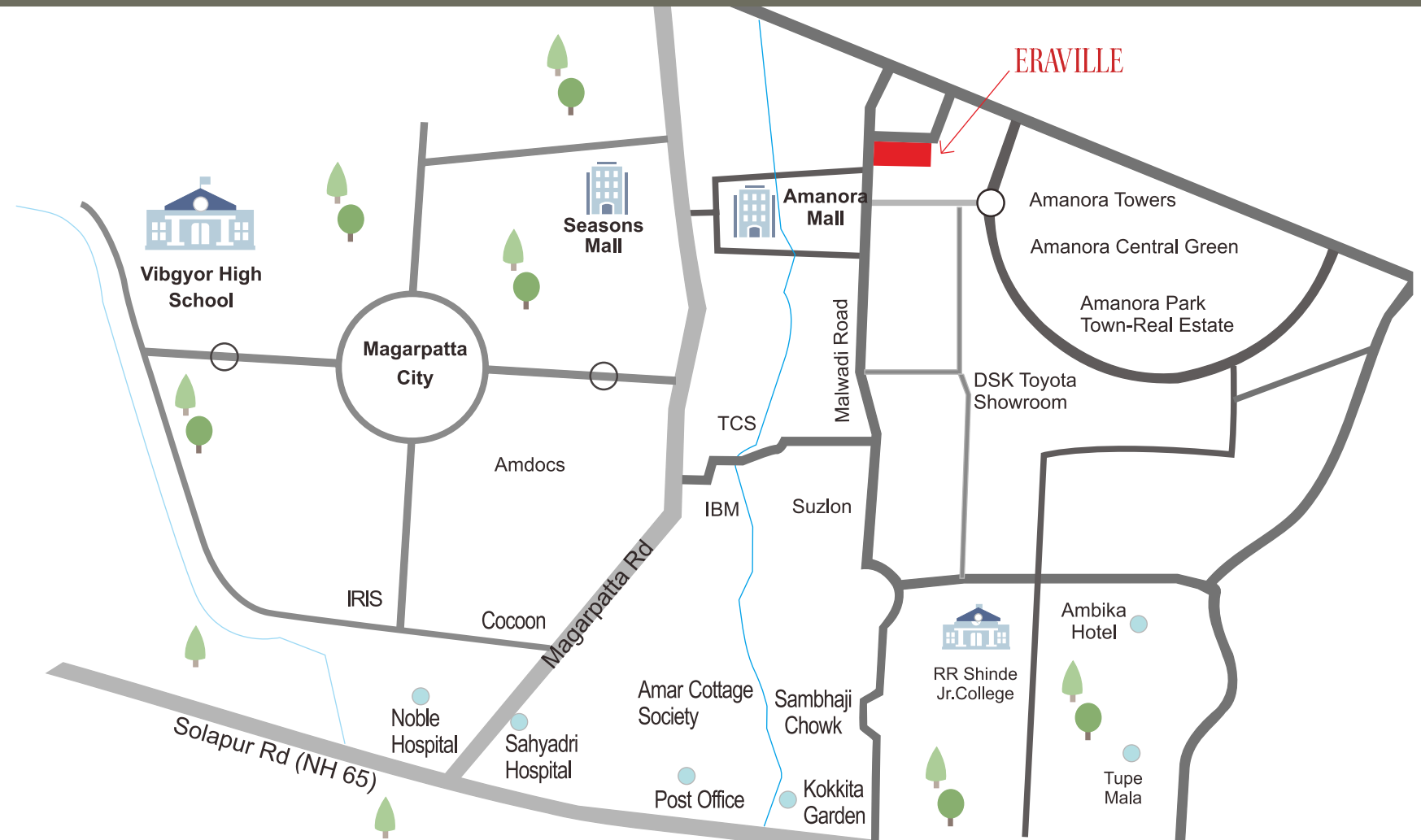
- Pune Solapur road
- Pune International Airport -
- Amanora Township
- Magarpatta Township
- Seasons Mall

- 5 min
- 10 min
- 15 min
- 20 min



LOCATION MAP

- 1.5 km
- 04 km
- 25 mtr
- 500 mtr
- 500 mtr







GROUND FLOOR RETAIL SHOPS



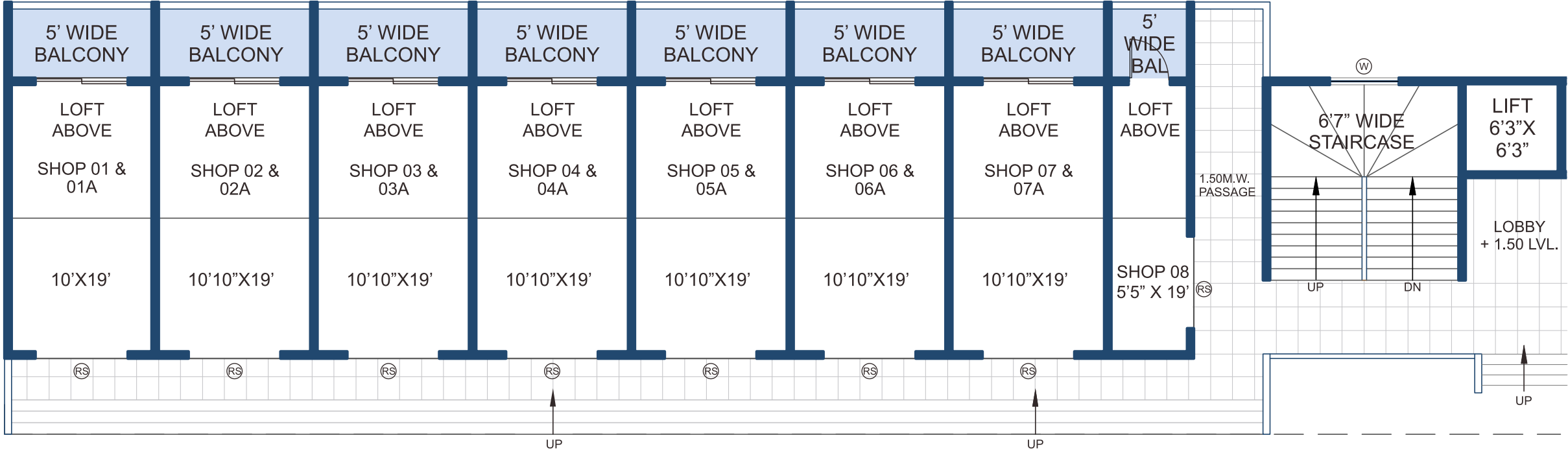
A place that is certain to be recognized as a favorite hotspot of surrounding families

15 shops of Delightful and Convenient Shopping Experience.

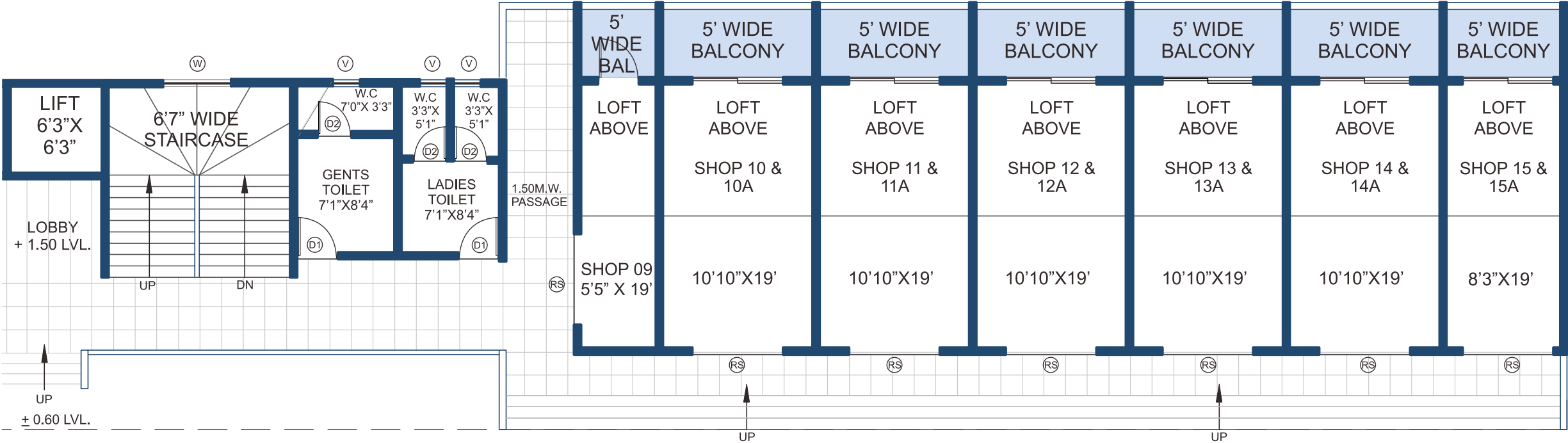
Earmark this destination for your retail business. Augmented by unique design and well-thought-of facilities, it is just perfect to showcase your products or deliver your service .

- A smartly designed, double height retail facility at ground floor
- Long frontage, wide enough to attract consumers
- Separate W/C for walk in customers
- Good opportunity for people in nearby areas that are willing to invest in retail business
- Ideal for bookstores, pharmacy, confectionary and bakery, cotes, salons, garments, jewelers, watches and electronics, clinics, food franchisee outlets, ice-cream shopper, financial services, mobile service centers, ATMs etc.

Ground floor plan



Ground floor plan



Upper Ground Floor Rera Area							
Sr. No.	Flat / Unit No	Floor	Carpet Area in SFT	Loft Area in SFT	Balcony Area in SFT	Common Area in SFT	Total Built-Up Area in SFT
1	Shop- 01+01A	GROUND	191.6	92.58	49.19	198.66	532.03
2	Shop- 02+02A	GROUND	207.32	100.32	53.28	215.07	575.99
3	Shop- 03+03A	GROUND	207.32	100.32	53.28	215.07	575.99
4	Shop- 04+04A	GROUND	207.32	100.32	53.28	215.07	575.99
5	Shop- 05+05A	GROUND	207.32	100.32	53.28	215.07	575.99
6	Shop- 06+06A	GROUND	207.32	100.32	53.28	215.07	575.99
7	Shop- 07+07A	GROUND	207.32	100.32	53.28	215.07	575.99
8	Shop- 08	GROUND	105.92	51.56	26.59	109.69	293.76
9	Shop- 09	GROUND	105.92	51.56	26.59	109.69	293.76
10	Shop- 10+10A	GROUND	207.32	100.32	53.28	215.07	575.99
11	Shop- 11+11A	GROUND	207.32	100.32	53.28	215.07	575.99
12	Shop- 12+12A	GROUND	207.32	100.32	53.28	215.07	575.99
13	Shop- 13+13A	GROUND	207.32	100.32	53.28	215.07	575.99
14	Shop- 14+14A	GROUND	207.32	100.32	53.28	215.07	575.99
15	Shop- 15+15A	GROUND	158.88	76.2	40.47	164.21	439.76





FIRST FLOOR OFFICES



Rule the market
Be surrounded by growth opportunities

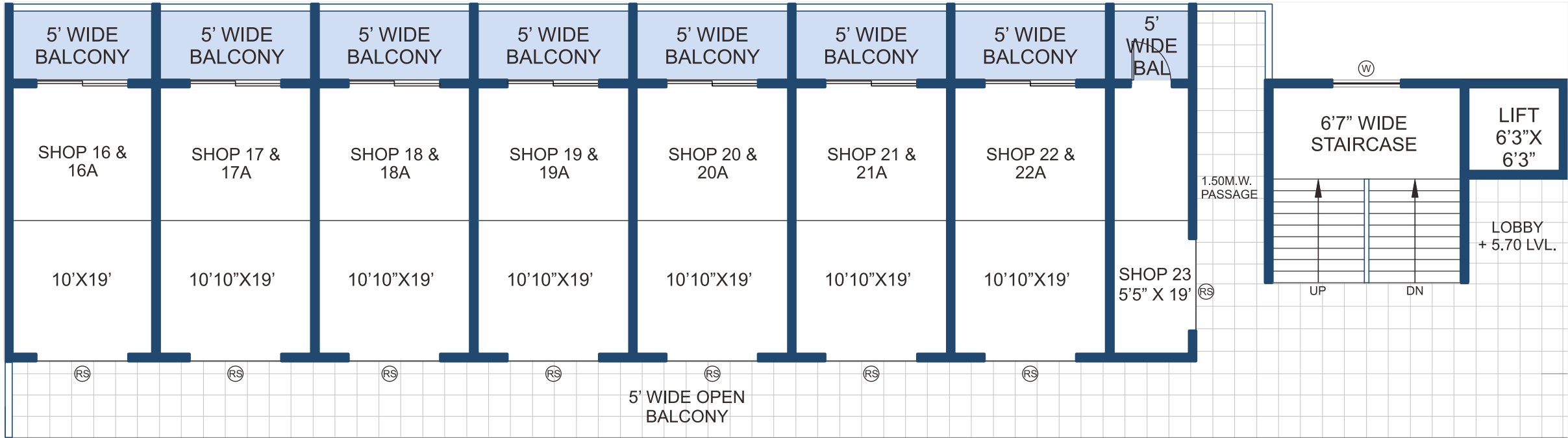
15 Commercial Establishments for progressive entrepreneurs, professionals and service providers.

With finishes & finer touches to match high standards of a professional work environment and ambience. Invest in a space here to impress your clients and to keep your employees motivated .

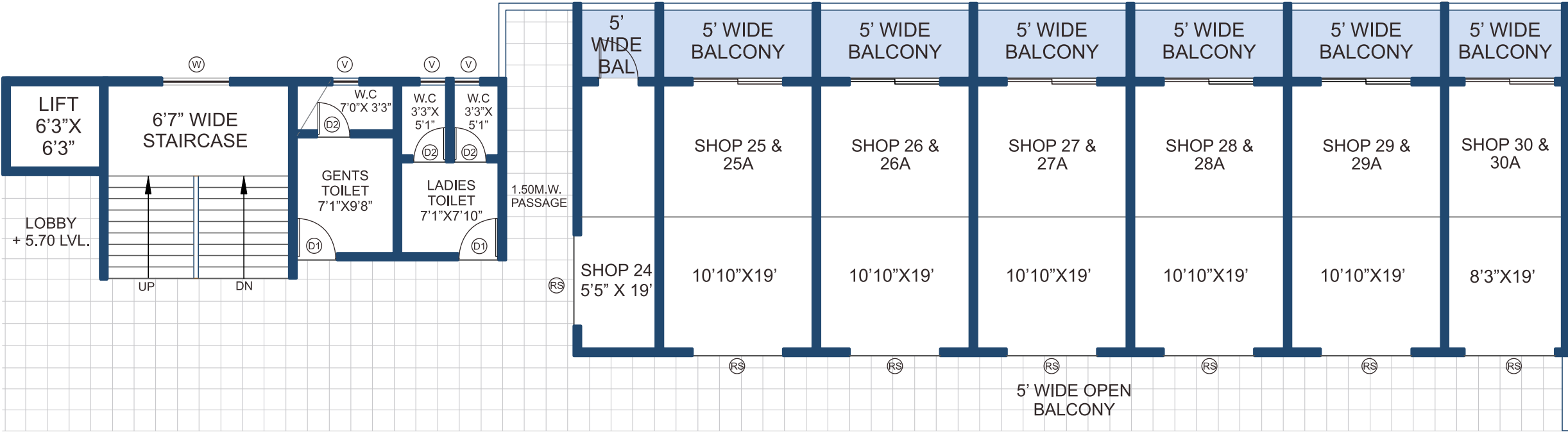
- A commercial zone comprising 2nd, 3rd
- 15 offices of 216 to 416 Sq. Ft.
- 2 elevators in this commercial zone
- Ideal for Financial, medical professional, CAs, advocates, Travel services, enterprise and Start-ups etc.



First floor plan

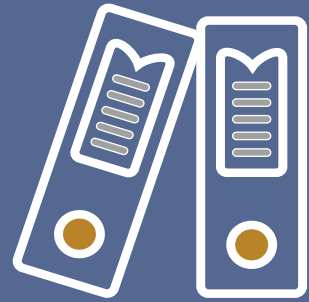


First floor plan



Upper Ground Floor Rera Area						
Sr. No.	Flat / Unit No	Floor	Carpet Area in SFT	Balcony Area in SFT	Common Area in SFT	Total Built-Up Area in SFT
1	Shop- 16+16A	FIRST	191.6	49.19	143.49	384.28
2	Shop- 17+17A	FIRST	207.32	53.28	155.29	415.89
3	Shop- 18+18A	FIRST	207.32	53.28	155.29	415.89
4	Shop- 19+19A	FIRST	207.32	53.28	155.29	415.89
5	Shop- 20+20A	FIRST	207.32	53.28	155.29	415.89
6	Shop- 21+21A	FIRST	207.32	53.28	155.29	415.89
7	Shop- 22+22A	FIRST	207.32	53.28	155.29	415.89
8	Shop- 23	FIRST	108.82	26.59	80.89	216.1
9	Shop- 24	FIRST	109.15	26.59	80.89	216.63
10	Shop- 25+25A	FIRST	207.1	53.28	155.17	415.55
11	Shop- 26+26A	FIRST	207.1	53.28	155.17	415.55
12	Shop- 27+27A	FIRST	207.1	53.28	155.17	415.55
13	Shop- 28+28A	FIRST	207.1	53.28	155.17	415.55
14	Shop- 29+29A	FIRST	207.1	53.28	155.17	415.55
15	Shop- 30+30A	FIRST	157.77	40.47	117.9	315.73





SECOND FLOOR BANQUET HALLS & BOOT SPACE



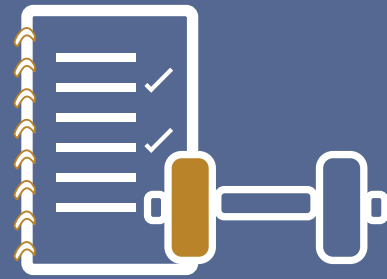
Rule the market Be surrounded by growth opportunities

Commercial Establishments for progressive entrepreneurs, professionals and service providers.

With finishes & finer touches to match high standards of a professional work environment and ambience. Invest in a space here to impress your clients and to keep your employees motivated .

- Second floor comprising of two banquet halls.
- The hall can be used for multipurpose work such as office, function hall, bank offices etc.
- It can be also ideal for financial, medical, professional and travel services, enterprise and start-ups etc.





THIRD FLOOR HEALTH CLUBS & SPECIALITY CLINICS



Rule the market Be surrounded by growth opportunities

Commercial Establishments for progressive entrepreneurs, professionals and service providers.

With finishes & finer touches to match high standards of a professional work environment and ambience. Invest in a space here to impress your clients and to keep your employees motivated .

- A commercial zone comprising 3rd floor.
- Third floor comprising health club, special clinic, library, musical house, study centre, offices, consultancy firms & laboratory etc.
- It can be also ideal for financial, medical, professional and travel services, enterprise and start-ups etc.



The finer detailing to exactly match the perfection

RULE THE MARKET

- Eye-pleasing, well-lit facade that appeals to every passersby
- Atriums at various levels to impose a grand welcoing feel
- 2 elevators in commercial zone
- Very clear demarcation of zones
- Grand entrance for front retail shops
- Ample parking area for 2 wheelers & specially developed underground parking for 4 wheelers

Environment Friendly Building

- Rain water harvesting
- Green landscaping

Fire Safety

- Wet risers
- Hose reel
- Sprinklers
- Hydrants

Earthquake Resistance

- R.C.C building designed as per earthquake resistance norms.

Security Systems

- Building security and access control for office
- CCTV surveillance in all common areas

Power Backup

- back-up for common areas

Parking

- Ample car parking
- Ample two wheeler parking

Infrastructure Provision for HVAC Systems

- Dedicated service shafts for electrical cabling and HVAC
- Provision for AHUs on service ledge and roof-top

Internal Finishes

- Vitrified flooring in lobby
- Vitrified I /Marble I /Granite flooring in common areas
- Vitrified tile 600 x 600 for flooring of showrooms

Elevators

- 2 elevators in commercial zone

Other Specifications

- Anodised aluminium fins for elevation treatment of service ledges
- Granite cladding for lobby considered full height
- Metal ceiling systems for common passages and common toilets
- Rolling shutters for all shops
- Pillar between shops will be clodded with granite
- Anti skid vitrified tile for common toilets
- Partition system between W.C. in common toilets
- Office front will be aluminium framing with 6mm clear glass
- Internal plumbing CPVC
- CP and sanitary fittings of Jaquar I / equivalent
- Solar rooftop for common areas

ROYAL PROJECTS

Auroville - Baner ▼



Rahiville - Balewadi ▼



Vrundavanam - Pandharpur ▼



Westville - Balewadi High Street ▼



Jeyville - Baner ▼



Yogville - Dhayari ▼



Harshville - Baner ▼



The Address - Koregaon Park ▼



ERAVILLE

TRANSLATING BUSINESSES



MAHA-RERA Registration No. **P52100016089**

For sales contact - **9011501111 | 9011509999 | 9850087075**



ROYAL ERAVILLE

S.No 181 Behind Amanora Mall, Near
Tupe Corner, Sade Sataranali, Hadapsar ,
Pune- 411028

HEAD OFFICE

Royal Group, Westville, 302
Shivneri Park, Balewadi High Street,
Balewadi, Pune - 411045

Note : The image material Contained in the brochure are conceptual illustrations. Only the actual agreements (to be entered into between the flat purchaser and the Developers), shall be binding on the parties and the actual layouts and specifications of individual flat and any amenities to be provided, stated therein shall be final and conclusive of the agreed terms, offered to the purchaser by the developer. The developer reserves all rights to make alterations, modifications and changes in the sanctioned plan, layout, specifications, flat/units, elevations, design and amenities that will be made available in the project without any prior notice.