



PROXIMA



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Proposed Building Elevation





Connecting Space, Time & Architecture

Proxima is a high grade commercial building and a confluence of fine architecture, being delivered in the best of times and located in the most proximal location of Pune and PCMC : Kasarwadi. Proxima is named after a red star in the constellation called Centaurus, and is closest to the sun, the primal source of life on earth.

Our architecture focuses on rustic yet sleek design that is crafted to inspire enhanced productivity and prosperity. Proxima is truly global in its design and its work spaces are suited for a variety of business needs. Proxima is located on the main Pune - Mumbai highway with astonishing visibility and access to multiple residential, industrial and commercial hubs and public transport.

Proxima offers retail spaces on ground and 1st floor ranging from 1700 sq.Ft to 5200 sq.Ft and customizable and flexible office spaces from 272 sq.Ft to 5200 sq.Ft

Kasarwadi : A Proximal Location

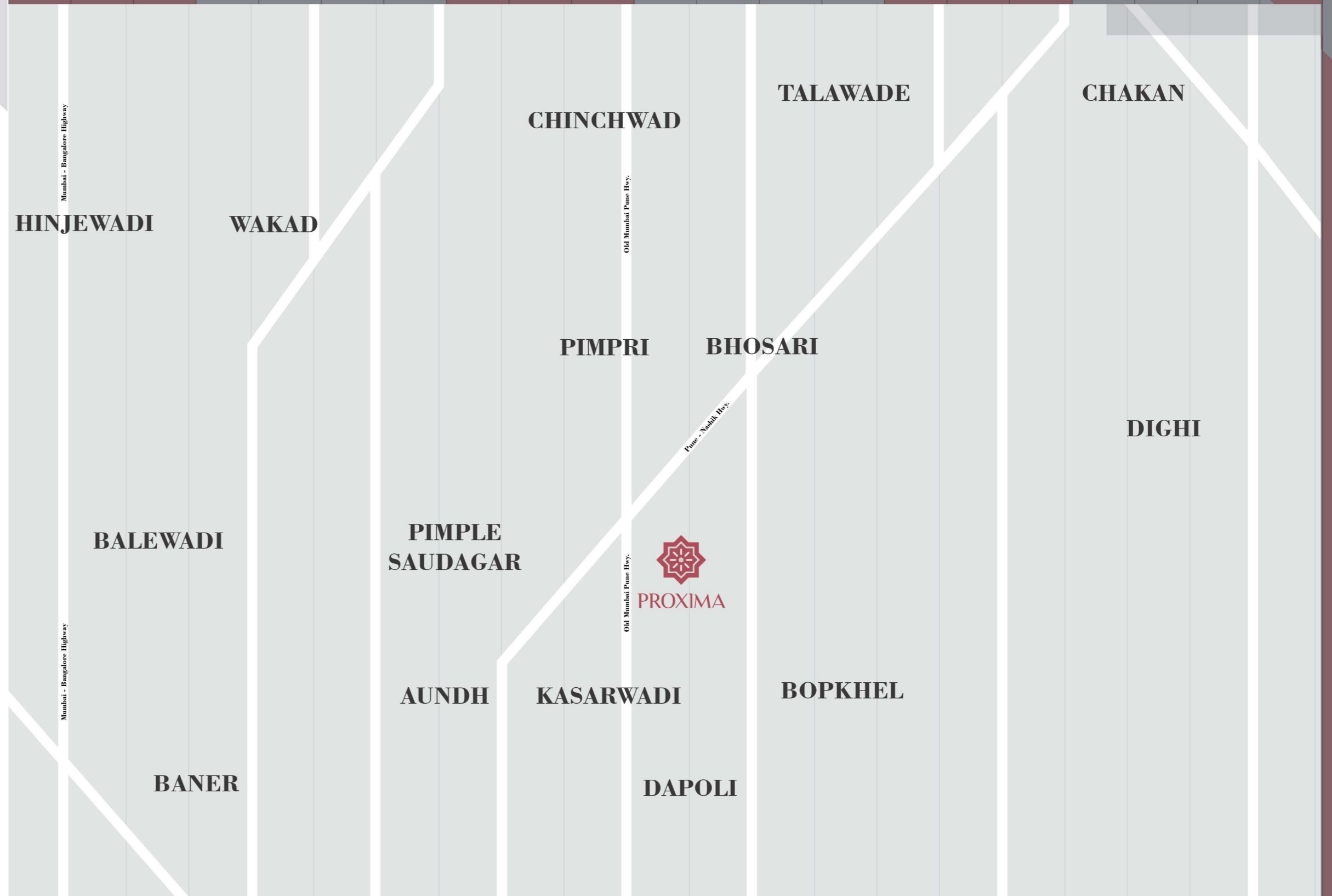
Proxima is located at the junction of Old Pune – Mumbai National Highway and Pune – Nashik Highway (Nashik Phata) in one of Pune’s fastest developing areas : Kasarwadi, Pimpri Chinchwad Municipal Corporation Area (PCMC) – Pune.

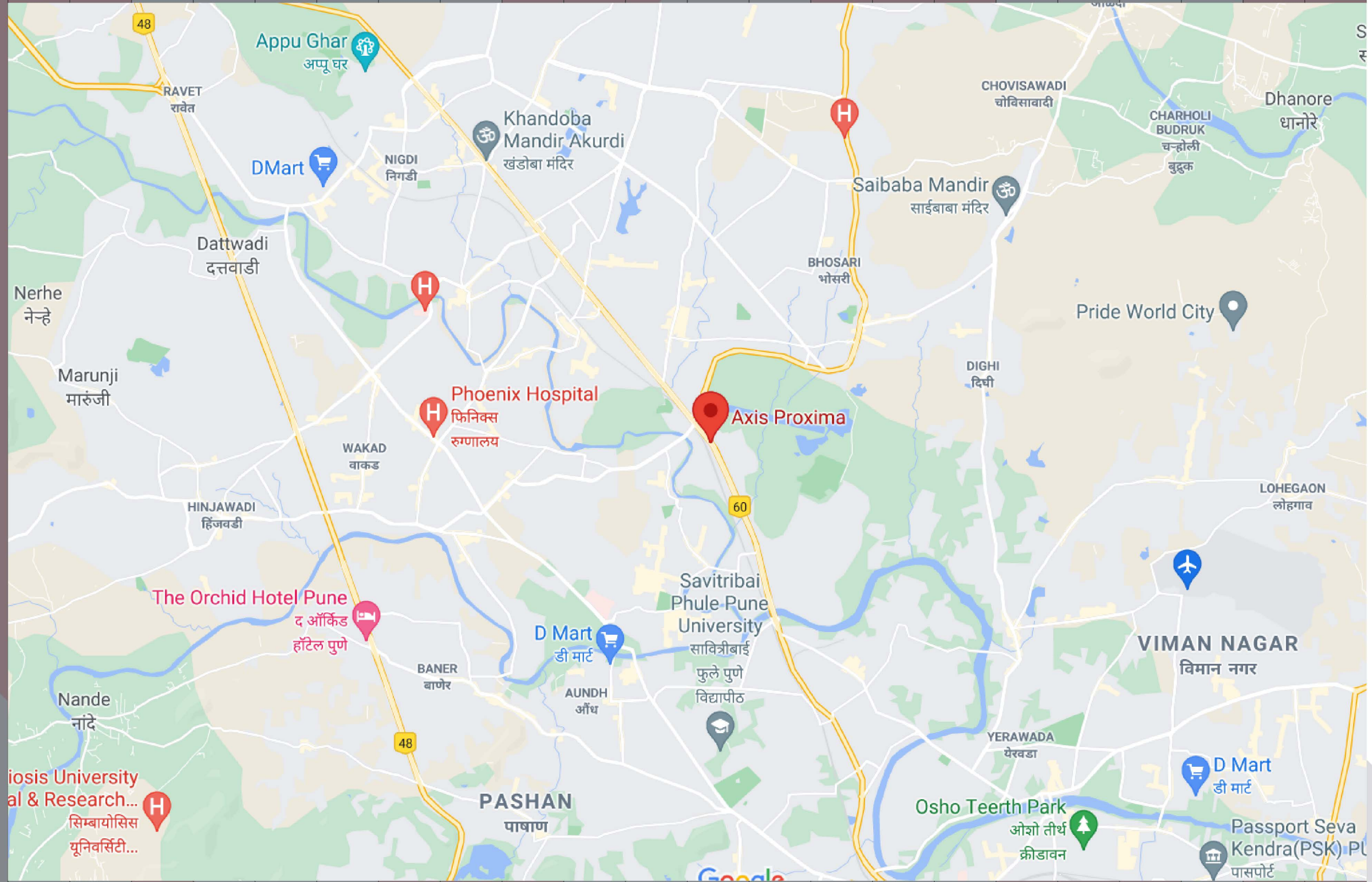
Owing to its strategic central location with enviable connectivity to some of the city’s prominent neighborhoods and the thriving PCMC Industrial hub, Kasarwadi is the new epicenter of business and hot bed of economic activity. It is accessible and well connected by road, rail and metro all three. Kasarwadi has its own railway station and is a stopover for local trains from Pune Railway Station to Lonavala. Kasarwadi will also soon be connected to twin cities of Pimpri and Chinchwad and Downtown Pune through its two metro stations.

It is this connectivity and the infrastructure supporting it which has played a vital role in the current growth, prosperity and future prospects. Kasarwadi tick marks all the boxes to emerge as the location of choice in Pune.

In Proximity:

Kasarwadi Metro Station: 400 Mtrs		Nasik Phata Metro Station:400 Mtrs
Kasarwadi Railway Station:400 Mtrs		Bhosari MIDC: 2Km
CME Dapodi: 3Km		Pimple Saudagar: 3Km
Pimpri: 4Km		Chinchwad: 5.5Km
Aundh: 6Km		Baner – Balewadi: 10km
Shivajinagar: 11km		Pune Railway Station: 12km
Moshi: 12Km		Chakan: 18Km





Kasarwadi : Growth Story Continues

PCMC is amongst the first areas in India to be developed under the government's Smart City Mission. PCMC aspires to create a model neighborhood of livability and sustainability matching global standards in the selected local areas near Kasarwadi by fully deploying all 24 smart city features in a "future ready" manner. Future ready is critical because as the area develops, it will undergo a 4x population growth by 2030. Some examples of planned initiatives are: mobility, livability, employment and connectivity.

PCMC houses one of the largest Industrial areas in Asia with 4000+ industrial units including some of the several multinational companies like Sandvik, Alfa Laval, Atlas Copco, SKF, KSB, Mercedes Benz, Volkswagen, TATA Motors, JCB, GE, Mahindra and many more. Abundant economic opportunities and great connectivity has made Kasarwadi a location of choice for people to work here and grow.

Be it a retail store or your corporate office, with stellar location and world class architecture, Proxima stands as the preferred business destination.

Retail Spaces

The retail spaces at Proxima sports an ingenious design. Developed in scalable grids, these spaces are flexible to accommodate various business requirements. The retail units have excellent outdoor frontage and visibility. Each retail unit has a specially designed dedicated signage area. A suitable entrance lobby with an exclusive dedicated elevator for the 1st floor retail space adds to the walk-in convenience. The distinctive architecture and grand aura of the retail front will ensure that every retail cash-counter is always ringing.

Retail spaces: 1700 sq.ft. to 5200 sq.ft.

Ideal for: Automobile Showrooms and Accessories, Banks, Household Appliances, Lifestyle Stores etc





Office Spaces

Proxima offers ingeniously designed office spaces that boost an inspiring work culture. Our modular offices can be customized to suit the needs of every business. When a bigger space is required, two or more offices can be combined for the desired setting. Be it a start-up or an established venture; a small or a big enterprise, a clinic or a branch office, our modular boutique offices provide the right space solutions for all.

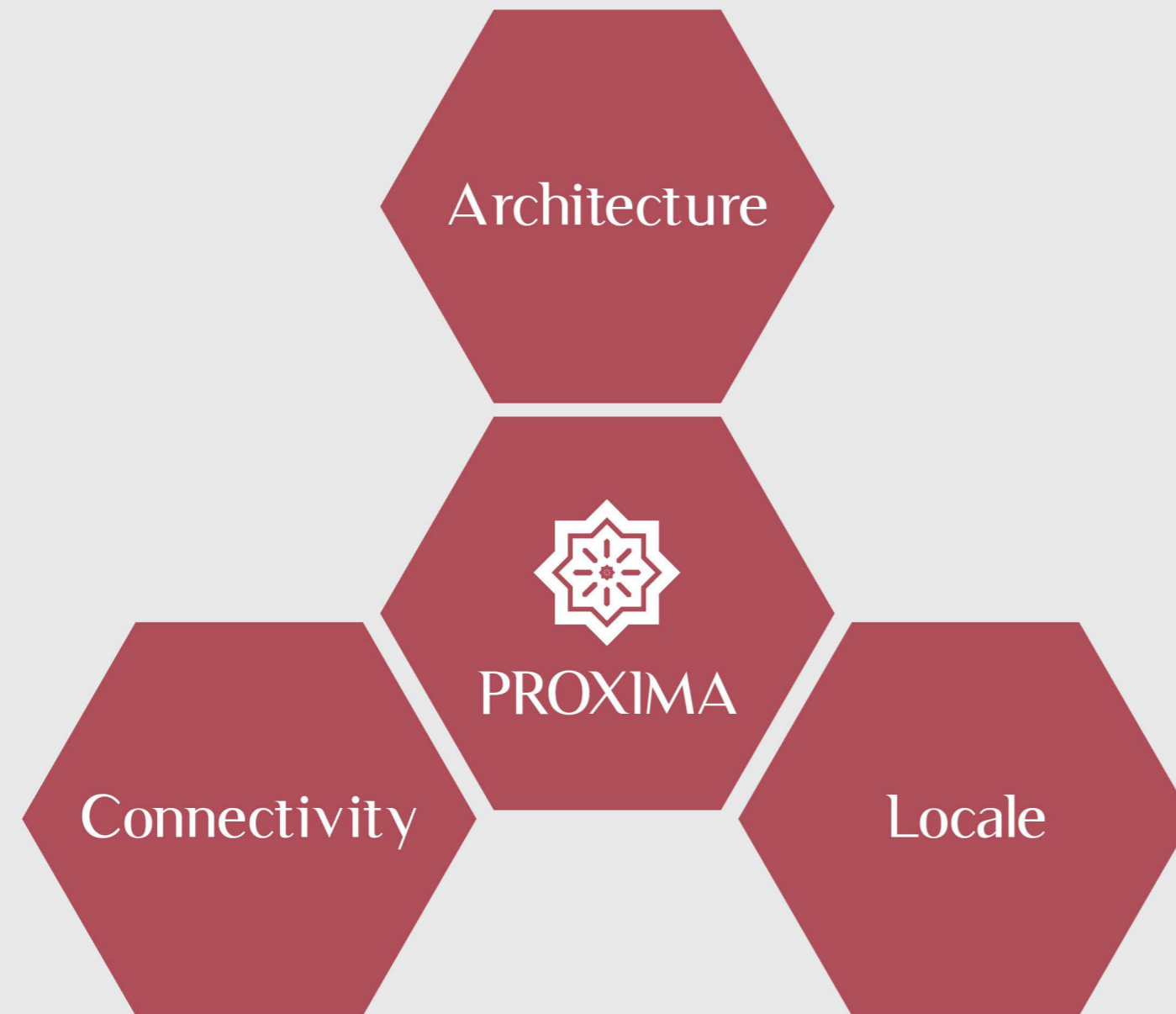
Office spaces: 272 sqft to 5200 sqft (Floor Plate). multiple floor plates can be amalgamated.

Ideal for: Corporate Offices, Consultants, Clinics, Professionals, SME, Regional and Zonal Offices, etc.

Specifications

- Proxima features high end construction, interiors and thoughtfully planned utilities for better functionality.
- Seismic Zone Iii Compliant Rcc Framed Structure
- Floor System: Flat Slab/ Pt Slab
- Acp + Dgu Glass Front Facade
- Designer Tiles In Main Entrance Lobby
- Vitrified tiles for all other lobbies & common spaces
- Anti-skid ceramic tiles in all common & private utilities
- LED lights in all common areas
- 100% Dg Backup For Common Areas
- Fire prevention system as per local building code.
- Networked cctv video surveillance system for common areas





Unique Proposition

Proxima Packs Unique Combination Of Key Factors To Take Your Business Enterprise To The Next Level. It Is This Unique Proposition Which Is Vital For Any Work Space To Offer Prosperity And A Flourishing Environment For All Stakeholders.

Connectivity

Located On The Junction Of Pune-Mumbai Highway And Pune-Nashik Highway In PCMC - Pune
 2 Metro Stations Within 400 Meters
 Railway Station And Bus Stops Within 400 Meters

Locale

More than 4000 industries in the vicinity
 Multiple Residential Zones, Hospitals, Malls And Utility Offices In The Vicinity
 High Footfall Area

Architecture

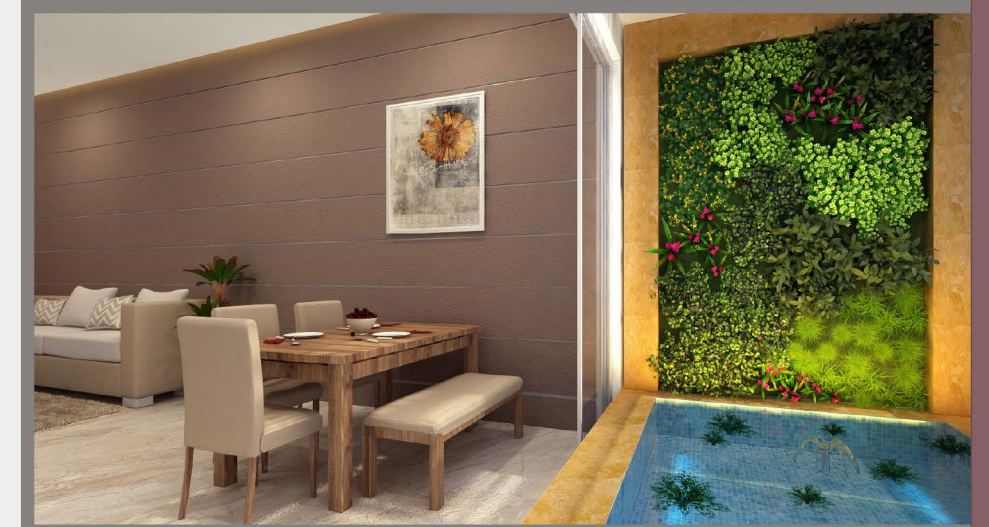
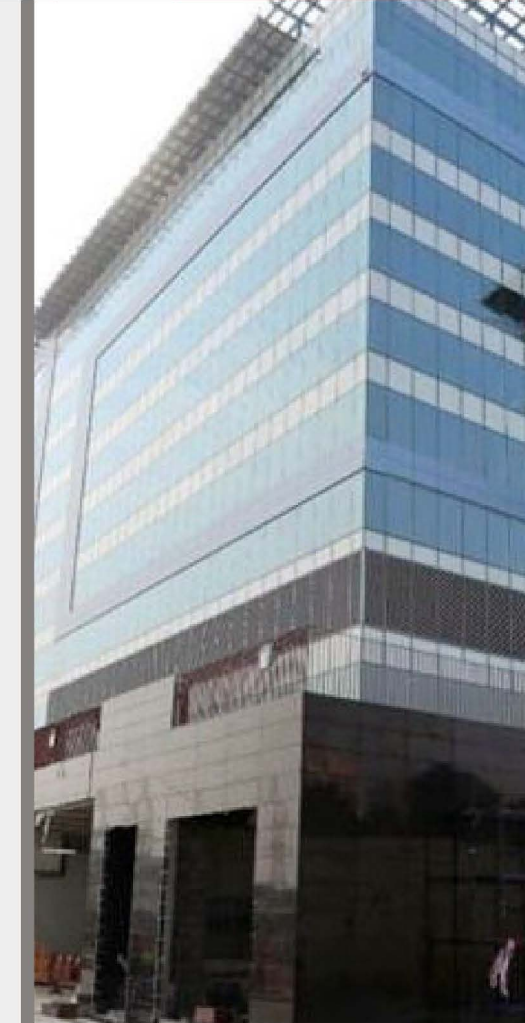
Captivating Facade Design
 Functional Design With Ample Parking And Dedicated Signage Spaces
 Customizable for varied business interests.

Elevate The Business Calibre

While people have many needs, the property they own is one of the most important and an extension of themselves, whether residential or commercial. The real estate arm of Axis World, Axis Lifespaces has its foundation based on this thought. Just like every business enterprise of the group, Axis Lifespaces also focuses on customer needs and its every property development revolves around this thinking.

Axis World with a track record of 1 Million+ Sq.Ft of real estate development is a dynamic enterprise that has a strong foundation and legacy of working with some of the leading names in the segment. Having been general contractors for some of the most reputed property development companies in Pune since 2006, Axis has hands-on experience of delivering on promises.

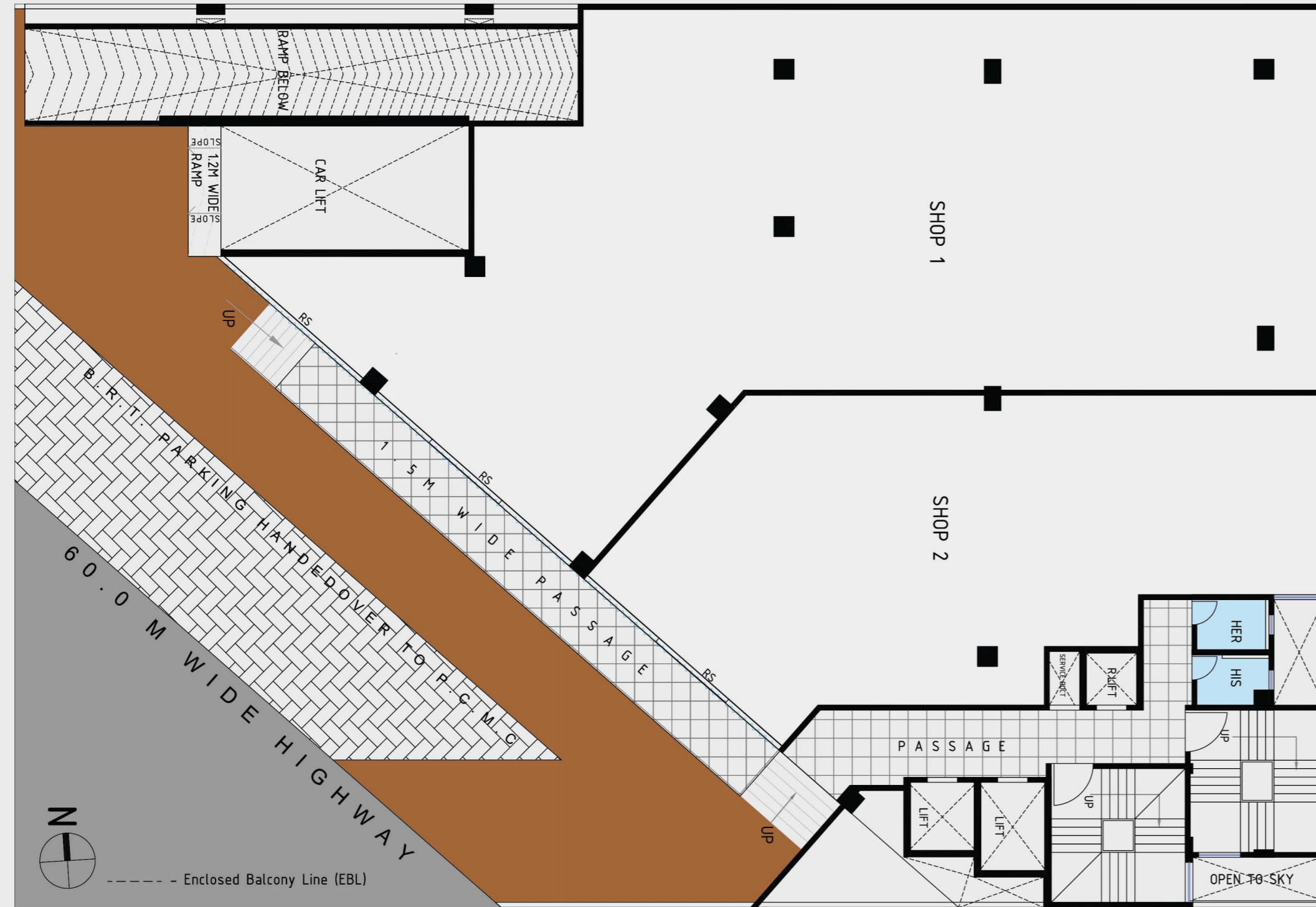
Axis Lifespaces was recently awarded the “Emerging Developer of West Pune – 2018”





Floor Plans

Ground Floor



SHOP/OFFICE NO	AREA			
	CARPET AREA	ENCLOSED BALCONY	TOTAL AREA (SQ.M.)	TOTAL AREA (SQ.FT.)
SHOP 1	328.2	0	328.2	3532.71
SHOP 2	161.05	0	161.05	1733.52
TOTAL	489.25	0	489.25	5,266.23

Third Floor

UNIT NO	AREA			
	CARPET AREA	ENCLOSED BALCONY AREA	TOTAL AREA (SQ.MTR)	TOTAL AREA (SQ.FTS)
301	21.39	6.56	27.95	300.86
302	20.53	4.67	25.20	271.26
303	20.48	4.68	25.16	270.83
304	20.48	4.67	25.15	270.72
305	19.68	7.98	27.66	297.74
306	36.21	8.22	44.43	478.25
307	39.49	4.50	43.99	473.51
308	19.65		19.65	211.52
309	20.10	4.50	24.60	264.80
310	19.65		19.65	211.52
311	20.10	4.50	24.60	264.80
312	20.62	4.64	25.26	271.90
313	20.15		20.15	216.90
314	20.61	4.64	25.25	271.80
315	20.14		20.14	216.79
316	20.61	4.64	25.25	271.80





Fourth Floor

UNIT NO	AREA			TOTAL AREA (SQ.FTS)
	CARPET AREA	ENCLOSED BALCONY AREA	TOTAL AREA (SQ.MTR)	
401	42.99	11.49	54.48	586.43
402	20.50	4.69	25.19	271.15
403	40.92	12.85	53.77	578.79
404	36.20	8.22	44.42	478.14
405	39.50	4.50	44.00	473.62
406	40.58	4.50	45.08	485.25
407	40.58	4.50	45.08	485.25
408	41.60	4.64	46.24	497.73
409	20.61	4.65	25.26	271.90
410	41.58	4.64	46.22	497.52

DISCLAIMER: This brochure is a purely conceptual representation and not a legal offering. All images in this brochure are merely for representation and not literal. This images are only indicative of furniture arrangement, furniture and accessories will not be provided by the developer. All plans are subject to accommodate the changes as per sanctioning authority. All dimensions mentioned in the drawings may vary/differ due to construction contingencies and site conditions. All dimensions are shown from unfinished surfaces.

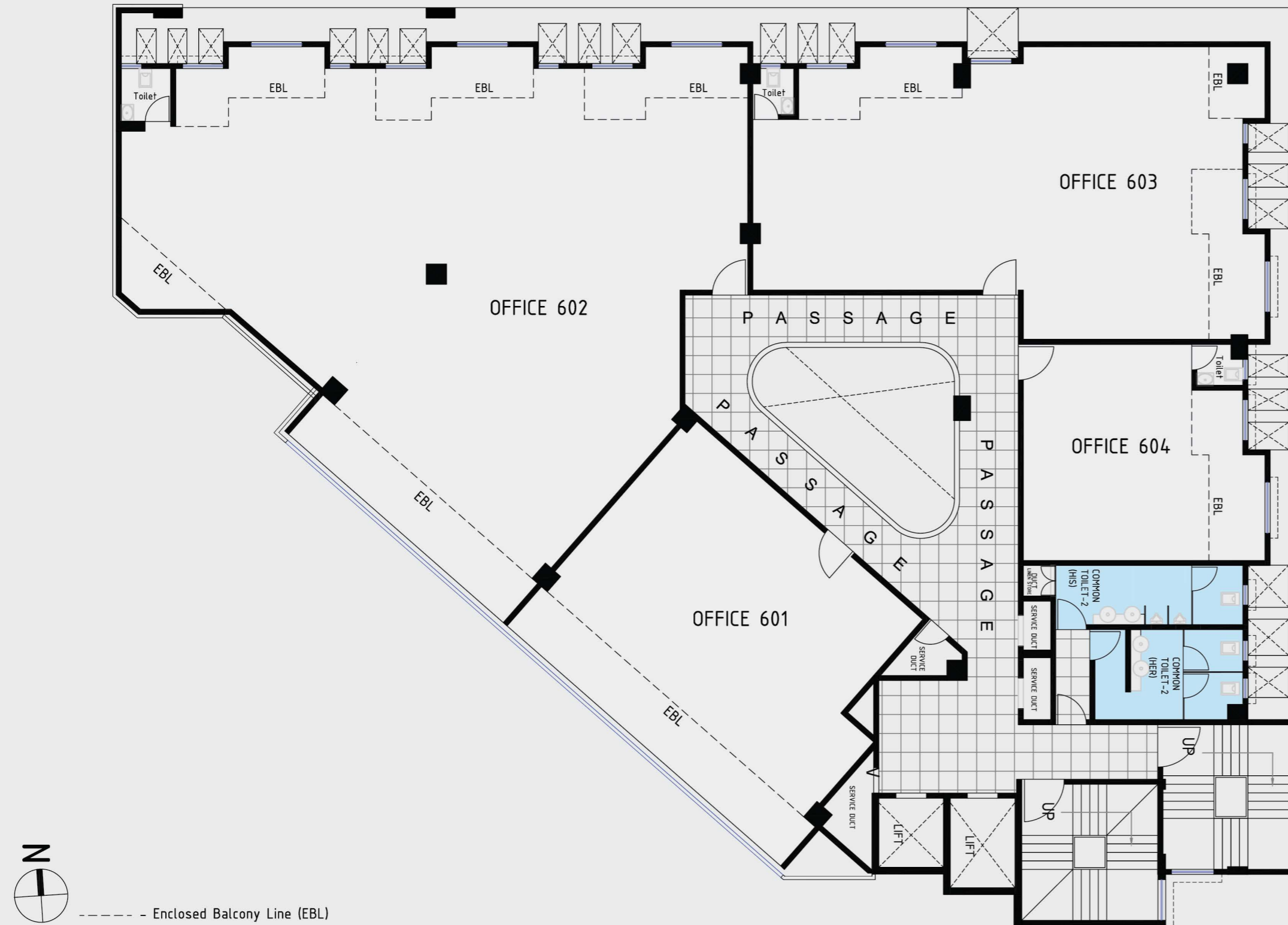
Fifth Floor

UNIT NO	AREA			
	CARPET AREA	ENCLOSED BALCONY AREA	TOTAL AREA (SQ.MTR)	TOTAL AREA (SQ.FTS)
501	42.99	11.49	54.48	586.43
502	20.50	4.69	25.19	271.15
503	40.92	12.85	53.77	578.79
504	33.85	10.59	44.44	478.36
505	37.27	6.72	43.99	473.51
506	38.10	6.97	45.07	485.14
507	38.13	6.97	45.10	485.46
508	38.95	7.27	46.22	497.52
509	20.61	4.65	25.26	271.90
510	38.73	7.49	46.22	497.52



Sixth Floor

UNIT NO	AREA			
	CARPET AREA	ENCLOSED BALCONY AREA	TOTAL AREA (SQ.MTR)	TOTAL AREA (SQ.FTS)
601	64.16	16.37	80.53	866.83
602	170.09	37.89	207.98	2238.70
603	94.33	18.62	112.95	1215.80
604	35.16	7.96	43.12	464.15





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