



99 AVENUE

LULLA NAGAR

PREMIUM OFFICE SPACES

99 AVENUE

Make your business ready for CENT percent success

&



YOU



ONE COLLABORATION FOR COUNTLESS
MILESTONES

MILESTONES TO CONQUER BUSINESS

ACHIEVEMENTS





ACHIEVEMENTS THAT DEFINES
BRAND VALUE

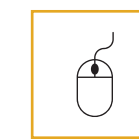


NIGHT VIEW | ARTIST IMPRESSION

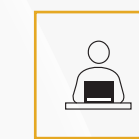
A VIBE TO STRIVE FOR BUSINESS OPPORTUNITIES

Every business success has its journey, a journey that defines sheer potential and hard work to outperform desired outcomes. Every journey needs a platform to grow, exposure to show and support to set the business apart from a row.

So, get ready to feel the perfect vibe of the work space that helps you get the best revenue, book your spot at 99Avenue. We are Raviraj Realty, delivering opulent commercial office spaces to embark your new business success story.



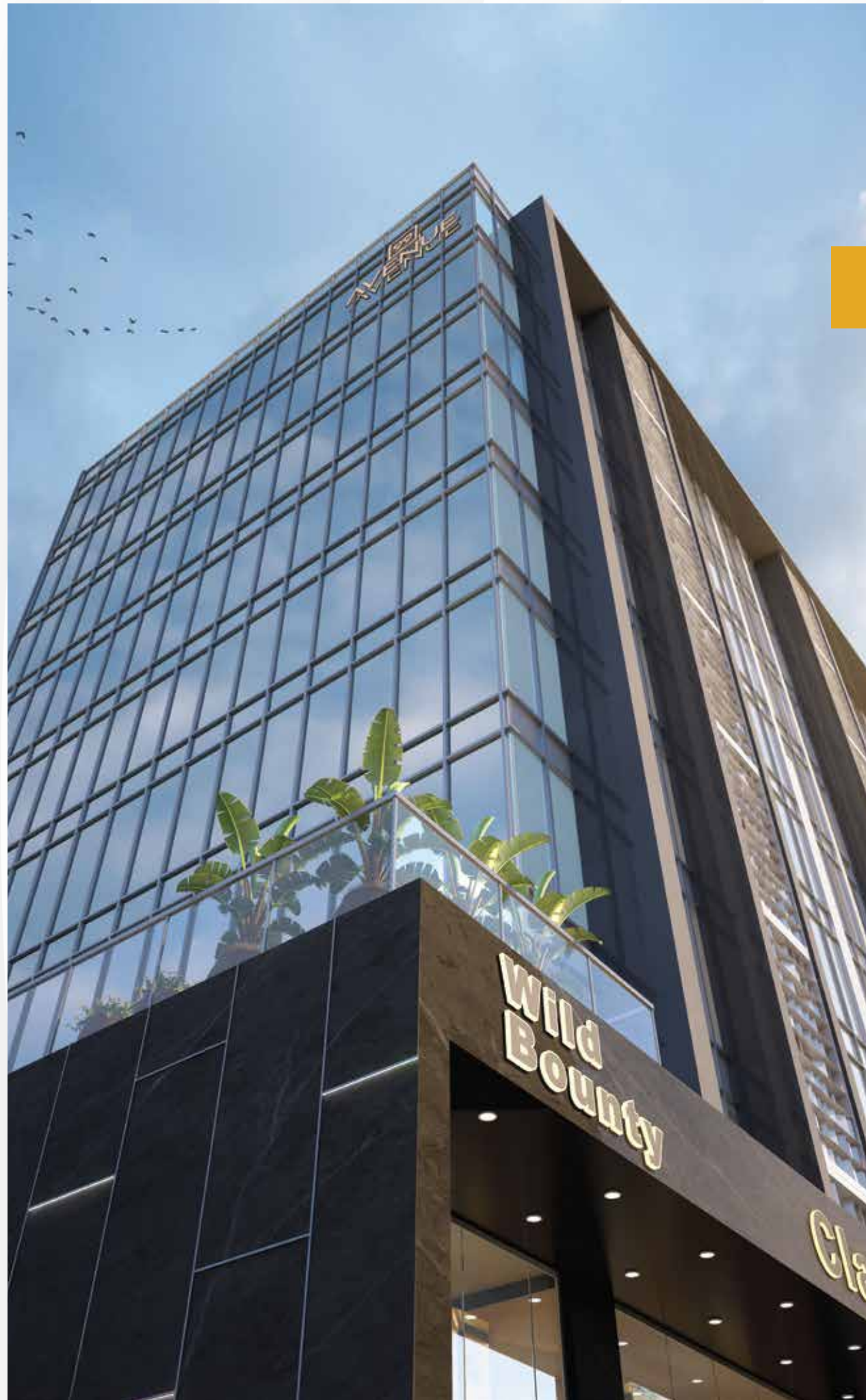
Technologically Advanced



Work-friendly Environ



Aesthetically Pleasing



SPACES AS SHARP AS YOUR BUSINESS GOALS

Each one of us has somewhere someday dreamt of a life that we want to live, achieve goals we have set, strive for them. This process of achievement has a pattern to follow a flow. Working for your dream is the first step while another step comes with a professional space.

A perfect professional space is here at 99 Avenue. Take a prominent step towards your dreams.

DYNAMIC VIEW | ARTIST IMPRESSION



ENTRANCE VIEW | ARTIST IMPRESSION



99 AVENUE

Wild Bounty Clarks Wet Seal Chico's Sephora Okeefe Clarks LIU-JO Prada Wet Seal Reebok D-Mart Outdoor

30 METRES WIDE ROAD

FRONT VIEW | ARTIST IMPRESSION





NIGHT VIEW | ARTIST IMPRESSION

ABOUT 99 AVENUE

99 Avenue in Lulla Nagar is here to set an exemplary and revolutionary concept of business spaces & shops that will turn heads and be the talk of the town. This commercial space is purposely located in the close proximity to commercial and residential pockets of Lulla Nagar to provide the benefits of seamless connectivity and countless business opportunities with higher footfalls.

99 Avenue is proudly lined up with the attractive glass frontage with luxurious entrance, waiting lounge, wide corridor and a lot more.



Seamless
Connectivity



World-class
Architect



Countless Business
Opportunities

LAVISH OFFICES FULL OF AMENITIES



ENVIRONMENT CONSCIOUS BUILDING

- Solar Panels
- Rain Water Harvesting
- DGU Glass for the Facade



SECURITY

- CCTV Surveillance
- Round the Clock Security
- 3-Tier Security



CORPORATE ESSENTIALS

- Floor Directory on Ground Floor
- Reception/Concierge along with Exclusive Seating in Ground Floor Lobby



INTERIORS

- All Offices with Glass Frontage in the Lobby
- Dedicated Name Board for Every Office
- Smart Lock for the Main Door



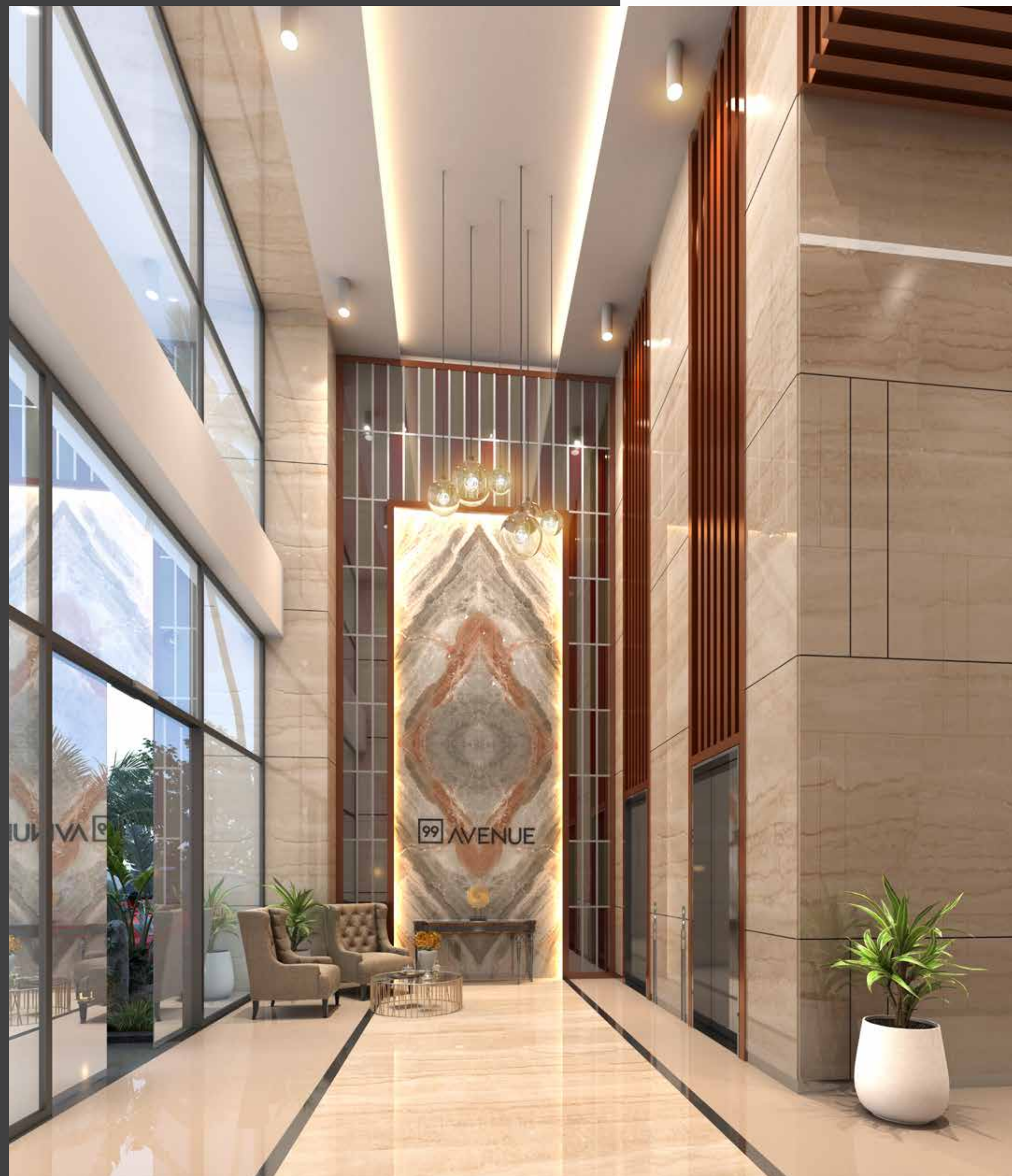
COMMUNICATION AND DATA

- Provision of Intercom System Connected to all Offices, Reception, Concierge, Security Points and Lunch Space on Terrace
- Wi-Fi Zone at Ground Floor Lobby
- Fibre Optic Cable Led in all Offices



OTHER FACILITIES

- Separate Entry and Exit for Office Spaces
- Attractive Landscaped Retail Boulevard
- EV Charging Station



FLOOR LOBBY VIEW | ARTIST IMPRESSION



INTERNAL VIEW | ARTIST IMPRESSION

Disclaimer: Furniture shown is for representational purpose, actual space will be non-furnished.

LAVISH OFFICES FULL OF SPECIFICATIONS

STRUCTURE

- Attractive Elevation with LED Lighting for Front Facade
- Earthquake Resistant Structure
- Intelligently Planned Column Grids

FLOORING AND DADO

- Vitrified Tiles for Shops
- Vitrified Tiles for Offices
- Toilets Finished in Ceramic Tiles

PARKING

- Multi-Level Mechanical Car Parking
- Ample Two Wheeler Parking

ELECTRIFICATION AND CABLING

- Distribution Board - DB with Mains from Electrical Meter to Office
- 3 Phase MSEB Meter with Separate MCB & ELCB
- 100% DG Back Up for All Units and Common Areas

FIRE FIGHTING

- Fire Fighting as per PMC Norms
- Fire Assist and Public Address System (FAPA)
- Smoke Detectors

TOILETS

- Finished Toilets with Premium Toilet Fittings

LIFTS

- 5 High Speed Lifts

WINDOWS

- System Windows

SECURITY

- CCTV Video Surveillance System in Common Areas
- Access Control System for all Entry and Exit Points

INTERIORS

- Entrance Ground Floor Lobby - Air Conditioned
- Single Common Name Display at Entrance
- Entrance Ground Floor Lobby - Imported Marble

UTILITIES

- Lightning Arrestor
- Provision of Air Conditioning in Every Unit
- Sewage Treatment Plant
- Automated Rolling Shutter for all Shops
- Provision of Water Inlet & Outlet in Every Shops & Office



INTERNAL VIEW | ARTIST IMPRESSION



INTERNAL VIEW | ARTIST IMPRESSION

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Realty means "true existence". Existence that depicts the values, culture and true essence of the real estate business. Being in the ground market for the last 30 years, we "Raviraj Realty" building benchmarks, not to impress, but to elevate. Raviraj Realty knows and understands the needs of the market and every individual urging for a place to call it a home, on the other hand, a place to embark their business venture.



Infrastructurability



Integrity



Transparency



RAVIRAJ REALTY

We Build Benchmarks

RECENT PROJECTS



Fatima Nagar

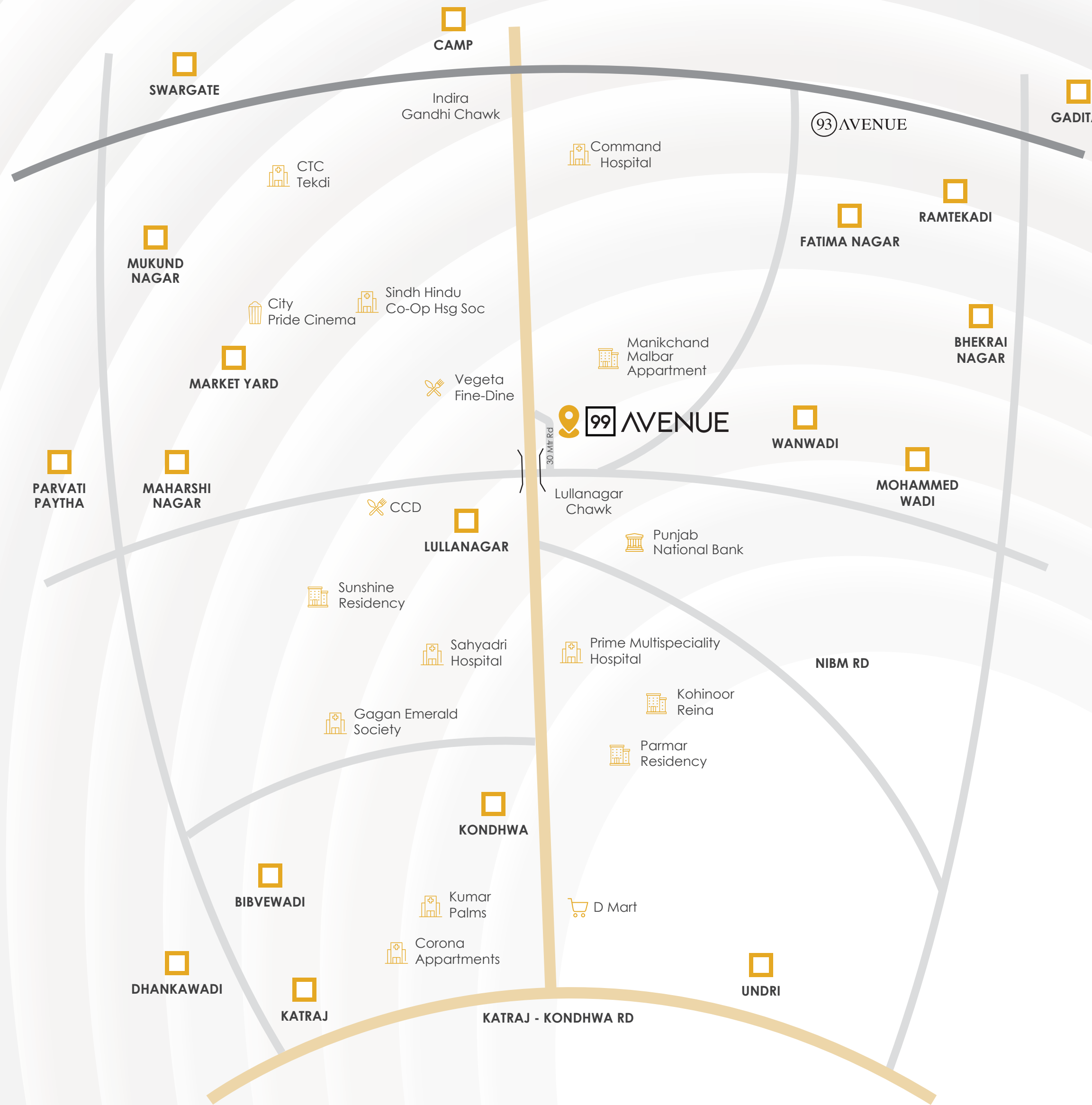


Viman Nagar

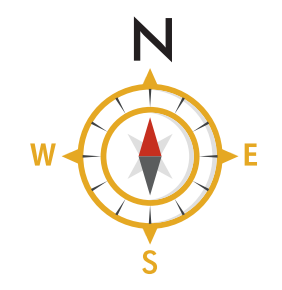


Bremen Chowk, Aundh





BUSINESS ADDRESS WITH ENVIABLE
CONNECTIVITY



Site Address:

99 AVENUE, S.No. 595/2, CTS 3293, Plot-B, Munjeri,
Near Lulla Nagar Chowk,
Next to Manikchand Malabar, Pune - 411040

Corporate Office:

Office No. 1-5, Second Floor, Millennium Star,
Dhole Patil Road, Next to Ruby Hall, Pune-411001

Contact:

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Web:

www.99avenue.in



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www.maharera.mahaonline.gov.in

Credits:

VK Architect
Architect

Vijay Shinde
Legal Advisor

Qurious Design
Brand Consultant

Disclaimer: This brochure is purely conceptual and not a legal offering, nor will be a part of the agreement. Number of units and floors may be revised. Developers reserve the right to amend layouts, plans, elevation, color scheme, specifications, amenities, etc



Project By



RAVIRAJ REALTY

We Build Benchmarks