

A PROJECT BY:



**LMS REALTY**

BUILDERS & DEVELOPERS

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#### SITE ADDRESS

LMS FINSWELL, Sr. No. 208 / 1 A Village - Lohegaon, Viman Nagar, Pune 411014.

#### CORPORATE OFFICE

LMS REALTY, Flat No. 1, Yash Residency, Sakore nagar, Viman Nagar, Pune 411014.

# FINSWELL

A PROJECT BY LMS REALTY

THE ONE AGENCY

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## WORLD CLASS INFRASTRUCTURE WITH AESTHETIC DESIGNS

It all starts with a good foundation.

Finswell is designed to perform & built to last with world class infrastructure brought to reality by experienced architects & engineers who take pride in bringing your dream office to reality.

With skilled craftsmanship in creating a modern & well designed workspace, Finswell reflects the highest level of sophistication.

Artistic impression for reference purpose only.





## EXCLUSIVE OFFICE SPACES MADE FOR A SELECTED FEW

Presenting office spaces that are as exclusive as its occupants.

An office space that matches your expectations & reflects your unique style is as rare as a limited edition artifact. We have brought this rarity in reality but for a selected few. Only 140 offices build for those who invest in rare, exclusive possessions.

Finswell by LMS Realty - where exclusive becomes accessible.





## A COMMERCIAL LANDMARK AT AN ENVIABLE LOCATION

Finswell by LMS Realty is conveniently located right around the corner, near everything you need. At a well-connected locality of Viman Nagar, Finswell has excellent connectivity to the Pune-Nagar Highway, Pune Airport & Pune Junction with nearest proximity to commercial & IT hubs. You can now turn the long hours spent in traffic into productive work. With several Restaurants, Clubs & Entertainment Destination at walking distance, your after work hours can start earlier.

Artistic impression for reference purpose only.

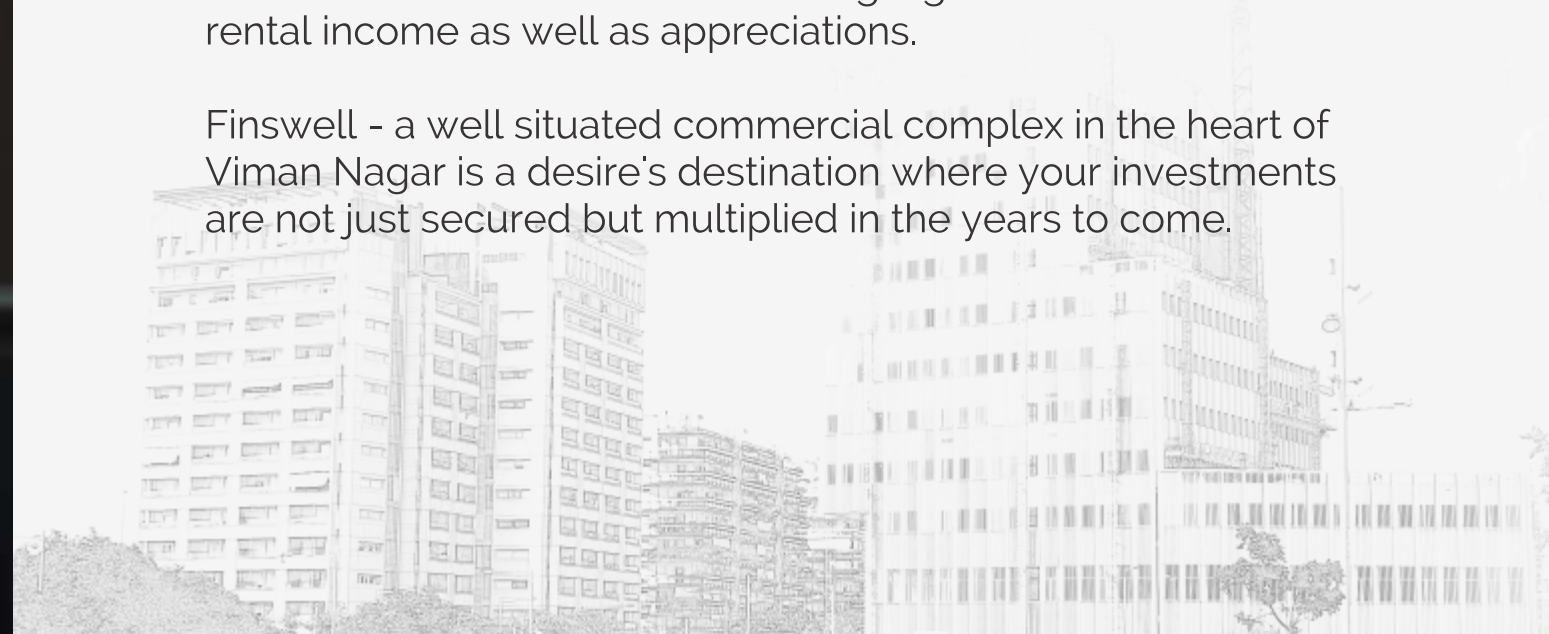




## A REWARDING INVESTMENT IN THE HEART OF VIMAN NAGAR

As Viman Nagar currently witnesses a tremendous boom in infrastructure & a high demand for rentals, it is an affordable investment destination commanding high returns in terms of rental income as well as appreciations.

Finswell - a well situated commercial complex in the heart of Viman Nagar is a desire's destination where your investments are not just secured but multiplied in the years to come.





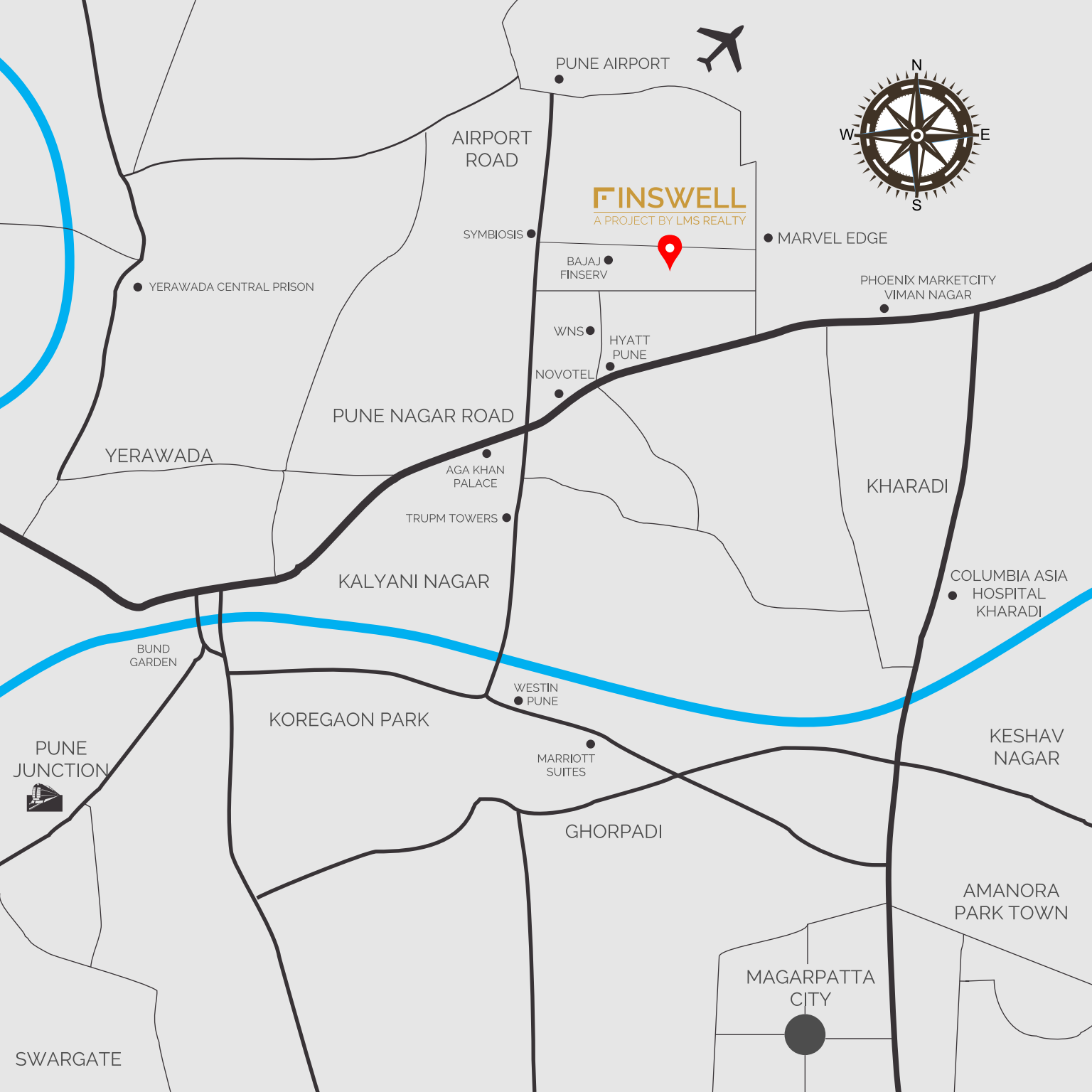
## MODERN AMENITIES THAT MERGE CONVENIENCE WITH LUXURY

Finswell is built with a host of modern amenities within the premises. Amenities include:

- 3 high speed elevators for quick transit within the premises,
- Hassle free 6 level parking
- UPVC windows for a panoramic view of the city skyline
- 100% power backup for uninterrupted power supply
- Toilets on each floor for the convenience of your team

Artistic impression for reference purpose only.





**COMMUTE & NEARBY AREAS**

- Pune International Airport
- Pune Railway Station
- Auto Rikshaw Stand
- Pune - Ahmednagar Highway
- Kalyani Nagar
- Koregaon Park
- Kharadi
- Shivaji Nagar

**DISTANCE**

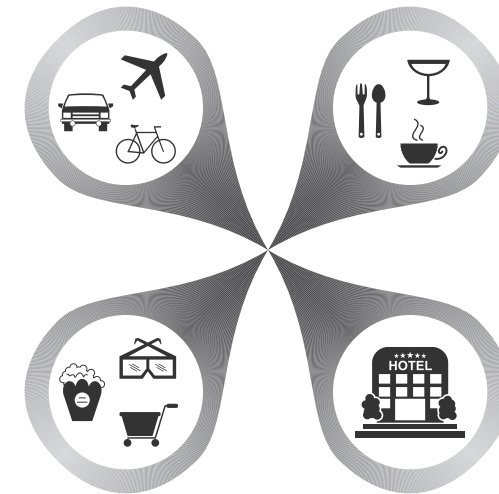
- 1.5 KMS
- 6 KMS
- 0 KMS
- 0.4 KMS
- 2 KMS
- 3 KMS
- 4 KMS
- 8 KMS

**RESTAURANTS & CAFES**

- Malaka Spice
- Sambar
- Legacy
- China Grill
- Cream Centre
- Atmosphere 6
- Café Coffee Day
- Chai Café

**DISTANCE**

- 0.8 KMS
- 0.8 KMS
- 1 KMS
- 1 KMS
- 0.7 KMS
- 0.6 KMS
- 0.3 KMS
- 1 KMS



**ENTERTAINMENT & SHOPPING**

- Pheonix Market City
- Sky Max Mall
- Amanora Town Center
- Seasons Mall
- Nitesh Hub Koregaon Park
- PVR Cinemas
- Cinapolis
- Carnival Cinemas

**DISTANCE**

- 0.5 KMS
- 0.6 KMS
- 7 KMS
- 7 KMS
- 4 KMS
- 0.5 KMS
- 1 KMS
- 2 KMS

**HOTELS (3, 4 & 5 STAR)**

- Hyatt Regency Pune
- Novotel Pune Nagar Road
- Hotel Fidalgo Viman Nagar
- Four Points By Sheraton
- Hotel Ibis Pune Nagar Road
- Raddisson Blu Kharadi
- Westin Koregaon Park
- Mariott Suites Mundwa Pune

**DISTANCE**

- 0.5 KMS
- 0.5 KMS
- 0.5 KMS
- 2 KMS
- 0.6 KMS
- 3 KMS
- 3 KMS
- 4 KMS

## TOP OF THE LINE SPECIFICATIONS

Office spaces & common areas at Finswell are loaded with top of the line specifications, high quality material & the latest equipments from well reputed brands.



- First building in Viman Nagar with 6 level parking
- Exclusive parking for every office
- Smoke detector on each floor
- Underground water tank
- Municipal water supply
- Firefighting system as per Government norms
- Single common name display at entrance
- Provision for board in front of every office
- 3 phase MSEB meter
- Separate MCB & ELCB
- Jaguar CP & sanitary fittings in common toilets
- Beautifully designed common toilets
- UPVC Windows
- Pantry provision for every office
- Wi Fi zone at atrium or entrance lobby
- 3 High speed elevators (Capacity - 15 people)
- 100% backup in offices & common areas
- CCTV cameras in common areas
- Maintenance by professional agency
- Intelligently planned column grids

## BUILDING LANDMARKS WITH A LEGACY OF EXCELLENCE & TRUST

LMS Realty is an established Pune based Real Estate Development Company with an in-house team experienced in development, planning, design, sales, marketing & customer service. With a combined legacy of all partners that spans over 4 decades of developing world class projects, LMS brings the philosophy of combining innovation & experience together in all the projects.