



**FLO**  
**BAVDHAN**





*Premium  
Retail Spaces at*  
***Bazodhan***



# *Constant is nothing.*

Coming from a broader base and a stronger space of Unique Spaces and K, we stand strong in our belief in building a responsive ecosystem. And being responsive to the new age, the new gen; Flow is a space where retail is all about a contemporary and fast-paced lifestyle. Every place, every city that it will go, it will create a new lifestyle, witness building energies and blend with the new generation's racing Flow.

***Where  
life  
starts!***



# *What makes Flow, flow?*

There are a few reasons that make Flow the most preferred shopping destination in any neighbourhood. Reasons that make Flow a better business investment;

## **Better Accessibility**

From ample parking spaces that allow customers to just pop in for a quick buy, to all shops offering easy wheelchair access, Flow is a delight for every customer.

## **Maximum Visibility**

At Flow, we understand how being visible makes all the difference. With double height glass façade for every shop, your display areas can become your best advertising medium. No one will ever miss you.

## **Better Location**

Flow offers the smartest location in upcoming neighbourhoods, in areas that have the highest potential for growth in the immediate future. We understand the importance of being at the right place at the right time.

## **Thoughtful and Adaptive Design**

Flow is constantly evolving. We make sure that the architecture is at pace with GenZ requirements. Like the service corridor at the back that allows uninterrupted business in the front and the beautifully landscaped spillover areas that can be a crowd puller.

# *An exhilarating vibe*

A lifestyle wrapped into one dynamic space, Flow offers premium retail spaces designed with elite details and specifications. Styled to suit varied businesses from F&B and fashion to automobile and other high-end retail shops, the design and thoughtful space planning are sure to add panache to shopping and dining experience.



MUMBAI-BANGALORE  
HIGHWAY

PASHA  
N ROAD

# Bavdhan

Surrounded by young vibe of colleges and ever growing residential development, Bavdhan boasts of multiple dimensions of prospects. Having easy access to prime areas of Pune as well as the Pune-Mumbai highway, Bavdhan is one of the fastest growing localities that is opening up avenues for premium businesses.



**FLO**  
BAVDHAN

ELLORA WINES

BHUGAON CHANDANI

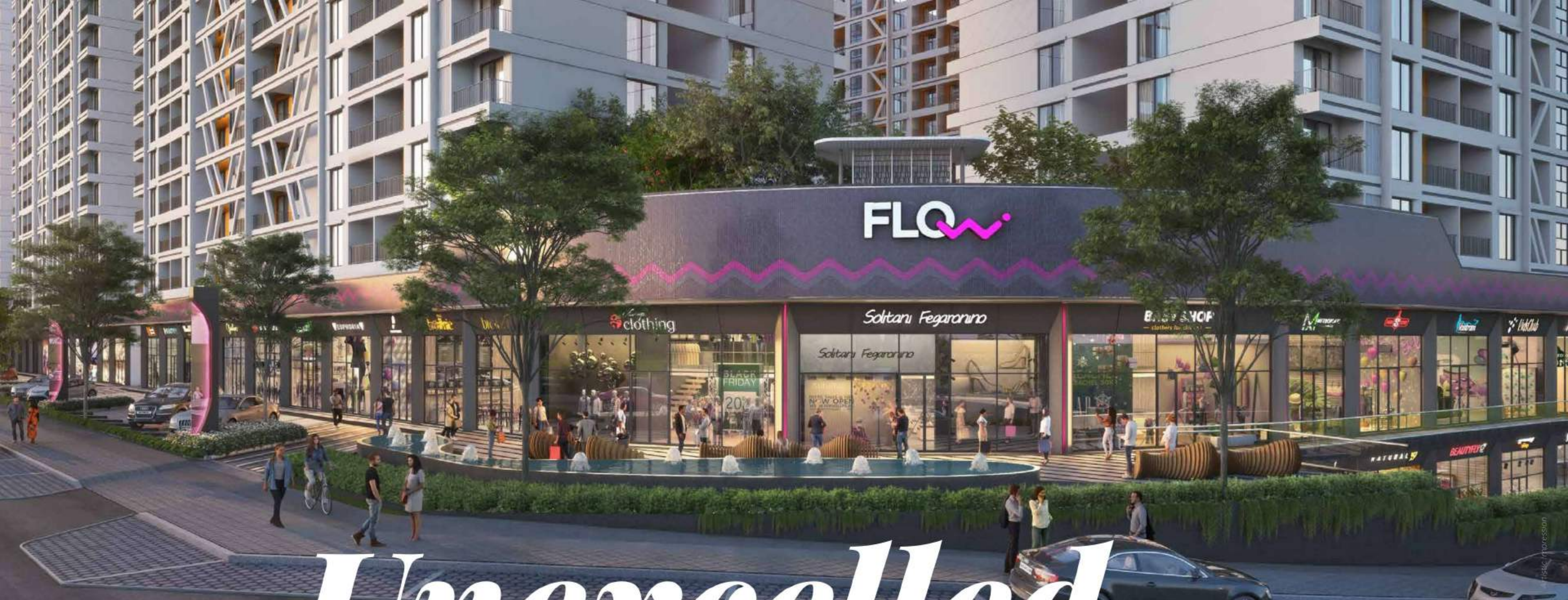
CHOWK

PIRANGUTMULSHI ROAD

• KOTHRUD

MUMBAI-  
BANGALORE  
HIGHWAY

# A fast paced ANDARO AD



# *Unexcelled Convenience*





THE PIZZA FACTORY

*Premium F&B spaces with outdoor seating*





**GRILLS**  
BARBEQUE

**FLO**

**COFFEEHOUSE**  
ALWAYS FRESH & STRONG

**COFFEEHOUSE**  
ALWAYS FRESH & STRONG

OVER 100 BEERS  
CRAFT BEER  
DRAFT BEER  
BOTTLED BEER

WAKE UP  
and smell  
the coffee

CHALKBOARD MENU  
COFFEEHOUSE





Evianto

Shoes Fashion

Sneakers

Mogowa

Kids Club

Wisdom

WTP

Emily

VONICA

MAGNA

Exotique...

BENTLEMAN

Family shop

BEAUTYFLY

NATURAL

V.FREEN

# Meticulous Planning

**Dedicated service corridor for material and unloading area movement**

One of the biggest issues that commercial real estate faces is material movement. The business definitely would not like the labour loading and unloading the material from the same entry/exit routes. Such site is not a pleasing sight to the eyes. So when we say "PREMIUM RETAIL SPACES" rest assured that you would get nothing less than an unblemished, pleasant sight.

The movement of loading and unloading vehicles especially trucks/trolleys etc. is one thing and loading and unloading them is another. Special docks will assure that the time and effort required for the task will reduce tremendously and make heavy material movement easy.

When it was about planning the most premium retail spaces for Pune, we left no stone unturned. Studying and referencing a lot of projects both in India and internationally, we carved out all the operational issues that arise in a retail zone. We made sure that the structure is designed in a way that promotes day to day activities.

## **Separate service shaft**

As they say, it's not premium if it does not look premium. All the services will be well hidden and yet used to their maximum capacity with economical advantages. Now that is what most retail spaces miss out on.





© 2019 The Power Group

# Captivating Designs Anchor store

stop at just that. For us, all businesses can be the anchor stores and therefore we took it on us to build the structure in a way that each business space gets the right walk-ins and the spotlight effect individually.

**Raised plinth area for better visibility from the road**

There is a saying in **Well planned landscaped frontage** Hindi, "Jo dikhta hai, Woh bikta hai". We We travelled the world in believe in the same the hunt for the right and therefore we landscape architect as made sure that each we did not want to unit/shop has clear settle for anything less visibility from the than world-class. road. Rest assured Techtonix was pulled we have done our in all the way from best to make sure Thailand as we realised you look good. they can get the best out of the flora and fauna

**Double-height habitable in our country. showroom** One has to see it to Be sure to dazzle your believe how beautiful customer the moment can landscaping be. This they walk into your will be a major pull store as double-height for people to walk into sure adds that extra Flow.premium to the whole look and feel of real estate. Again, taking

**Separate visitors parking** this from some of the global stores across The king is an issue in most commercial places in India these days. The layout of the project is planned keeping in mind the same and enough parking has been allotted for commercial activities. We have made sure you don't lose business because of these petty issues.

**Ample parking space for all**

Not just the visitors but dedicated parking for the owners and staff has also been planned to make sure that work flows flawlessly.

**Independent entry & exits for showrooms**

Exclusive businesses need exclusive details, and we made sure that every little detail is focused on. So something as simple as entry and exit for showrooms is made exclusive for every space.

**Glass façade frontage for all showrooms**

Glass has always been the favourite for premium commercial retail spaces, And we have chosen the best of glass to add to the whole premium touch-'n-feel of your swanky store.

# King of Real Estate Investments

Flow is not just premium in its design, details and conveniences, it is capable of bringing premium returns on your investment. Strategic location, fast growing residential developments and need for a high-end social gathering hub are just a few reasons why Flow will see tremendous appreciation and demand in the near future.

## High appreciation by the time of possession

For those with a foresight, it is known that the returns on this property will be very high by the time it is delivered. Bavdhan has tremendous potential in terms of growth and it is on its way to becoming the most sought after hub.

## Approximately 6% ROI

Many top-notch brands are showing interest in Flow for its premium and elite look and feel. With Kothrud looking for a good social gathering place like Koregaon Park and Balewadi High Street, this project is sure to catch many eyes. And that will lead to returns as high as 6%.

## Strategically located

A road touch property that is located at the center of Bavdhan, Flow has extremely good connectivity to prime locations of Pune. Facing a 40m wide road, Flow will enjoy visibility like no other property. And this ensures good business prospects, easy lease out and super slow depreciation.

## CREDITS

DESIGNING ARCHITECT  
SPACE CRAFT ASSOCIATES

LIASONING ARCHITECT  
AR. HIRAK SHAH

MEP CONSULTANT  
SKYLINE CONSULTANTS

RCC CONSULTANT  
SUBHASH TAYAL

LEGAL ADVISOR  
ADV. SANJAY AGARWAL

3D & MEDIA CONSULTANT  
SQUARE ONE

LANDSCAPE ARCHITECT  
LANDSCAPE TECTONIX (THAILAND)

## SITE ADDRESS

Sr. No. - 45, Bavdhan, Haveli, Pune - 411021

## CORPORATE ADDRESS

7th Floor, Unique Spaces, City Square, Anutej Atharv Society,  
Narveer Tanaji Wadi, Shivaji Nagar, Pune - 411005

**MAHARERA No. P52100033942**

**US** UNIQUE<sup>™</sup>  
SPACES  
BUILT TO DIFFER

 TRIAA

 Nirman  
Greens

 abc  
properties

1. The contents including designs, layouts, amenities, facilities, images displayed/provided, are solely for information purposes and are not intended to constitute a solicitation. It is an artistic impression/schematic representation of the project shown and is indicative of the project that can be built. This material does not constitute a contract of any type between the developer/promoter/owner and the recipient. Nothing should be construed to be final. Since the project is under evolution, there is a possibility that there may be certain changes in the project as represented in promotional material. Every interested buyer is required to verify all the details independently prior to concluding any decision of buying any unit.

The developers are not responsible for the consequences of any action taken by the viewer relying on such information/material. Terms and conditions apply.

2. No person is authorized to use this brochure for any purpose without written permission from VMC Landmark Realty LLP. VMC Landmark Realty LLP reserves full rights to take any legal action.