



WORLD CLASS INFRASTRUCTURE WITH AESTHETIC DESIGNS

It all starts with a good foundation.

Finswel is designed to preform & 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.

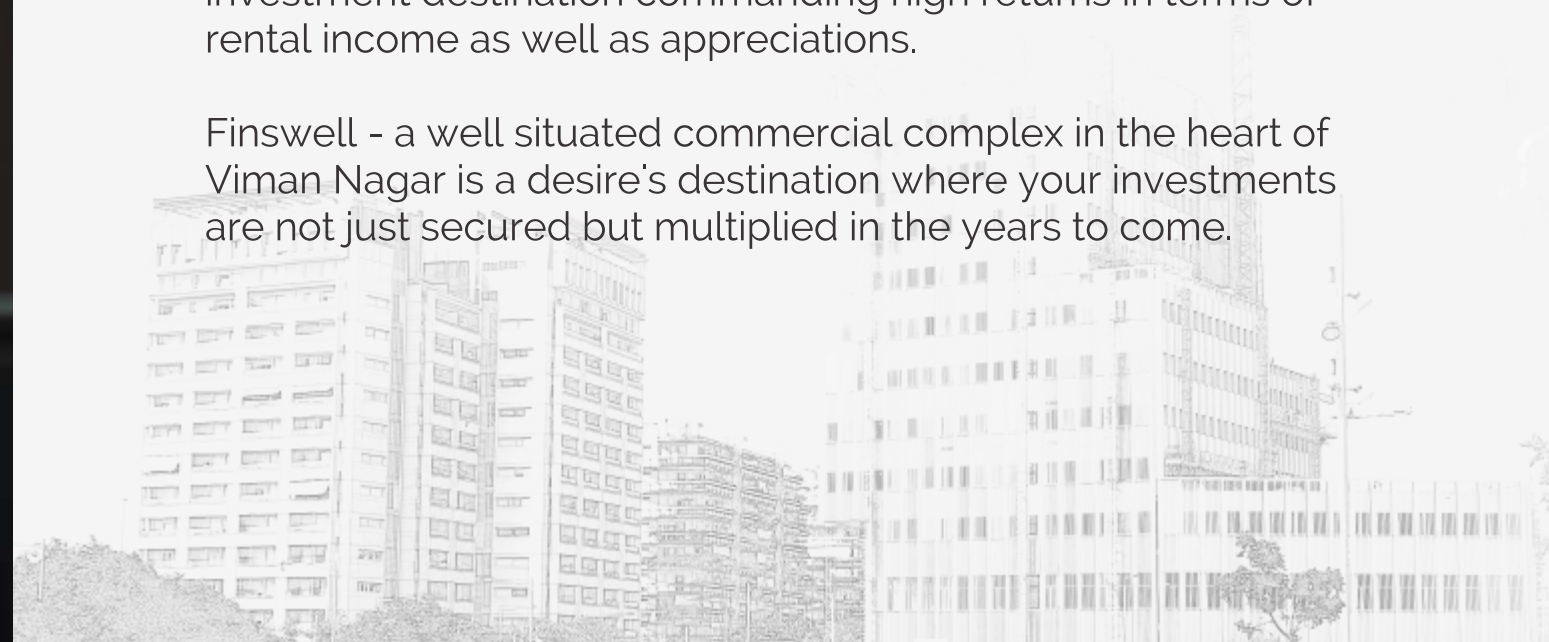
Artistic impression for reference purpose only.



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.



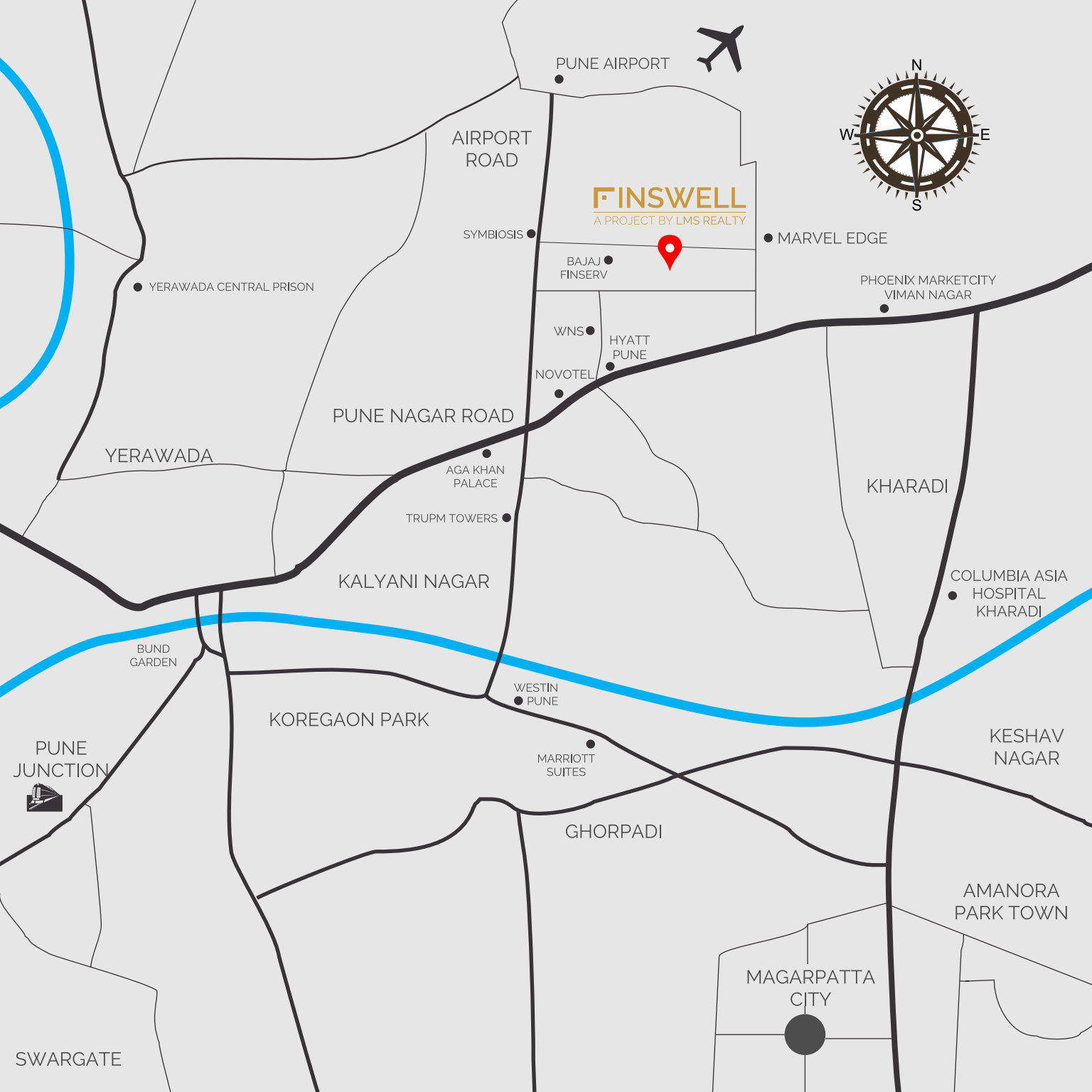


MODERN AMENITIES THAT MERGE CONVENIENCE WITH LUXURY

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

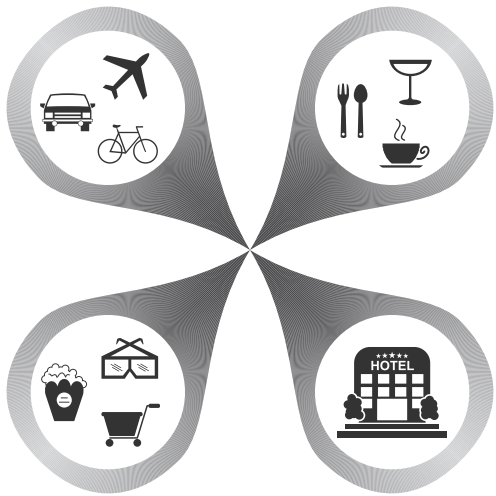
1.5 KMS
6 KMS
0 KMS
0.4 KMS
2 KMS
3 KMS
4 KMS
8 KMS

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
Cinopolis
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.

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