

*Just as fine as*  
**EMERALDS!**



**BLUE EMERALD**  
Developers and Promoters







# THE SIGNATURE ADDRESS

Located in one of Pune's fastest-growing neighbourhoods, Wanowrie, Blue Emerald is an exclusive and adaptable business destination. Designed on a prime 5R plot, it features spacious commercial offices with premium amenities and striking architecture — made for tomorrow's leaders.

This 7-storey structure offers only 15 limited-edition offices with flexible floor plans and a curated suite of amenities, including a rooftop terrace that enhances the experience of luxury and leisure.





# ICONIC ARCHITECTURE

Designed by Envision Studio, the minds behind 500+ iconic workspaces, Blue Emerald brings fluid form and architectural grace to Wanowrie's skyline. Its curved glass façade isn't just visually striking; it reflects a balance of functionality, aesthetics, and timelessness.

Architecture should define the skyline, inspire admiration, and leave a legacy. Blue Emerald is built on that belief.



# BUILT FOR LEGACY

WITH OVER 20 YEARS OF EXCELLENCE IN CONSTRUCTION, BLUE EMERALD STANDS AS A TESTAMENT TO TRUST, DESIGN INTEGRITY, AND FUTURE-READY THINKING. EVERY PROJECT REFLECTS OUR COMMITMENT TO QUALITY, TRANSPARENCY, AND CLIENT SATISFACTION.

OUR LEGACY IS BUILT ON LONG-TERM RELATIONSHIPS, MODERN EXECUTION, AND A BELIEF THAT REAL ESTATE SHOULD ELEVATE NOT JUST YOUR BUSINESS, BUT YOUR LIFE.





# REFINED DETAILS



## **STRUCTURE & SAFETY**

EARTHQUAKE RESISTANT R.C.C FRAME STRUCTURE  
GOOD QUALITY BRICK MASONRY  
SUPERIOR QUALITY CONCEALED PLUMBING  
CONCEALED COPPER WIRING WITH SUFFICIENT ELECTRICAL POINTS

## **INTERIOR FINISH**

GYPSUM FINISH WALLS INTERNALLY  
SAND FACE PLASTER EXTERNALLY  
OIL BOND FINISH TO WALLS AND CEILINGS INTERNALLY  
APEX ASIAN PAINT EXTERNALLY

## **FLOORING & TILING**

VITRIFIED TILES FLOORING IN ALL OFFICES  
ANTI-SKID CERAMIC TILES FLOORING IN TOILETS AND ATTACHED TERRACES  
CERAMIC TILES DADO IN TOILETS, BATHROOMS / W.C. UP TO LINTEL LEVEL

## **FIXTURES & FITTINGS**

MAIN FLUSH DOOR WITH VENEER / LAMINATED FINISH ON BOTH SIDES WITH  
DECORATIVE FITTINGS  
INTERNAL FLUSH DOORS WITH LAMINATED FINISH  
SANITARY WARE AND CHROME PLATED FITTINGS

## **WINDOWS**

POWDER COATED ALUMINIUM SLIDING WINDOWS WITH MOSQUITO NET AND M.S.  
GRILLS



# EPICENTRAL ADVANTAGE



**1**

## AT THE JUNCTION

Placed right at the junction between Fatima Nagar, Wanorwie and Salunke Vihar.

**2**

## EMERGING LOCATION

Prime location with numerous mega projects.

**3**

## BEST COMMERCIAL OPTIONS

One of the best commercial options for any businesses to emerge and expand.

**4**

## RECENT DEVELOPMENT

Fairly new development with modern design and contemporary construction ideas.

**5**

## POTENTIAL IN VALUE APPRECIATION

Expected upturn in the value of property.







## Petrol Pump

Kedari Petrol Pump



## Clubs

Rising Fitness Club  
Huge playground  
Jogging track



## Hospitals

Ruby Hall, Wanowrie  
Inamdar Hospital  
Meadowlark Hospital  
Vora Hospital  
Raskilal M Dhaliwal Heart Centre  
Care and Research Centre



## Malls

Sacred World Mall & Commercial Centre  
Reliance SMART Superstore  
KPCT Mall  
One Place Wanowrie  
93 Avenue



## Super market

Numerous grocery stores and supermarkets in the vicinity



## Banks

Bank of Maharashtra  
Axis Bank  
Indian Bank  
Yes bank  
ICICI Bank



## Security

CCTV and Security Guards with 24/7 surveillance

Blue Emerald is centrally located within Pune's most thriving neighbourhoods:

Camp • NIBM • Salunke Vihar • Hadapsar • Koregaon Park

All within moments from your future office



## Showrooms

Ola  
Yamaha  
Renault  
Royal Enfield



## Restaurants

150+ eat-outs and restaurants in 800m radius  
McDonald's  
Cafe Coffee Day  
Domino's



## Easy Accessibility

80 ft road in front of the property  
Approachable from all sides  
Easily accessible from NH-04  
All necessities and requirements available nearby



## Public transport

Public buses  
Auto- rickshaws  
Taxis  
Railway Station [6km]  
Airport [10km]



## Recreation

Mahatma Phule Sanskrutik Bhawan  
Muktanand Garden  
Shivarkar Udyan  
INOX Theatre

# PRIME POSITIONING PROXIMITY HIGHLIGHTS

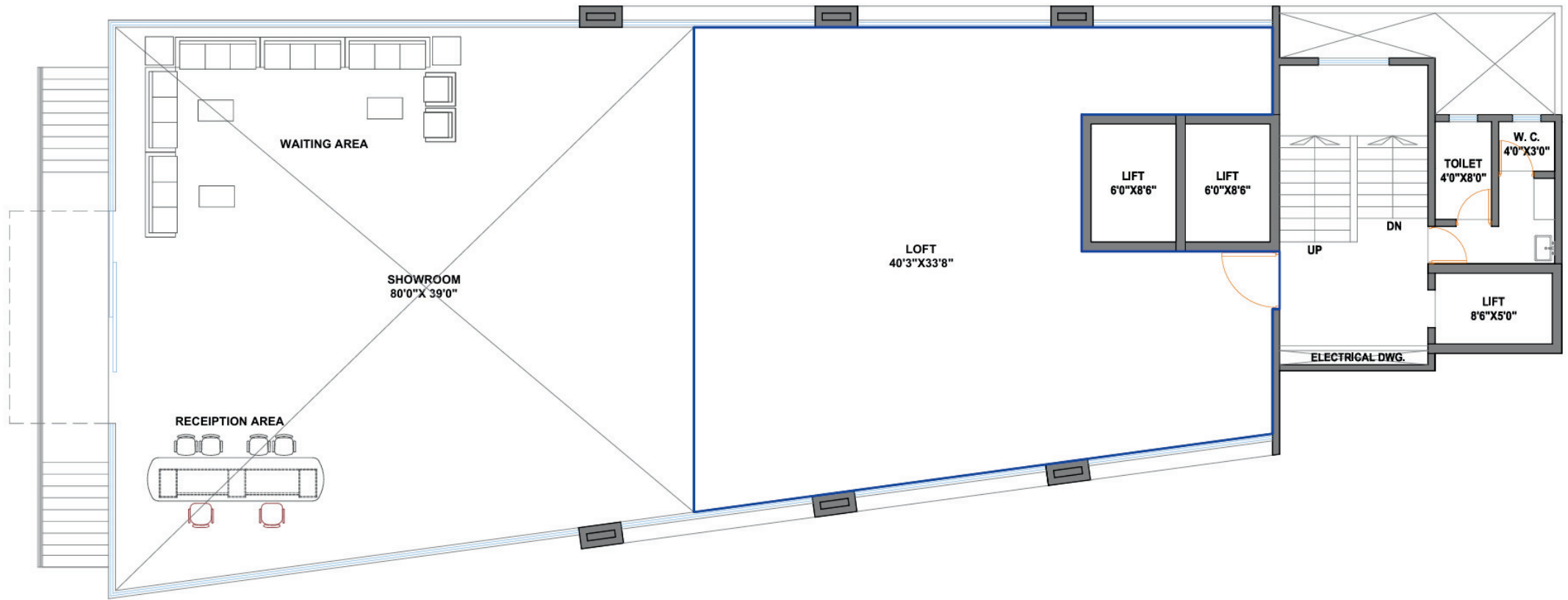
WITH EVERY URBAN ESSENTIAL IN CLOSE REACH, BLUE EMERALD OFFERS THE BENEFIT OF EFFORTLESS CONNECTIVITY AND URBAN CONVENIENCE.



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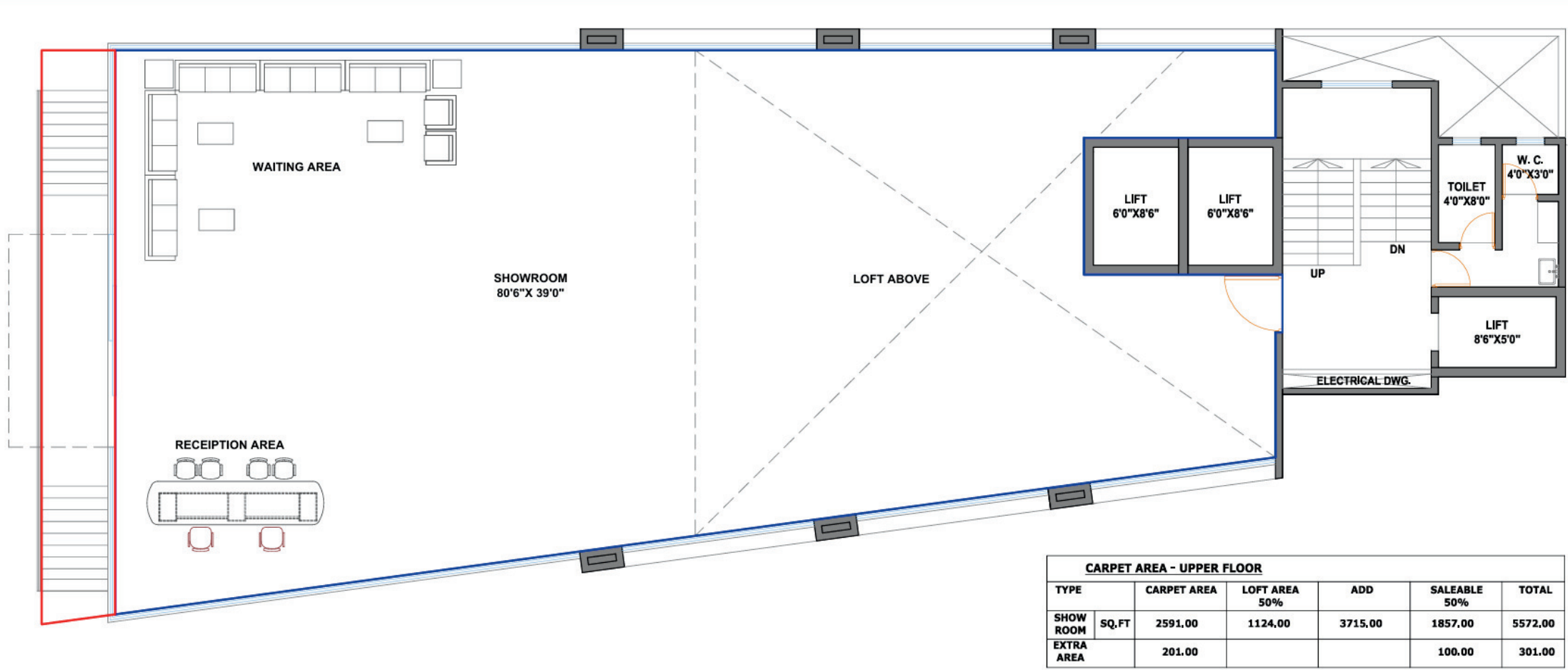


# LOFT FLOOR PLAN

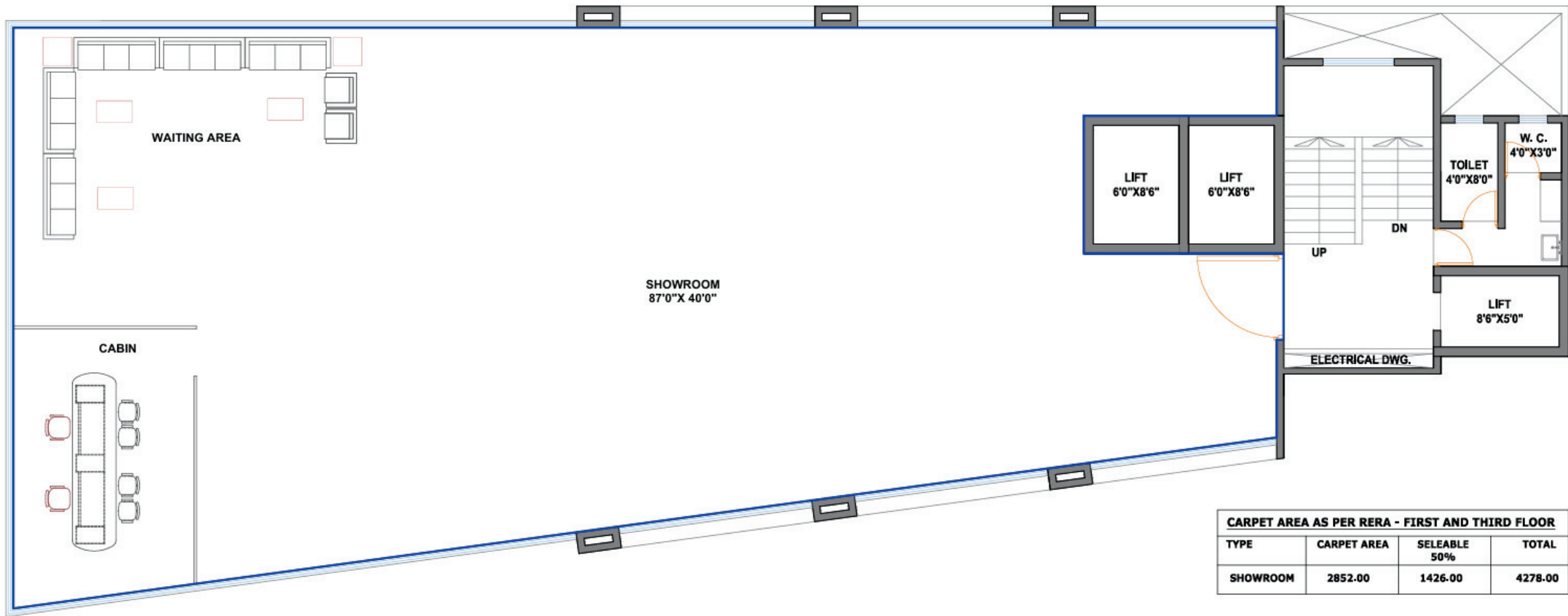




# UPPER FLOOR PLAN

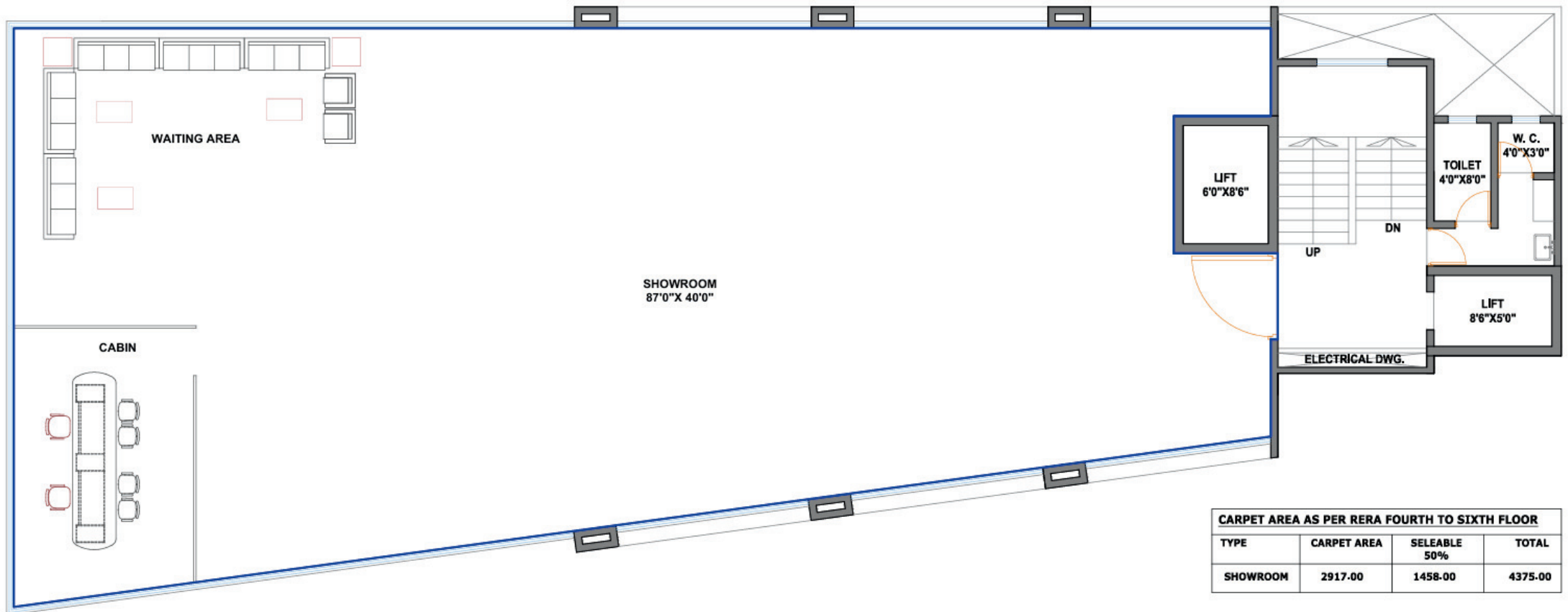


# FIRST & THIRD FLOOR PLAN





# FOURTH, FIFTH AND SIXTH FLOOR PLAN



# BLUE EMERALD AT WANOWRIE

BLUE EMERALD OFFERS A WORKSPACE THAT IS  
NOT ONLY A BASE FOR YOUR BUSINESS BUT A  
SYMBOL OF YOUR SUCCESS. WITH ONLY 15  
OFFICES, THIS OPPORTUNITY IS RESERVED FOR  
THE FEW WHO VALUE DISTINCTION.



"Know what you own,  
and know why you own it."

**Grow your  
business  
here!**

## GET IN TOUCH



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