



THE QUEEN OF VIMAN NAGAR
BOUTIQUE OFFICES, RETAIL & RESTAURANT SPACES

YOUR ACTIONS CHALLENGE THE TREND,
YOUR ADMIRATION DEFINES AN ICON,
YOUR ACHIEVEMENT SETS A BENCHMARK,
& YOUR PRESENCE CHALLENGES THE RULES.

WHY SHOULD THEN,
YOUR WORKPLACE BE ANY DIFFERENT?





SET A
PERFECT
BASE FOR
SUCCESS

Grit is perseverance.
Grit is the go-get-'em
attitude that we expect
from business runners.
Grit is the ability to
keep working when
everyone says otherwise.
So, get gritty and take
your dream to the next
level with a workplace
that has it all.



Launch your business in Pune's most prominent business district. Viman Nagar is comprised of blue-chip giants, making it an ideal destination for ambitious entrepreneurs and business owners, who dream of scaling their business to the next level.

Strategically located, this landmark project stands in close proximity to Nagar Road, Airport, Hi-End Hotels and Malls being merely a short drive away from the up-market residential neighbourhoods of Kalyani Nagar and Koregoan Park.



B U S I N E S S
B E L O N G S H E R E

If your aim is to invest in assets and nullify the liabilities, you are in the right place. A space that's made for your dreams, perfect for your ambitions and accommodates your ever-growing passion for success. Introducing...

P U N E ' S
M O S T
R E C O G N I Z E D
C O M M E R C I A L
A D D R E S S

An iconic infrastructure,
standing tall at a monumental
160 feet, Empress offers
exceptional visibility from as
far as 5 km around its radius,
along a wide stretch of the
business district.



Upon entering the splendour of Nyati Empress, one does not fail to notice the intelligent use of space maximization, dedicated entry points and an impressive double-height atrium with a great deal of thought put into creating an inviting experience.

T H E L A N D M A R K O F G R E A T E R P O S S I B I L I T I E S

Behold Nyati Empress!

Designed & built to empower pioneering businesses while offering an enviable mix of contemporary office spaces, experiential retail, entertainment and gourmet dining - a value proposition like never before, Nyati Empress is inevitably one of Viman Nagar's most commercially integrated mixed-use developments

A jaw-dropping edifice of modern workspaces and recreational areas paired with an eclectic array of amenities and world-class designs.

Empress is not just your ordinary business hub, but a perfect amalgamation of modern facilities landmarked in an enviable location - to create a futuristic commercial capital that's ready to meet the constant challenges of a brand new business era.



Simply state-of-the-art; Empress is unprecedented in scale, style and sophistication.

Raising the quotient of excellence several notches above by being a Grade A commercial development in central Pune, refinement and ease are integral to the design of Empress. Anchored in Nyati's core vision - To be the 1st choice: Empress is the very embodiment of the grand and opulent way of doing business.





CAREFULLY
CURATED
BUSINESS
FACILITIES
AWAITS YOU

IMAGE FOR REPRESENTATION PURPOSE ONLY

Here, an array of carefully-selected business-focused amenities and services complement your practice and make operations highly convenient. With globally-accepted concepts fast becoming popular

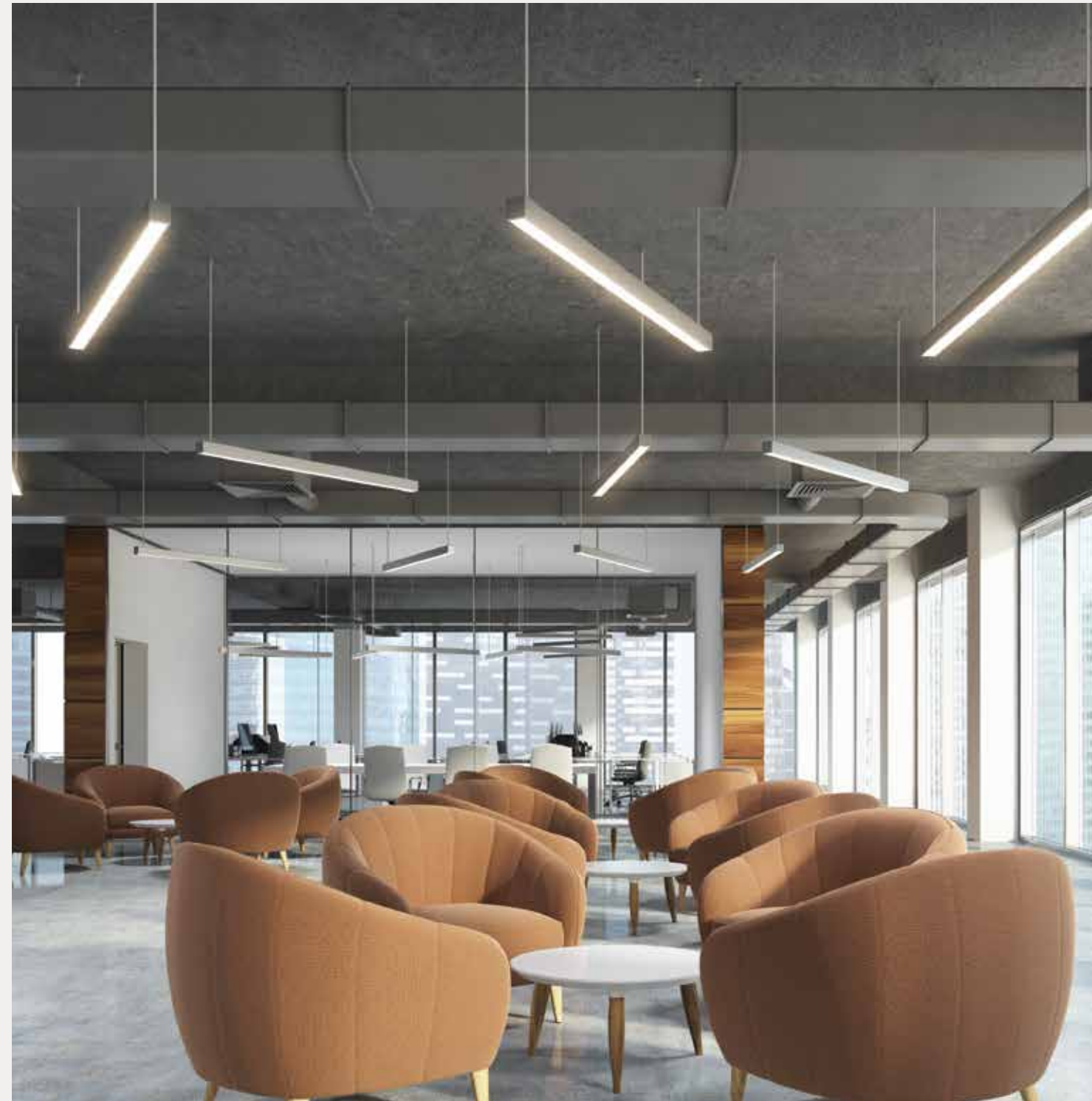
in workspace design, the overall development layouts ensure planned Column-Less structure, smartly planned spaces, orchestrated around ergonomic design.

Presenting the perfect boutique office spaces - For all aspiring business tycoons. Our space is designed to kick-start your most profitable business ideas.

Boasting of its floor to ceiling height, the office units offer efficient floor plans with flexible layouts allowing you to adapt the look and feel to compliment the personality of your business with an ever-evolving workspace.

The Vastu enabled office spaces are available and admeasure a whopping 1750 sq. ft. all the way up to 11000 sq. ft. for outright & lease.

Our commercial space is built for brands, entrepreneurs and professionals - From large-headquarters, private offices to co-working spaces, lounges, and more. We accommodate it all.



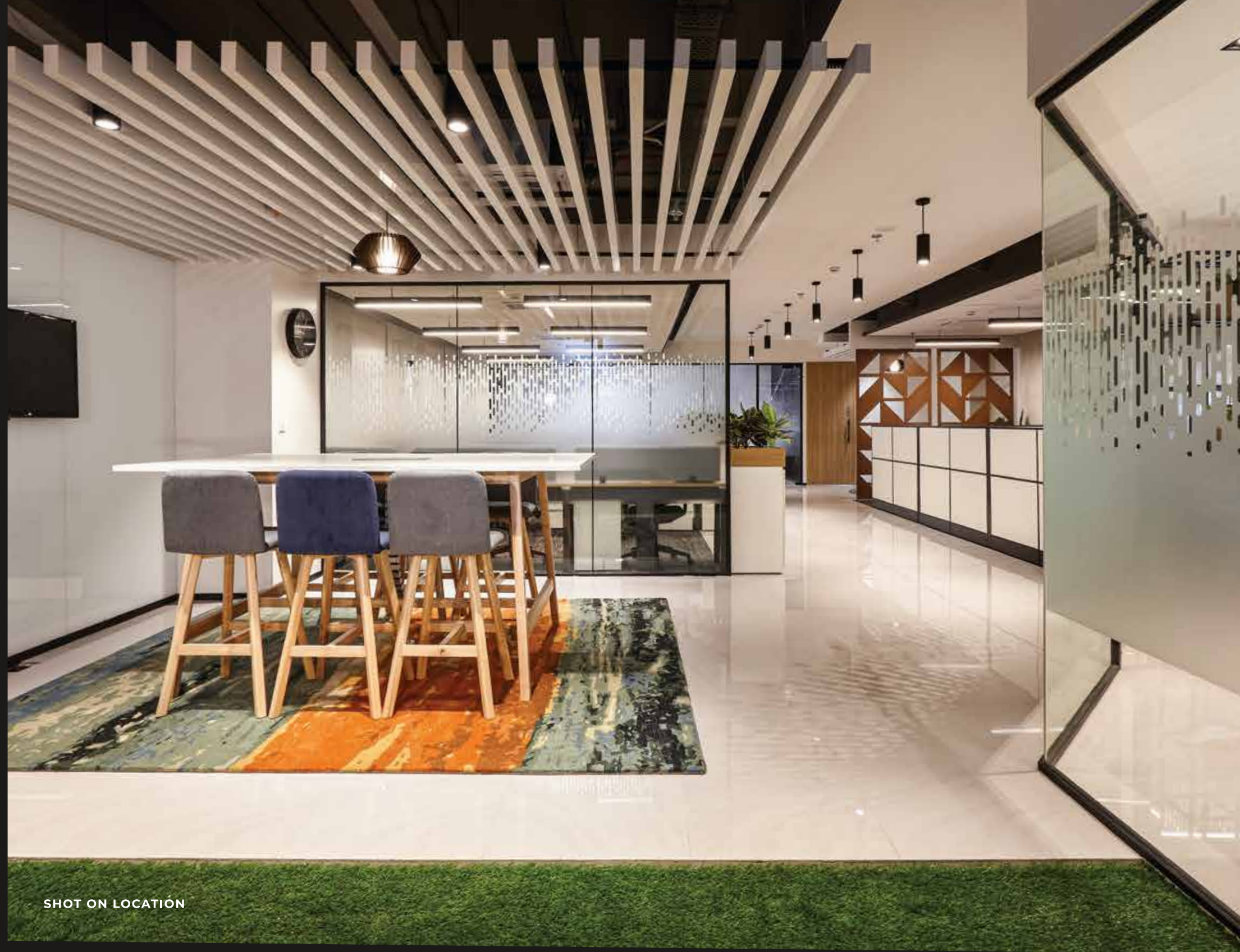
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L A R G E E N T E R P R I S E

O F F I C E S O L U T I O N S



SHOT ON LOCATION

IDEAL FOR

- Fortune 500 companies
- Global Brands
- Private Headquarters
- Large Conglomerates
- Business Centers



SHOT ON LOCATION



SHOT ON LOCATION

Empress gives your business the enterprise office space solutions it requires—integrated, functional, and efficient. Everything a workspace should be. It's time to move your headquarters to an iconic landmark.

Business essentials, like meeting pods and conference rooms, boardrooms, convention centres, AV centres and so on, can now be integrated within the blueprint of your office with ease giving you the flexibility to expand your office space as your business demands. Now do business where business is done.

PLAN YOUR
WINNING
STRATEGY





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P U N E ' S
M O S T A W A I T E D
R E T A I L
E X P E R I E N C E



T H E C O M M E R C I A L

J E W E L O F P U N E



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Nyati Empress offers singular retail spaces that allow you to flaunt your brand presence in the best manner.

With an expansive 200 feet of seamless frontage, the retail podium has been thoughtfully laid out to enhance the shopping experience.

Accessibility is key with 2 prominent entrances from busy Nagar Road.

The vibrant facade and full window frontage will ensure that passers-by will be drawn to find out what's in store for them.

WHERE
EXTRAORDINARY
MEETS
FLAWLESS

A COMMUNITY
RETAIL
EXPERIENCE
FOR
LEISURE &
ENTERTAINMENT



Be it a state-of-the-art showroom space or a fashion outlet, the project aims to offer an opulent brand experience for all with its stunning glass facades and main road visibility.



IDEAL FOR

Showrooms
Salons
Luxury Brands
Fashion Houses
Hypermarkets



P U N E ' S
M O S T
S O U G H T A F T E R
C U L I N A R Y
A F F A I R



Now experience the elements of exceptional with spacious and exquisite settings that enliven the senses. Each guest is a treasured individual who will receive personally tailored attention and customized, immersive experiences creating lasting memories.

Y O U R C U L I N A R Y

J O U R N E Y B E G I N S



A world of culinary delights is now discerning residents of Viman Nagar. Nyati Empress presents an array of urban dining spaces on a single platter.

The restaurants at Empress, are reflective of the locale's diversity and feature both local delicacies and global dishes.



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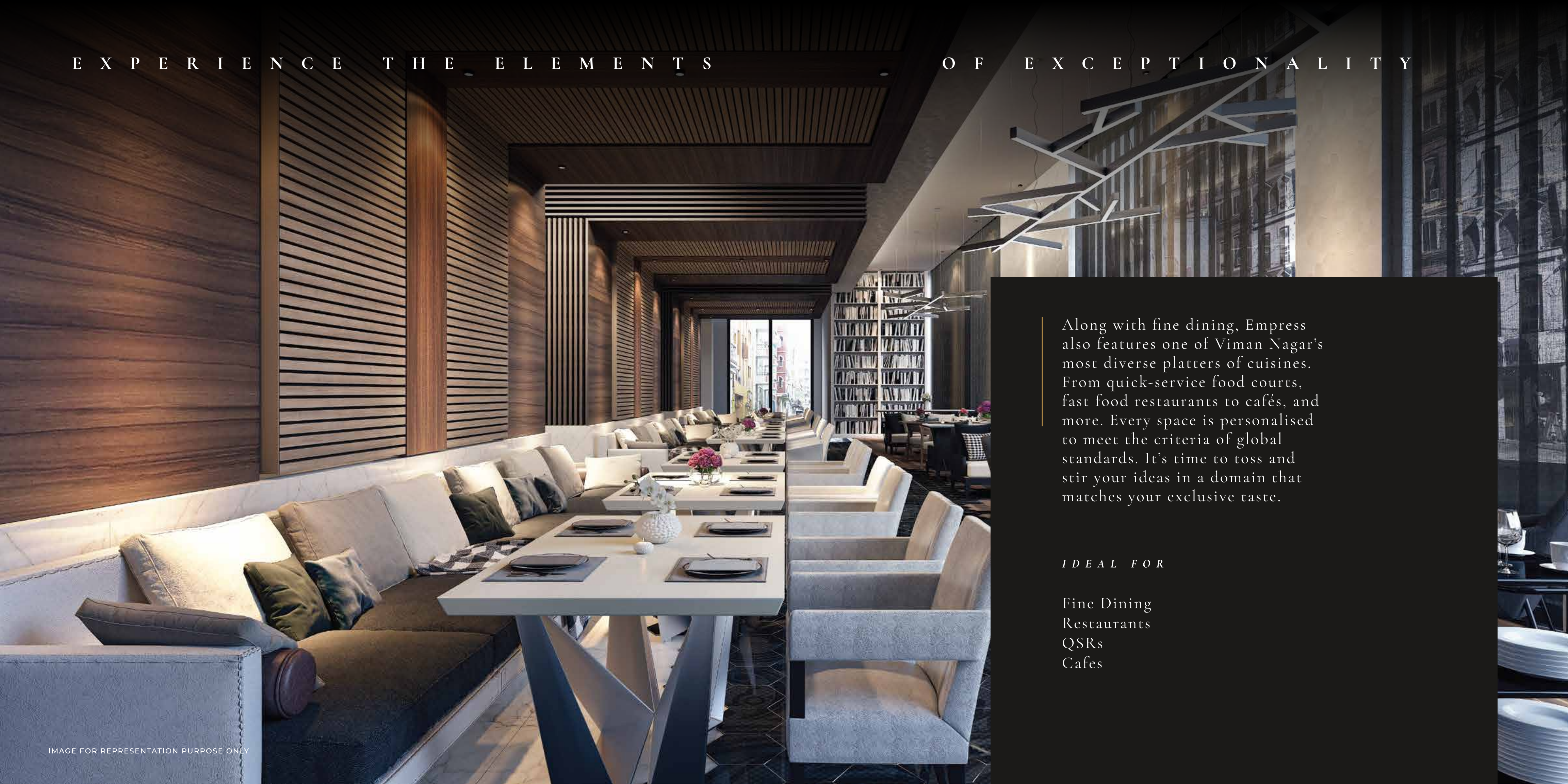


A CURATED
WORLD OF CULINARY
DELIGHTS



With an interactive kitchen concept; Empress's contemporary fine dining restaurants offer the finest modern creations served in a spectacular display of chic interior design for bars, lounges and dining destinations.

E X P E R I E N C E T H E E L E M E N T S O F E X C E P T I O N A L I T Y



Along with fine dining, Empress also features one of Viman Nagar's most diverse platters of cuisines. From quick-service food courts, fast food restaurants to cafés, and more. Every space is personalised to meet the criteria of global standards. It's time to toss and stir your ideas in a domain that matches your exclusive taste.

I D E A L F O R

Fine Dining
Restaurants
QSRs
Cafes

Encompassed by so many benefits,
comforts are always in vicinity.
Nyati Empress stands amidst all the
conveniences any entrepreneur
desires for a hassle-free professional
life so they can focus on their sole
objective - to reach the epitome
of their trade.

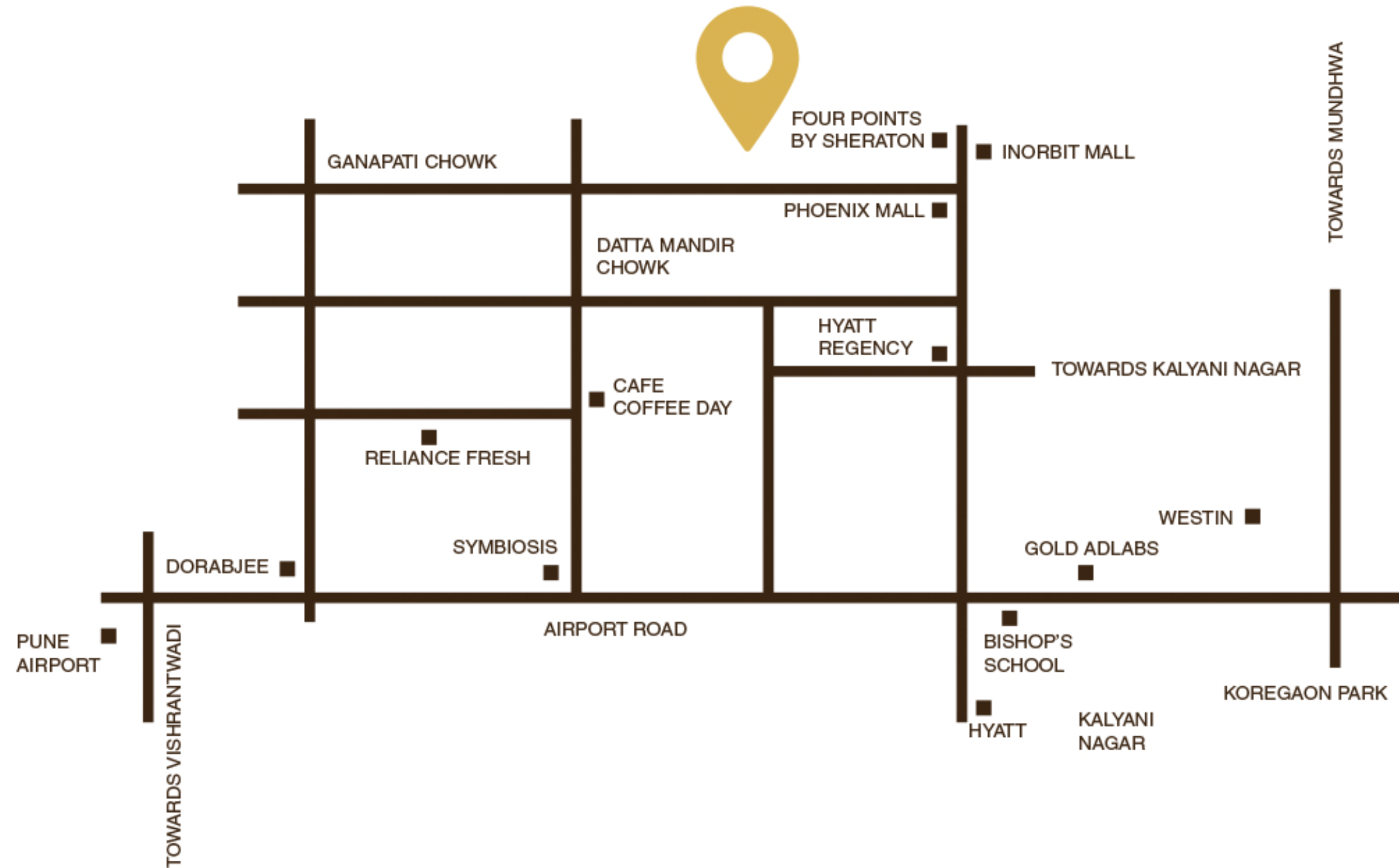
ALWAYS

STAY

ONE

STEP

AHEAD



SPECIFICATIONS

RETAIL

Main Road Visibility
Exclusive Parking for Retail
Separate Access for Retail
Grand Entrance Lobby with
Double Height Impressive Atrium

DINING

Well-planned Layout
Adequate Parking
Refreshing Ambiance
Aesthetic Design
Smartly Planned Light &
Ventilation Features

OFFICE SPACES

Columnless Layoutt
Exclusive Parking for Offices
Separate Access for Offices
Ergonomic Design
Smartly Planned Spaces

STRUCTURE, MASONRY WALLS, EXTERNAL PLASTER/PAINTS

- RCC framed structure
- Masonry walls in AAC blocks
- Aluminium composite panels and glazing for elevation
- External wall with sand faced plaster having textured finish and acrylic paint
- Internal walls – Gypsum finished walls

FLOORING & DADO

- Vitrified tiles flooring in Offices and ceramic tiles in Shops
- Vitrified tile matte finish flooring & dado inside common toilets. Brand – Zealtop/Kajaria/Somany/Asian/Nitco/Johnson/Simpolo
- Staircase – Treads, risers, mid landing & skirting with granite OR vitrified ready-made steps. Brand - Restile/Asian/Johnson/Pavit
- Lift, lobby & common passage – Marble flooring & dado
- Vitrified tiles over formed terrace at 3rd floor
- 1.5 m height vitrified tile dado at passage area

WASHROOMS

- Concealed PEX pipes plumbing lines inside common and individual toilets in Shops/Offices. Brand – Finolex/Prince/Supreme/TECE/Giacomini/Astral
- External plumbing lines – White UPVC. Brand - Astral Wavin/Prince/Supreme/Ajay Flowguard
- CP fittings inside common toilet. Brand - Jaquar/Grohe/Isenberg/Kohler
- Sanitary wares inside common toilet. Brand – RAK/Hindware/Jaquar/Kohler/Toto

ELECTRIFICATION & CABLING

- Concealed copper wiring with modular switches in common areas & common toilet area. Brand for Electrical Switches - Legrand/Schneider/Anchor
Brand for Electrical Wiring – Polycab/Finolex-/R.R.Kabel/Havells
- Electric supply of appropriate load from transformer up to DB at every floor/unit

DOORS

- Motorised MS rolling shutter for Shops & Restaurants
- Laminated flush doors for all Offices
- Laminated flush doors for common toilets

FALSE CEILING AT COMMON PASSAGE

- False ceiling at common passage with modular gypsum tiles/board. Brand – Armstrong/AMF/Gyproc/Knauf/Danoline

LIFTS

- Passenger lifts & service lift. Brand – Kone/Otis/Schindler/Johnson

PAINTING

- Internal walls of passage area above tile dado - Oil Bound Distemper. Brand – Dulux- ICI/Asian/Berger/Nerolac



A JOINT INITIATIVE BY



SITE ADDRESS - NYATI EMPRESS, OPP. PHOENIX MARKET CITY (EAST COURT), VIMAN NAGAR ROAD, PUNE - 411 014

CORPORATE ADDRESS - 6TH FLOOR, NYATI UNITREE, NEAR GUNJAN THEATRE, NAGAR ROAD, YERWADA, PUNE - 411 006

MUMBAI - 804, LANDMARK PLATINUM, JUNCTION OF SV ROAD AND 34TH ROAD, KHAR(W), MUMBAI - 400 050

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