



ORVILLE BUSINESS PORT

VIBRANT COMMERCIAL SPACES  
AT VIMAN NAGAR





Artist's Impression

# EXCEPTIONAL DESTINATION FOR EXCEPTIONAL SUCCESS STORIES!

A new-age, one-of-its-kind business destination, Orville Business Port portrays innovative design and excellence. Everything about the spaces here is exceptional, including conveniences & architecture!

Spacious spaces personalised to meet international standards

Separate parking\*, lobbies & entrance facilities for retail spaces & offices

Ample vicinity parking

Facility for future expansion of showrooms, retail stores & workspaces

Excellent space utilisation

Less than a kilometer away from Pune Airport, Terminal 2, offering an exclusive connectivity to global markets

**Disclaimer:** Changes may happen at management discretion and convenience

A Project By



CONSTRUCTION TEAM

Construction by



Design Consultant



Design Architect





# ABOUT SIDDHESH PROPERTIES

Founded in 2006, Siddhesh Properties has been at the forefront of designing intelligent spaces that offer premium homes & commercial spaces as well as logistics & warehouses. The focus is to build the finest landmarks, one project at a time and drive it to perfection.

## OUR STRENGTHS

Quintessential landmarks

A hallmark of premium quality

Prowess in execution & deliveries

Hassle-free & seamless services,  
even beyond possession

Member of





## AN ADDRESS FOR THE VISIONARY!

Exclusive spaces, recreational amenities and impeccable specifications together render a destination that offers unparalleled experiences to your clients and gives an inspiring environment to your team!

The scalable office spaces at Orville Business Port, (with carpet sizes ranging from 1107 sq. ft. to 33196 sq. ft. on each floor) are intelligently designed to ensure effective utilisation of space complemented with luxurious features & quality details. Customise them exclusively to fit in your expectations, team size & growth!

### OFFICE SPACES

Scalable Workspaces designed for corporate offices for banks, financial service institutions, insurance companies, bespoke studio spaces, co-working spaces, healthcare centres, training centres, consultancies, IT companies, life science parks, polyclinics and more.

## LOCATION MAP



## AT THE EPICENTRE OF GROWTH & LEISURE!

### HIGHLIGHTS



Well-connected to major commercial & IT centres of Viman Nagar, Kharadi, Kalyani Nagar and more



Less than a kilometer away from the Pune airport



Close to popular malls, hotels and educational institutions



Located in an elite residential neighbourhood of Viman Nagar



Close to several dynamic locales of Pune including Kalyani Nagar, Koregaon Park, Kharadi, Magarpatta and more

## MASTER LAYOUT



- 1 ENTRY
- 2 PORCH
- 3 RECREATION CENTRE
- 4 OPEN-AIR LOUNGE
- 5 BASEMENT ENTRY
- 6 PODIUM PARKING ENTRY & EXIT
- 7 EXIT

Ample Visitor/Open Parking Space



# DESTINED FOR THE EXTRAORDINARY!

At Orville Business Port, we strived to bring all your expectations to life. But we didn't stop at that, we went beyond! That is what makes us different, that is what makes your space exceptional. Afterall, you were never destined for anything ordinary!

## AMENITIES

- Double-heighted designer grand lobby with corporate lounge
- Sophisticated & noise-free common conference rooms
- 24-hour ATM & vending machine kiosk
- Opulent lift lobby
- Dedicated retail parking
- Recreational zone
- Smart corporate parking
- Dedicated access to service lifts with separate service lobby area
- 100% DG backup with 60% diversity
- Fancy Concierge

## SPECIFICATIONS

- Earthquake resistant RCC framed structure
- Elegant retail and office spaces with high ceilings
- Structure integrated with IBMS facilitating all time monitoring
- Flat slab architecture offers better surface design
- Ultra quiet DGU glass facade
- High speed elevators manufactured by elite brands
- Fire prevention & fighting system
- Specially allocated service areas
- Smartly planned energy efficient building
- EV charging point
- Solar panels & rainwater harvesting system

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Artist's Impression



# SYNONYMOUS TO INNOVATION & EXCELLENCE!



Orville Business Port is inspired by the story of a legendary persona who is a pioneer in aviation for building the first operational airplane - Orville Wright! His innovative spirit & zeal is reflected in the innovative design & excellence of this business landmark.

Orville Business Port is designed to exude prestige and contemporary flair. Here, brilliantly-crafted workspaces meet the timeless hospitality of its creators. It is an opulent address built for growth, offering scalable office spaces, premium retail stores and showrooms.

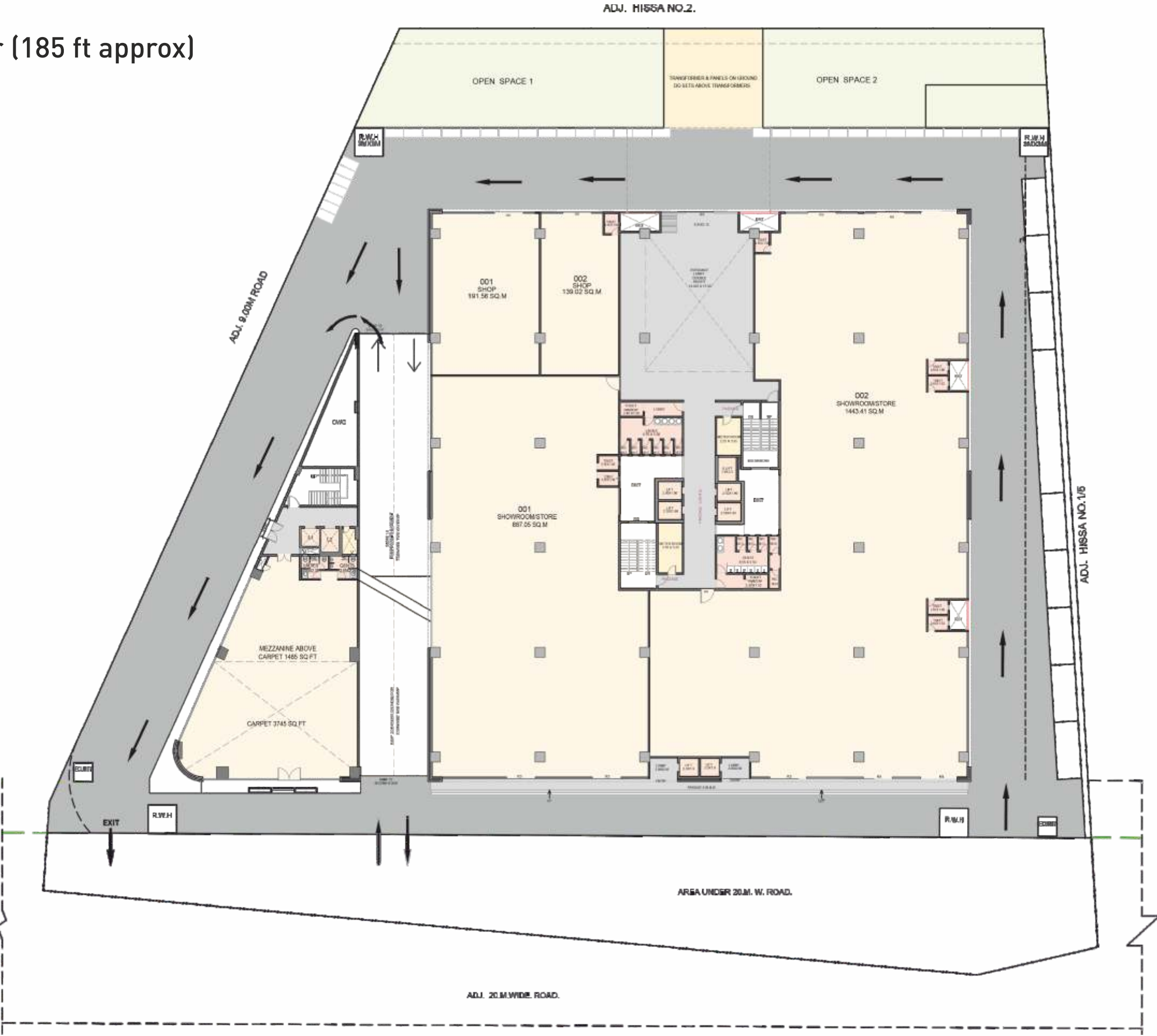


# SITE PLAN

A total frontage of A- bld- 57 mtr (185 ft approx)  
 & B- Bld 17 mtr( 55 ft approx)



VIBRANT COMMERCIAL SPACES  
 AT VIMAN NAGAR



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# BASEMENT PLAN

Basement + Gr Parking	Cars	Bikes
A-Building	262	186
B-Building	12	27
Open Parking	21	36



VIBRANT COMMERCIAL SPACES  
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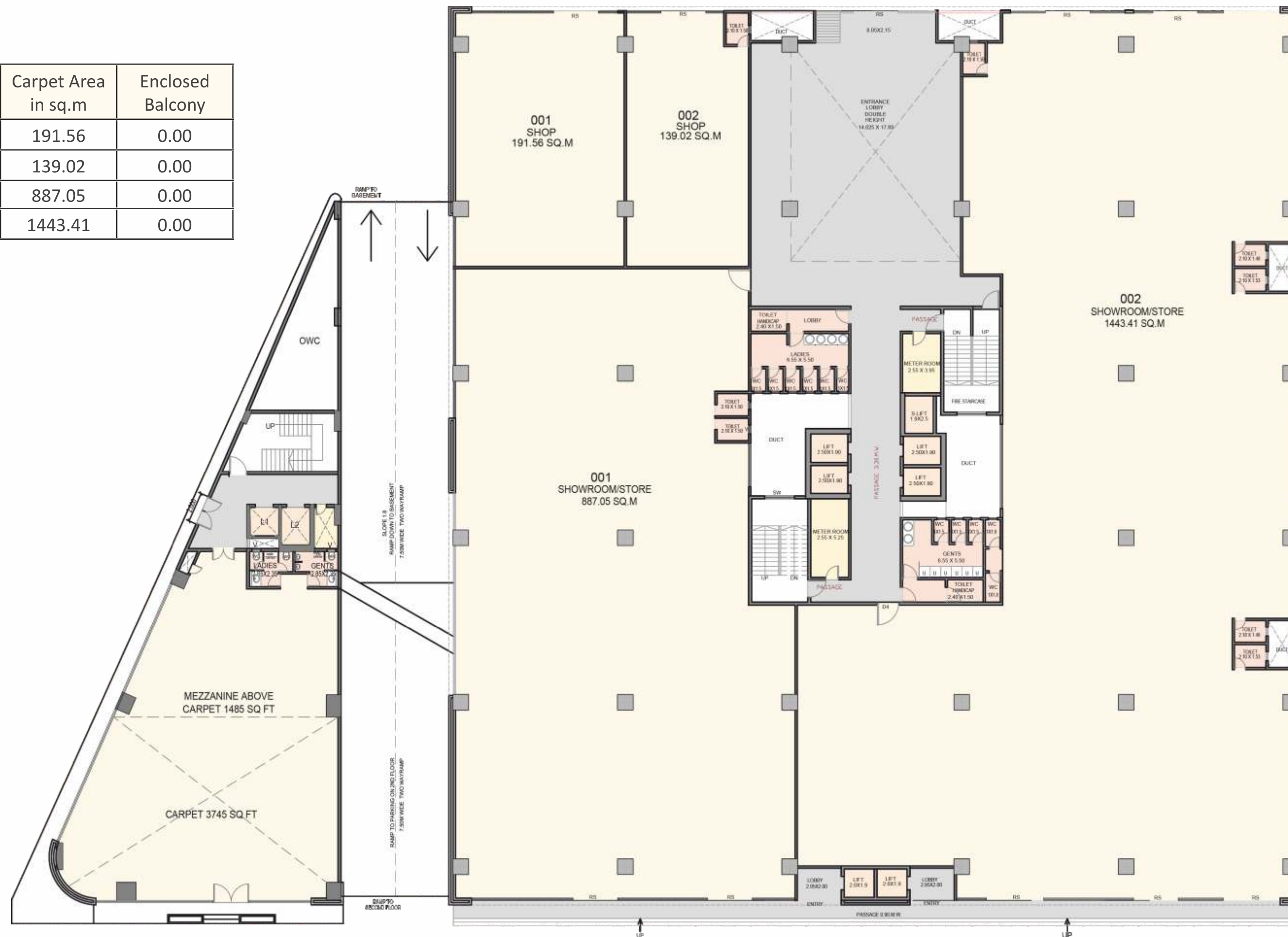
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# GROUND FLOOR PLAN



VIBRANT COMMERCIAL SPACES  
AT VIMAN NAGAR

Shop/Showroom/Office	Carpet Area in sq.m	Enclosed Balcony
Shop 001	191.56	0.00
Shop 002	139.02	0.00
Showroom 001	887.05	0.00
Showroom 002	1443.41	0.00



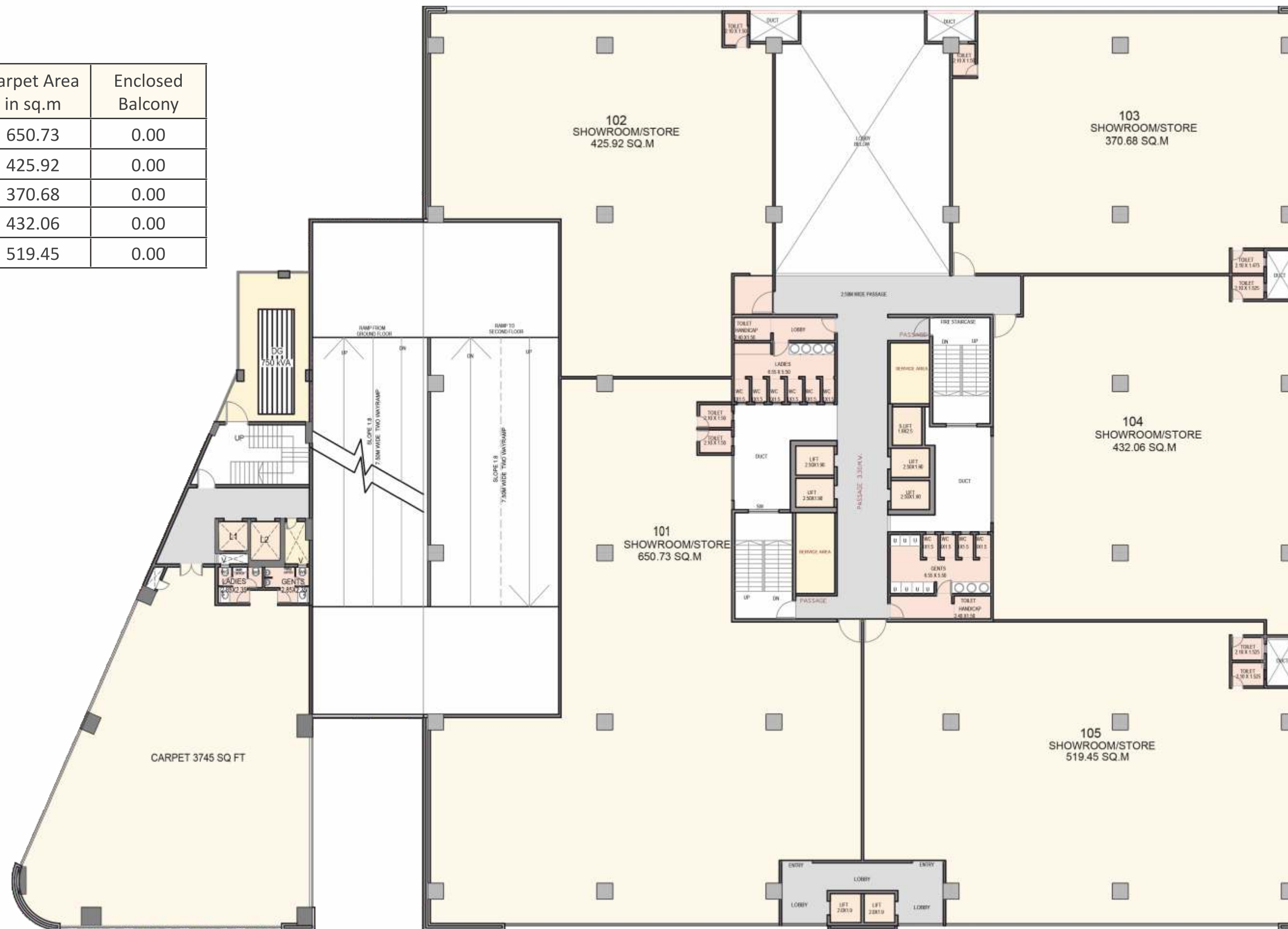
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# 1ST FLOOR PLAN



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Shop/Showroom/Office	Carpet Area in sq.m	Enclosed Balcony
Showroom 101	650.73	0.00
Showroom 102	425.92	0.00
Showroom 103	370.68	0.00
Showroom 104	432.06	0.00
Showroom 105	519.45	0.00



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# 2ND FLOOR PLAN



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2nd Floor Parking	Cars	Bikes
A-Building	43	422
B-Building	24	10



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# 4TH, 5TH FLOOR PLAN



VIBRANT COMMERCIAL SPACES  
AT VIMAN NAGAR

Shop/Showroom/Office	Carpet Area in sq.m	Enclosed Balcony
Office 401/501	308.39	66.09
Office 402/502	94.35	8.51
Office 403/503	91.58	11.19
Office 404/504	187.22	19.89
Office 405/505	308.15	63.04
Office 406/506	171.12	14.89
Office 407/507	308.15	63.04
Office 408/508	187.22	19.89
Office 409/509	91.58	11.19
Office 410/510	94.35	8.51
Office 411/511	308.39	66.09
Office 412/512	171.61	21.00



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# 6TH FLOOR PLAN

Shop/Showroom/Office	Carpet Area in sq.m	Enclosed Balcony
Office 601	308.39	66.09
Office 602	110.96	10.55
Office 603	PASSAGE	
Office 604	224.21	24.42
Office 605	308.15	63.04
Office 606	171.12	14.89
Office 607	308.15	63.04
Office 608	REFUGE AREA	
Office 609	REFUGE AREA	
Office 610	147.96	15.08
Office 611	308.39	66.09
Office 612	171.61	21.00



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# 7TH, 8TH, 9TH FLOOR PLAN



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Shop/Showroom/Office	Carpet Area in sq.m	Enclosed Balcony
Office 701/801/901	308.39	66.09
Office 702/802/902	98.13	8.97
Office 703/803/903	87.81	10.73
Office 704/804/904	187.22	19.89
Office 705/805/905	308.15	63.04
Office 706/806/906	171.12	14.89
Office 707/807/907	308.15	63.04
Office 708/808/908	187.22	19.89
Office 709/809/909	87.81	10.73
Office 710/810/910	98.13	8.97
Office 711/811/911	308.39	66.09
Office 712/812/912	171.61	21.00



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# 10TH FLOOR PLAN



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Shop/Showroom/Office	Carpet Area in sq.m	Enclosed Balcony
Office 1001	792.98	153.74
Office 1002	111.88	17.81
Office 1003	169.31	14.89
Dining 1004	111.88	17.81
Office 1005	126.09	20.07
Office 1006	126.09	20.07



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SITE ADDRESS

**ORVILLE BUSINESS PORT**

Sr.No.211/1/1, 211/1/2, 211/1/3, 211/1/4  
Opposite Konark Campus. Airport Terminal 2 Road, Lohegaon,  
Viman Nagar, Pune - 411014

PUNE OFFICE


**SIDDHESH PROPERTIES**

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