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THE HEART
OF THE
CITY.
NOW, THE
HEART OF
YOUR
BUSINESS.



REDEFINING HIRABAUG

The heart of the city, a rich history and a great future come together at HBC. Hirabaug is all set to stand tall and proud with these advantages that no other location in the city can claim.

A flourishing commercial space often forms the beginning of a flourishing community. Hirabaug Business Center is precisely that beginning. And here's your chance to get the first movers advantage to make it the heart of your business.

Belong to a benchmark commercial space. Belong to the future in making.



HIRABAUG BUSINESS CENTER.

THE PERFECT INVESTMENT DESTINATION

How often does the heart of the city offer remarkable business spaces that would mean the heart of your business!

8 select showrooms and just 3 floors of limited edition offices. Design and elevation to make a statement for you and impress every visitor. Planned to make it convenient for the business space owners and a smooth and hassle-free experience for every customer.



A SPACE AT HBC MEANS SO MUCH MORE

- Be a part of the first-of-its-kind modern business space at Hirabaug
- Become the first mover in building a flourishing community around
- A smart elevation you'll feel proud to own
- Impress your customers even before they enter your office
- Smart and efficient spaces for a profitable business
- People will look up to you for your business intellect



MORE SENSE MEANS BETTER BUSINESS

It only makes more business sense to make use of your space just for your work. And all the other essential support system can be shared with multiple offices around. Reduce operating costs and increase profitability. Surely better business.

Common features that can be shared by offices:

- Reception
- Conference room
- Services like photo copies, fax machines and other equipment
- Storage spaces
- Washrooms, toilets
- Pantry area
- Break-away zones

Ideal for:

- Chartered Accountants
- Lawyers and Consultants
- Small Entrepreneurs
- Investment Consultants
- Professionals
- Design Consultants
- Architects and Civil Engineers



DEDICATED FLOOR FOR DOCTORS AND ANCILLARY SERVICES

While doctors essentially use their clinic spaces individually, they can conveniently share waiting lounges, laboratories, therapy centers to work their consultancy efficiently. HBC has worked a smart strategy for doctors with common facilities like

- Radiology labs
- Pathology labs
- Medical stores
- Physiotherapy centers
- Waiting areas

Ideal for:

- ENT specialists
- Eye clinics
- General physicians
- Homeopathy and Ayurvedic clinics
- Hair and Skin clinics



SHOWROOMS

- 8 showrooms to choose from with 20 ft. clear frontage
- Spread across 1300 sq.ft. to 10000 sq.ft.
- Flexible inter-connected double height
- Tailor-made vertical and horizontal showrooms
- Double height of 20 ft. for better shopping experience
- Well-planned storage spaces for inventory
- Ready customer base for you with office spaces just above and a good flow of people



OFFICE SPACES

- 2 floors dedicated to offices
- Offices ranging from 500 sq.ft. to 5000 sq.ft.
- Well-planned with all necessities in place – electrical, digital and more
- Convenience to office staff and employees with showrooms below
- A thriving space with a great people flow
- Ideal for young entrepreneurs, professionals and investors



SHOPS

- Make the most of 10 feet clear height
- Convenience for visitors with ample parking in front of the shop
- 3 feet above ground level for better visibility for prospective customers
- 10 to 20 feet of clear road frontage
- Double security with CCTV and manual security
- Attached washrooms for the team and customers



SPECIFICATIONS

Architectural and Elevation

- Flexible Internal Layout
- Wide column span
- Large floor plate
- Ample car and two wheeler parking
- High floor to floor clearance
- Vetrified designer flooring at entrance lobby and common areas
- Natural light and ventilation
- Landscape at main entrance

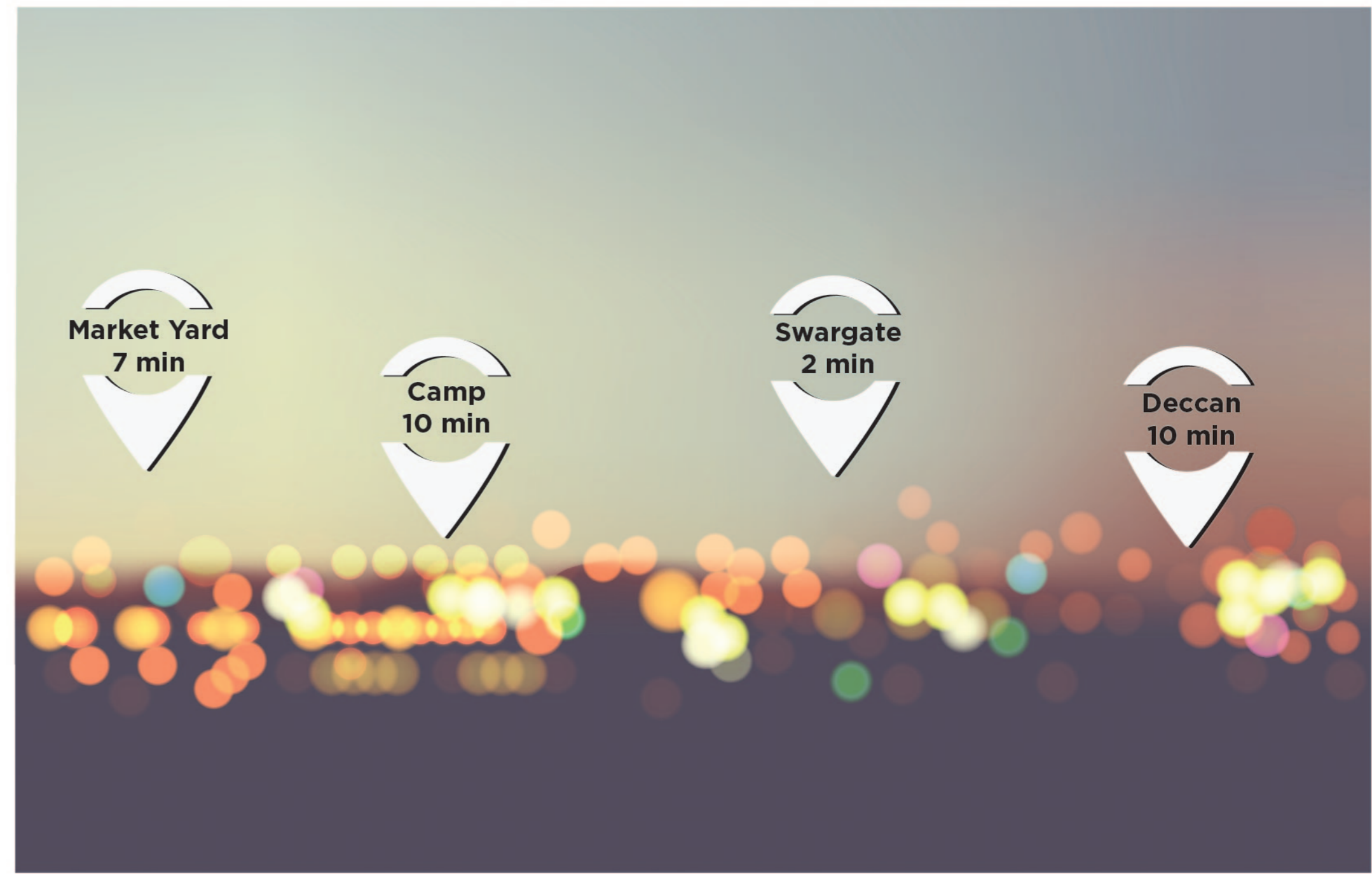
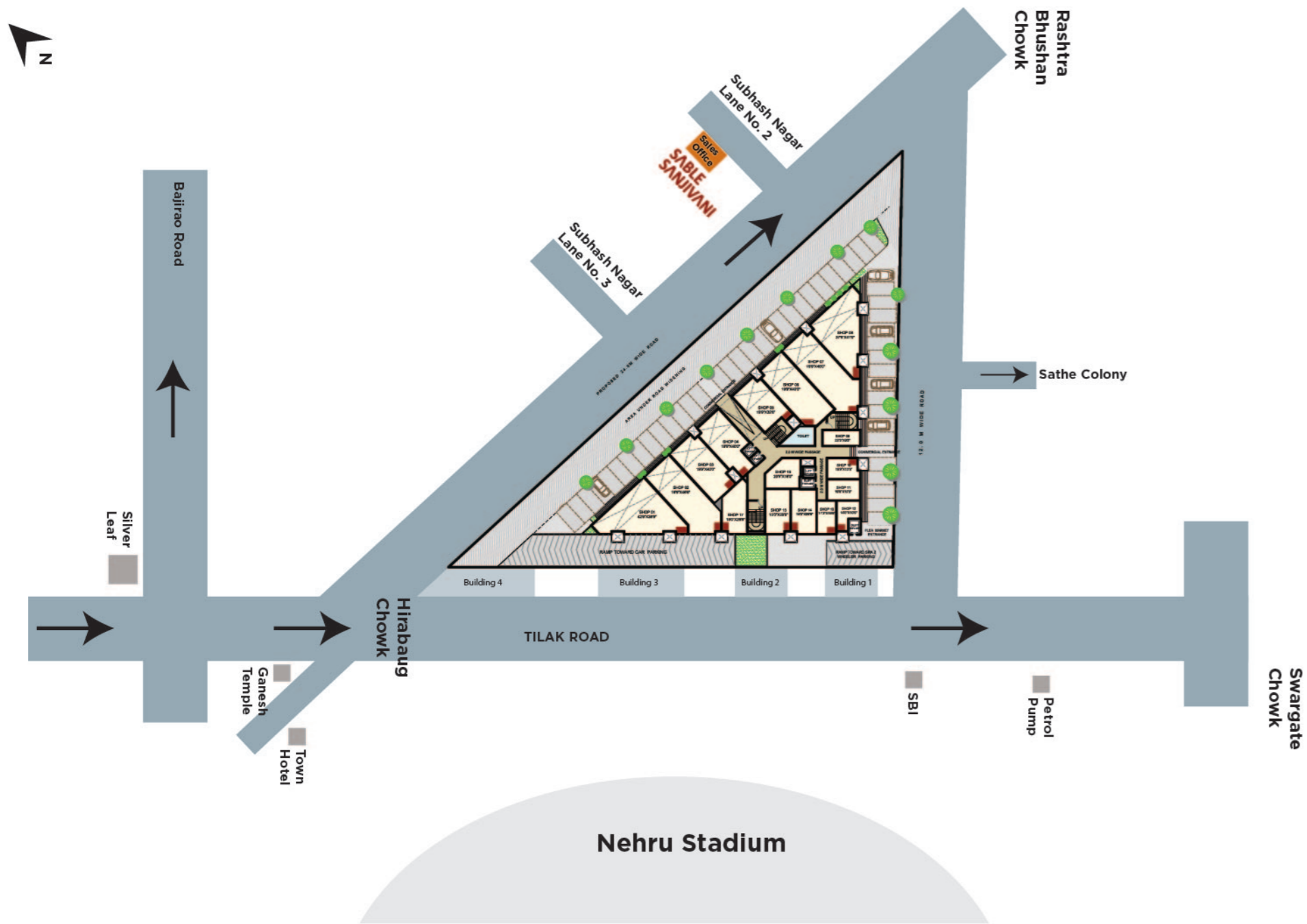
Utility

- High speed elevator
- Generator back-up for common area and elevator
- CCTV surveillance
- Dedicated water supply and electric meter
- Furnished restroom on each floor

Other Features

- Fire fighting system
- Sewage treatment plant (STP)
- Provision for wash room for each unit
- Best in class maintenance system







A GROUP YOU CAN TRUST

Sable Sanjivani is a renowned Pune based business group. Quality and deeply valued principles form our foundation. Our diversified interests have led us into different business verticles like FMCG & Footwear. Now we have added a new verticle of Real Estate to the Group Business. We came in to this verticle to deliver quality products at an affordable price. Government policies & framework have given a further boost to our establishment. Our moto is to provide full satisfaction to end users by putting all priciples of RERA Act and other government policies provision in place. Our progressive and creative leaders have helped to establish us in the Real estate market with several significant projects underway in Maharashtra. These include a Slum Rehabilitation Project, a Low Cost Residential Project and a Luxurious & High end Township Project. We are motivated, committed and dedicated to stay ahead of the curve in our thought and design to create tangible services, which benefit our customers.

