



ADIRÁ[^]

— HIGH STREET

PREMIUM SHOPS

—
KHARADI NXT-WAGHOLI



GAGAN
DEVELOPERS
CREATING EXPERIENCES

Top real estate developer of the city, crafting modern homes with perfection, state-of-the-art amenities, and unwavering commitment to excellence, ensuring a life beyond expectations.





Welcome to **Esbee Realty**, a cherished family legacy spanning six decades, originating with the principled **Shribhagwan Bhishambardayal Agarwal** in Pune. Renowned for their quality dry fruits and spices, he later ventured into real estate, shaping a trusted legacy upheld by **Rajesh and Mukesh Agarwal**. Now led by **Anuj Agarwal**, **Esbee Realty** boasts a rich history, constructing 3L Sq. Ft. and ongoing projects at 11L Sq. Ft. Our commitment to exceptional service and unwavering quality remains steadfast as we assist you in buying, selling, or investing in properties.

ONGOING PROJECTS BY:



PREMIUM WORK SPACES



PREMIUM SHOPS, SHOWROOMS
& COMMERCIAL SPACES

A *Golden Address* FOR FLOURISHING BUSINESSES

ADIRÁ
— HIGH STREET



Strategic Location: Situated at the intersection of **Kharadi NXT** and **Wagholi**.



Exquisite Spaces: Offers attractive commercial spaces for businesses.



Strong Connectivity: Seamless access to the city for enhanced accessibility.



Constant Foot Traffic: Proximity to established residential communities ensures a steady flow of visitors.



Prime Growth Potential: Positioned in a booming commercial area.



Ideal for Entrepreneurs: Combines visibility with ample opportunities for growth.



Diverse Customer Base: Attracts professionals from nearby IT centres, educational institutions, and healthcare facilities.



LOCATION *Advantages*

HOME TO TOP SCHOOLS 

Lexicon, Oxford, Phoenix World, Euro School, Sanskriti, Kidzee, Kothari International.

HOSPITALS 

Rainbow, Lifeline, Imax Multi specialty, Lifeline, Medi Point Hospital

NEARBY MALLS 

manora, Phoenix Marketcity, Seasons (15-20 mins).

QUICK ACCESS TO FOOD OUTLETS 

(Subway, Burger King, etc.) and retail shops (Star Bazaar, Zudio, etc.).

MANUFACTURING HUB 

Sanaswadi, Shikrapur, and Ranjangaon via Sh27.

IT HUB (WITHIN 6 KM) 

Credit Suisse, Barclays Global Service Centre, Veritas Technologies, Symantec Software Solutions

CLOSE TO 

Magarpatta Viman Nagar, Keshav Nagar and Mundhwa

KEY ROADS 

Magarpatta Road, Pune-Nagar Road, Old Mundhwa Road, Kharadi South Main Road, Lohegao Wagholi Road, Awhalwadi Road

RAILWAY STATION 

15 km from Pune Junction Railway Station via NH-753F

PUNE INTERNATIONAL AIRPORT 

10 km via Lohegao-Wagholi Road.

RENTAL HUB NEAR KHARADI 

Employment centers, affordable housing.

METRO 

Ramwadi Metro Station
Kalyani Nagar Metro Station
Upcoming Bakori Phata Metro Station

↑
FEATURES

OPENING THE *Golden Gates* TO PROGRESS

PRIME LOCATION 

Positioned at Kharadi NXT – Wagholi, a hotspot for growth and connectivity

SPACIOUS SHOPS 

Ample space to showcase your brand and expand your offerings

LOFT AREAS 

Additional space that adds flexibility and functionality to your shop

WASHROOM FACILITIES 

Ensuring convenience for your business operations.

EXCELLENT VISIBILITY & FRONTAGE 

Make a grand impression with maximum exposure





PROJECT HIGHLIGHTS

COMMERCIAL FRONTAGE OF 600+ SQ FT

A HUGE HIGH STREET OF 60+ SHOPS

SURROUNDED BY 10,000+ HOMES

ADIRA, A TRUE LANDMARK OF WAGHOLI



**IDEAL BUSINESS
SPACES FOR**

CAFE'S

ADIRÁ
— HIGH STREET



RETAIL SHOP

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— HIGH STREET



CLINICS

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HOTELS & RESTAURANTS

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HEALTHCARE

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SALONS

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SALONS

A Golden Structure

A GRAND WELCOME



SPECIFICATIONS



SHOP/ LOFT AREA

- » Vitrified tile flooring
 - » POP / Gypsum finish for walls and ceilings
-



WASHROOM

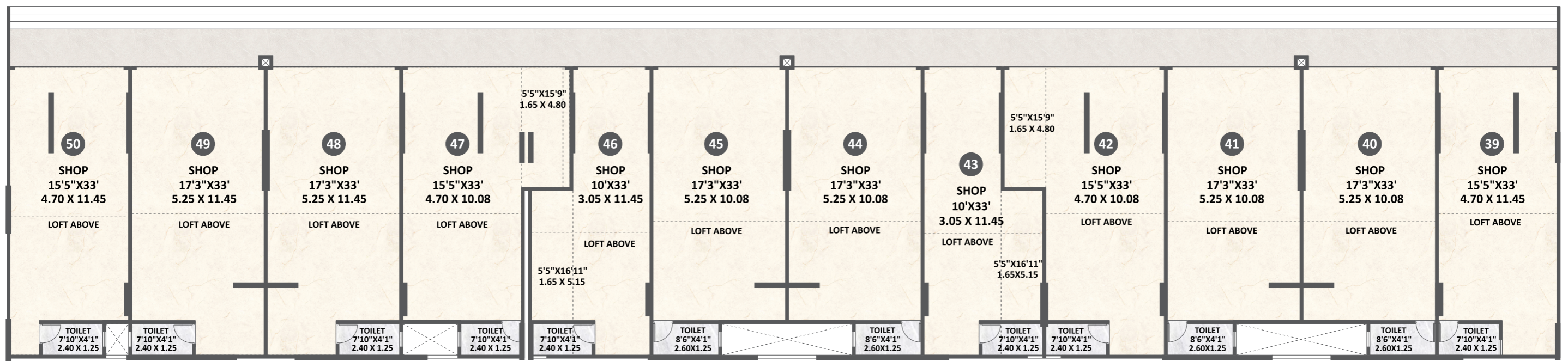
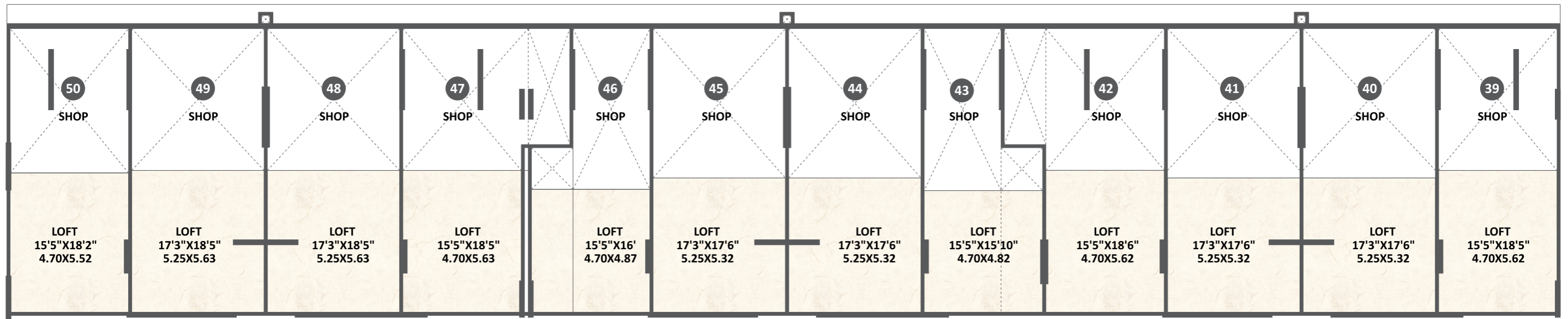
- » Vitrified/Ceramic flooring
 - » Dado Wall Tiles
 - » Standard make CP fittings and sanitary ware.
 - » Plywood door frames and laminate flush doors.
 - » One inlet provision for domestic supply
 - » One outlet provision for waste water discharge
-



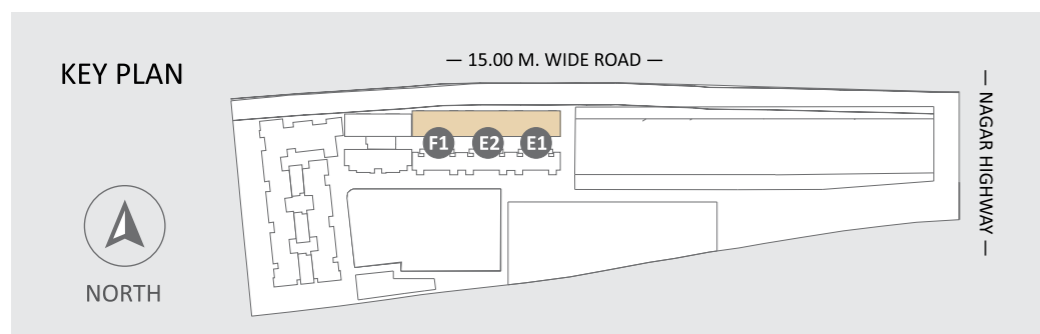
OTHERS

- » OBD finish paint for internal walls
- » Good quality paint for external walls
- » Electricity point of supply

BUILDING - E1, E2 & F1 | LOFT PLAN

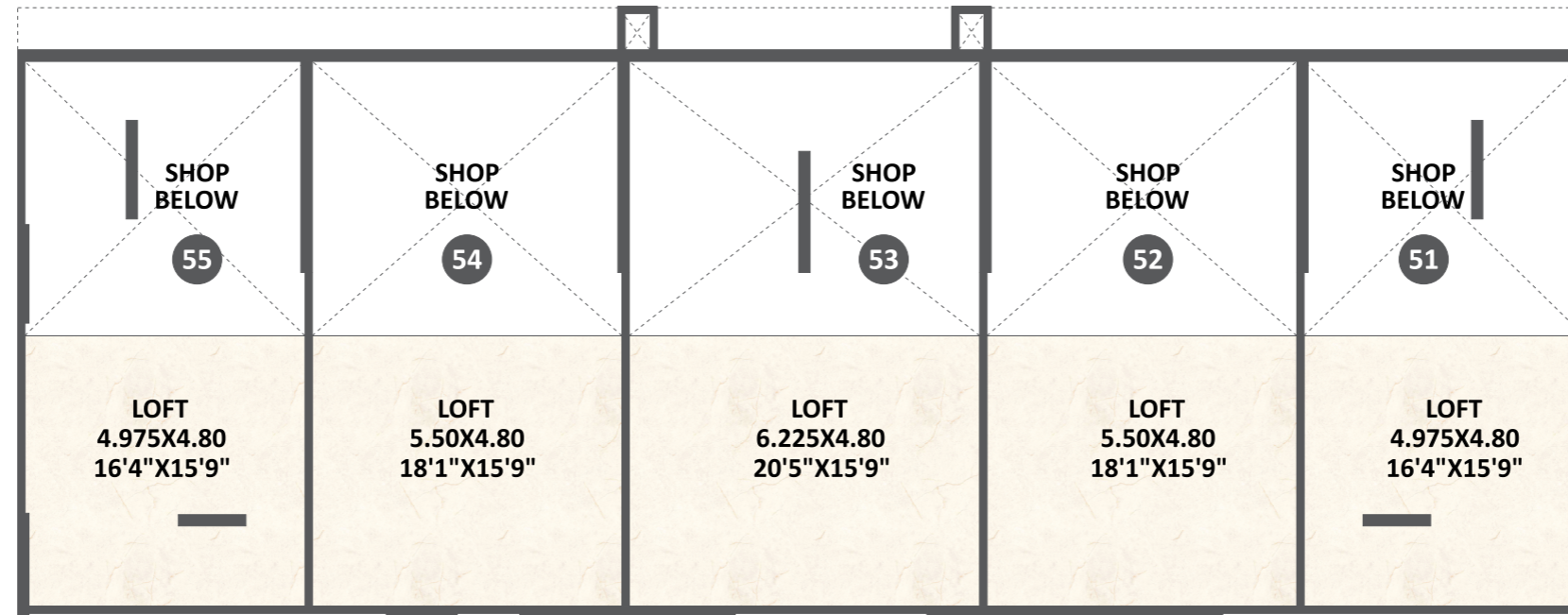


BUILDING - E1, E2 & F1 | GROUND FLOOR PLAN

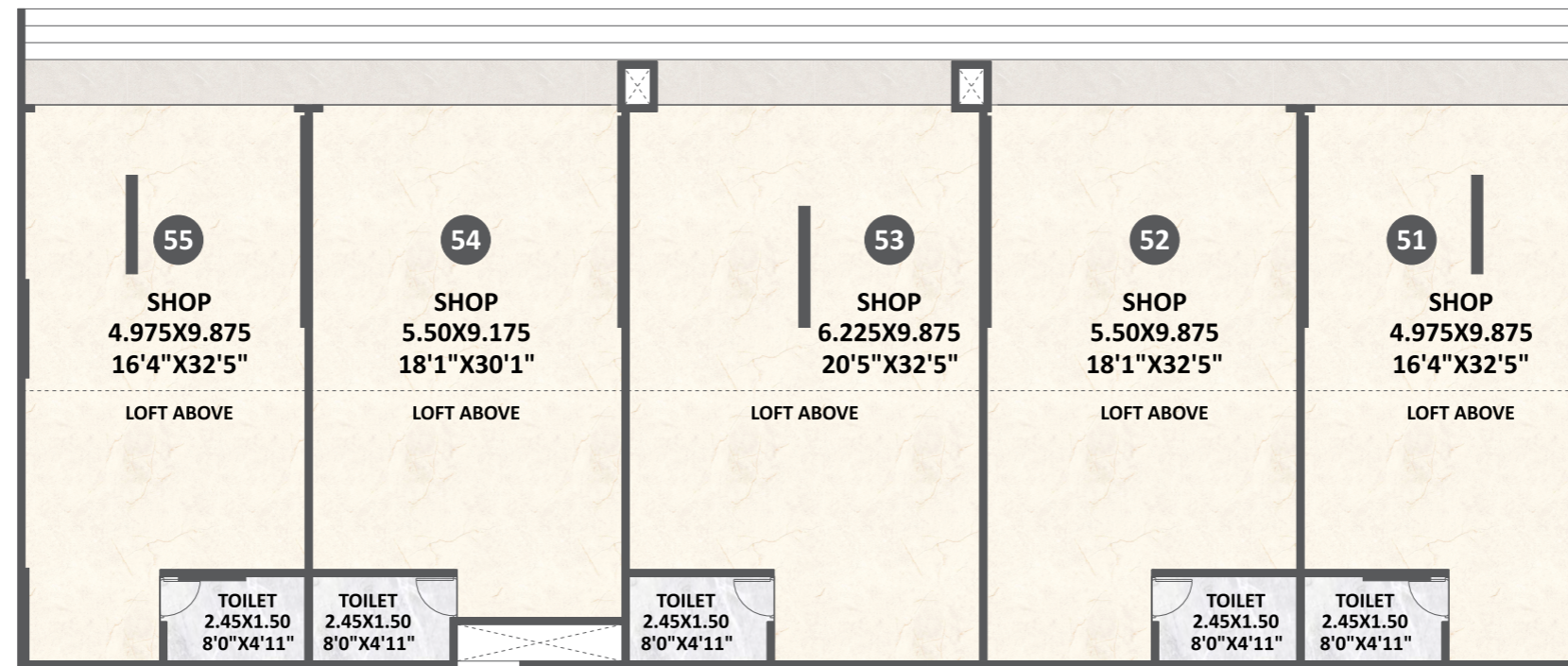


SHOP NOS.	CARPET AREA (IN SQ.M)	LOFT (100%) (IN SQ.M)	TOTAL AREA (IN SQ.M)	TOTAL AREA (IN SQ.FT.)
39	53.82	26.43	80.25	863.81
40	56.47	27.96	84.43	908.80
41	56.47	27.96	84.43	908.80
42	61.73	26.45	88.18	949.17
43	45.69	22.68	68.37	735.93
44	56.47	27.95	84.42	908.70

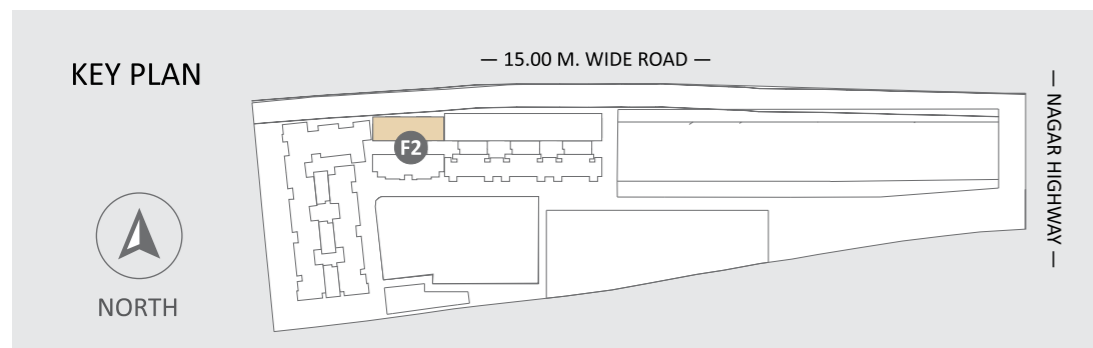
SHOP NOS.	CARPET AREA (IN SQ.M)	LOFT (100%) (IN SQ.M)	TOTAL AREA (IN SQ.M)	TOTAL AREA (IN SQ.FT.)
45	56.47	27.95	84.42	908.70
46	45.69	22.91	68.60	738.41
47	58.57	26.44	85.01	915.05
48	60.11	29.53	89.64	964.88
49	60.11	29.53	89.64	964.88
50	52.41	25.96	78.37	843.57



BUILDING - F2 | LOFT PLAN

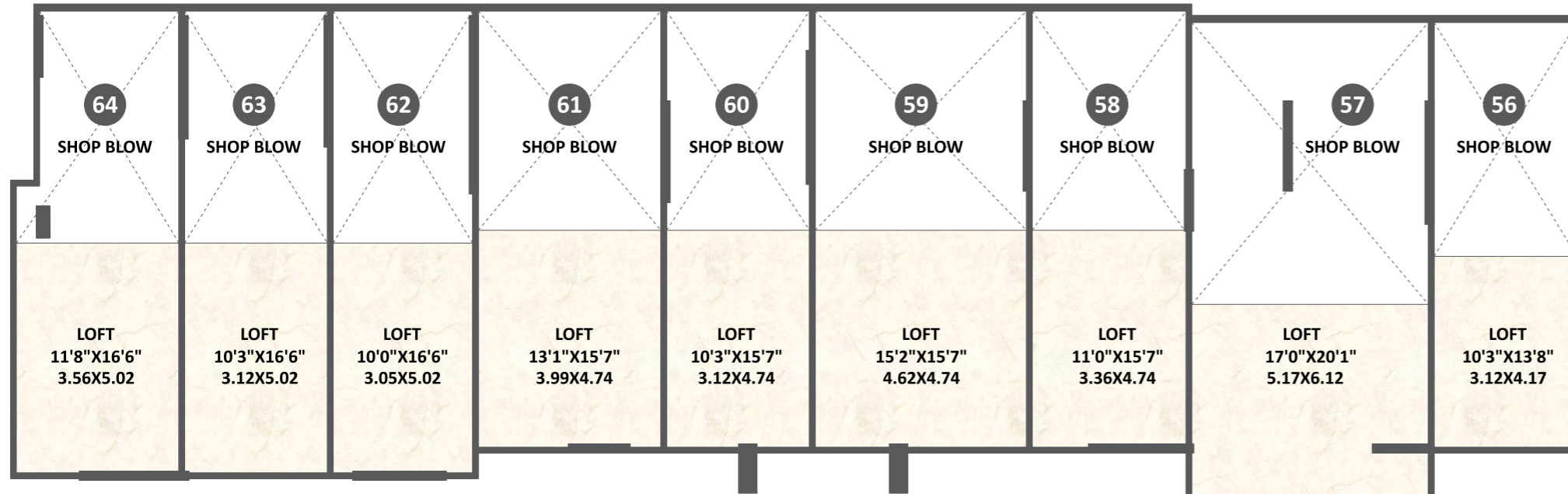


BUILDING - F2 | GROUND FLOOR PLAN

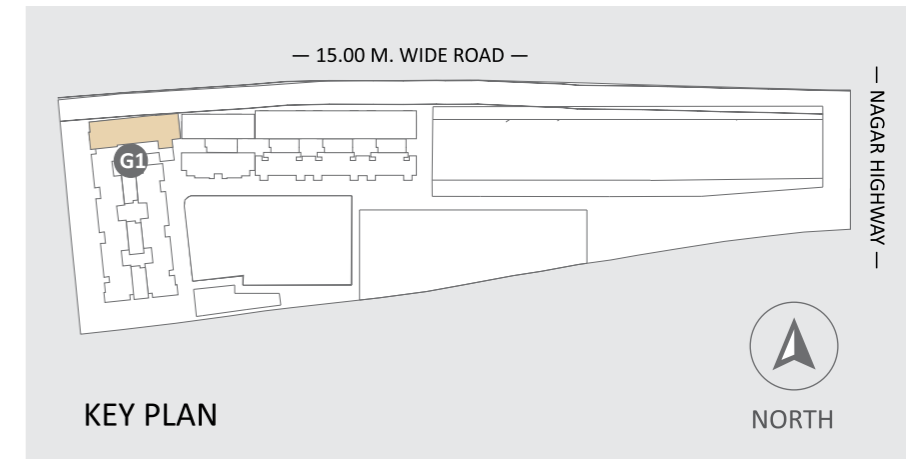
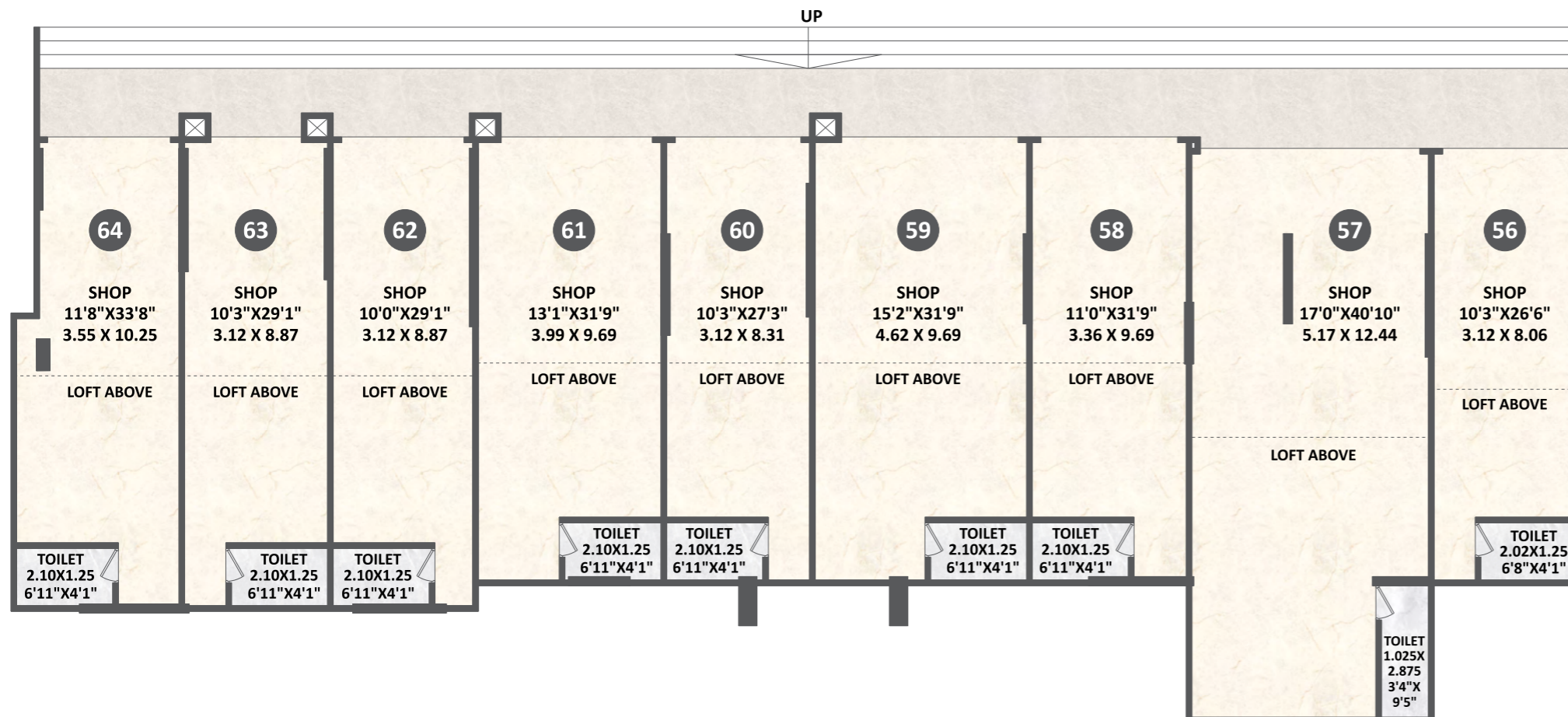


SHOP NOS.	CARPET AREA (IN SQ.M)	LOFT (100%) (IN SQ.M)	TOTAL AREA (IN SQ.M)	TOTAL AREA (IN SQ.FT.)
51	49.13	23.88	73.01	785.88
52	54.31	26.40	80.71	868.76
53	61.47	29.88	91.35	983.29
54	51.95	26.40	78.35	843.36
55	49.13	23.88	73.01	785.88

BUILDING - G1 | LOFT PLAN



BUILDING - G1 | GROUND FLOOR PLAN



SHOP NOS.	CARPET AREA (IN SQ.M)	LOFT (100%) (IN SQ.M)	TOTAL AREA (IN SQ.M)	TOTAL AREA (IN SQ.FT.)
56	29.50	13.03	42.53	457.83
57	64.38	31.67	96.05	1033.90
58	32.60	15.97	48.57	522.80
59	44.82	21.95	66.77	718.66
60	30.28	14.83	45.11	485.58
61	38.71	18.96	57.67	620.74
62	31.26	15.33	46.59	501.48
63	32.03	15.70	47.73	513.81
64	34.40	17.83	52.23	562.20

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HIGH STREET



GAGAN
DEVELOPERS
CREATING EXPERIENCES



Site Address:

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www.adira.co.in | Call: 92260 89626



MahaRERA No.: **P52100053118**

Disclaimers: The perspective images in this brochure are Artistic impressions / Schematic representations of the project. Many items shown in the images are not included in the standard offering and are only an indication of how the units can be used. Viewers confirm that they have not taken his / her decision to purchase / book by viewing these perspective images on this brochure. The finish and colours or items demonstrated as part of the standard offering is subject to minor variations as we are dependent on other companies / vendors for procuring the same.