



ALLURE

BUSINESS HUB

DESIGNED FOR THE FUTURE OF BUSINESS



A GROWING FOOTPRINT OF SUCCESS

Rooted in a legacy of over four decades, Pristine is a name synonymous with trust, transparency and thoughtful construction. With more than 10 Million sq. ft. already delivered and another 10 Million sq. ft. under development, the brand has established a reputation for crafting elegant, enduring spaces across prime locations in Pune.

Pristine's philosophy, Trustism is at the heart of everything it creates ensuring that every home is not just built well, but built with intention. From intuitive design and high-quality construction to state-of-the-art amenities and clear legal titles, every Pristine project reflects an unwavering commitment to excellence.

A SPACE THAT SPEAKS BUSINESS

Allure Commercial Hub cannot be defined as just a commercial property. It is a refined address for forward-thinking businesses that demand more than just space. Strategically designed with architectural precision and thoughtful planning, **Allure Commercial Hub** brings together elegant aesthetics, seamless functionality and an atmosphere primed for growth. Every corner here invites productivity, collaboration and innovation.

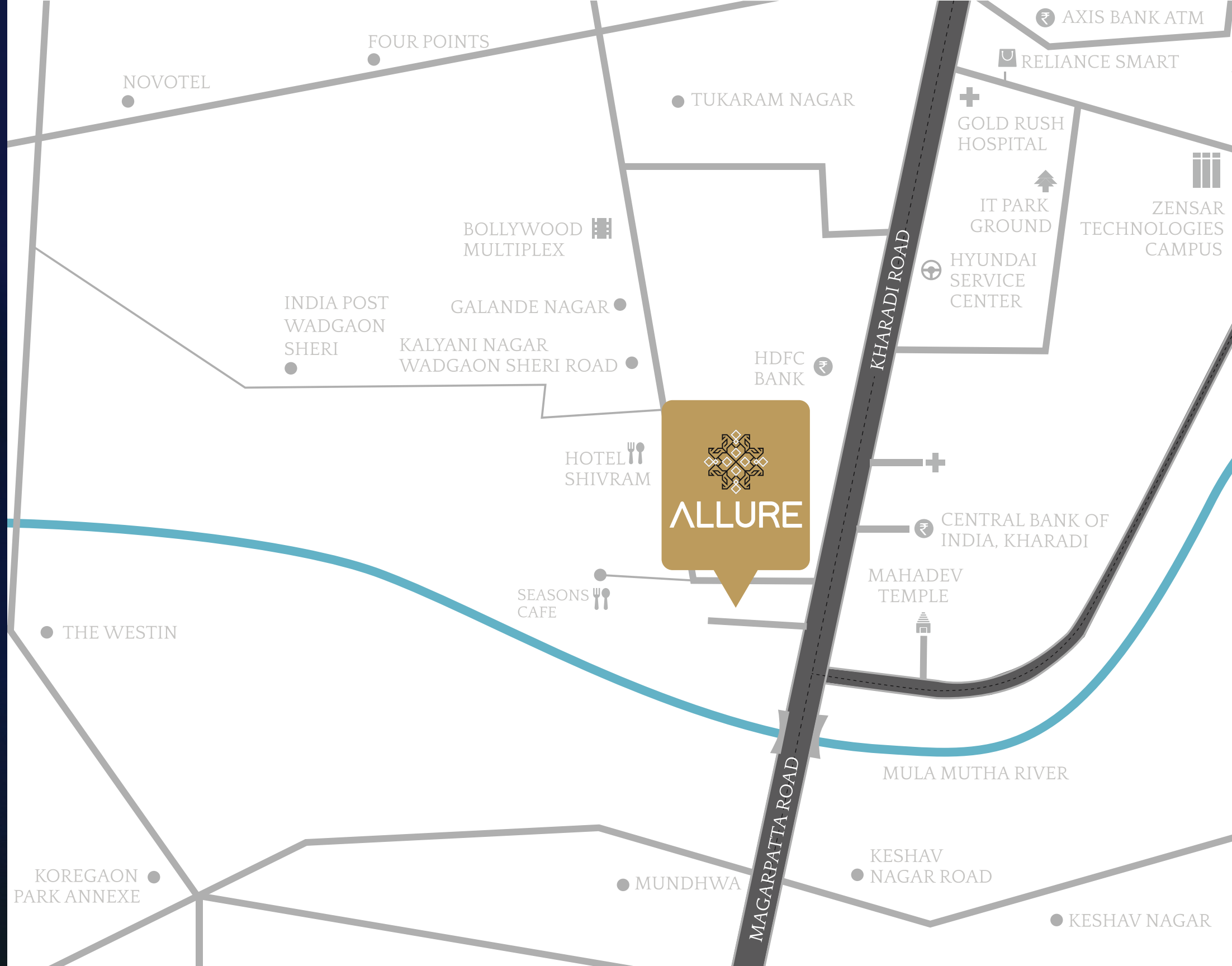


*Artistic Impression

A LANDMARK AT THE HEART OF CENTRAL KHARADI

Rising in the thriving business corridor of Kharadi, **Allure Commercial Hub** enjoys a front-row seat to one of Pune's most sought-after commercial destinations.

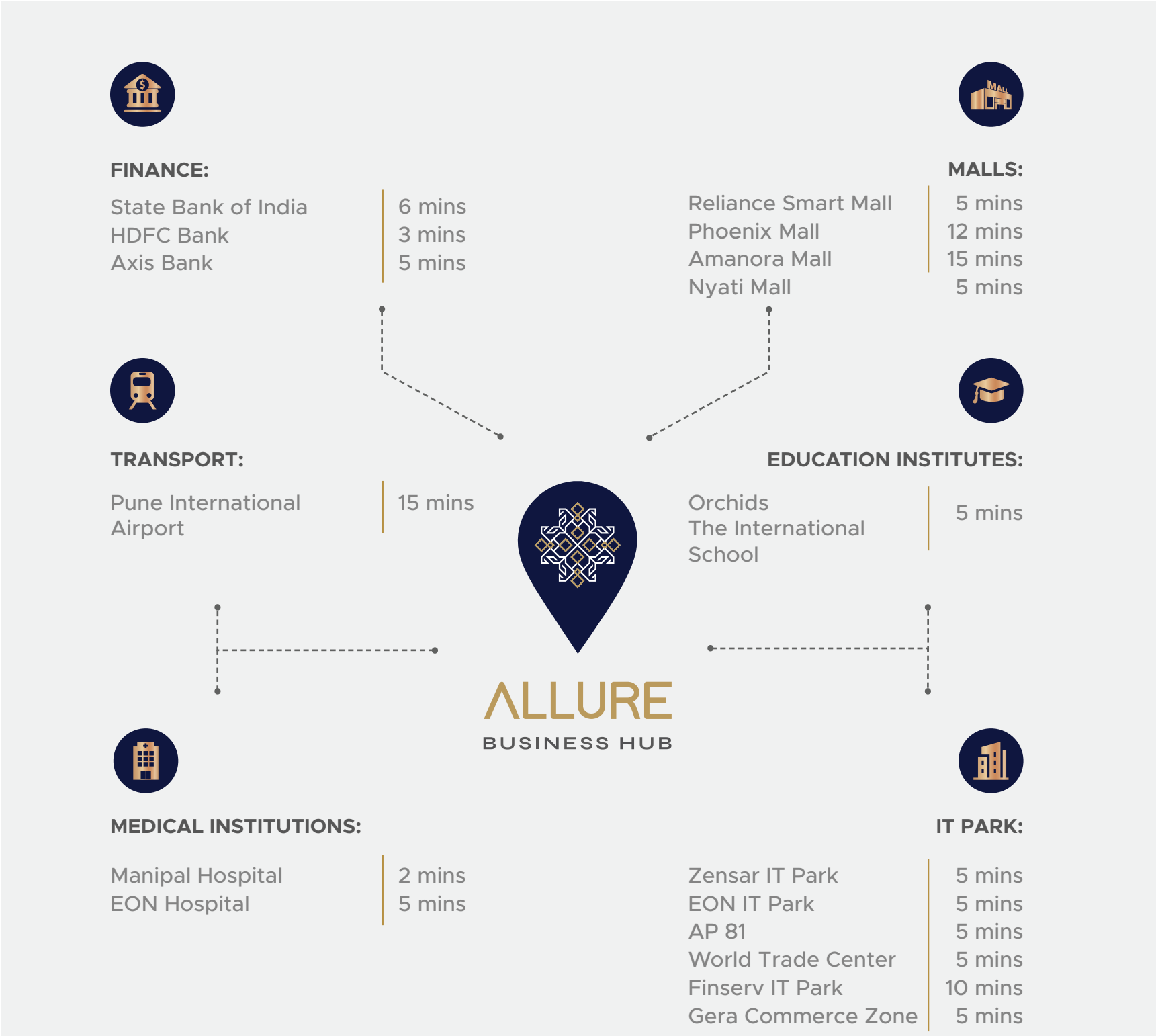
Strategically placed amidst corporate giants, retail hubs and premium residential zones, it offers not just visibility but undeniable value.



A BUSINESS HUB CLOSE TO ALL THAT MATTERS

Allure Commercial Hub offers unmatched connectivity to Pune’s most vital commercial and social hotspots ensuring your business is always in the centre of action.

Surrounded by **Residential, Commercial, Healthcare, Retail, IT parks** and a strong talent ecosystem; **Allure Commercial Hub** ensures to place your business at the crossroads of convenience and opportunity. In today’s world, location isn’t just about where you are, it is about how far you can go.



CRAFTED FOR AMBITIONS THAT SCALE

AMBITIONS



WHERE DESIGN THINKS AHEAD

At **Allure Commercial Hub**, workspaces are not just built, they are engineered for evolution. Every square foot is curated to empower productivity, simplify operations and reflect the stature of a future-facing business. These spaces are designed to meet the needs of modern businesses that value both form and function and are engineered to evolve with your ambitions.



*Artistic Impression

ARCHITECTURAL PRECISION MEETS BUSINESS PURPOSE

This space is a testament to architectural foresight and intelligent use of space.

Every element has been designed to inspire and facilitate meaningful work; with plenty of natural light and efficient layouts.

A workplace that reflects ambition, shapes the way business is conducted and enables it to thrive.



*Artistic Impression

DESIGNED TO FUEL YOUR MOMENTUM

MOMENTUM





MODERN WORKPLACE - REDEFINED

Allure Commercial Hub brings together every essential for a smooth, future-ready workday. From seamless electrification and data cabling to reliable high-speed internet, each feature has been thoughtfully integrated to support modern business needs. Secure access, efficient parking and intelligent vertical movement ensure ease and comfort from arrival to exit. Every detail, including corporate-grade infrastructure, is designed to enhance focus, performance and daily flow.

- | | | | |
|----|----------|----|-----------------------------|
| 1. | Security | 4. | Corporate Essentials |
| 2. | Parking | 5. | Elevators |
| 3. | Internet | 6. | Electrification and cabling |



*Artistic Impression

SEAMLESSLY EQUIPPED STRUCTURE

Here, modern business finds a setting that matches its pace and precision.

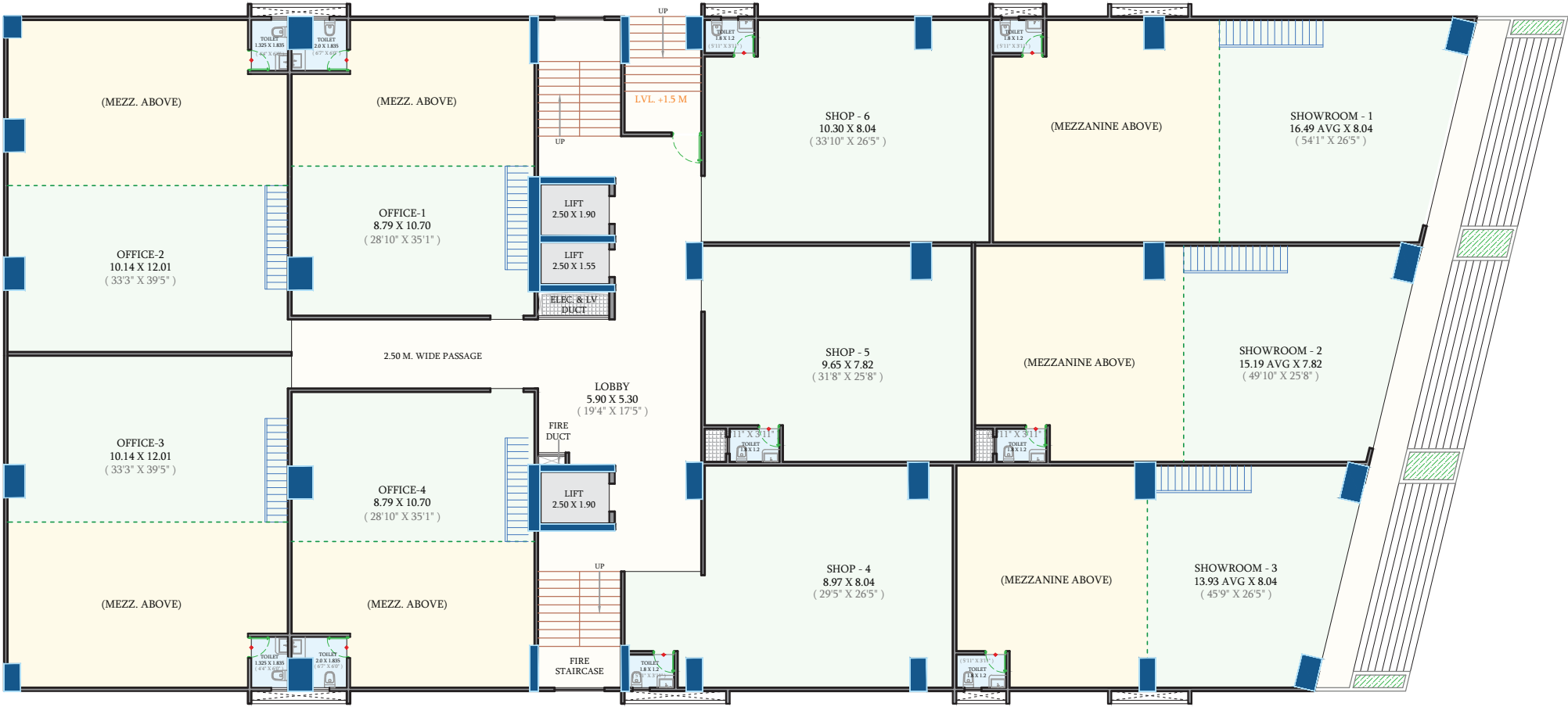
High-speed internet, advanced security systems, and robust electrification are some integral components. Features like secure access control, intelligent vertical movement etc. have been implemented to ensure operational ease.

An environment where professionals can focus entirely on their objectives, assured that their workspace supports their every need.



FLOOR PLANS

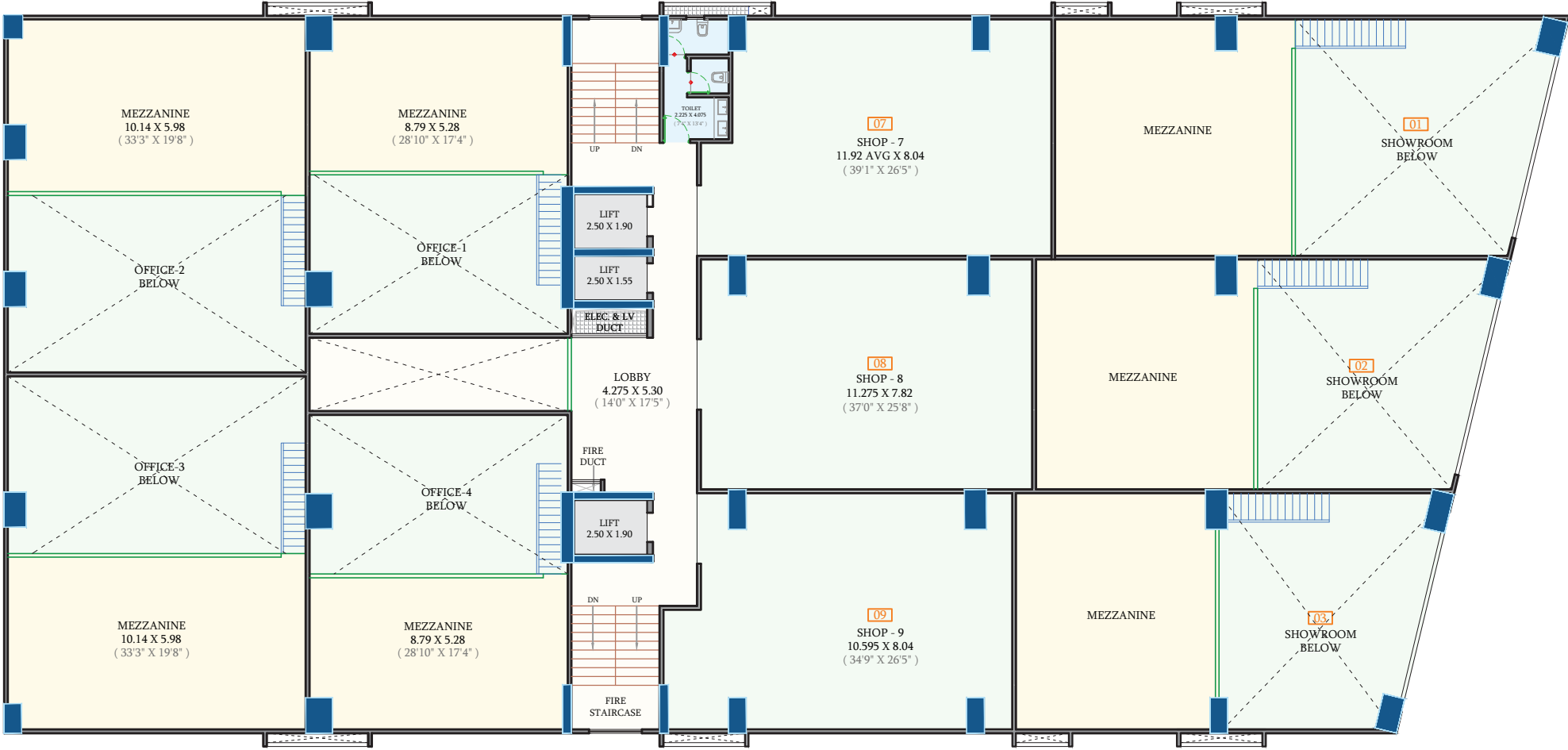




GROUND FLOOR PLAN

AREA STATEMENT				
	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
	SHOP CARPET	MEZZANINE		
1	132.48	65.77	198.25	2134
2	118.78	58.96	177.74	1913
3	111.96	55.56	167.52	1803
4	84.30	0.00	84.30	907
5	75.58	0.00	75.58	814
6	83.11	0.00	83.11	895
			786.68	

AREA STATEMENT				
	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
	SHOP CARPET	MEZZANINE		
1	91.19	45.35	136.54	1470
2	120.12	59.74	179.86	1936
3	120.75	60.28	181.03	1949
4	91.60	45.36	136.96	1474
			634.39	



1ST FLOOR PLAN

AREA STATEMENT				
SHOP NO.	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
	SHOP CARPET	MEZZANINE		
7	91.66	0.00	91.66	987
8	88.47	0.00	88.47	952
9	90.68	0.00	90.68	976
			270.81	



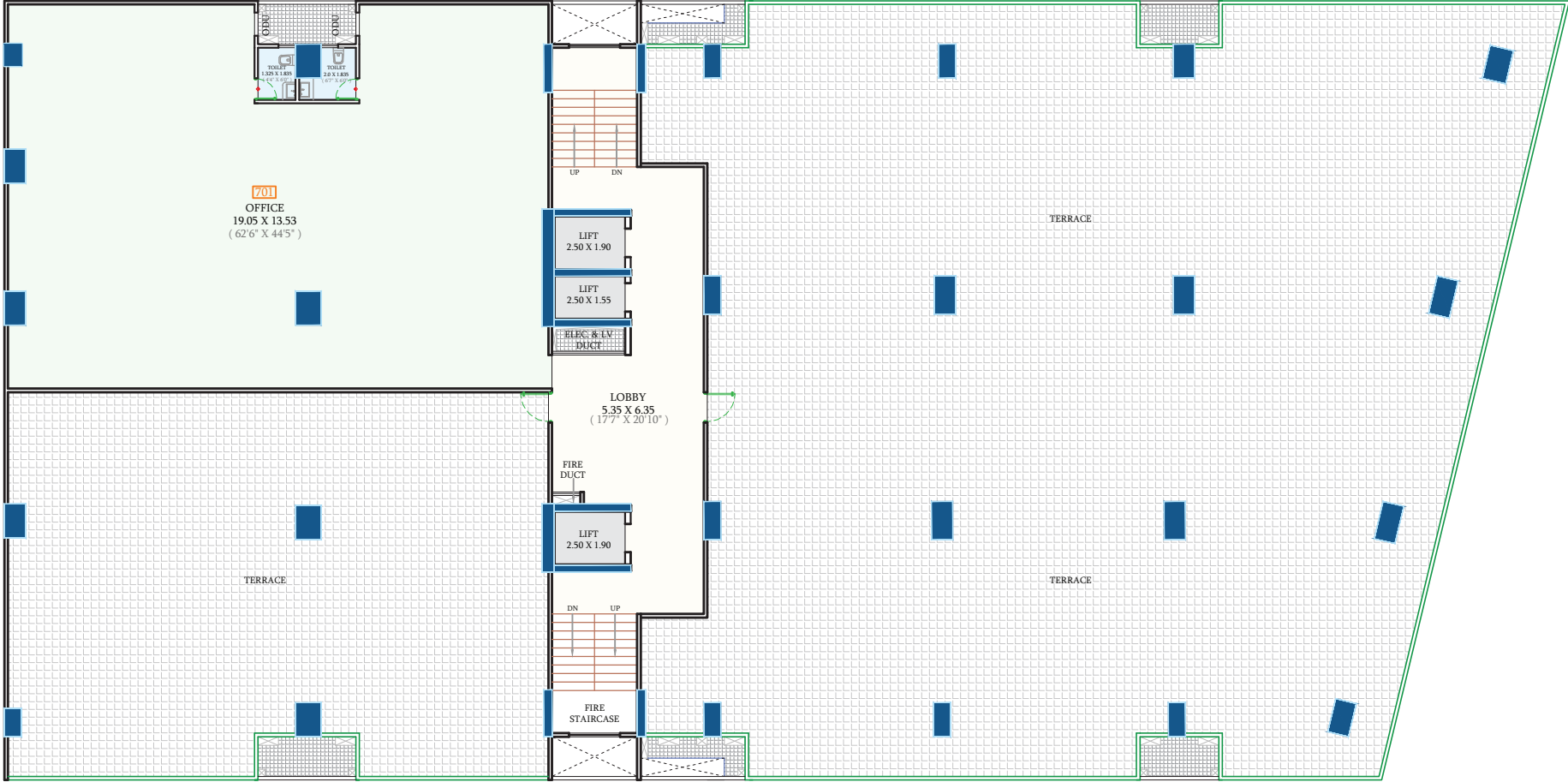
2ND FLOOR PLAN

AREA STATEMENT				
SHOP NO.	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
	SHOP CARPET	MEZZANINE		
201	248.54	0.00	248.54	2675
202	396.81	0.00	396.81	4271
203	350.28	0.00	350.28	3770
204	249.57	0.00	249.57	2686
			1245.20	



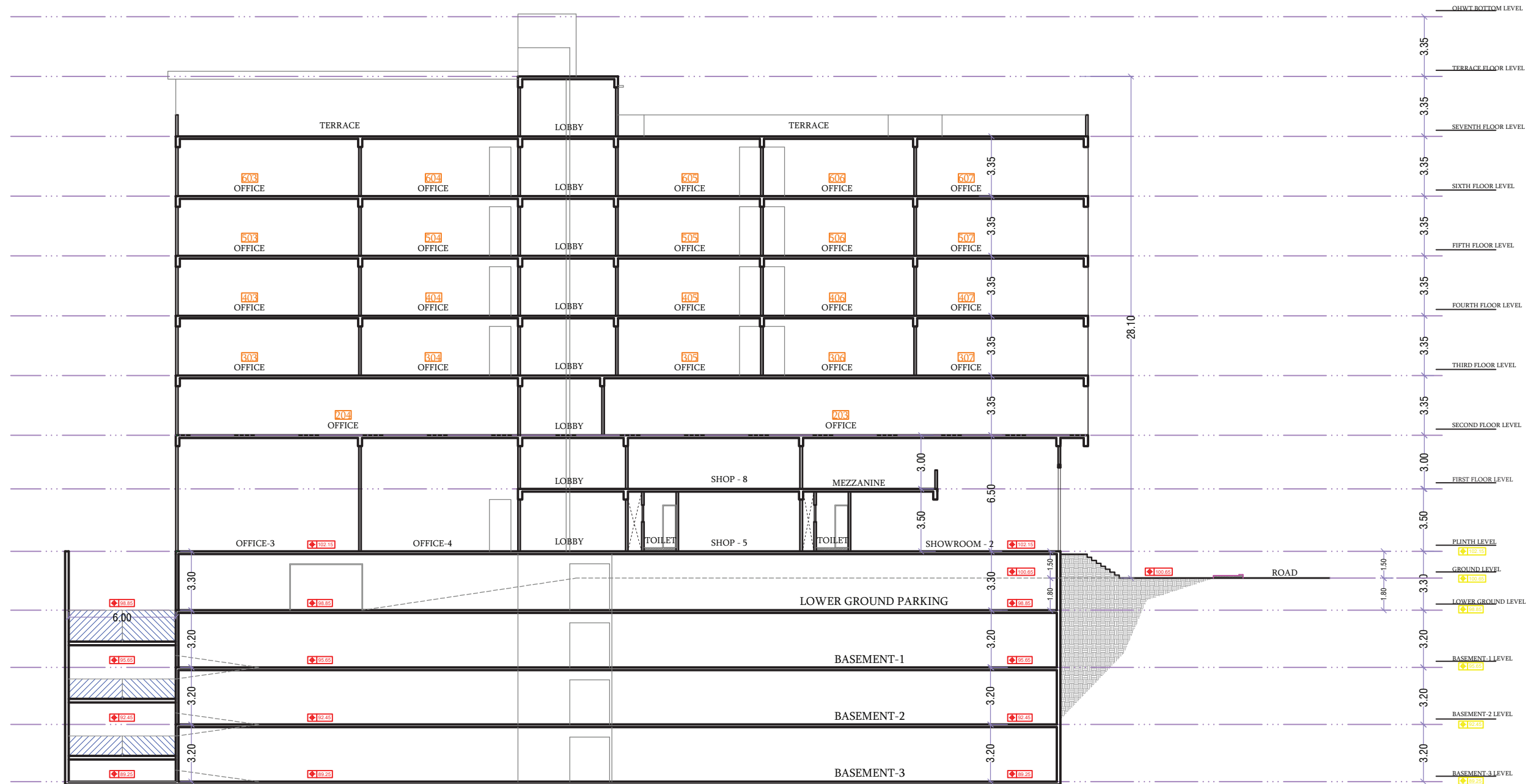
3RD TO 6TH FLOOR PLAN
(TYPICAL FLOOR)

AREA STATEMENT				
SHOP NO.	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
	OFFICE CARPET	MEZZANINE		
301	101.44	0.00	101.44	1092
302	133.41	0.00	133.41	1436
303	134.79	0.00	134.79	1451
304	101.84	0.00	101.84	1096
305	94.55	0.00	94.55	1018
306	99.10	0.00	99.10	1067
307	114.08	0.00	114.08	1228
308	157.88	0.00	157.88	1699
309	99.39	0.00	99.39	1070
310	94.68	0.00	94.68	1019
			1131.16	



7TH FLOOR PLAN

AREA STATEMENT				
OFFICE NO.	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
	OFFICE CARPET	MEZZANINE		
701	248.54	0.00	248.54	2675



CONCEPTUAL SECTION 1-1

CENTRAL KHARADI

AN ICON AT CENTRAL KHARADI

Power needs no introduction.
It just needs the right address.



ALLURE
BUSINESS HUB



Pristine
DEVELOPERS



MahaRERA Registration No.: P52100052693
maharera.mahaonline.gov.in



A Happy Family
of 12,500 + customers !



Delivered over
90 lakh + sq. ft.



Under Construction
1 crore + sq. ft.



Come experience a Complete balance of work and Life at Central Kharadi

📍 Pristine Allure, Sr. No. 20/2A / 20/20B/1 Kharadi, Pune - 411014

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