



S A G A R
AURIX

NEW AGE OFFICES

OFF SINHAGAD ROAD

"Success doesn't have a formula.
Instead, it comes to those who make
their own rules."

SUCCESS

The world keeps talking about the pride one feels in seeing their nameplate on the door of their home.
What is rarely spoken about is seeing the nameplate of your business, which takes you into a space
where dreams unfold, and passion thrives.

It's time to make...

**YOUR BUSINESS SPACE
YOUR SUCCESS SPACE.**



15+ AMENITIES

NEW-AGE OFFICE SPACES

LOCATED RIGHT ON THE MUMBAI-BENGALURU HIGHWAY

EXCLUSIVE SHOWROOMS

ICONIC BUSINESS TOWER WITH ATTRACTIVE FACADE

CUSTOMISABLE SPACES STARTING 475 SQ. FT.

MODERN BUSINESS INFRASTRUCTURE

AMPLE PARKING

IDEAL FOR A PLETHORA OF MODERN BUSINESSES

ATTACHED TOILET FOR EACH OFFICE

THE MATRIX OF SUCCESS

Welcome to Sagar Aurix, a new-age business destination that makes your office a symbol of your success.

Located at a strategic location OFF SINHAGAD ROAD, Sagar Aurix is set to give you the spaces to write your rules and build your success story.

SAGAR
AURIX
NEW AGE OFFICES



THE VIEW OF
A DEFINING
BUSINESS ADDRESS!

Artistic Impression



THE MATRIX OF CONNECTIVITY

Sagar Aurix takes you to the centre of South-West Pune's thriving business ecosystem. With easy access to both the Sinhadgad Road and the Mumbai-Bengaluru Highway, your business can shape its network easily.

2 Mins

- Sinhadgad Road
- Abhiruchi Mall

5 Mins

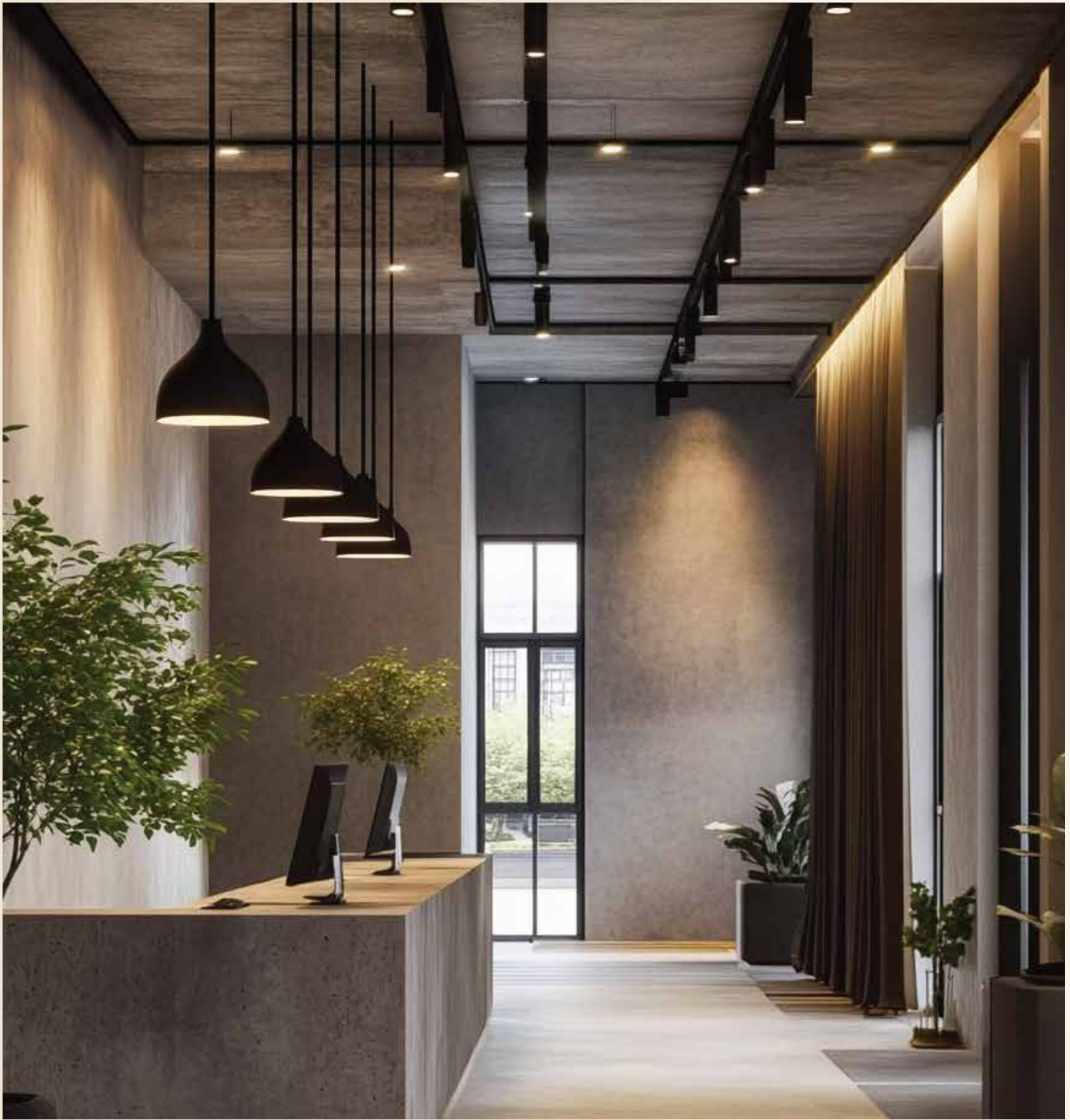
- Navle Hospital
- Proposed Metro Station
- D-Mart
- Fun time Multiplex

10 Mins

- Katraj Chowk
- Chandani Chowk
- Mai Mangeshkar Hospital
- Warje
- Katraj Chowk

15 Mins

- Kumar Pacific Mall
- Swargate
- Kothrud
- Deenanath Mangeshkar Hospital



THE MATRIX OF CONVENIENCE

A business thrives when the business space adds a sense of convenience to the everyday life of the business owner. At Sagar Aurix, this convenience is a result of some intelligent amenities and features that make business easier.



AMENITIES



LUNCH AREA



CELEBRATION AREA



ROOFTOP LAWN AREA



INDOOR GAMES/BREAKOUT ZONE



CONFERENCE ROOM



GRAND RECEPTION LOBBY



DESIGNER ENTRANCE CORRIDOR



HI-SPEED ELEVATORS



AMPLE PARKING



RAIN WATER HARVESTING



ON-GRID SOLAR PLANT



TOILET FOR EACH OFFICE



GUEST WAITING LOUNGE



CXO LOUNGE





DROP OFF ZONE



CONFERENCE ROOM



PARTY LAWN AREA



CELEBRATION AREA



LUNCH AREA



BREAKOUT ZONE



SUCCESS WITH A GRAND RECEPTION

The entrance lobby at Sagar Aurix is state of the art and sets the tone for great business growth.



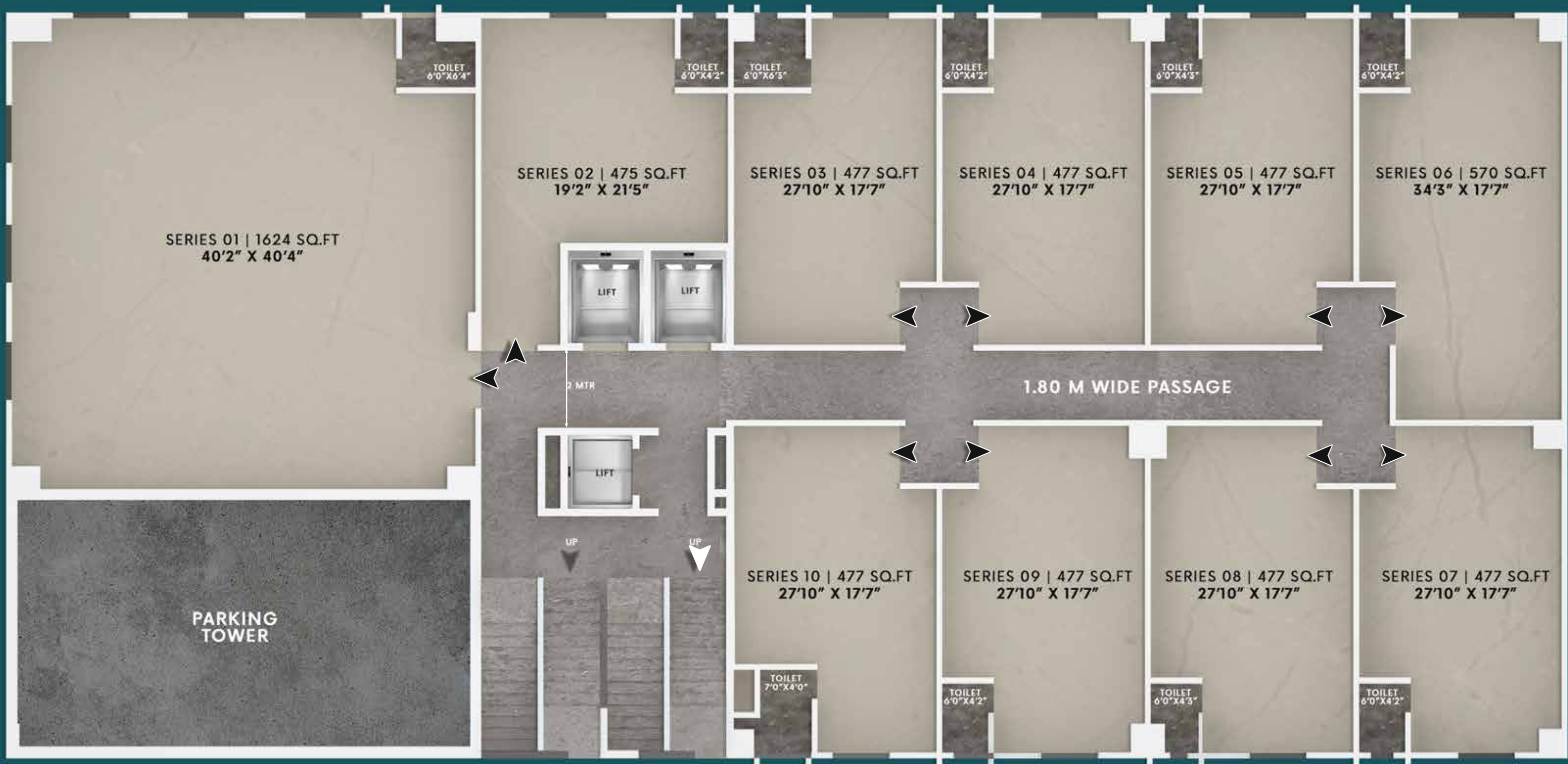
THE MATRIX OF GROWTH

At Sagar Aurix, office spaces are both new-age and high utility. It makes for an extremely professional and productive setup for businesses.



TYPICAL FLOOR PLAN

NEW AGE OFFICES



MUMBAI

NH 48

BANGALORE



Carpet Area
477 sq. ft.

Office Layout 1



SUITABLE FOR



LEGAL / ADVOCATE
OFFICE



REAL ESTATE
BROKERAGE OFFICE



CONSULTING FIRM



DIGITAL MARKETING
AGENCY



CA FIRMS

Carpet Area
570 sq. ft.

Office Layout 2



SUITABLE FOR



ARCHITECT STUDIO



DENTAL CLINIC SPACE



FASHION STUDIO



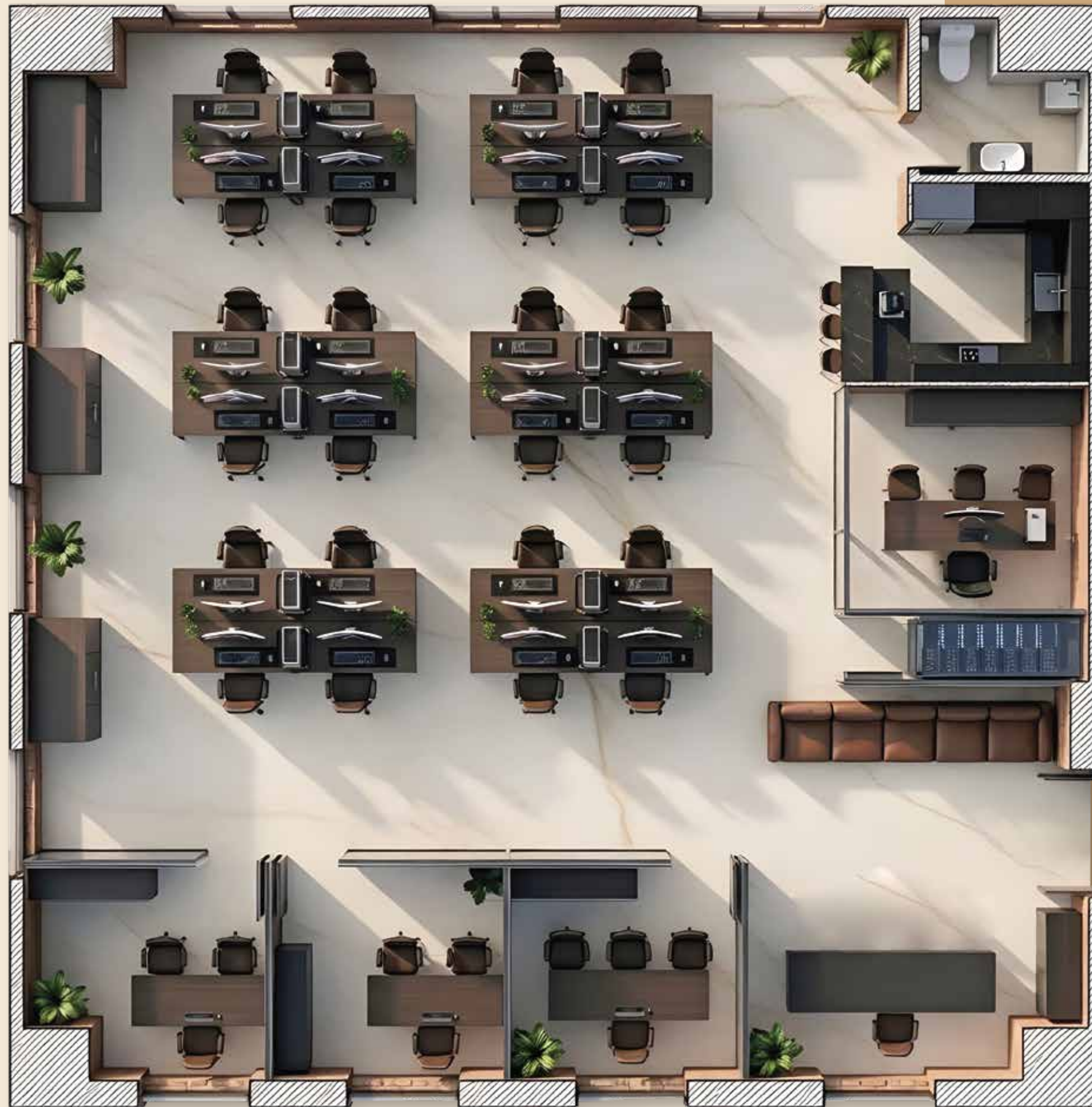
PHOTOGRAPHY STUDIO



CONSULTANCY SPACE

Carpet Area
1624 sq. ft.

Office Layout 3



SUITABLE FOR



E COMMERCE STARTUP



IT FIRM



LAW FIRM



EDUCATIONAL INSTITUTE /
COACHING



SKILL CENTER



Stock Image

THE ELEMENTS OF THE MATRIX

STRUCTURE



- Post – Tensioned RCC Slabs for greater clear heights
- Earthquake resistant RCC Construction

SHOWROOMS



- Large frontage and great visibility for retail spaces

BACK UP



- DG back up for common areas

ELEVATORS



- High Speed Elevators with Automatic Rescue Device (ARD)

SECURITY



- Security Cabin at Entrance
- CCTV surveillance around building

INTERIORS



- Grand Entrance Lobby and Reception Area
- Dedicated area for HVAC provision
- Vastu Compliant spaces
- Natural Ventilated Design

FLOORING



- Vitrified flooring
- Designer wall and floor tiles for toilets

ELECTRICALS



- Main Board with MCB switches
- Energy efficient LED Lighting for common areas

PLUMBING



- Concealed plumbing in each Toilets
- Fittings and Ceramic Sanitaryware of premium brands

TOILETS



- Toilets with water line for each unit
- Laminated Doors with fittings

PARKING



- Automated and Mechanical Parking system with sufficient parking
- Drop-off Zone/Area

PAINTS



- Tractor Emulsion Paint for Interior
- Apex Weather coat Paint for exterior
- No paint for ceiling

THE IDEA BEHIND AURIX

Over the past two decades, South-West Pune, particularly SINHAGAD ROAD region, has witnessed significant urban and economic growth. However, despite this rapid development, the area has lacked a contemporary commercial destination that truly reflects its evolving business landscape.

Sagar Aurix is envisioned and designed as a modern commercial address. It introduces new-age workspaces supported by robust infrastructure and thoughtful urban features. Sagar Aurix aims to empower growth-driven businesses by providing an environment that matches their ambitions, setting a new benchmark for commercial development in the neighbourhood.



WE ARE THE DIFFERENCE MAKERS

The creators of Sagar Aurix understand what businesses need. And every detail of this landmark is a reflection of this understanding. Meet the people who are shaping it.

Founded by first- generation entrepreneur Mr. S. N. Choudhary, Sagar Developers has built its presence in Pune through thoughtful projects. The second generation, led by Mr. Lalit Choudhary and Mr. Rajesh Choudhary, continues to take this journey to newer heights; with 1000+ families choosing to trust their promise.

30+

YEARS OF
EXPERIENCE

16+

PROJECTS DELIVERED

1000+

HAPPY
CUSTOMERS



MahaRERA Registration Number
PC1260002502155
<https://maharera.mahaonline.gov.in>



S A G A R
AURIX
NEW AGE OFFICES

A PROJECT BY
sagar
DEVELOPERS

SITE ADDRESS:

S.no. 57/2+1A/2 +1A/3 Vadgaon Budruk, Off. Sinhadgad road, Pune 411041

CORPORATE OFFICE ADDRESS:

Sagar Developers, S. No. 27/22, Office no. 1, Puneet Yash Arcade, Kothrud, Pune 411038

9890 370 670

www.sagardevelopers.co.in

STRATEGIC PARTNER
SKYLINE
SALES IN

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