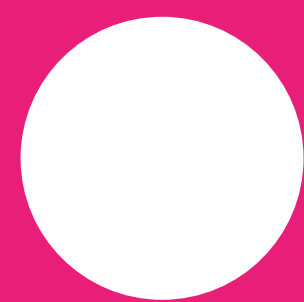


FLO 
BAVDHAN



*Premium
Retail Spaces at*
Bazodhan



Constant is nothing...

Coming from a broader base and a stronger space of Unique Spaces and K, we stand strong in our belief in building a responsive ecosystem. And being responsive to the new age, the new gen; Flow is a space where retail is all about a contemporary and fast-paced lifestyle. Every place, every city that it will go, it will create a new lifestyle, witness building energies and blend with the new generation's racing Flow.

*Where
life
starts!*



What makes Flow, flow?

There are a few reasons that make Flow the most preferred shopping destination in any neighbourhood. Reasons that make Flow a better business investment;

Better Accessibility

From ample parking spaces that allow customers to just pop in for a quick buy, to all shops offering easy wheelchair access, Flow is a delight for every customer.

Maximum Visibility

At Flow, we understand how being visible makes all the difference. With double height glass façade for every shop, your display areas can become your best advertising medium. No one will ever miss you.

Better Location

Flow offers the smartest location in upcoming neighbourhoods, in areas that have the highest potential for growth in the immediate future. We understand the importance of being at the right place at the right time.

Thoughtful and Adaptive Design

Flow is constantly evolving. We make sure that the architecture is at pace with GenZ requirements. Like the service corridor at the back that allows uninterrupted business in the front and the beautifully landscaped spillover areas that can be a crowd puller.



A lifestyle wrapped into one dynamic space, Flow offers premium retail spaces designed with elite details and specifications. Styled to suit varied businesses from F&B and fashion to automobile and other high-end retail shops, the design and thoughtful space planning are sure to add panache to shopping and dining experience.

An exhilarating vibe



Bavdhan

Surrounded by young vibe of colleges and ever growing residential development, Bavdhan boasts of multiple dimensions of prospects. Having easy access to prime areas of Pune as well as the Pune-Mumbai highway, Bavdhan is one of the fastest growing localities that is opening up avenues for premium businesses.



• BHUGAON

• ELLORA WINES

• PASHAN ROAD

• CHANDANI CHOWK

• KOTHRUD

• PIRANGUT

◀ MULSHI ROAD

NDA ROAD
▼

MUMBAI-BANGALORE HIGHWAY

MUMBAI-BANGALORE HIGHWAY

A fast paced destination



*Unexcelled
Convenience*



*Premium F&B spaces
with outdoor seating*



GRILLS
BARBEQUE

FLO

COFFEEHOUSE
ALWAYS FRESH & STRONG

COFFEEHOUSE
ALWAYS FRESH & STRONG

OVER 100 BEERS
CRAFT BEER
DRAFT BEER
BOTTLED BEER

WAKE UP
and smell
the coffee

CHALKBOARD MENU



Evianto

Shoes Fashion

Sneakers

Mogowa

Kids Club

Vestrom

8

10

Emily

VONICA

MAGNA

BENTLEMAN

Family shop

BEAUTYFLY

NATURAL

V.FREEN



Meticulous Planning

When it was about planning the most premium retail spaces for Pune, we left no stone unturned. Studying and referencing a lot of projects both in India and internationally, we carved out all the operational issues that arise in a retail zone. We made sure that the structure is designed in a way that promotes day to day activities.

Dedicated service corridor for material movement

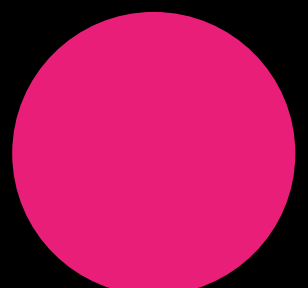
One of the biggest issues that commercial real estate faces is material movement. The business definitely would not like the labour loading and unloading the material from the same entry/exit routes. Such site is not a pleasing sight to the eyes. So when we say "PREMIUM RETAIL SPACES" rest assured that you would get nothing less than an unblemished, pleasant sight.

Dedicated loading and unloading area

The movement of loading and unloading vehicles especially trucks/trolleys etc. is one thing and loading and unloading them is another. Special docks will assure that the time and effort required for the task will reduce tremendously and make heavy material movement easy.

Separate service shaft

As they say, it's not premium if it does not look premium. All the services will be well hidden and yet used to their maximum capacity with economical advantages. Now that is what most retail spaces miss out on.





Captivating Designs

Anchor stores have been the proven way to get any retail real estate the required momentum and we sure will surprise you with some of the big names. But, we did not stop at just that. For us, all businesses can be the anchor stores and therefore we took it on us to build the structure in a way that each business space gets the right walk-ins and the spotlight effect individually.

Well planned landscaped frontage

We travelled the world in the hunt for the right landscape architect as we did not want to settle for anything less than world-class. Techtonix was pulled in all the way from Thailand as we realised they can get the best out of the flora and fauna habitable in our country. One has to see it to believe how beautiful can landscaping be. This will be a major pull for people to walk into Flow.

Separate visitors parking

Parking is an issue in most commercial places in India these days. The layout of the project is planned keeping in mind the same and enough parking has been allotted for commercial activities. We have made sure you don't lose business because of these petty issues.

Raised plinth area for better visibility from the road

There is a saying in Hindi, "Jo dikhta hai, Woh bikta hai". We believe in the same and therefore we made sure that each unit/shop has clear visibility from the road. Rest assured we have done our best to make sure you look good.

Double-height showroom

Be sure to dazzle your customer the moment they walk into your store as double-height sure adds that extra premium to the whole look and feel of real estate. Again, taking this from some of the global stores across the world.

Ample parking space for all

Not just the visitors but dedicated parking for the owners and staff has also been planned to make sure that work flows flawlessly.

Independent entry & exits for showrooms

Exclusive businesses need exclusive details, and we made sure that every little detail is focused on. So something as simple as entry and exit for showrooms is made exclusive for every space.

Glass façade frontage for all showrooms

Glass has always been the favourite for premium commercial retail spaces, And we have chosen the best of glass to add to the whole premium touch-'n-feel of your swanky store.

King of Real Estate Investments

Flow is not just premium in its design, details and conveniences, it is capable of bringing premium returns on your investment. Strategic location, fast growing residential developments and need for a high-end social gathering hub are just a few reasons why Flow will see tremendous appreciation and demand in the near future.

High appreciation by the time of possession

For those with a foresight, it is known that the returns on this property will be very high by the time it is delivered. Bavdhan has tremendous potential in terms of growth and it is on its way to becoming the most sought after hub.

Approximately 6% ROI

Many top-notch brands are showing interest in Flow for its premium and elite look and feel. With Kothrud looking for a good social gathering place like Koregaon Park and Balewadi High Street, this project is sure to catch many eyes. And that will lead to returns as high as 6%.

Strategically located

A road touch property that is located at the center of Bavdhan, Flow has extremely good connectivity to prime locations of Pune. Facing a 40m wide road, Flow will enjoy visibility like no other property. And this ensures good business prospects, easy lease out and super slow depreciation.

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BUILT TO DIFFER

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properties

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