



Montréal tower 2  
Business Center



“Architecture is a visual art,  
and the buildings speak for themselves.”

- Julia Morgan

# Montreal Business Center Tower 2

30,000 Sq. Ft. Ten story building | 890, 1800, 2704 Sq. Ft. Space Available | Every office has a picturesque view

*"A green building uses less energy, water and natural resources, creates less waste and is healthier for the people living inside compared to a standard building."*

- Defined by the Indian Green Building Council

Montréal Business Center Tower 2 (MBC) is a prestigious ten storeyed commercial building that caters to the small to medium sized business offering well apportioned office spaces, luxurious amenities, ample parking, a beautifully landscaped campus, environmentally considerate planning and one of the best locations at Pallod Estate, Baner. With considerable attention given to its natural environment, building location, direction of the wind and sun patterns, MBC will minimize its use of energy, water and resources, protect occupants health, promote employee productivity, reduce waste, pollution and push the boundaries of what it means to be a Green Building in Pune.



Montreal Business Center Tower 2 is the ideal workspace for small to medium sized business. Truly an address to envy.



Pune Airport  
30 Min.



Mumbai-Pune Expressway  
10 Min.



Pune Railway Station  
15 Min.



Pune University  
5 Min.



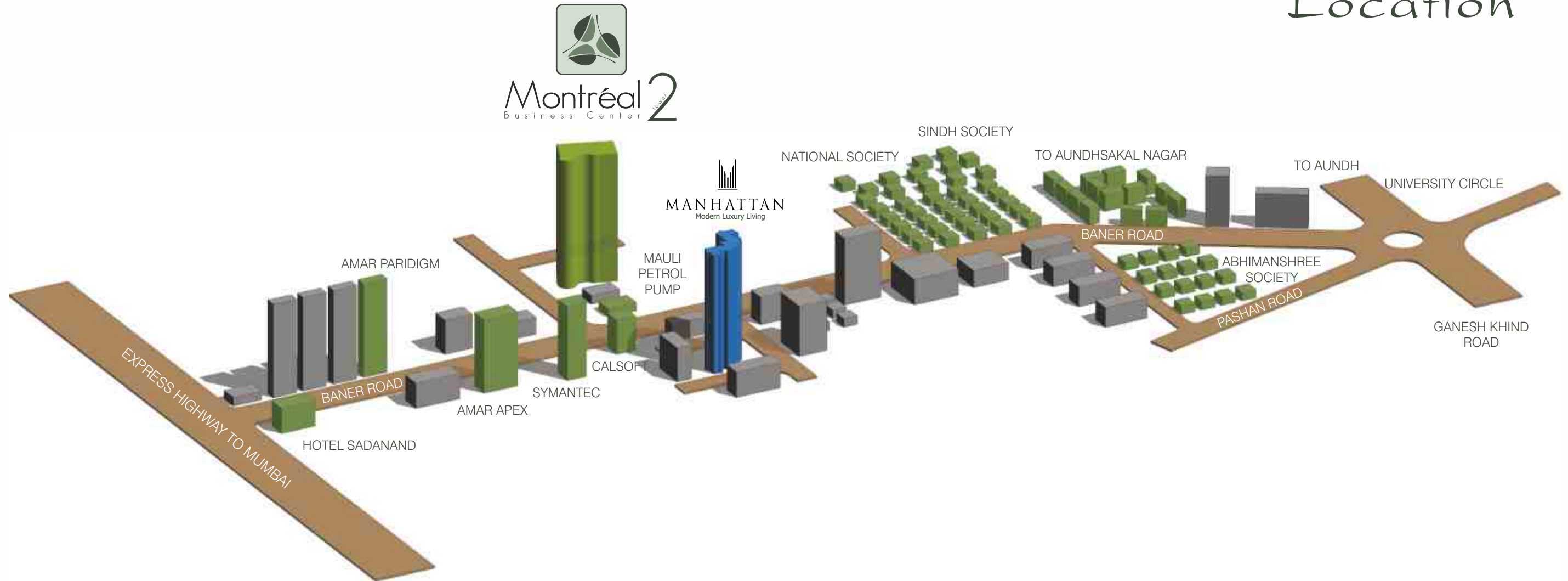
Hinjewdi IT Park  
10 Min.



M. G. Road  
20 Min.



# Location



Montréal Business Center Tower 2 (MBC) is situated amongst one of the most sought-after business and residential locations in Pallod Estate at Baner Road. This area is known for being home to some of the wealthiest residential societies, largest bungalows and well known international corporate giants like Staples, Symantec, Symphony Systems and Calsoft. Top local companies like Vijay Sales and many other small to large sized businesses, hotels and restaurants also flourish in this burgeoning business district. Owning at MBC means that you are within a short distance to all that is new and buzzing, yet tucked away on a tree lined street in a serene setting. With its stellar location and access to tap into wealthy societies and many prominent businesses, and its proximity to the Mumbai-Pune Expressway, Pune Railway Station, MBC offers its occupants the right mix of elements and an exciting environment for any business to thrive and succeed.

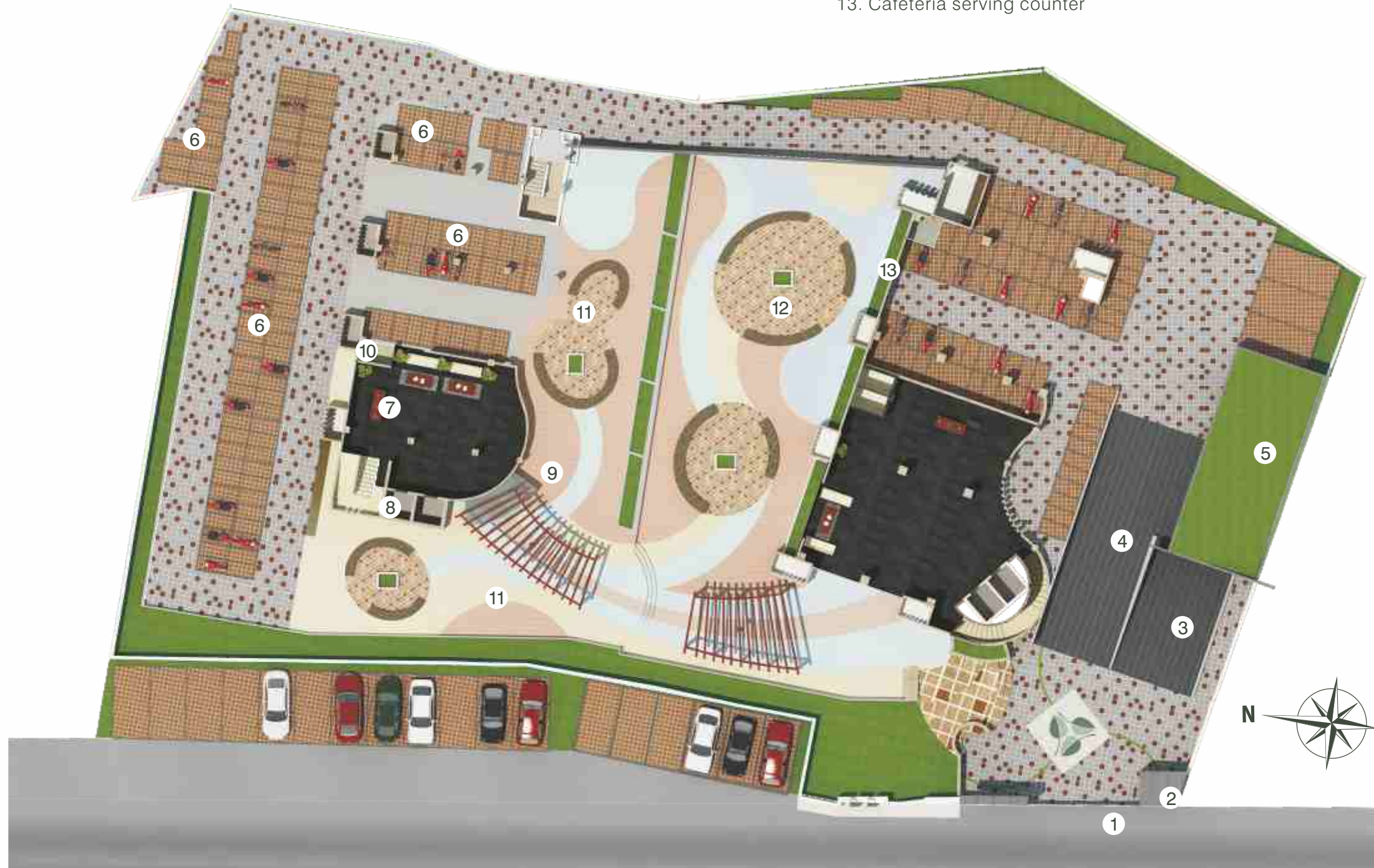


*South Side Elevation*



# Site Plan

1. Entrance gate with prominent name plates for each office
2. Security cabin with CCTV camera monitors
3. Ramp down to 4-wheeler basement parking
4. Ramp up to 2-wheeler podium parking
5. Generator room with independent slab to eliminate variations in building.
6. 2-wheeler parking on podium
7. Modern Receptions Desk with prominently displayed name plates for each office
8. Two high speed lifts
9. Front entrance to spacious and designer lobby
10. Two toilets in the lobby
11. Exquisitely landscaped campus with 65% open space
12. Outdoor cafeteria on the north side of campus is perfectly positioned to take advantage of full shade during afternoon hours
13. Cafeteria serving counter



Font Elevation





# Parking

Four wheeler parking spaces per office (Stackable) **TWO(2)**

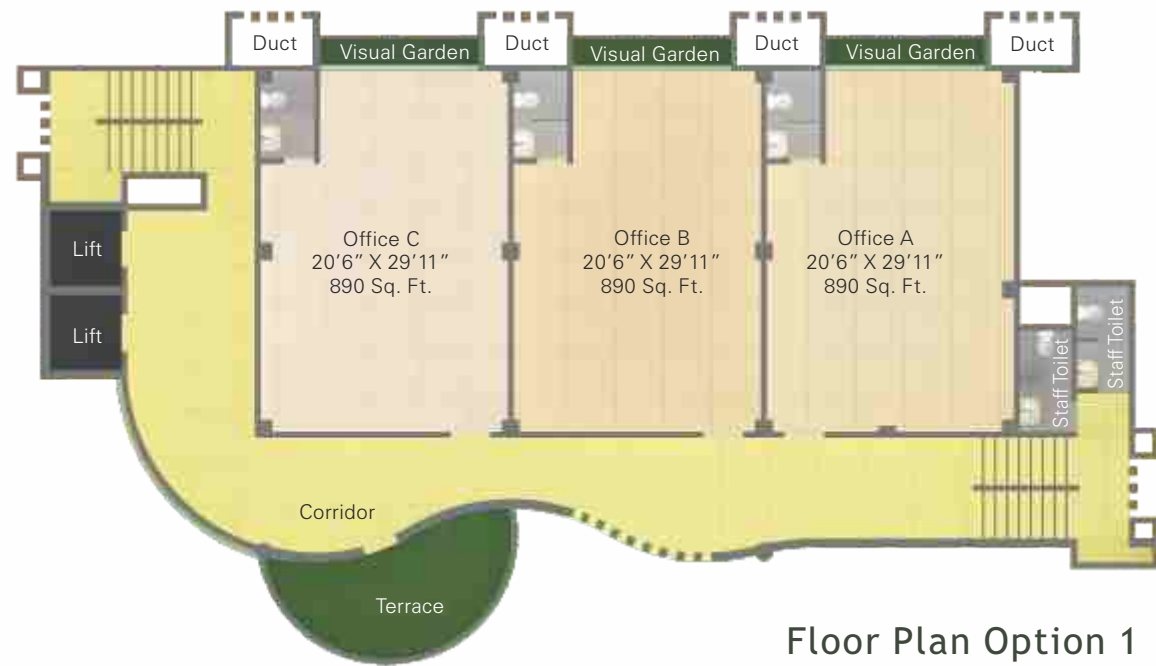
Two wheeler parking spaces per office **THREE(3)**



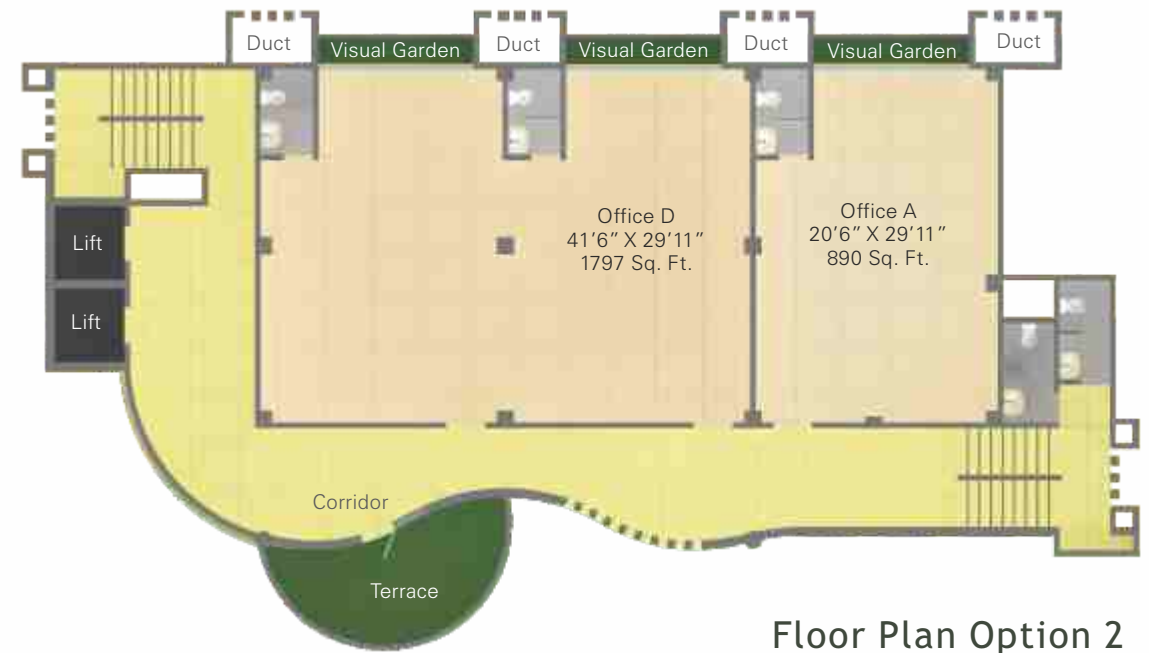
Large floor-to-ceiling glass panels on the North side of Montreal Business Center Tower 2 ensure that every office has ample natural light, good ventilation & a spectacular view.



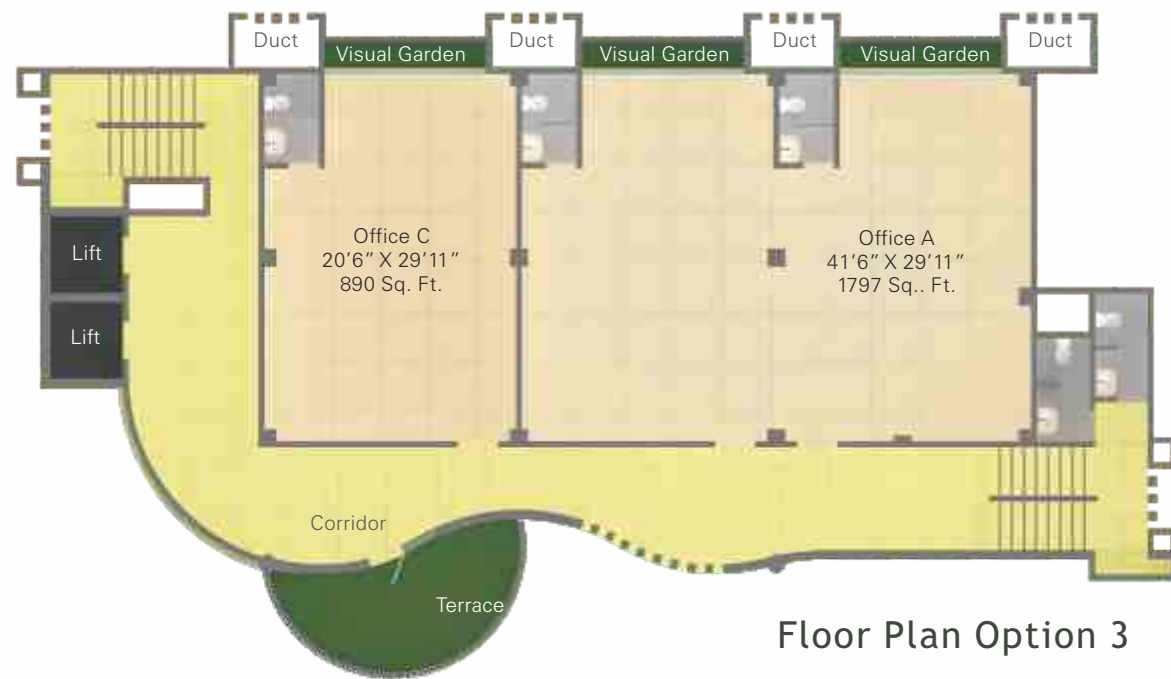
Terraces on each floor offer a retreat for occupants & guests



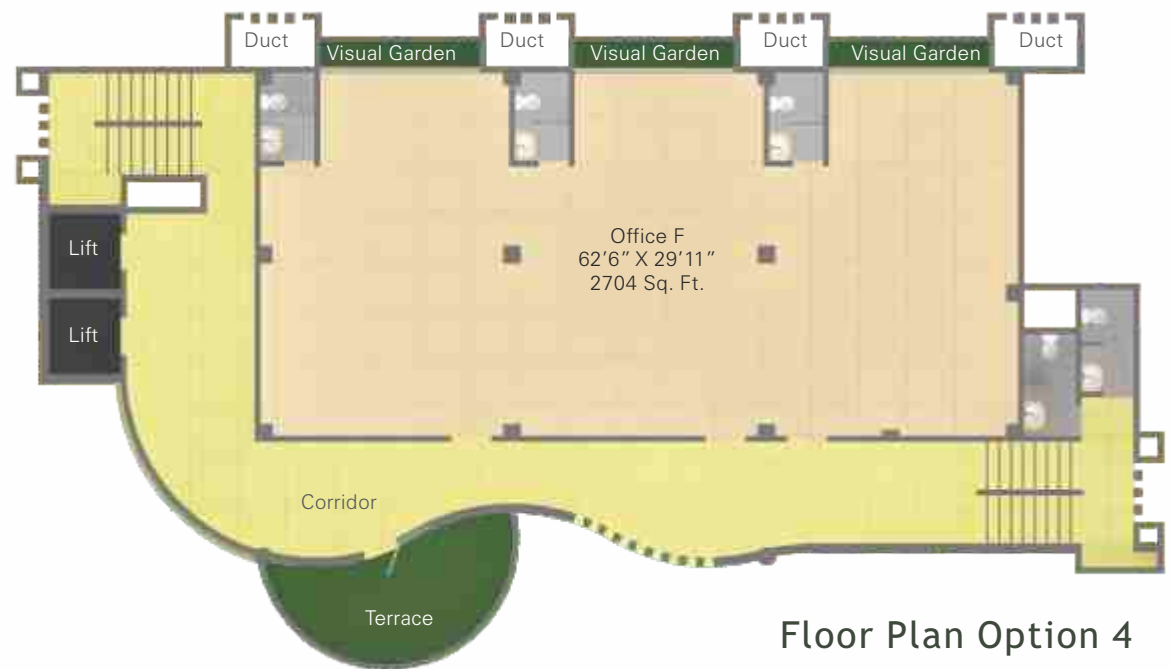
Floor Plan Option 1



Floor Plan Option 2



Floor Plan Option 3



Floor Plan Option 4



# Amenities

- **Parking**

Two-wheeler parking spaces 3 per office

Four-wheeler parking spaces 2 stackable per office

- **Landscaping**

Huge open space (65% of plot area) fully landscaped with outdoor cafeteria and informal meeting areas

- **Cafeteria**

Outdoor cafeteria with shaded sitting areas and serving counter

- **Office Space**

Each office has a 10' clear height

- **Flooring**

Vitrified Tile Flooring

- **Window Systems**

Powder coated aluminum sliding windows

- **Toilet Block**

One toilet block given for each office

Two staff toilets on the mid landing of every floor

- **Automation**

CCTV Surveillance system



- **Lobby**

Exceptionally finished modern lobby with waiting area and reception overlooking the large landscaped green space.

- **Lifts**

Two high-speed passenger lifts with 100% generator backup

- **Internal Wall Finishing**

Gypsum finish with Luster Paint

- **Provision for AC units**

Ducts provided for each office to place AC compressor units  
No compressors will be seen on outside of building

- **Electricity**

12 KW capacity for each office  
100% generator backup for all offices & Lifts

- **Fire Fighting**

Hi-Tech fire fighting system

- **Security**

24 Hour Security  
Security Cabin with state-of-the-art surveillance system  
Security Gate and Boom pole barrier



# Green Architecture

- The center podium area is free of vehicular traffic
- There are minimum roads and maximum pedestrian areas at MBC
- Accessible terraces on the South side of the building offer a retreat to occupants & guests
- Minimum windows on the South side of the building help to avoid harsh sunlight and maintain a cool temperature within the office spaces

*“Analyzing how the shadow is cast by the building help us to know with certainty that the outdoor cafeteria will shaded during lunch hours...”*



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