



**XION**

PERFECT SENSE!

**ZRICKS**

[www.Zricks.com](http://www.Zricks.com)

2,00,000 That's the number of people working in the IT sector in Hinjewadi.

5,00,000 That's the approximate number of people living in the areas of Hinjewadi, Wakad, Tathawde, Dange Chowk, Kalewadi Phata, Kiwale, Mhalunge, Baner and Aundh.

1,00,000 That's the approximate inhabitants of the rapidly urbanizing Hinjewadi Village.

3 That's the number of major townships to come up in the near future - Blue Ridge, Life Republic and Megapolis. 20,000 people shall occupy them in just the next couple of years.

0 That's the number of malls and multiplexes within a 10-km radius of this hub of Pune's high-earners and high-spenders of the IT-driven economy! Yes, NONE for NOW.



ZRICKS

Paranjape Schemes Presents

# XION

PERFECT SENSE!

Mall, multiplex and entertainment destination. In what is unarguably Pune's fastest growing neighbourhood.

Business Sense. Common Sense. Sixth Sense. Good Sense.

No matter what sense you apply, being part of XION makes Perfect Sense!



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# A Business Landmark

When it comes to location, few if any in Pune can match the sheer brilliance of XION!  
We offer you THREE things that matter most in business:

- Location – Strategically viable

XION stands proudly at the entrance to Hinjewadi Phase I. It is just off the Mumbai Bangalore by-pass and so close to the Expressway.

- Location – Convenience like never before

Only a few metres after the Wakad flyover and at just 5 minutes' distance from the affluent Baner and Aundh.

- Location – Luxury redefined

Xion is right next to the already functioning high-end hospitality destination, the Courtyard by Marriott. Additionally it will house the soon-to-be-unveiled Taj Gateway and Esquare Multiplex. It's going to be the hub of all things vibrant!

XION Location Map



# About Xion

Modern amenities, spacious lobbies and safety measures, excellent civic infrastructure, and of course great connectivity, make Xion, but of course, the perfect business sense. Xion offers you excellent space options spread across three levels.

• 5 Star Hotel • Shopping • Multiplex • Food Court • Restaurants • Miscellaneous Commercial Space  
Anchor Space 20,000 - 50,000 sq ft | Commercial Space 2,000 - 15,000 sq ft | Shop Space 300 - 2,000 sq ft



# Movie Viewing

XION will house the ever popular chain of cinema viewing – Esquare Multiplex, with 6 screens and a total viewer capacity of 1,200. The sheer number of footfalls make perfect retail sense for your business!



# The Gateway Hotel

With Taj setting up the all-new swanky Gateway Business Hotel at XION, we shall have a hospitality space that will offer salon, spa, dining and stay facilities with 150 keys, a 600-capacity banquet, and 3 speciality restaurants only at XION. Occupy our refined offices, anchors or retail spaces and you can rest assured to be in the right company!



# Viabile Commercial Space

Choose from XION's wide range of road facing commercial office space options to suit the prestige and requirement of your establishment. On offer is an array of space slots from 2,000 to 22,000 sq. ft.





# Anchor Spaces

XION will be a high-retail traffic destination in Pune's IT hub, Hinjewadi. Our anchor spaces between 20,000 sq ft and 50,000 sq ft are designed for effortless showcasing of products. Moreover, every floor has just two of these, to provide your brand with prominent visibility.



# Vanilla Shops

XION's vanilla shop spaces range from 300 sq ft to 2000 sq ft. Located tactfully between the rooftop restaurant and the multiplex, these shop spaces are distributed in such a way that they are



# Speciality Dining

Pune has gained great popularity with fine dining connoisseurs. But many of them, residents of Hinjewadi and around, must drive long distances to relish their favourite cuisine. The affluence of nearby areas makes XION the ideal spot for fine dining without having to ply the distance. If you are looking to set up a fine dining option, XION's location makes for the ideal spot!



# Rooftop Restaurants

Your exciting cuisine idea deserves a space as high-spirited. A view of the hills from XION's terrace will make the perfect restaurant! It's 5,000 sq feet of table space with a view to garnish it!



# Managing Logistics

At Xion, we understand that a superlative front end must be backed by sound back-end facilities. In addition to construction quality and sophisticated appearance, we offer excellent state-of-the-art amenities. Our sound logistical support ensures that your retail operations will always function smoothly and efficiently.

- Ample car parking • 100% Power back-up • Excellent security • Service loading/ unloading for kitchen provisions for Anchor Space • Walkway with luxurious landscaping





Paranjape Schemes Construction Limited is one of the leading real estate companies in the country that truly reflects the spirit of new India - the 'Can do' spirit that says no to compromise and settles for nothing but the world's best. As an extension of this core philosophy, the company has launched two prestigious townships - Blue Ridge, a 130 acre integrated township in Hinjewadi, Pune and Forest Trails, a 180 acre spectacular township on Paud Road, Pune. Besides, providing world class homes and creating contemporary lifestyles, the company is also engaged in building state-of-the-art SEZs, Malls, Multiplexes, Star Hotels, Schools, Hospitals, Commercial Spaces, etc. Over 25000 happy customers in over 150 completed projects during the last 25 years are a true testimony to the ultimate bond of trust that Paranjape Schemes enjoys with generations of customers.





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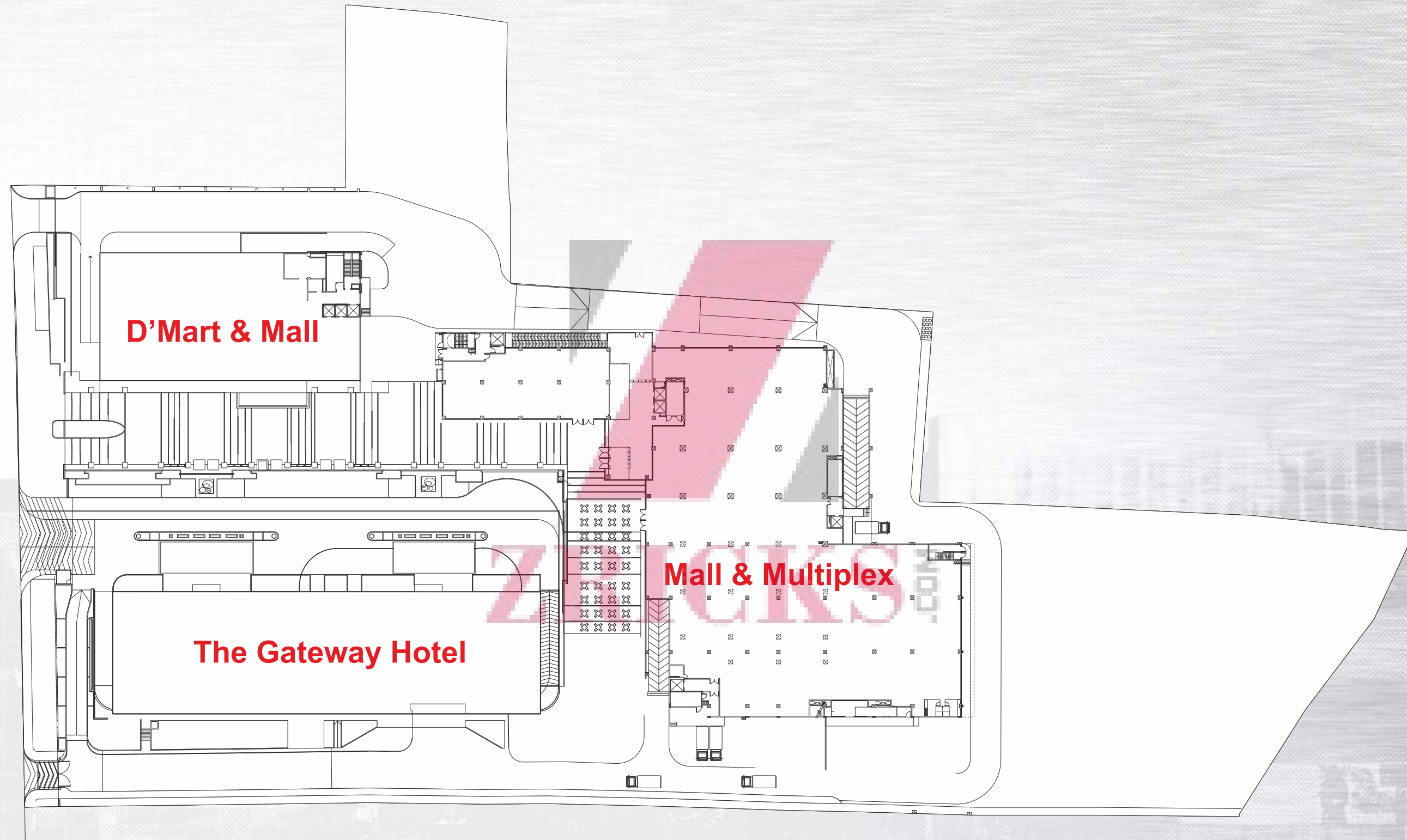
FLOOR PLANS

**ZRICKS**

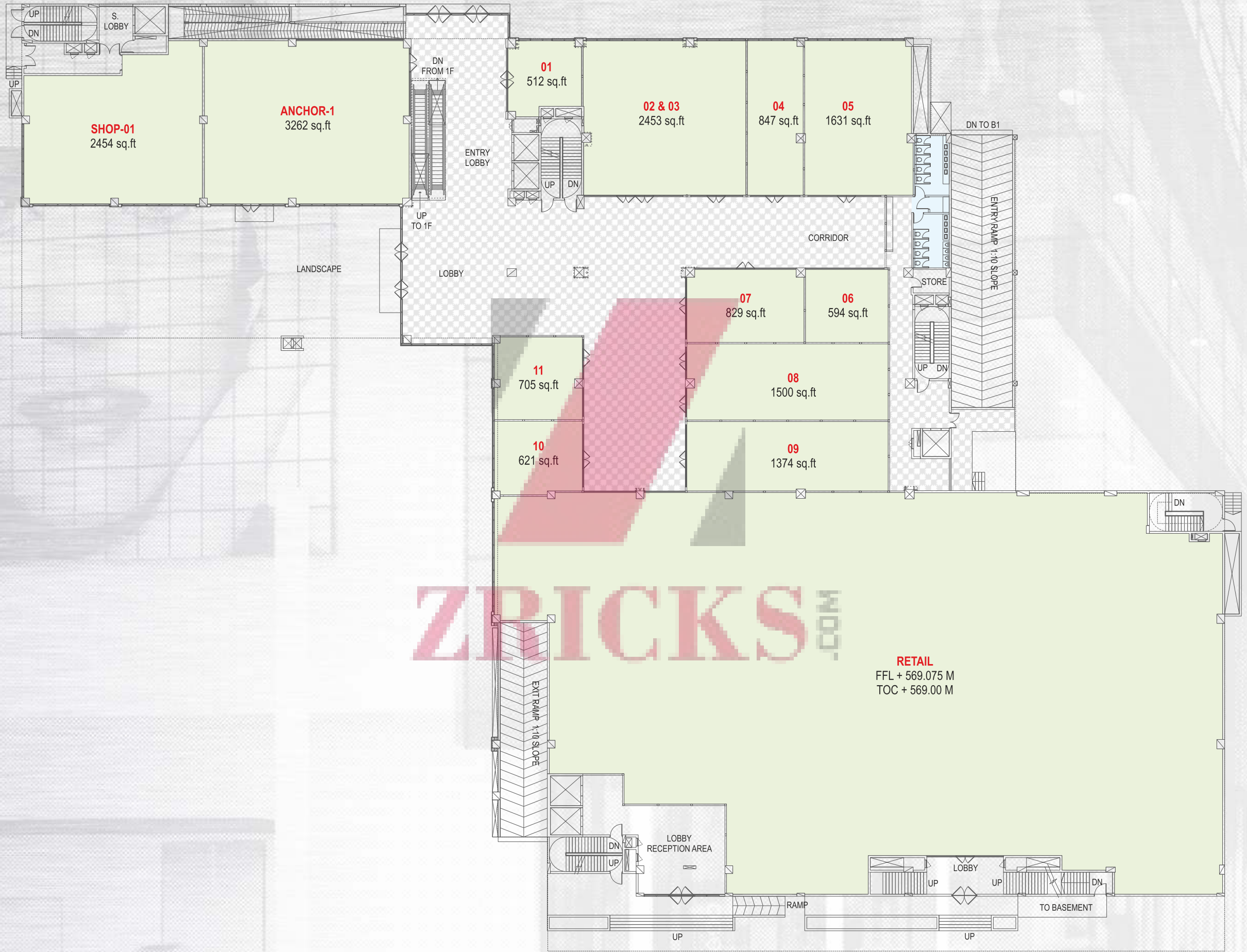
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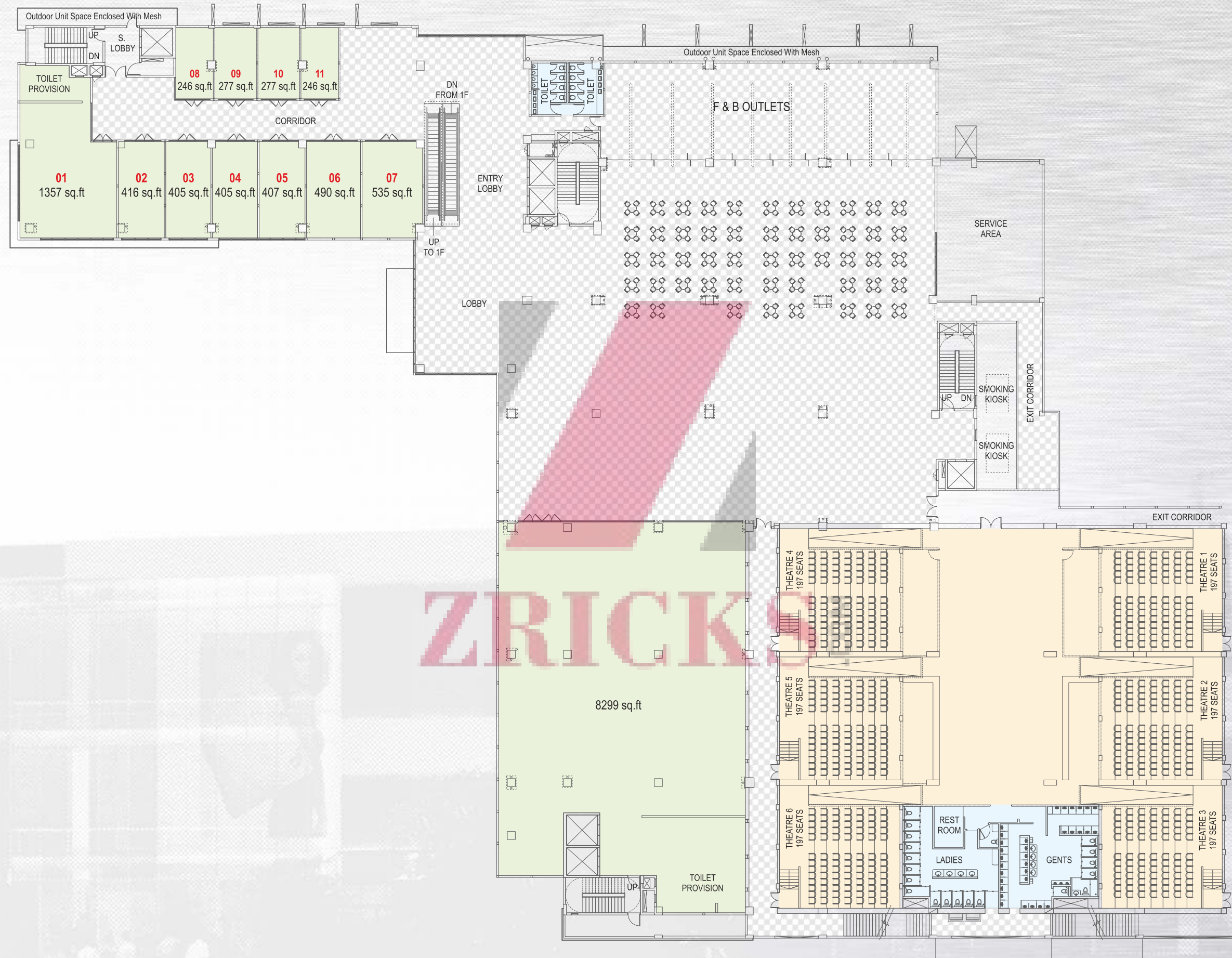




Ground Floor Plan



# First Floor Plan



ZRICK

Second Floor Plan



# Third Floor Plan



# Forth Floor Plan

