# Menlo Estella

PRE LEASE STUDIOS & CO-LIVING - **HINJAWADI**

Introducing

# PRE LEASE

## Studios & Co-Living.

Assured rental committed by a leading co-living brand.



# Welcome To The Future.

Co-living is revolutionizing the way people live, work, and interact, offering a unique blend of community, affordability, and amenities. As the global population urbanizes, co-living is poised for exponential growth. The future of co-living will be shaped by technological advancements, sustainable design, and diverse offerings, including co-working spaces, wellness programs, and inclusive communities. Operators will prioritize flexibility, affordability, and experiential living, catering to the evolving needs of millennials, Gen Z, and seniors alike. As co-living becomes mainstream, it will transform urban landscapes, foster connections, and redefine the concept of home, ultimately creating vibrant, dynamic ecosystems that enhance the quality of life for residents and communities worldwide.

better.

# SMALL Investment.

# BIG Returns.

bolder.

bigger.

# About Menlo Realty.

Menlo Realty is a dynamic real estate enterprise, dedicated to crafting and managing residential, commercial, and NA plotting projects. Our unwavering commitment is evident in delivering unparalleled quality, innovative designs, and eco-friendly solutions. We take pride in our unwavering dedication to thoughtfulness, ensuring that every square foot we create or oversee reflects precision, quality, and a deep understanding of the unique needs of our clients.

**24 +** Years of Legacy

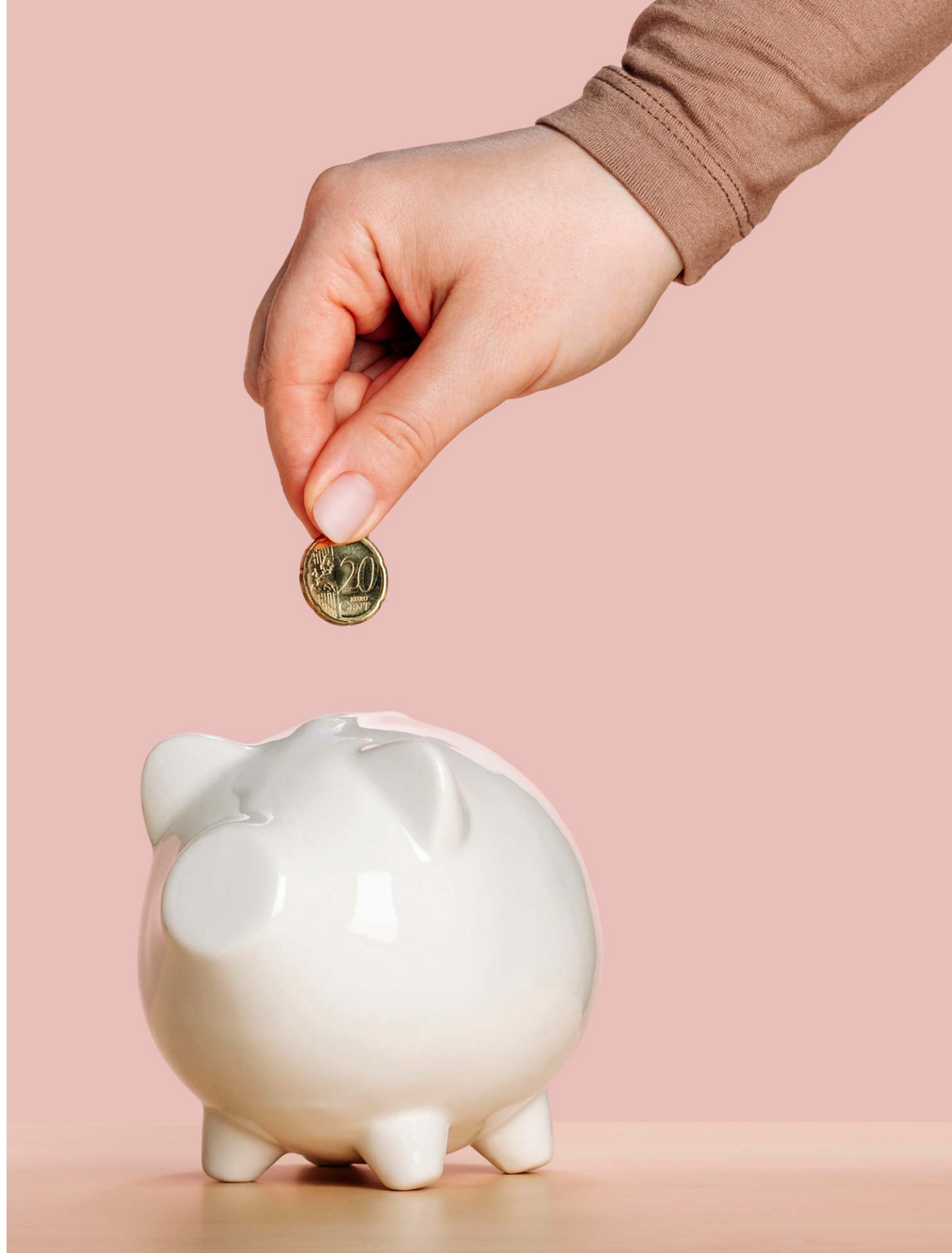
**3 MILLION** Sq.ft Developed

**34 +** Projects Completed

**1 MILLION** Sq.ft Developing

www.menlorealty.in

# Why INVEST IN Studio Homes?



| PRE LEASE STUDIO APARTMENT | | TRADITIONAL APARTMENT |
|---|---|---|
| Fixed Rental for 10 Years with Escalations | VS | Hassle of Finding Tenant Every Year |
| Low Maintenance Cost | | Heavy Maintenance Cost |
| High Income on Low Investment | | Heavy Investment with Low Rentals |
| Periodic Escalation on Rentals | | Fear of Vacating the Property |
| Reputed Tenant Brand | | Verifying the Tenant Profile Each Time |
| Long Term Commitment from Tenant | | Maximum Commitment only 11 months |
| Fully Furnished Apartments | | Additional Investment on Furniture |

# Experience The
# LOCALITY With New Horizons.

| HOSPITALS | SHOPPING & ENTERTAINMENT | EDUCATION | CONNECTIVITY |
|---|---|---|---|
| Ruby Hall Clinic Hinjawadi: 6mins | Grand Highstreet Mall: 7mins | Symbiosis Center for Info. Teach (SCIT): 6mins | Metro Station: 4mins |
| Sanjeevani Multi Speciality Hospital: 5mins | Xion Mall: 7mins | Indira College of Arts, Commerce & Science: 7mins | Balewadi: 15mins |
| Life Tree Hospital: 12mins | D-Mart: 12mins | Dr. DY Patil B-School: 15mins | Pune Airport: 40mins |
| | Phoenix Mall, Wakad: 15mins | | Pune Railway Station: 25mins |



# Why Hinjawadi?

Hinjewadi, Pune's premier IT hub, offers a lucrative investment opportunity due to its strategic location, infrastructure, and growth prospects. Situated near the Mumbai-Pune Expressway, Hinjewadi provides seamless connectivity to key cities, making it an ideal destination for businesses and residents alike. With its unique blend of connectivity, infrastructure, and economic growth, Hinjewadi has emerged as a preferred investment destination in Pune's real estate market, attracting both domestic and international investors.

- Excellent Infrastructure
- Seamless Connectivity
- High Property Appreciation
- Proximity To IT Hubs

## Key IT Hubs

| PERSISTENT | WIPRO | INFOSYS | TCS | COGINZANT | RAJIV GANDHI INFOTECH PARK |
|---|---|---|---|---|---|
| 5 mins | 7 mins | 7 mins | 10 mins | 10 mins | 10 mins |

*Artistic Impression



## Experience The Best

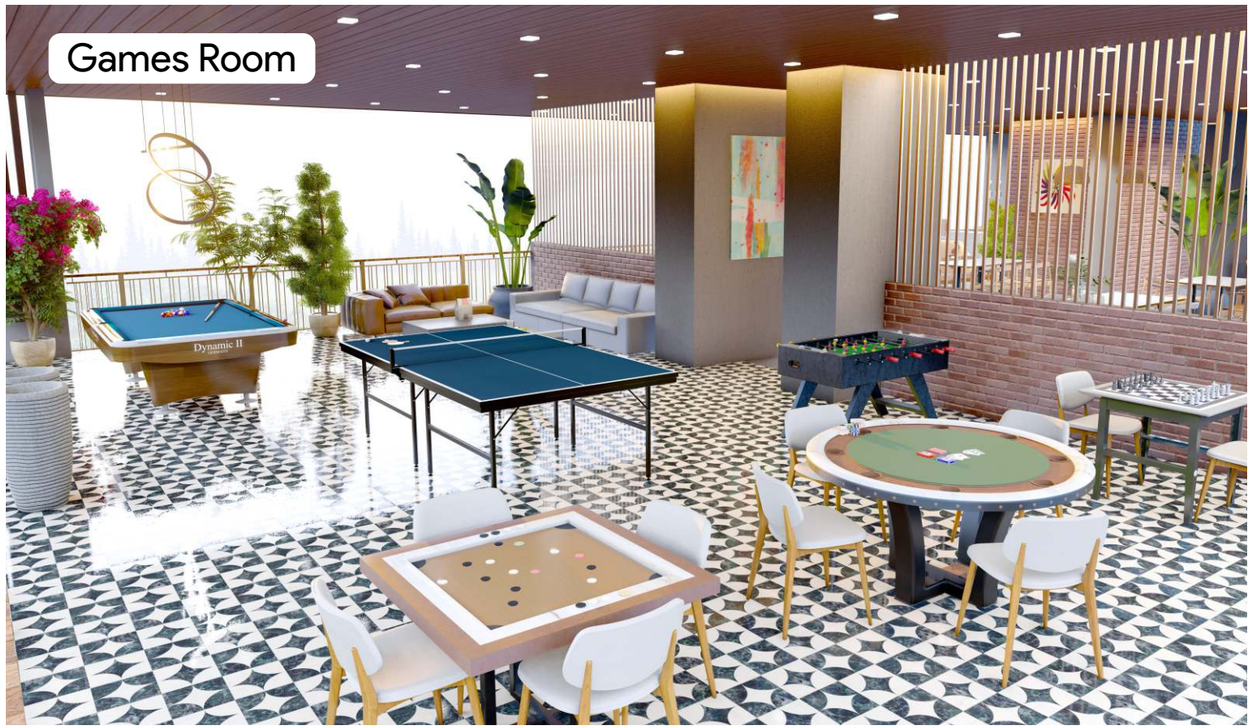
# AMENITIES

**Provision For:**

- Gymnasium
- Yoga & Meditation Studio
- Dining Area
- Kitchen & Store
- Co - Working Space
- Entertainment Zone (Games Room)
- Pantry & Washing Area on each floor

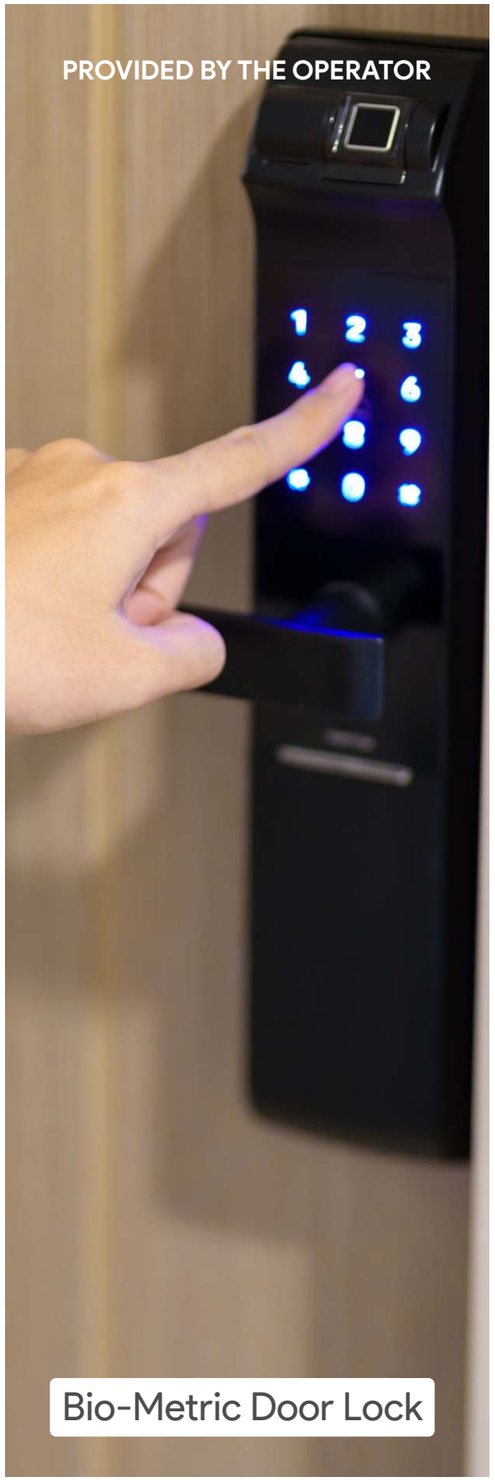


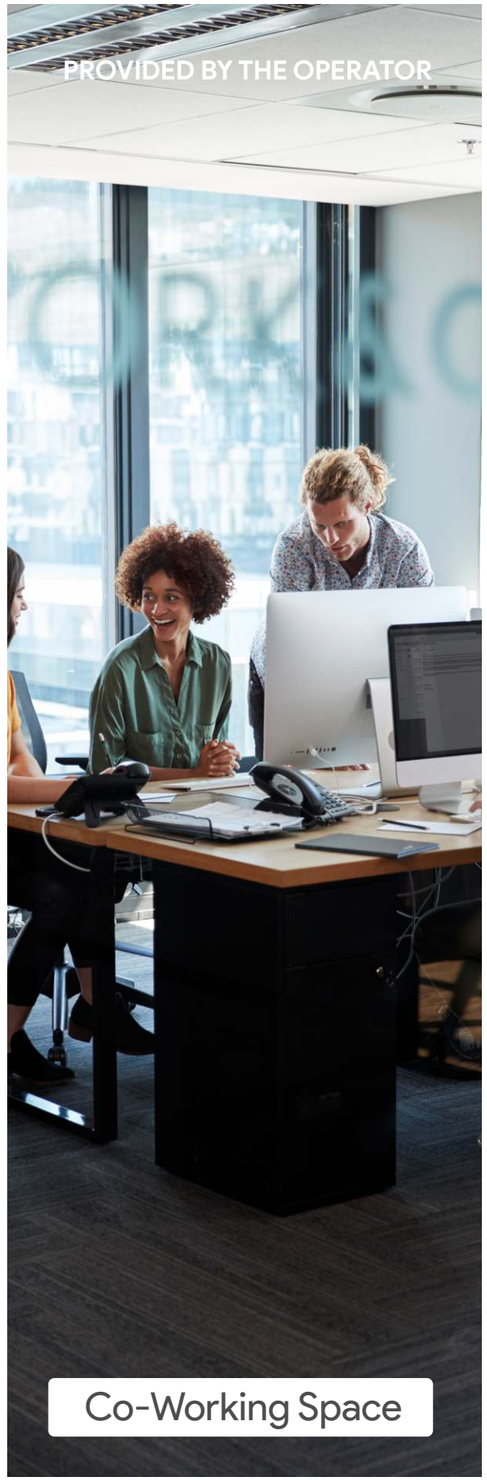

Gymnasium
TAKE IT EASY LIVE YOUR LIFE
YOUR ONLY LIMIT IS YOU


Games Room
Dynamic II


Dining Space
cafe


Yoga & Meditation Studio
NAMASTE
Artistic Impressions*


PROVIDED BY THE OPERATOR
Bio-Metric Door Lock


PROVIDED BY THE OPERATOR
Co-Working Space


PROVIDED BY THE OPERATOR
Pantry Area


PROVIDED BY THE OPERATOR
Wi-Fi Connection


PROVIDED BY THE OPERATOR
Washing Machine

**better.**
investment



**bigger.**
returns

**bolder.**
appreciation



# WAIT FOR POSSESSION

## DON'T WAIT FOR RETURNS



UNIT 01 CUT SECTION

Driveway

# Menlo Estella

Driveway

110m Wide Ring Road

18m Wide DP Road

N

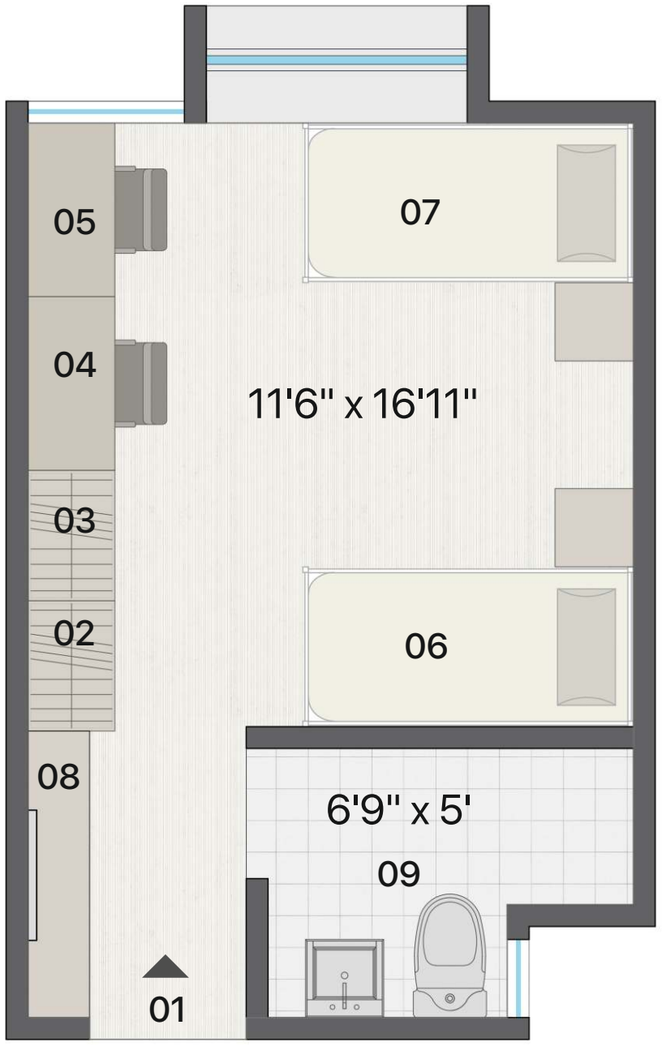
MASTER LAYOUT



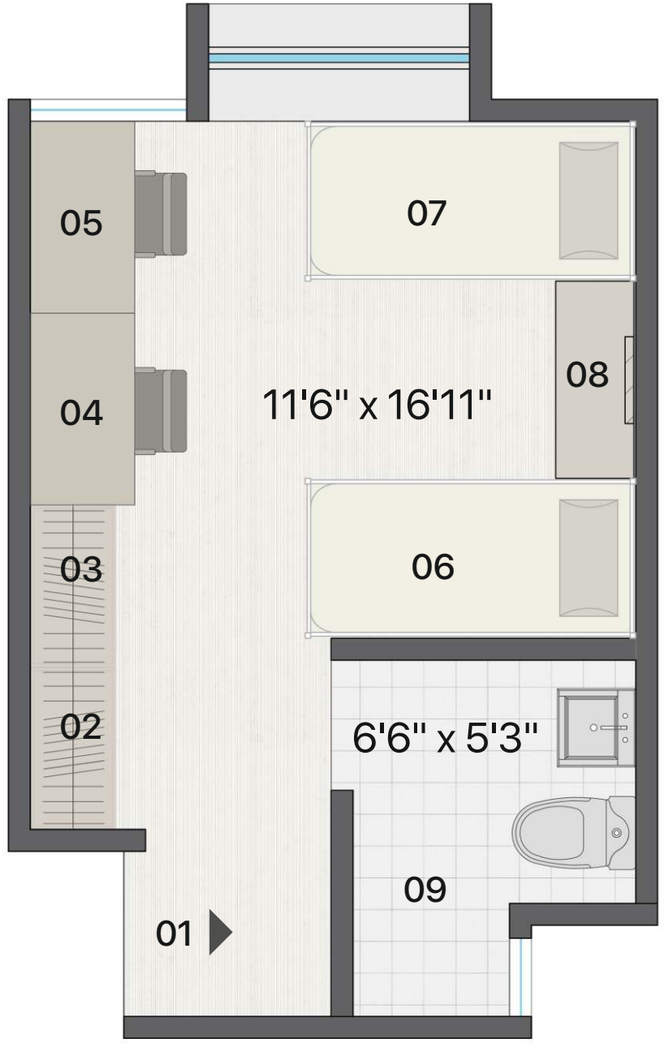

## Typical Floor Plan ( 1st - 6th )

| UNIT NO. | AREA IN SQ.M | AREA IN SQ.FT |
|---|---|---|
| 01 | 16.86 | 181 |
| 02 | 17.56 | 189 |
| 03 | 22.55 | 243 |
| 04, 05, 06, 07, 08, 09 | 17.56 | 189 |
| 10, 11, 12, 13, 14, 15 | 16.86 | 181 |
| 16 | 21.84 | 235 |

N




UNITS: 02, 04, 05, 06, 07, 08, 09




UNITS: 01, 10, 11, 12, 13, 14, 15

| LEGEND | |
|---|---|
| 01 | Entrance |
| 02 | Wardrobe 1 |
| 03 | Wardrobe 2 |
| 04 | Workstation 1 |
| 05 | Workstation 2 |
| 06 | Bed 1 |
| 07 | Bed 2 |
| 08 | Dresser Unit |
| 09 | Toilet |

## UNIT PLANS

| UNIT NO. | AREA IN SQ.M | AREA IN SQ.FT |
|---|---|---|
| 02, 04, 05, 06, 07, 08, 09 | 17.56 | 189 |
| 01, 10, 11, 12, 13, 14, 15 | 16.86 | 181 |




*Representation Purpose Only.

## Roof-Top Layout

N

Maha Rera No.
PC1260002400070

https://maharera.maharashtra.gov.in/

POWERED BY
SQFT
DELIVERING EXCELLENCE

A PROJECT BY

# MENLO

Yours Thoughtfully

| WEBSITE | ADDRESS | CONTACT |
|---|---|---|
| www.menloestella.com | Menlo Estella, 42/43/8/B/4 at 42/43/8/B/4, Maan, Mulshi, Pune 411057 | 84 2111 9818 |

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