



Head Office

307, Raviraj CRU Mall,
Bibwewadi Lullanagar Rd,
Bibwewadi , Pune - 37

 sanghvicorp.in

 +91 99701 33600

Site Address

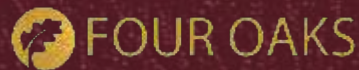
Ghorpadi - Mundhwa Road,
Opposite Army Sports Institute,
Pune - 01

 magnarone.com

 +91 8421 333 600



Scan for more info.



MahaRERA Number:
PC1260002600695
<https://maharera.maharashtra.gov.in>



Disclaimer

All images, visuals, plans, and specifications are for illustrative purposes only and may be revised in accordance with applicable approvals. Furniture and décor shown are not standard offerings unless specified, and this publication is not a legal offer or contract.

The Benchmark Of **BUSINESS**

Magnar One Represents Sanghvi Corp's Vision To
Create A Business Address That Commands
Authority, Built Not For Scale, But For Significance.



Designed To Be **RECOGNIZED**

With A Bold Glass Façade, Rhythmic Vertical Fins,
And A Signature Illuminated Crown,
Magnar One Redefines How A Commercial Tower
Can Express Identity.



Conceptual Representation*

A View That Inspires **VISION**

Panoramic City Views Remind You That Leadership Is
About Seeing Further, And Standing Taller.





A Landmark At The Crossroads Of Progress



05
Minutes

Koregaon Park,
Kalyani Nagar Metro Station,
Hospitality Hubs.

10
Minutes

Amanora Park Town,
Magarpatta City, Hadapsar SEZ,
Nagar Road Highway.

15
Minutes

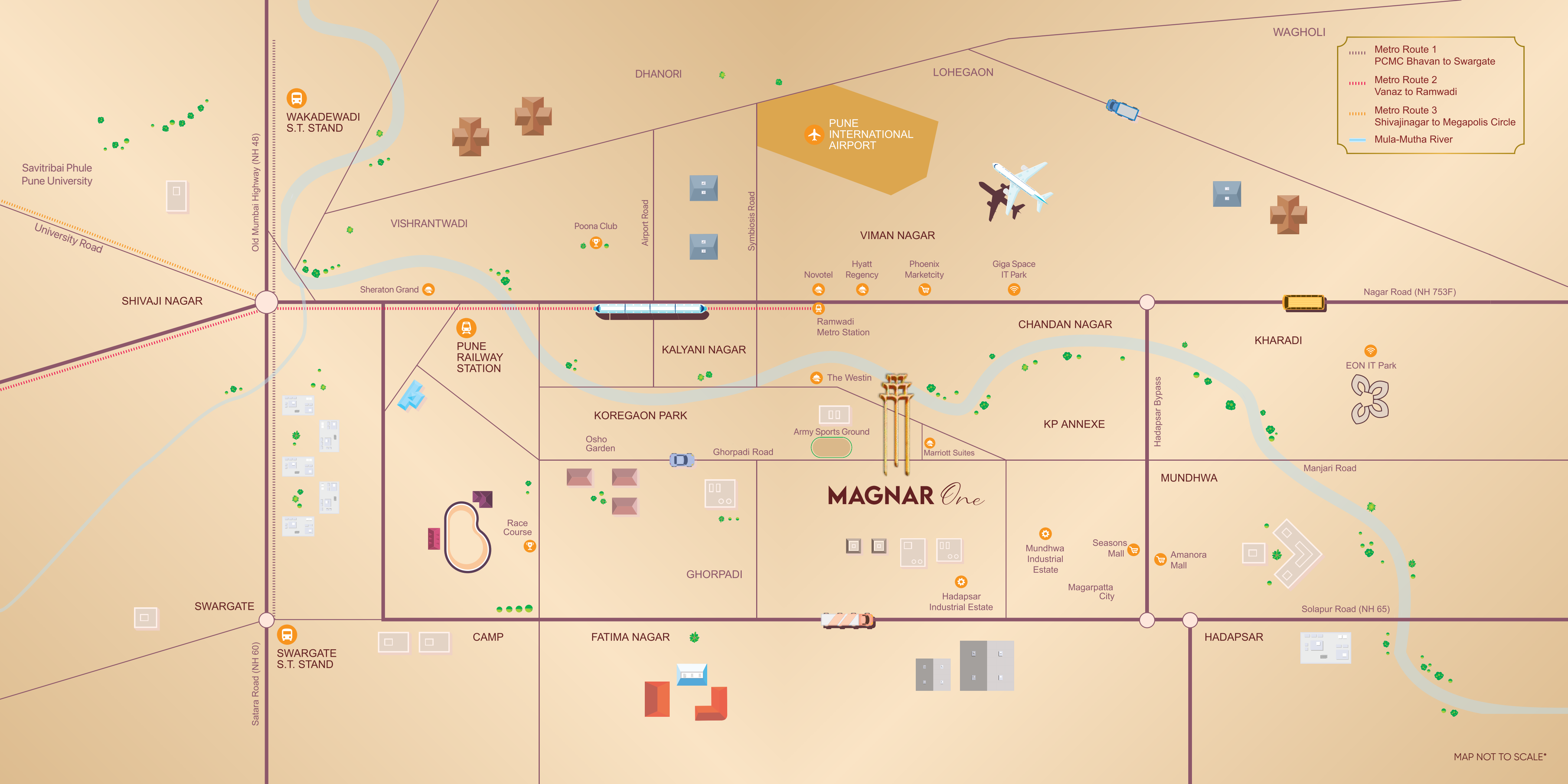
Pune International Airport,
Pune Railway Station,
Pune Camp/ MG Road, Kharadi.

20
Minutes

Swargate, Shivajinagar.

Strategically located on Ghorpadi-Mundhwa Road,
Magnar One connects seamlessly to Pune's most dynamic business
and lifestyle districts.





- Metro Route 1
PCMC Bhavan to Swargate
- Metro Route 2
Vanaz to Ramwadi
- Metro Route 3
Shivajinagar to Megapolis Circle
- Mula-Mutha River

The Address

ADVANTAGE



PREMIUM RETAIL SPACES

Phoenix Market City
Amanora Mall
Seasons Mall
Creaticity



HOSPITALS

Ruby Hall Clinic
Jehangir Hospital
Budhrani Hospital
Sasoon General Hospital (Govt.)
KEM Hospital
Sahyadri Super Speciality Hospital
Columbia Asia Hospital



FNB & ENTERTAINMENT VICINITIES

Viman Nagar
Koregaon Park
Kalyani Nagar
Magarpatta



EDUCATIONAL INSTITUTES

Symbiosis International University
Ness Wadia College of Commerce
Dr. D Y Patil Technical Campus
Shrishti Institute of Design
College of Engineering Pune
BJ Government Medical College
The Bishop's School



PREMIUM HOTELS

The Westin
Ritz Carlton
Conrad
Marriott Suites
Four Points By Sheraton
Novotel
Hyatt Regency
IBIS



ULTRA PREMIUM RESIDENCES

Trump Tower
One North - Panchshil
ABIL God's Blessings
ABIL God's Grace
Amanora Gateway Towers
Yoo Pune by Panchshil Realty
Vascon Windermere



BANKING

Citi Bank
HDFC Bank
IDBI Bank
AXIS Bank
Kotak Mahindra Bank
ICICI Bank
Bank Of India
RBL Bank Ltd
Bank Of Baroda

The Business

NEIGHBOURHOOD

What Rises Next Will Redefine
PERSPECTIVE



Open To Unveil The View





Own The Crown
OF ARRIVAL

An Arrival That Sets The Tone - Composed,
Confident, Unmistakably Premium.

A Transition That Elevates Mindset,
Shifting From Movement To Command.

A Space That Affirms Authority Before
Business Even Begins.





MAGNAR One
By SANGHVI CORP

Spaces That Scale With
AMBITION

**Strata
Offices**

750–2,000
SQ. FT.

For Entrepreneurs and SMEs

**Premium
Offices**

2,000–6,000
SQ. FT.

For Growing Enterprises

**Bespoke
Floors**

6,000–9,000
SQ. FT.

Corporates & HNIs Seeking
Exclusivity

A Zoning Structure Tailored To
Every Stage Of Business.



BUSINESS

Everything That Improves Productivity, Meetings, And Daily Operations



Large Single-floor
MNC-ready Layouts



Dedicated Service
Elevator



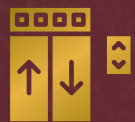
Business Lounge &
Meeting Pods



Concierge-style
Reception



High-speed
Internet In Lobby



VIP Access Elevator



Common Toilets On
Each Floor (M/F)



Dedicated Space
For Washroom



Prime Business
District Location

COMFORT

Elements That Improve Everyday Experience And Well-being



Double-height Grand
Entrance Lobby



Premium Waiting
Lounge



Café Lounge With
Outdoor Seating



Landscaped
Terrace Amenities



Dining &
Interaction Zones



Gazebos &
Event Spaces



Biophilic Vertical
Garden



Toilets For
Specially-abled



EV Charging
Points



Ample Parking
(3-level Basements)



PRESTIGE

Features That Elevate Brand Image And Perception



Signature Glazed
Façade



Architectural
Crown Lighting



Backlit Pylon &
Premium Signage



Grand Arrival &
Drop-off



Private Terraces
On Upper Floors



360° Unobstructed
City Views



Landscaped Rooftop
Terrace



Vaastu-compliant
Offices



Landmark Address
In East Pune

SECURITY

Trust, Safety, And Controlled Access



Advanced
3-tier Security



CCTV Across
Premises



Turnstile-controlled
Lobby Access



Manned Security
& Boom Barriers



100% DG
Power Backup



Sprinklers &
Pressurised Staircases



Basement Smoke
Extraction



Fire Safety As
Per Norms



Fire Detection &
Alarm Systems





SANGHVI
CORP



Built To Global Grade-A STANDARDS

Magnar One’s Engineering And Planning Deliver The Reliability Every Business Expects.

- **Efficient Floor Plates**
High Carpet Efficiency with Flexible, Column-optimised Layouts.
- **Intelligent Lift Core**
High-speed Elevators with Smart Dispatch and Dedicated Service Access.
- **100% Power Backup**
DG-backed Infrastructure for Uninterrupted Business Operations.
- **IGBC Platinum Certified**
Sustainable Design with Daylight Optimisation and Energy Efficiency.
- **Advanced Security Systems**
3-tier Security with CCTV, Access Control and Monitored Entry Points.
- **Fire & Life Safety Compliant**
Statutory Fire Systems, Pressurised Staircases and Refuge Areas.
- **Grade-A Structure & MEP**
RCC/PT Structure Engineered for Long-term Durability and Load Capacity.
- **Professional Facility Readiness**
Concierge-style Lobby Operations and MNC-ready Infrastructure.



An Address Of **AUTHORITY**

Designed For Decision-makers Who Lead
From The Front, And Above The Rest.





Conceptual Representation*

A Higher Way To REFRESH

Landscaped Terraces Where Clarity,
Comfort, And Skyline Views Come Together.

Who Is **MAGNAR ONE**

Built For?

- SMEs and Growing Enterprises
- Professionals and Consulting Firms
- Startups and Innovation-led Businesses
- Corporate and Regional Headquarters
- Co-working and Managed Office Operators
- Banks and Financial Institutions
- Clinics and Specialised Service Centres
- Fitness and Wellness Establishments



Conceptual Representation*

Green Thinking And SMART PLANNING

Sustainability Features- Proposed Commercial Building by Sanghvi Corp.

- **Sustainable Site & Planning:**
15% site area as green landscaped zones.
99% parking within the building footprint.

➤ **Urban Heat Island Reduction:**
High SRI roofing to reduce heat gain.
Increased shaded areas through trees and landscaping.
Permeable and green surfaces to limit hardscape.

➤ **Energy Efficiency:**
Passive design enables 20% energy savings.
High-performance façade and optimised orientation.
100% LED lighting with daylight integration.
EV charging for 5% of car parking.
Outdoor LED downlighters to reduce light pollution.
- **Water Efficiency:**
Rainwater harvesting for flushing and landscaping.
Water-efficient plumbing fixtures achieve a 30% reduction in water consumption over IGBC baseline.

➤ **Materials & Resources:**
Low VOC paints, adhesives and sealants for interior works.
Recycled content in steel and concrete.
Locally sourced materials used.

➤ **Indoor Environmental Quality:**
No-smoking policy within premises.
95% spaces with natural daylight.

➤ **Universal Design:**
HC parking spaces, ramps and compliant toilets provided.

IGBC PLATINUM
ENSURES
MAGNAR ONE
IS EFFICIENT,
RESPONSIBLE,
AND
FUTURE-PROOF.



MAGNAR

One

By SANGHVI CORP

GREEN & ECO-FRIENDLY DEVELOPMENT



Magnar One is
Pre-certified under the IGBC Platinum Category, recognising its commitment to sustainable design, energy efficiency, and responsible building practices aligned with global green building standards.

This pre-certification reflects Magnar One's adherence to advanced benchmarks in energy optimisation, water efficiency, material responsibility, and occupant well-being, positioning it among the highest-rated sustainable commercial developments.

GREEN FEATURES

Energy-efficient Building Envelope And Systems	Optimised Daylight Access And Glare Control	Water-efficient Fixtures And Reduced Consumption Design
Enhanced Indoor Air Quality Standards	Environmentally Responsible Construction Planning	Sustainable Material Selection And Waste Reduction Practices

Rarity Is The

NEW LUXURY

Limited To 99 Business Suites,
Magnar One Offers Unmatched Exclusivity
Value In A Market Of Mass Developments,
Ensuring Distinction And High Resale Potential.

99

BUSINESS SUITES

Numbers That Define

DISTINCTION

65 Metres
Height

99
Exclusive Units

750 – 9,000
Square Feet Carpet Area

IGBC Platinum
(Pre-certified)

Proud

MEMBERS

MEMBERSHIPS THAT REINFORCE CREDIBILITY,
COMPLIANCE, AND INDUSTRY ALIGNMENT.



Aligned With Nationally Recognised Institutions That Uphold Industry
Standards, Responsible Development Practices, And Professional Excellence.



For over five decades, Sanghvi Corp has pursued a vision to
create developments where architecture,
craftsmanship and innovation come together seamlessly.
With a consciously curated portfolio of premium residences and
Grade A commercial destinations, every address reflects precision,
excellence and timeless design. Rather than building for the many,
we create exceptional spaces for those who value distinction.

Sanghvi Corp's strength lies in:

Thoughtful Planning
Over Volume

Execution Clarity
Over Exaggeration

Long-term Relevance
Over Short-term Trends

The Minds Behind **MAGNAR ONE**

- PRINCIPAL ARCHITECT -
Ar. Pankaj Nande
TDC - Ten Design Code

- STRUCTURAL CONSULTANT -
Nikhil Inamdar
Strudcom Consultants

- MEP CONSULTANT -
Abhay Pimpalkhare
Integrated Consultant

- GREEN BUILDING CERTIFICATION -
Dr. Poorva Keskar & Rucha Mulgund
VK:e

- LANDSCAPE DESIGN -
Ar. Ajay Mehta
AM Designs

- LIASONING ARCHITECT -
Ar. Anand Gadiya

