

iBZ
iLIFE
BUSINESS
ZONE
— HINJAWADI —





THE I-DEAL
BLUEPRINT

In every generation, there are those who move with the tide and those who shift the tide itself. **iLife Business Zone is designed for the latter.**

Modern-day workplaces pioneer ecosystems where

- » Collaboration Is Capital
- » Culture Is Currency
- » Agility Is Infrastructure

iLife Business Zone transcends these fundamentals at the core of its design.

This is not just about owning a space of your choice, **it's about owning relevance.**



Conceptual Image

**THE I-DEAL
LOCATION
HINJAWADI**

» **Your Future Neighbours? Global Giants**

iLife Business Zone places you shoulder-to-shoulder with the headquarters of leading MNCs and tech powerhouses.

» **At The Junction Of Industry And Innovation**

Strategically connected to Chakan and the PCMC MIDC, this business promenade offers seamless access to Pune's most powerful industrial belts and supply chain corridors.

» **Metro-Connected, With Excellent Transport Access**

With the upcoming metro station just minutes away and robust road infrastructure supporting daily commutes, mobility is effortless.

» **Surrounded By The City's Finest Townships**

From upscale residential enclaves to premium gated communities, this business district is surrounded by neighbourhoods, it's a walk-to-work lifestyle.

» **Close To What Matters**

World-class dining, pubs, shopping, wellness and entertainment are just around the corner, helping your teams strike the perfect work-life balance.

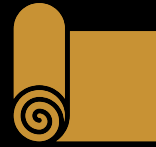


IBZ

THE I-DEAL ECOSYSTEM

- » **Collaborative Workspaces** crafted for modern, agile teams that thrive on interaction, creativity, and momentum.
- » **Social Nooks, Lounges, And Breakout Zones** designed to spark meaningful conversations, connection, and culture.
- » **A Dedicated Town Hall And Gathering Space** to host internal events, leadership talks, or team milestones.
- » **Fitness Zones And Refreshment Arenas** to help your workforce recharge and refocus.
- » **Rooftop Activities And Bonding Spaces** to bring teams together in ways that go beyond work.





Flexible Floor Plates



Striking Facade



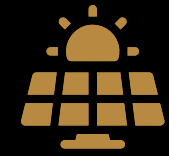
Approx. 12 Ft. Floor Height For Openness



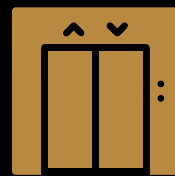
Energy-Efficient Design For Low Maintenance



Smart Layouts For Teamwork



Solar-Powered Common Areas



4 High-Speed Elevators



24/7 Power Backup



3-Tier Security System

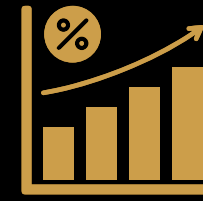
THE I-DEAL WORKSPACE



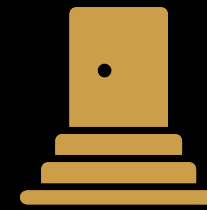
THE I-DEAL
INVESTMENT



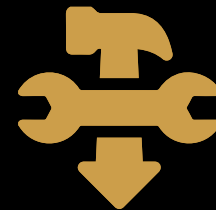
Prime Location With
Proven Demand



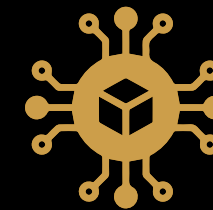
Designed For
High-Yield Leasing



Exponential Capital Appreciation
In A Growing Corridor



Low Maintenance,
High Longevity



Future-Ready
Ecosystem

**THE OFFICE OF THE
FUTURE
HAS AN I-DENTITY.**
You, Your Business,
Your Work Place.





Conceptual Image

CAFETERIA



Conceptual Image

COLLABORATIVE WORKSPACES

GAMES AREA



Conceptual Image

BREAK-OUT AREA



Conceptual Image



Conceptual Image

EV CHARGING



Conceptual Image

YOGA ZONE



SPACES DESIGNED FOR SCALED THINKING



» Earthquake Resistant Structure

» Fire Fighting System

» Rooftop Amenities

» Atrium Concept

» 4 High Speed Elevators

» PV Solar System

PROJECT HIGHLIGHTS

1. Attractive Glass Facade
2. Atrium Concept For Ample Natural Light
3. 3.6 Meter Floor To Floor Height For Offices
4. 3 -Tier Security System
5. Fire Alarm System & Sprinklers For Safety
6. 4 High Speed Elevators
7. Project Located On 45 Mtr. Wide Main Road
8. Metro Station Within 150 Mtrs.
9. Wide Plot Frontage
10. Separate Building Entry & Exit
11. Provision For Air Conditioning & ODUs
12. Drivers' Waiting Area With Toilets
13. Generator Back-Up For Common Areas
14. Grand Entrance Lobby
15. Separate Access For Office & Retail Areas
16. Ample Parking Space
17. Provision For Inverter
18. Rooftop Amenities
19. PV Solar System For Common Areas
20. Games Area
21. Lunch Area
22. Cafeteria
23. Meditation / Yoga Zone
24. Outdoor Meeting Area
25. Acupuncture Pathway
26. Social Break Out Zone

A modern conference room with a large wooden table, black chairs, and a large screen displaying data charts. The room features large windows on the left, a whiteboard, and a long sofa. The ceiling has track lighting.

**BUILT FOR TEAMS THAT
BUILD FUTURE**



SHOP

SHOP

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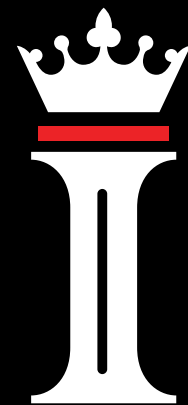
FLOOR PLAN

FLOOR PLAN

FLOOR PLAN

FLOOR PLAN

**BEYOND SPACE,
WE SHAPE ICONIC
LIFESTYLE**



Bringing high ethical standards to real estate, Iconic Properties is the brainchild of a young and vibrant entrepreneur, Sankalp Goel. With a solid DNA of experience and expertise, he has led Iconic Properties into becoming one of the most trusted names in the industry. A series of exceptional projects over the past decade, the brand has always paved its way through innovation and quality.

**FEW OF OUR
KEY PROJECTS**

**I LIFE,
MUNDHWA**



**PRISTINE COMMERCE
STREET, MOSHI**



**I LIFE,
UPPER NIBM**



THE LORDS,
PASHAN



I LIFE OMEGA,
MUNDHWA



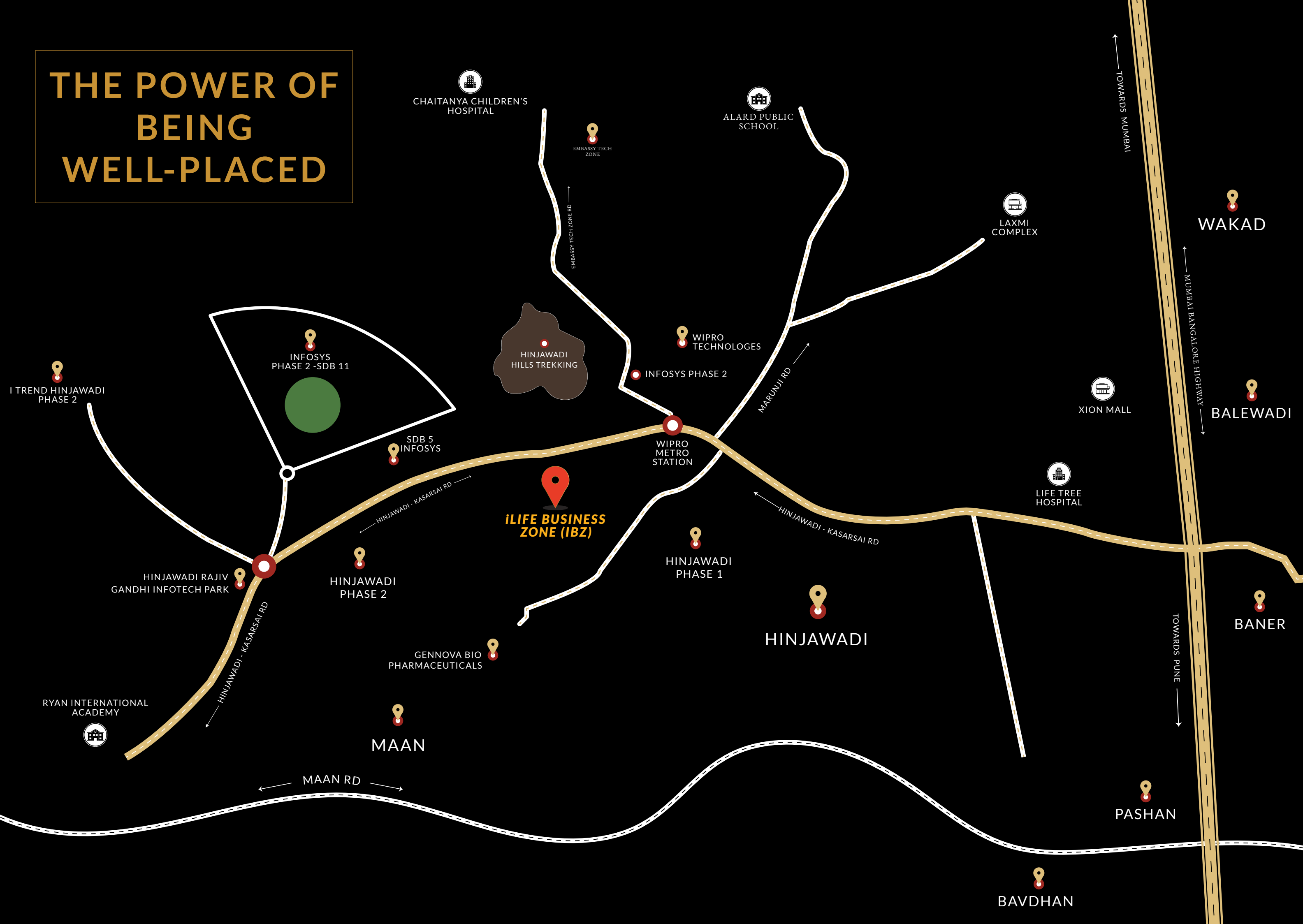
KOHINOOR SATORI,
MAHALUNGE



IBZ,
UPPER WAGHOLI



THE POWER OF BEING WELL-PLACED



KEY DISTANCES

» EDUCATION

Alard Public School - 2.3 kms.

SKEM School - 2.6 kms.

Ryan International Academy - 3.1 kms.

Rising Star School - 4.5 kms.

VIBGYOR School - 9 kms.

» RESIDENTIAL PROJECTS

I Trend Hinjewadi Phase 2 - 1.5 kms.

Kolte-Patil's Life Republic - 4 kms.

Megapolis Hinjewadi Phase 3 - 4.5 kms.

Kasturi Eon Homes - 4.5 kms.

Blueridge Premium Township of Hinjewadi With Golf Course - 5 kms.

Vilas Javdekar Yashwin Hinjewadi - 5 kms.

Godrej Hill Side - 6 kms.

VTP Blue Water - 6 kms.

» HEALTHCARE

Chaitanya Children's Hospital - 2.5 kms.

LifeTree Hospital - 4 kms.

Sanjeevani Multispeciality Hospital - 4 kms.

Orbit Wellness Shatayu Hospital - 4.5 kms.

Life Care Multispeciality Hospital - 8 kms.

» MALLS

Laxmi Complex - 2.5 kms.

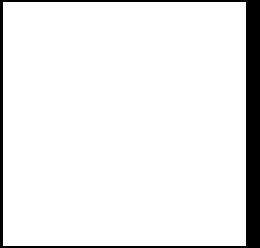
Xion Mall - 3.5 kms.

Vision One Mall - 5.2 kms.

A PROJECT BY



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www.maharera.mahaonline.gov.in



iBZ

iLIFE
BUSINESS
ZONE

HINJAWADI

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Site Address: Hinjawadi Phase 2 Rd, near Wipro Circle Metro Station, Hinjawadi IT Park Phase II, Pune - 411057.

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