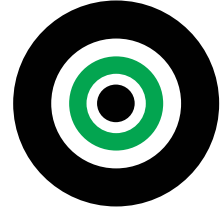


PORT 133

Connecting Globally





ABOUT PORT 133

Discover Pune's most sought after IT Park, strategically located at Magarpatta.

With its 5 distinctive towers and a luxurious 5-star hotel - Marriott, PORT 133 stands as an architectural masterpiece, symbolizing Pune's rise to prominence. Situated in the heart of the Eastern IT corridor of Pune, the towering structures exemplify forward-thinking office spaces. Experience the perfect fusion of timeless elegance and contemporary functionality in the design of our towers.

PORT signifies a gateway between companies and talent and then talent to opportunities, fostering innovation, catalyzing economic growth, and positioning itself as a gateway to endless possibilities.



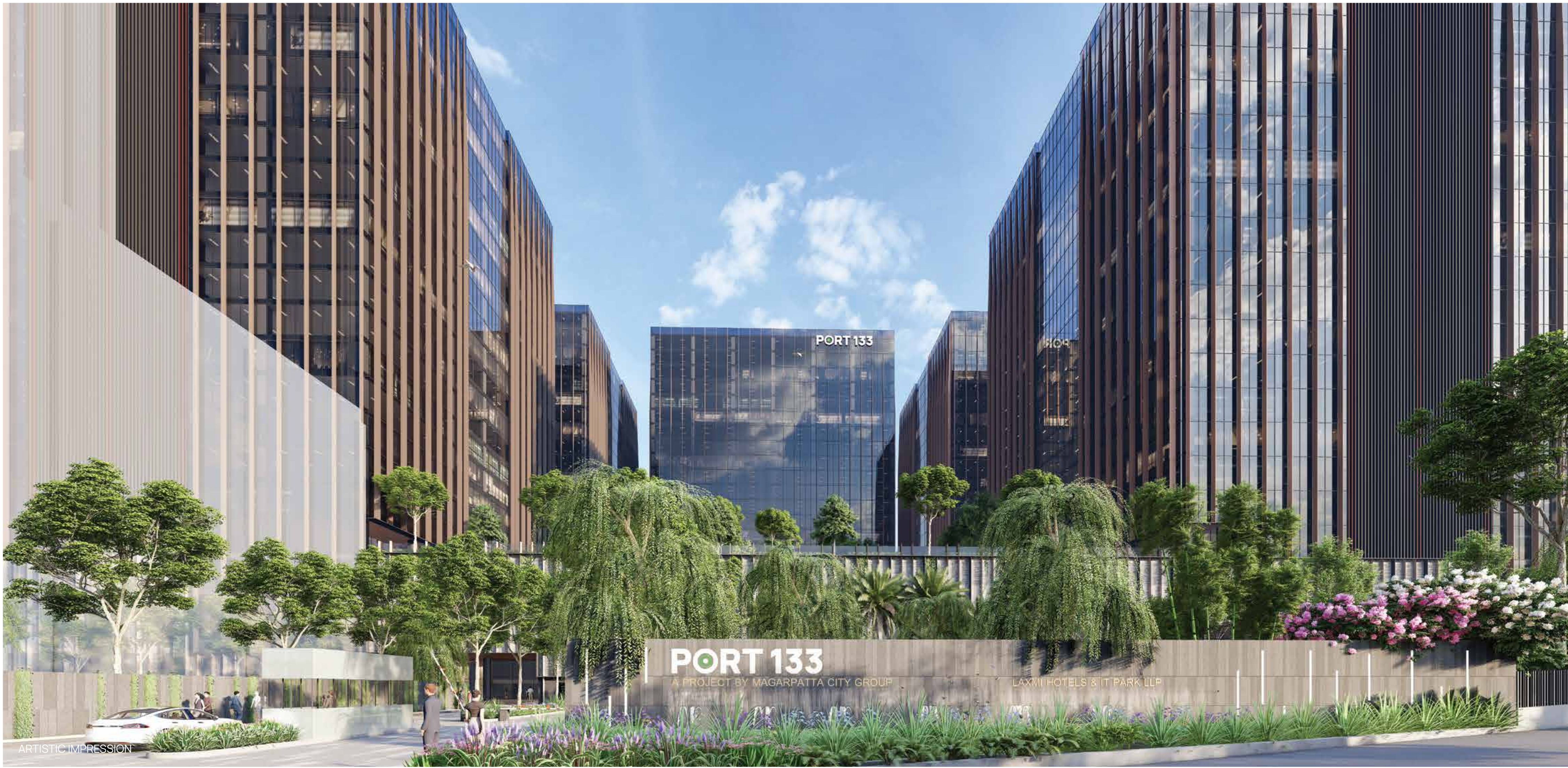
ARTISTIC IMPRESSION



ARTISTIC IMPRESSION



ARTISTIC IMPRESSION



PORT 133

PORT 133

A PROJECT BY MAGARPATTA CITY GROUP

LAXMI HOTELS & IT PARK LLP

ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

DROP OFF LOBBY



ARTISTIC IMPRESSION

MAIN LOBBY



ARTISTIC IMPRESSION

LIFT LOBBY



ARTISTIC IMPRESSION

PODIUM LOBBY

OUTDOOR AMENITIES



Multi purpose Play Court



Outdoor Gym Area



Amphitheatre



Walking / Jogging Track



Fish Pond



Water Bodies



Breakout Areas



Designated Smoking Zones





ARTISTIC IMPRESSION

OUTDOOR AMENITIES

MULTIPURPOSE PLAYCOURT

AMPHITHEATRE

FITNESS CENTRE

OUTDOOR PLAY AREA

CRÈCHE

OUTDOOR GYM

WALKING TRACK



ARTISTIC IMPRESSION

LANDSCAPED PODIUM

MARRIOTT

INDOOR AMENITIES



Cafeteria



Crèche with Outdoor Play Area



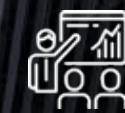
Fitness Centre



Medical Room



Mail Room / Parcel Room



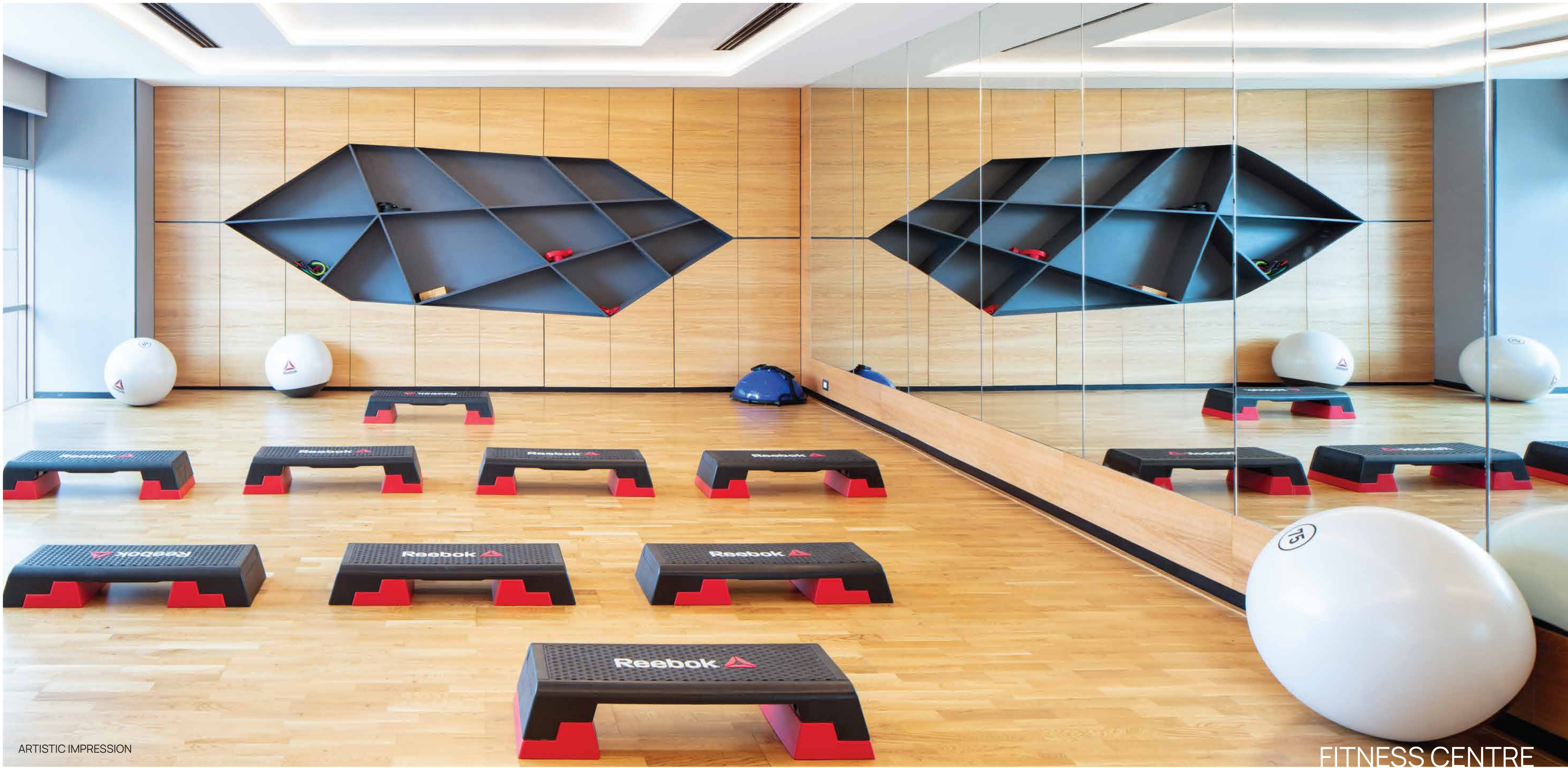
Training Rooms & Meeting Rooms



Huddle Spaces







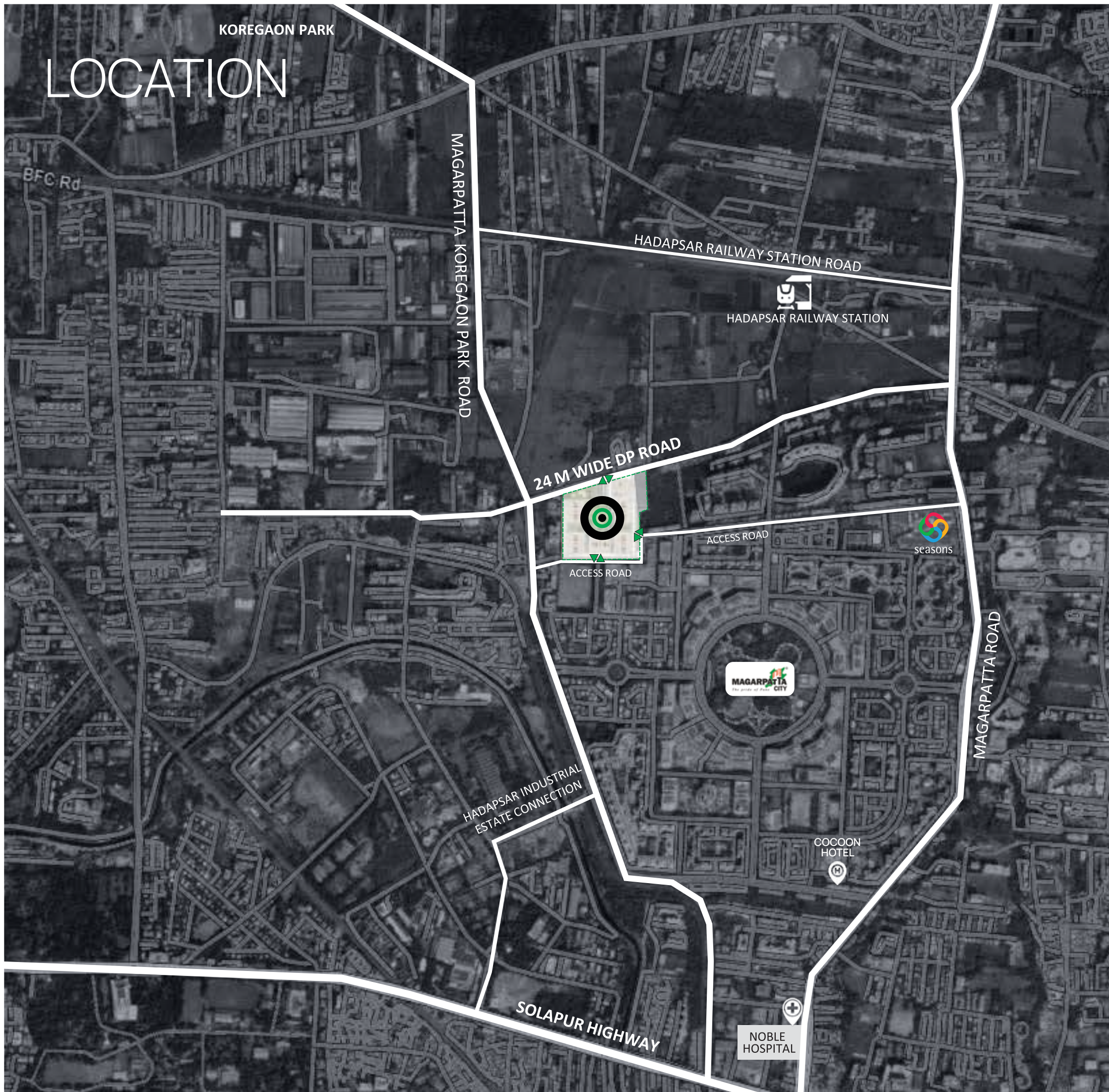




ARTISTIC IMPRESSION

TRAINING ROOM

LOCATION



CONNECTIVITY



Strategically located in close proximity to major transit hubs including hospitals, ensuring unparalleled accessibility and convenience.





BIRD'S EYE VIEW



MARRIOTT

PORT 133

PLANS

MASTERPLAN



PROJECT SPECIFICATIONS



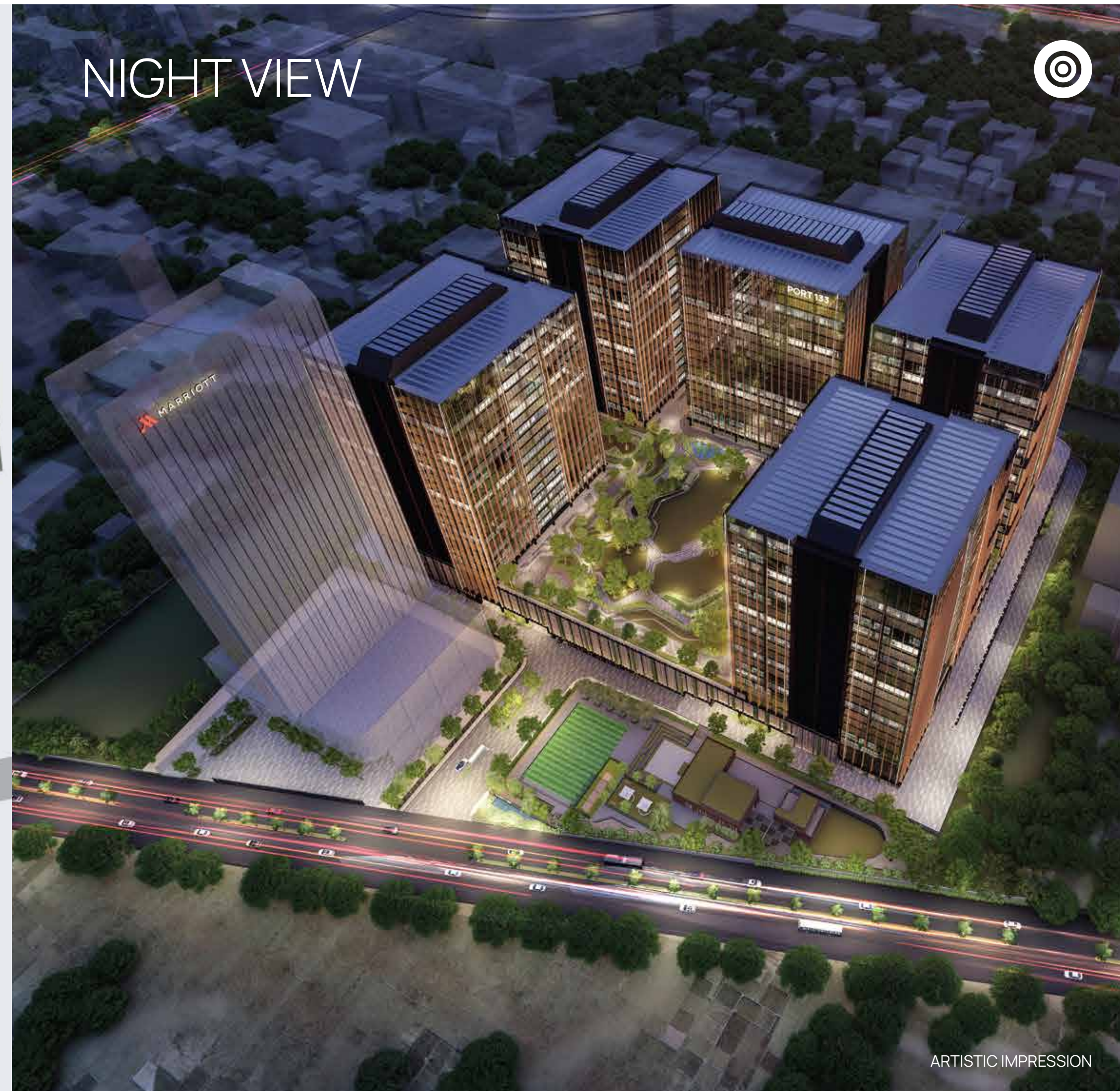
- Total project area: 7.1 Million sq. ft.
- Project size: 4.1 million sq. ft.
- Number of towers: 5 + 1 (Marriott Hotel)
- Podium area: 150,000 sq. ft.
- Centrally located cafeteria with approximately 3,300 seating capacity
- Adequate independent surface parking
- Five Senses Garden - Podium Level
- Platinum rating pre-certification by IGBC
- Rainwater harvesting
- Multiple entry/exit points, with separate service entry & exit
- 100% DG backup
- Appropriate power load
- EV car charging provision
- Integrated BMS system
- 24-hour security with CCTV surveillance, turnstile, and access control
- Waste management
- Driver's waiting area including toilets



24.00 M WIDE MAIN ROAD



NIGHT VIEW

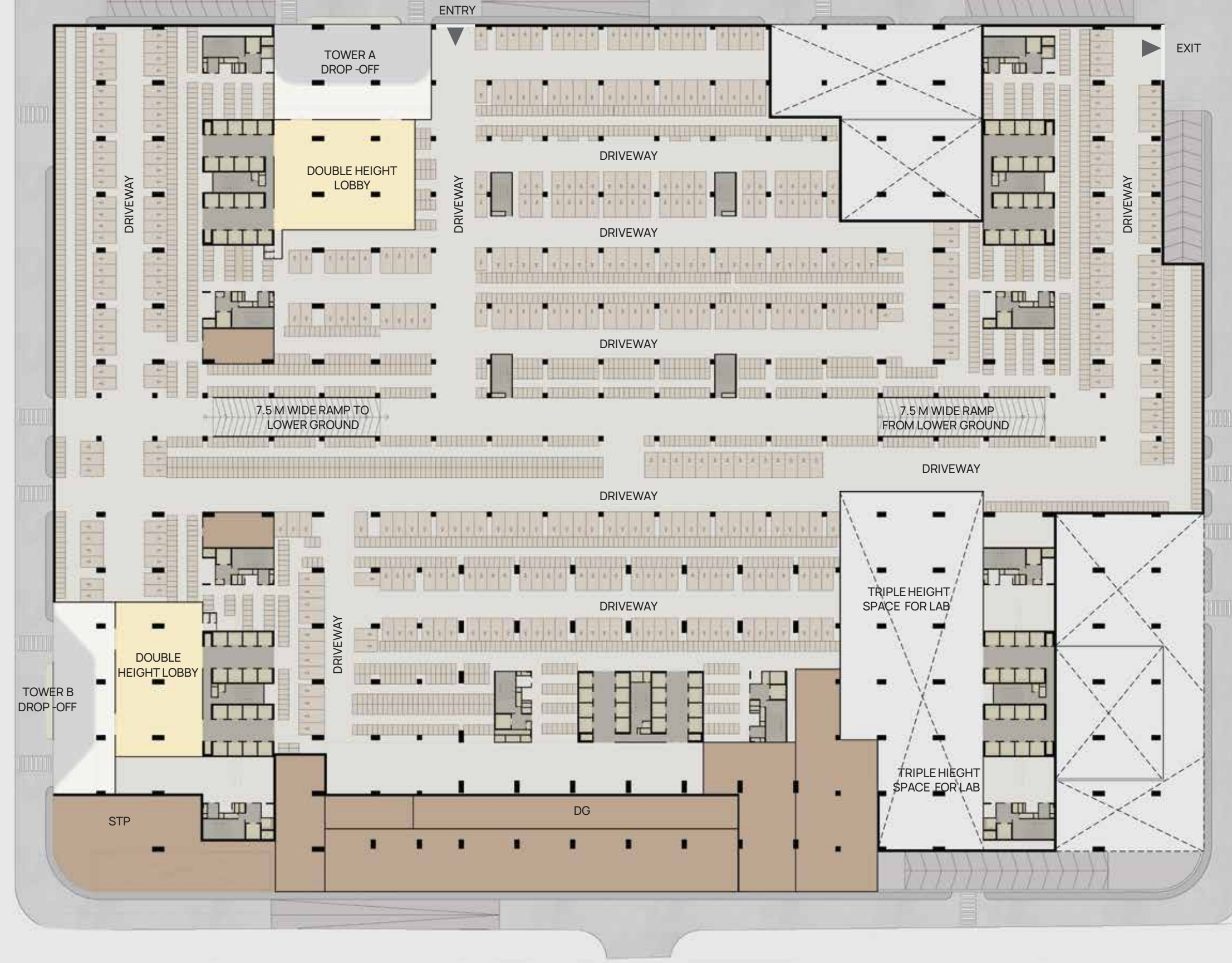




LOWER GROUND



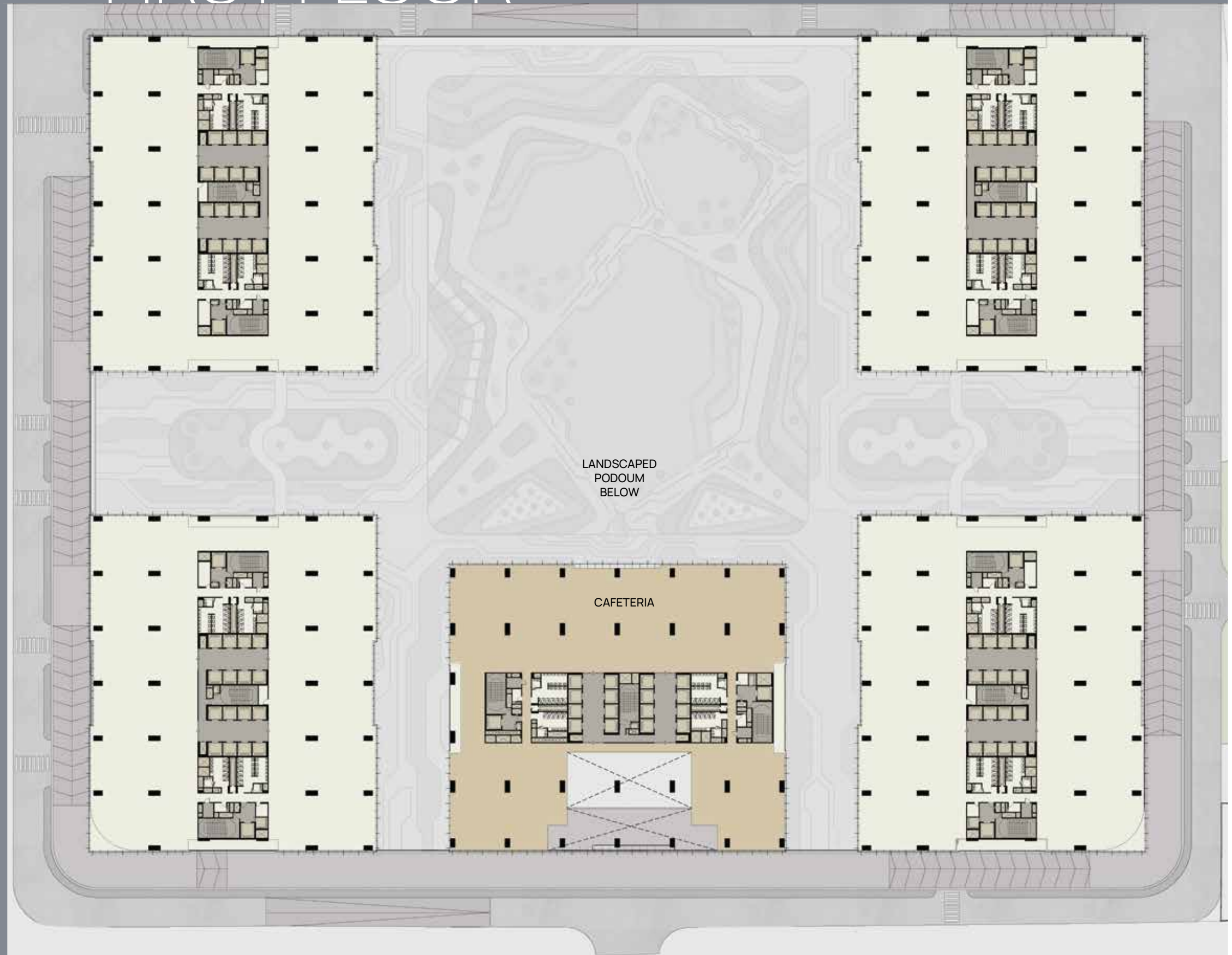
UPPER GROUND





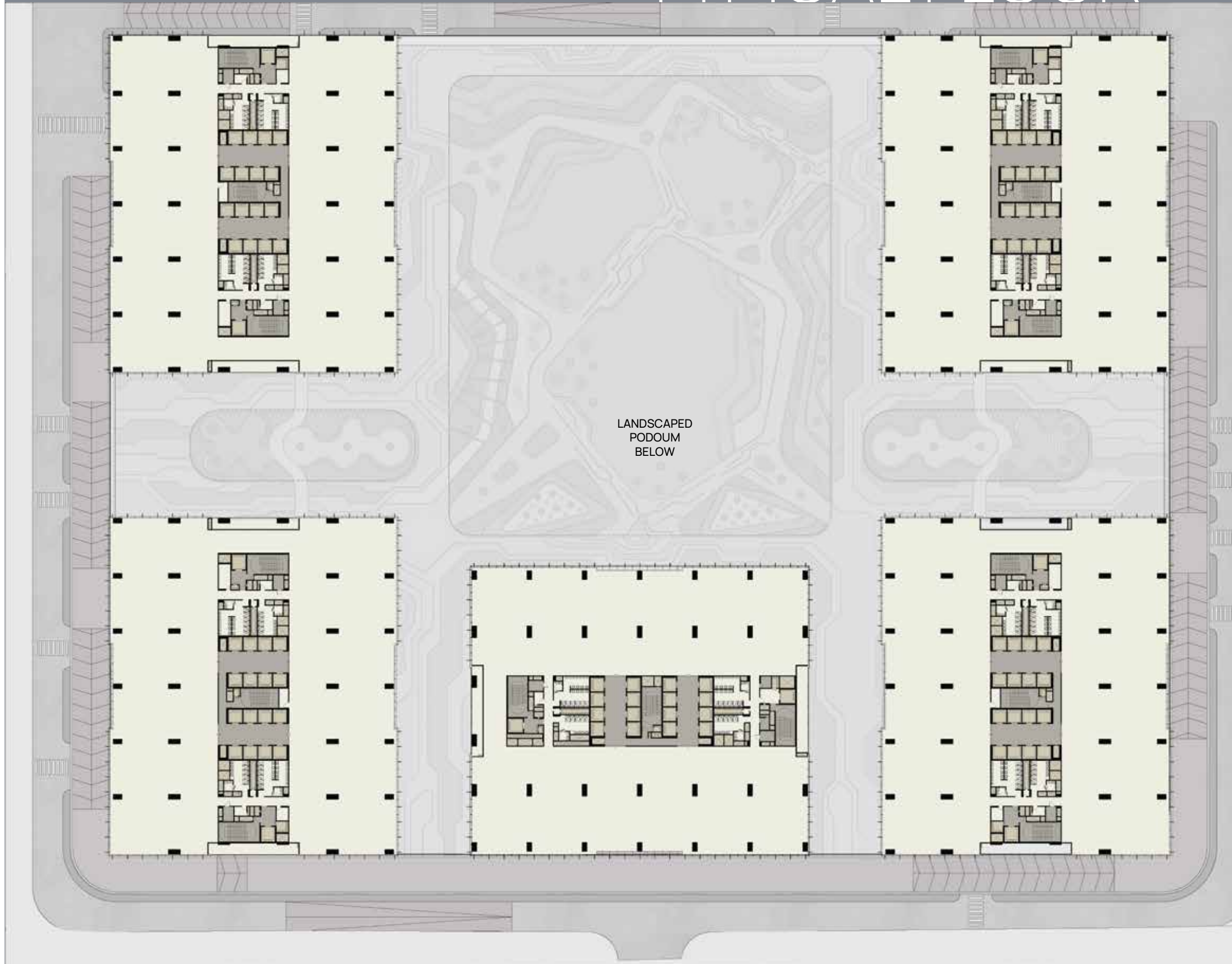
PODIUM

FIRST FLOOR

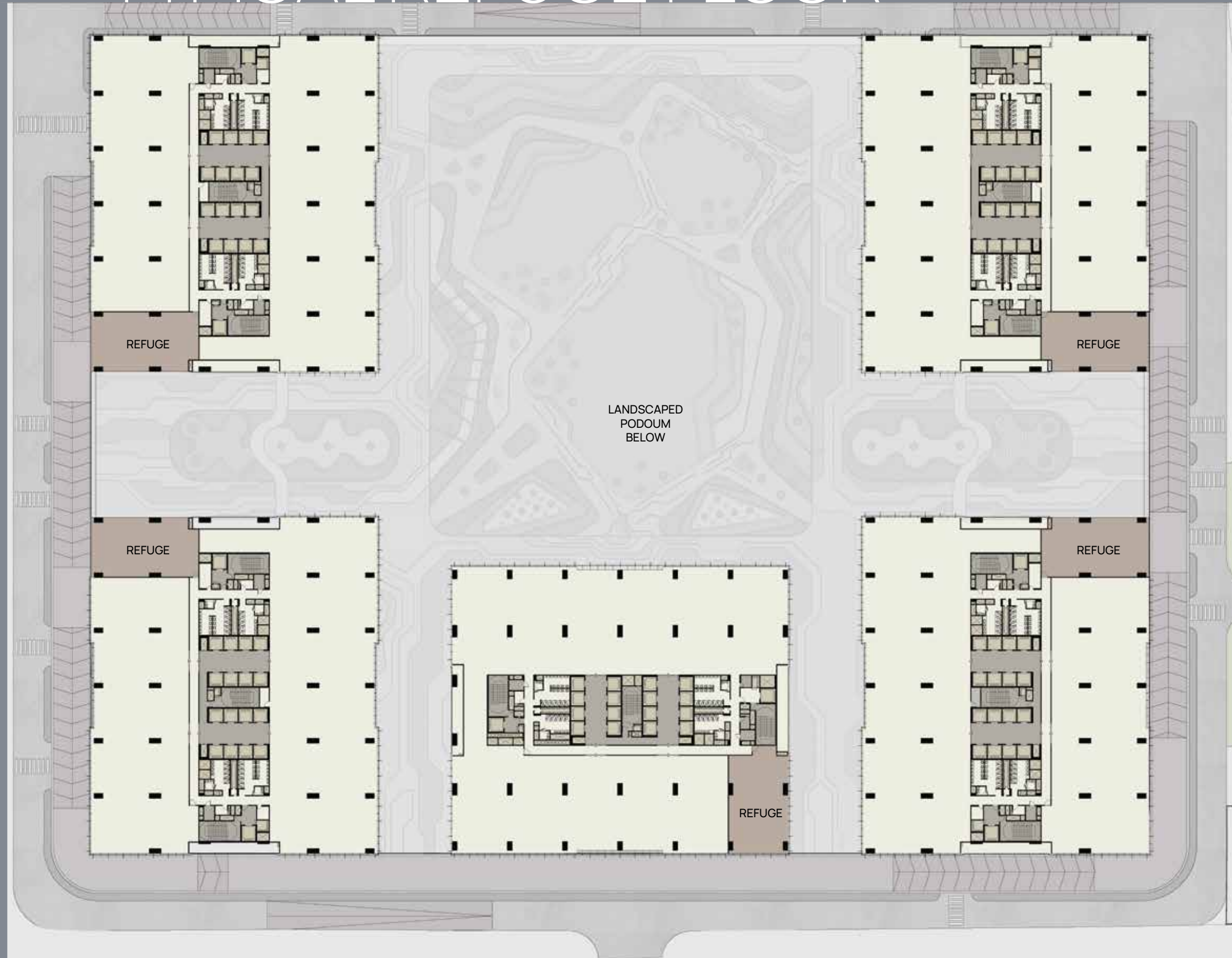




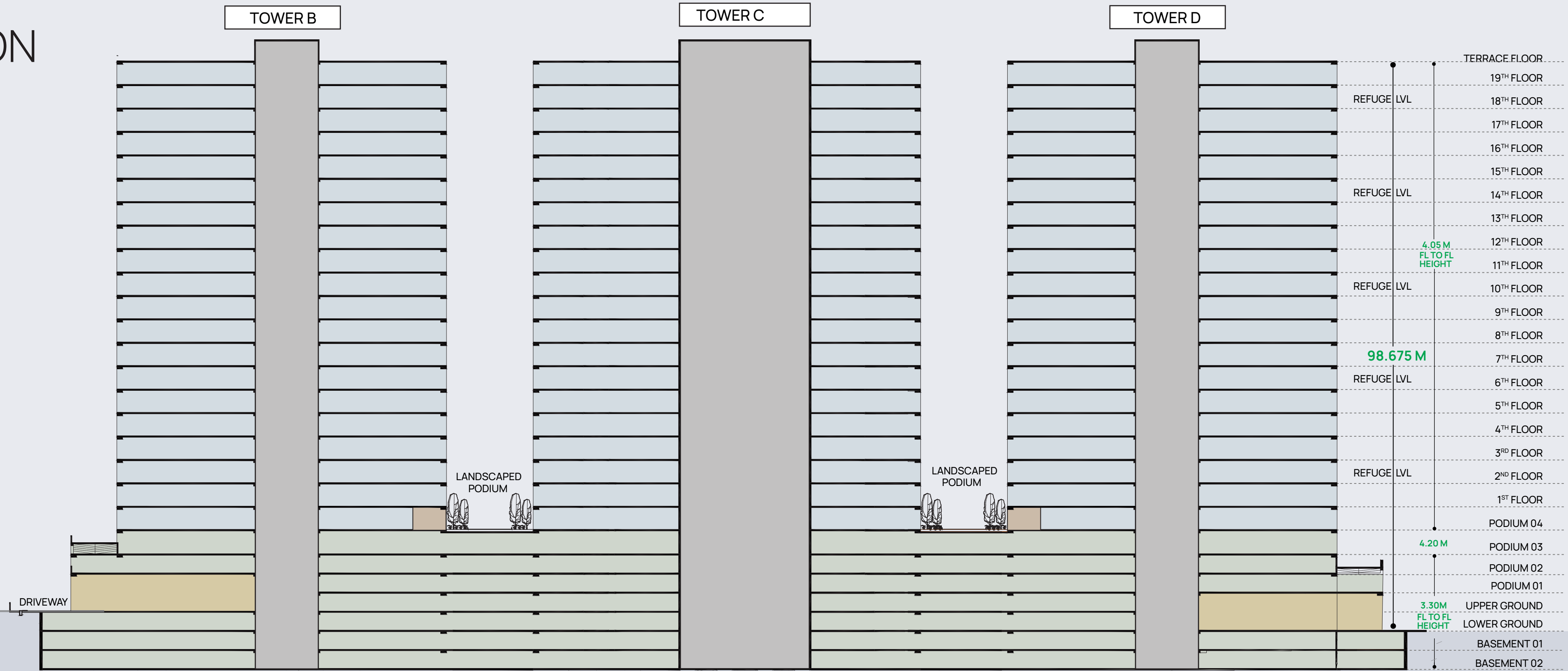
TYPICAL FLOOR



TYPICAL REFUGE FLOOR

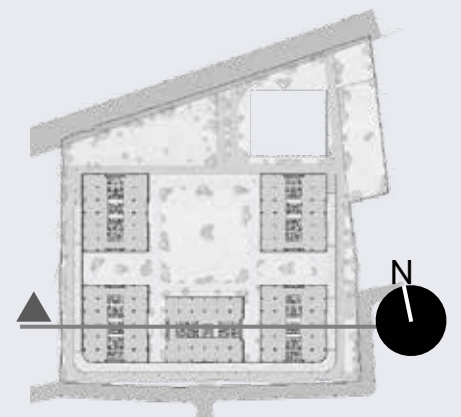


SECTION



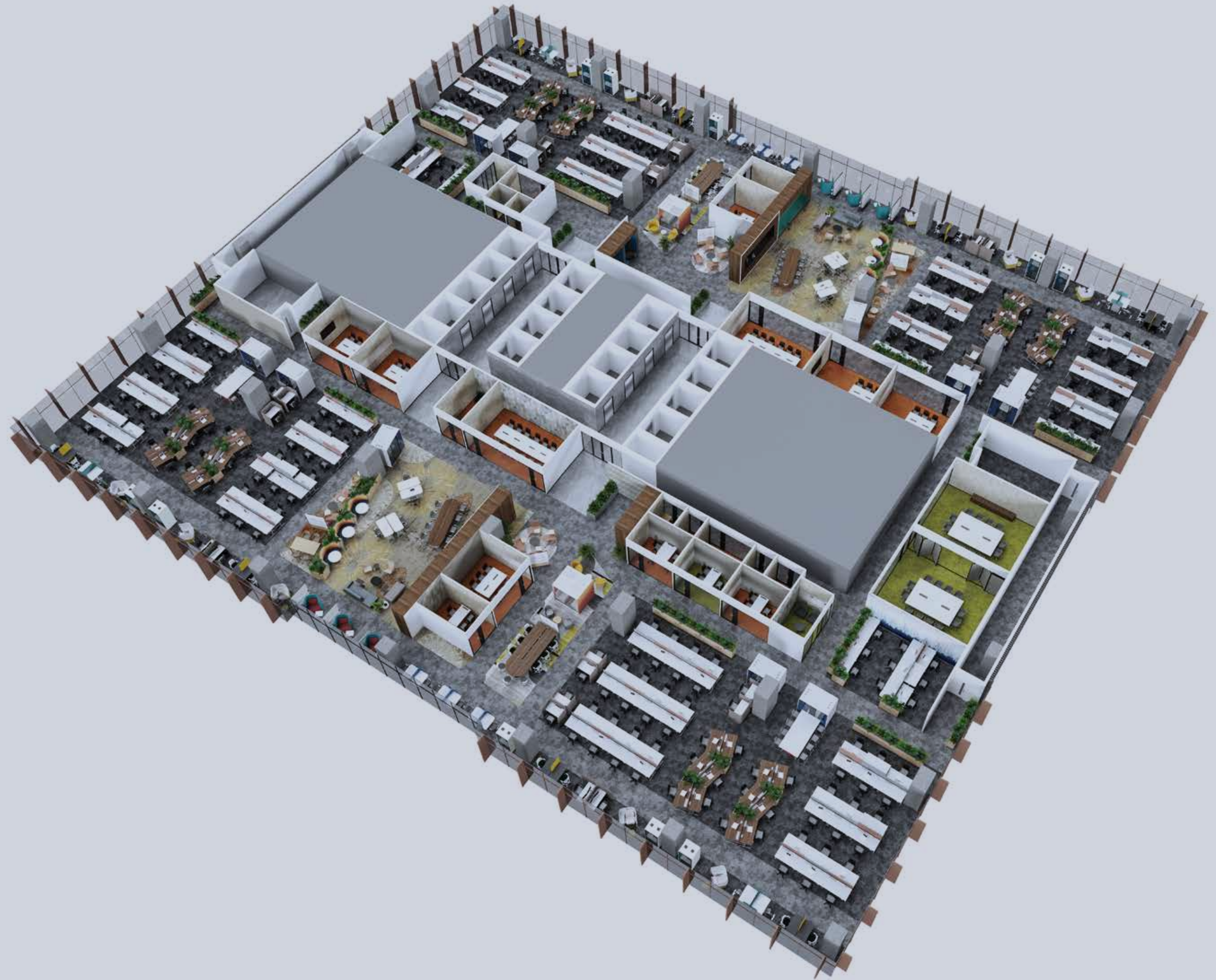
- LOBBY
- PARKING FLOORS
- IT OFFICE FLOORS
- CORE
- WALKWAY

* BUILDING CONFIGURATION - 2 BASEMENTS (PARKING) + LG + UG + 3 PODIUM (PARKING) + LANDSCAPED PODIUM + 19 OFFICE FLOORS + TERRACE



TEST FIT TYPICAL OFFICE

- Area - Approximately 43,500 sq. ft.
- Typical Column Grid - 11.00 m. X 11.00 m.
- Floor to Floor Height - 4.05 m.



BUILDING SPECIFICATIONS



MARRIOTT

PORT 133

BUILDING SPECIFICATIONS



ARTISTIC IMPRESSION

BUILDING CONFIGURATION

B2 + B1 + LG + UG + 3 P + Amenities / Landscaped Podium + 19 Office Floors

TYPICAL OFFICE FLOOR

Approximately 43,500 sq. ft.

FAÇADE

DGU Façade

TYPICAL COLUMN GRID

11.00 m. X 11.00 m.

STRUCTURE

RCC Structure with Post Tension Slabs

FLOOR TO FLOOR HEIGHT

4.05 m.

FLOOR LOADING CAPACITY

400 kg per sq. m.

ELEVATORS

Destination Control Systems enabled elevators

Each Tower: 16 High-Speed Elevators of 24 Pax each

2 Service / Fire / Stretchers Elevators

BUILDING FEATURES

Designed to accommodate an energy-efficient waterless VRF system

Exclusive double-height lobbies

Center Core for maximum daylight penetration

A Project by Magarpatta City Group

PORT 133

Connecting Globally

DISCLAIMER

This brochure is purely conceptual representation and not a legal offering.
All images in this brochure are merely for presentation and not literal. The images are only indicative of furniture arrangement, furniture and accessories will not be provided by the developer.

All plans are subject to accommodate the changes as per sanctioning authority.
All dimensions mentioned in the drawings may vary/differ due to construction contingencies and site conditions. All dimensions are shown from unfurnished surfaces.

www.port133.in

PORT 133

Connecting Globally

Laxmi Hotels and IT Park LLP

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Aditi Garden, Hadapsar, Pune - 411013

Tel: +91 20 67681000

A Project by  **MAGARPATTA**
CITY GROUP
People. Purpose. Prosperity

