

Extraordinary Lifestyles.



GANGA
 MELROSE
SOPAN BAUG
{Empress County}

“Ganga Melrose features extraordinary urban luxury”

Extraordinary Lifestyles.

Project Highlights

At Ganga Melrose, the word 'space' is not just a platitude but a true manifestation, created to meet individual requirements. Well planned 2½ & 3 BHK configurations cater to all your needs. Super Luxurious 4 BHK configurations are also an option.



GANGA
MELROSE

“Experience the sprawling lush open expanses expertly landscaped around the impressive clubhouse to aesthetic perfection”

GANGA
MELROSE



Extraordinary Lifestyles.

- Swimming pool
- Club house for games and get-togethers
- Gymnasium with steam and Jacuzzi
- Designer landscape garden for healthy walks
- Fun-filled children's play area
- Separate car washing area

SPECIFICATIONS

Earthquake resistant RCC FRAME STRUCTURE.

Gypsum plaster for internal walls.

FLOORING

- Vitrified tile flooring [size 900 mm x 900 mm] for living, kitchen, dining and common passage.
- Laminated wooden flooring for all bedrooms.
- Anti-skid tiles in toilets & terraces.

KITCHEN

- Granite kitchen platform with stainless steel sink and drain board.
- Modular kitchen with cabinets below platform and side table platform.
- Exhaust Hood.
- Designer glazed tile dado up to lintel level above platform.
- Water purifier in kitchen.
- Separate taps for drinking water and wash water.

DOORS

- Decorative entrance door with safety lock and nameplate.
- All internal flush doors with both side veneer coating, wooden door frames.
- Marble/Granite door frames for bathrooms.

WINDOWS

- Powder coated aluminum windows with mosquito net.
- M.S. safety grills for windows.

PAINTING

- Superior luster paint finish for internal walls.
- Superior quality paint for external walls.

SAFETY

- Video Door Phone for each flat.
- Intercom Security facility from gate.

TOILETS

- Designer Glazed dado tiles on the wall up to lintel level.
- Standard make bathroom fixtures in all bathrooms.
- Wall Hung EWC in all bathrooms.
- Exhaust Fan in toilets.
- 6 ltr geyser in all bathrooms except master bedroom.
- Control valve in all bathrooms.
- Exclusive Shower panel in the master bedroom of each flat.
- Acrylic false ceiling for master bathroom.
- Built-in counter washbasin with mirror.
- Glass Washbasin for dining.

ELECTRIFICATION

- Concealed copper wiring with MCB.
- Cable and telephone point in living room and all bedrooms.
- A.C point in living room and all bedrooms.
- UPS with 4 hours backup for one light point and one fan point in living room, kitchen, bedroom and one light point in bathrooms of individual flat.

OTHER

- Anti termite treatment in parking.
- Fire fighting systems for building.
- Solar water heating system for master bedroom.
- Decorative entrance lobby with name board and letterbox.
- Otis/ Kone make two automatic lifts for each building both on generator backup.
- 24 hours power backup for common utilities like lift, pumps, common passages, parking etc.
- Internal concrete road of Tremix with combination of paving blocks.
- Rain water harvesting.
- Vermiculture pits.
- Broadband connection facility in every master bedroom.
- Water purification plant with Hydro pneumatic system.



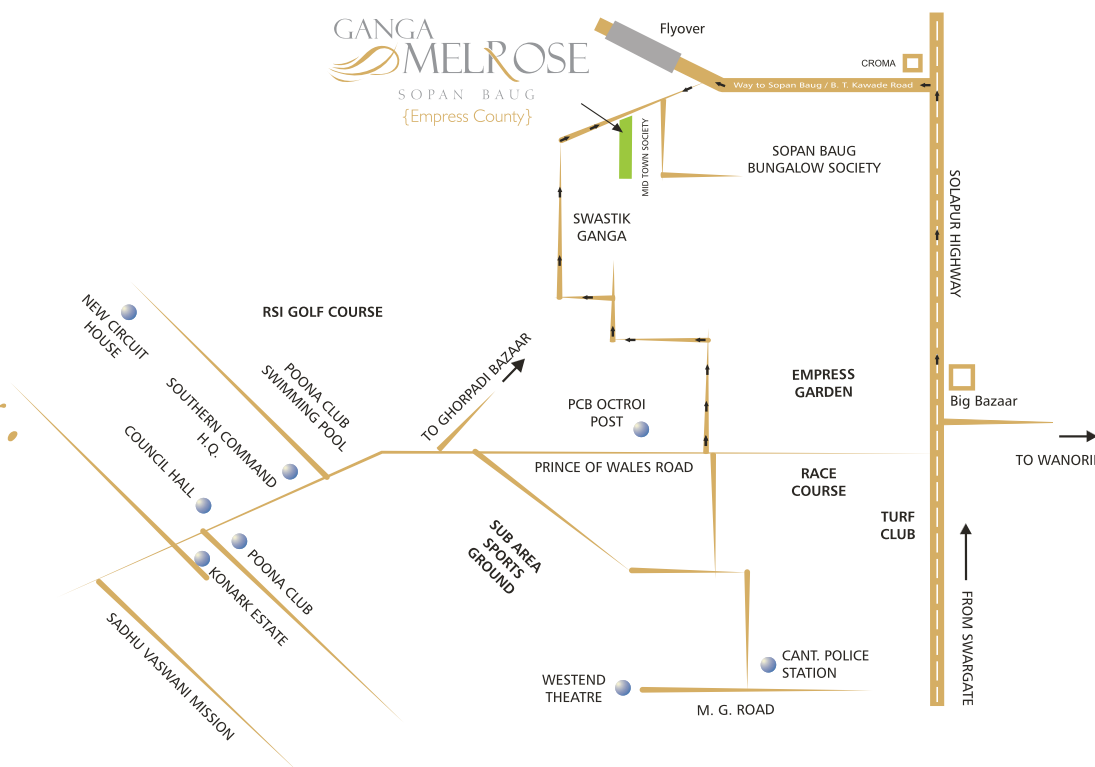
“Ganga Melrose gives you the glitz of a stylised lifestyle and the ease of commuting”

Location Map

Extraordinary Lifestyles.

Location Bliss

Ganga Melrose is located in the heart of Sopan Baug, {Empress County}, overlooking the race course and the lush Empress Gardens. Major schools, hospitals, banks, shopping malls, restaurants, multiplexes and other places of interest being in close vicinity.



Turf Club - 1.5 kms
 Poona Club - 3 kms
 INOX - 3.5 kms
 Taj Blue Diamond - 4kms
 Airport - 8 kms

C R E D I T S

ARCHITECT (Ethique) by Sanjeev Mehta, Mumbai	RCC Hansal Parekh & Associates	LEGAL ADVISOR Adv. Suresh Renge
ARCHITECT Creative Design, Pune	LANDSCAPE Vikas & Neelima Bhosekar	BRAND & MEDIA CONSULTANTS MAK Media & Creations Pvt.Ltd.

A PROJECT BY GG ASSOCIATES



GOEL GANGA™
DEVELOPMENTS
Evolving Globally

An ISO 9001:2000 & ISO 14001:2004 Construction Company



GAGAN DEVELOPERS

Site Address: S. No. 60 A, beside Mid Town Society, Sopan Baug, Pune, **Site Tel.: 64005889**
PUNE: San Mahu Complex, Ground Floor, Opp. Poona Club, 5, Bund Garden Road, Pune 411 001. **Tel.:** (020) 26124265 / 66 / 67 / 68 **Fax:** (020) 26124220
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Note : This brochure is purely conceptual and not a legal offering, nor will be part of the agreement. Number of floors & number of units may be revised.
Developers reserve rights to amend the layout, plans, elevation, colour schemes, specifications, amenities etc.