

Project approved by



**GULMOHAR DEVELOPMENT**

*Creating Homes with Class since 1984*

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**An ISO 9001:2008 Certified Company**



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**GULMOHAR**  
**Queenstown**

**Conquer the World of Royal Lifestyle**



The most important decisions in life have major impacts on your family, career, future and health.

The choice of a home is one such decision. It requires a hard look at where you are

and where you wish to be. 'Gulmohar Queenstown' resolves these issues easily.

Move in here to explore the best of living, at the best of locations, very close to your work place.



## GULMOHAR *Queenstown*

2 Bedroom Terrace Apartments at Kharadi

'Gulmohar Queenstown' is strategically located in Kharadi, the vortex of staggering growth in the IT and other sectors. The software parks and SEZs here are poised to become the target of huge investments by a range of global players. The manufacturing hub at Sanaswadi and Ranjangaon is also at easy driving distance. And while travelling to your work place becomes hassle-free, you are also close to all the action, excitement and facilities at Kharadi and also nearby areas of Kalyani Nagar, Viman Nagar, Koregaon Park and Magarpatta. A host of malls, multiplexes and hotels are coming up in this area for its good connectivity and fantastic growth potential.

Just 500 metres from EON Tech Park and 1 km off the Nagar Highway, 'Gulmohar Queenstown' gives you quick access to multiple destinations like the Airport, Railway Station and Camp. Put simply, while your home itself will be a haven of comfort, you'll also significantly cut down your commuting hours. That means less stress, more time on your hands, higher ease of living, and higher appreciation potential for your investment.



### Advantage Kharadi !

**Poised to become the central location of east zone of Pune.**

**Within 5 to 10 minutes drive you have :**

- Zensar, EON Tech Park, Kharadi IT Park, Magarpatta Cyber City, Kumar Planet IT.
- Koregaon Park, Viman Nagar, Kalyani Nagar, Hadapsar and Mundhwa.
- Reliance Mega Mart, Housefull, Ishanya and Phoenix - Pune's largest mall & multiplex.
- Radisson, Taj Blue Diamond, Hyatt, O Hotel, St. Laurn and a range of multicuisine restaurants.
- Airport, Railway Station, reputed schools, colleges and hospitals.

**Proximity to the industrial belts of Ranjangaon, Sanaswadi and Shikrapur.**

**Designated as a slum-free zone.**

**Excellent potential for investment appreciation.**





## GULMOHAR *Queenstown*

2 Bedroom Terrace Apartments at Kharadi

A showcase of exalted lifestyle, 'Gulmohar Queenstown' homes are just perfect for anyone who values quality living in a good neighbourhood. A wonderful change from the usual, this designer complex of premium 2 bedroom apartments equipped with a host of amenities, is the right address for those who desire to rule the world of happiness. Stylish elevation, quality construction, thoughtful layout... these are but a few of the hallmarks of the architecture and style that sets 'Gulmohar Queenstown' apart in terms of aesthetic charm and elegance.

From the entrance gate to the clubhouse to the apartments, the project has been carefully planned to offer the best for everyone in your family and ensure an elevated level of quality lifestyle. Bursting with colours, the landscaped garden and tree plantation at the periphery provide a beautiful haven for the Nature lovers. The fully equipped Gym, Clubhouse and the other facilities ensure unending entertainment. From sports enthusiasts to Nature lovers to fitness freaks, the all encompassing amenities of 'Gulmohar Queenstown' make it an ideal retreat for its residents.

### Advantage 'Gulmohar Queenstown' !

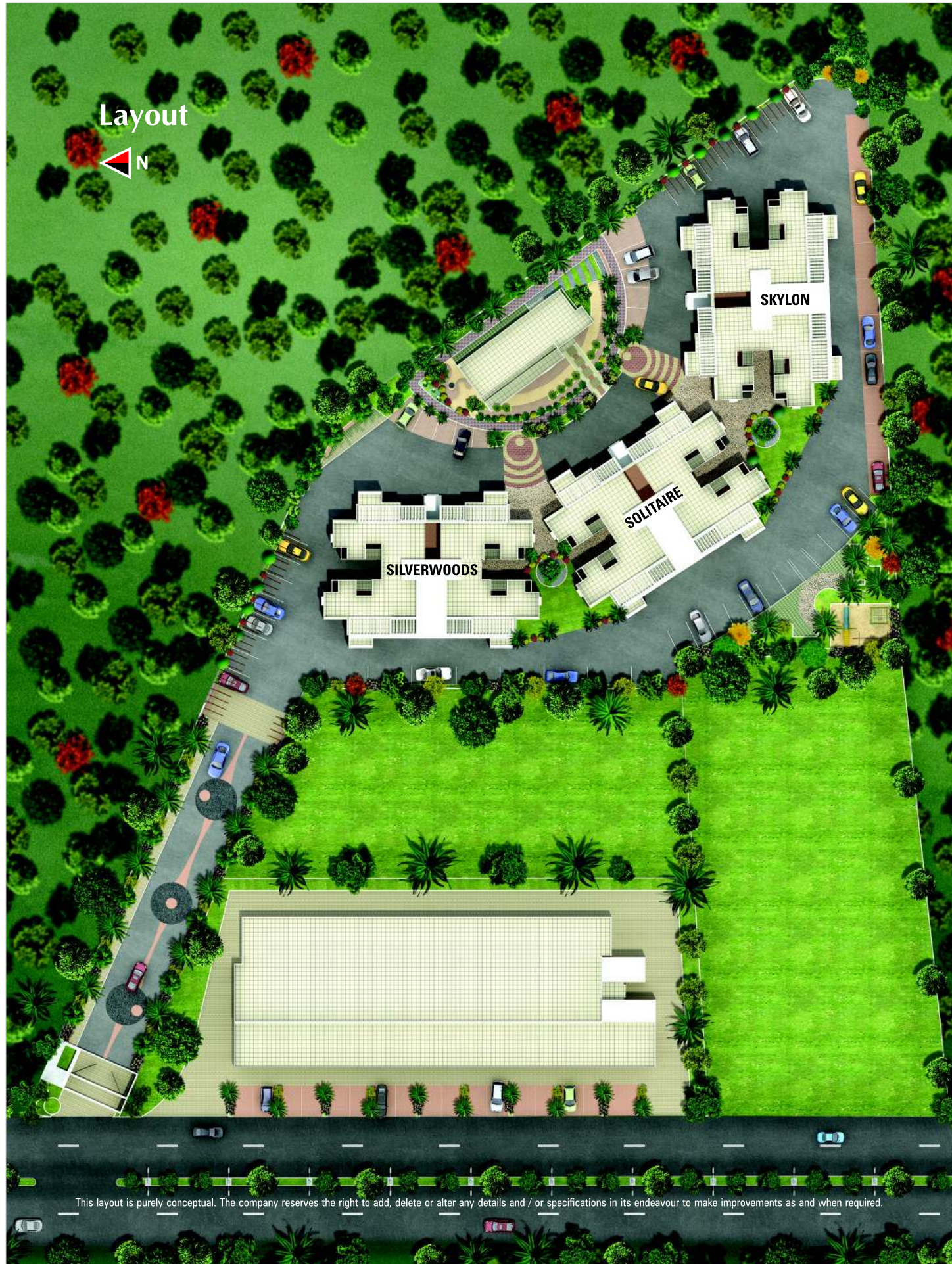
- Exclusive separate residential enclave.
- Spacious well-designed 2 BHK apartments.
- No common wall. Every apartment is corner apartment.
- Thoughtful apartment layout.
- Ample natural light and ventilation.
- Terraces for living / dining and kitchen.
- Two automatic elevators for each building.
- Grand entrance lobbies.
- Garbage chute in each building for waste disposal.
- Fully landscaped project.
- 24x7 Security.

### Lifestyle Amenities

- State-of-the-art Clubhouse
- Fully equipped Gymnasium
- Indoor Games like Table Tennis, Chess, Carrom, Cards etc.
- Separate Play Area for Children
- Beautifully Landscaped Garden
- Walking Track







GULMOHAR  
*Queenstown*

Specifications

STRUCTURE

- Earthquake-resistant R.C.C. frame structure.
- Good quality brickwork with bricks / blocks.
- Steel and concrete as per I.S. code.

KITCHEN

- Kitchen platform with granite top and stainless steel sink.
- Piped gas supply through gas bank.
- Provision for separate water taps for drinking water and washing water in kitchen.
- Provision for fitting exhaust fan in the kitchen.
- Glazed dado tiles upto 3' above kitchen platform.

FLOORING

- Vitrified tile flooring for the entire apartment with skirting.
- Antiskid tile flooring for toilets and terraces.

DOORS & WINDOWS

- Main entrance door with decorative laminated finish with lock, eye peephole and name plate.
- All internal flush door with mortise / cylindrical locks for bedrooms, bathrooms and kitchen terrace.
- Powder-coated aluminium sliding doors and windows to kitchen, living room, dining room and bedrooms.

ELECTRIFICATION

- Adequate number of lights, fans and power plug points with concealed copper wiring with MCB controls and modern switches.
- Concealed and underground cabling of telephone, T.V. and electricity lines through conducts and pipes, to ensure no overhead lines.
- Generator backup for lifts, common lighting in the buildings and pumps.
- T.V. and telephone points in the living room and master bedroom.



In the Proximity

(Approx. distances by road)

- EON Tech Park / SEZ : 500 mtrs.
- Nagar Highway : 1.0 km
- Koregaon Park : 7.0 km
- Airport : 7.0 km
- Pune Station : 11.0 km

TOILET

- Chromium plated C.P. fittings.
- Marble / granite door frame.
- Anti-skid flooring and coloured tile dado upto 7' height.
- European WC and wash hand basin of standard make.
- Bathing area with hot and cold water mixer and provision for fixing boiler.

PLUMBING

- Concealed, insulated and chemically tested plumbing.

PLASTER & PAINTING

- Superior paint finish for internal walls in oil bound distemper and superior quality paint in Acrylic Emulsion for external walls.
- External sand faced plaster and internal *Neeru* finish plaster.

LANDINGS & STAIRS

- All landings and stairs in polished green marble in combination with polished *Jaisalmer* marble.

ELEVATION

- Exclusively designed elevation of buildings.

ENTRANCE LOBBY

- Plush entrance lobby for each building.

INTERNAL ROADS

- Roads in *Tremix* concrete / Asphalt / paving blocks with decorative street lighting.

SAFETY & SECURITY

- Decorative safety wall surrounding the entire perimeter of the project.
- Impressive main gate for the complex with security cabin.
- Intercom security system.
- Fire fighting system for each building.



Location

Map not to scale



GULMOHAR  
*Queenstown*

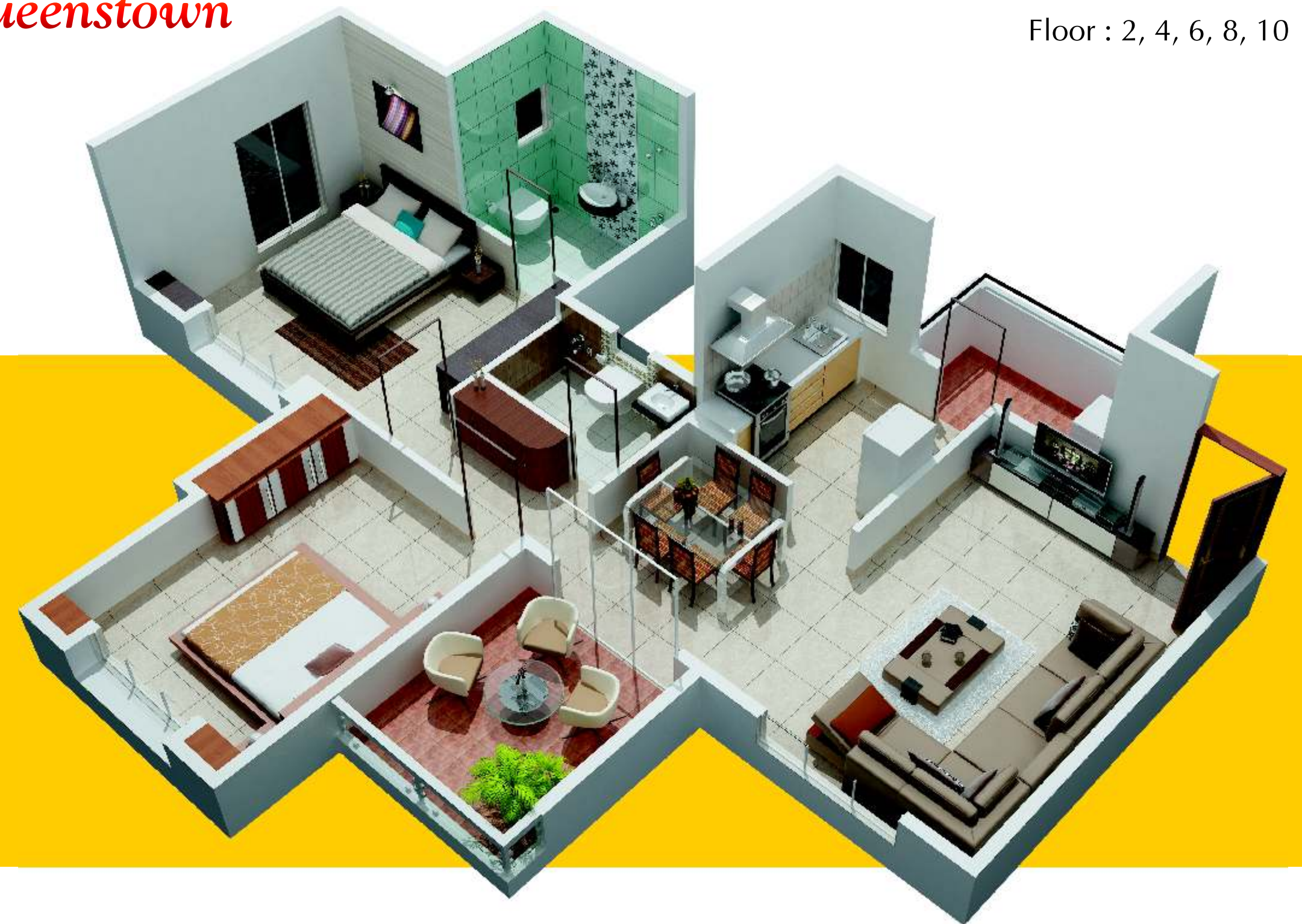
TYPICAL APARTMENT PLAN  
Floor : 1, 3, 5, 7, 9, 11



The furniture and fixtures shown in the apartment layout are for mere representation & concept and the same shall not be provided by the Developers.

GULMOHAR  
*Queenstown*

TYPICAL APARTMENT PLAN  
Floor : 2, 4, 6, 8, 10







With 'Gulmohar Queenstown',

you get more than a home.

You get the confidence of making  
the right decision.

Trust and Quality are the pillars of  
Gulmohar Development.

With 35 landmark residential  
and commercial projects  
completed with uncompromising  
dedication towards infrastructure  
and design, the Group is one of Pune's  
premier real estate developers.

Which is why when you buy a home with us;  
you buy a great lifestyle with happiness.

# Our Other Prestigious Projects



GULMOHAR ORCHIDS  
Kharadi



GULMOHAR REGENCY  
Viman Nagar



GULMOHAR IT PARK  
Nagar Road



KUMAR GULMOHAR  
Salunkhe Vihar Road



GULMOHAR HABITAT  
Wanowrie



GULMOHAR COTTAGES  
Viman Nagar



GULMOHAR CITY  
Kharadi



GULMOHAR PRIVILEGE  
Kharadi



PARK ORNATE



GULMOHAR HELIOS  
Kharadi



GULMOHAR CENTRE POINT  
Nagar Road



GULMOHAR COURT  
Koregaon Park

GULMOHAR  
*Queenstown*