



@ NIBM ANNEXE, Behind Corinthian Club, Pune, India

2/3 BHK Luxurious Apartments

### 2ND,4TH, 6TH FLOOR PLAN

## TYPICAL EVEN FLOOR PLAN



TYPICAL 2nd, 4th, 6th FLOOR PLAN FOR <b>WING 'A'</b>		
FLAT NO.	TERRACE AREA SQ. FT.	TOTAL SALEABLE AREA SQ. FT.
<b>(3BHK)</b> A-202, 203, 402, 403, 602, 603	260.00 SQ.FT.	1860.00 SQ.FT.
<b>(2BHK)</b> A-201, 204, 401, 404, 601, 604	105.00 SQ.FT.	1315.00 SQ.FT.

TYPICAL 2nd, 4th, 6th FLOOR PLAN FOR WING 'B'		
FLAT NO.	TERRACE AREA SQ. FT.	TOTAL SALEABLE AREA SQ. FT.
(3BHK) B-201,202, 401,402, 601,602	260.00 SQ.FT.	1860.00 SQ.FT.

TYPICAL 2nd, 4th, 6th FLOOR PLAN FOR WING 'C'		
FLAT NO.	TERRACE AREA SQ. FT.	TOTAL SALEABLE AREA SQ. FT.
(3BHK) C-202, 203, 402, 403, 602, 603	260.00 SQ.FT.	1860.00 SQ.FT.
(2BHK) C-201, 204,401, 404, 601, 604	105.00 SQ.FT.	1315.00 SQ.FT.



There is so much of life’s goodness around us that we felt the need to distinguish the fair from the ordinary; and so we have created a special series of limitless luxury apartments that carry your identity. Kool Homes @ NIBM Annexe perched comfortably on a towering sky-rise. Think of the wonders of living at such heights near NIBM, South Pune overlooking The Corinthian Club, feel the wind blowing from all directions. Let your day begin with a clear view of the rising Sun as it emerges at the horizon. Enjoy the panorama to the fullest, from the privacy of your Kool Home.

KOOL  
HOMES  
*Signature*  
NIBM Annexe  
Behind Corinthian Club





1ST, 3RD, 5TH, 7TH FLOOR PLAN

TYPICAL 1st, 3rd, 5th, 7th FLOOR PLAN FOR WING 'A'		
FLAT NO.	TERRACE AREA SQ. FT.	TOTAL SALEABLE AREA SQ. FT.
(3BHK) A-102,103,302,303,502, 503,702,703	150 SQ.FT.	1720 SQ.FT.
(2BHK) A-101, 301, 501,701	105 SQ.FT.	1315 SQ.FT.
A-104	102 SQ.FT.	1720 SQ.FT.
A-304	330 SQ.FT.	1620 SQ.FT.
A-504,704	160 SQ.FT.	1395 SQ.FT.

TYPICAL 1st, 3rd, 5th, 7th FLOOR PLAN FOR WING 'B'		
FLAT NO.	TERRACE AREA SQ. FT.	TOTAL SALEABLE AREA SQ. FT.
(3BHK) B-101,102, 301, 302, 501, 502, 701,702	150 SQ.FT.	1720 SQ.FT.

TYPICAL 1st, 3rd, 5th, 7th, 9th FLOOR PLAN FOR WING 'C'		
FLAT NO.	TERRACE AREA SQ. FT.	TOTAL SALEABLE AREA SQ. FT.
(3BHK) C-102,103, 302, 303, 502,503, 702,703,902,903	150 SQ.FT.	1720 SQ.FT.
(2BHK) C-101,104, 301, 501, 701, 901	105 SQ.FT.	1315 SQ.FT.
C-304	330 SQ.FT.	1620 SQ.FT.
C-504/704/904	160 SQ.FT.	1395 SQ.FT.

TYPICAL ODD FLOOR PLAN



SPECIFICATIONS

FACILITIES
Centralized LPG through pipeline
Garbage chute with sprinklers
Covered car parking
Demarcated visitors' parking
Automatic 6-passenger lifts 2 nos per building
500 watt power DG backup inverter each for every apartment
Broadband Internet connectivity
Multi-function electronic intercom security system and keyless entry
Solar water heating system for all flats
Pressurized water supply system
Car washing area and sanitation facilities for drivers, servants and society staff
Water Treatment Plant
Effluent Treatment Plant
Fire Alarm and Fire Fighting System
BUILDING FEATURES
Seismic resistant design
Concrete / paved internal roads
Designer main entrance lounge and large lobbies on each floor
Anti-termite treatment
Thermal insulation treatment for roof terraces
Durable exterior textured painting
Power-backup for common amenities
Rainwater harvesting & water management
All services designed by renowned consultants

FLOORING
Select 24" X 24" Vitrified tiles with skirting for all rooms
Antiskid ceramic tiles for the wash rooms
Decorative ceramic tiles for balconies
Wooden flooring in Master bedroom
ELECTRICALS
Concealed, fire resistant high quality copper wiring
Ample light points with Roma make or equivalent modular switches
TV / cable point in living & all bedrooms
Telephone point in living & all bedrooms
Exhaust fan in kitchen & wash rooms
Earth leakage circuit breaker
DOORS
Elegant main door
Powder coated / Anodized aluminium door for balconies
Pre-finished wooden scantalings as doorframes
Premium quality SS fixtures & fittings
WINDOWS
Powder coated / Anodized aluminium sliding windows with mosquito nets
Composite stone granite window sills

INTERNAL FINISH & PAINT
Internal walls finished with smooth coating of Gypsum
Oil matt acrylic / oil-bound distemper paint on walls
WASHROOMS
Select glazed / ceramic tile up to 7 ft. height
Basin with Granite counter for master bedroom and common washrooms
Off-white colour sanitary ware
Jaguar make or equivalent quality CP fittings
Single lever hot & cold mixer with overhead shower
Concealed plumbing with insulation for hot water lines
Glass sliding door separating wet and dry areas in washrooms
Granite/marble frames
KITCHEN
Kitchen platform with granite top
S.S. kitchen sink with drain board
Glazed / Ceramic tile dado up to 4 ft. height
Provision for fixing of water purifier
UTILITY AREA
Washing arrangement with water line and drain
Glazed / Ceramic tiling
Provision for washing machine

lifestyle of the AFFLUENT



Great mornings  
make great days!



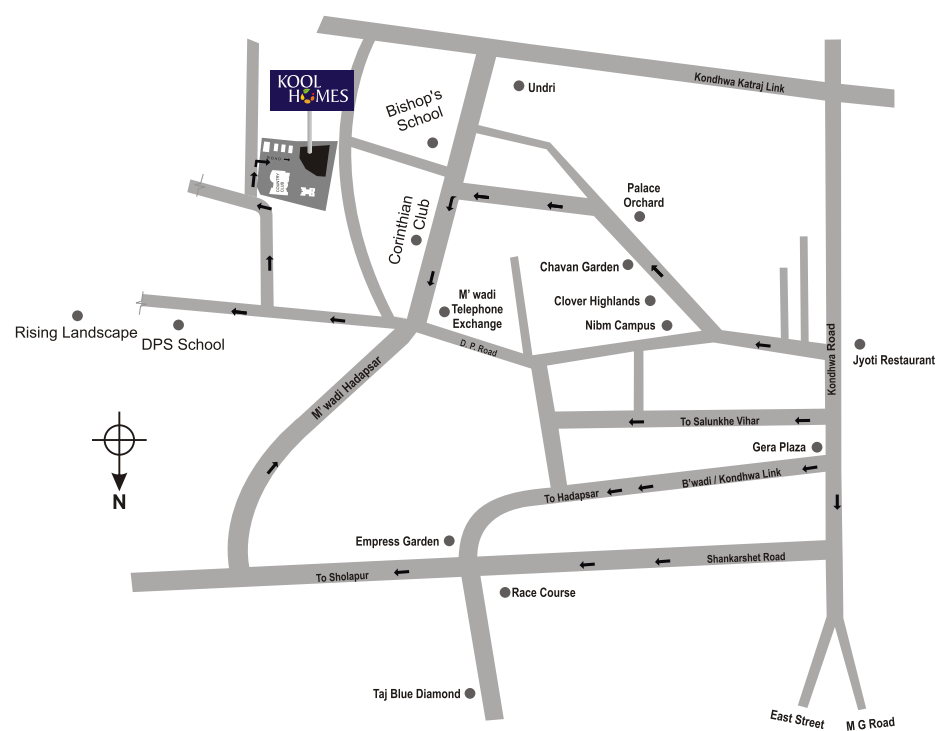
A mini banquet hall  
or your plush dining room;  
it's one & the same...



You are distinct; so is your sleep.  
Keep it precious.







**KOOL  
HOMES**  
Live an Experience

Corporate Office : Ethix House, 3, Castellino Road, Near Golibar Maidan, Camp, Pune - 411001 INDIA

☎ : 020 64006060, 64006448

Mobile : 9225531108 / 09

Mumbai Office : A-5, Everest Bldg., Tardeo (W), Mumbai - 400 034 INDIA ☎ : 022 23512447, 32920456

email : [info@koolhomes.in](mailto:info@koolhomes.in)

[www.koolhomes.in](http://www.koolhomes.in)

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