

APARTMENTS

AT

Water's Edge

12 acres of Palatial Living

SAGAR
P R O P E R T I E S
BY KANUBHAI SAGAR

Om Sagar Developers

Pune Office: Office No. 201-AB, S. No. 347, 2nd Floor, City Tower, Boat Club Road, Pune 411 001

Site: Survey No. 18/1/1, Next To Nandanvan, Pimple Nilakh, Aundh Annexe, Pune 411 027

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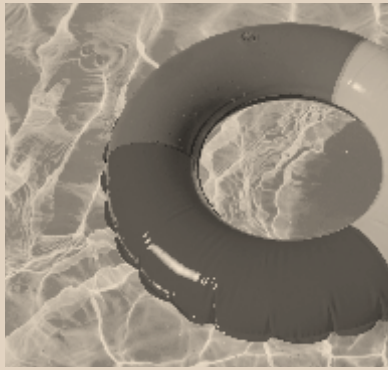
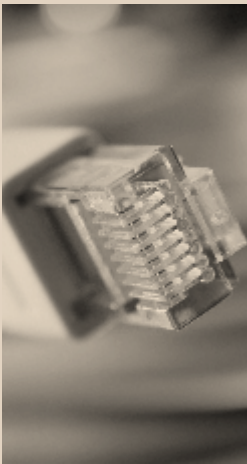


The apartments, at Water's Edge, are a benchmark of uber cool lifestyle that have already garnered appreciation and overwhelming response from the who's who of Pune. Situated on the lap of the serene Mula River, the project unveils sheer luxury, opulence and comfort which are well reflected in its world-class amenities and ultra-modern facilities.

These six 12-storey residential towers offer lavish 2, 3 & 4 BHK apartments that are three sides open with balconies and provide a nice mélange of modern architecture and nature's blessings. Own a prestigious address, be a part of Water's Edge!



Life at Water's Edge



Extravagant External Amenities

The external amenities are synthesis of advanced technology and consummate execution. The lifestyle amenities offer myriad avenues suitable to each age-group, to relax, recreate and stay healthy.

- Earthquake Resistant Design for all Buildings
- Beautifully landscaped gardens and wide open spaces
- Convenience Shopping Arcade
- Air conditioned Health Club with Multi-gym and Play Courts
- Swimming Pool with Baby Pool
- Internal Well-Lit Concrete /Paved Roads
- Clubhouse with Outdoor Party Areas
- Separate Play Area for Children
- Dedicated Covered parking for every Flat
- Anti-Termite for Foundations
- CCTV with 24x7 Recording Backup
- Generator Backed-up Stretcher Elevator

Classy Internal Amenities

Each and every internal amenity has been sourced from well-known brands. Minute attention has been paid to the smallest of details which gives the living space an aura of class and quality.

- Generator back up for common areas and lift
- Beautifully decorated double height entrance lobby for all buildings
- Automated security system for the entire residential complex
- Vitrified porcelain tiles for the entire flat
- Granite kitchen platform with stainless steel sink
- Hot and cold mixer in toilets
- Anodised aluminium windows
- Concealed electrification
- POP finish for all walls and ceilings
- Modular electrical switches
- All flats are three sides open with balconies



Flat No.
103,
3BHK



Flat No.
104,
4BHK



Flat No.
102,
2BHK



Flat No.
101,
2BHK



1ST FLOOR PLAN

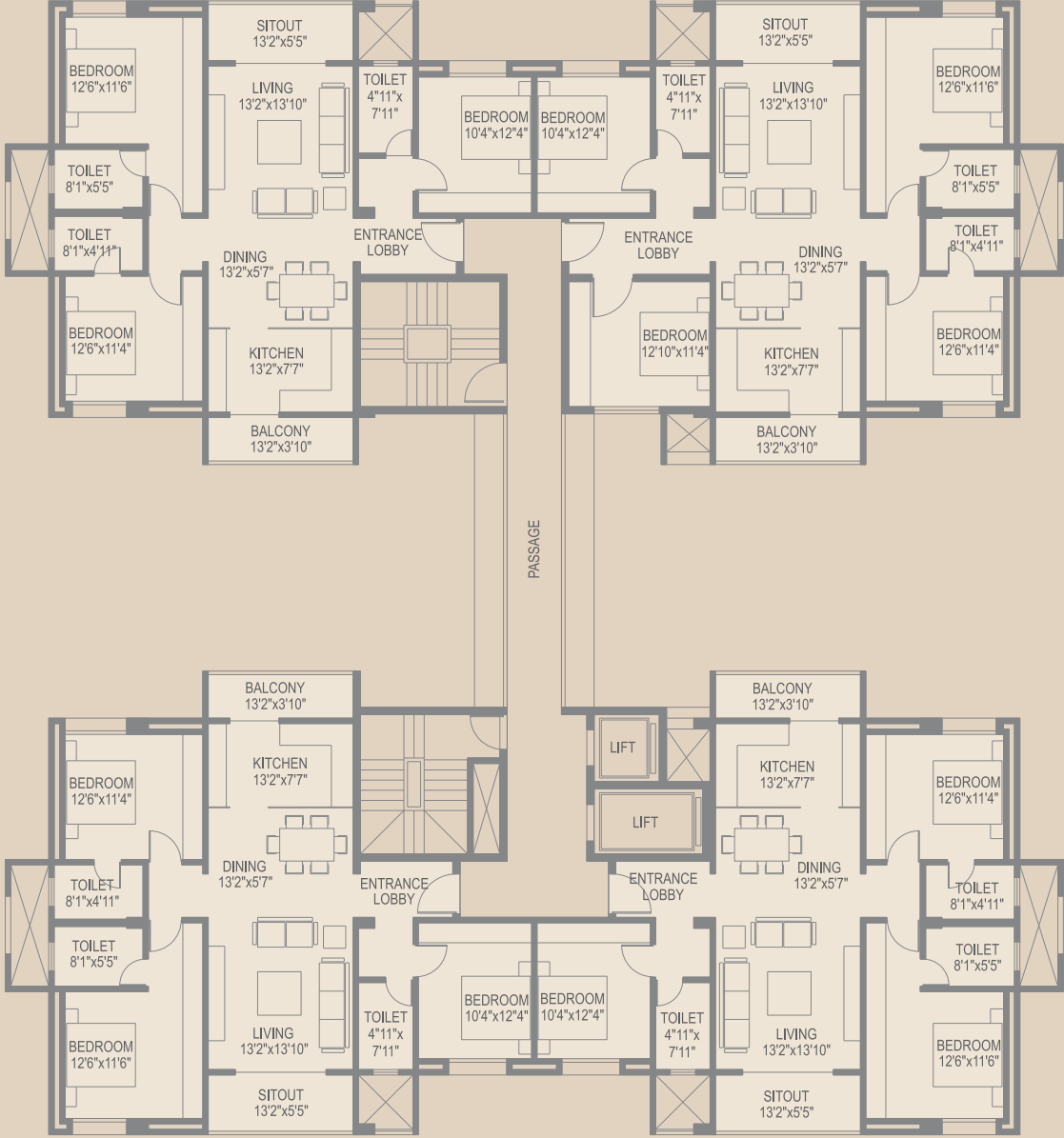
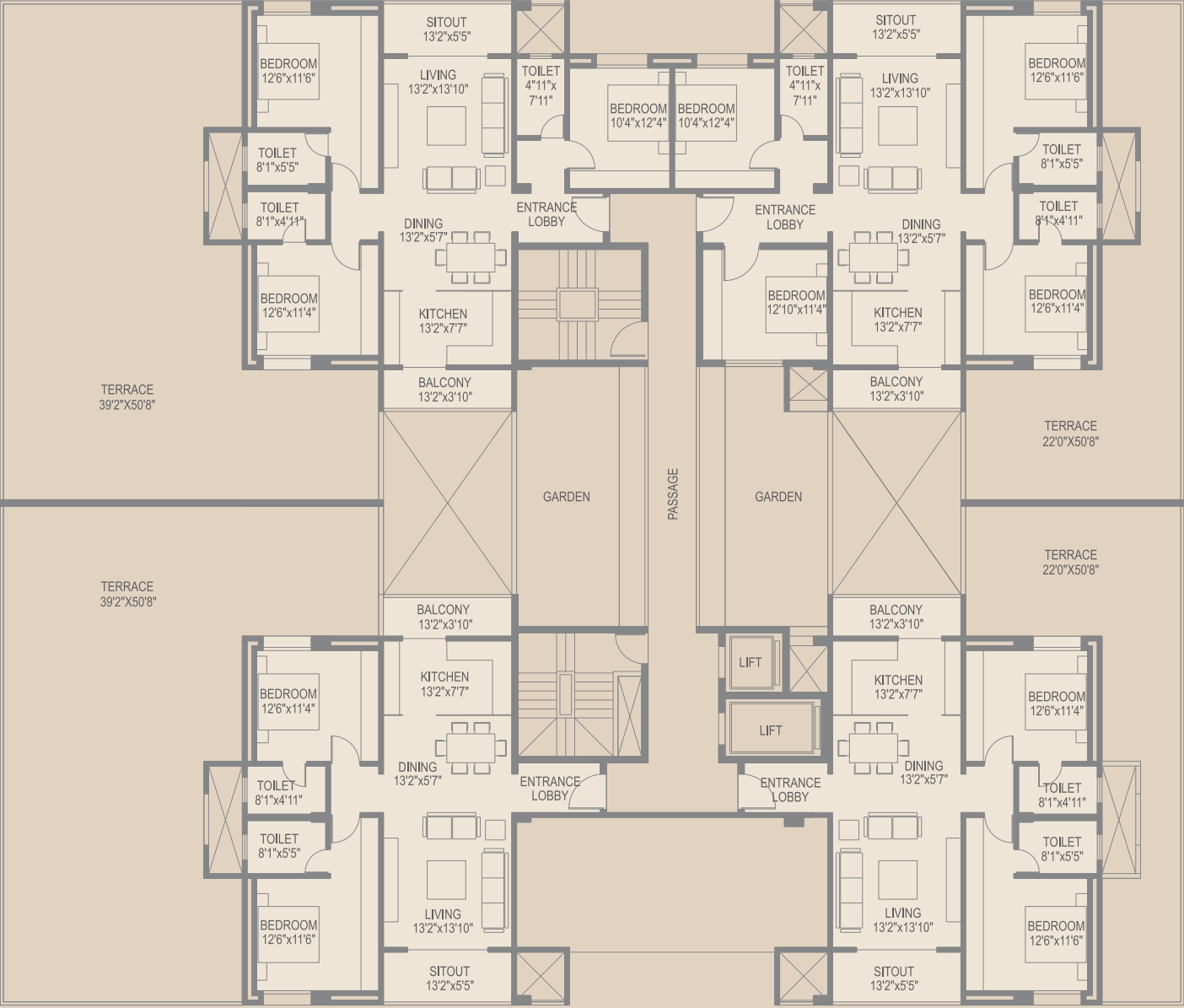
TYPICAL 2ND - 11TH FLOOR PLAN

TERRACE	1377 SQ.FT.	127.92 SQ.M.
CARPET	1213 SQ.FT.	112.69 SQ.M.
FLAT NO. 103		

TERRACE	546 SQ.FT.	50.72 SQ.M.
CARPET	1381 SQ.FT.	128.29 SQ.M.
FLAT NO. 104		

CARPET	1206 SQ.FT.	112.040 SQ.M.
FLAT NO. 203,303,403,503, 603,903,1003,1103		

CARPET	1377 SQ.FT.	127.92 SQ.M.
FLAT NO. 204,304,404,504, 604,704,804,904,1004,1104		



TERRACE	1377 SQ.FT.	127.92 SQ.M.
CARPET	1011 SQ.FT.	93.92 SQ.M.
FLAT NO. 102		

TERRACE	546 SQ.FT.	50.72 SQ.M.
CARPET	1012 SQ.FT.	94.017 SQ.M.
FLAT NO. 101		

CARPET	1204 SQ.FT.	111.85 SQ.M.
FLAT NO. 202,302,402,502, 602,702,802,902,1002,1102		

CARPET	1204 SQ.FT.	111.85 SQ.M.
FLAT NO. 201,301,401,501, 601,701,801,901,1001,1101		



TYPICAL
3BHK



Penthouse
3BHK



TYPICAL
4BHK

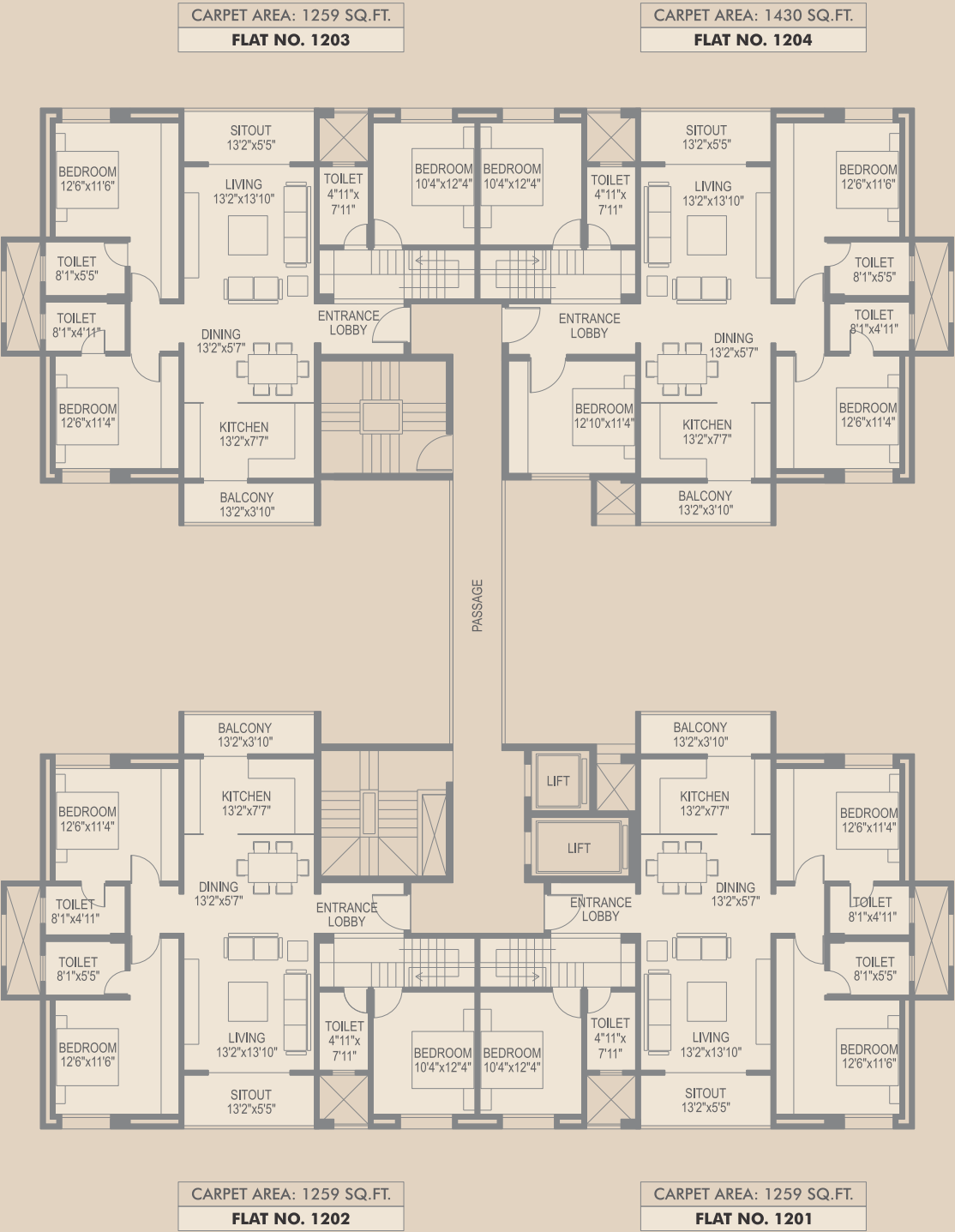


Penthouse
4BHK



12TH FLOOR PLAN

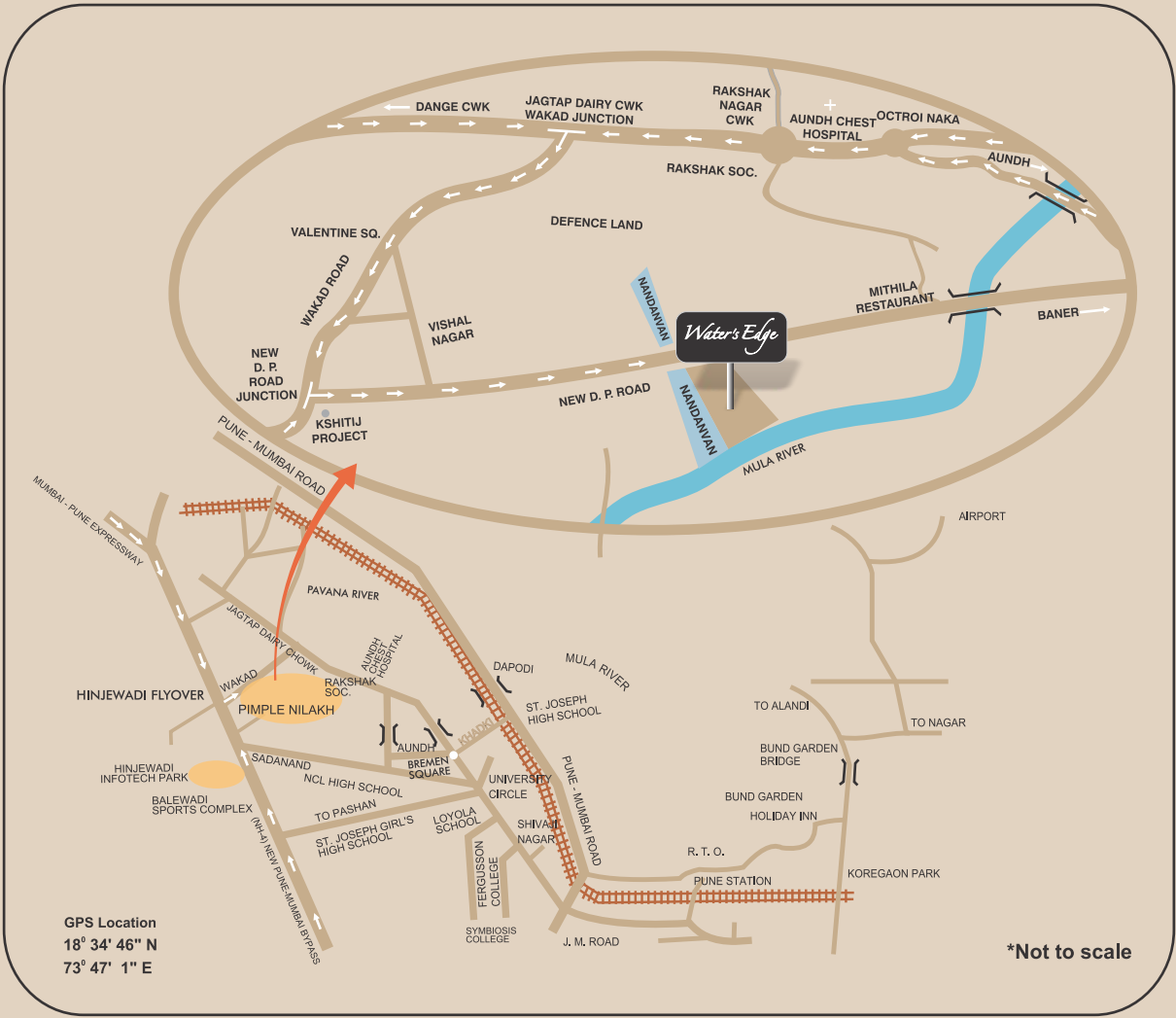
TERRACE FLOOR PLAN



Layout



MULA RIVER



Approx. distance from the site:

• Pune University	08 km
• Shivajinagar	11 km
• Deccan Gymkhana	11 km
• Pune Railway Station	14 km
• Airport	21 km
• InfoTech Park	05 km
• Mumbai-Bangalore Highway	03 km
• National Soc.	04 km
• Parihar Chowk, Aundh	3.5 km

Credits:

Architects:	Vikas Bhandari & Associates
Landscape Architects:	Ravi & Varsha Gavandi
Structural Consultants:	Ellora Structural Consultants
Legal Advisors:	Vivek Kantawala & Co., Advocates and Solicitors Kiran Kothadia, Pankaj Dedhia, Advocates

Some of our earlier projects in Mumbai:

• Om Sagar	• Nirmal Sagar
• Amrut Sagar	• Amrapali
• Sagar Darshan	• Seeta Park