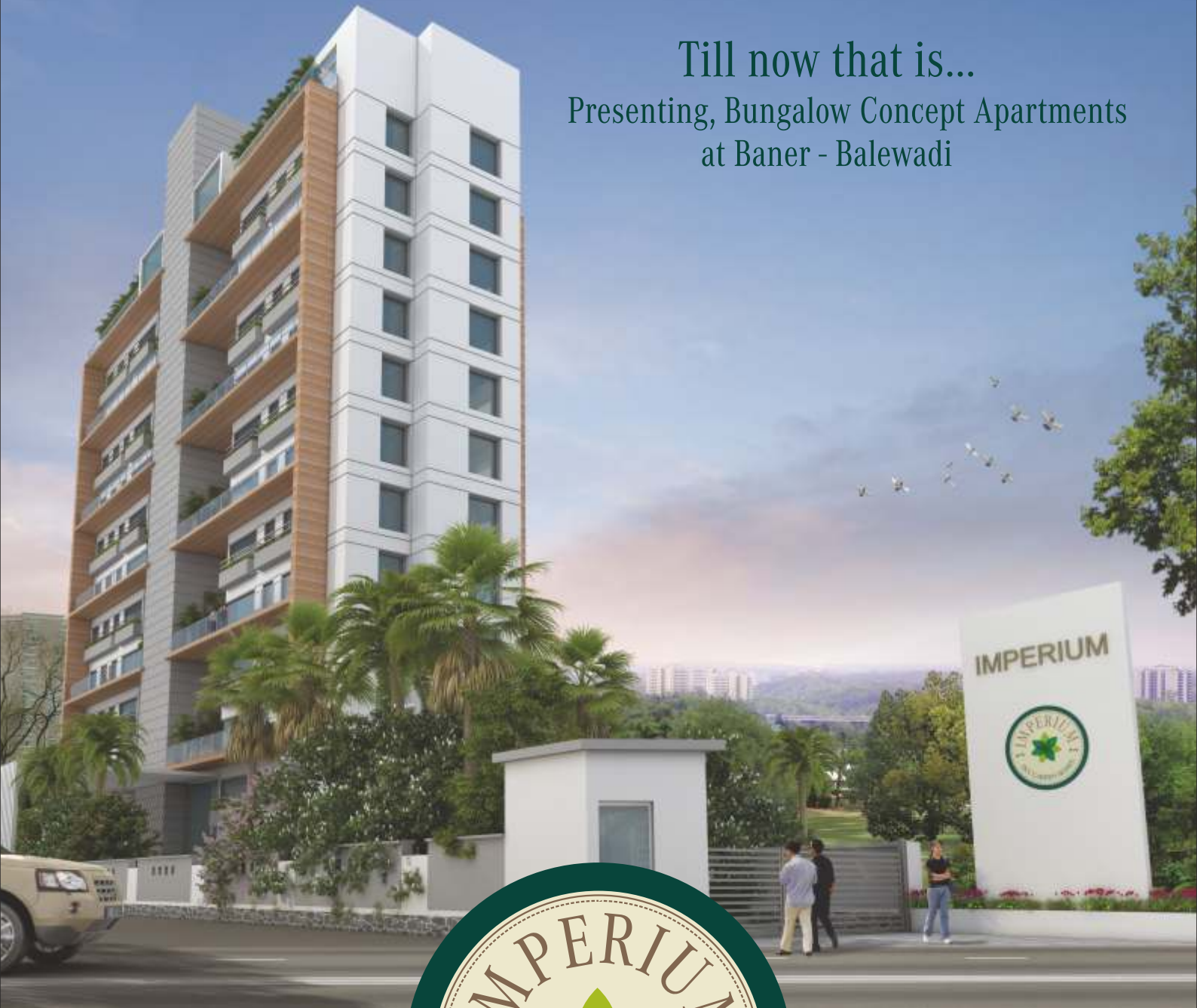


No apartment can ever
imagine to be like this!



Till now that is...

Presenting, Bungalow Concept Apartments
at Baner - Balewadi



2 & 3 BHK RESIDENCES

Where Opulence meets Nature, it's Imperium





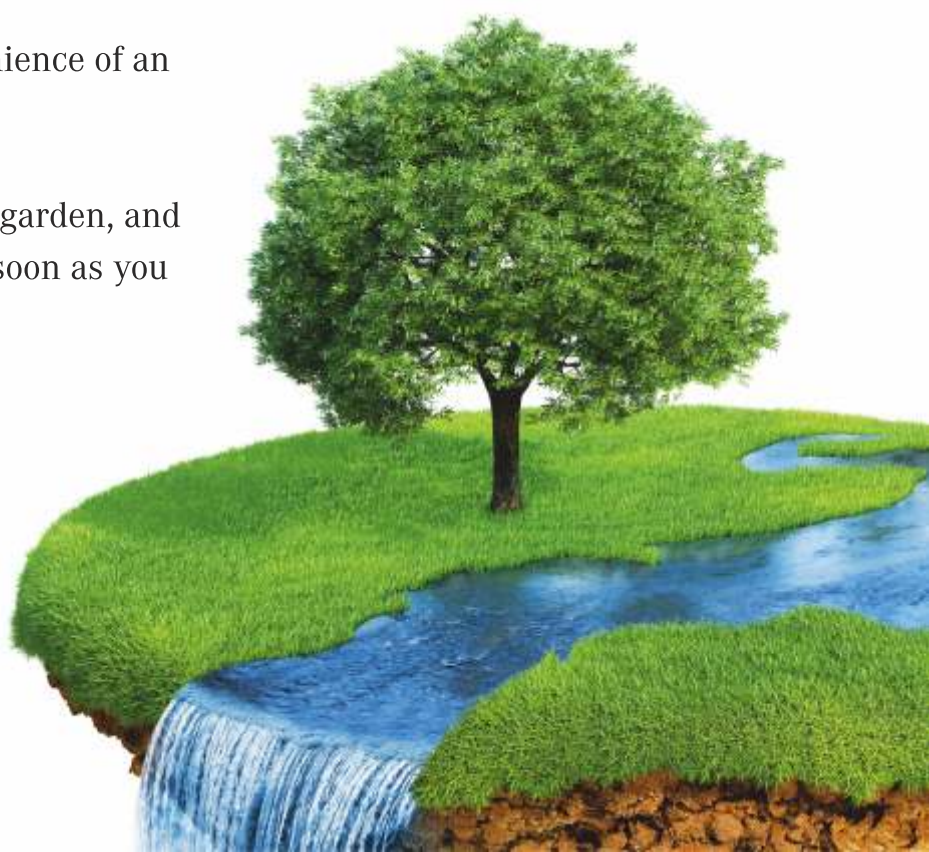


Actual Sample Flat Photo

Enter Fresh

Concept of a bungalow and the convenience of an apartment, that's Imperium for you!

An aesthetically designed landscaped garden, and the whiff of fresh air welcome you as soon as you step into your home.





Get high on convenience

Luxury and convenience is not just restricted to your home at Imperium.

Stylishly designed rooftop amenities along with all round finesse make sure that you feel on top of the world every time.





Amenities & Specifications

Flooring

- 1m x 1m premium vitrified tiles (living and dining)
- 2' x 2' premium vitrified tiles (bedrooms and kitchen)

Wall Finishing and Painting

- Internal P.O.P. wall finishing
- Luster paint
- Weather proof superior quality exterior paint

Kitchens

- Granite platform with S.S. steel sink with drain board
- Provision for modular kitchen trolley
- Provision for exhaust fan & water purifier
- Provision for chimney hob

Electrification

- Concealed electrification with circuit breakers
- Modular switches
- Inverters provision
- Generator back up of 3 kv for every apartment
- A/c points with predefined conduit provision for a/c compressors

Washrooms

- Premium vitrified floorings
- Premium vitrified dado tiling
- Wall hung premium EWC's in all toilets
- Designer sanitary ware, C.P. fitting of international brand
- Solar water heating systems

Windows

- Anodized aluminum sliding windows with mosquito nets
- Granite / Marble sills
- Safety grills for windows

Automated Security Systems

- Multi-apt video door phone system
- Boom barriers
- Intercom facility
- Gas leak detectors

Others

- Fire fighting systems
- Designer name plates for every apartment
- Stainless steel and glass railings
- Designer main entrance gate with watchman's cabin
- Earthquake resistant rcc structure

Common Amenities

- Air-conditioned well equipped health club / gymnasium
- Indoor games like playing cards, pool etc.
- Outdoor fitness area
- High speed automatic elevators of international standards with intercom facility
- Generator backup for elevators and common areas
- Motion sensors in common areas for energy conservation
- Designer double height entrance lobby and concierge facility
- Piped gas arrangement
- Rain water harvesting
- Wi-fi connectivity in common areas
- Common toilet in parking for drivers

Planning Highlights

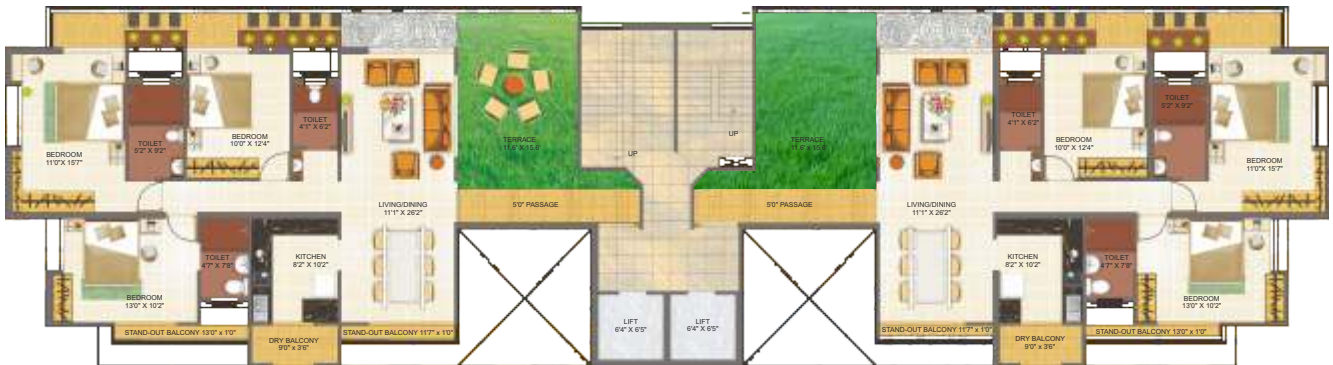
- Double height private terrace for every apartment
- 3 side open apartments
- Meticulous planning



Location Map

Signet Corner - 3 mins ● Pancard Club - 5 mins ● Balewadi Stadium - 5 mins ● Sadanand Hotel - 5 mins ● Hinjewadi - 10 mins
 Expressway - 10 mins ● Aundh - 15 mins ● Pune University - 15 mins ● Shivaji Nagar - 20 mins ● Pune Station - 30 mins
 Pune Airport - 40 mins ● Aditya Birla Hospital - 20 mins ● Big Bazaar - 10 mins ● D-Mart - 5 mins ● Orchid School - 5 mins

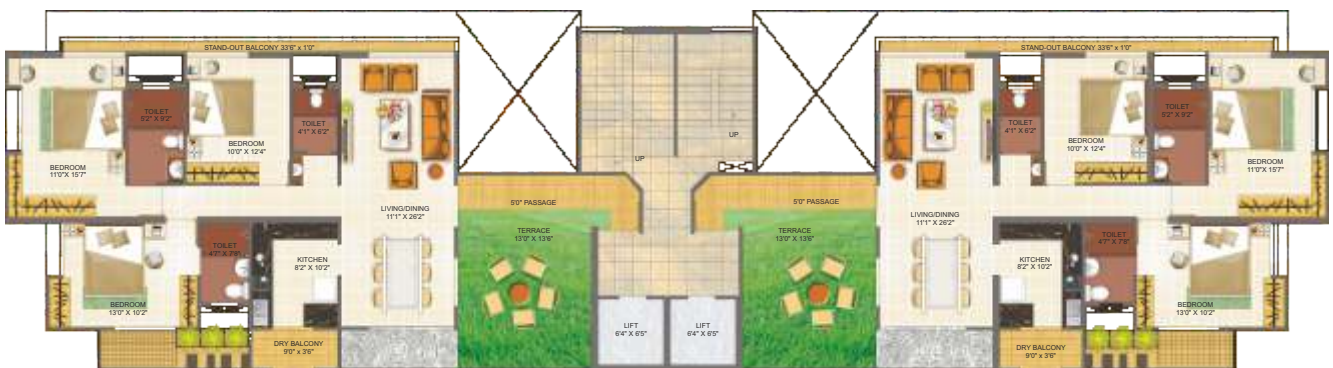
3BHK Floor Plan (Odd Floor)




N ←

	Flat No.	Carpet Area sq.ft.	Terrace Carpet Area sq.ft.	Total Saleable Area sq.ft.
	101, 102, 301, 302, 501, 502, 701, 702, 901, 902, 1101 & 1102	1008	306	1708

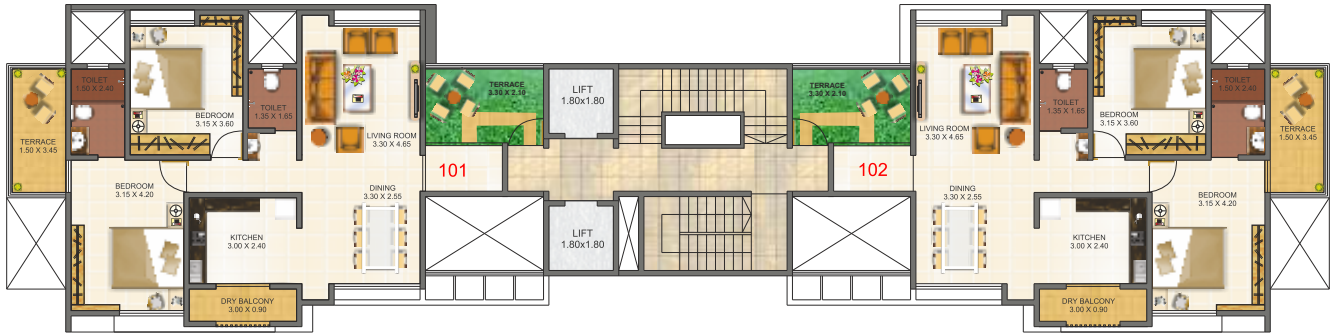
3BHK Floor Plan (Even Floor)



N ←

	Flat No.	Carpet Area sq.ft.	Terrace Carpet Area sq.ft.	Total Saleable Area sq.ft.
	201, 202, 401, 402, 601, 602, 802, 1001 & 1002	1006	256	1641

2BHK Floor Plan (Odd Floor)




N ←

	Flat No.	Carpet Area sq.ft.	Terrace Carpet Area sq.ft.	Total Saleable Area sq.ft.
	101, 102	784	129	1187

2BHK Floor Plan (Even Floor)



N ←

	Flat No.	Carpet Area sq.ft.	Terrace Carpet Area sq.ft.	Total Saleable Area sq.ft.
	201, 202	784	129	1187





2 & 3 BHK RESIDENCES



3BHK Show View

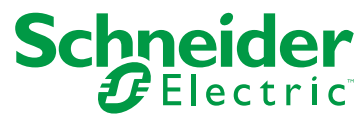


2BHK Show View

Architects:
Vinod Dhusia Architects

Structural Consultant:
G.A. Bhilare Consultants Pvt. Ltd

Landscape Consultant: Green Space Alliance



Survey No. 42, Balewadi, Near MITCON, Pune - 411 042.
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