A PREMIUM PROJECT BY **VERTICAL INFRA**

VERTICAL ORIANA

PLEASE THE MIND, SPOIL THE HEART!

EXCLUSIVELY PLANNED LUXURIOUS HOMES

2, 3 & 4 BHK PREMIUM APARTMENTS

PRE- CERTIFIED 4 STAR GRIHA PROJECT

VERTICAL ORIANA

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LAYOUT PLAN

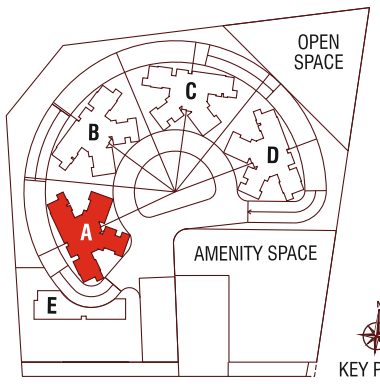
LEGEND

01. Essential shopping center
02. Entrance gate
03. Pick up and drop point
04. Arrival plaza
05. Reflection pool with dancing fountain
06. Leisure pool with hydrotherapy
07. Pool side deck with changing room
08. KIds pool
09. CLub house
    a) Ground floor - Party hall
    b) First floor- Gym, aerobics & yoga deck
10. Party lawn & greens
11. Sky walk
12. Table games-cards, chess carrom
13. Pool table, table tennis, snooker
14. Entertainment lounge and library
15. Toddlers play zone cum creche
16. Sky deck
17. Children play area
18. Multi-play area
19. Amphitheatre
20. Senior citizens area
21. Creeper enclave

VERTICAL ORIANA

BUILDING - A

VERTICAL ORIANA



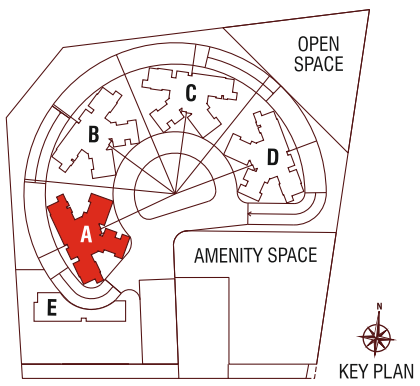
N

PODIUM FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA (A)	TERRACE AREA (B)	GARDEN AREA (C)	SALEABLE AREA
002	2BHK	789	56	283	1332
003	TOWN HOUSE	2391	92	543	3719
005	TOWN HOUSE	2406	93	1044	4078

SALEABLE AREA = [A+B+(C/2)] X 1.35

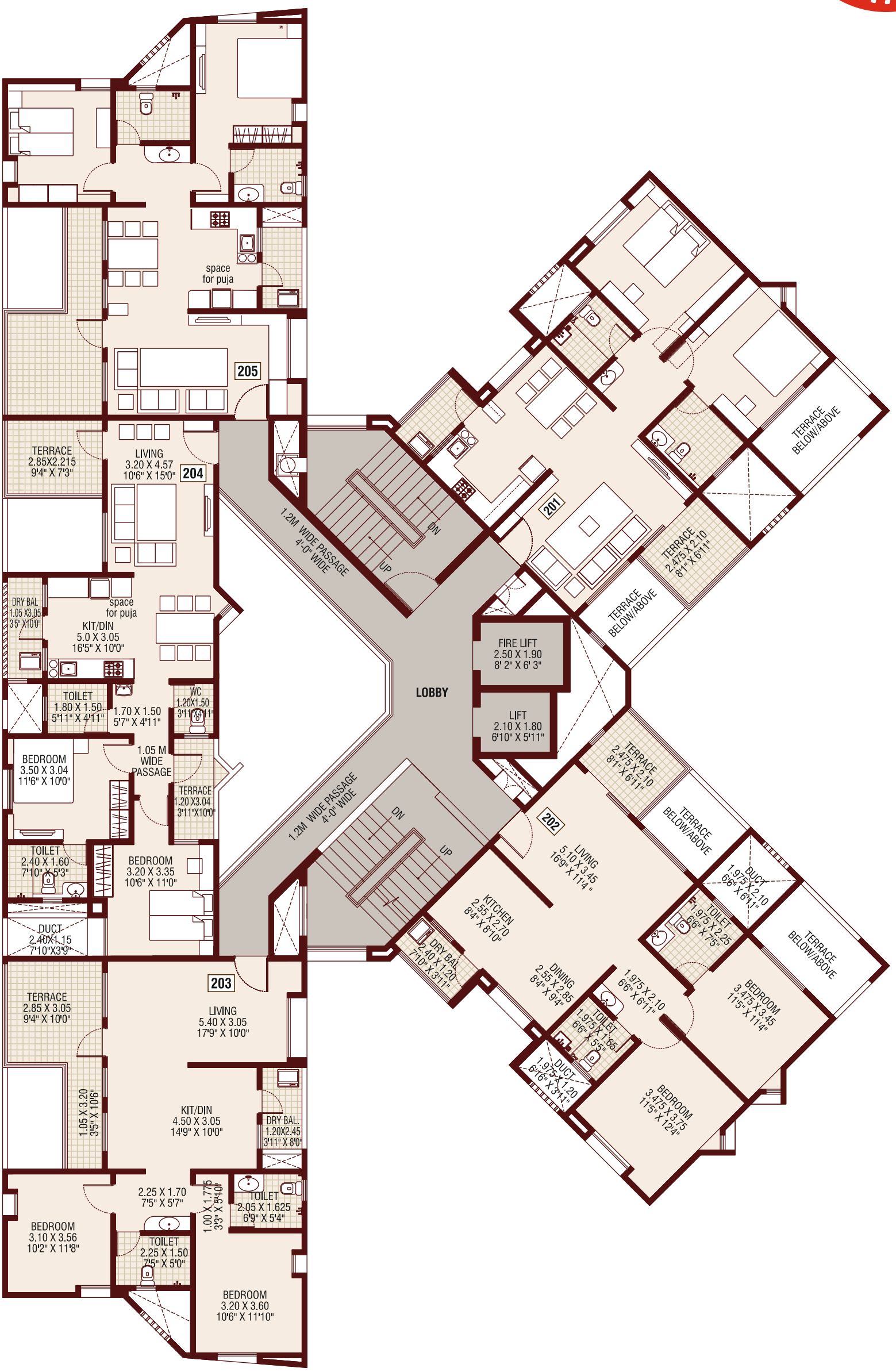
BUILDING - A

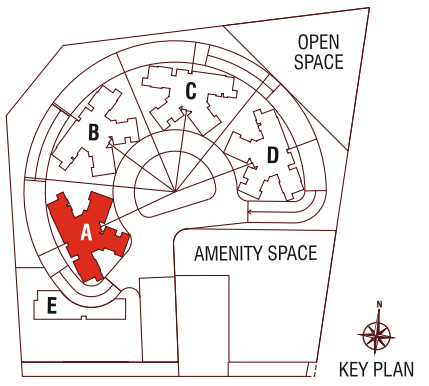


1ST FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA	TERRACE AREA	SALEABLE AREA
101	2BHK	789	134	1246
102	2BHK	789	134	1246

BUILDING - A





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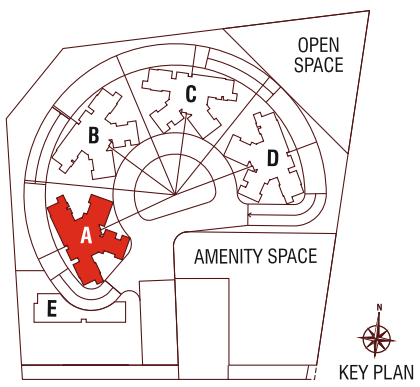
2ND FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA	TERRACE AREA	SALEABLE AREA
201	2BHK	786	56	1137
202	2BHK	786	56	1137
203	2BHK	744	130	1180
204	2BHK	767	107	1180
205	2BHK	744	130	1180

BUILDING - A



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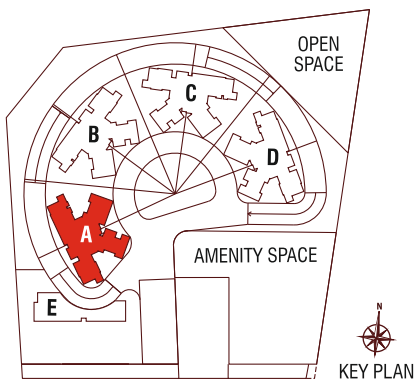
3RD, 5TH & 7TH FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA	TERRACE AREA	SALEABLE AREA
301, 501, 701	2BHK	789	134	1246
302, 502, 702	2BHK	789	134	1246
303, 503, 703	2BHK	744	94	1131
304, 504, 704	2BHK	766	68	1126
305, 505, 705	2BHK	744	94	1131

BUILDING - A



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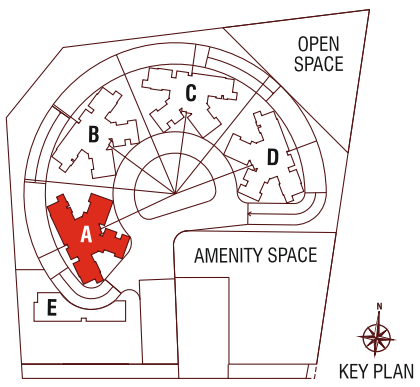
4TH & 6TH FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA	TERRACE AREA	SALEABLE AREA
401, 601	2BHK	786	56	1137
402, 602	2BHK	786	56	1137
403, 603	2BHK	744	94	1131
404, 604	2BHK	766	68	1126
405, 605	2BHK	744	94	1131

BUILDING - A



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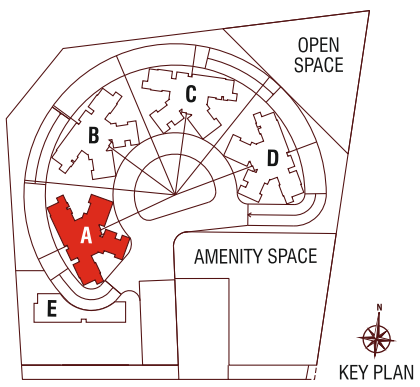
8TH FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA	TERRACE AREA	SALEABLE AREA
801	2BHK	742	56	1077
802	2BHK	742	56	1077
803	3BHK	1069	94	1570
805	3BHK	1099	187	1736

BUILDING - A



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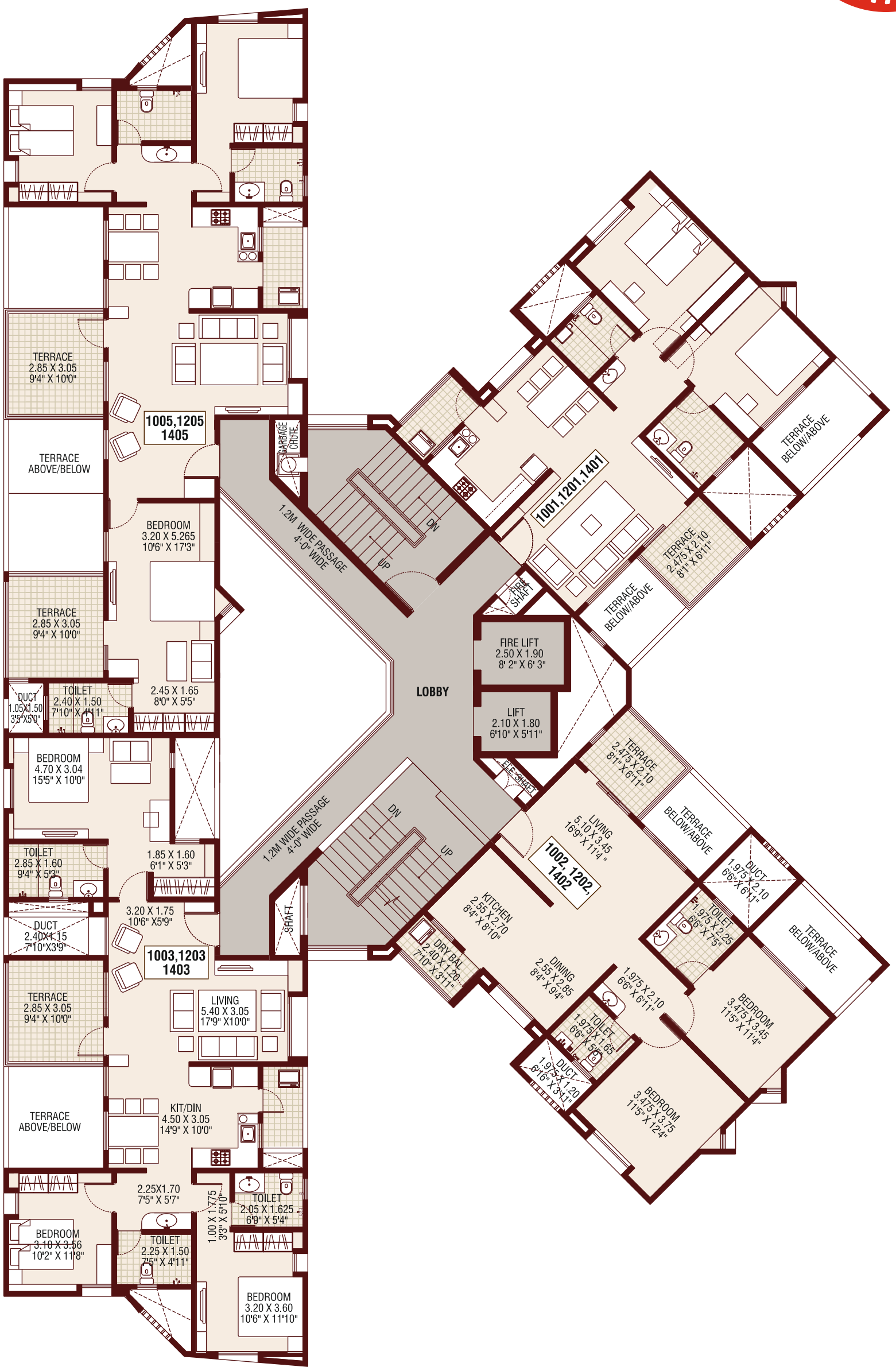
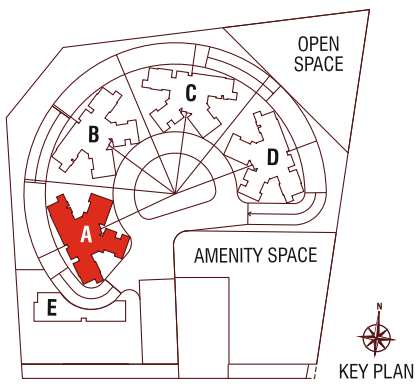
9TH & 11TH FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA	TERRACE AREA	SALEABLE AREA
901, 1101	2BHK	789	134	1246
902, 1102	2BHK	789	134	1246
903, 1103	3BHK	1069	94	1570
905, 1105	3BHK	1098	161	1700

BUILDING - A



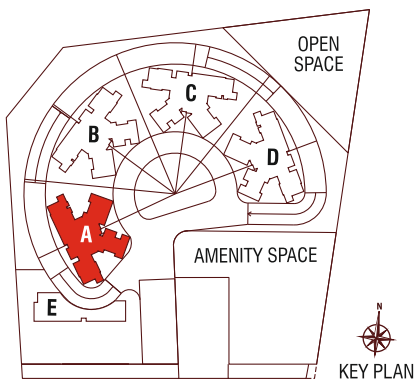


10TH, 12TH & 14TH FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA	TERRACE AREA	SALEABLE AREA
1001, 1201, 1401	2BHK	786	56	1137
1002, 1202, 1402	2BHK	786	56	1137
1003, 1203, 1403	3BHK	1069	94	1570
1005, 1205, 1405	3BHK	1099	187	1736

BUILDING - A

VERTICAL ORIANA



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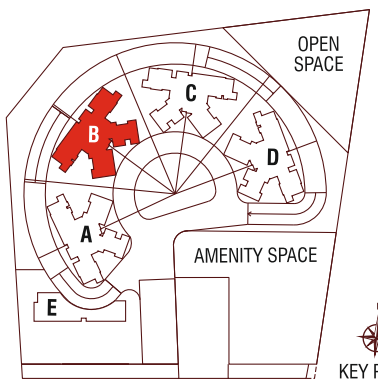
13TH FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA	TERRACE AREA	SALEABLE AREA
1301	2BHK	742	78	1107
1302	2BHK	742	78	1107
1303	3BHK	1069	94	1570
1305	3BHK	1098	161	1700

BUILDING - B



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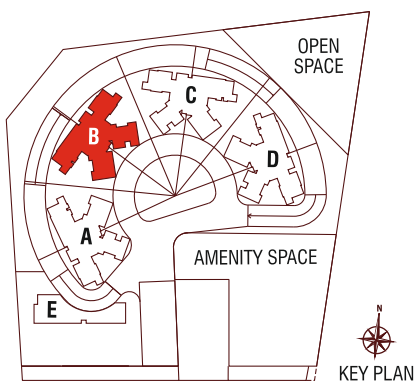
PODIUM FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA (A)	TERRACE AREA (B)	GARDEN AREA (C)	SALEABLE AREA
001	2 BHK	789	56	555	1515
003	3 BHK	1102	00	1399	2432
005	3 BHK	1073	00	1156	2229

SALEABLE AREA = [A+B+(C/2)] X 1.35

BUILDING - B



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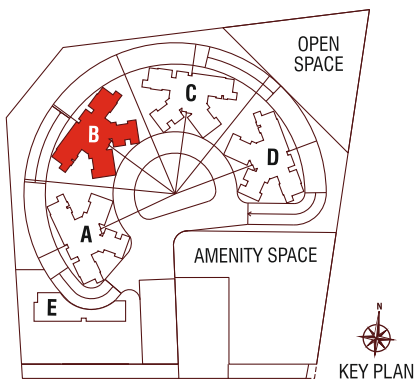
1ST, 3RD, 5TH, 7TH, 9TH, 11TH FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA	TERRACE AREA	SALEABLE AREA
101, 301, 501, 701, 901, 1101	2 BHK	789	134	1246
102, 302, 502, 702, 902, 1102	2 BHK	789	134	1246
103, 303, 503, 703, 903, 1103	2 BHK	744	94	1131
104, 304, 504, 704, 904, 1104	2 BHK	766	68	1126
105, 305, 505, 705, 905, 1105	2 BHK	744	94	1131

BUILDING - B

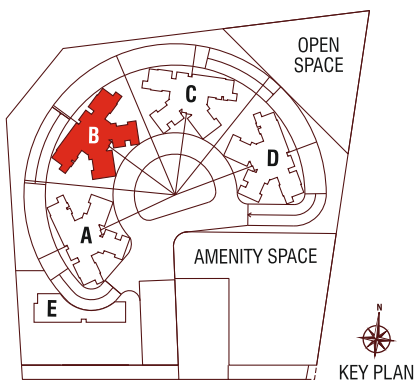


2ND, 4TH, 6TH, 10TH FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA	TERRACE AREA	SALEABLE AREA
201, 401, 601, 1001	2 BHK	786	56	1137
202, 402, 602, 1002	2 BHK	786	56	1137
203, 403, 603, 1003	2 BHK	744	94	1131
204, 404, 604, 1004	2 BHK	766	68	1126
205, 405, 605, 1005	2 BHK	744	94	1131

BUILDING - B

VERTICAL ORIANA



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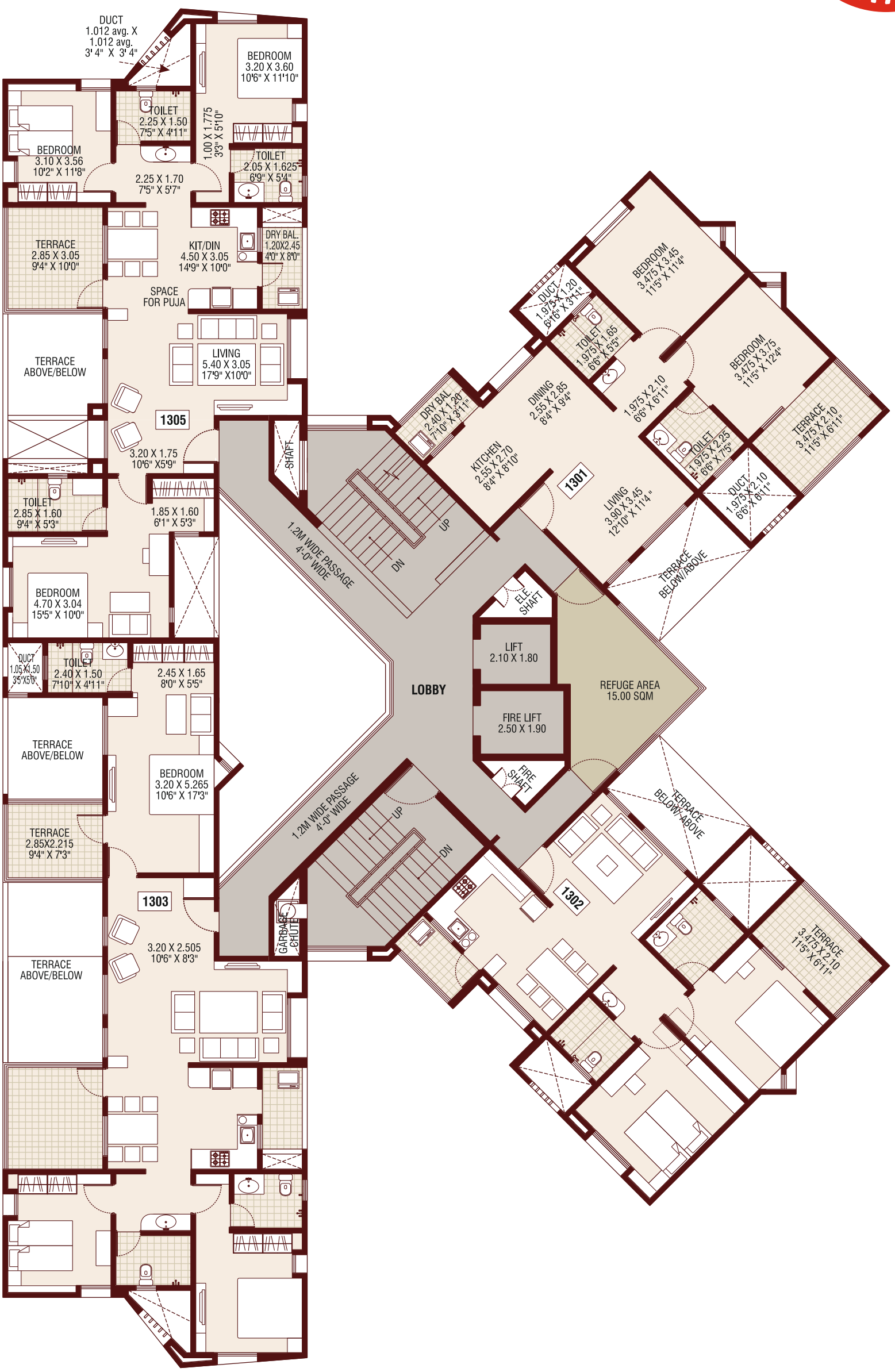
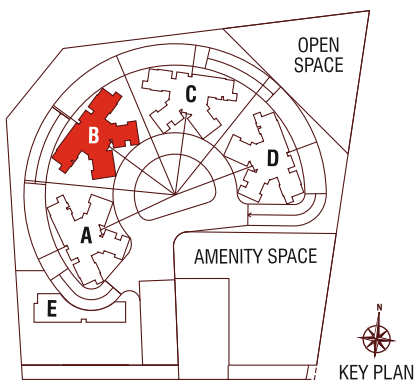
8TH FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA	TERRACE AREA	SALEABLE AREA
801	2 BHK	742	56	1077
802	2 BHK	742	56	1077
803	2 BHK	744	94	1131
804	2 BHK	766	68	1126
805	2 BHK	744	94	1131

BUILDING - B





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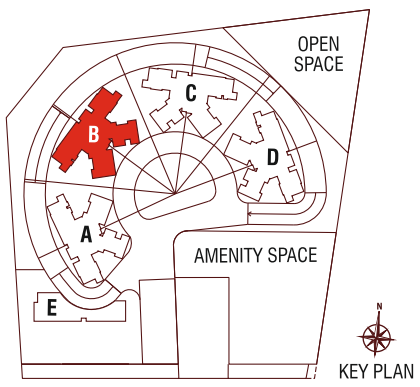
13TH FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA	TERRACE AREA	SALEABLE AREA
1301	2 BHK	742	78	1107
1302	2 BHK	742	78	1107
1303	3 BHK	1098	161	1700
1305	3 BHK	1069	94	1570

BUILDING - B



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12TH & 14TH FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA	TERRACE AREA	SALEABLE AREA
1201, 1401	2 BHK	786	56	1137
1202, 1402	2 BHK	786	56	1137
1203, 1403	3 BHK	1099	187	1736
1205, 1205	3 BHK	1069	94	1570

SPECIFICATIONS

STRUCTURE AND MASONRY
- Earthquake Resistance: R. C. C. Frame Structure
- 6" External walls, 4" Internal walls
- Sand-faced plaster for external walls with waterproof compound

FLOORING
- Vitrified tile flooring in all rooms with skirting
- Anti-skid ceramic flooring for attached terrace, dry balcony and toilets

PAINTING
- Good quality paint for exteriors
- Oil-bound distemper for interiors

KITCHEN
- 'L' shaped kitchen platform with stainless steel link
- Ceramic tile dado up to lintel level
- Concealed plumbing with hot and cold mixer of Jaguar or equivalent make with provision for water heater
- Provision for water purifier and exhaust fan
- Prevision for washing machine in dry balcony

BATHROOM
- Jaguar or equivalent make CP fittings for each toilet
- Glazed/ceramic tile dado upto lintel
- Good quality sanitary fittings
- Master cock for toilet
- Provision of exhaust fan for each toilet and bathroom
- Provision of boiler for toilet & bath
- Concealed plumbing

DOORS & WINDOWS
- Elegant main door with laminate on both sides
- All internal doors will be flushed doors, with laminates on both sides
- All toilet doors will have waterproof flush doors, with laminates on both sides and granite frames
- Powder-coated aluminium sliding windows
- Mosquito net for windows
- Oil painted MS safety grills

SPECIAL FEATURES

- Generator backup provision will be made in common areas
- Gas Bank (LPG)
- Water purification plant
- Sewage treatment plant
- Rainwater harvesting
- Video Door Phone

SPECIAL AMENITIES

Our layout resembles the shape of a brain for a reason -its intelligent and thoughtful detailing, that makes all the difference. We delved into your heart to insightfully create these lifestyle features, where every member of the family has something to enjoy.

4 SIDE OPEN

Dazzling sunshine, soothing winds and a panoramic view. Feel life breathe into you every moment.

PARKING

You see enough traffic the day, we make sure you don't have to see any when you get home. Our smartly designed parking is hidden from main elevation for a better view.

PROJECT AMENITIES

- Essential shopping center
- Entrance gate
- Pick up and drop point
- Arrival plaza
- Reflection pool with dancing fountain
- Leisure pool with hydrotherapy
- Pool side deck with changing room
- KIds pool
- CLub house
  - A) Ground floor - Party hall
  - B) First floor- Gym, aerobics & yoga deck
- Party lawn & greens
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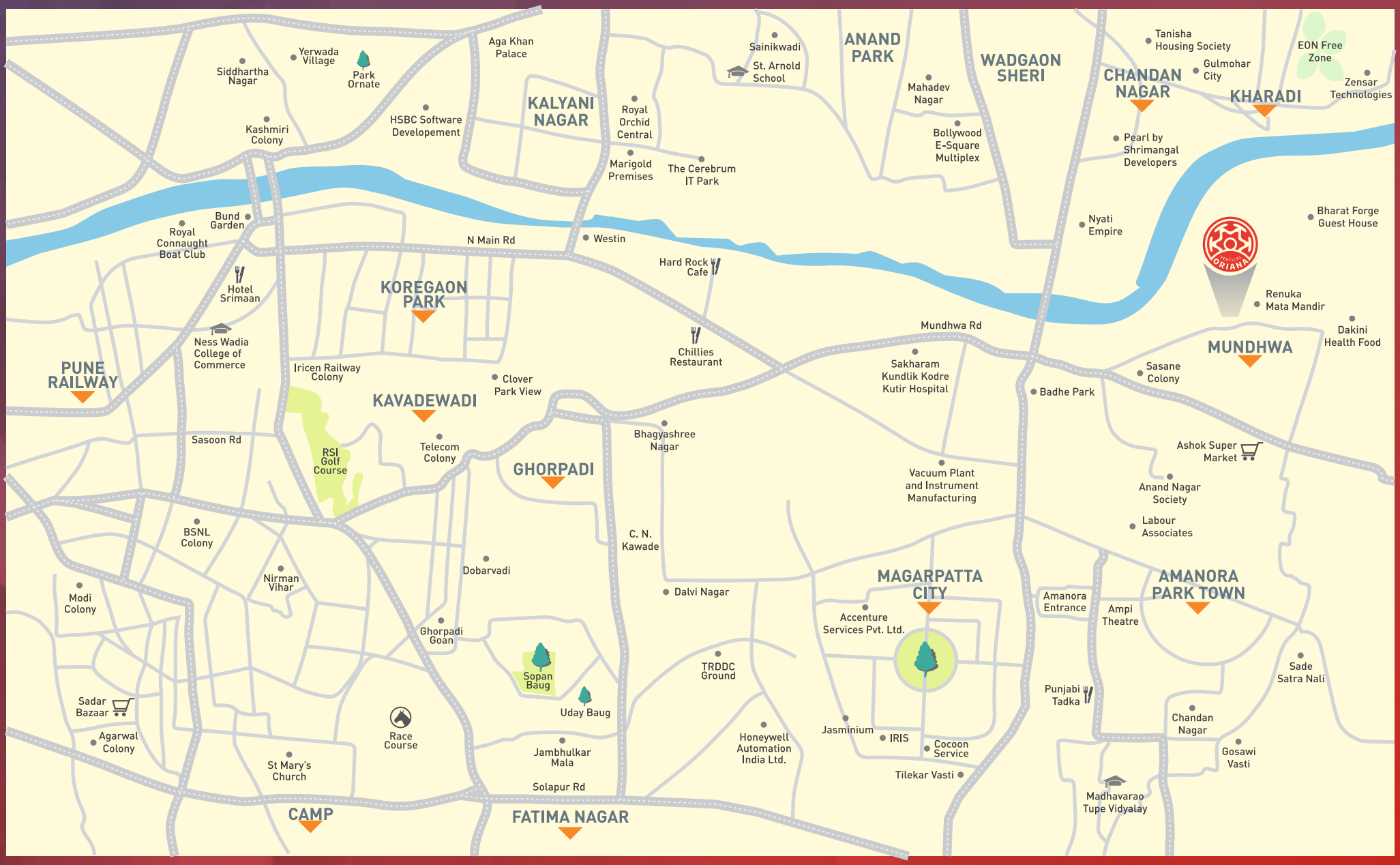
- Table games-cards, chess carrom
- Pool table, table tennis, snooker
- Entertainment lounge and library
- Toddlers play zone cum creche
- Sky deck
- Children play area
- Multi-play area
- Amphitheatre
- Senior citizens area
- Creeper enclave

EAST IS TRENDING!

It's not what we have heard, it's what we know. The eastern part of the city, namely Keshav Nagar is witnessing excellent development. It is one of those few places remaining in Pune that oozes a pleasing natural exuberance. It is at the same time also being endorsed by all as an assuredly convenient location with great future prospects for the smart planners.



Site Address: Sr. No. 7, Keshav Nagar, Near Renuka Mata Mandir, Mundhwa, Pune - 411036.

LOCATION ADVANTAGES

- Five-star hotels and renowned restaurants in the vicinity
- Near Koregaon Park, the hip-n-happening hub of Pune
- Traveling miles is easier with the airport and railway station at a quick drive
- Advanced and reputed hospitals situated nearby
- Numerous corporate hubs and IT parks are also located in the neighbourhood
- Weekends are pleasant with world-class shopping malls and multiplexes around
- Education will never take a back-seat. Reputed schools in proximity

A Project by

Vertical Infra — Get Elevated | S2INFRA

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CREDAI PUNE METRO