

Project approved by



An ISO 9001:2008 Certified Company

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www.numerouno-india.com

  
**GULMOHAR**  
*Renaissance*  
Rediscover the Joy of Living!



There comes a stage in our life when beauty and nature hold hands with design and function. In a place that holds a bright future; in a manner that adds panache to your dreams. It feels like being revived.



'Gulmohar Renaissance' is an example of refinement and quality, complemented by a lifestyle that will change the way you live. The location advantage, thoughtful planning, quality construction, sophisticated layout, tranquil environs, natural beauty and exclusive leisure amenities will bring about a makeover of your life. 'Gulmohar Renaissance' is the place where you will rediscover the joy of living!

Rejoice, reinvent and relive every moment of your life  
in a place that celebrates the revival of a new you!



  
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2 Bedroom Premium Terrace Apartments

**WAGHOLI**

The expectation of a home is a combination of various aspects of space, design, amenities and affordability. 'Gulmohar Renaissance' presents homes with contemporary design along with modern amenities to revive the pleasure of stylish living.

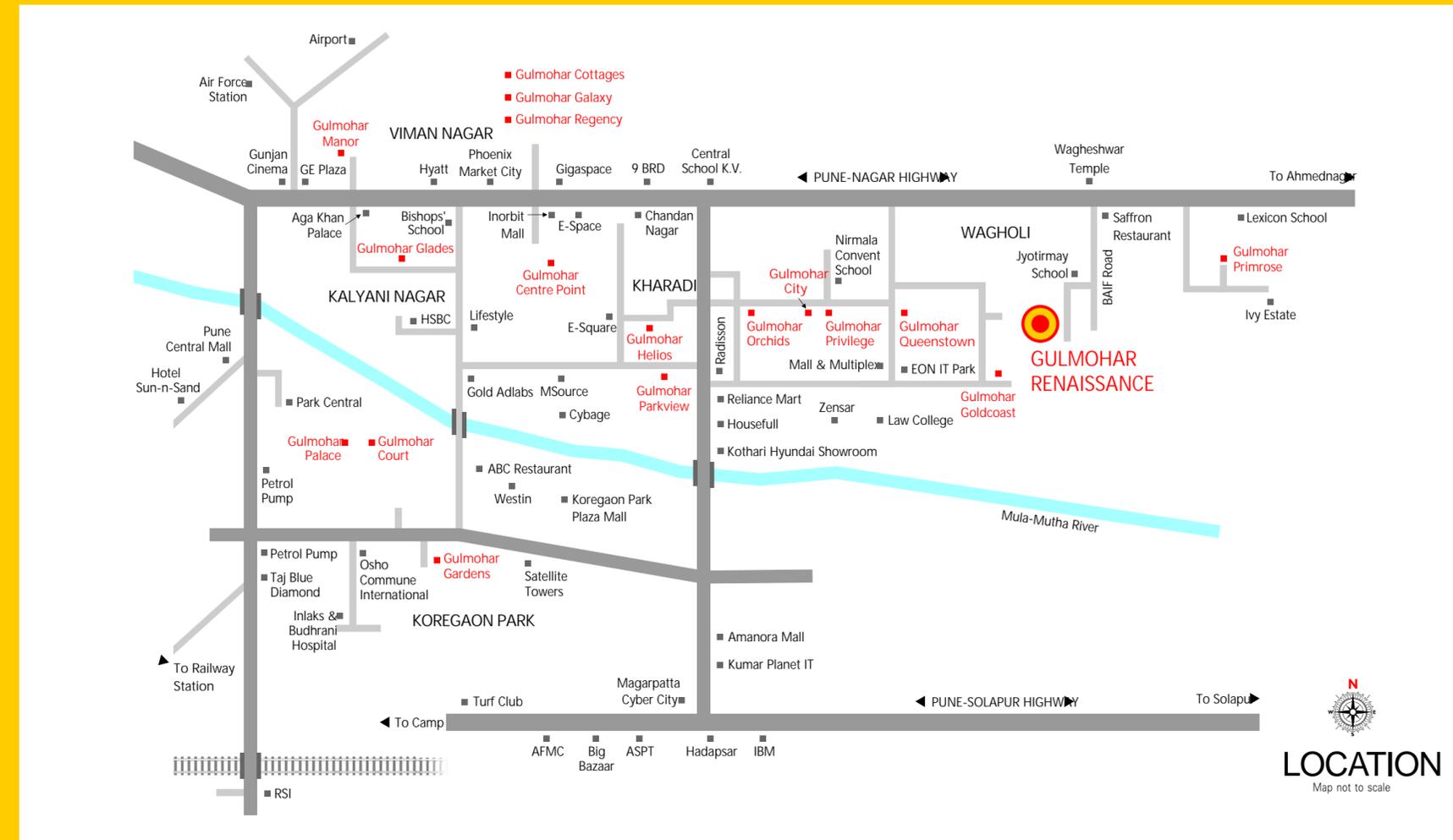
The 2 bedroom premium terrace apartments at 'Gulmohar Renaissance' come with top specifications and quality construction. Pleasing elevation and beauty in architecture are evident from its classy layout. A host of amenities like pool, clubhouse, gymnasium, sports and garden suit the lifestyle you seek from a modern home. The project also comes with safety features like intercom, 24x7 security and fire fighting system. All these combine to give refinement and peace of mind in a place you will love to call home.

## Advantage Wagholi:

- Most upcoming and promising locale of East Pune.
- Only 10 minutes drive from Pune Airport.
- Many leading schools and educational institutes nearby.
- Proximity to industrial areas of Ranjangaon, Sanaswadi, Shikrapur and Chakan.
- Close to Kharadi IT hub and shopping & entertainment centres.
- Wagholi soon to have better and smoother connectivity to Kharadi.

## Advantage 'Gulmohar Renaissance':

- Exclusive residential enclave with 24x7 security.
- Spacious well-designed 2 bedroom terrace apartments.
- Thoughtful apartment layout.
- Ample natural light and ventilation.
- Grand entrance lobbies and two automatic elevators for each building.
- Fully landscaped project.



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## Present progressive, Future perfect!

The progress of the 'present' determines the 'future' of a location. A home at 'Gulmohar Renaissance' rates high on this factor of livability. Life at 'Gulmohar Renaissance' is a rejoicing of easy living at an exclusive residential address.

Situated in the quaint yet rapidly developing Wagholi, the project is nestled in the premium residential area on BAIF Road. The tranquil, green environs devoid of pollution, make it an ideal location for your home. Just off Nagar Road, 'Gulmohar Renaissance' is highly accessible; with the airport, IT hub of Kharadi and elite locales of Kalyani Nagar and Koregaon Park at close distance. Within easy reach are famous malls, entertainment avenues, reputed schools & colleges, star hotels & restaurants, clinics & hospitals and other social infrastructure. Wagholi's proximity to Kharadi and industrial areas like Sanaswadi, Ranjangaon and Chakan make it a preferred destination of Pune. So, a home at 'Gulmohar Renaissance' will prove to be a wise decision and sound investment.



## AMENITIES

- Swimming Pool with Baby Pool
- Designer Clubhouse
- Fully-equipped Gymnasium
- Single Pole Basketball Area
- Badminton Court
- Children's Play Area
- Walking Track
- Beautifully Landscaped Garden
- Automatic Elevators
- Sewage Treatment Plant
- Water Treatment Plant (Reverse Osmosis Plant for Purified Drinking Water)
- Rain Water Harvesting and Water Recycling
- Intercom Facility
- Fire Fighting System
- Power Backup for Lifts and Common Areas
- Compound Wall to the periphery of project



## PROJECT LAYOUT



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## 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.
- 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.
- Anti-skid 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 doors with mortise / cylindrical locks for bedrooms, bathrooms and kitchen terrace.
- Powder-coated aluminium windows.

### 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 conduits 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.

### 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

- External sand-faced plaster & textured finish and internal walls with gypsum finish.
- Superior paint finish for internal walls in oil bound distemper and superior quality paint in Acrylic Emulsion for external walls.

### 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.

### 2 Bedroom Apartment Plan



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

### 2 Bedroom Apartment Plan





With Gulmoihar Development, you get more than a home.

You get the confidence of making the right decision. Trust and Quality are the pillars of Gulmoihar Development. With 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.

### Some of our Prestigious Projects



**GULMOIHAR QUEENSTOWN**  
Kharadi



**GULMOIHAR HELIOS**  
Kharadi



**KUMAR GULMOIHAR**  
Salunkhe Vihar Road



**GULMOIHAR COURT**  
Koregaon Park



**GULMOIHAR PRIMROSE**  
Wagholi



**GULMOIHAR CITY**  
Kharadi



**GULMOIHAR GOLDCOAST**  
Kharadi



**GULMOIHAR HABITAT**  
Wanowrie



**GULMOIHAR ORCHIDS**  
Kharadi



**GULMOIHAR PRIVILEGE**  
Kharadi



**GULMOIHAR PARKVIEW**  
Kharadi



**GULMOIHAR COTTAGES**  
Viman Nagar

  
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