



- KOREGAON PARK EAST -

THE EXCLUSIVE LIFE

Life should be a breeze because convenience with a great view makes you feel at the heart of home.

- Exclusive open views of a large cricket ground and adjoining open spaces
- Spacious 3 BHKs with no common walls for uninterrupted privacy
- Terrace swimming pool & clubhouse with sunset view
- Abundant parking space and grand entrance lobby





Artistic Impression



Artistic Impression








Artistic Impression



Artistic Impression

LEGEND

- | | | | |
|---|--|--|---|
| 1.  Swimming Pool | 4.  Snooker Table | 7.  Rooftop Sit-out | 10.  Terrace Walkway |
| 2.  Gymnasium | 5.  Crèche | 8.  Yoga | 11.  Chess & Carrom |
| 3.  Community Area | 6.  Mini Theatre | 9.  Gazebo | |



INCLUSIVE AMENITIES

- Attractive Entrance Gate
- Elegant Elevation and Aesthetic View
- Designer Landscaped Garden
- MS with Glass Railing for Attached Terrace
- Children's Play Area
- RCC with Brick or UCR Masonry Compound Wall
- Senior Citizen's Sitting Arrangement
- Individual Letter Box in Parking Area
- Clubhouse & Terrace Infinity Pool
- Fire Fighting System as per Guidelines of Fire Fighting Department, PMC
- Solar Water Heating System (as per PMC Rules)
- Generator Power Backup for Common Areas and Lift
- Rain Water Harvesting System
- Energy Efficient LED Lighting in Common Areas and Passages

SPECIFICATIONS

STRUCTURE & MASONRY

- Earthquake resistant RCC frame structure conforming to IS Code
- External walls 6” thickness & internal walls 4” or 6” autoclaved aerated concrete blocks
- Ready mix, green plaster, river sand or crushed sand finish plaster to external walls and gypsum or neeru finishing plaster to internal walls

FLOORING

- Vitrified 1200 mm x 600 mm flooring in the apartment with 0’4” skirting
- Anti-skid ceramic tile flooring for attached terraces & dry balcony

DOORS

- Laminated plywood door frames or wooden door frames with both-side laminated flush doors for all rooms

WINDOWS

- Aluminium powder coated sliding windows / UPVC window system with mosquito net & safety grills
- Granite or marble window sill
- Exhaust fan provision for toilets

SAFETY

- Wooden safety door
- Video Door Phone point

BATHROOMS

- Granite or stone finish door frames for all bathrooms and dry balcony
- Concealed plumbing in CPVC with chromium plated fittings
- Hot and cold mixing unit with shower in all bathrooms
- Wall-hung commode with hand spray
- Provision for water boiler
- Provision for exhaust fan
- Glazed dado tiles up to ceiling in bathroom
- Anti-skid ceramic flooring

KITCHEN

- Granite kitchen platform with stainless steel sink
- Glazed dado tiles up to 2’0” height above kitchen platform level
- Provision for exhaust fan and water purifier (Electrical point + Plumbing)

ELECTRICAL FITTINGS

- Concealed copper wiring in the entire apartment
- TV and telephone points in living room and master bedroom
- Adequate electrical points with modular switches in all rooms
- Two-way fan and light point in master bedroom
- AC point in master bedroom & living room
- Earth Leakage Circuit Breaker (ELCB)
- Single-phase meter for each apartment

DRY TERRACE

- Anti-skid ceramic flooring
- Plain dado tiles 4’0” height
- Provision for washing machine & dishwasher (Electrical point + plumbing)

LIFT

- Lift of standard make



WATER SUPPLY

- Overhead and underground water tanks with submersible pumps and automated control panel for pumping water from underground tank to overhead water tank
- Water supply from PMC



PAINTING

- Luster paint for internal walls
- Damp-proof coat for external walls
- Oil paint on grills



PARKING

- Tremix concreting / paving blocks / chequered tiles flooring



LOCATION MAP



*Map not to scale

KEY DISTANCES



NEARBY MALLS

• Seasons Mall	2.0 Kms
• Amanora Mall	2.0 Kms
• Phoenix Marketcity	5.0 Kms
• SGS Mall	9.0 Kms
• 93 Avenue	5.0 Kms



NEARBY SCHOOLS

• Bishops School	3.0 Kms
• Lexicon School	2.0 Kms
• Vidya Pratishthan School	2.0 Kms
• VIBGYOR School	2.0 Kms
• Sunrise English Medium School	2.0 Kms



NEARBY COLLEGES

• Symbiosis College, Viman Nagar	6.0 Kms
• St. Mira's College	2.0 Kms
• APK Junior College, Hadapsar	4.0 Kms
• MIT University	11.0 Kms



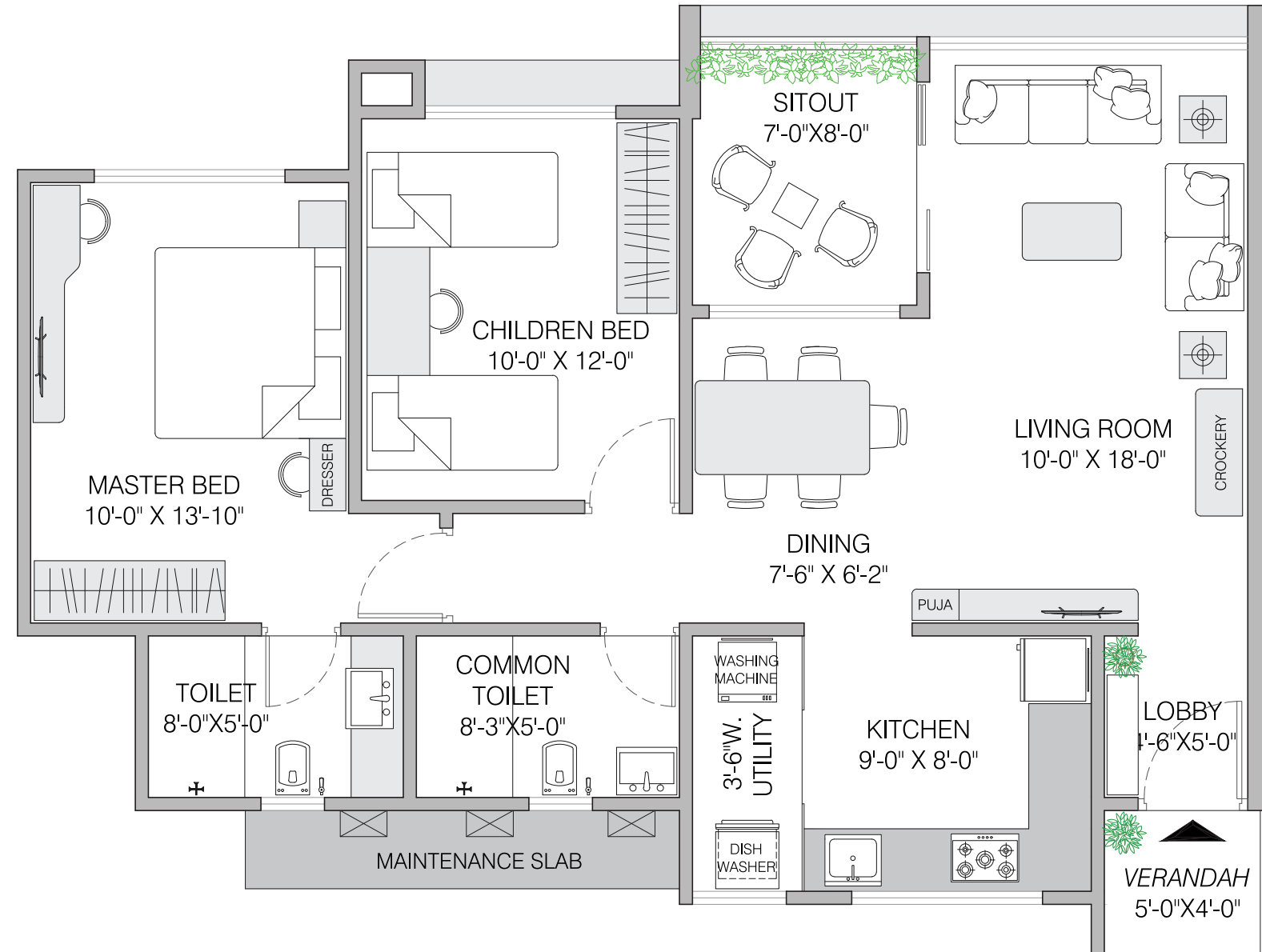
NEARBY HOSPITALS

• Noble Hospital	3.0 Kms
• Sahyadri Hospital	3.0 Kms
• Cloud 9 Hospital	3.0 Kms
• Manipal Hospital	1.0 Km
• Ankur Multispeciality Hospital	1.0 Km

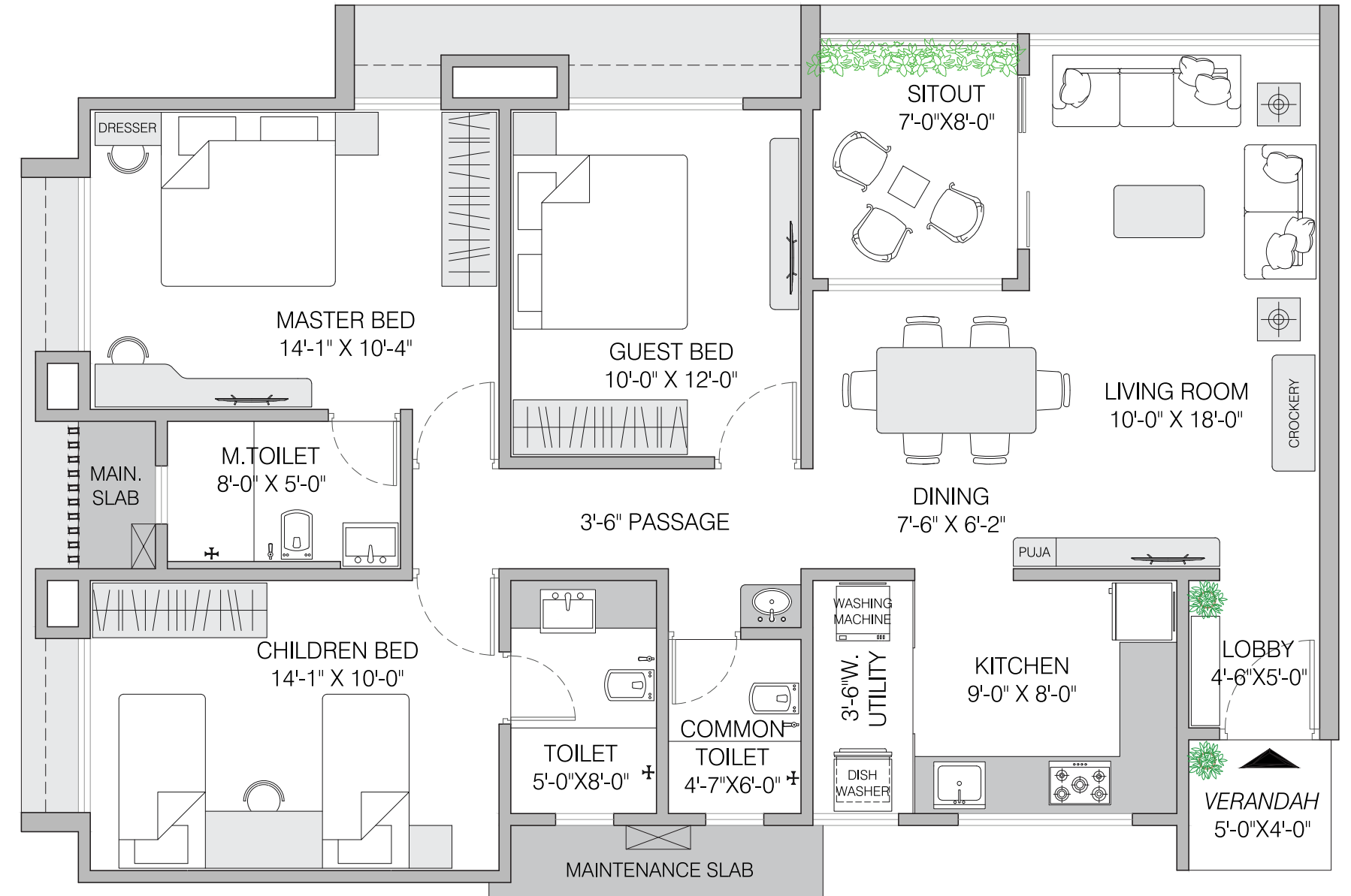


NEARBY LANDMARKS

• Closest Bus stop	100 Mtrs
• Hadapsar Station	800 Mtrs
• EON IT Park, Kharadi	4.6 Kms
• Magarpatta City	3.3 Kms
• Airport	7.0 Kms
• Pune Station	5.0 Kms
• Koregaon Park	2.0 Kms
• Daily Grocery Stores like D Mart and Reliance Fresh	2.0 Kms
• Cerebrum IT Park	3.0 Kms



2 BHK - 875 SQ.FT.



3 BHK - 1088 SQ.FT.

10 YEARS – MANY LANDMARKS


- **Riya Apartment**, Kothrud
- **Nisarg Apartment**, Katraj
- **Stark Aura**, Ambegaon Budruk
- **Stark Royal**, Kothrud
- **Bhakti Royal**, Law College Road
- **Shree Swarup**, Wakad
- **40 Hyde Park**, Mayur Colony
- **Shriyog**, Katraj
- **Shreepushp**, Katraj
- **Anandwan**, Ambegaon Budruk
- **Avenue 16**, Kothrud

PROJECT BY:



Site Address: Breeza, Survey No. 59A/2B. CTS No. 1811, Next to Tulsi Villa Banquet Hall, Deccan Paper Mill Road, Mundhwa, Pune - 411036.

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VIEW OF MHADA BUILDING & OPEN SPACE



IN-CONTINUATION TO BUILDING 'B'

TYPICAL FLOOR PLAN BLOCK A

1ST, 2ND, 3RD, 4TH, 5TH, 7TH, 8TH, 9TH, 10TH,
12TH & 13TH FLOOR PLANS

TYPE	FLAT NOS.		ROOM CARPET SQ.M.	SITOUT SQ.M.	TOTAL USABLE AREA SQ.M.	SQ.FT.
3BHK	101,201,301,401,501,701, 801,901,1001,1201,1301	104,204,304,404,504,704, 804,904,1004,1204,1304	95.81	5.26	101.07	1088.00
2BHK	102,202,302,402,502,702, 802,902,1002,1202,1302	103,203,303,403,503,703, 803,903,1003,1203,1303	76.00	5.26	81.26	875.00

NOTE: VERANDAH AREA IS INCLUDED IN ROOM CARPET AREA



VIEW OF MHADA BUILDING & OPEN SPACE



IN-CONTINUATION TO BUILDING 'B'

TYPE	FLAT NOS.	ROOM CARPET SQ.M.	SITOUT SQ.M.	TOTAL USABLE AREA SQ.M.	SQ.FT.
3BHK	601 & 1101	95.81	5.26	101.07	1088.00
2BHK	602 & 1102 603 & 1103	76.00	5.26	81.26	875.00
	604 & 1104	72.49	3.81	76.30	821.00

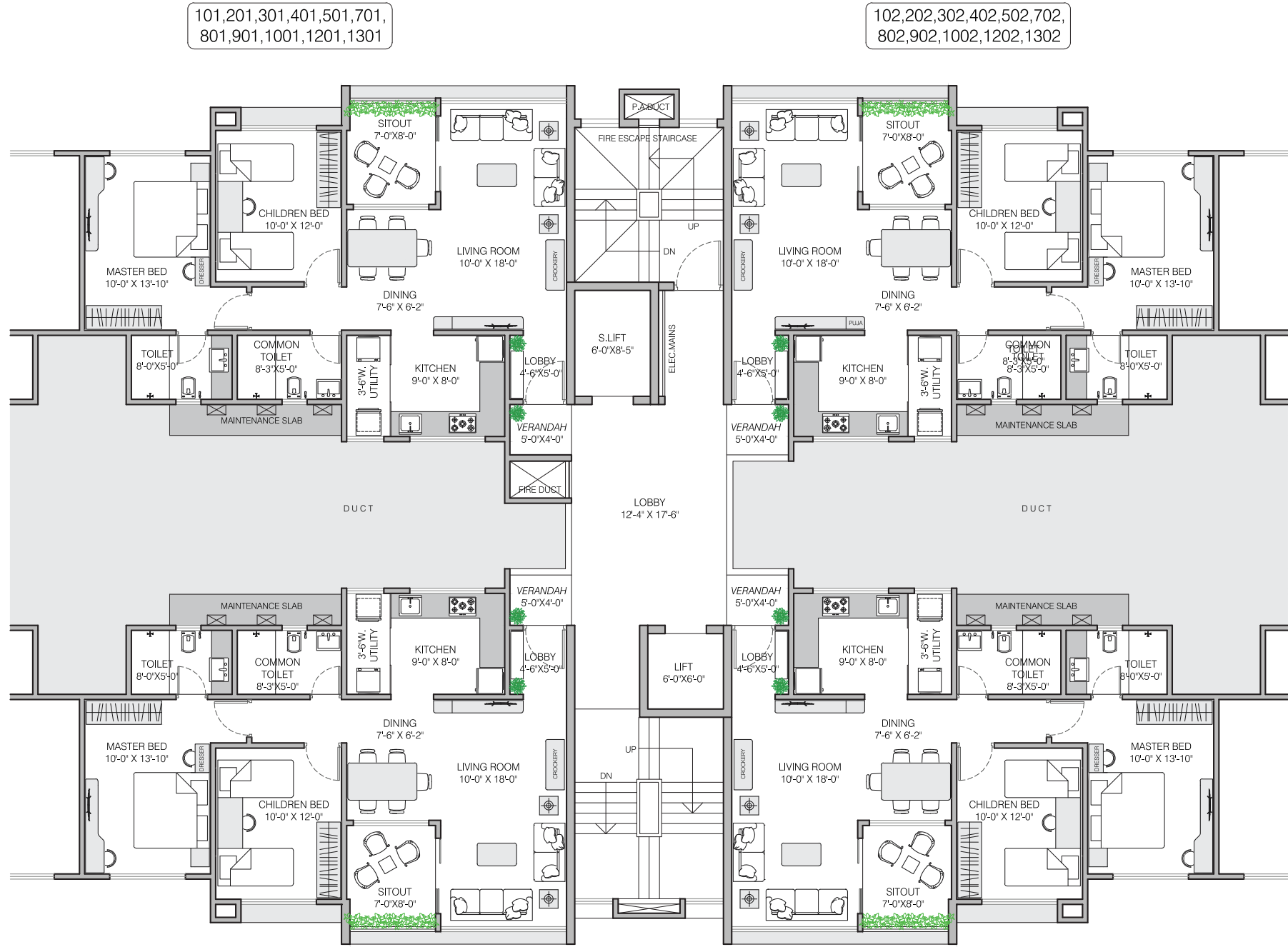
NOTE: VERANDAH AREA IS INCLUDED IN ROOM CARPET AREA



REFUGE FLOOR PLAN BLOCK A

6TH & 11TH FLOOR PLANS

IN-CONTINUATION TO BUILDING 'A'



IN-CONTINUATION TO BUILDING 'C'

IN-CONTINUATION TO BUILDING 'A'



IN-CONTINUATION TO BUILDING 'C'

TYPICAL FLOOR PLAN BLOCK B

1ST, 2ND, 3RD, 4TH, 5TH, 7TH, 8TH, 9TH, 10TH,
12TH & 13TH FLOOR PLANS

TYPE	FLAT NOS.		ROOM CARPET SQ.M.	SITOUT SQ.M.	TOTAL USABLE AREA SQ.M.	SQ.FT.
2BHK	101,201,301,401,501,701, 801,901,1001,1201,1301	104,204,304,404,504,704, 804,904,1004,1204,1304	76.00	5.26	81.26	875.00
	102,202,302,402,502,702, 802,902,1002,1202,1302	103,203,303,403,503,703, 803,903,1003,1203,1303				

NOTE: VERANDAH AREA IS INCLUDED IN ROOM CARPET AREA



NORTH

TYPE	FLAT NOS.	ROOM CARPET SQ.M.	SITOUT SQ.M.	TOTAL USABLE AREA SQ.M.	SQ.FT.
2BHK	601 & 1101 602 & 1102 603 & 1103	76.00	5.26	81.26	875.00
1BHK	604 & 1104	52.65	3.81	56.46	608.00

NOTE: VERANDAH AREA IS INCLUDED IN ROOM CARPET AREA



NORTH

REFUGE FLOOR PLAN BLOCK B

6TH & 11TH FLOOR PLANS