



## A VIVACIOUS LOCALE WITH THE VIBES OF VERVE & VIBRANCY

Viman Nagar has that unmistakable charm, an unparalleled lure of rapture all around. The moment you enter this locale, you sense the vibes of verve & vibrancy. It is truly leagues ahead from what is ideally known as a lifestyle suburb. Plush ambience, spacious roads, unobstructed views of longshot images of upscale urbanization, imposing skyrise towers, inviting retail zones are the striking hallmarks of this region. Being conveniently close to Pune International Airport, absolutely nothing gets closer to Viman Nagar... as everything is so near from it!





## A LANDMARK ADDRESS FOR SPLENDID LIVING

The neighbourhood is so affluent that it is a lifetime pride for the evolved community of elevated families living here. No wonder, global Indian Puneites with aristocratic perception of life, prefer this place as their landmark address. It is home to accomplished achievers thriving in their respective work domains. Proximity to airport, commercial & IT hubs, premium shopping destinations, posh restaurants and world-class education...is just the cherry on the top! There's much more than what meets the eye...





Leverage  
TIME

Celebrate  
SPACE

Exude  
POWER

Experience the epitome of supremely enriching luxury living. Witness an architectural marvel that creates a grand impression and stuns everyone with a wow expression. This state-of-the-art creation is an out and out masterpiece diligently crafted to ensure a top-notch life on par with the global standards of the elitist living. Each element including the aesthetics, the space planning, the interior layouts and the amenity infrastructure redefines top-notch level of excellence. Get ready to enliven the best of life you have always imagined with unrestrained time, unbound space, unrestricted power!



# PRISTINE KYRA

Pristine Kyra, which means sunrays, vibrant and radiant light reflecting brightness & positivity; is a treasure trove of unmatched panache spread across 3.3 acres of unbound joy. Truly speaking, it is the ultimate portrayal of awe-inspiring architecture housing high-end luxury. Presenting premium luxury condos superbly complemented with the set of finest amenities for an upscale community. It is a magnificent melange of fascinating towers nestling ultra-spacious homes & cherished offerings.





## A MARVEL OF PEACEFUL, PROGRESSIVE AND PROSPEROUS LIFE

Being a melange of five towers blessed with moderate density living and equipped with smart facilities & thoughtfully developed features, is advantageous for many reasons. Since the number of units is low, every resident will enjoy better access and more per person useability of every amenity. That means one can effectively spend quality time utilising them. It will be a closely bound community of like-minded families, people willing to explore similar lifestyle trends. So, everyone can lead a peaceful, progressive and prosperous life.







## BLOSSOM WITH NATURE...

Here at Pristine Kyra, you will be very closely surrounded by nature. So much so, that you can feel her around you anywhere you roam around. The ecstatic expanse will take your breath away with scintillating views of cityscape skylines. You can spend refreshing time here observing the footprints of seasons. The nature-focused amenities at three levels including a ravishing rooftop, is a package of delights. Go speechless with panoramic views cuddling you from all directions. Indulge in other exciting experiences too...



## WHERE LUXURY MEETS IGBC PLATINUM STANDARDS

Experience sustainable elegance in every detail. From lush green spaces to energy-efficient systems, Pristine Kyra redefines modern living with a conscience. Welcome to a community where luxury meets sustainability effortlessly.





## THE ROYALTY BEGINS HERE...

It starts with the entrance, and goes too far to take you to a world of opulent luxury. Feel welcomed with the grand entrance lobby crafted with the finest architectural aesthetics. Make an impressive entry and step into an experience of plush finesse.







Stock Image\*

## LIVE EXPANSIVE

Your home is a statement. Make sure that it is big, bold and justifiably boastful too. It is not only about the space. It is the aura, the vibrance, that distinctive sense of pride. It is an imposing feeling expansively spacious living. It is the experience that would kindle your innermost instinct. Largeness of space, inviting openness, vibes of prosperity and amazing ambience are the essential elements of life out here. You shall get the best of all here. For today and forever...



## THERE'S ENOUGH SPACE FOR UNBOUND HAPPINESS

Feel elevated. Sense the upliftment. The craftsmanship and attention to detail are truly mesmeric. A home that exceedingly fulfils all your expectations is here. It's a true transformation that will bestow upon smarter, richer, happier ways of celebrating life. Come forward. Raise the toast. Your most sought-after upgrade is here...





## FOR THE PILLOW TALKS & THE LATE-NIGHT THINGS-TO-DO

A sound sleep of eight restful hours is of utmost importance. But as they say, miles to go before I sleep, right? Own a bedroom that is designed just for that. Here you can plan your next day or whisperingly discuss the private issues with your beloved spouse. In fact, you can even pursue your very own hobbies of reading or meditation.







Stock Image\*

## A PERFECT 'ME-TIME' TO GET CONNECTED WITH SELF

Welcome to your very own, private retreat with premium fixtures, imported marble and an attached walk-in wardrobe! This is where you will reincarnate yourself into an all new you, every day! Enjoy the world's most premium bath and feel revitalized. An experience that will keep yourself fresh and at your best the whole day.



## CHOOSE YOUR LEISURE. CHOOSE YOUR ZONE.

Whether you are a fitness-freak, a sports-buff, a health-conscious exerciser or a social butterfly, you have a splendid set of amenities for all your aspirations. Start your day with your favourite sport followed by a calming Yoga refresher. For all these leisurely delights, there are dedicated zones at three levels made for bundles of amazing activities. Wholesomely complementing the premium luxury inside the plush homes, a set of finest amenities shall definitely add a lot of zing to your life.







## GROUND LEVEL AMENITIES



Central plaza with  
interactive fountain



Amphitheatre



BBQ deck



Meditation/ Yoga deck



Rock climbing wall



Senior citizen garden lounge



Multipurpose court



Pets area

& Many more...



## PODIUM LEVEL AMENITIES



Aroma garden court



Club house



Skating rink



Fitness station



Relaxation therapy room



Mini theatre



Infinity pool



Cabana

& Many more...







## ROOFTOP AMENITIES



BBQ pavilion



Solarium



Cloud alfresco sunken party deck



Stargazing deck (Telescope platform)



Hobby station



Youth recreational sky park



Events lawn (Artificial turf)

& Many more...





WHILE PLAYING GOLF TODAY  
I HIT TWO GOOD BALLS. I  
STEPPED ON A RAKE.

Henny Youngman  
PICTUREQUITEY.COM

Golf  
is not a game.  
It's a lifestyle.









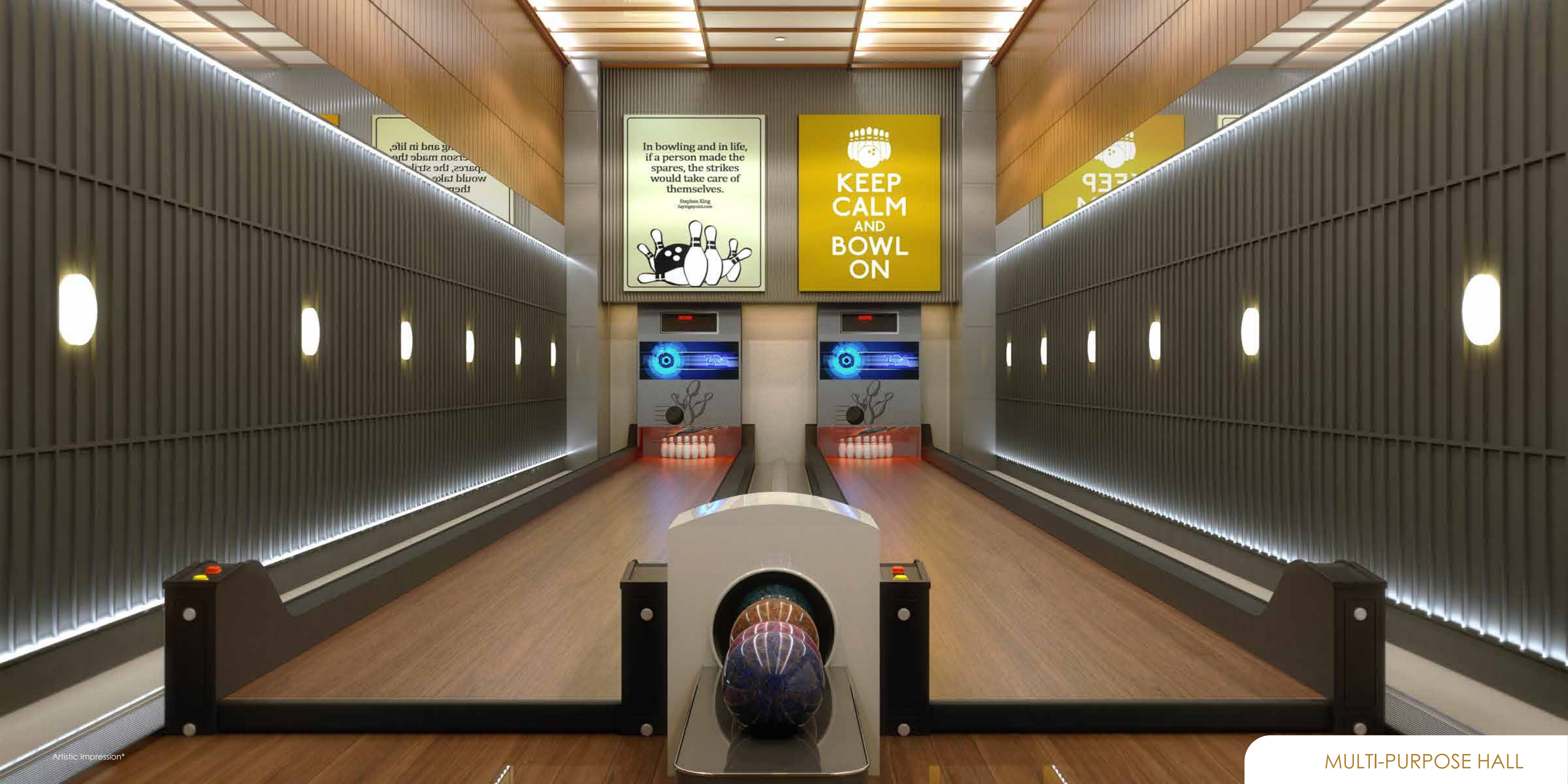




Artistic Impression\*

MUSIC ROOM





In bowling and in life,  
if a person made the  
spares, the strikes  
would take care of  
themselves.

Stephen King  
sayingspost.com



KEEP  
CALM  
AND  
BOWL  
ON







Artistic Impression\*

PLAY ZONE



LIVE AT THE HEART OF  
CONVENIENCE

Connect with what truly matters. Join an exclusive locale where freedom and rejuvenation are constants, allowing you to savour life's precious moments.





# GENERAL SPECIFICATIONS

## STRUCTURE

- Earthquake resistant RCC framed structure
- Slab to slab floor height 3.15 m (10'4")
- AAC blockwork 200/150 mm thk in internal & external walls

## PLASTER

- Sand faced double coated external plaster
- Gypsum-finished internal plaster

## FLOORING

### ITALIAN MARBLE

- Entrance lobby
- Living flooring
- Dining flooring
- Kitchen flooring
- Common passage flooring
- Master bed 1 & master bed 2 flooring for 4.5 BHK
- Master bed 1 flooring for 3.5/3 BHK
- Walk-in wardrobe - master bed flooring for 4.5 BHK
- Powder toilet flooring
- Master bed toilet flooring

## SOMANY TILES OR EQUIVALENT

- Common bedroom toilet dado
- Common bedroom toilet highlighter
- Guest bedroom toilet dado
- Guest bedroom toilet highlighter
- Powder room dado
- Master bed toilet 1 dado
- Master bed toilet 1 highlighter

## SOMANY OR EQUIVALENT

- Common bedroom flooring
- Guest bedroom flooring

## SOMANY OR EQUIVALENT

- Dry balcony flooring
- Common bedroom toilet flooring
- Guest bedroom toilet flooring
- Kitchen counter & portals

## SOMANY TILES OR EQUIVALENT

- Master bed toilet 2 dado
- Master bed toilet 2 highlighter
- Kitchen dado

## CP & SANITARY

- CP - Grohe or equivalent
- Flush valve - Schell or equivalent
- Sanitary - TOTO or equivalent

## SLIDING WINDOWS & SLIDING DOOR

- Tostem or equivalent window systems
- Glass specification - 6 mm
- Colour - shine grey
- Handle - type crescent or equivalent

## EXTERNAL TEXTURE

- Brick pattern & stone finish external texture with suitable external paint

## SWITCH SOCKET

- Legrand Arteor or equivalent

## INTERNAL PAINTING

- Lustre paint

## TOILET

- False ceiling & glass partition

## DOOR

- Main entrance door - both side veneer finish with digital lock
- All other doors - both side veneer finish with mortise lock

## VRV PROVISION





A PROFOUND LEGACY. A FARSIGHTED VISION.  
A STEADFAST MISSION OF  
**‘CRAFTING DELIGHTFUL SPACES’...**

Founded in 1984, Pristine Properties is one of Pune’s most trusted and admired realty brands. Since inception, it has been an incredible journey of growth, learning and innovation. For over 38 years, the company has built landmark projects across various prominent and emerging localities. Mr. Pritam Goyal, the honourable Managing Director of the company, inherited profound wisdom from his respectable father, Mr. Ishwarchand Goyal, the Founder and Chairman who believes in upholding the value of ‘Trustism’. Trustism embodies a commitment to integrity, transparency, and excellence in every endeavour. The brand has delivered contemporary lifestyles to an ever-growing league of over 10,000 satisfied families. At Pristine Properties, the brand philosophy revolves around the principles of purity, credibility and trust.

**FOOTPRINTS OF FASCINATING LIFESTYLES**

*RESIDENTIAL PROJECTS*

**PRISTINE FONTANA**  
BAVDHAN

**PRISTINE GRANDEUR**  
WAKAD

**PRISTINE PROLIFE 1**  
WAKAD

**PRISTINE PROLIFE 2**  
WAKAD

**PRISTINE PROLIFE 3**  
WAKAD

**PRISTINE GREENS 1**  
MOSHI

**PRISTINE PROLIFE 2**  
WAKAD

**PRISTINE EQUILIFE HOMES**  
MAHALUNGE

**PRISTINE PRONEXT**  
WAKAD

**PRISTINE PROSPERIA**  
CHIKHALI

*COMMERCIAL PROJECTS*

**AP 81**  
KOREGAON PARK

**PUNE TRADE CENTRE**  
WAGHOLI





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