



A L I F E B E Y O N D

Ordinary.

S A L I S B U R Y P A R K



Kohinoor Group is a world-class real estate company, based in Pune. It is leading the change through its path-breaking commercial and residential endeavours across the city. Be it the introduction of globally recognised real estate practices at work or collaboration with celebrated names in the business, the Group has consistently pulled out all stops to bring developments that are truly a league apart. Through its ‘Sada Sukhi Raho’ philosophy, **Kohinoor Group** has been delivering a shining future to its customers.



For over 41 years, Kohinoor Group has been a pioneering force in Pune’s real estate sector, setting benchmarks in luxury and reliability. Built on a foundation of trust, the Group is renowned for delivering beyond ordinary spaces, by merging global practices with local expertise. This has resulted in more than 9 million Sq. Ft. of delivered real estate, with 17 million Sq. Ft. currently in development, with each project meticulously designed to cater to the evolving needs of modern lifestyles.



41

YEARS OF
UNMATCHED LEGACY

9M+

SQ. FT.
DELIVERED

45

SUCCESSFUL
PROJECTS

17M

SQ. FT.
IN PROGRESS

19+

ONGOING
PROJECTS

10K

HAPPY
CUSTOMERS



Rohit Joshi Group has carved a niche in the luxury real estate market, known for curating spaces that epitomise elegance and sophistication. With a keen eye for design and a deep understanding of luxury living, the Group has envisioned residences that resonate with opulence. Every project by Rohit Joshi Group is a masterclass in blending aesthetics with functionality.



15 | YEARS OF
UNMATCHED LEGACY

5L | SQ. FT.
DELIVERED

5 | SUCCESSFUL
PROJECTS

22L | SQ. FT.
IN PROGRESS

7 | ONGOING
PROJECTS

500+ | HAPPY
CUSTOMERS



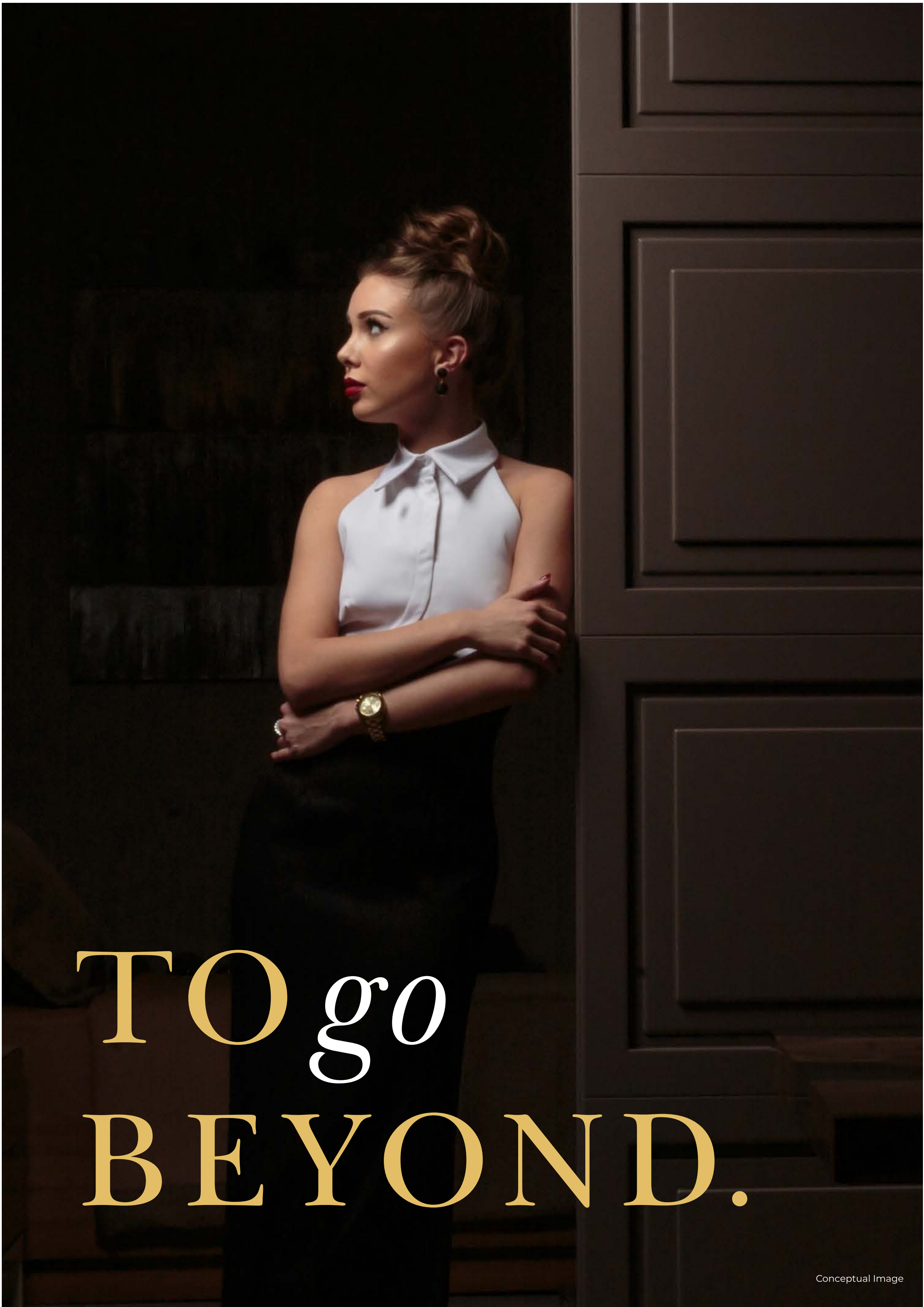
MASTERPIECES *of* LUXURY





FOR THOSE
who
DREAM





Conceptual Image

The idea behind ‘**Statements of Luxury**’ is to go beyond surface-level opulence and create spaces that are a reflection of individual style, prestige, and sophistication. It speaks about making an enduring impact through thoughtful design, exceptional quality, and the art of refined living. Every detail, from the architectural finesse to the finest material finishes, speaks of exclusivity and perfection. These aren’t just homes; they are bold declarations of elegance, designed to leave a lasting impression.





INTRODUCING



WEST VIEW



3 & 4 BHK ULTRA LUXURY
RESIDENCES

SALISBURY PARK



REIMAGINING
LUXURY BEYOND
the
ORDINARY

Step into a world where luxury is not merely
a concept but a living, breathing reality.

West View redefines the essence of sophisticated living, offering a haven of elegance amidst the urban tapestry of **Salisbury Park**. This project is a masterpiece reimagined, merging the timeless charm of heritage with the comforts of the contemporary era. Here, luxury is not an aspiration but an assurance, meticulously crafted for those who seek to live beyond the ordinary.

WEST VIEW



UNVEILING
the MASTERPIECE





Artistic Impression





BEYOND GRAND ARRIVALS



Artistic Impression



Artistic Impression



A GRAND WELCOME

Segregated Wings with Dedicated Entry & Lifts





Artistic Impression



EXPERIENCE *a*
WORLD BEYOND
FINESSE



ULTRA LUXURIOUS LIFESTYLES

Just 2 Residences Per Floor



Artistic Impression





MULTIPLE MASTER BEDROOMS FOR EVERYONE'S PRIVACY

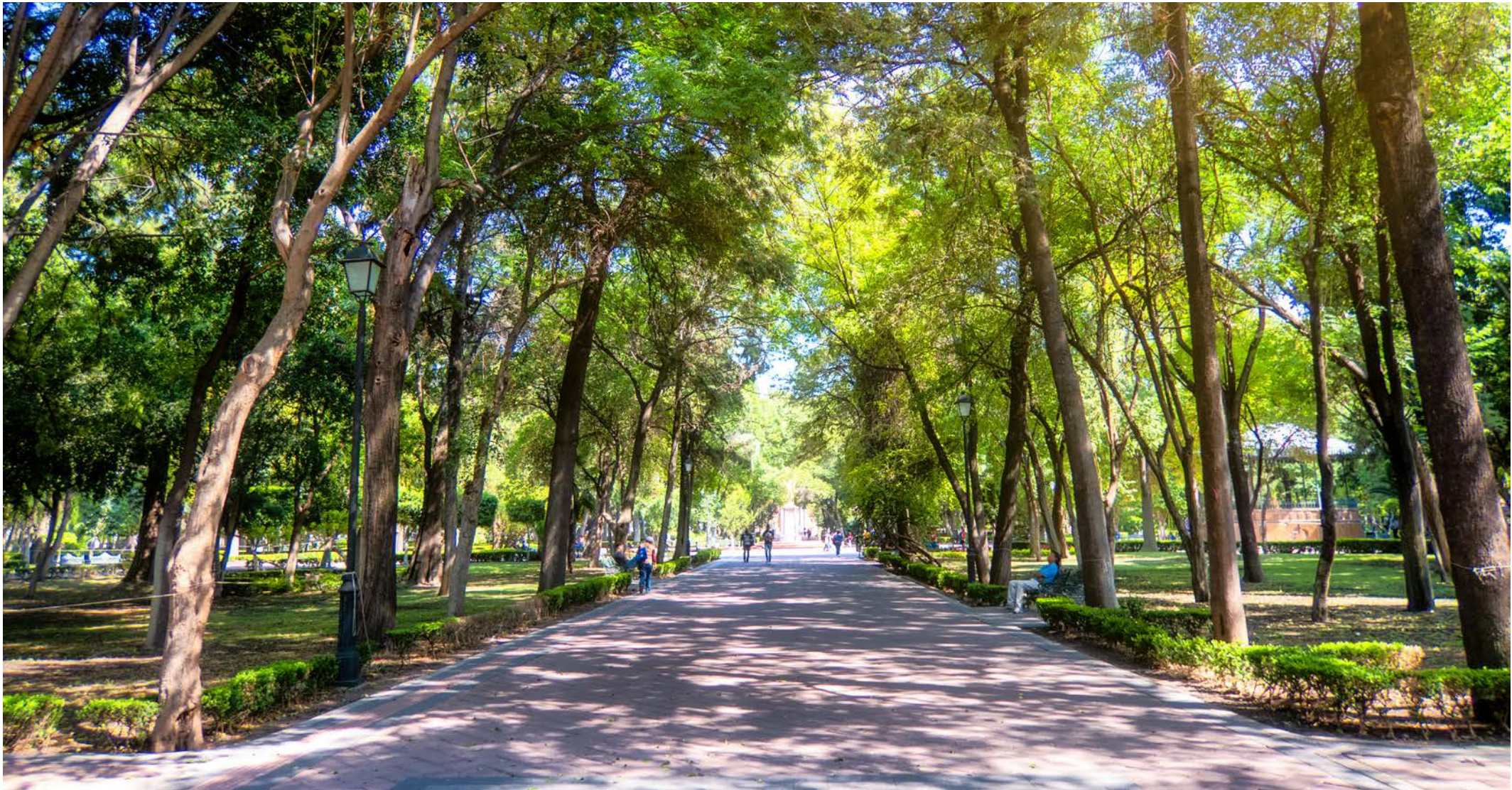


Artistic Impression



HIGHLIGHTS

LUSH UPSCALE NEIGHBOURHOOD OF SALISBURY PARK



DEDICATED
PUJA ROOM



POWDER
TOILETTE



STORE
ROOM



A LANDMARK
BEYOND
the
ORDINARY



BEYOND *the* SENSES

Indulge in a daily retreat where luxury knows no bounds. At **West View**, we’ve curated an environment that transcends the ordinary, inviting you to bask in comfort and immerse yourself in top-tier indulgences. Here, each amenity is designed to elevate your living experience to new heights. Every day is a testament to the art of living well, where your senses are awakened, and your spirit is rejuvenated. Welcome to a sanctuary where luxury is a way of life.



RECREATIONS

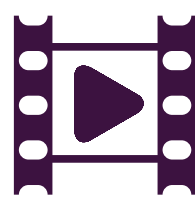
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|-----------------------|------------------|
| 1. Multipurpose Court | 4. Party Lawn |
| 2. Kids’ Play Area | 5. Swimming Pool |
| 3. Meditation Zone | |



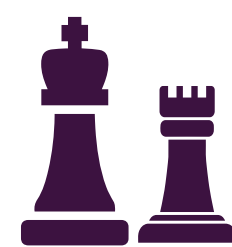
INDULGENCES



Multipurpose
Hall



Mini Theatre



Indoor Games



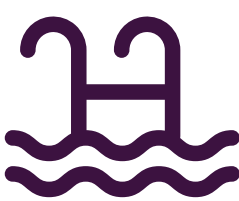
Indoor Gym



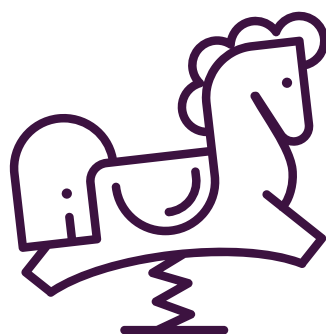
Spa and
Steam Room



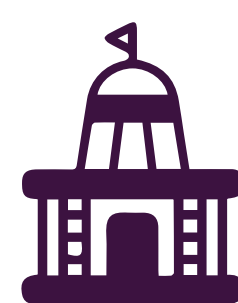
Zumba and
Yoga Zone



Rooftop
Swimming Pool



Kids' Play
Area



Meditation
Zone



ROOFTOP SWIMMING POOL

Artistic Impression



MULTIPURPOSE HALL

Artistic Impression



INDOOR GYM

Artistic Impression



INDOOR GAMES

Artistic Impression



MINI THEATRE

Artistic Impression



MULTIPURPOSE COURT

Artistic Impression



ZUMBA & YOGA ZONE

Artistic Impression





GAZEBO

with

SIT OUT



Artistic Impression



SPECIFICATIONS

STRUCTURE

- » RCC frame structure
- » AAC blocks



DOORS & WINDOWS

- » **Windows:** Three track UPVC sliding windows with mosquito net and granite frame from all four sides
- » **Main Door:** Both side veneer finish door with digital lock system
- » **Internal Doors:** Both side laminated door with laminated door frame and Mortise door lock system

RAILING

- » **Terrace and Balcony:** SS + Glass railing



FLOORING FOR COMMON AREAS

- » **Parking:** Trimix / Chequered rustic tiles
- » **Main Entrance Lobby:** Decorative entrance lobby
- » **Common Lobbies and Passages:** Polished / Matt vitrified tiles

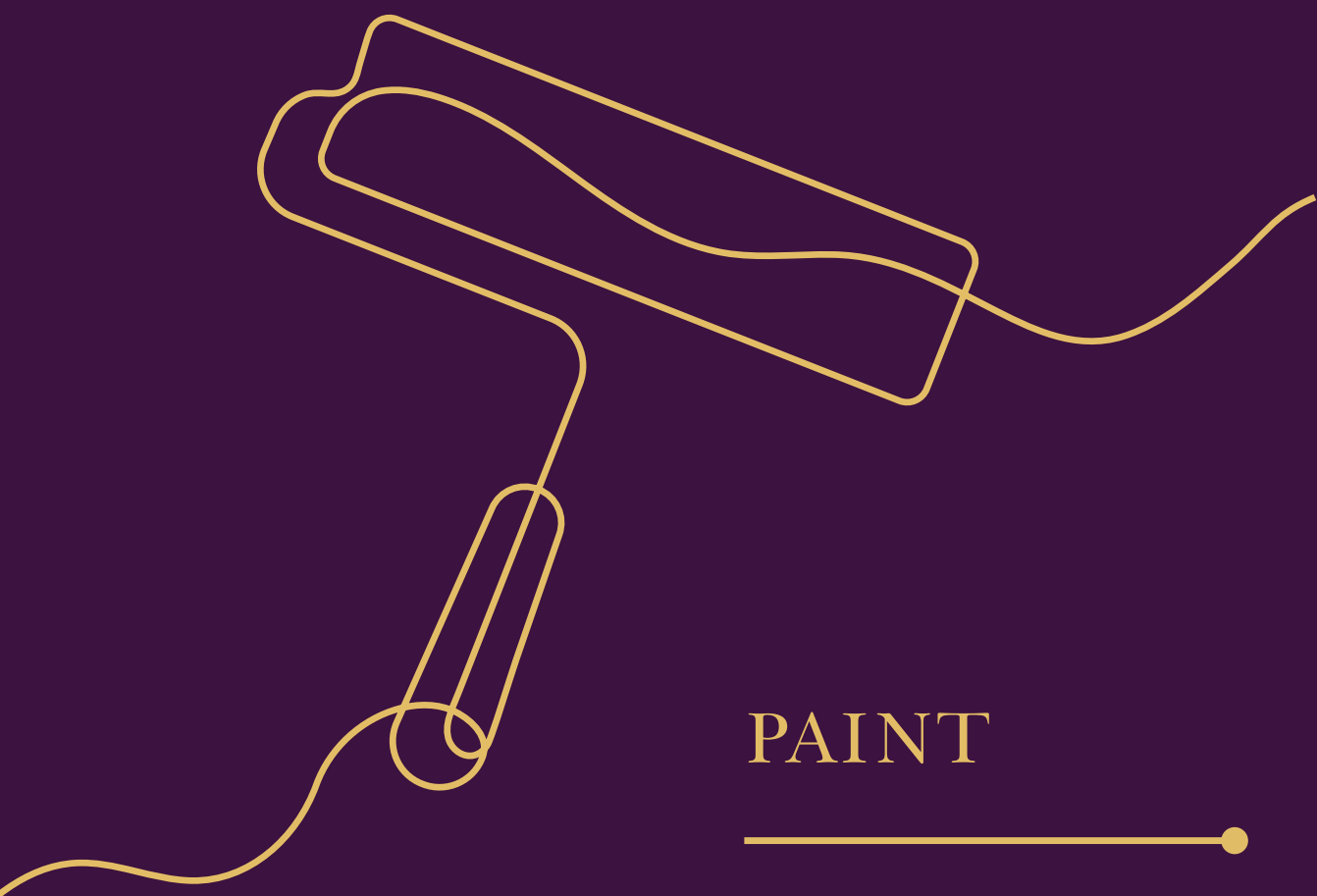
FLOORING AND DADO FOR UNITS / FLATS

- » Italian marble in living, dining, and internal lobby
- » 800 mm X 1600 mm - Italian style vitrified tiles in kitchen and bedroom flooring
- » 1200 mm X 600 mm - Marble finished tiles dado up to lintel level in toilets
- » 600 mm X 600 mm - Marble finished tiles for flooring
- » 1200 mm X 600 mm - Vitrified tiles for kitchen dado (Kajaria / Nitco / Johnson / RAK / equivalent)



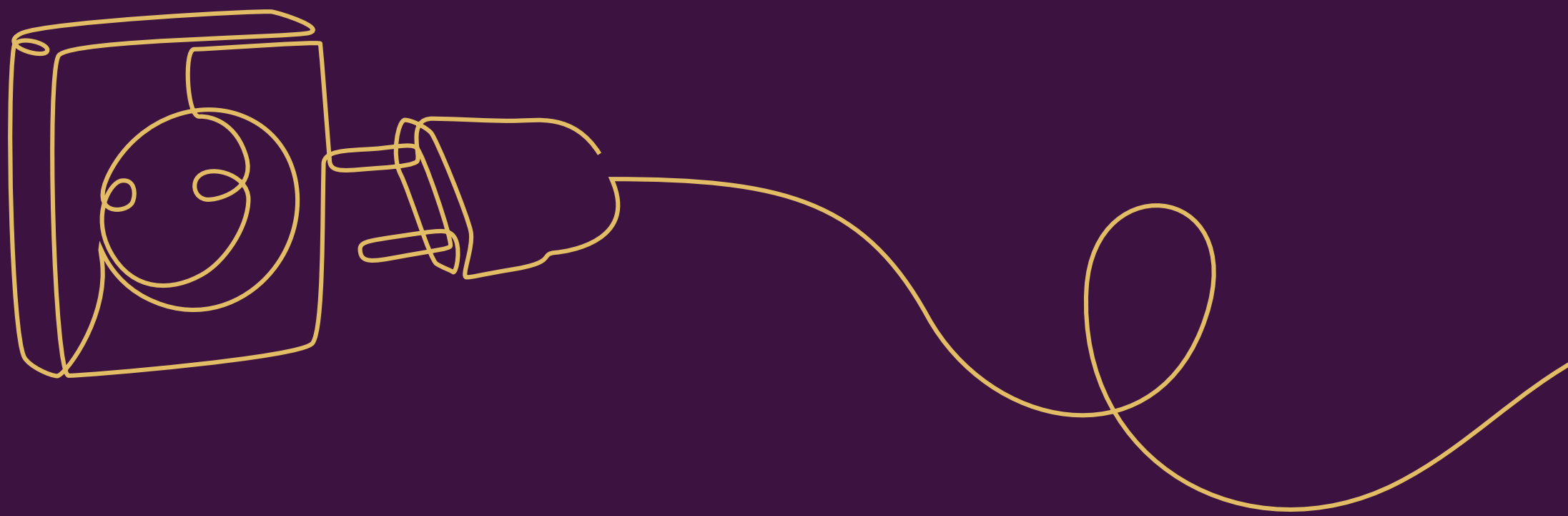
KITCHEN

- » Granite / Quartz tiles for kitchen platform along with SS sink
- » Designer tile dado above kitchen platform up to 2 Ft. height



PAINT

- » **Internal Paint:** Washable premium emulsion / equivalent
- » **External Paint:** External texture paint



ELECTRIFICATION & CABLING

- » **Wires:** Polycab / Finolex / equivalent
- » **Switches:** Legrand / Schneider / equivalent
- » 100% DG backup for common lights and flats
- » Low voltage DB for each flat
- » Intercom for each flat through VDP
- » LAN point in living room and all bedrooms
- » **Dry Balcony:** Provision for washing machine and dish washer
- » Provision of exhaust fan in kitchen and toilets

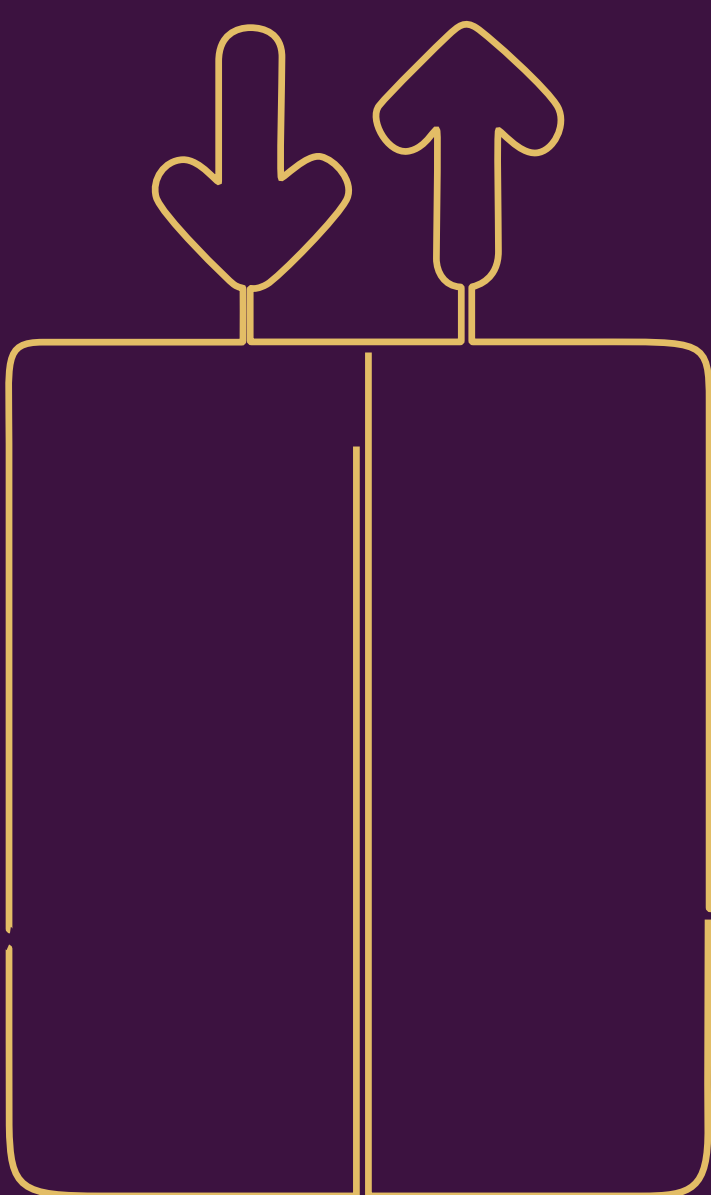
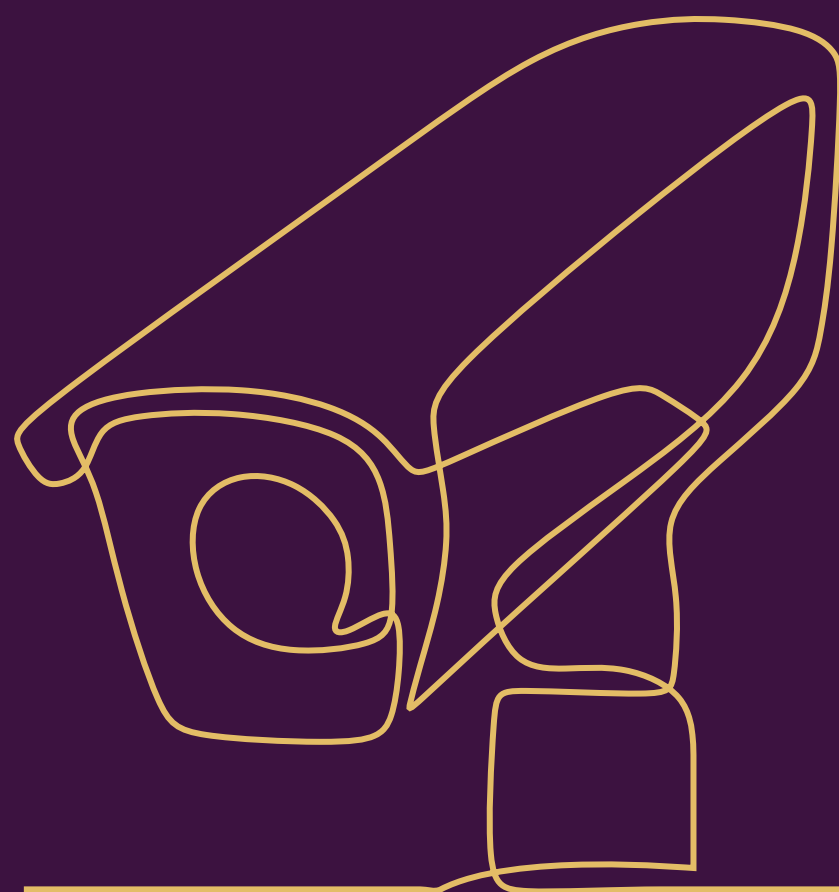


BATHROOM

- » Concealed plumbing with hot and cold mixer unit
- » **CP Fittings:** Kohler / Grohe

SECURITY SYSTEM

- » CCTV in common areas
- » VDP provision for each flat
- » Security room with entry & exit gate as per design



LIFTS

- » **High speed lifts:** Schindler / Kone / equivalent with ARD



Conceptual Image



BEYOND
the
WALLS



LOCATION

Map



Location HIGHLIGHTS

ACCESSIBILITY



- » Mahavir Pratishthan Jain Sthanak: 150 m
- » Market Yard: 1 km
- » M.G. Road: 2 km

NEARBY HEALTHCARE



- » Pune Adventist Hospital: 500 m
- » Poona Hospital: 5 km
- » Jehangir Hospital: 6 km
- » Ruby Hall Clinic: 6 km

NEARBY EDUCATION



- » St. Mary's School: 3.2 km
- » Bishop's School: 7 km
- » VIT College: 5.3 km

CONVENIENCE



- » Swargate Metro Terminal: 3 km
- » Pune Railway Station: 5 km
- » Pune International Airport: 13 km

NEARBY HOSPITALITY



- » Conrad, Pune: 8 km
- » J.W. Marriott: 8.5 km
- » Hyatt & Grand Hyatt: 11 km

NEARBY RECREATION

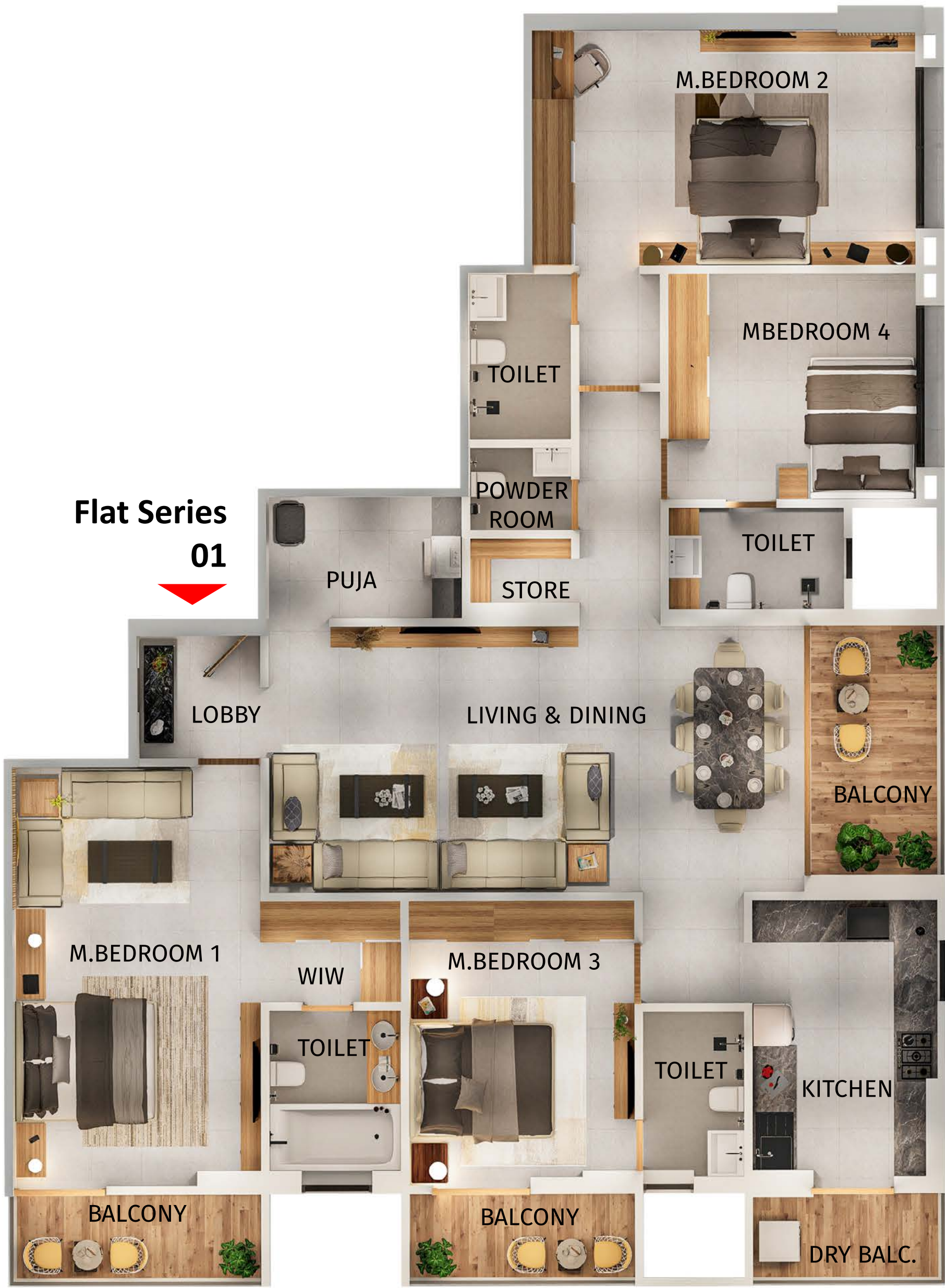


- » Gool Poonawalla Garden: 500 m
- » Maharashtra Mandal Sports Academy: 800 m
- » Race Course Jogging Track: 4.5 km

FLOOR PLAN



4 BHK - UNIT PLAN



Type	RERA Carpet Area		Balcony Area		Dry Balcony Area		Total Carpet Area	
	Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.
4 BHK	162.58	1750.01	16.16	173.95	3.44	37.03	182.18	1961

1 Sq. m. = 10.76 Sq. Ft.



4 BHK - ISOMETRIC VIEW



- » Lobby: 6'0" x 6'5"
- » Living & Dining: 26'0" x 13'0"
- » Balcony: 6'2" x 13'0"
- » Puja Room: 9'5" x 6'0"
- » Kitchen: 9'0" x 13'5"
- » Dry Balcony: 9'0" x 4'0"
- » Storeroom: 5'4" x 3'5"
- » Powder Room: 5'0" x 4'0"
- » Master Bedroom 1: 12'0" x 20'0"
- » Balcony: 12'0" x 4'0"
- » Toilet: 6'5" x 8'6"
- » WIW: 6'10" x 5'0"
- » Master Bedroom 2: 18'7" x 11'5"
- » Toilet: 5'0" x 8'0"
- » Master Bedroom 3: 11'0" x 13'5"
- » Toilet: 5'0" x 8'0"
- » Balcony: 11'0" x 4'0"
- » Master Bedroom 4: 12'0" x 11'0"
- » Toilet: 8'6" x 5'0"

3 BHK - UNIT PLAN



Flat Series
02

Type	RERA Carpet Area		Balcony Area		Dry Balcony Area		Total Carpet Area	
	Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.
3 BHK	122.07	1313.96	10.4	111.95	3.44	37.03	135.91	1463

1 Sq. m. = 10.76 Sq. Ft.



3 BHK - ISOMETRIC VIEW



Flat Series
02



- » Lobby: 5'8" x 6'5"
- » Living & Dining: 21'0" x 13'0"
- » Balcony: 5'4" x 13'0"
- » Kitchen: 9'0" x 13'5"
- » Dry Balcony: 9'0" x 4'0"
- » Powder Room: 5'0" x 4'0"
- » Master Bedroom 1: 18'7" x 11'5"
- » Toilet: 5'0" x 8'0"
- » Master Bedroom 2: 12'0" x 13'5"
- » Balcony: 12'0" x 3'7"
- » Toilet: 5'0" x 8'0"
- » Master Bedroom 3: 12'0" x 11'0"
- » Toilet: 8'6" x 5'0"



THE 'SADA SUKHI RAHO' PHILOSOPHY

The eternal blessing of '**Sada Sukhi Raho**' has been at the core of everything that we undertake. Because each brick that we lay and every square foot we build, makes us responsible towards our residents, partners, and society at large.

Which is why our projects come with 5 key pillars that ensure a happier tomorrow for everyone. We pride ourselves on creating smiles and your happily ever after, beginning from the first site visit to final possession, and even after that.



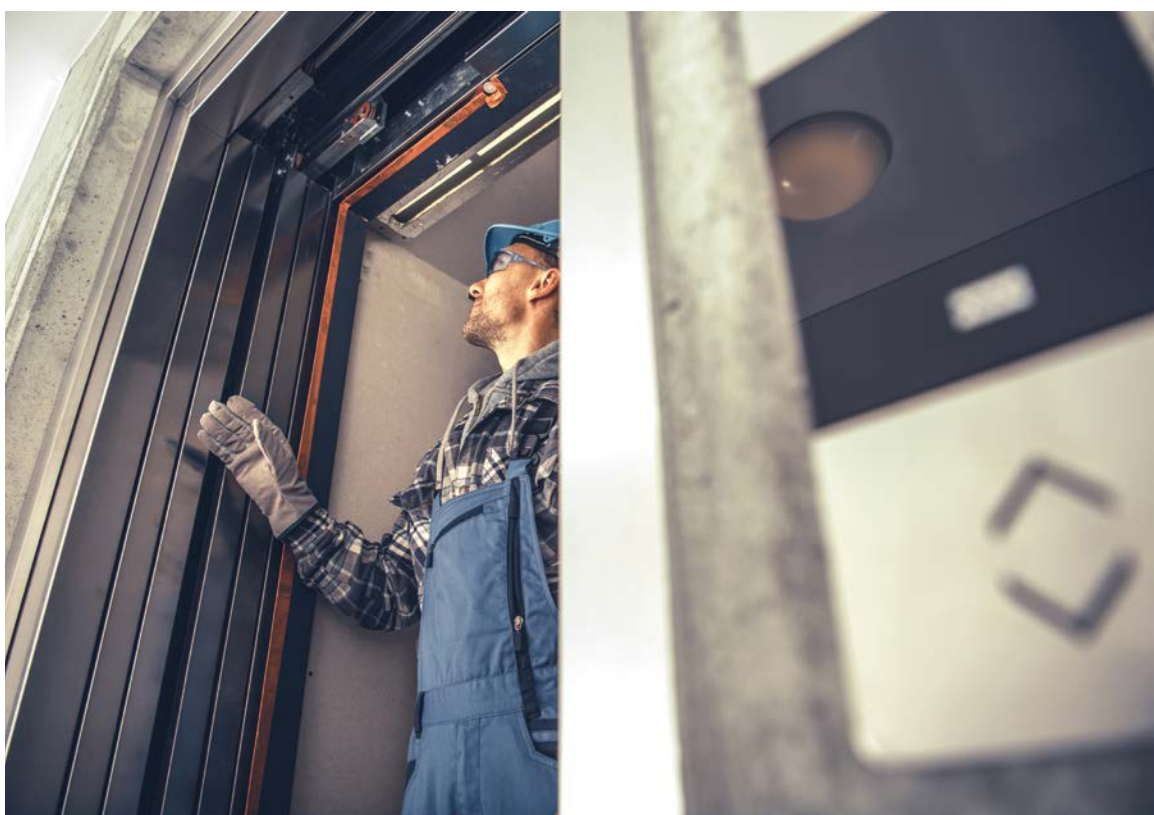
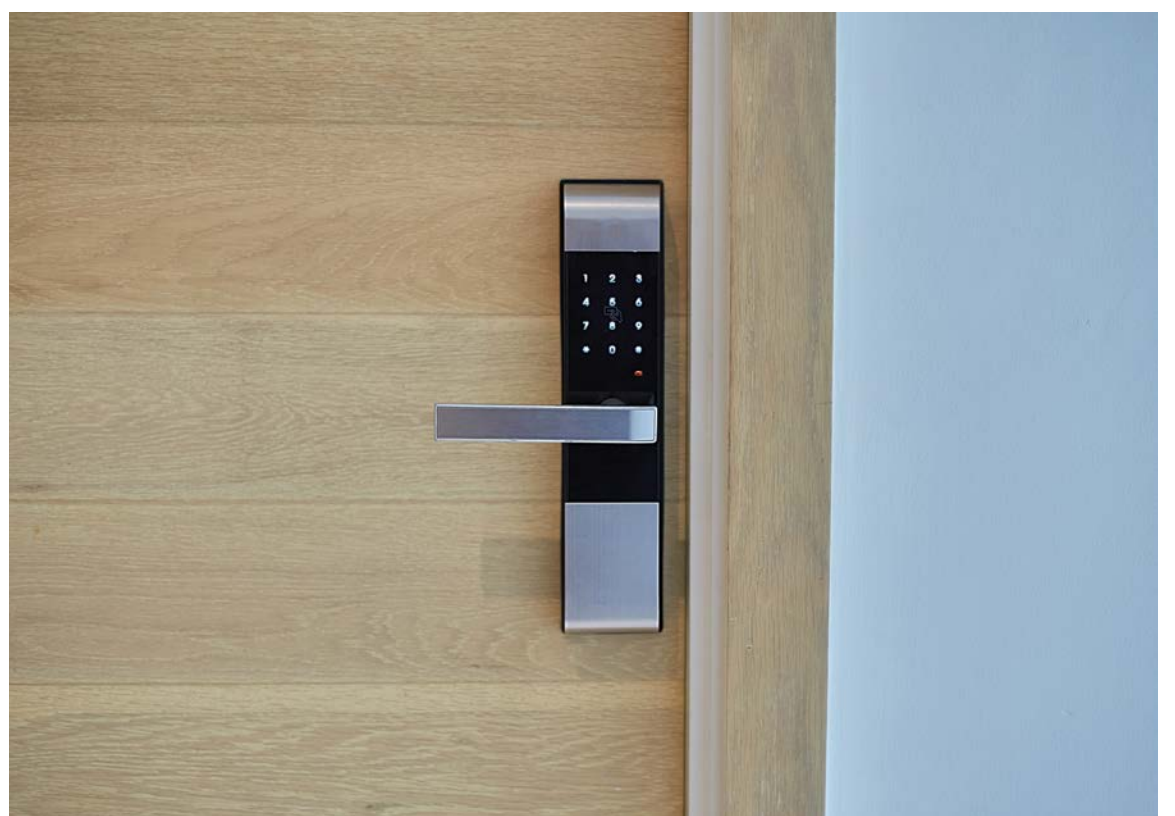
BRANDED HOMES

SUSTAINABLE LIVING



HEALTHY LIFESTYLES

SECURE LIVING



MAINTENANCE TEAM



Artistic Impression

TRANSCEND
THE
ORDINARY
with



WEST VIEW



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<https://maharera.mahaonline.gov.in>

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