

**COZY
KARISHMA**



1, 2 & 2.5 BHK REAL BUDGET HOMES

COZY KA KARISHMA NOW IN KESNAND, WAGHOLI ANNEX



Introducing **Cozy Karishma**, the promise of a superb lifestyle next to our key project, **Cozy Life**! Discover the lifestyle you always dreamt of, at this one-of-a-kind project located in Kesnand at Wagholi Annex. **Unbelievably affordable** and well-equipped with modern comforts, **Cozy Karishma** is a golden opportunity to live your dream lifestyle at a blissful locality blessed with both serenity and connectivity!

Artistic Impression

CAREFULLY CRAFTED FOR A COMPLETE EXPERIENCE



It is often believed that luxury comes at an extraordinary price... but not at Cozy Karishma. A grand entrance gate, elegant building façade and a graceful club house will make you fall in love with Cozy Karishma. Excellent layouts, ample natural light and premium fittings within apartments will always deliver a cozy and homely feeling. Besides, Cozy Karishma is located amidst conveniences while popular destinations like Amanora, Magarpatta and EON IT Park are a short drive away. All this comes perfectly packaged at a price that will leave you awe-struck. So make a wise move today!



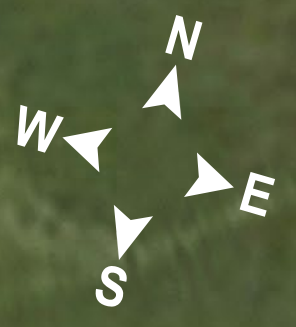
Artistic Impression

Artistic Impression

UNDOUBTEDLY COMFORTABLE, UNBELIEVABLY AFFORDABLE!



- » Blissful neighbourhood
- » Well-connected location
- » Smartly planned spaces
- » Soothing landscaping
- » East-West facing layout
- » Attractive pricing
- » Great amenities
- » Quick access to markets, schools & hospitals





SPECIFICATIONS



STRUCTURE

- » Earthquake resistant RCC design framework
- » External & internal walls of 6"
- » External double coat plaster
- » Internal gypsum finish

FLOORING

- » 2'x2' vitrified flooring with skirting in entire apartment
- » Anti-skid flooring for terraces, balcony and bathrooms

DOORS AND WINDOWS

- » Attractive and sturdy laminated main entrance door
- » PVC coated internal flush doors for toilets
- » 3 track aluminum powder-coated windows with mosquito mesh and safety grills
- » Marble window sills

KITCHEN

- » Granite platform in L shape
- » Stainless Steel sink
- » Attractive dado tiles above platform

- » Provision for exhaust fan, water purifier & washing machine (inlet & outlet)

BATHROOMS

- » All door frames in marble/granite/wood
- » Attractive glazed dado tiles upto lintel level
- » Concealed plumbing with comfortable sanitary fittings
- » Hot and cold mixers
- » Provision for water heater & exhaust fan

ELECTRICALS

- » Concealed copper wiring with modular switches
- » Earth Leakage Circuit Breakers (ELCB/RCB)
- » Adequate electrical points in entire apartment
- » Provision for cable connection

AMENITIES AT COZY KARISHMA

- » Walking & jogging paths
- » Landscaped gardens
- » Elegantly designed entrance gate
- » Multipurpose court
- » Children's play area
- » Senior citizen's sit-out
- » Club house
- » Gymnasium
- » Indoor sports (carom, chess, darts, table tennis, etc.)
- » Party lawn



Artistic Impression

ADDED AMENITIES

- » Elegant entrance lobby
- » Security cabin
- » CCTV cameras for entrance gate, common areas & entrance lobbies
- » Generator back-up for lifts, water pumps and common areas
- » Rain water harvesting
- » Paved/concrete internal roads
- » Modern fire fighting systems
- » Name plate and letter box for each apartment



**1 BHK
CUT SECTION**



**2 BHK
CUT SECTION**

TYPICAL FLOOR PLAN (P+9 FLOORS)

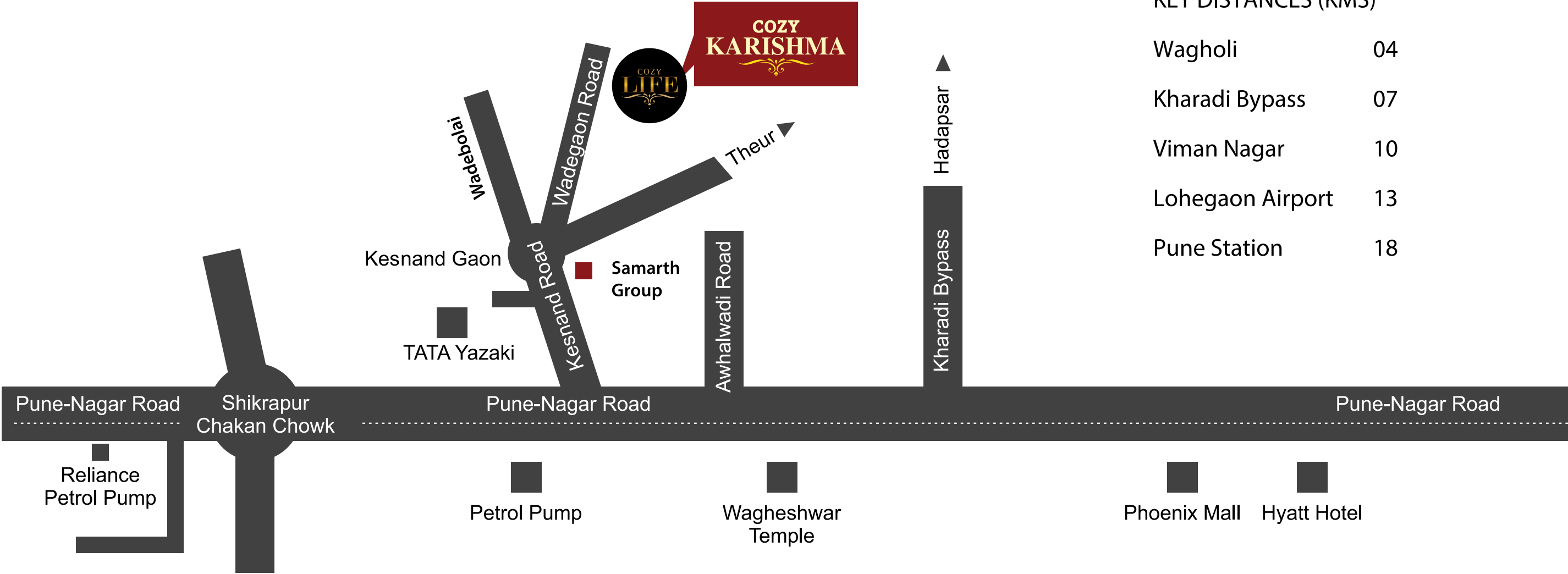


2.5 BHK
CUT SECTION



AS PER R. E. R. A.						
SALE AREA STATEMENT TYPICAL FLOOR						
FLAT NOS	FLAT TYPE	CARPET AREA (SQ.MT.)	BALCONY (SQ.MT.)	TOTAL CARPET (SQ.MT.)	TOTAL SALEABLE AREA (SQ.FT.)	TOTAL SALEABLE AREA (SQ.FT.)
101	1BHK	32.23	3.56	35.79	385.24	500.82
102	1BHK	32.23	3.56	35.79	385.24	500.82
103	1BHK	32.23	3.56	35.79	385.24	500.82
104	1BHK	32.23	3.56	35.79	385.24	500.82
105	1BHK	32.23	3.56	35.79	385.24	500.82
106	1BHK	33.04	3.11	36.15	389.12	505.85
107	1BHK	33.04	3.11	36.15	389.12	505.85
108	1BHK	33.04	3.11	36.15	389.12	505.85
109	1BHK	33.04	3.11	36.15	389.12	505.85
110	1BHK	33.04	3.11	36.15	389.12	505.85
111	1BHK	33.04	3.11	36.15	389.12	505.85
112	1BHK	33.04	3.11	36.15	389.12	505.85
113	1BHK	33.04	3.11	36.15	389.12	505.85
114	1BHK	31.70	3.11	34.81	374.69	487.10
TOTAL PER FLOOR					7038.02	
TOTAL SALEABLE FOR ALL FLOORS					56304.16	

LOCATION MAP



Cozy Karishma, Gat No. 264, Wadegaon Road, Kesnand Gaon, Wagholi, Pune - 412207

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