

anshul  
MEDÖRA

2 & 3 BHK Homes



WAGHOLI

# Our Legacy

Anshul Group is a prominent real estate company that expertly navigates the diverse landscapes of Pune, offering a wide array of properties across its vibrant localities. With a commitment to quality and innovation, Anshul Group strives to enhance urban living while catering to the unique needs of the community.



**7**  
anshul.

Premium 2 & 3 BHK  
At Bavdhan,

anshul  
**casa**

3 BHK Homes  
At Wakad

**ATL**ANTE  
MEASURED TO PERFECTION

3 BHK Apartments  
At Tathawade

**CROWN**  
EIGHT

Premium 3 BHK  
At Balewadi

anshul  
**ira**

1 & 2 BHK Spacious Homes  
At Kalyani Nagar

anshul  
**ela**

1 & 2 BHK Apartments  
At Moshi

anshul  
**MEDORA**

2 & 3 BHK Apartments  
At Wagholi

अन्युल  
**अरिष**

1 & 2 BHK Apartments & Plots  
At Shrirampur

# A PRIME ADDRESS IN A PREMIUM NEIGHBORHOOD

Reach anywhere on-time while taking your own time as you get to enjoy fast-connectivity to major business zones, while staying surrounded by reputed schools and hospitals.

Also, with your home now part of PMC, you get to enjoy world-class civic services and essential government facilities like never before!

- Wagholi is now part of PMC
- 600 meters from highway
- 10 minutes from Kharadi & Viman Nagar
- Proposed ring road from Ambegaon to Wagholi
- Proposed light-metro on Wagholi-Hinjawadi route
- Nagar Road Flyover between Wagholi & Yerwada-Kharadi
- New water pipeline in PMC



# LANDMARKS & KEY DISTANCES FROM THE PROJECT

## Schools

- Blossom School- 210 m
- Lexicon School - 450m
- Euphoric school - 120m
- Kidzee - 200m
- Prodigy - 350m
- Sanskriti school- 650m
- Rising star - 850m
- Saraswati school - 700m
- SNBP - 1.2km
- Jspm - 350m
- Wagheshwar school - 1.4km
- Podar school - 650m
- Vibgyor wagholi - 2.7 km

## Enggininger colleges

- Raisonni College - 1.7km
- Jspm campus - 450m
- Moze College - 2km
- Dhole Patil Engineering College- 4.7km

## IT Park

- Eon It Park - 6km
- International tech park - 4.9km
- Phursungi IT park - 16km
- Commerce zone - 16 km

## MALLS AND SHOPPING COMPLEX

- Reliance smart point - 1.1km
- Amanora mall- 9.7km
- Reliance trends - 2.1km
- Seasons Mall- 9.8km
- Phoenix Mall- 8.7km
- Creaticity Mall - 11km
- 93 Avenue - 13km
- KOPA mall - 11km
- SGS mall- 14km

# AMENITIES

The Medora project offers a great blend of relaxation, fitness, and recreation for all residents. It provides spaces for both active living and peaceful moments, catering to the needs of every family member.

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- **Swimming Pool**
- **GYM**
- **Multipurpose Hall**
- **Indoor Games**
- **Children's Play area**
- **multipurpose Court**
- **Senior Citizen park**





## LEGEND

- MUGA COURT
- OPEN GYM
- SENIOR CITIZEN PARK
- REFLEXOLOGY PATHWAY
- BUTTERFLY GARDEN
- KIDS PLAY AREA
- TOTLOT
- YOUNGERSTY SITOUT
- LAWN
- CLUB HOUSE
- POOL DECK
- SWIMMING POOL
- KIDS POOL
- PARTY LAWN



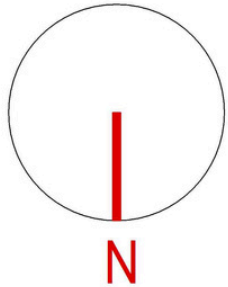
On the following slide, we invite you to explore the detailed floor plan & architectural renders of Medora. These visuals offer an in-depth look at the design and features that define this project. From elegant layouts to modern aesthetics, see how Medora is set to become a landmark in luxury living, reflecting our commitment to excellence and innovation.

# FLOOR PLAN

(Typical Floor Plan)



| C BUILDING - TYPICAL FLOOR |                                                                      |                 |                    |                        |
|----------------------------|----------------------------------------------------------------------|-----------------|--------------------|------------------------|
| TYPE                       | FLAT NO                                                              | CARPET AREA SQM | BALOCONY AREA SQ.M | TOTAL CARPET AREA SQ.M |
| 3BHK A                     | 201,301,401,501,601,701,901,1001,1101,1201,1401,1501,1601,1701,1901  | 79.64           | 6.77               | 86.41                  |
| 2BHK                       | 202,302,402,502,602,702,902,1002,1102,1202,1402,1502,1602,1702,1902  | 58.46           | 6.26               | 64.72                  |
| 2BHK                       | 203,303,403,503,603,703,903,1003,1103,1203,1403,1503,1603,1703,1903  | 58.46           | 6.26               | 64.72                  |
| 3BHK B                     | 204,304,404,504,604,704,904,1004,1104,1204,1404,1504,1604,1704,1904  | 80.22           | 7.00               | 87.22                  |
| 3BHK B                     | 205,305,405,505,605,705,905,1005,1105,1205,1405,1505,1605,1705,1905  | 80.07           | 7.00               | 87.07                  |
| 2BHK                       | 206,306,406,506,606,706,906,1006,1106,1206,1406,1506,1606,1706,1906  | 58.46           | 6.26               | 64.72                  |
| 2BHK                       | 207,307,407,507,607,707,907,1007,1107,1207,1407,1507,1607,1707,1907. | 58.46           | 6.26               | 64.72                  |
| 3BHK A                     | 208,308,408,508,608,708,908,1008,1108,1208,1408,1508,1608,1708,1908  | 79.45           | 6.77               | 86.22                  |



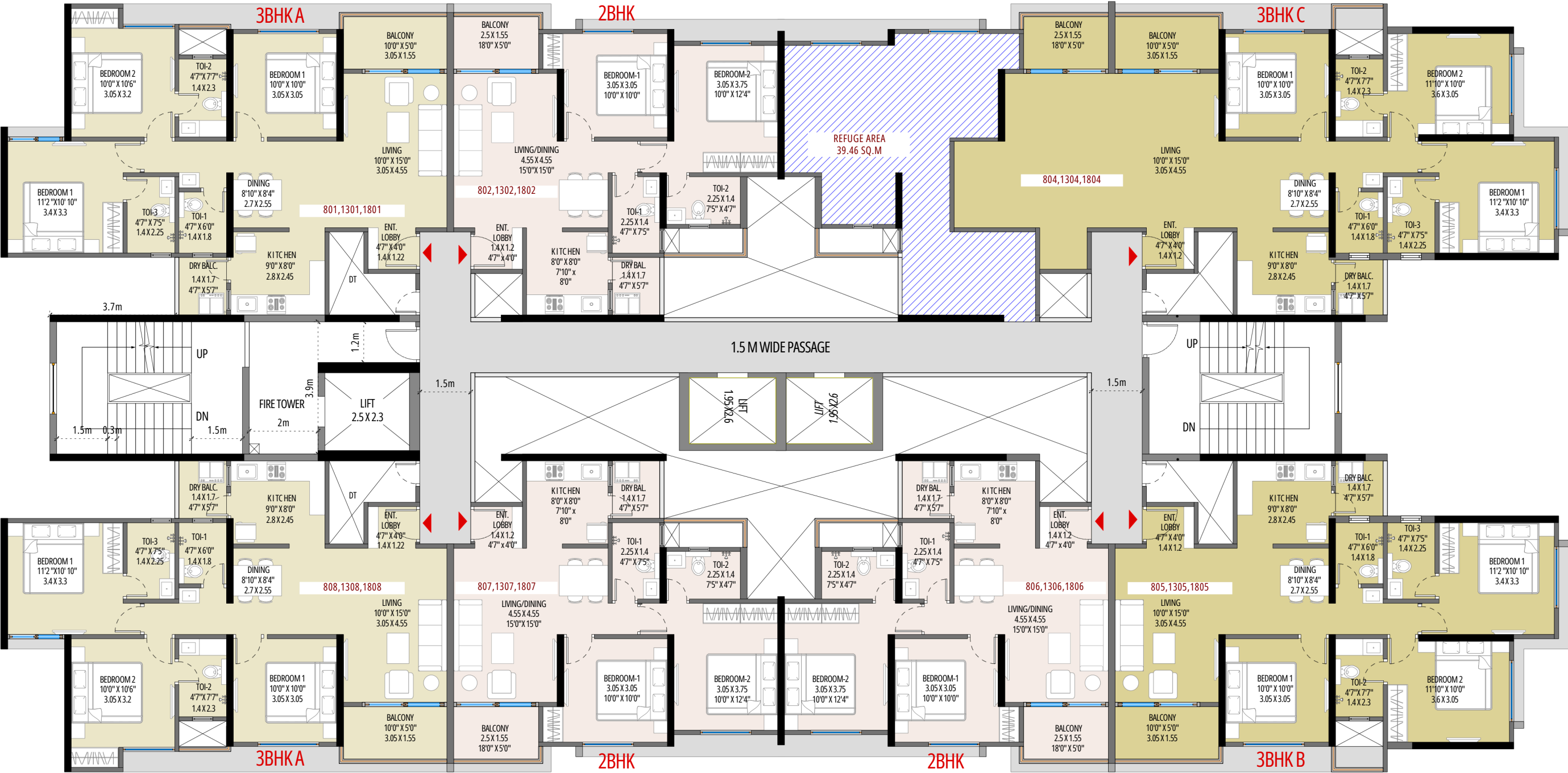
PROPOSED RESIDENTIAL PROJECT FOR ANSHUL KANVAS AT WAGHOLI

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# FLOOR PLAN

(REFUGE Floor Plan)

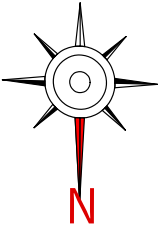


| BUILDING C - REFUGE FLOOR |               |                   |                    |                         |
|---------------------------|---------------|-------------------|--------------------|-------------------------|
| UNIT TYPE                 | FLAT NO.      | CARPET AREA (SQM) | BALCONY AREA (SQM) | TOTAL CARPET AREA (SQM) |
| 3 BHK A                   | 801,1301,1801 | 79.32             | 7.11               | 86.43                   |
| 2 BHK                     | 802,1302,1802 | 58.61             | 6.26               | 64.87                   |
| 3 BHK C                   | 804,1304,1804 | 100.5             | 10.88              | 111.38                  |
| 3 BHK B                   | 805,1305,1805 | 79.87             | 7.11               | 86.98                   |
| 2 BHK                     | 806,1306,1806 | 58.61             | 6.26               | 64.87                   |
| 2 BHK                     | 807,1307,1807 | 58.61             | 6.26               | 64.87                   |
| 3 BHK A                   | 808,1308,1808 | 79.32             | 7.11               | 86.43                   |



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# SPECIFICATIONS

## **Structure**

- RCC framework structure of the building.
- 6” Internal and External walls.
- External double-coat plaster.
- Internal gypsum plaster
- Dado tiles up to Slab level in all bathrooms.

## **Windows/ Doors**

- Laminated main and internal flush doors.
- Sliding door or foldable door for terraces.
- 2 or 3-track sliding windows with mosquito net and invisible safety grill.
- Marble or granite sill at the bottom for all windows.
- Glass Railing for Terrace & Balcony.

## **Kitchen**

- Granite/full body tile kitchen platform with stainless steel sink.
- Dado tiles above the platform up to 2 feet.
- Dry terrace with provision for washing machine.

## **Flooring**

- Vitrified tile flooring and skirting for all rooms.
- Anti-skid tile flooring in toilets and attached terraces.

## **Electrification**

- Concealed wiring and modular switches
- 3 Phase MSEB meter for all common spaces
- Provision for geyser in bathrooms

## **Sanitaryware and Fittings**

- Concealed plumbing and jaguar or equivalent CP fitting
- Commode with flush valve in bathrooms

## **Common Infrastructure**

- Attractive entrance gate with security cabin
- Internal roads / blocks paved road
- Genset backup for common areas
- Solar water heating system on top terrace for master bedroom
- Lift for the building
- Firefighting system
- Underground water tank for all the phases
- Overhead water tank
- STP
- Street lights

## **Paint**

- Internal emulsion paint.
- Acrylic emulsion paint for external walls, balconies/ terraces.

