



Your Home...
A Delightful Haven of
Love & Peace



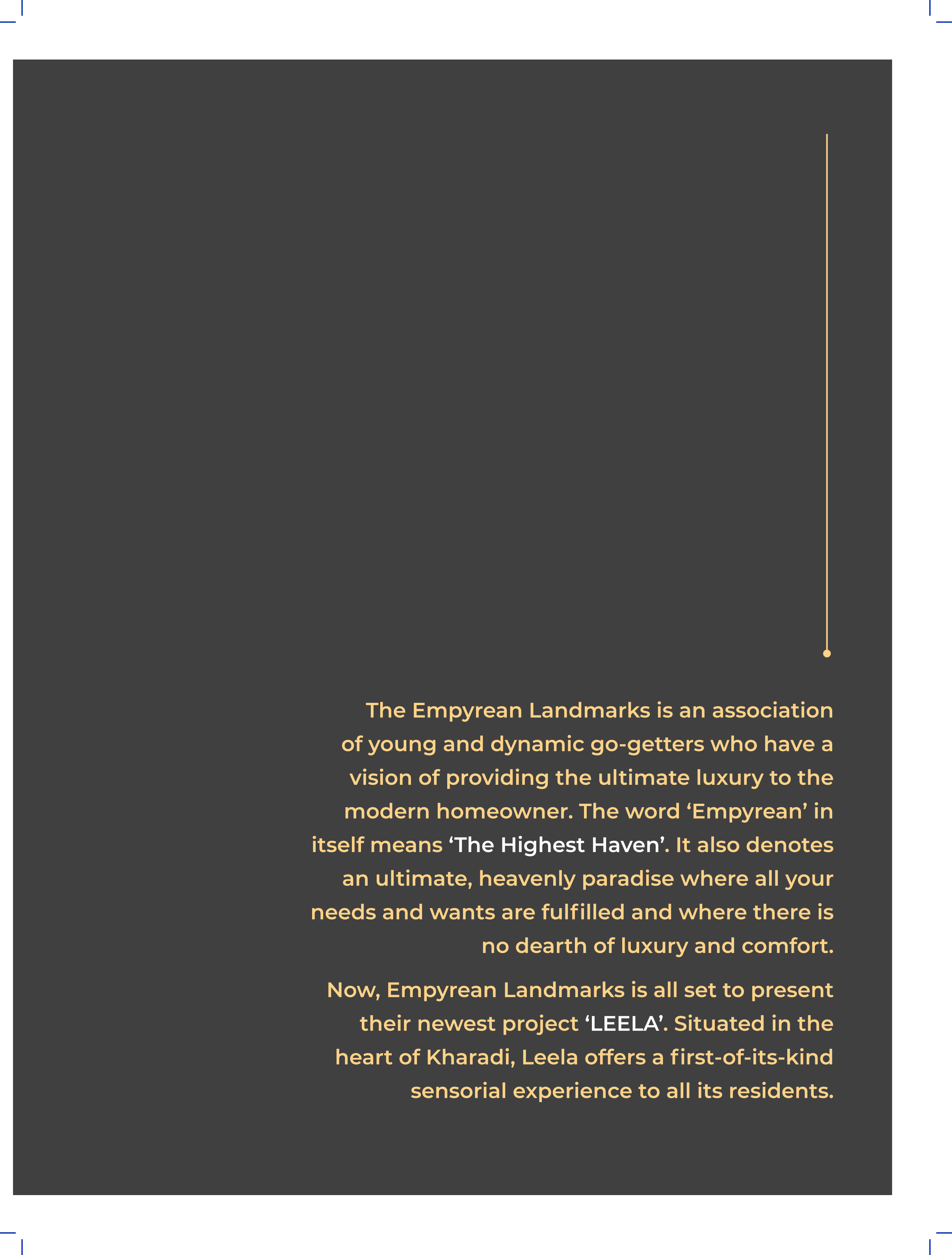


LEELA

BY EMPYREAN LANDMARKS

3 & 2 BHK Homes
River Road, Kharadi

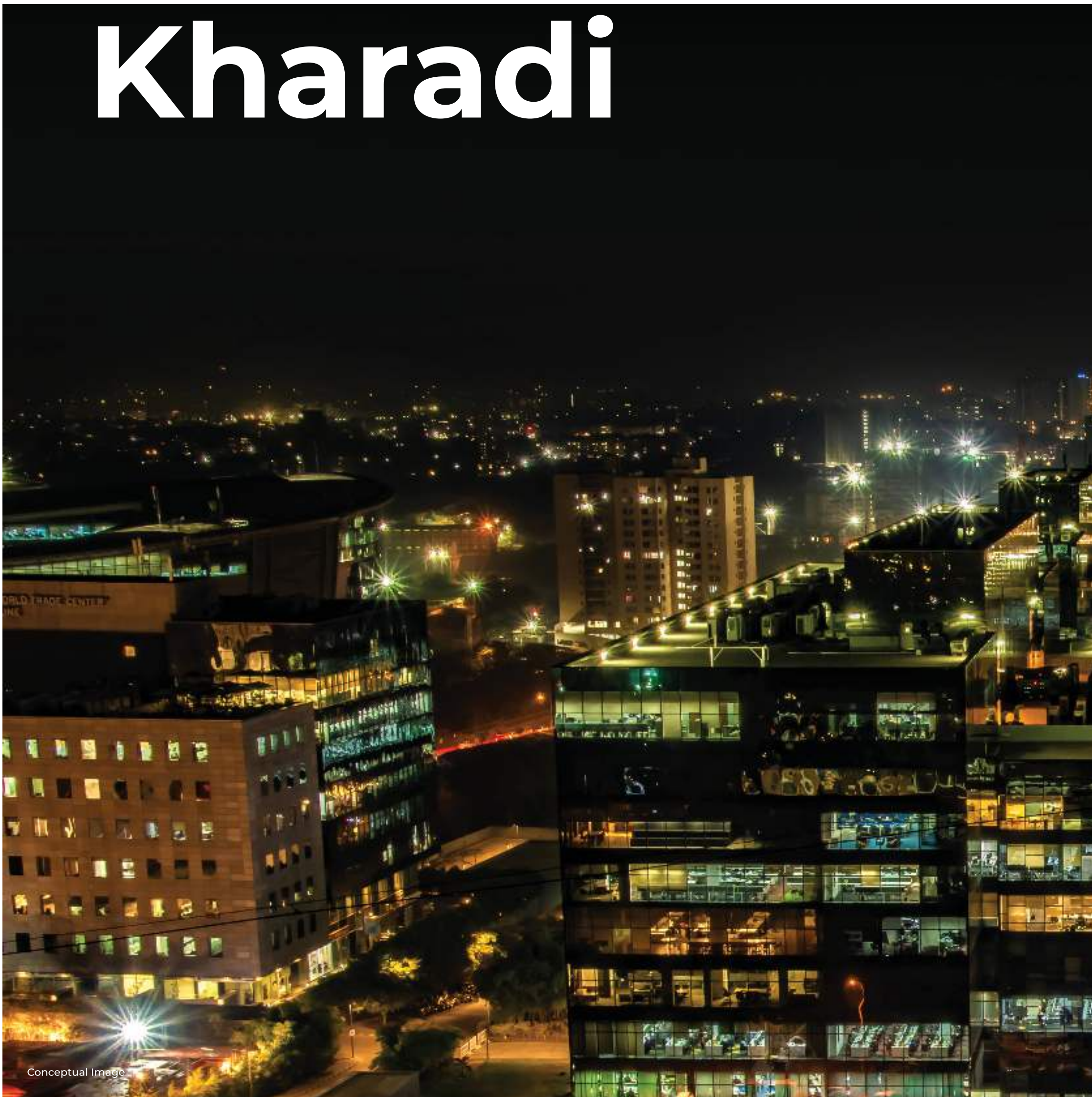




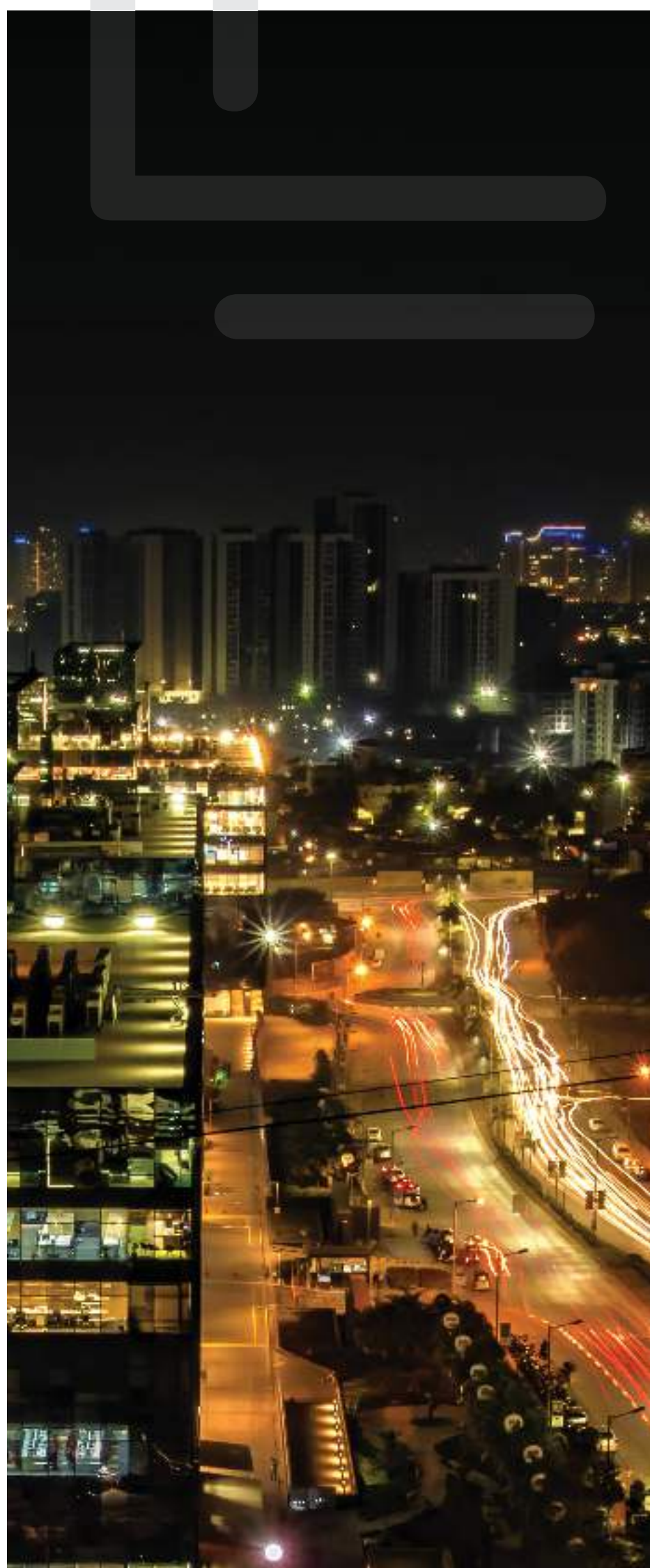
The Empyrean Landmarks is an association of young and dynamic go-getters who have a vision of providing the ultimate luxury to the modern homeowner. The word 'Empyrean' in itself means 'The Highest Haven'. It also denotes an ultimate, heavenly paradise where all your needs and wants are fulfilled and where there is no dearth of luxury and comfort.

Now, Empyrean Landmarks is all set to present their newest project 'LEELA'. Situated in the heart of Kharadi, Leela offers a first-of-its-kind sensorial experience to all its residents.

About **Kharadi**



Conceptual Image



Kharadi is a prominent neighbourhood in East Pune. Home to major IT Hubs and business parks, this locality is considered as one of the fastest growing suburbs of the city.

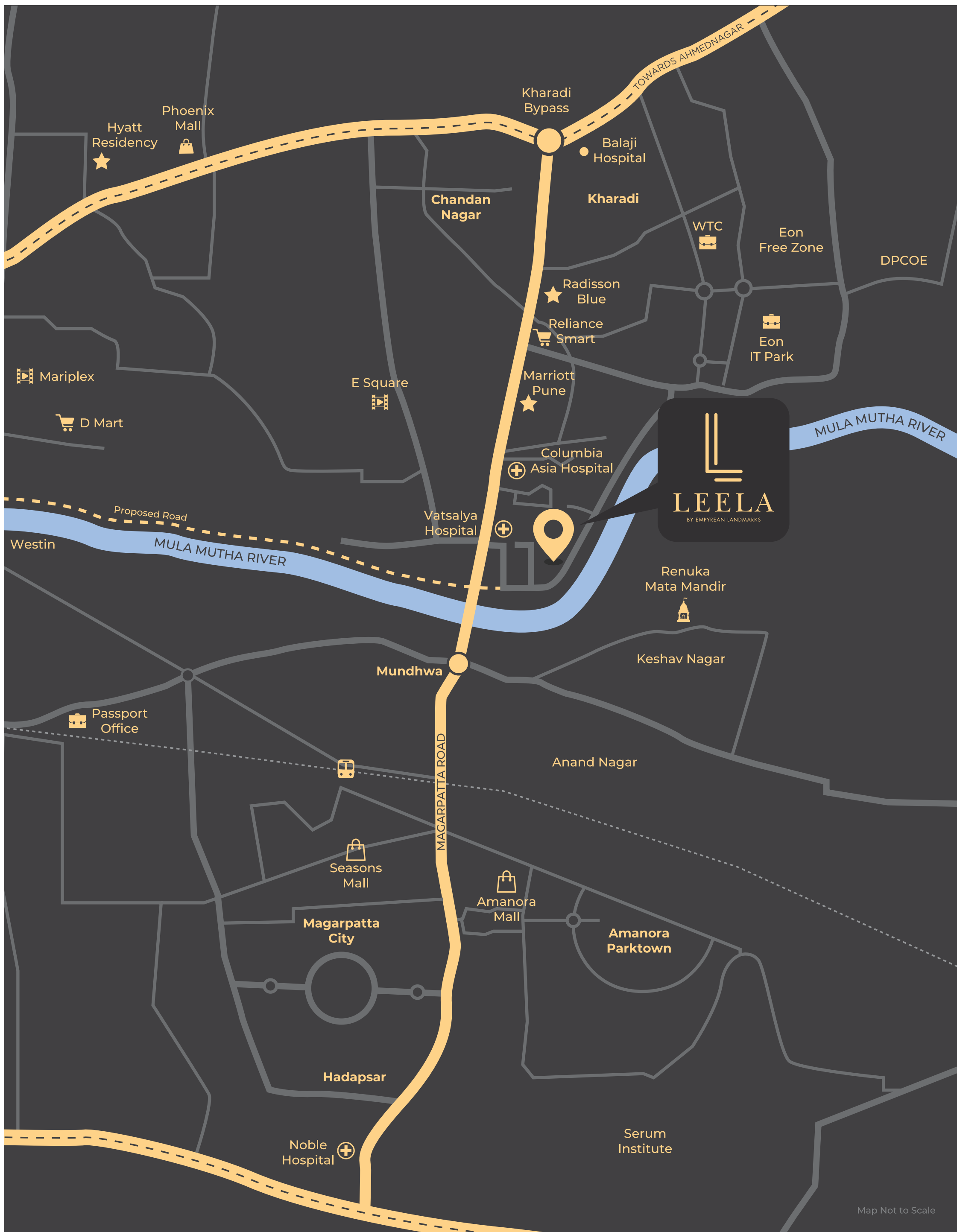
The vibrant business community here is host to a melange of communities that live peacefully amidst a thriving locality. The ample greenery, scintillating river views, and breathtaking panoramas, all make it an ideal residential choice for the modern homeowner.

Location Map

Located in the heart of Kharadi, LEELA offers seamless connectivity to business parks, entertainment zones, shopping plazas, major hospitals, and educational institutes alike.

This aspect, along with its unique nature of being surrounded by greenery makes this a distinctive and memorable residential experience for the modern homeowner.





Key Distances



Project

Highlights



Pune's First Sensorial
Living Experience



5 Towers of Premium
3 and 2 BHK Homes



Situated along the
Kharadi River Promenade



Reserved PMC
Garden Views



Only 4 Flats
per Floor



2 Levels of Modern
Stellar Amenities



High-end Premium Retail
on the Ground Floor



Separate Entrance for
Retail and Residences



Located in
Prime Kharadi



Huge Windows Ensuring
Maximum Ventilation



Bougainvillea
Arbour



2 to 3 Kms from
EON IT Park

A Haven Where **Luxury** **Takes Flight**





Artistic Impression



Artistic Impression





Located Between
a River Promenade
& **Plush Garden**

High-end **Retail** on **Ground Floor**





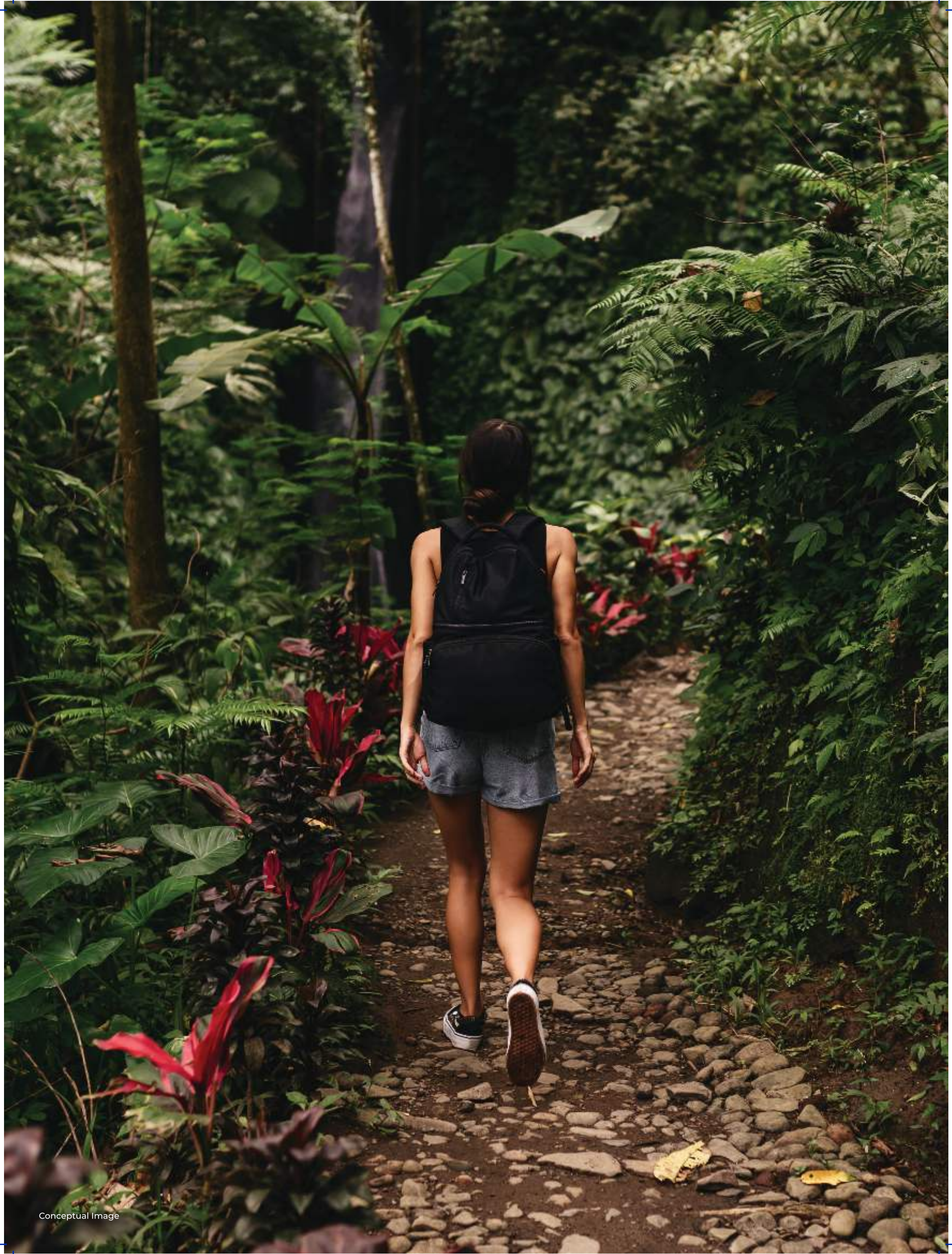


Unveiling the **Pinnacle of Living**

LEELA
BY EMPYREAN LANDMARKS



Artistic Impression



Introducing
Pune's 1st
Sensory
Living
Experience

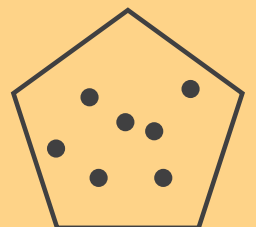
5

Senses
Club
Living!



**The 5 senses that we
have help us perceive
and experience the
world around us.**

In a sensory haven, all these 5 senses
are heightened to the finest levels so
that one can experience euphoria and
the ultimate comfort.





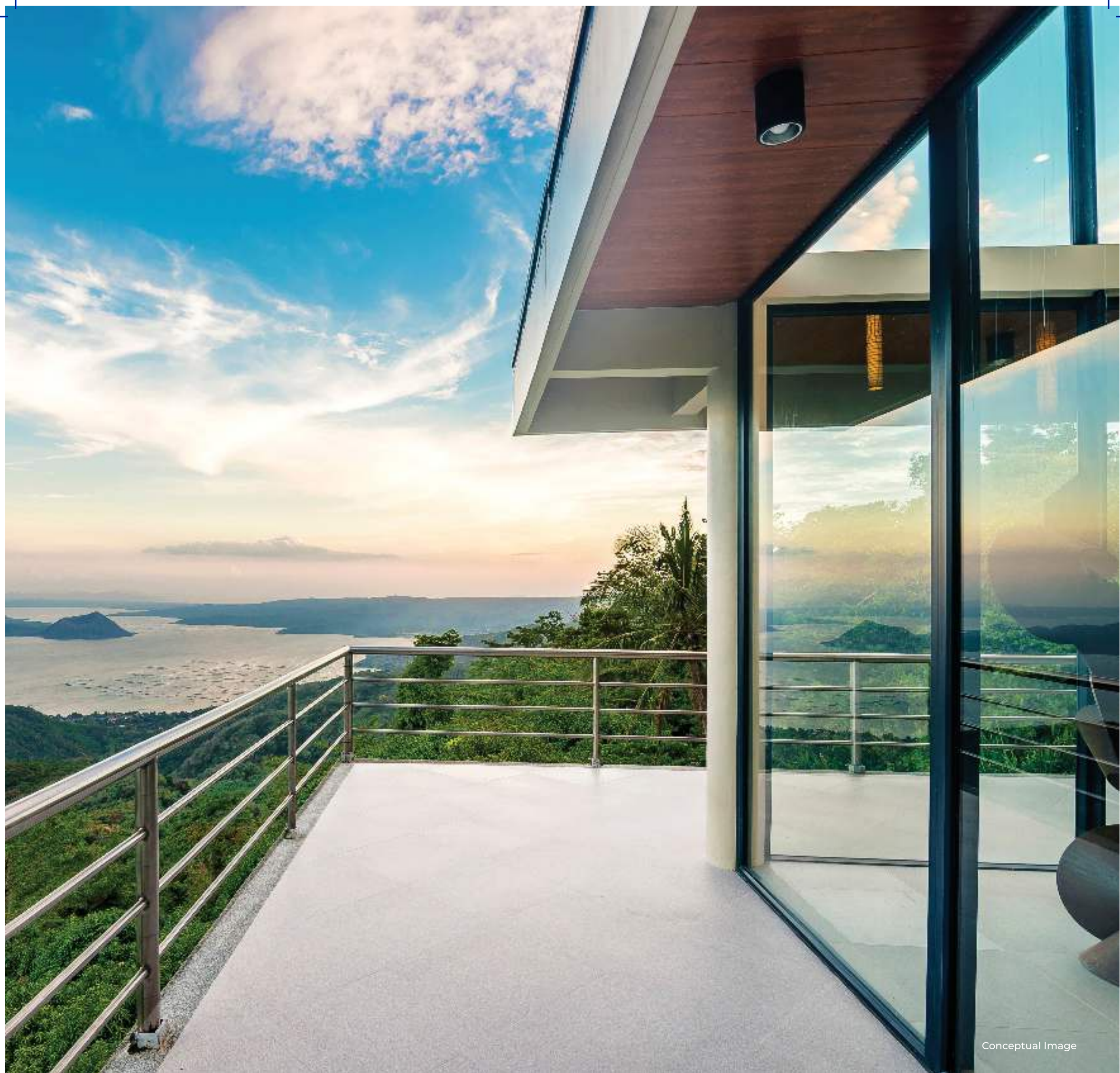
The Haven of

Exotic Sights

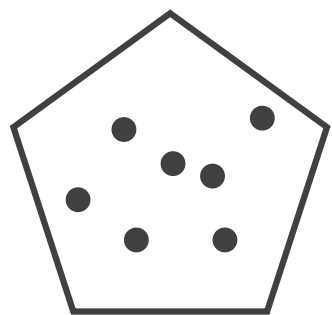
Presenting the Haven of Exotic Sights -
A tantalising visual experience which would instill
a sense of peace with every gaze and would help
you lead a picturesque and exuberant life.

- » **Plush Landscaped Greens**
- » **Beautiful Colourful Plantations**
- » **Scintillating River Views**





Conceptual Image



The Haven of **Invigorating Fragrances**

Behold the Haven of Invigorating Fragrances - an olfactory journey to entice you and create a stimulating and soothing experience, thus uplifting your spirit and enriching your quality of life.

- » **Aroma Scented Gardens**
- » **Signature Fragrances**
- » **Oxygen-producing Plantations**



The Haven of **Calming Sounds**

Witness the Haven of Calming Sounds - An auditory sanctuary for creating a calming, ambient atmosphere so that you can lead a happy and stress-free life.



- » Water Fountains
- » Musical Play Equipments
- » Bird Songs and Whistles



Conceptual Image



The Haven of **Evolved Taste**

Unveiling the Haven of Evolved Taste - A gustatory stimulus to instantly uplift your mood and make you feel gratified by amplifying your jubilation.

- » **Exclusive Fruit Orchards**
- » **Dedicated Herb Garden**
- » **Exquisite Salad Garden**



The Haven of **Awe-inspiring Curations**

Presenting the Haven of Awe-inspiring Curations -
A melange of 30+ curated indulgences spread over
2 levels to appeal to your family and create a wholesome
living experience.

- » **Acupressure Track**
- » **Satin Finished, Rough Finished, River
Wash Finished Cladding Material**



Conceptual Image

Stellar 5 Senses Club on 10th Floor Spread Across 30,000+ Sq.ft.





Artistic Impression

Legend

Amenity List in 5 Senses Club

1. Yoga & Meditation Area

2. Stage

3. Senior Citizen’s Lounge

4. Toddlers’ Play Area / Activity Area

5. Mini Golf Course

6. Chit-chat Area

7. Library / Study & Co-working Area

8. Business Centre with Wi-Fi

9. Acupressure Track

10. Teenagers’ Lounge

11. Box Cricket
12. Indoor Game Zone

13. Party Area with Buffet Counter

14. Buffet Counter

15. Photography Lounge

16. Zumba Area

17. Indoor Gymnasium with Locker

18. Waiting Lounge

19. Spinning Studio

20. Seating

21. Walking Zone

List of Amenities in Open Space on Ground Floor

1. Multipurpose Court

A) Basketball Court - Orange

B) Tennis Court - White

C) Badminton Court - Brown
2. Feature Wall
3. Stage
4. Pergola & Trellis
5. Party Lawn Area
6. Club House

A) Ground Floor - Multipurpose Hall

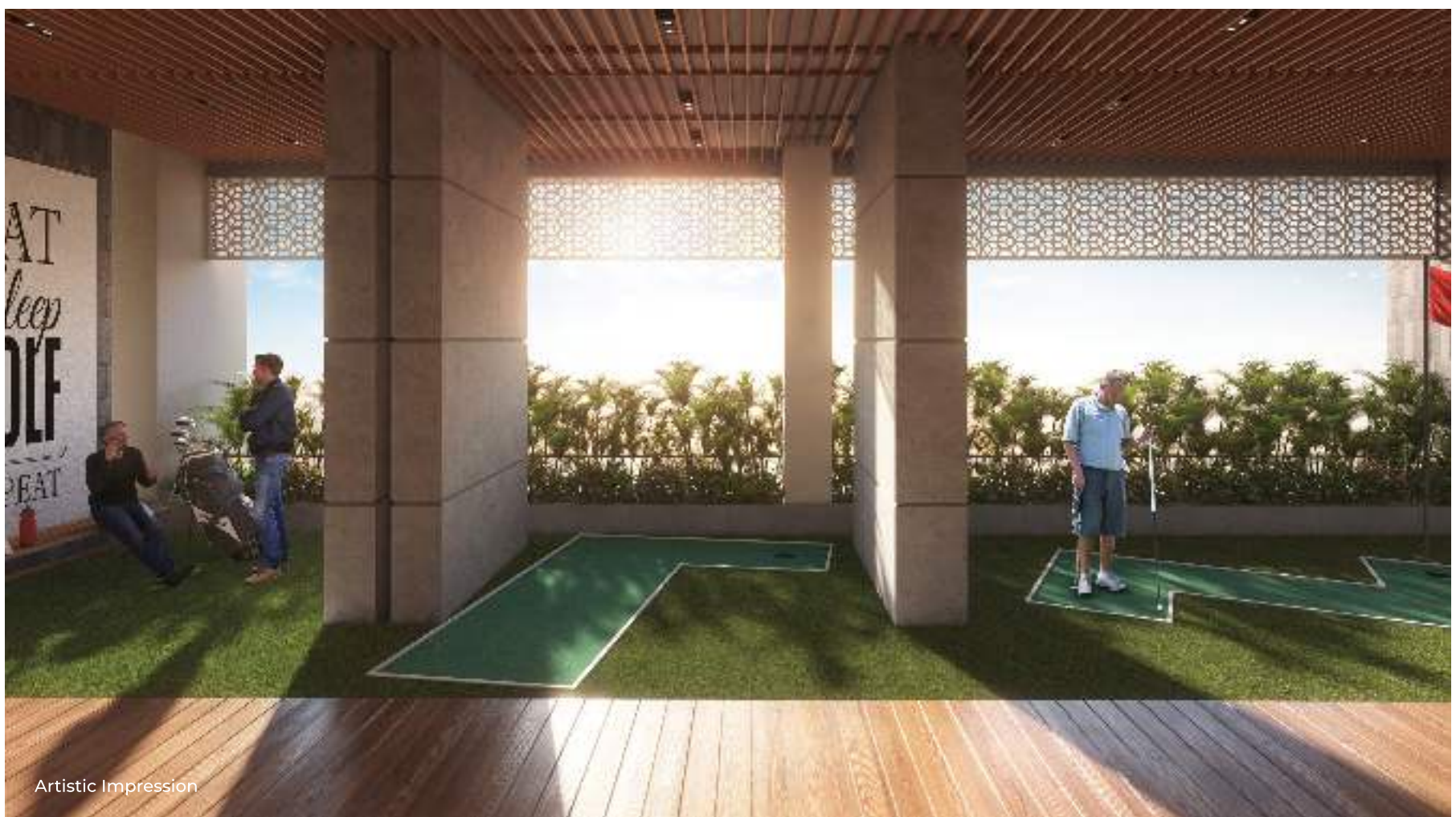
B) First Floor - Mini Theatre
7. Bar Counter
8. Children's Play Area
9. Bougainvillea Arbour
10. Changing Rooms & Toilets
11. Swimming Pool
12. Deck Area

Find the Harmony Within
at **Yoga & Meditation Area**



Artistic Impression

Elevate Your Fitness Journey at **Gym Activity Area**



Forge New Bonds on the **Golf Putting Ground**

Find Your Happy Place in Every Step!

Zumba Area



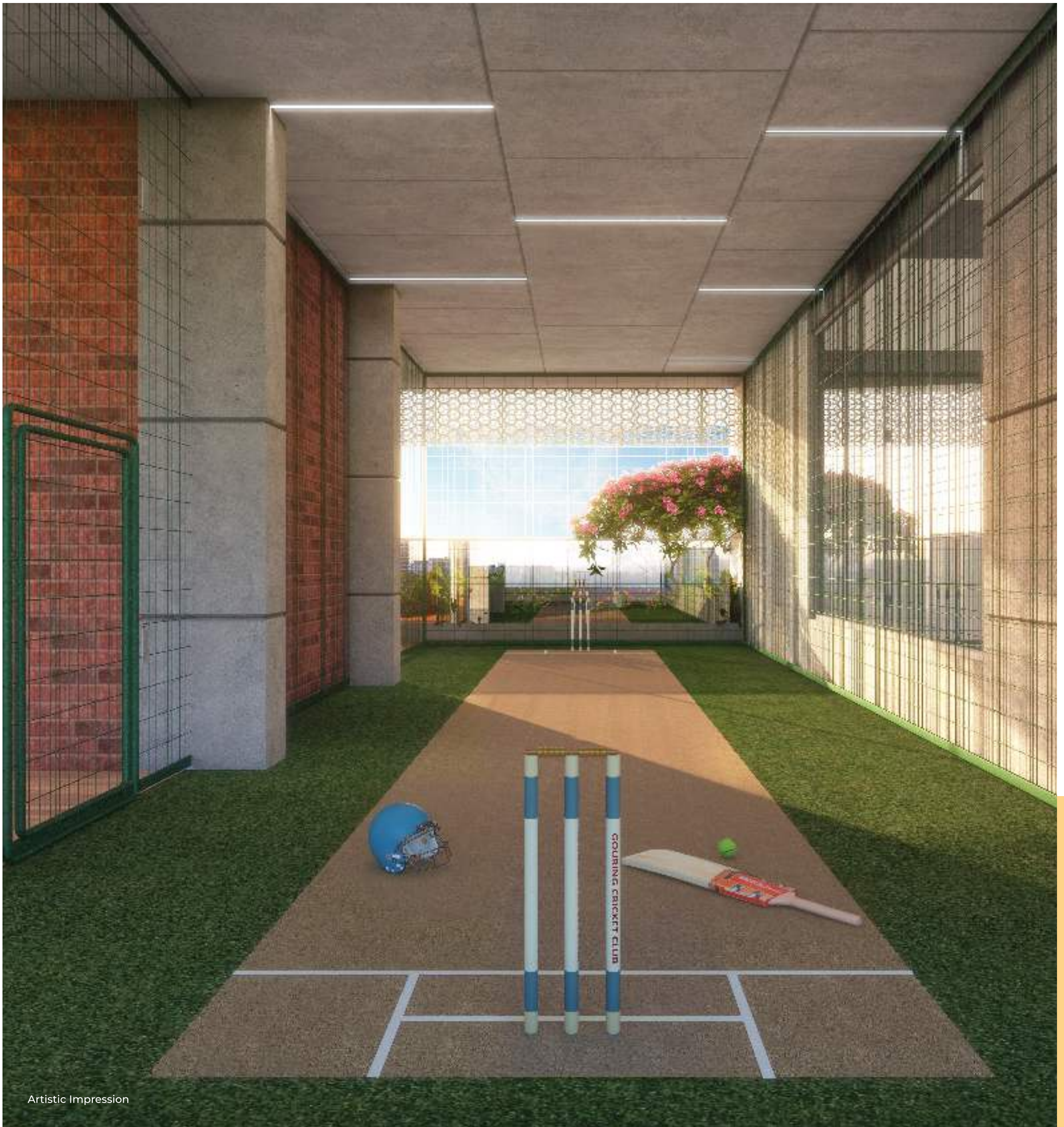
Spark Endless Conversations with
Indoor Games

Rejuvenate with a Medley of
Stellar Indulgences



Artistic Impression

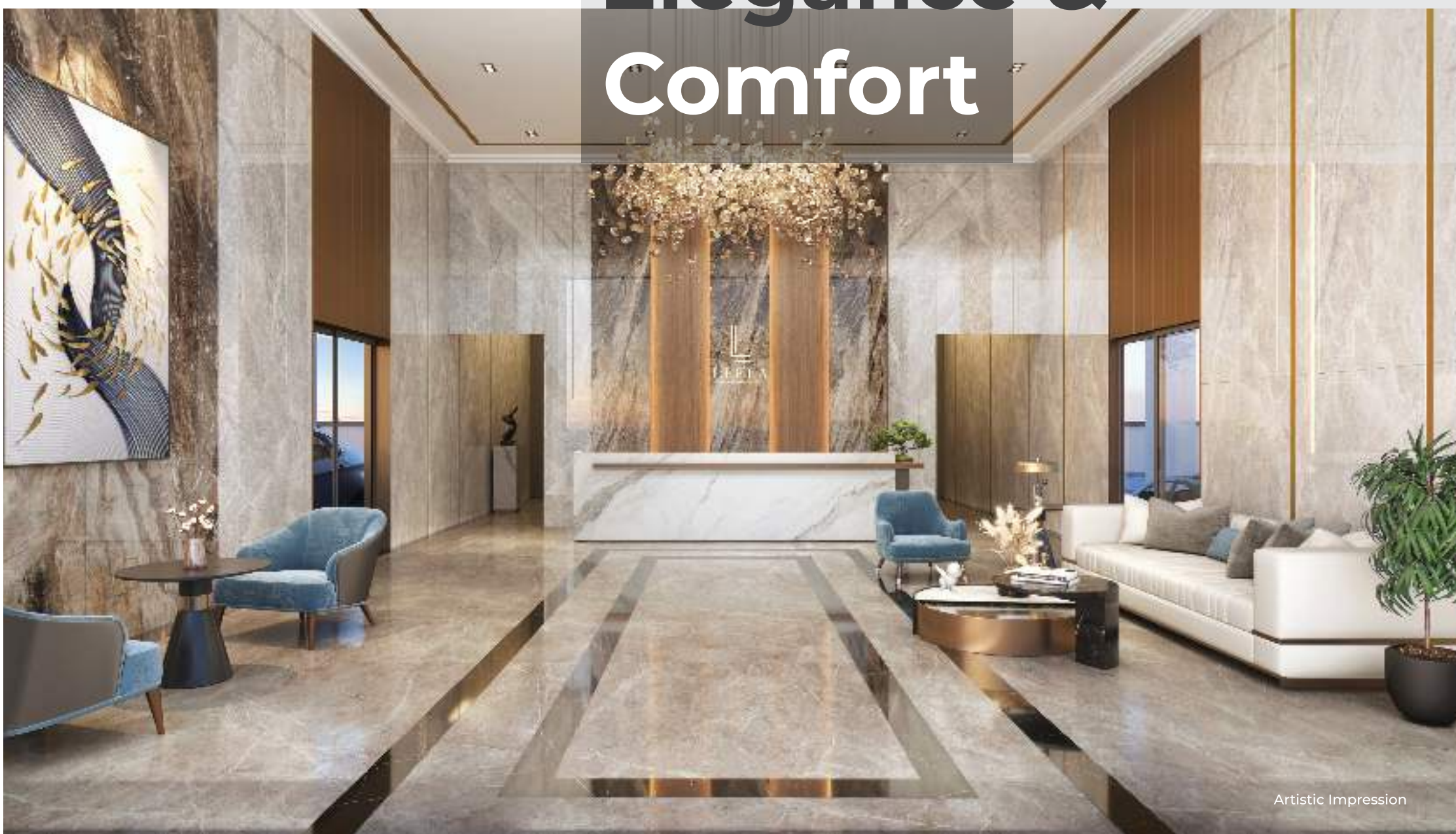




Artistic Impression

Celebrate Boundaries
& Connections with
Box Cricket

The Melange of
**Elegance &
Comfort**



Artistic Impression



Artistic Impression

GENERAL SPECIFICATIONS

- » Earthquake Resistant RCC Framed Structure
- » Internal and External AAC Block Walls as per Structural Design

PLASTERING AND PAINTING

- » Internal Walls - Gypsum Finish
- » Internal Painting - Oil Bond Distemper
- » External Painting - Texture Paint

DOORS & WINDOWS

- » All Doors Flush Doors of Height 8ft with Wooden Frames
- » All Toilets Flush Doors of Height 8ft with Wooden & Granite Frames
- » All Windows UPVC Sliding Windows with Mosquito Mesh
- » Toughened Glass Railing for All Terraces

DADO

- » All Bathrooms - 600mm X 1200mm G.V.T Tiles up to Lintel Level
- » Kitchen - 300mm X 600mm Vitrified Tile 600mm Above Kitchen Platform
- » Dry Balcony 300mm X 600mm Vitrified Tile up to Sill Level

FLOORING

- » Living and Dining Room - 600mm X 1200mm Glazed Vitrified Tiles
- » Kitchen - 600mm X 1200mm Glazed Vitrified Tiles
- » Dry Balcony - 600mm X 1200mm Glazed Vitrified Tiles
- » Children's Bedroom - 600mm X 1200mm Glazed Vitrified Tiles
- » Guest Bedroom - 600mm X 1200mm Glazed Vitrified Tiles
- » Master Bedroom - 200mm X 1200mm Wooden Finish Vitrified Tiles
- » Master Bathroom - 600mm X 600mm Anti Skid Tiles
- » Guest Bathroom - 600mm X 600mm Anti Skid Tiles
- » Common Bathroom - 600mm X 600mm Anti Skid Tiles
- » Attached Terrace - 600mm X 600mm Anti Skid Tiles
- » Guest Bedroom Terrace - 600mm X 600mm Anti Skid Tiles

KITCHEN AND DRY BALCONY

- » Black Granite Kitchen Otta with Two Stainless Steel Sinks
- » Provision for Water Purifier, Refrigerator, Microwave, Chimney etc.
- » Branded CP Fittings in Kitchen and Enclosed Dry Balcony - Jaquar or Equivalent



Specifications

BATHROOM FITTINGS AND ACCESSORIES

- » Branded CP Fittings and Sanitary Fixtures in All Bathrooms - Jaquar or Equivalent
- » Provision of Geyser and Exhaust Fan in All Bathrooms
- » Adequate Electrical Points in Bathroom for Trimmer etc.
- » Centralised Solar Water Heating System for Bath in Master Bathroom

ELECTRICAL

- » Branded Electrical Modular Switches - Schneider or Equivalent
- » Fire Resistant Electrical Wires of Reputed Make - Polycab or Equivalent
- » Light Points and Power Sockets in Kitchen for Various Appliances
- » Light Points in Attached Terraces for Various Appliances
- » TV Point in Living Room and All Bedrooms
- » AC Point in Living Room and All Bedrooms
- » Adequate Points for Wi-Fi

FIRE FIGHTING

- » Fire-fighting System
- » Smoke Detectors in Common Areas
- » Sprinklers on Each Floor Lobby and Each Flat

SECURITY SYSTEM AND HOME AUTOMATION

- » Video Door Phone
- » CCTV Surveillance for Common Areas
- » Smart Digital Door Lock

GENERATOR BACKUP

- » Provision for Inverter in All Flats
- » DG Backup for All Common Areas and Amenities

LIFT

- » High-speed Lifts of Reputed Make

OTHER PROJECT FEATURES AND USP's

- » Best Location of Prime Kharadi, River Road
- » 2 to 3 Kms Drive from EON IT Park
- » Unobstructed Views as Project is Adjacent to Garden Reservation and Mula Mutha River
- » Full-height UPVC Windows for Unobstructed Views, Ample Light, and Ventilation
- » Garden View Flats
- » River View Flats
- » Common Amenity Floor on 10th Floor
- » Only 4 Flats per Floor
- » Sewage Treatment Plant
- » Adequate Electric Charging Points in Car Parking
- » Solar Energy Generation for Common Areas
- » 5 Senses Garden on Amenity Floor

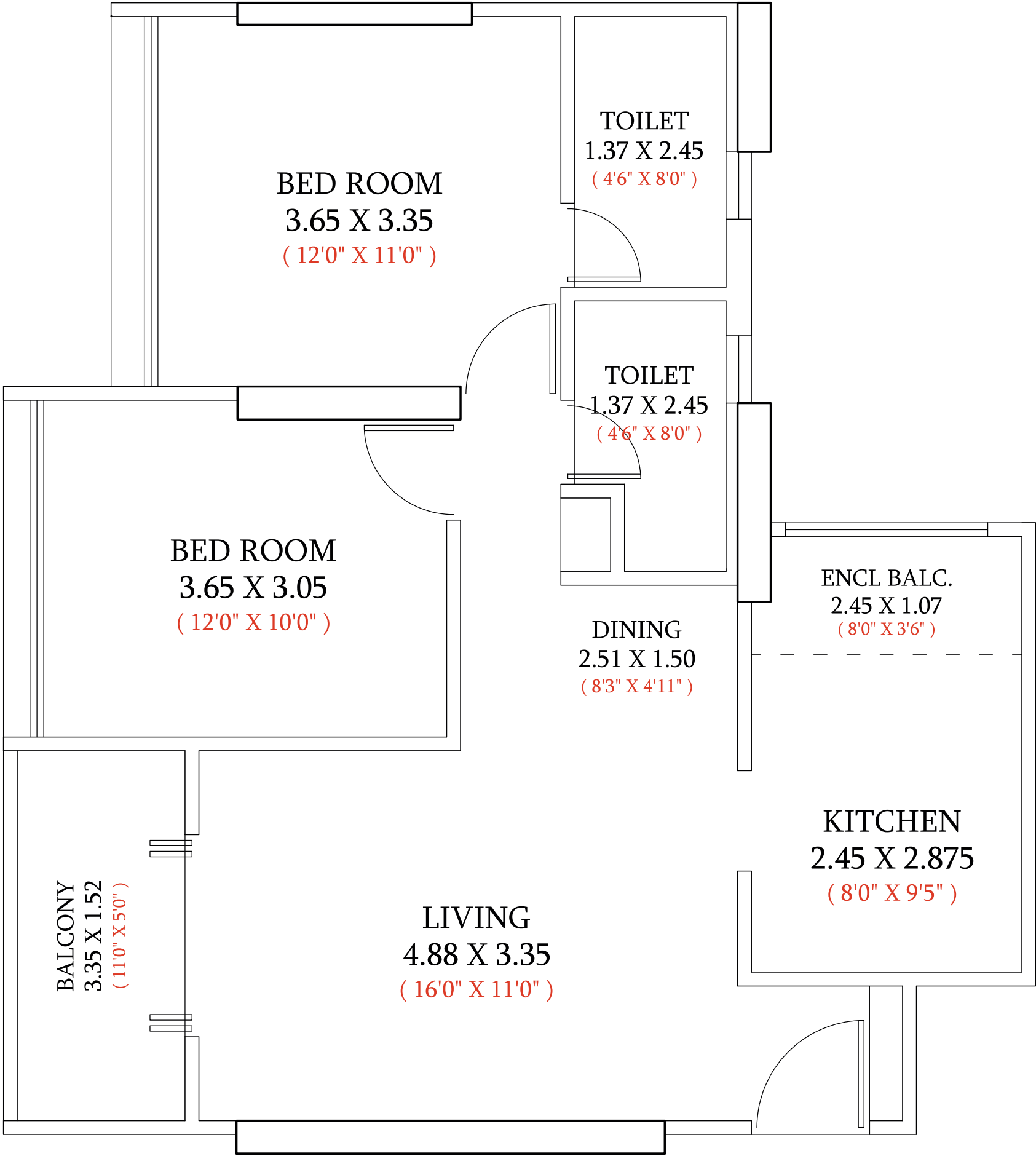
2 BHK



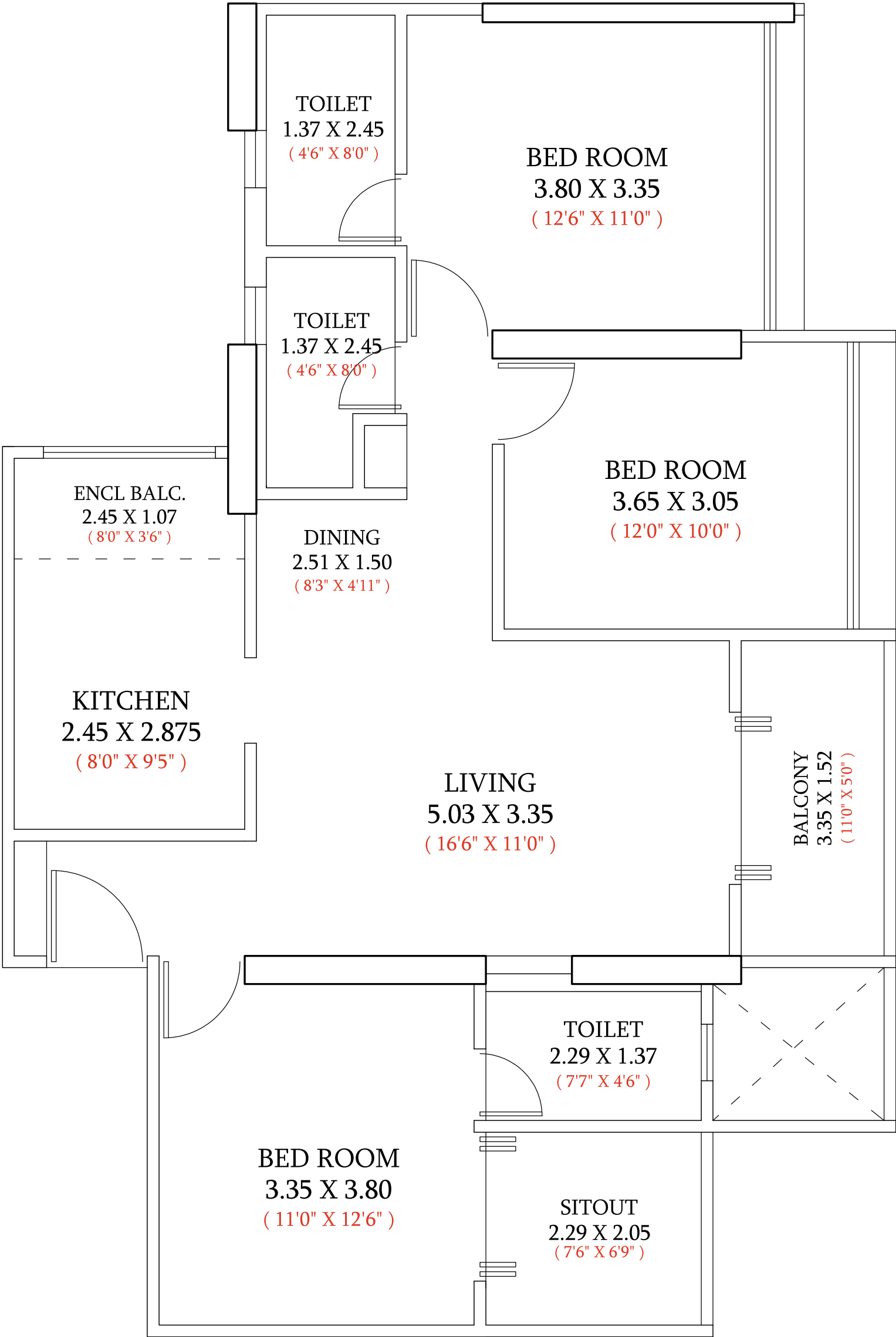
Carpet Area:
774 Sq.ft.



Unit Plan



Unit Plan



3 BHK



Carpet Area:
1044 Sq.ft.

Credits

Design Architect

Cubix Architect Associates

Liasoning Architect

Sandip Vaydande

Landscaping

Mahesh Chinchalkar Landscape Consultant

RCC Designer

Structure Vizion

MEP Consultant

Siddhivinayak MEP Consultant

Legal Advisor

Jain, Kinkar & Company

Project Management Consultants

Bricklane

Interior Designer

Sketches Interior

Strategic Partner

Wisteria Properties





Site Address:

Leela by Empyrean Landmarks, Survey No. 18-19, Plot No. P7, River Road,
Thite Nagar, Kharadi, Pune (MH) - 411 014.

www.emyreanlandmarks.com



MahaRERA No.: P52100052570 | <https://maharera.mahaonline.gov.in>

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Filament