



The Aqua Retreat at Godrej Park World



INDIA'S NO.1*
REAL ESTATE
DEVELOPER



As per booking value Achieved in FY 2024-25 Reported until May 8, 2025.

PUNE

THE OPPORTUNITY CAPITAL WITH 20,000+ COMPANIES



11,000+ IT Companies



4,500+ Automotive Companies



2,000+ Fintech Companies

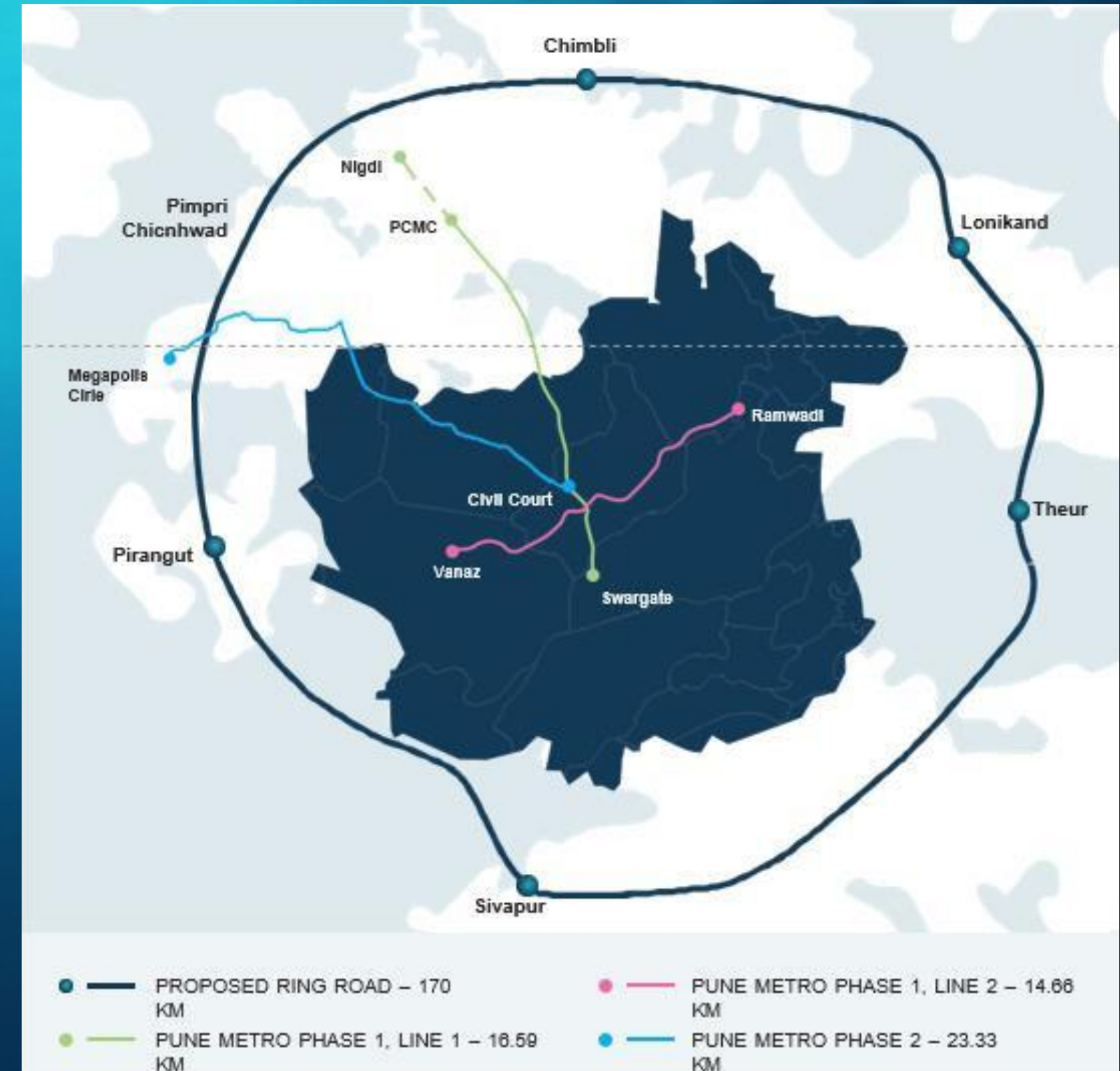


1,500+ Health Care
Companies



1,000+ Startups

PUNE'S TRANSFORMING INFRASTRUCTURE



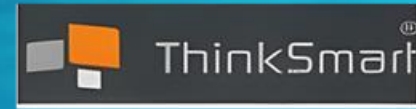
PUNE'S INFRASTRUCTURE IS EVOLVING WITH ENHANCED EXPRESSWAY CONNECTIVITY



250 IT COMPANIES | 3 LAKH EMPLOYEES | 5+ TECH PARKS



KEY IT COMPANIES IN HINJAWADI



MASTER LAYOUT PLAN OF THE 100-ACRE TOWNSHIP



TOWNSHIP HIGHLIGHTS



100-acre Township



Township Entry
from 36m Road



12-acre Central Greens &
Playgrounds



Master Club *



Premium Neighborhood



School



Commercial & Office Spaces



High Street Amenities

A HIGH STREET RETAIL EXPERIENCE AT YOUR DOORSTEP



For Internal Training Purpose Only Image is for representation purpose only.



12+ ACRES OF CENTRAL GREENS & PLAYGROUNDS



AMPHITHEATRE AND CAMPING BY THE BROOK



OUTDOOR WORKING PODS



URBAN DECK

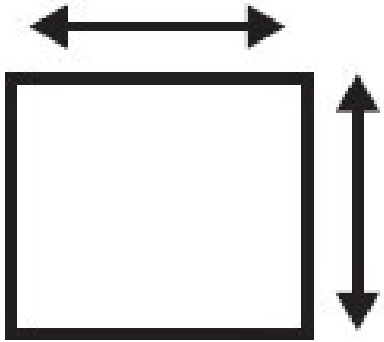
CITY VIEW



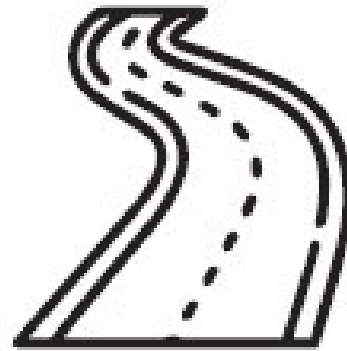
THE TOWNSHIP'S MOST UNIQUE AND PREMIUM MASTERPIECE



PROJECT OVERVIEW



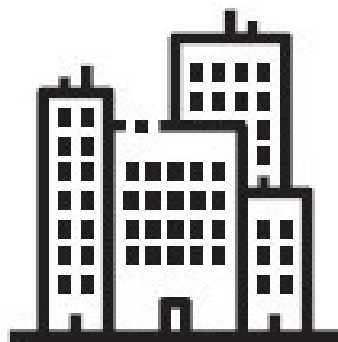
Plot Area
8.6 Acres



Project Entry from
36m Road



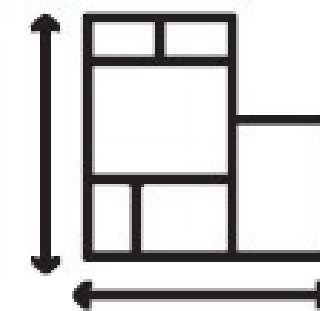
3 Acres of
Open
space



7 Towers



37 Habitable Floors



1 BHK : 558-588 sq.ft.
2 BHK : 861– 888 sq.ft.
3 BHK : 1081 – 1082 sq.ft.

WHAT MAKES THIS PROJECT UNIQUE ?

- GODREJ PROPERTIES LARGEST EVER CLUB IN PUNE WEST
- EXCLUSIVE PREMIUM AQUA-THEMED AMENITIES
- THE LARGEST PROJECT WITHIN THE TOWNSHIP

ALL UNIT TYPES OFFER VIEWS ON BOTH SIDES - OF THE 12+ ACRE CENTRAL GREENS AND THE CITY SKYLINE.

**THE TOWNSHIP'S LARGEST CLUB,
GODREJ PROPERTIES' BIGGEST IN
PUNE WEST**

34,000 Sq. Ft.*

5 UNIQUE WATER BODIES

LAGOON
& INTERACTIVE
KIDS' FOUNTAIN



SWIMMING POOL



JACUZZI & GROTO



KIDS'
POOL



AQUA GYM



LAGOON & INTERACTIVE KIDS FOUNTAIN



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INFINITY EDGE POOL WITH A LIFETIME VIEW OF CENTRAL GREENS KIDS' POOL & AQUA GYM



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JACUZZI AND GROTO



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LUXURY CLUB AMENITIES



Gym & Yoga Room



Library & Business Center



Café



Multipurpose Hall



Indoor Badminton



Squash



Spa



Steam

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3 ACRES OF LANDSCAPE AMENITIES



Elderly Interactive Zone



Urban Swing

3 ACRES OF LANDSCAPE AMENITIES



Outdoor Gym



Youth Interaction Zone

UNIT SIZES

1 BHK



558-588
sq.ft.

2 BHK



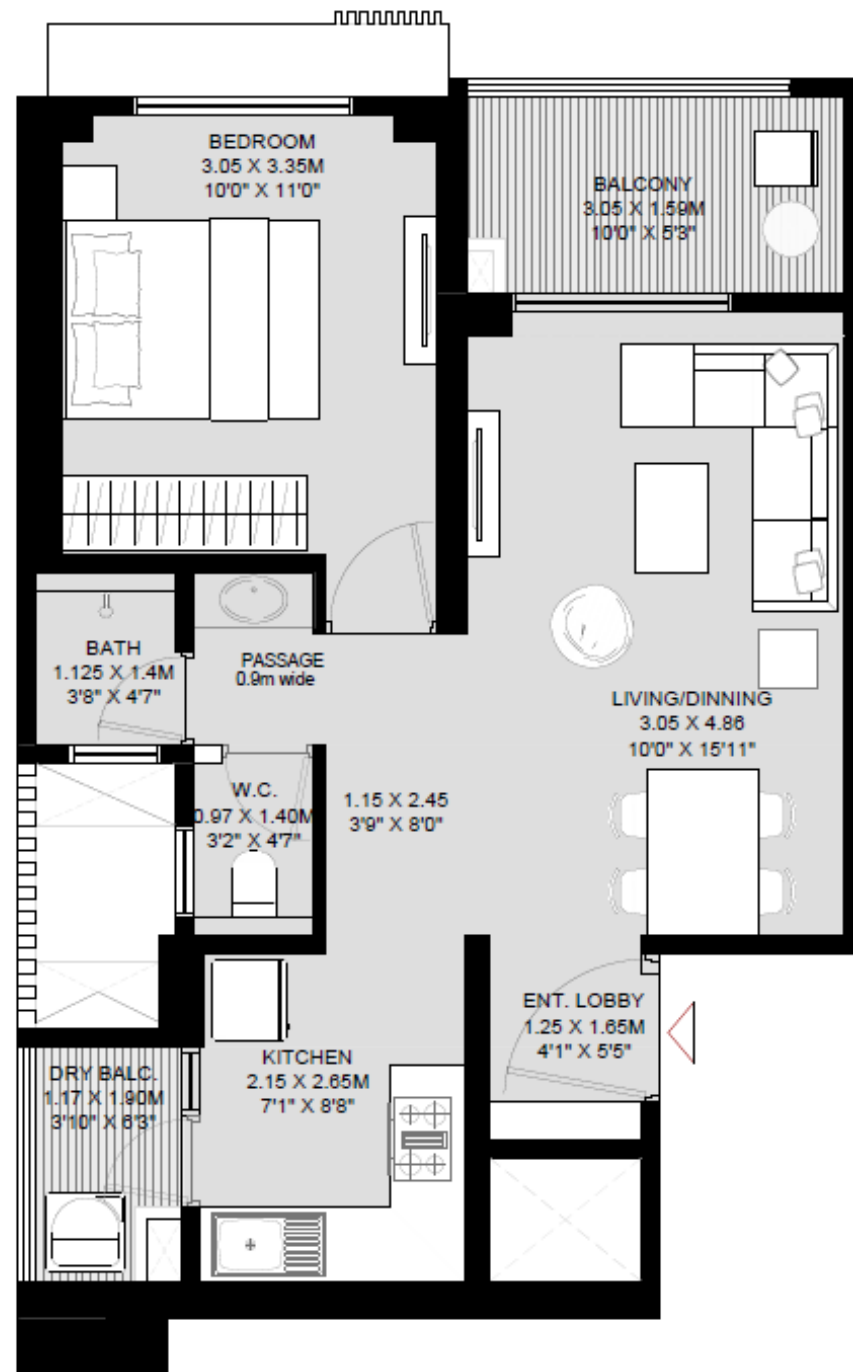
861-888
sq.ft.

3 BHK

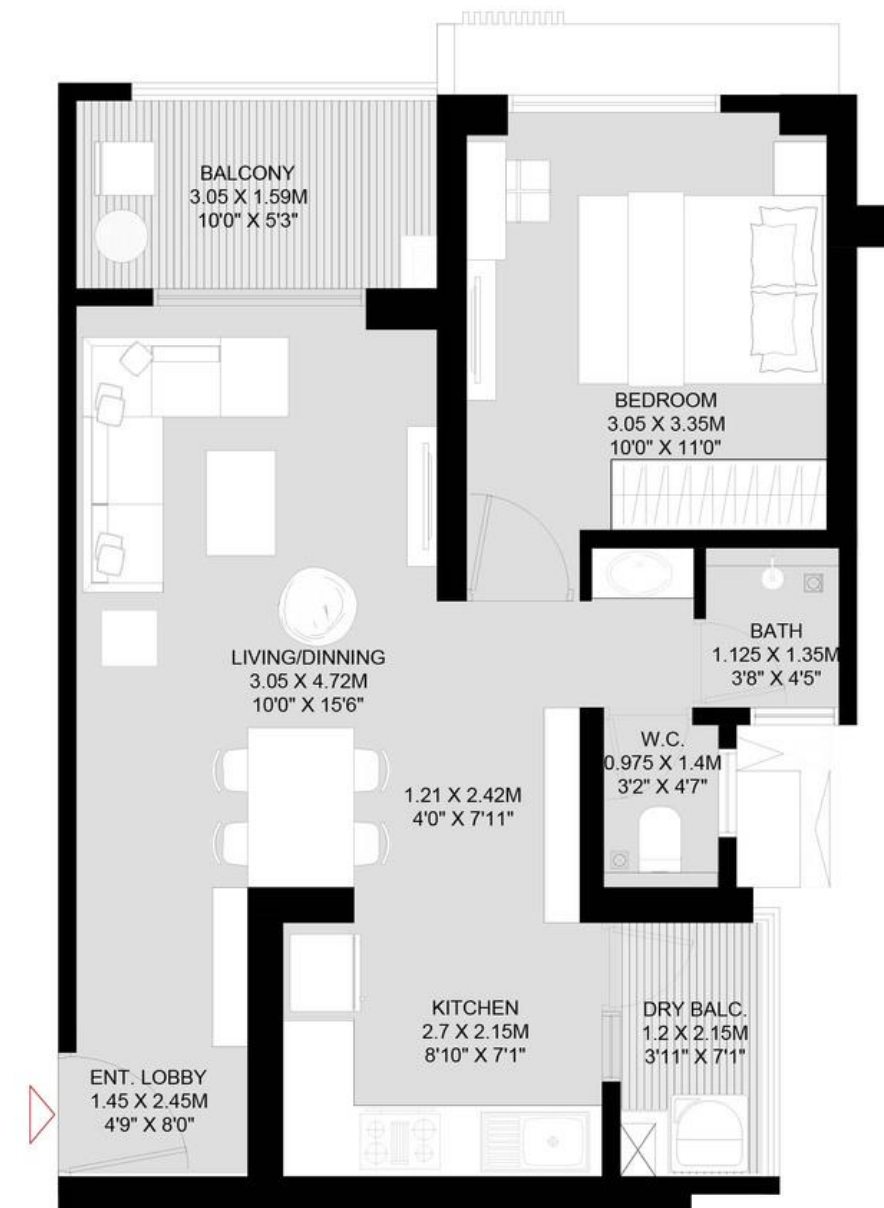


1081-1082
sq.ft.

1 BHK : 558-588 sq.ft.

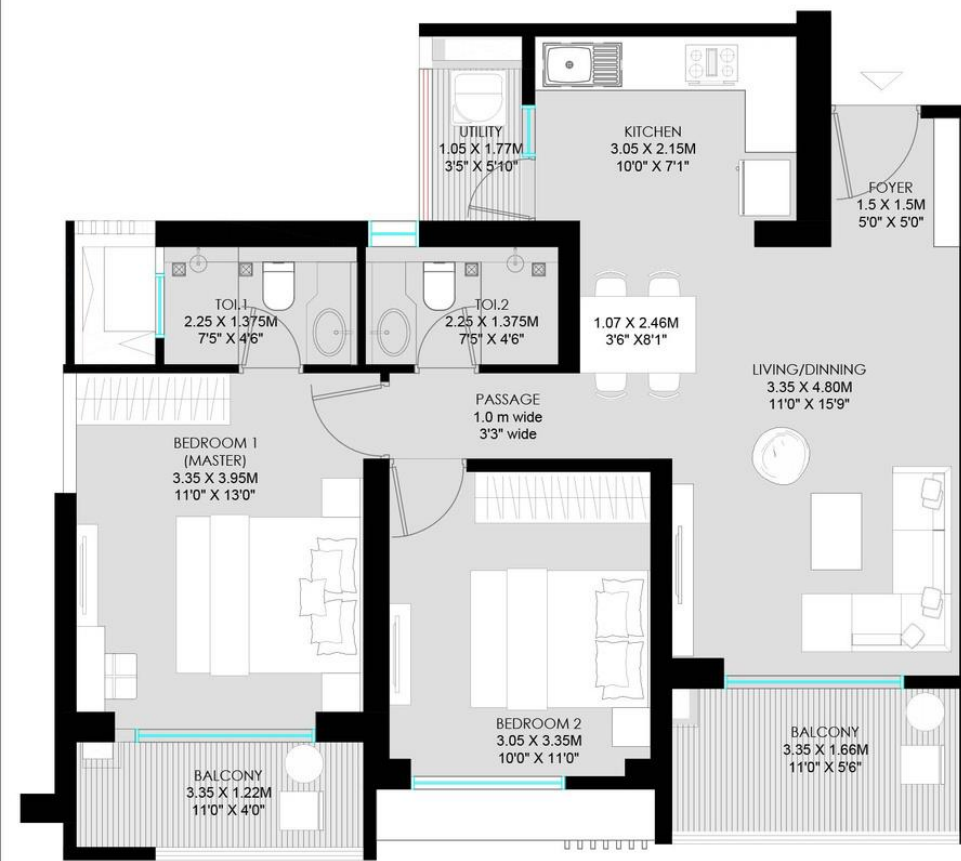


1BHK -558 SQFT

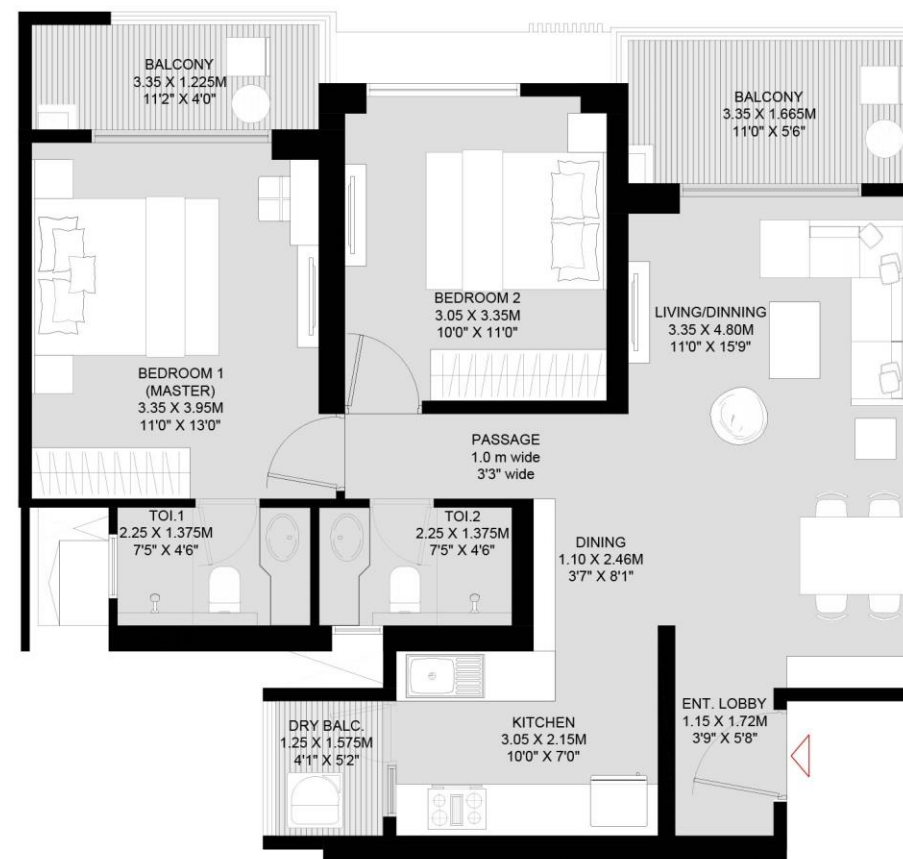


1BHK -588 SQFT

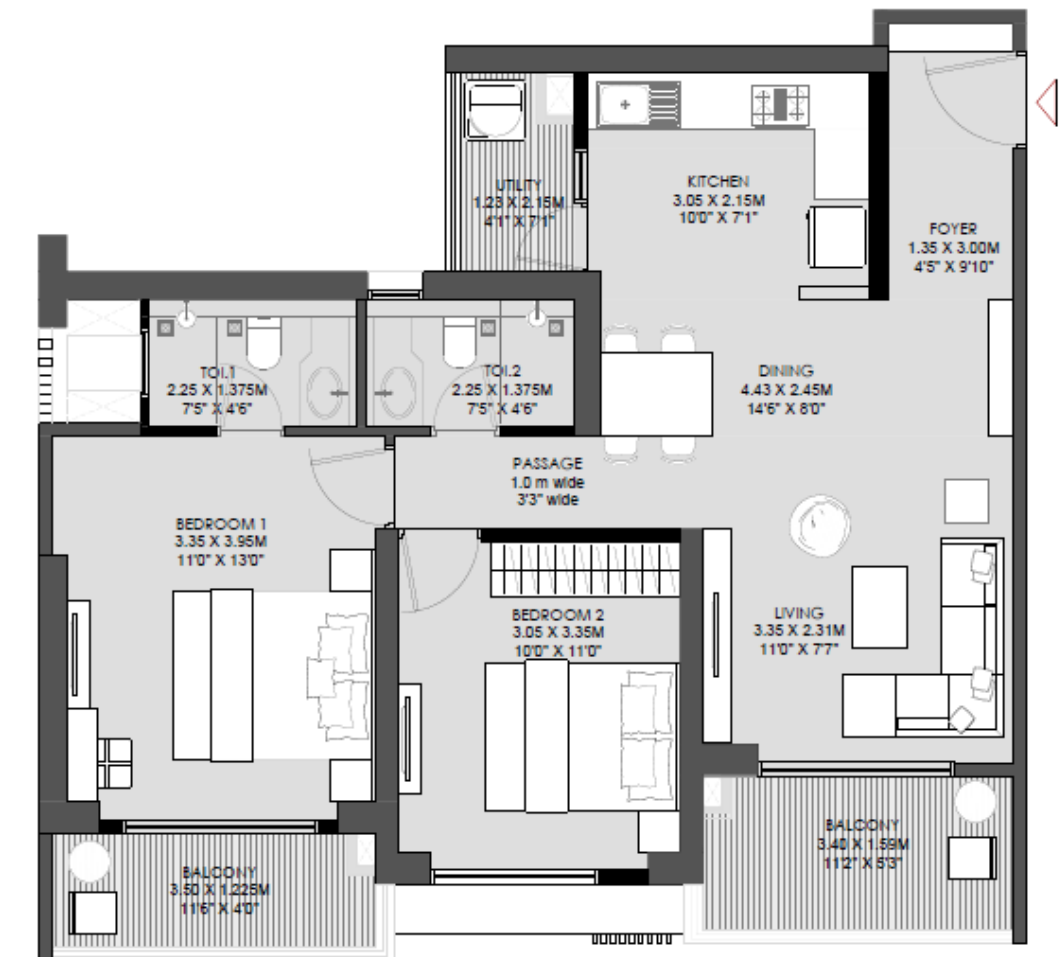
2 BHK : 861-888 sq.ft.



2BHK -861 SQFT

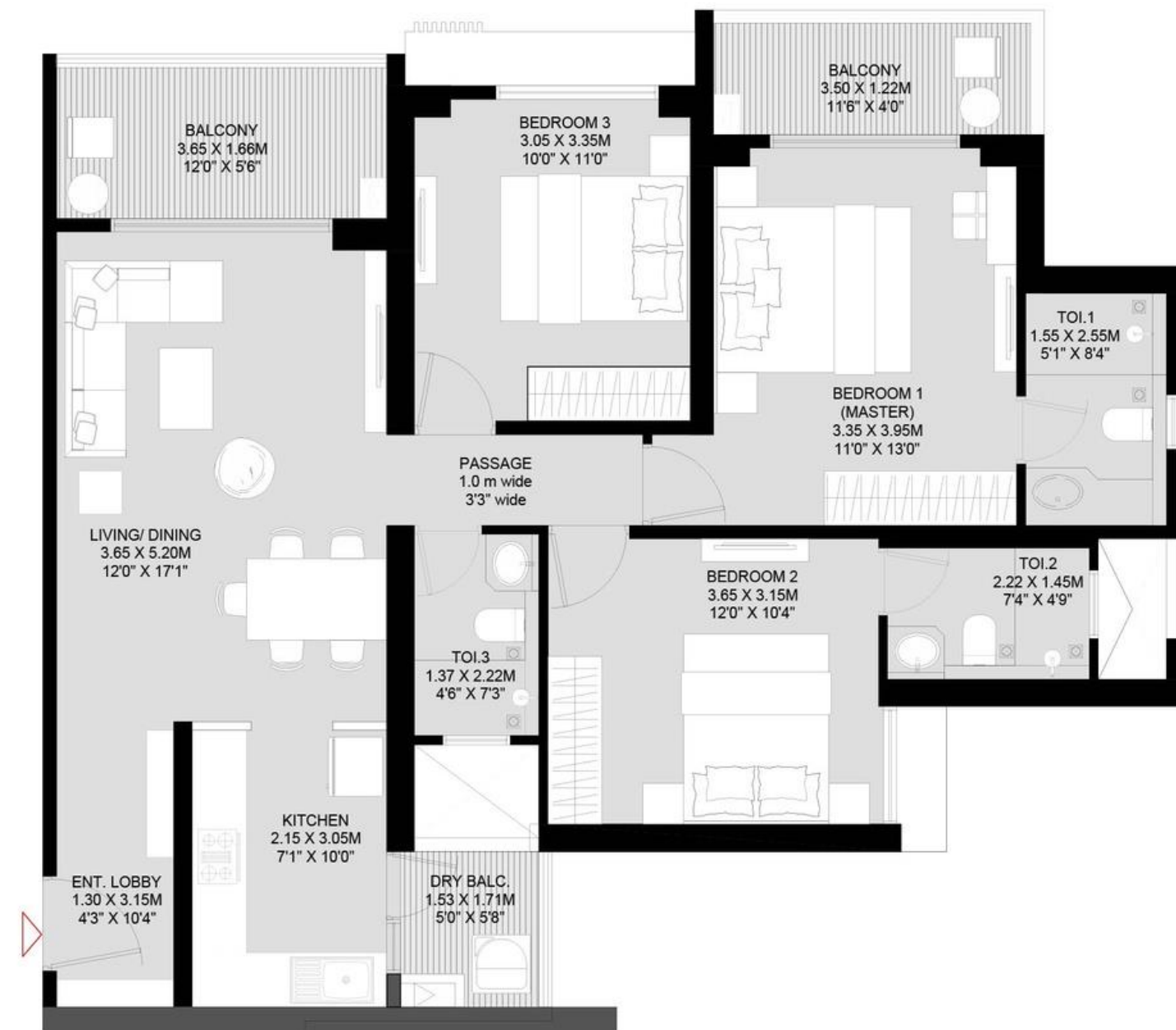


2BHK -873 SQFT



2BHK -888 SQFT

3 BHK : 1082 sq.ft.



3BHK -1082 SQFT

SUPER LAUNCH SPECIAL DISCOUNT

TYOLOGY	LAUNCH PRICE	PRE - LAUNCH OFFER	PRE - LAUNCH PRICE
1BHK (558 - 588 Sq.Ft)	₹ 83 L	₹ 5 L	₹ 78 L
2BHK (861 - 888 Sq.Ft)	₹ 1.19 Cr	₹ 5 L	₹ 1.14 Cr
3BHK (1081 - 1082 Sq.Ft)	₹ 1.44 Cr	₹ 5 L	₹ 1.39 Cr

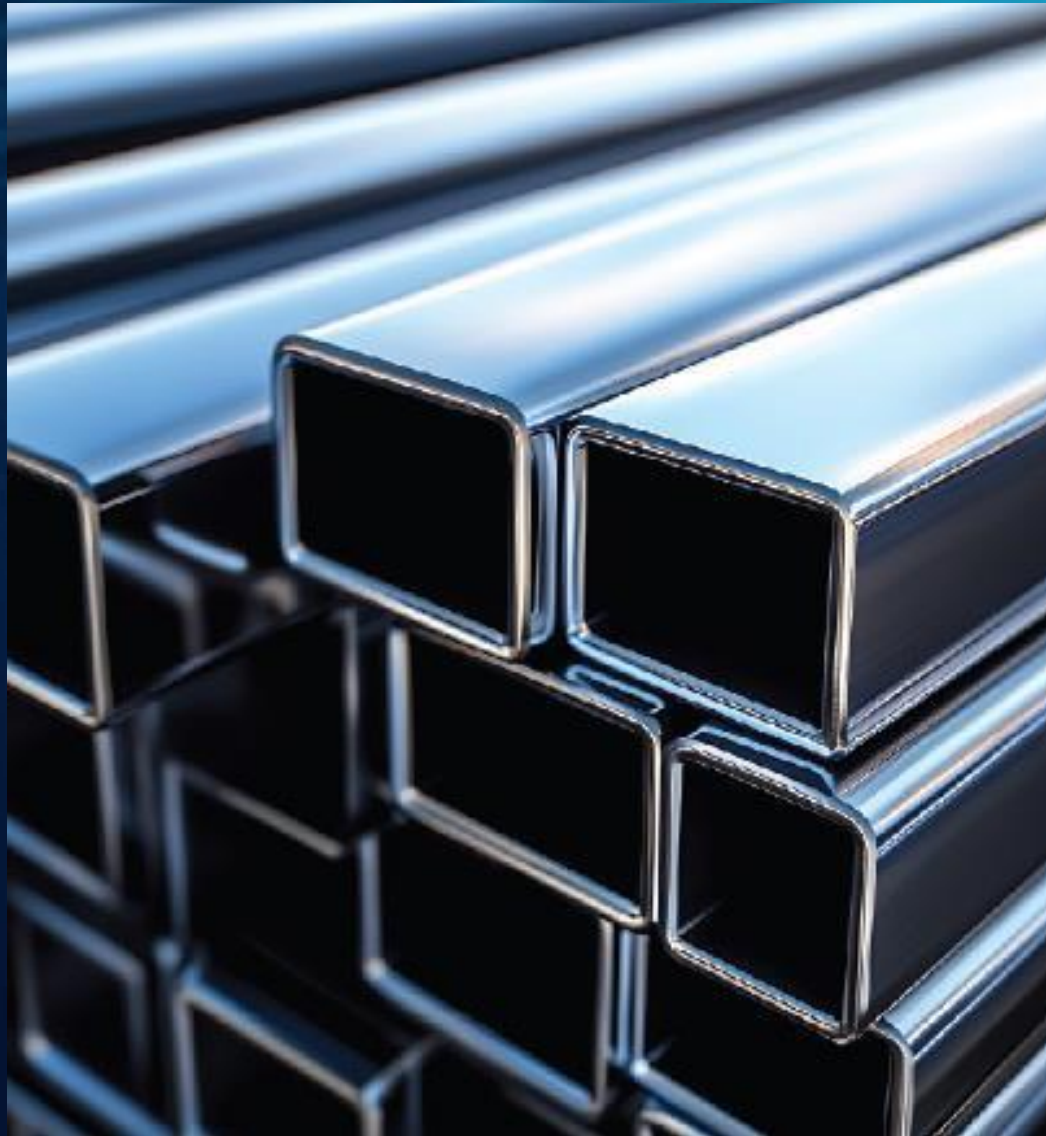
FLOOR RISE CHARGES (FRC)*
APPLICABLE ON EVERY 5 FLOOR
BAND

TYPOLGY	1 BHK	2 BHK	3 BHK
AMOUNT	₹ 50K	₹ 75K	₹ 1 L

PREMIUM LOCATION CHARGES
(PLC)*

TYPOLGY	1 BHK	2 BHK	3 BHK
AMOUNT	₹ 3 L	₹ 4.5 L	₹ 6 L

CRAFTED WITH PREMIUM MATERIALS



High-quality, certified steel helps build strong and earthquake-resistant structures. • Opting for steel of IS 1786. • Godrej Properties also uses steel of IS 13920 for earthquake shock resistance



Using a higher grade concrete to ensure maximum core strength. • Industry recommendation is of grade M30. • Godrej Properties procures Grade M35 for more strength.



Waterproof coating up to 1.5 m in wet areas, more than 5 times of industry standard. • Industry standard is only of up 0.3m • Godrej Properties waterproof up to 1.5m.



Application of anti-capillary coat on floor-wall junctions to prevent dampness • Anti-capillary coat acts as a waterproof layer between wall and floor. • Prevent rising dampness from the water on the floor.



Using Heat Strengthened Tempered Glass which is stronger and keeps interiors cooler. • Heat Strengthened Glass is up to 4 times stronger. • Reduces temperatures by 4–5 degree Celsius.



Provision of concealed secondary drain spout to drain accidentally seeped water. • Prevents water leakage in wet areas like washrooms. • Water can travel through mortar bed to the concealed drain.



In an industry-first practice, Damp Proofing done to ensure no seepage or dampness. • Damp Proof course applied on external walls. • Shower test on the wall to observe any seepage.

STAY TUNED!