



Koregaon Park Annexe



HIGHLIGHTS OF KOREGAON PARK

- Prime Location:** Centrally located with easy access to major hubs, making commuting convenient.
- Vibrant Community:** A lively neighborhood with a mix of young professionals, families, and expatriates, fostering a diverse and welcoming environment.
- Rich Culture:** Enjoy a blend of heritage and modernity with art galleries, music venues, and cultural events happening year-round.
- Green Spaces:** Beautiful parks and tree-lined streets provide a serene escape from the city's hustle and bustle.
- Culinary Delights:** A wide array of cafes, restaurants, and eateries offering global cuisine and local favorites.
- Lifestyle Amenities:** Access to shopping, fitness centers, wellness spas, and entertainment options that cater to all lifestyles.
- Investment Potential:** The area's growth and development promise strong appreciation and rental yields.
- Safety and Security:** Known for its safe and family-friendly environment, making it ideal for residents of all ages.
- Excellent Connectivity:** Well-connected by public transport and major roads, ensuring easy travel across Pune.
- Community Events:** Regular community gatherings and events that foster connections and a sense of belonging.

ICONIC LANDMARK



GREEN SPACES

CULTURALLY RICH

CENTRALLY LOCATED

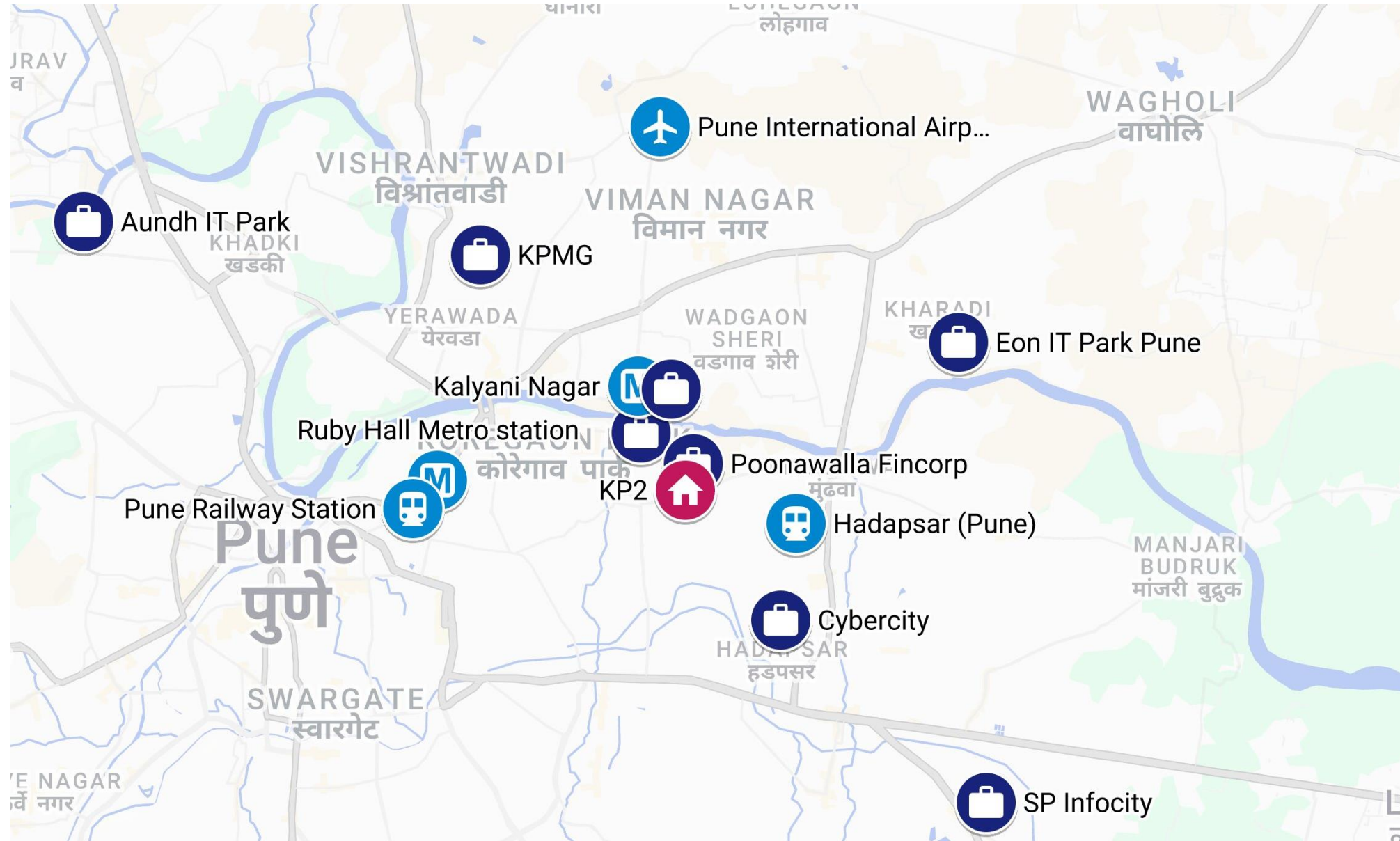


VIBRANT NIGHTLIFE



HOME OF THE ELITE

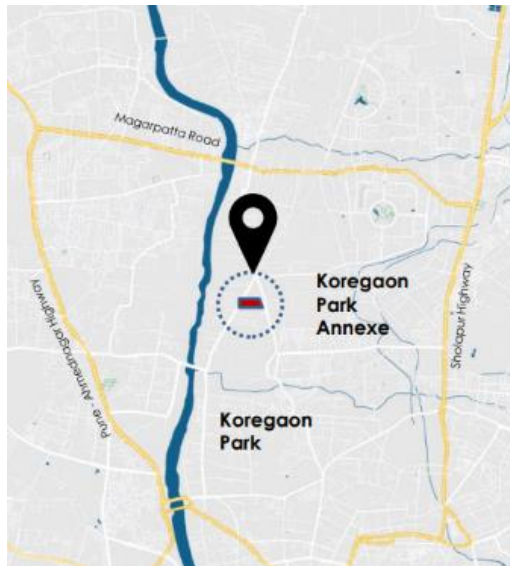
WORK AND TRANSPORTATION



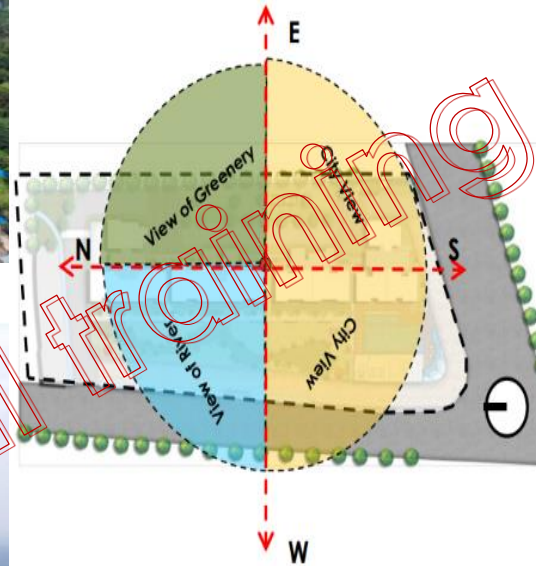
ENTERTAINMENT AND SHOPPING



SITE CONTEXT



EXPANSIVE VIEWS



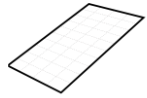
Introducing

CODENAME

LUXE

Internal training purpose

Summary



3.7 acre Plot



4 Towers



87 G + UG + 5P +
29/28 Floors



3BHK and 4BHK



3BHK – 3 units to a core
4BHK – 2 units to a core



3BHK – 1500-1600 sqft
4BHK – 2300- 2400 sqft



F2F height 3.3m (11')
3.1m clear (10')



2 Parks for 3BHK
3 Parks for 4BHK



Gold (Applied) IGBC
Certification

GRAND LUXURIOUS SKY CLUB ON THE TERRACE

- 7000 sqft of covered area
- Double Heighted Glass Façade Club
- 13 covered amenities with 18 open to sky amenities
- 6m (19 feet 6 inches) F2F height of the covered area

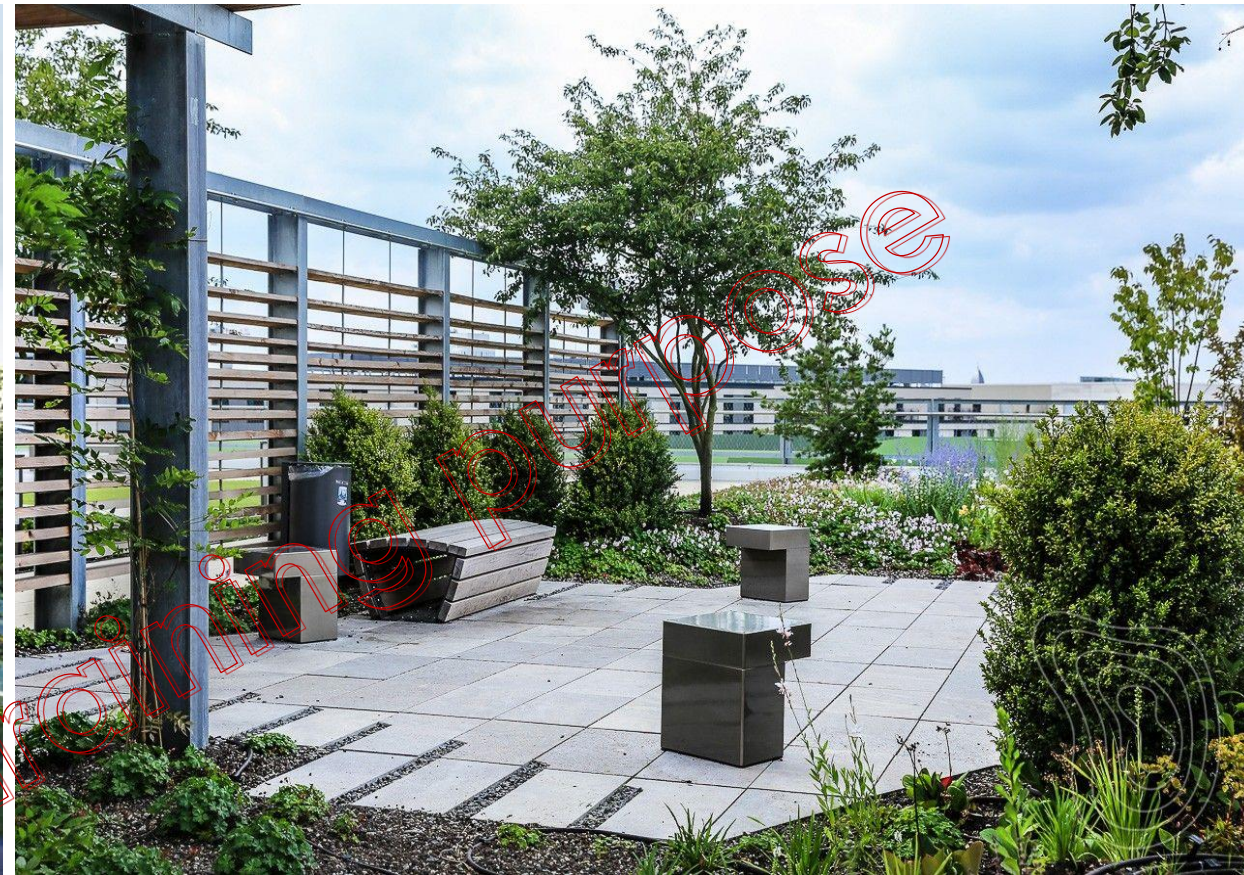
Internal training purpose



*“INDULGE IN A WORLD OF LUXURY WITH STATE OF THE ART
AMENITIES DESIGNED FOR YOUR ULTIMATE COMFORT AND
CONVENIENCE”*



**200 mts. long Sky
Walk**



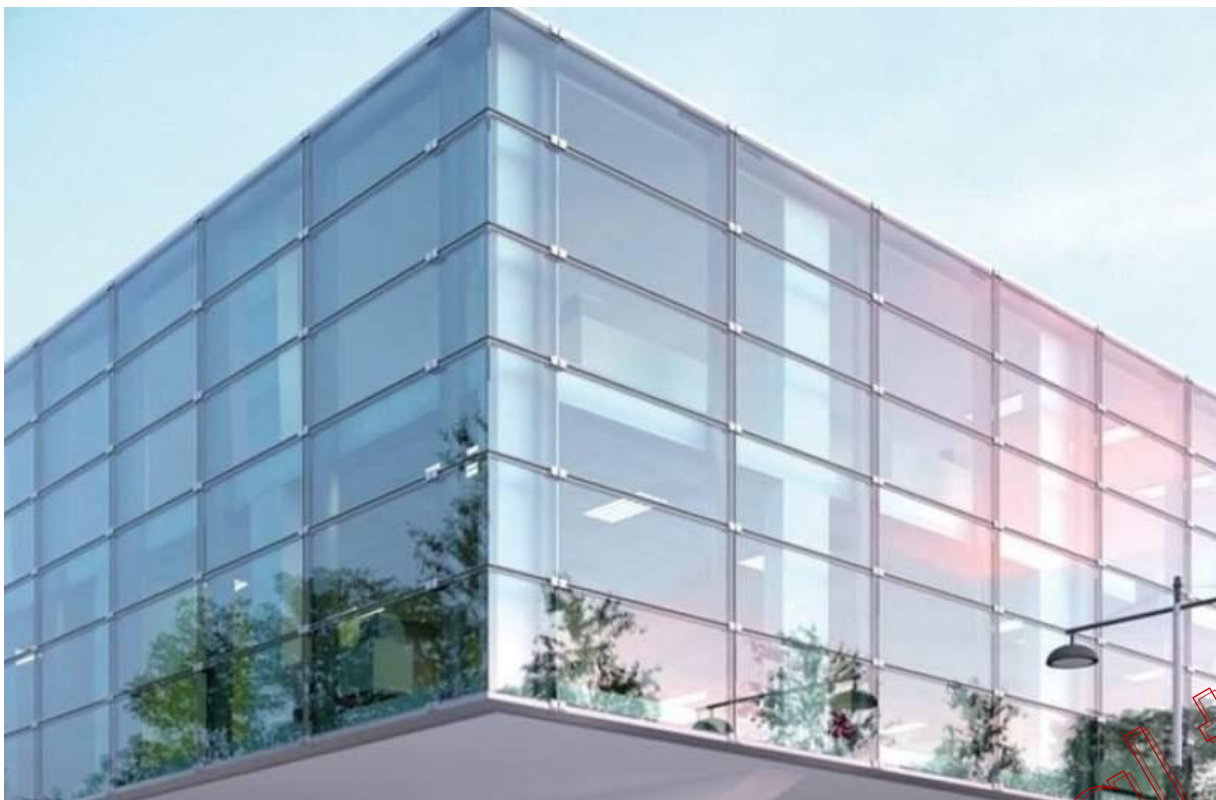
Senior Citizen Sky Court



Sunset Lounge



Star Gazing Deck



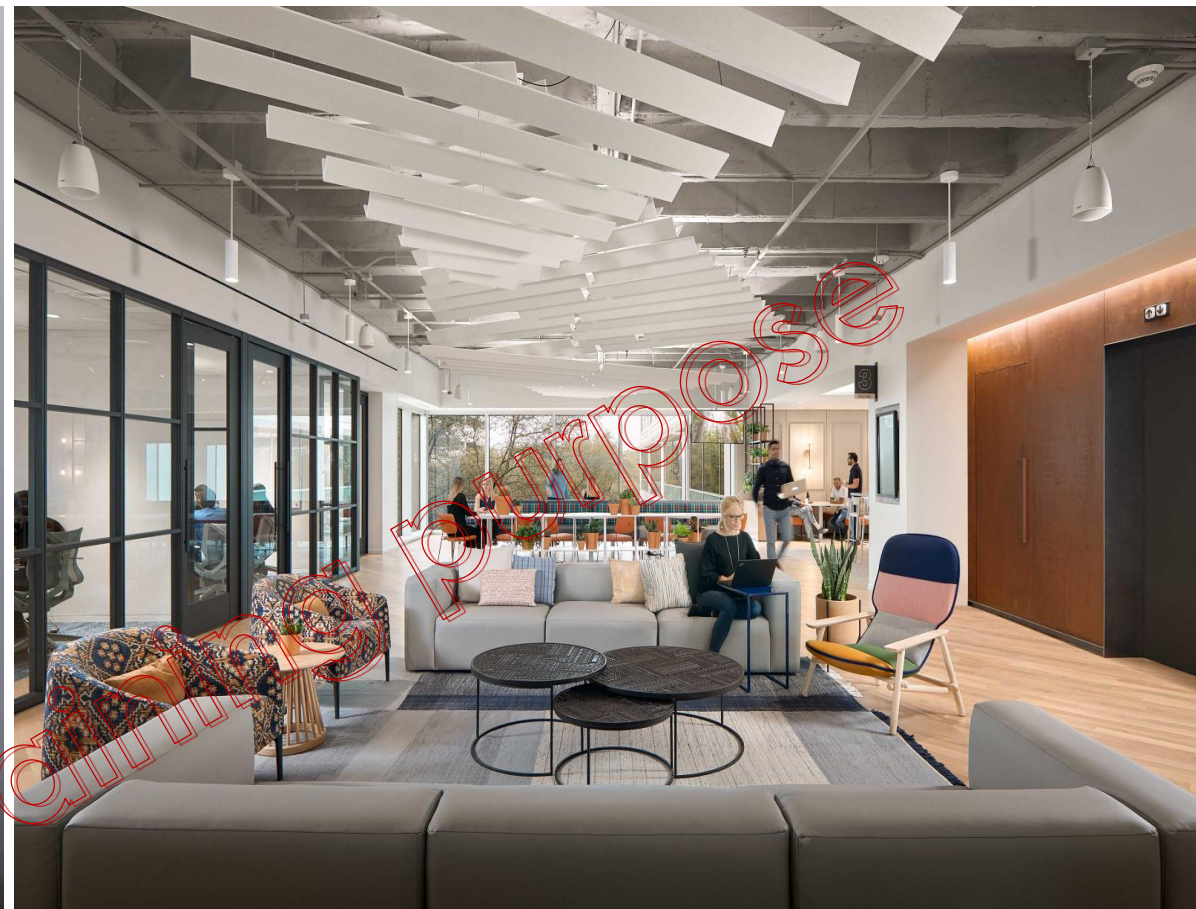
Glass façade around the sky club for
360° views



Unique treatment on top (Sky clubhouse level) for
identity



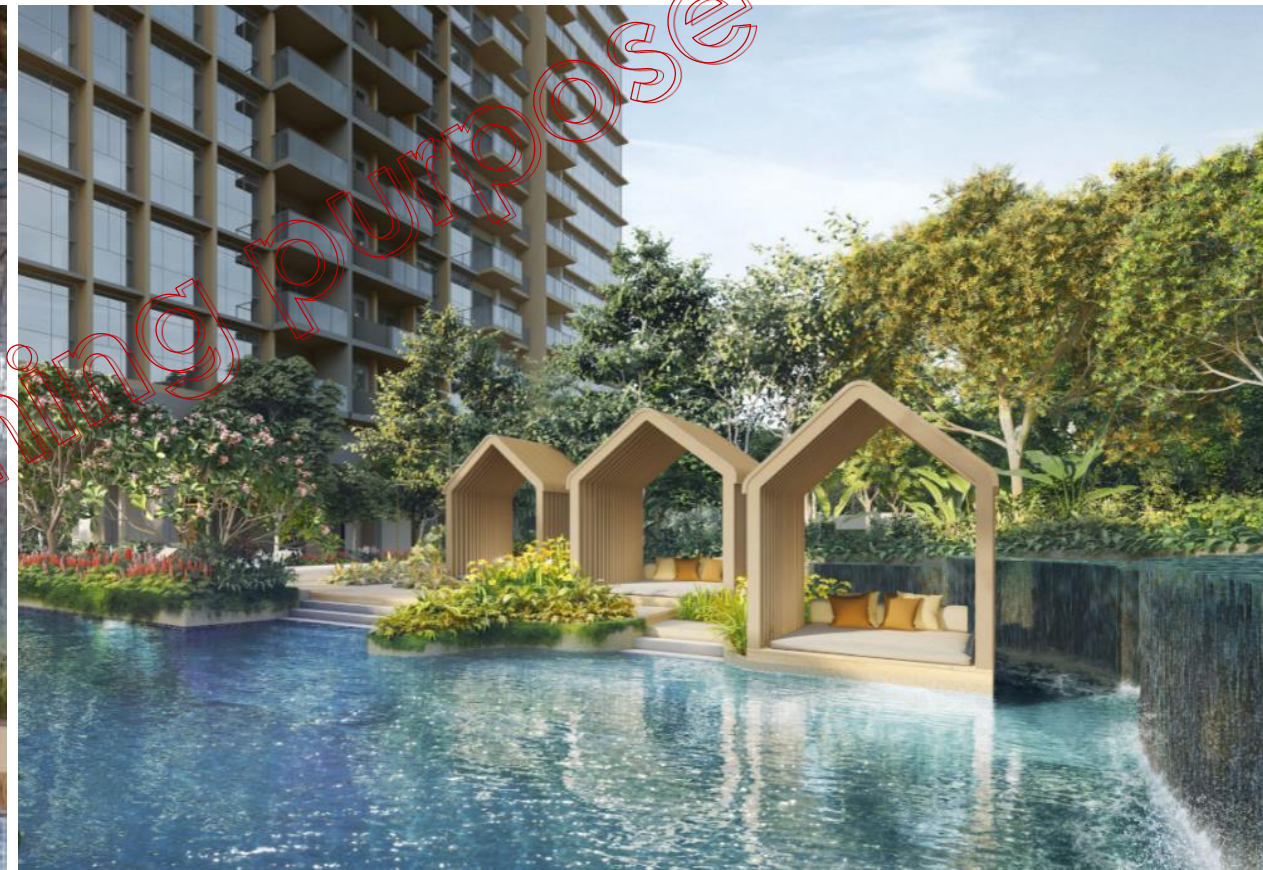
Sky Gym



Grand reception with reading lounge



**15 ft. high water Curtain
adjoining the pool**



Poolside Cabanas



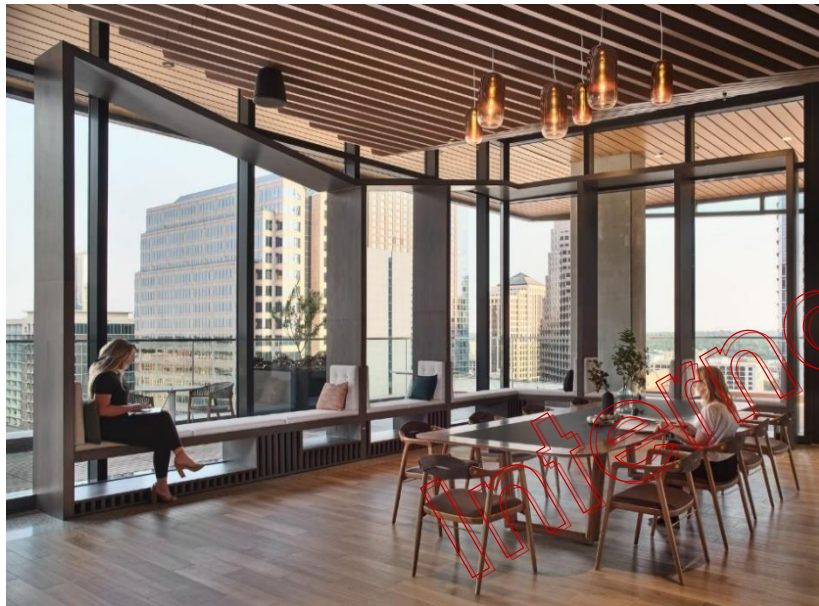
Squash Court



Indoor badminton court with



Indoor Games room



Working Lounges with Wi-Fi



Cards room



Indoor Kids play area



Grand Entrance



Double Height Tower Lobby with
sitting lounge



Grand Chandelier at
each tower lobby

Active Recreation



Pool Side Deck with Canopy/ Cabana



Swimming Pool and Leisure pool



Sunken pool seating



Biophilic experience



Feature wall Water curtain



Jacuzzi

Wellness and Resort Living



Meditation deck



Yoga Lawn



Accent Lighting



Sculptures



Healing garden



Lotus pond

Sports and Children's Zone



Children's Play Area



Multipurpose Court



Kid's Pool



Jogging track



Fitness Zone



Art corner

Community and Gathering Spaces



Senior Citizen's Corner



Multipurpose lawn With stage



Event Lawn



Barbeque Zone



Seatings



Chit chat corner

**“CRAFTING GRAND LAYOUTS FOR A LIFESTYLE OF LUXURY AND
SOPHESTICATION”**

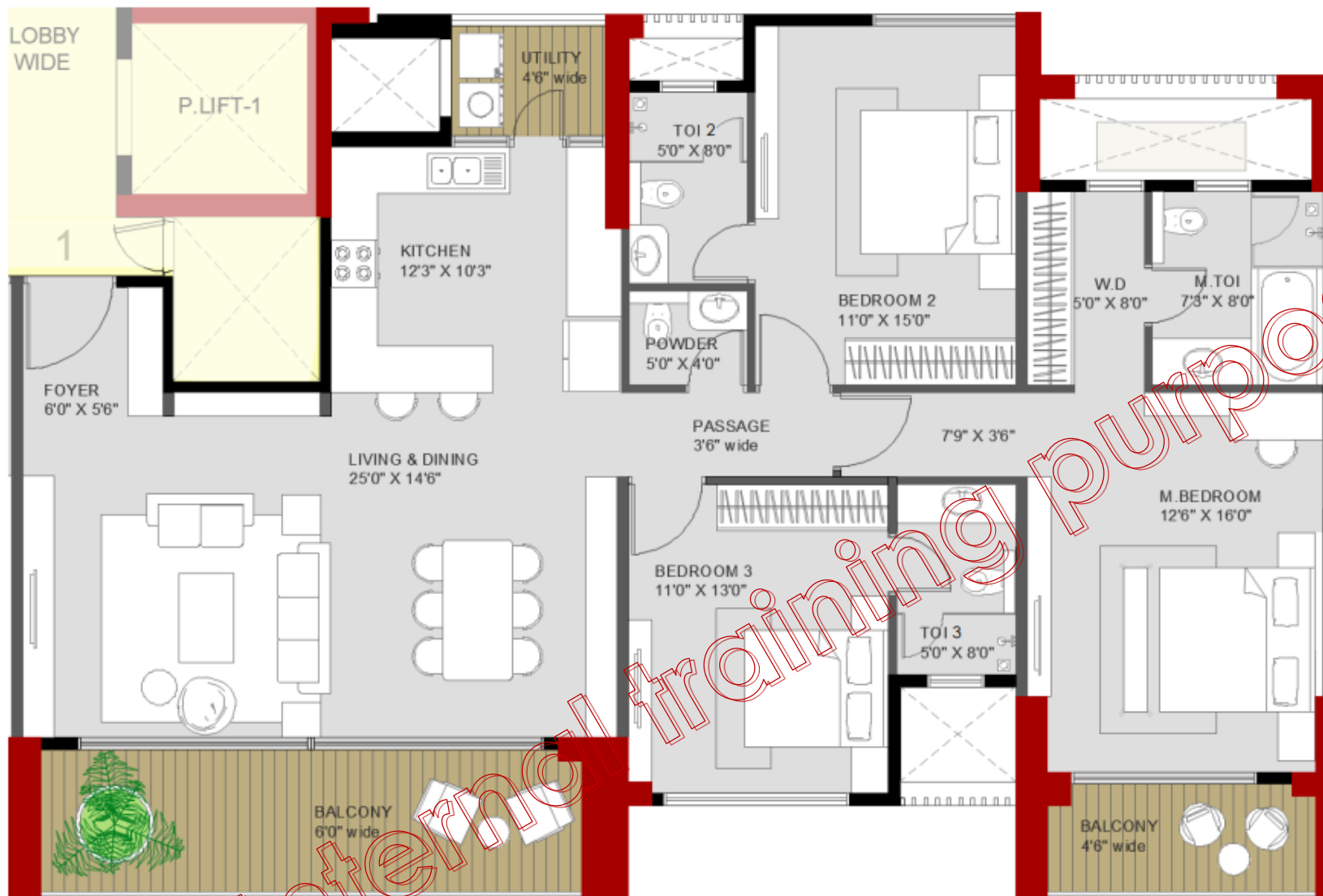
4 BHK – 2403 sqft



Spacious Rooms

- Walk in wardrobes in 2 bedrooms
- Wide and usable balconies
- Min 11' wide bedrooms for the other bedrooms
- Large bathrooms with bathtub in the master bathroom
- Large usable foyer

3 BHK – 1565 sqft



- Spacious Rooms
- Walk in wardrobes in master bedroom
- Wide and usable balconies
- Min 11' wide bedrooms for the other bedrooms
- Large bathrooms with bathtub in the master bathroom

**“ELEVATING LIVING STANDARDS WITH EXQUISITE INTERNAL SPECIFICATIONS
TAILORED FOR COMFORT”**

3 BHK
INR 3.89 Cr Onwards

Token Amount – 20 Lacs

4 BHK + Servant Room
INR 5.99 Cr Onwards

Token Amount – 25 Lacs

FOR MORE DETAILS
CONTACT YOUR
RELATIONSHIP MANAGER !

INTERNAL SPECIFICATIONS	
LIVING, DINING, KITCHEN	IMPORTED MARBLE
MASTER BEDROOM	WOODEN FINISH TILES
BALCONY FLOORING	ANTISKID WOODEN FLOORING TILES
OTHER BEDROOM	LARGER VITRIFIED TILES
UTILITY AREA FLOORING	ANTISKID CERAMIC TILES
KITCHEN PLATFORM	QUARTZ
BATHROOM FLOORING	ANTISKID VITRIFIED TILES
BALCONY RAILING	LAMINATED GLASS RAILING IN BALCONY
WINDOWS	UPVC
CP FITINGS	TOTO

Key Differentiators – Quartz Kitchen Countertop



- Quartz is a more durable material as compared to Granite
- Its less porous so it doesn't stain easily
- Because of low porosity, it doesn't allow growth of bacteria; thus, its more hygienic and safe
- It has greater scratch resistance than granite
- The shine stays for longer as compared to Granite



Key Differentiators – Imported Marble Flooring



- Extremely premium finish
- Perceived to be the most premium material for flooring
- Large sized marble tiles to bring a composite look to the floor
- Premium Imported marble being used

