



VERDE

RESIDENCE COLLECTION

KALYANI NAGAR

Vistas So Spectacular..

Deserve More than Just a Home with 4 walls

Overlooking 200 acres of lush stud farms, where Air, Light & Water will be in abundant presence. Where you will be one with the elements and your mind, roaming free, in a world extraordinary.

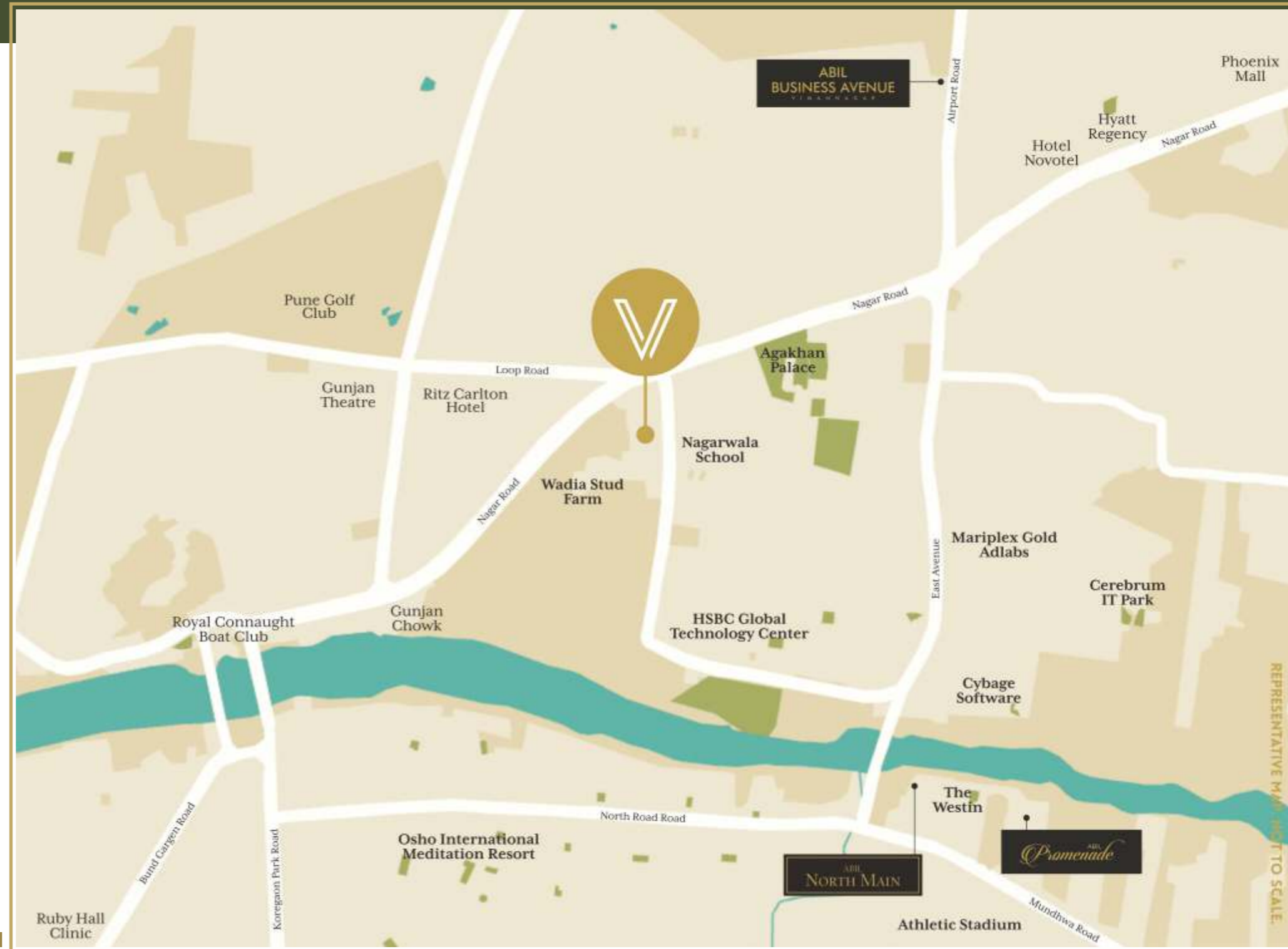
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VERDE
RESIDENCE COLLECTION
KALYANI NAGAR

Live in the heart of a vibrant city and yet have your own cocooned life-style. Ensnconced in Kalyani Nagar, known for prosperity, creativity and striking architectural design. Verde Residence allows you to explore the dynamic rhythm of the neighbourhood at your pace. Take in unimpeded views of enchanting greenery, a rare luxury in a city.



Location Map

lifestyle to its residents, all Kalyani Nagar, offers the luxury of open spaces & greenery, all in the heart of the city. From hospitals to shopping malls & movies, fine dine restaurants & pulsating night-life, art & music, Kalyani Nagar offers the conveniences of modern day at a stone's- throw distance.



Towering Above All

PANORAMIC VIEW OF EASTERN PUNE AS SEEN FROM VERDE



KALYANI
NAGAR

AMANORA
TOWN

MAGARPATTA
CITY

WESTIN
PUNE

KOREGAON
PARK

Neighbourhood

BANKS

- HSBC
- Citi Bank
- Standard Chartered Bank
- HDFC
- Yes Bank
- Bank of Baroda
- ICICI
- Axis Bank
- State Bank of India
- Corporation Bank

PREMIUM HOTELS

- The Westin
- Marriott Suites
- Conrad
- Novotel
- Hyatt Regency
- Ibis
- Four Points By Sheraton
- Ritz Carlton

HOSPITALS

- Ruby Hall Clinic
- Jehangir Hospital
- Inlaks Budhrani Hospital
- Medipoint Hospital
- K.K. Eye Institute
- Jeevan Jyot Hospital

EDUCATIONAL INSTITUTES

- Symbiosis International University
- Shrishti Institute of Design
- College of Engineering Pune
- B J Government Medical College
- Ness Wadia College of Commerce
- MES's College of Engineering

FNB & ENTERTAINMENT

- Koregaon Park
- Kalyani Park
- Magarpatta

RESTUARANTS


- Royal China
- The Ship
- Kalyani Veg
- Northern frontier
- Barbeque Nation
- ABC Farms
- Polka Dots
- Sohos & Toscana
- Stone Water Grill
- Hard Rock Café
- Leo Café
- Great Punjab
- Prems
- Creams Centre
- Post 91
- Malaka Spice
- Yellow Chillies
- Trios
- Arthur's Theme
- Copper Chimney

CINEMAS

- Big Cinemas
- Cinemax – Inorbit Mall
- PVR Cinemas – Phoenix Mall
- Inox

PREMIUM RETAIL SPACES

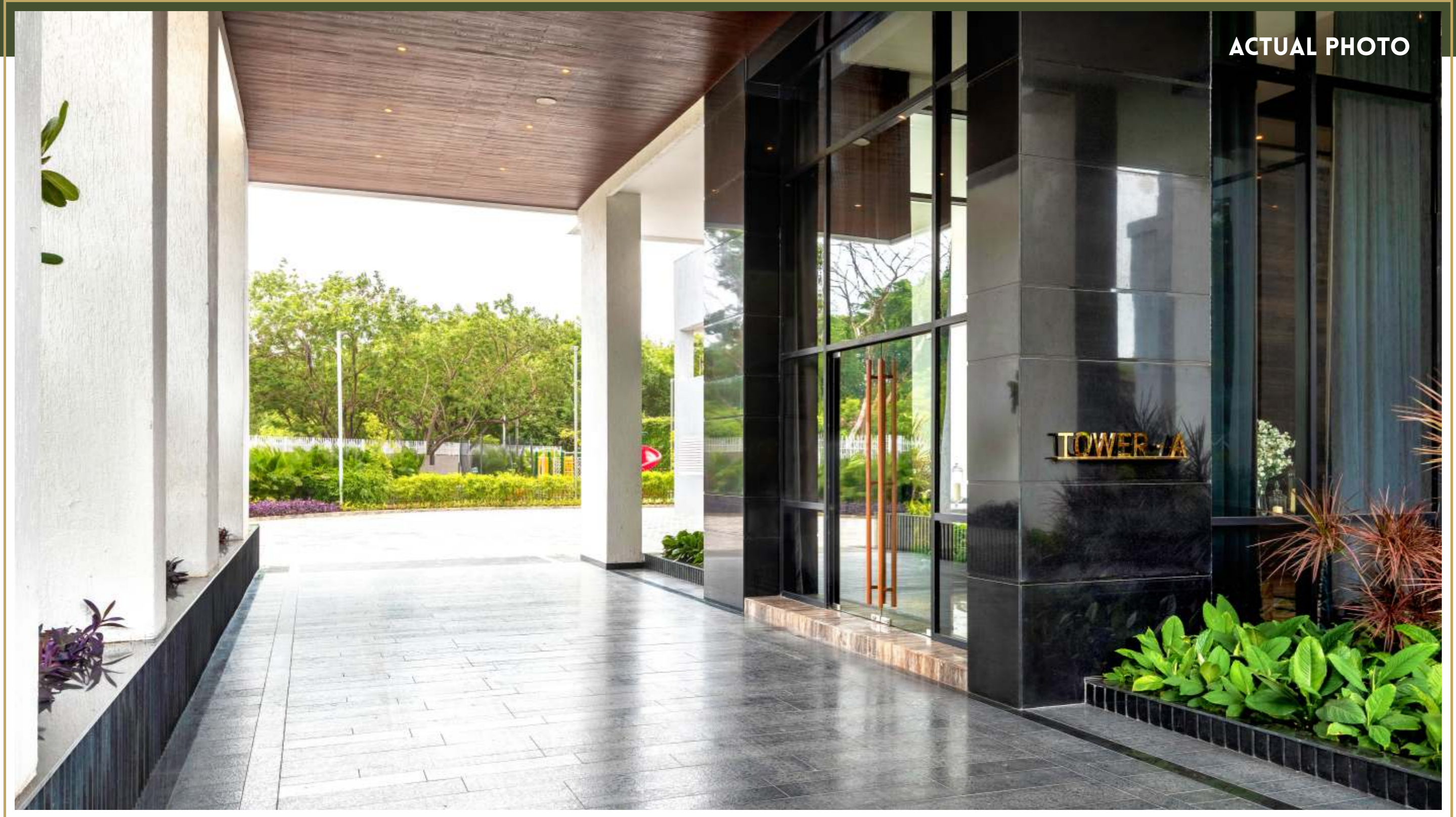
- Phoenix Market City
- Amanora Mall
- Seasons Mall
- Creaticity

The image features a dark green background with several overlapping, parallel gold-colored geometric shapes on the left side. These shapes include a large triangle pointing downwards, a long thin parallelogram, and a smaller parallelogram, all oriented diagonally from the top-left towards the bottom-right. The text is positioned on the right side of the image.

Curated living
experiences.
To suit your
bespoke lifestyle.

Drop Off

A Welcome Experience



Entrance Lobby

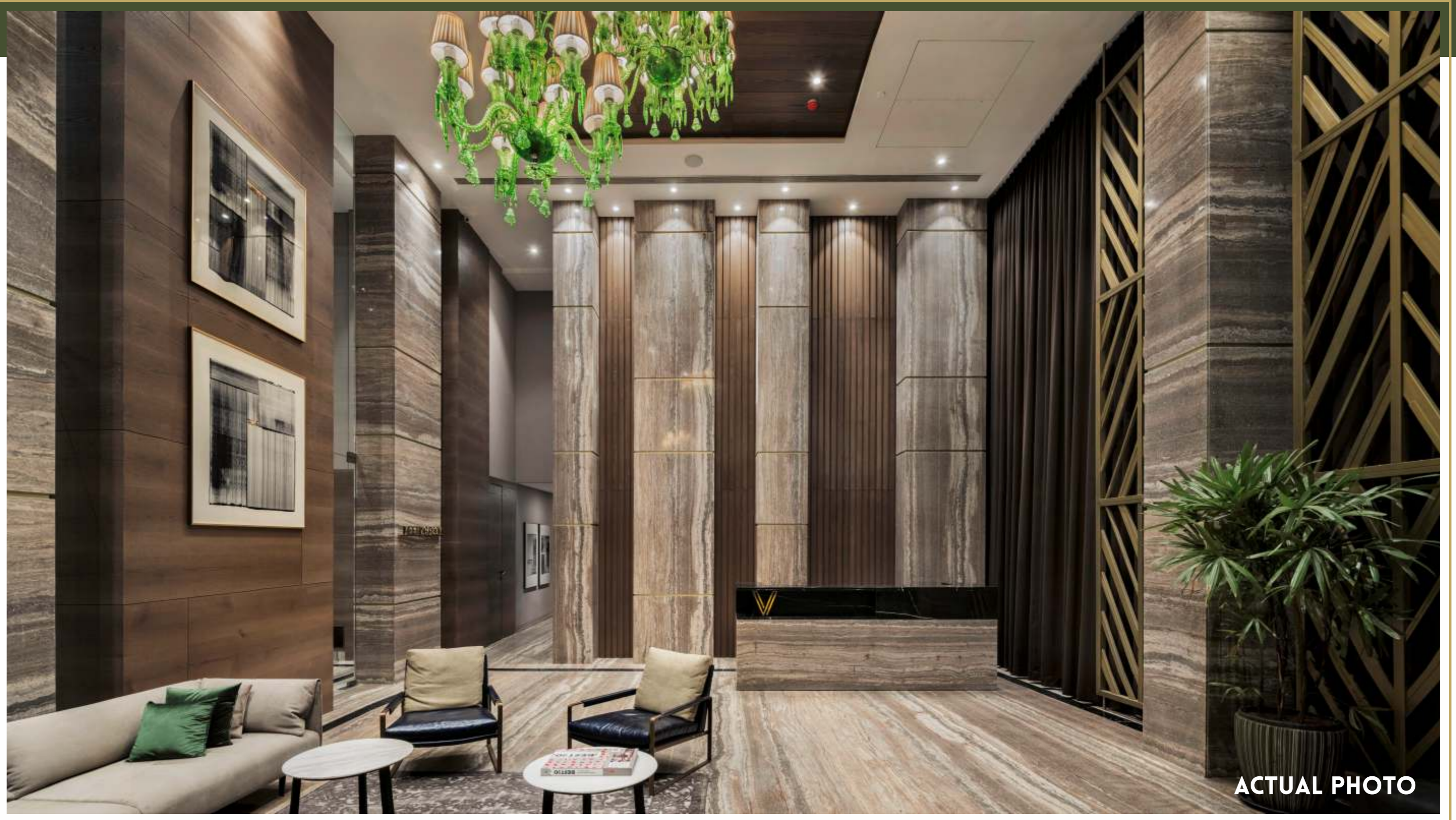
A Welcome Experience

ACTUAL PHOTO



Entrance Lobby

A Welcome Experience



Living Room

Welcome to a world without limits. A world that you call your home.

ACTUAL PHOTO



Dining Area

Luxury is in the details.

ACTUAL PHOTO



Bedroom

Find solace in a serene, cocoon of thoughtfully crafted interiors.
Lounge, rest or simply enjoy the view.

ACTUAL PHOTO



Squash Court

ACTUAL PHOTO



Games Room

ACTUAL PHOTO



Games Room

ACTUAL PHOTO



Private Screening Room



ACTUAL PHOTO

Meeting Room

ACTUAL PHOTO



Barbeque Area

ACTUAL PHOTO



Amenity Area

ACTUAL PHOTO



Podium View

The podium takes community living to a world new level.
Whatever your moment of joy, the podium is where you'll find it.



ACTUAL PHOTO

Swimming Pool

ACTUAL PHOTO



Gymnasium



ACTUAL PHOTO

Gymnasium



ACTUAL PHOTO

Sauna Room



ACTUAL PHOTO

Steam Room



Banquet Hall



ACTUAL PHOTO

Multipurpose Court



ACTUAL PHOTO

Kids play area with EPDM flooring



Outdoor Picnic Area

ACTUAL PHOTO



Amenities

Amenities on Ground Level

- Ecological Garden
- Banquet Hall
- Double height Main entrance lobby for each Tower
- Lounge & Fashionably crafted waiting area in main lobby
- Squash court
- Kids Play Area with EPDM Floor
- Multipurpose Court
- Common Society Meeting Room
- Pet Zone Area

Amenities on Stilt Level

- Games room
 - Pool Table
 - Foosball Table
 - Table Tennis
 - Poker Table
 - PlayStation
- Private Screening room
 - 20 Seater with Dolby Atmos

Amenities on Podium Level

- Swimming Pool (Temperature Controlled)
- Kid's Pool
- Jacuzzi
- Gymnasium
- Separate spa area for Men & Women.
- Skating Rink
- Acupressure Pathway
- Jogging Track
- Outdoor Chess
- Sand Pit for kids

Specification

LIVING/DINING/FOYER/PASSAGE

Flooring: Marble

Walls (paint and plaster): Acrylic emulsion

Paint with POP punning/Gyp plaster

Ceiling (paint): Acrylic emulsion

UTILITY BALCONY

Flooring: Combination of anti- skid/vitrified tiles and granite

Walls: Acrylic emulsion paint

Counter top: SS sink with granite counter top

BEDROOMS

Flooring:

Engineered Wooden flooring in Master

Bedroom and Guest Bedroom

Marble flooring in other rooms

Walls (paint and plaster): Acrylic emulsion

Paint with POP punning / Gyp plaste

Ceiling (paint and plaster): Acrylic emulsion

With POP punning / Gyp plaster

SERVANT'S ROOM

Flooring: Vitrified titles

Walls (paint and plaster): Acrylic

emulsion paint with

POP punning / Gyp plaster

Ceiling: Acrylic emulsion paint

PLUMBING

Piping system: CPVC pipes for internal water supply and HDPE pipes for drainage

FIRE FIGHTING PUMPS

Multi stage main hydrant and sprinkler

Jockey pumps and booster pumps

KITCHEN

Flooring: Stone/Marble

Walls (paint and plaster): Acrylic emulsion

Paint with POP punning / Gyp plaster

Ceiling (paint and plaster): Acrylic emulsion

Paint with POP punning/ Gyp plaster

Bare-Shell kitchen with provision for water inlet and outle

TOILETS

Flooring: Marble in all toilets except

Servant's toilet

Walls: Combination of marble and luster

Paint in all toilets except servant's toilet

Ceiling: Modular/MR boards false ceiling

Counter: Master in all toilets except

servant's toilet

Fittings and Fixtures:

5 premium quality fixtures in master toilet and vertical glass shower partition

3 premium quality fixtures in other toilets with imported chinaware and CP fittings

Vertical glass shower partition, except in powder room and servant's toilet

SECURITY

CCTV surveillance for common areas

Main door with digital lock

Video door phone

Intercom facility

Access control for building entry

STAIRCASE

Flooring: Kota stone

Walls :(paint &plaster): Gypsum/wall putty finish

Railing: MS railing

SERVANT'S TOILET

Floor: Anti –skid tiles

Walls dado: Acrylic emulsion paint /vitrified titles

Ceiling: Acrylic emulsion paint

Fixtures and Fittings: CP

fittings and fixtures of standard make

TYPICAL LIFT LOBBY

Flooring: stone

Walls: Combination of stone / wallpaper

BALCONY / SIT- OUTS

Flooring: Combination of anti-skid/vitrified tiles and granite

FAÇADE

Windows: Aluminum with approved glass thickness

Railing: SS Railing with laminated glass

Combination of durable exterior paint and cladding

FIRE FIGHTING

Automatic Sprinkler System with wet riser, fire detection alarm system and safety equipment as per norms

EQUIPMENT

Tower A-2 passenger elevators and I service elevator

Tower B- 3 passenger elevators and I service elevator

Tower C- 2 passenger elevators and I service elevator

All elevators with intercom facility

GARBAGE TREATMENTS

Garbage chute at each level

PIPED GAS SYSTEM

Piped Gas system for kitchen

EXTERNAL INFRA SERVICES

100% DG backup for each apartment

Water Supply

Hydropneumatics system for water supply

Solar water supply in the kitchen and servant's room only

Treated water supply for gardening

HVAC

Exhaust fans/inline fans for toilet extracts

Lift pressurization as per CFO NOC

Ductable split system for all apartments except

For areas like kitchen, toilets, Sit-outs and maid's rooms.

FIRE ALARM SYSTEM

Multi detectors, smoke detectors for alarm system

In lift lobbies, amenity spaces

And parking areas

Addressable FA panel with smoke detectors in all apartments, lobby and parking

Area as per CFO NOC, with two- way talk back system

SERVICE (ELECTRICAL)

100% DG backup for each apartment

Fittings and Fixtures:

Modular switches, sockets and copper wiring

Electricals points: Provision for TV, data and telephone

Points in all rooms

Ceiling fans: Provision for 1 fan each in bedrooms and kitchen

Lights:

Provision for ceiling lights in living, dining, bedrooms and kitchen

Lights:

Provision for ceiling lights in living, dining, bedrooms and toilets

Provision for 1 Chandelier or 1 fan in living and dining

Geyser: Provision for geyser in all toilets except kitchen & servant's toilet

Verde Residence Collection

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Stratford Realty LLP



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We are currently in the process of revising project details in consonance with the Real Estate (Regulation and Development) Act, 2016 and the Rules made there under (“RERA”), which have been brought into effect from 1st May, 2017 and accordingly may not be fully in terms thereof as of date. You are therefore requested to directly verify all details and aspects including but not limited to area, amenities, services, terms of sales and payments and other relevant terms directly with our authorised representatives. Please do not rely on the information contained in this presentation, until our revision and updation is complete.

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