

RERA No. P52100003128

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PRESÍDIA
THE FINER THINGS

- AN INITIATIVE BY -

 **KUNDAN**
S P A C E S

IN VENTURE WITH

TRANSERA
REALTY

 **CHAITANYA**
DEVELOPERS

3 BHK FINEST HOMES @ NIBM

REDEFINED LUXE
REDEFINED YOU



UNPARALLELED LOCATION
among the finest residential and educational hubs..



UNBLEMISHED DESIGN
with a finest space planning and finest structure..



UNMATCHED SPECIFICATIONS
with high-class brands and high end specifications..

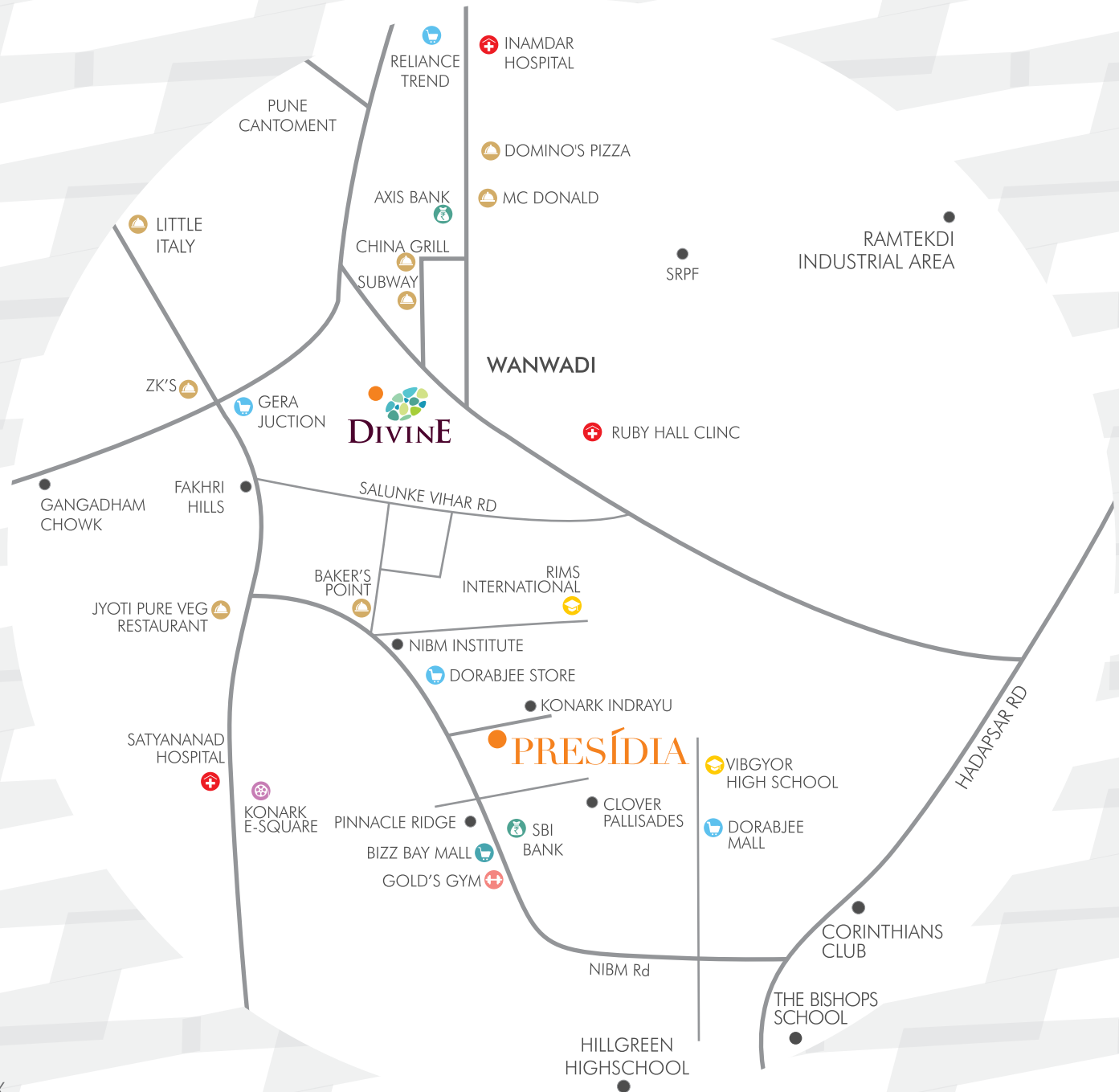


THE OXFORD SIDE OF PUNE CITY..

With cluster of renowned schools and colleges, this is the educational hub of Pune. However, it's not the only best thing. May it be some quality entertainment, your shopping needs or even your health, this is the location that takes care of it all.

- RELIANCE FRESH - 1.8 KM
- ISCON TEMPLE - 6.6 KM
- SINHGAD COLLEGE - 4.8 KM
- CORINTHIAN CLUB - 2.6 KM
- GERA JUNCTION - 2.6 KM
- KONARK ESQUARE - 2.7 KM
- PUNE STATION - 9.1 KM
- DORABJEE STORE - 0.5 KM
- DORABJEE MALL - 1.3 KM
- AIRPORT - 15.4 KM
- VIBGYOR SCHOOL - 1.4 KM
- BISHOPS SCHOOL - 3 KM
- DPS SCHOOL - 3.3 KM
- EURO SCHOOL - 3.3 KM
- RIMS INTERNATIONAL - 1.7 KM
- VIT COLLEGE - 5 KM
- BHARTI VIDYAPEETH - 8.9 KM
- PROPOSED NEW AIRPORT (PURANDAR) - 40 KM APPROX.

Distance reference are taken from google maps





IMAGINE THE FINEST **WELCOME EVER**

At PRESÍDIA , we have focussed on simplicity that creates a class apart impression of warm welcome and exudes a natural richness. Experience it the moment you reach at the welcoming doorway of PRESÍDIA.

AN INSIGNIA OF ELEGANT WARMTH

The extended ceiling height with its concealed opulent lighting of the entrance lobby reflects the inherent geniality imbued in every aspect of PRESÍDIA. May it be the guests or the residents, the high speed elevators are sure to make you marvel at the efficiency of this structure..



FINEST STRUCTURE
THE EPITOME OF LUXURY

PRESÍDIA where premium lifestyle, everyday adaptability and luxurious design come together to present a unique residential offering. The uniqueness of these abodes stands out with its sublime facade lighting, to show intelligent spaces combined with careful planning.



AN EXPERIENCE LIKE NO OTHER

The luxurious grandness along with contemplative artistry have crafted an unchallenged reflection of homes that provide graceful comforts. PRESÍDIA gives more than a stylish roof over head, it redefines your life.



AMENITIES THAT PORTRAY URBAN SOPHISTICATION

LEGEND

- | | | |
|------------------------|-----------------------|--------------------|
| ① MAIN ENTRANCE / EXIT | ⑥ PARTY LAWN | ⑪ SUNKEN BAR (P) |
| ② PARKING | ⑦ BARBEQUE LOUNGE (P) | ⑫ DECK AREA (P) |
| ③ CLUB HOUSE | ⑧ SKY DECK (P) | ⑬ AMPHITHEATRE (P) |
| ④ GYM (P) | ⑨ SWIMMING POOL (P) | |
| ⑤ KIDS' PLAY AREA (P) | ⑩ KIDS' POOL (P) | |

P - Proposed amenities that will be sanctioned in the revised plan in due course



TOWERING PRESENCE OF MODERN COMFORTS

The top floor of PRESÍDIA ensures abundance of leisure and entertainment with facilities such as party lawn and swimming pool. May it be a weekend or an evening after a tiring day, this place will lift your spirits in no time.



SWIMMING POOL

HEIGHT OF LEISURES

We have found the most immaculate way that lets you unwind after a tiresome day. Let the pristine blue water waves surround you and sooth your senses as your eyes are pleased with an exquisite view of the cityscapes.



The image shows a luxurious rooftop terrace during the 'blue hour'. On the left, a modern building with a prominent white spire is partially visible, surrounded by several tall palm trees. The terrace itself features a well-maintained green lawn with clusters of tall grasses and small white daisies. In the foreground, there are several white wicker lounge chairs and matching ottomans, some with cushions. A long, low white wall with a glass railing runs along the right side of the terrace. In the background, a few people are sitting on a bench under a pergola structure. The sky is a mix of soft blues and oranges, suggesting sunset or sunrise. The overall atmosphere is one of sophisticated and relaxing urban living.

THE FINEST SETTING FOR URBANE LIVING

Live an enriched life by relaxing with your loved ones at a place that offers a uniquely beautiful ambience, or by taking leisurely stroll at quieter times to feel the grass tickling your feet. This place truly covers every fine nuance of comfort and urbane lifestyle.



HEALTHIER SIDE OF MODERN LIFE

SPORTS & WELLNESS FEATURES

- CLUB HOUSE
- PARTY LAWN
- INDOOR PLAY AREA
- KID'S PLAY AREA

In today's lifestyle, where fitness matters to everyone, the clubhouse of PRESÍDIA provides with a perfect setup that suits the needs of everyone. May it be kids, youngsters or grownups, everybody will find their favourite path of staying fit.

Finest Features

FLOORING , WALLS & FINISHES

- Vitrified tiles in living, dining, foyer & passage area.
- Vitrified tiles in all bedrooms & kitchen area.
- Anti-skid flooring in bathrooms & dry area.
- Wooden finish tiles in terrace area.
- Wall tiles above platform upto 750 mm in kitchen.
- Designer tiles in all bathrooms.
- Ceramic tiles upto parapet level in dry area.
- O.B.D. paint / equivalent paint in all rooms.
- Rough & tough texture / Premium exterior paint.

WINDOWS & DOORS

- Designer main door with digital lock.
- Designer internal door for all bedrooms.
- Toilet door shutters with wet side laminate.
- Large windows with grill for all apartments.
- External SS railing with glass panels for terrace area.

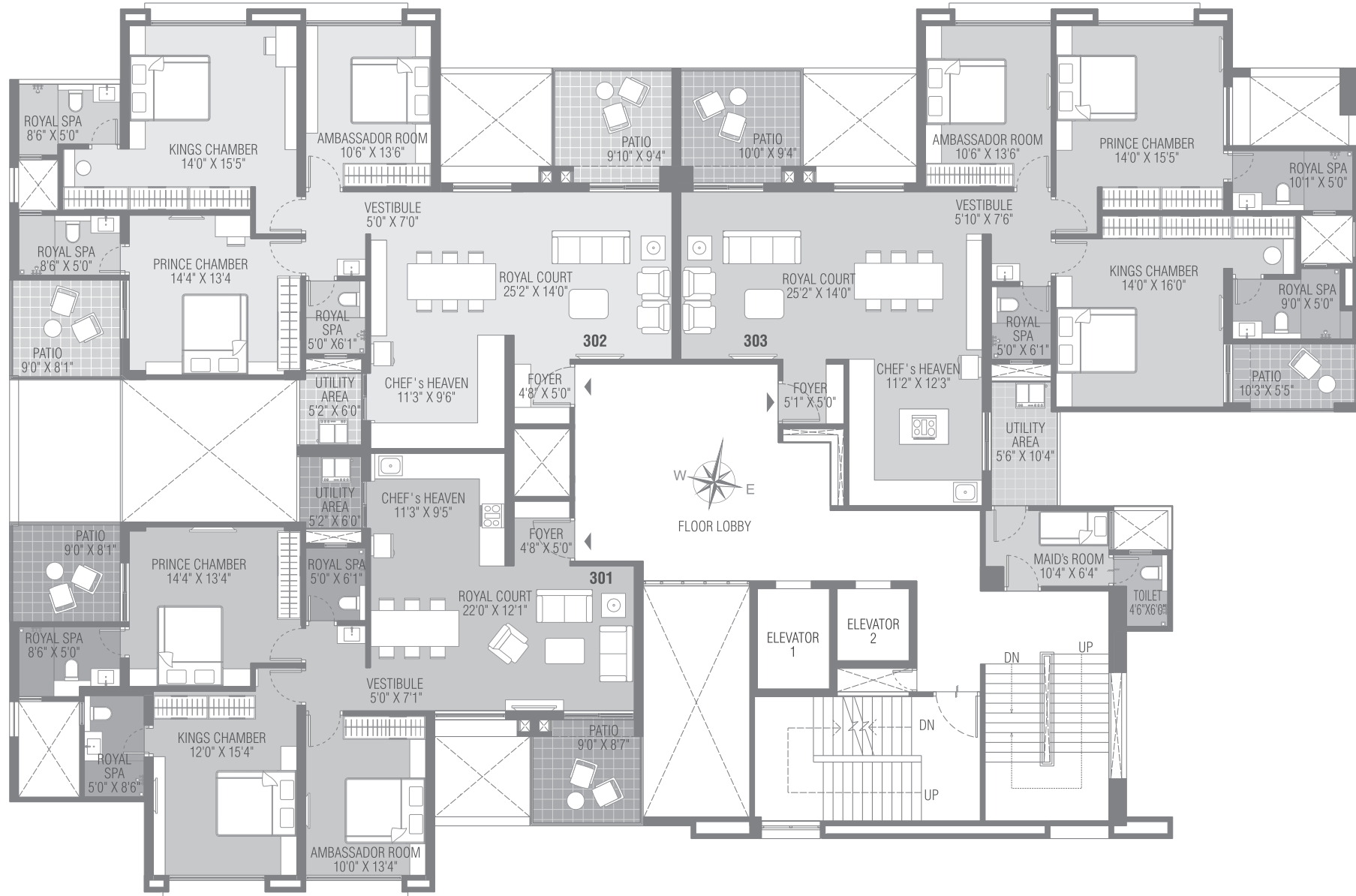
KITCHEN

- Granite platform with SS sink.
- Additional sink in dry area with provision for washing machine and dryer.

REST ROOMS

- Branded CP & Sanitary fittings.
- Provision for exhaust fan in all toilets.
- Tinted glass partition in wet & dry area.
- Provision for Bathtub in one master bathroom.
- Rain shower in one master bathroom.

Plan shown with enclosed balcony for which the area is mentioned separately on the area chart.



A WING

3,5,7,9 & 11 TYPICAL ODD FLOOR PLAN



FLAT NO	CARPET	UTILITY	ENCLOSED BALC.	TERRACE	ARCH. PROJ. (TERR./BALC.)	TOTAL	NO.	GRAND TOTAL
A - 301	95.69	2.78	9.54	10.09	4.04	122.14	1	122.14
A - 302	101.11	2.78	16.36	11.42	4.25	135.92	1	135.92
A - 303	120.28	4.81	16.36	10.12	3.70	155.27	1	155.27

Plan shown with enclosed balcony for which the area is mentioned separately on the area chart.



A WING

2,4,6,8,10 & 12 TYPICAL EVEN FLOOR PLAN



FLAT NO	CARPET	UTILITY	ENCLOSED BALC.	TERRACE	ARCH. PROJ. (TERR./BALC.)	TOTAL	NO.	GRAND TOTAL
A - 201	93.43	3.18	9.54	6.98	----	115.13	1	115.13
A - 202	100.87	3.18	16.36	8.52	----	128.93	1	128.93
A - 203	120.95	4.81	16.36	14.60	----	156.72	1	156.72

Plan shown with enclosed balcony for which the area is mentioned separately on the area chart.



B WING

3,5,7,9 & 11 TYPICAL ODD FLOOR PLAN



FLAT NO	CARPET	UTILITY	ENCLOSED BALC.	TERRACE	ARCH. PROJ. (TERR./BALC.)	TOTAL	NO.	GRAND TOTAL
B - 301	95.69	2.78	9.54	10.09	4.04	122.14	1	122.14
B - 302	101.11	2.78	16.36	11.42	4.25	135.92	1	135.92
B - 303	120.28	4.81	16.36	10.12	3.70	155.27	1	155.27

Plan shown with enclosed balcony for which the area is mentioned separately on the area chart.



B WING
2,4,6,8,10 & 12 TYPICAL EVEN FLOOR PLAN



FLAT NO	CARPET	UTILITY	ENCLOSED BALC.	TERRACE	ARCH. PROJ. (TERR./BALC.)	TOTAL	NO.	GRAND TOTAL
B - 201	95.43	3.18	9.54	6.98	----	115.13	1	115.13
B - 202	100.87	3.18	16.36	8.52	----	128.93	1	128.93
B - 203	120.96	4.81	16.36	14.60	----	156.73	1	156.73

E X P E R T S

Architect



Abhikalpan Architects And Planners

Landscape



Designterra Landscape Consultants

Legal Advisor



Jain Kinkar & Company

RCC Consultant



G. A. BHILARE CONSULTANTS PVT. LTD.
CONSULTING ENGINEERS | STRUCTURAL DESIGNERS
CHARTERED ENGINEER | GOVT. REGD. VALUERS

MEP Consultant



Amit Infrastructure Consultants - Plumbing
Siddhi Vinayak Consultants - Electrical

3d Visualistaion, Graphics & Media



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