



KALPATARU .  
serenity  
Manjri







Artist's Impression

Clubhouse view





Artist's Impression

Dusk view

## Project Highlights

- Located in the picturesque locale of Manjri
- Complex of multi-storeyed towers spread across 16 acres
- 1 BHK, 2 BHK & 3 BHK apartments
- Clubhouse with gymnasium, multi-purpose hall and indoor games room
- Spa facilities including steam, sauna & Jacuzzi
- Swimming pool and toddlers' pool
- Landscaped gardens and children's play area
- 1.5 km from Pune-Solapur road and in close proximity to Magarpatta city and S. P. Infocity





## Location Highlights

- Located in Manjri - one of the fastest developing suburbs of Eastern Pune and home to the famous Serum Institute and Poonawala stud farm.
- Manjri's proximity to Hadapsar, the thriving suburb of Eastern Pune, and the Special Economic Zones within the region have boosted its growth and development.
- In proximity to Magarpatta City and S. P. Infocity - two of the fastest growing IT hubs of Pune that are home to many powerhouses such as Accenture, IBM, Mphasis-EDS and Vodafone.
- Minutes away from Pune Camp and NIBM Road
- Close to the 4 lane Pune-Solapur Highway
- Well-connected to all parts of Pune city
- Distance from Kalpataru Serenity to:

• Pune-Solapur Highway	1.5 kms
• Hadapsar	4 kms
• Magarpatta City	5 kms
• S. P. Infocity	6.5 kms
• Koregaon Park	10 kms
• Pune railway station	13 kms



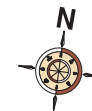
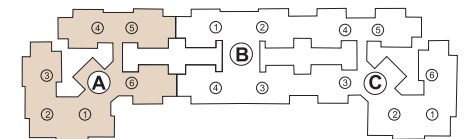
# Layout Plan



Indicative Complex Layout

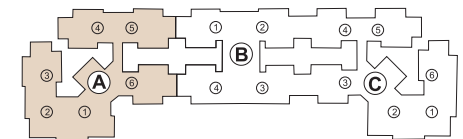


# Floor Plan Building 1: Wing A - 1<sup>st</sup>, 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup> & 11<sup>th</sup>

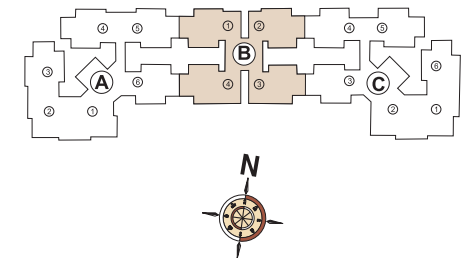




# Floor Plan Building 1: Wing A - 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 10<sup>th</sup> & 12<sup>th</sup>

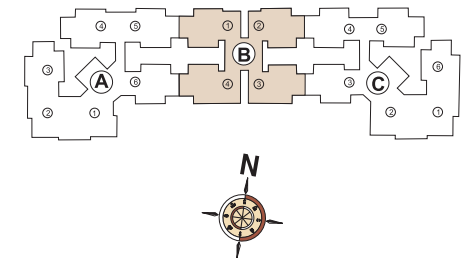


# Floor Plan Building 1: Wing B - 1<sup>st</sup>, 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup> & 11<sup>th</sup>

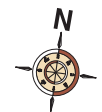
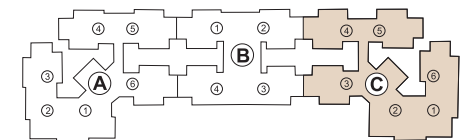




# Floor Plan Building 1: Wing B - 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 10<sup>th</sup> & 12<sup>th</sup>

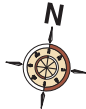
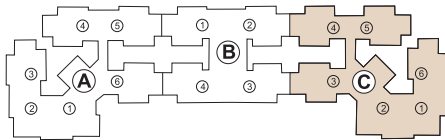


# Floor Plan Building 1: Wing C - 1<sup>st</sup>, 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup> & 11<sup>th</sup>

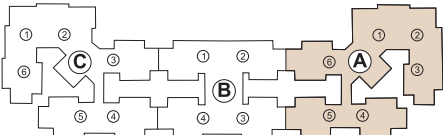
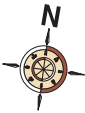




Floor Plan Building 1: Wing C - 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 10<sup>th</sup> & 12<sup>th</sup>

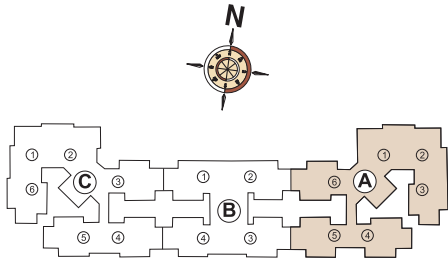


Floor Plan Building 4: Wing A - 1<sup>st</sup>, 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup> & 11<sup>th</sup>

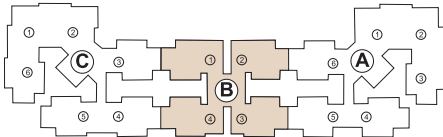
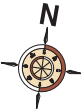




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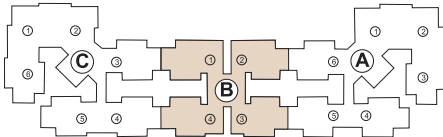
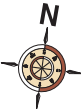


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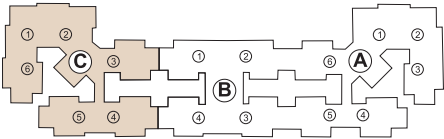
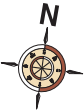




Floor Plan Building 4: Wing B - 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 10<sup>th</sup> & 12<sup>th</sup>

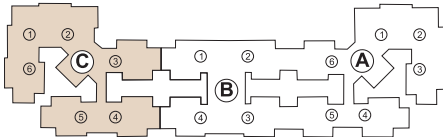
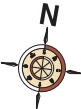


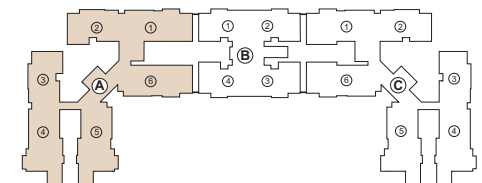
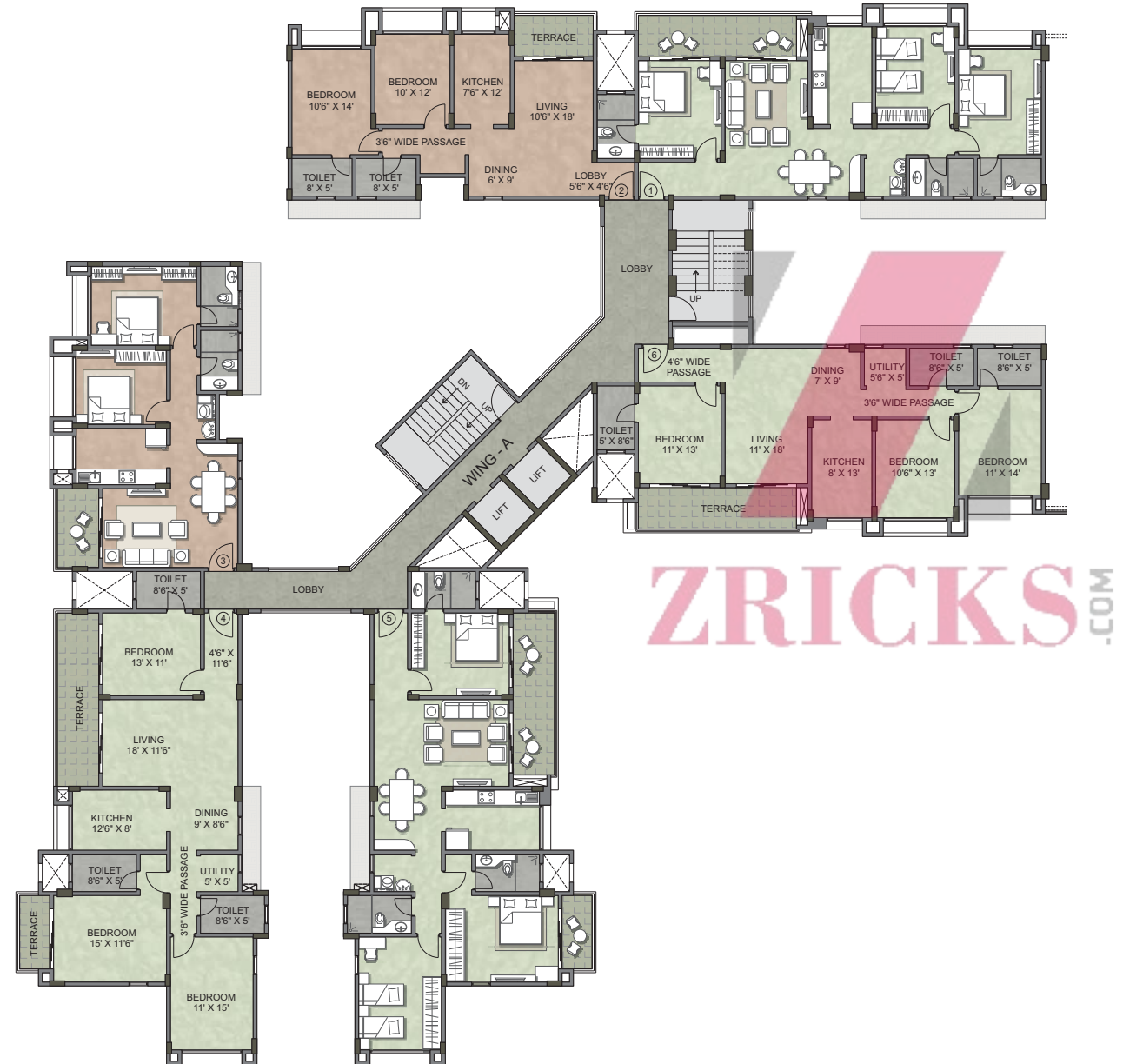
Floor Plan Building 4: Wing C - 1<sup>st</sup>, 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup> & 11<sup>th</sup>



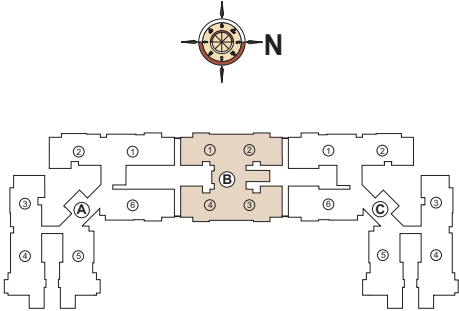


Floor Plan Building 4: Wing C - 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 10<sup>th</sup> & 12<sup>th</sup>



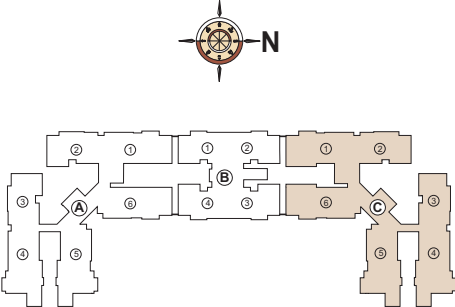


# Floor Plan Building 6: Wing B - Typical Floor Plan





# Floor Plan Building 6: Wing C - Typical Floor Plan



## GENERAL AMENITIES

- Wi-Fi enabled project
- High speed elevators
- Intercom facility
- Mailbox room
- Security cabin
- Rain water harvesting
- Sewage Water Recycling Plant (SWRP)

## APARTMENT FEATURES

- Vitrified tiles in living room, dining area and bedrooms
- Anti-skid ceramic tiled flooring in terraces
- Laminated main door with synchronised lighting
- Internal flush door with paint
- Internal walls finished in POP
- Acrylic paint on interior walls
- Powder coated aluminium sliding windows with mosquito net
- Provision for telephone & cable point in living room and bedrooms
- Provision for internet point in the bedrooms
- Provision for AC in bedrooms

## KITCHEN FEATURES

- Vitrified tiled flooring
- Granite kitchen platform with stainless steel sink
- Tiled dado above the platform
- Exhaust fan
- Provision for water purifier

## Amenities



### BATHROOM FEATURES

- Anti-skid ceramic tiled flooring
- Ceramic tiled dado
- Superior quality sanitaryware and CP fittings
- Exhaust fan
- Provision for water heater

### SAFETY & SECURITY FEATURES

- Earthquake resistant structure
- Anti-termite treatment to the foundation
- Generator back-up for elevator and designated key utility areas
- Fire-fighting system
- Concealed copper wiring with modular switches
- MCBs and ELCBs

### LEISURE FEATURES

- Clubhouse with well-designed entrance lobby and reception
- Well-equipped gymnasium with attached terrace
- Swimming pool and toddlers' pool with pool decks
- Seating lounge overlooking swimming pool
- Spa with Jacuzzi, shower, steam and changing room
- Indoor games room and yoga room
- Multi-purpose party hall with attached kitchen and green room
- Squash court
- Table tennis room
- Landscaped garden with children's play area
- Seating alcove
- Jogging track
- Wi-Fi connectivity in clubhouse







**Developers:** Ashoka Properties Private Limited

**Site Address:** S. No. 95/5, Opposite Navratna Mangal Karyalay, Mahadev Nagar, Near All India Radio, Manjri, Pune - 412 307. Tel: +91 20 2699 3961 / 62

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**Head Office:** 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai - 400 055. Tel: +91 22 3064 5000 | Fax: +91 22 3064 3131 | Visit: [www.kalpataru.com](http://www.kalpataru.com)

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