



PANCHSHIL
TOWERS

Inspired Living By
STARCK



LUXURY
IS ALWAYS PREFERRED

Only a chosen few enjoy a life of privilege.

Privilege to enjoy life at its own pace. A life extraordinarily elegant. Privilege to command a lifestyle of indulgence. Where details matter.

Only a chosen few prefer to define their way of living. To live in resplendent luxury.

LUXURY. ALWAYS PREFERRED.



Shot on location, yoopune by Philippe Starck



Established in 2002, Panchshil Realty is Pune's premier real estate developer. Over the past decade, Panchshil has successfully delivered over 14.5 million sq. ft. of prime real estate. With 17.4 million sq. ft. under development across multi-asset classes, Panchshil is changing Pune's skyline.

With global partners like yoo, Trump Brand, JW Marriott, Ritz-Carlton, and World Trade Center, Panchshil has played a significant role in putting Pune on the world map.

Our development portfolio spans across high-end residential developments, IT parks, built-to-suit office space, special economic zones (SEZ), luxury hotels, and retail malls.

Recipient of multiple awards in luxury homes and property development, Panchshil is synonymous with premium finish, well-designed floor layouts, innovative solutions, high quality execution and after-sales maintenance.



TRUMP[®]
TOWERS

PUNE

DEVELOPED BY
PANCHSHIL



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ARCHITECTURAL RENDITION

Beyond homes; Panchshil Residences are lifestyles.
Finer in every aspect, they command appreciation in value, and identity.

The passion to bring the world to Pune drives us. Always at the forefront of transforming luxury,
Panchshil Residences redefine the skyline of this great city.

Built for the connoisseur, Panchshil Residences mirror the soul of Pune,
making lifestyles more stylish, more luxurious. More you.

PANCHSHIL RESIDENCES

SATELLITE TOWERS

FOREST CASTLES

QUEEN'S COURT

SSILVER WOODS

WATERFRONT

ONE NORTH

THE ADDRESS

CASA 9

YOOPUNE BY PHILIPPE STARCK

TRUMP TOWERS PUNE

EON WATERFRONT

PANCHSHIL TOWERS

THE VILLAS BY KELLY HOPPEN FOR YOO



ARCHITECTURE
MODERN, URBAN LUXURY

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PANCHSHIL TOWERS

Panchshil Towers is a reflection of modern architecture. At almost 100 meters, it is unimaginably closer to heaven. The contemporary design highlights modernist architecture. For visual emphasis, clean lines accentuate function and spaces.

The use of materials to produce finesse is remarkable. Glass and steel come together to deliver splendor and strength.

The sleek glass façade broadens the scope of linear architecture. Artfully ambiguous, glass is solid yet invisible, present yet transparent.

It exposes spaces, interplays with light and shadows, and sparkles when lit up.

Steel eliminates limitation of glass, reinforcing structural integrity. Steel frames give freedom from thick supporting walls, thus allowing greater space between structural systems.

Landscapes are an extension of the design philosophy. Warm stones in public spaces render a sense of longevity, while modern high contrast palettes of the interiors inspire contemporary lifestyles at Panchshil Towers.

Modern technology and practices avoid superfluous decoration. The focus is kept on intelligent use of materials, and design that takes your breath away.

Shekar Ganti - Principal Architect

*Ganti & Associates Inc. USA
GA Design Consultants LLP. India*



Panchshil Towers is designed for modern living and finer lifestyles. Located in Kharadi, it is spread over seventeen acres. Nine sprawling towers offer stunning views of Pune's urbanscape.

The residences are configured to three-bedroom and four-bedroom plush apartments in typical and simplex. Trendy three-level penthouses and exclusive five-bedroom podium villas form the high point of living.

All residences are designed to be contemporary in flavour and function. Sharp design provides large family-centric, multi-functional living zones with special additions like study, lounge, patio and exterior decks.

Almost 50% of open area is landscaped. Imaginative aqua-centric contours dominate the surrounding, bringing nature closer.

Plush podium and modern clubhouse host a limitless range of amenities making life urban, convenient and truly extraordinary.

PANCHSHIL TOWERS

- 17 acres. 9 towers. 34 floors.
 - 3-bedroom & 4-bedroom apartments in typical and simplex.
 - Trendy 3-level penthouses & limited 5-bedroom podium-level villas.
 - Sizes from 3,000 – 6,000 sq. ft. (approx.)
 - Centrally air-conditioned apartments with VRV cooling.
 - All residences with exterior viewing decks.
 - World-class clubhouse with pool, playground & amphitheatre.
 - Residences with user-friendly features for physically challenged and elderly citizens.
 - Nearly 50% of total open area landscaped. Water features, lawn, promenades and vehicle-free avenues.
 - Close to EON Free Zone, World Trade Center Pune, Magarpatta City, Hadapsar, Ranjangaon MIDC and Wagholi.
 - 7 minutes from Kalyani Nagar & Koregaon Park *
- (*As per new under-construction riverside road connecting CBD to Kharadi and Wagholi.)



SPACE

THAT BREATHES

A living room sets the tone and mood for the home, reflecting the lifestyle you choose to live. Luxurious, warm and bold at the same time, it is the face of your residence.

Dramatic ceiling height amplifies the open, flowing layout. Harmonious elements of lines, texture and lighting makes the living room alive.

Seating arrangements are symmetrical and practical. Contemporary interiors light up the living room making it the centerpiece of every residence.

Glass sliders at end of the living area open to a balcony, which functions as an exterior deck. It carries forward the interior visual dialogue outside.

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TOWERS



PODIUM VILLA LIVING ROOM RENDITION
AS PER ARCHITECTURAL PLAN

OWNER'S PRIDE
FOR THE FASHIONABLY ELITE



Limited-edition podium villas measure 6,500 sq. ft. in size. The villas feature a double-height living room that opens onto an outdoor patio. The patio and an open sun-deck double up as areas of rest and recreation.

Consisting of two floors, the open-space layout is a recurrent feature.



TYPICAL APARTMENT LIVING ROOM RENDITION
AS PER ARCHITECTURAL PLAN

Master suites are distinct, characterized by soft colors, coordinated walk-in wardrobes and hardwood flooring that oozes warmth.

Guest bedrooms designed to serve as independent spaces, and enjoy privileged access. Private study is minimal in form, yet clean lines and ambient light make a cozy enclosed space.

Living areas on upper floors are open to each other, maximizing airflow. A private elevator makes movement comfortable.

Furniture is color matched to décor throughout, creating an overall harmony.

Every podium villa comes with its own private garden.

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SIMPLEX APARTMENT DINING RENDITION
AS PER ARCHITECTURAL PLAN



TYPICAL APARTMENT DINING RENDITION
AS PER ARCHITECTURAL PLAN

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The kitchen is an interface between formal and informal areas, and hence are modern in style.

Open-plan concept makes cooking smooth and hassle-free. Laminated cabinetry are paired with countertops to preserve visual continuity without giving up utility and efficiency.

Dining area is discrete, with ambient lighting prominently focusing on the central dining table.

Imported modular fittings make it an area of work and play with easy access from housekeeper's room and attached dry balcony.

Floorings and finishing are handpicked to be durable and stain-free.

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Private high-speed elevators is an extension of the many comforts of living. Personal access cards ensure that only you can control elevators and monitor entry and exit.

Privacy and floor-only access reduces safety and security concerns. A step ahead, residences also come with separate entry vestibules for guests, allowing guests to be comfortable and movement free of intrusion.

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MASTER BEDROOM RENDITION AS PER ARCHITECTURAL PLAN



BEDROOM RENDITION AS PER ARCHITECTURAL PLAN



Lavish and stately, the bedrooms are indulgences. Bedroom suites are self-sufficient allowing relaxed privacy.

The understated décor in master bedrooms is soothing. Concealed lighting with rich, warm textures gives a pampered feel.

Built-in cabinets continue the sleek, flush look providing ample space for storage. The unobtrusive furniture keeps focus on the design elements.

Guest rooms are separate from public areas to ensure privacy for guests. With individual access, guest room décor is in line with master design.

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MASTER BATHROOM RENDITION AS PER ARCHITECTURAL PLAN



A perfect blend of beauty and functionality, the bathroom is clad in tiles and fittings that are dynamically interlaid to complement shades and textures.

Imported washstand, mirror and shower enclosures are finest in quality. Balanced, comfortable lighting allows a subtle, calming atmosphere.

Restricted palette of materials embellishes the beauty of shower enclosures, making bathrooms just as modern as the rest of the house.

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PENTHOUSE CROSS SECTION RENDITION AS PER ARCHITECTURAL PLAN



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Sleek multi-level penthouse offers a series of postcard views from every room.
Opulent and spacious penthouse apartments measure 6,300 sq ft in size.

Distinct double-ceiling height makes living room grand and allows abundant sunlight.
Sliding doors open to a sun-deck connecting internal and external spaces.

Kitchen equipped to a high standard with more storage than normal in an apartment.

The master bedroom thoughtfully secluded on second level.
Guest bedrooms and powder room occupy the ground level.

Wide exterior decks at every level displays views of the lush landscaped surroundings.
Special open-to-air terrace at the uppermost level can be used for lounging or stargazing.

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THE CLUB

The minimalist design of the clubhouse is enhanced with contemporary styling and ritzy lighting.

A luxury estate in its own way, The Club is a compelling feature of modernity.



In an expansive area of 40,000 sq. ft., The Club offers fine dining and gourmet café for informal conversations and many meetings.

Cabanas with private sheers and ultra-comfortable lounging stations offer a relaxing pool-side experience.

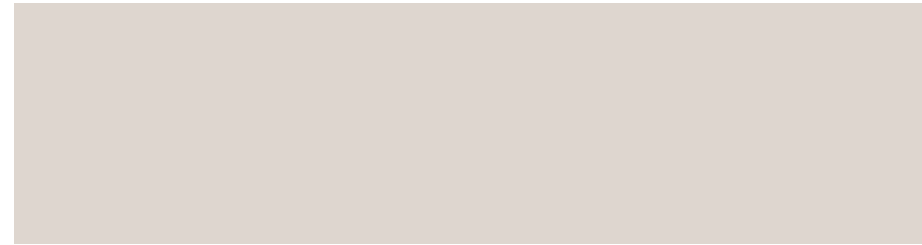
For active fitness there is a state-of-the-art gym with lockers and a full-size swimming pool. Separate kids' pool and Jacuzzi are pure indulgences.

Also at the Club is an exclusive semi open-to-air multipurpose hall for get-togethers and social do's.



THE CLUB
 A LIFE MORE COMFORTABLE
 A LIFESTYLE MORE CLASSY

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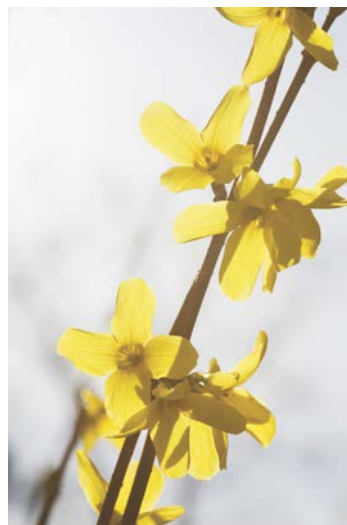
CLUBHOUSE AMENITIES

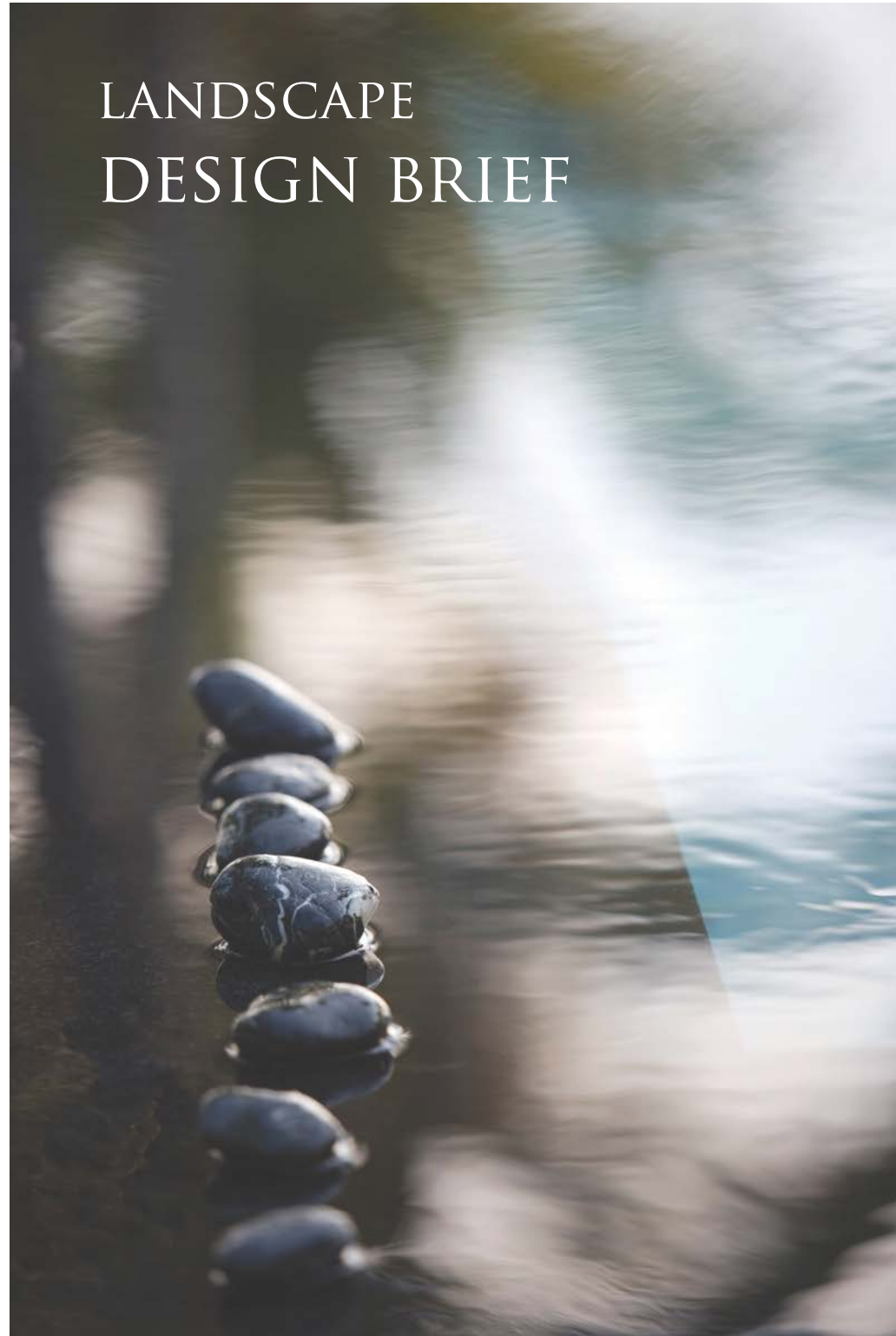
- CAFÉ WITH INDOOR & OUTDOOR SEATING
- PRE FUNCTION AREA
- INDOOR MULTIPURPOSE HALL (AIR-CONDITIONED)
- MULTIPURPOSE HALL (OPEN AIR)
- GYM & LOCKER ROOM
- ADMINISTRATION OFFICE
- RECEPTION & LOBBY
- SWIMMING POOL & KIDS' POOL
- JACUZZI
- GAME ROOM





PODIUM AMENITIES	TOWER (LOBBY AREA) AMENITIES	AMENITIES AT PARKING LEVELS
<p>TENNIS COURTS STREET BASKETBALL SKATEBOARD PARK AMPHITHEATER TEENAGE GARDEN ELDERLY GARDEN OUTDOOR GYM TODDLERS' GARDEN MULTIPURPOSE LAWN TREATMENT ROOMS YOGA PAVILION JOGGING TRACK SOCCER & CRICKET FIELD</p>	<p>POOL TABLES PING PONG TABLES SCREENING ROOM GAME ROOM PANTRY LIBRARY/ READING AREA DAY-CARE</p>	<p>RESIDENTS' LOBBY VISITORS' LOBBY PERSONAL STORAGE LAUNDRY CAR WASH AREA FACILITY MANAGEMENT ROOM STAFF REST ROOM SECURITY HOUSE-KEEPING CHANGING ROOM DRIVERS' DINING/ REST ROOM GARBAGE COLLECTION ROOM</p>





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Landscape creates vistas and pleasant, usable outdoor spaces accounting for nearly 50% of open space. Re-zoned contours and landforms serve the needs of a holistic lifestyle.

Open-air corridors and naturalistic walkways provide unique perspectives. Water's elemental power complements the imposing façade, providing a lyrical backdrop that asserts harmony and power.

Sculpted waterscapes, cascades, fountains, pools and the 'Urban Lake' infuse tranquillity and serenity. Sidewalks and bridges become ends in themselves, and not just means of getting from one place to another.

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LANDSCAPE DESIGN BRIEF

Wide roads, uninterrupted sidewalks, paved boulevards and zero-traffic promenades reveal the scenic charm of the surroundings.

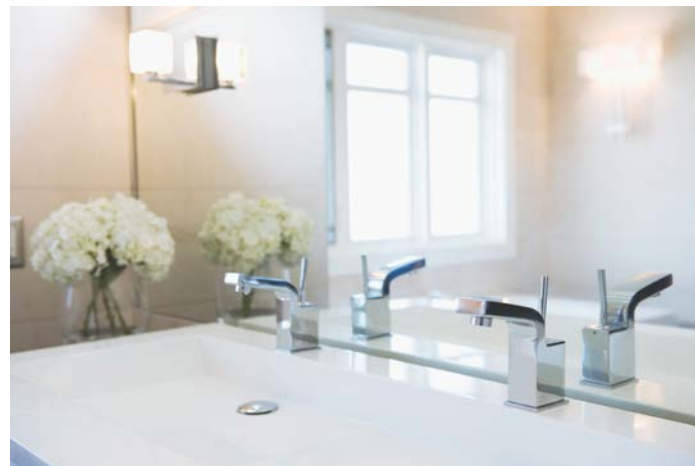
Parks, plazas, gardens, and rooftops become culture-producing places. An inventive approach integrates topography, vegetation, structures and water to create an aura of freshness and aesthetics.

Curated gardens speak the language of the earth. Replanted indigenous plants along with ornamental flora soften the environment with a sea of green.

From the residences, every vista is idyllic. Views that meet the eye are limitless.

PANCHSHIL TOWERS

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FINISHES/MAKES SPECIFICATIONS

MASTER BEDROOM

FLOORING ENGINEERED CARBONIZED BAMBOO FLOOR
WALNUT STAIN
PLASTER GYPSUM PLASTER
SKIRTING SPECIALTY WALL BASE-WHITE 150MM HIGH
PAINT FLAT FINISH PAINT
CEILING FLAT FINISH PAINT ON PLASTER

MASTER WARDROBE

FLOORING ENGINEERED CARBONIZED BAMBOO FLOOR
WALNUT STAIN
PLASTER GYPSUM PLASTER
SKIRTING SPECIALTY WALL BASE-WHITE 150MM HIGH
PAINT FLAT FINISH PAINT
CEILING FLAT FINISH PAINT GYPSUM FALSE CEILING

MASTER BATHROOM

WALL MOUNTED TOILET
BATHROOM FAUCET
DOUBLE VANITY WITH COUNTERTOP AND TWO SINKS
SHOWER COLUMN
TOILET PAPER HOLDER
TOWEL HOLDER
ROBE HOOK
SHOWER PAN
SANITARY BIDET SPRAY
SINK FAUCET
BATHTUB
BATHTUB FAUCET/MIXER SET
TOWEL BAR

FLOORING 300 X 600 MM THICK VITRIFIED TILE
PLASTER GYPSUM PLASTER
SKIRTING MATCHING TILE BASE TO FLOOR TILE
PAINT ACCENT TILE AT WALLS
CEILING EGGHELL FINISH PAINT
FLAT FINISH PAINT GYPSUM FALSE CEILING

BEDROOM 1 (CHILDREN)

FLOORING ENGINEERED CARBONIZED BAMBOO FLOOR
WALNUT STAIN
PLASTER GYPSUM PLASTER
SKIRTING SPECIALTY WALL BASE-WHITE 150MM HIGH
PAINT FLAT FINISH PAINT
CEILING FLAT FINISH PAINT ON PLASTER

BATHROOM 1 (CHILDREN)

WALL MOUNTED TOILET
BATH CABINET & COUNTER SINK
BATHROOM FAUCET
SHOWER COLUMN
TOILET PAPER HOLDER
TOWEL HOLDER
ROBE HOOK
SHOWER PAN
SANITARY SPRAY
SINK FAUCET
TOWEL BAR
FLOORING 300 X 600 MM THICK VITRIFIED TILE
PLASTER GYPSUM PLASTER
SKIRTING MATCHING TILE BASE TO FLOOR TILE
PAINT ACCENT TILE AT WALLS
CEILING EGGHELL FINISH PAINT
FLAT FINISH PAINT GYPSUM FALSE CEILING

BEDROOM 2 (GUEST)

FLOORING ENGINEERED CARBONIZED BAMBOO FLOOR
WALNUT STAIN
PLASTER GYPSUM PLASTER
SKIRTING SPECIALTY WALL BASE-WHITE 150MM HIGH
PAINT FLAT FINISH PAINT
CEILING FLAT FINISH PAINT ON PLASTER

BATHROOM 2 (GUEST)

WALL MOUNTED TOILET
BATH CABINET & COUNTER SINK
BATHROOM FAUCET
SHOWER COLUMN
TOILET PAPER HOLDER
TOWEL HOLDER
ROBE HOOK
SHOWER PAN
BIDET SPRAY
SINK FAUCET
TOWEL BAR
FLOORING 300 X 600 MM THICK VITRIFIED TILE
PLASTER GYPSUM PLASTER
SKIRTING MATCHING TILE BASE TO FLOOR TILE
PAINT ACCENT TILE AT WALLS
CEILING EGGHELL FINISH PAINT
FLAT FINISH PAINT GYPSUM FALSE CEILING

BEDROOM 3

FLOORING ENGINEERED CARBONIZED BAMBOO FLOOR
WALNUT STAIN
PLASTER GYPSUM PLASTER
SKIRTING SPECIALTY WALL BASE-WHITE 150MM HIGH
PAINT FLAT FINISH PAINT
CEILING FLAT FINISH PAINT ON PLASTER

BATHROOM 3

WALL MOUNTED TOILET
BATH CABINET & COUNTER SINK
BATHROOM FAUCET
SHOWER COLUMN
TOILET PAPER HOLDER
TOWEL HOLDER
ROBE HOOK
SHOWER PAN
SANITARY BIDET SPRAY
SINK FAUCET
TOWEL BAR

FLOORING 300 X 600 MM THICK VITRIFIED TILE
PLASTER GYPSUM PLASTER
SKIRTING MATCHING TILE BASE TO FLOOR TILE
PAINT ACCENT TILE AT WALLS
CEILING EGGHELL FINISH PAINT
FLAT FINISH PAINT GYPSUM FALSE CEILING

PANCHSHIL TOWERS



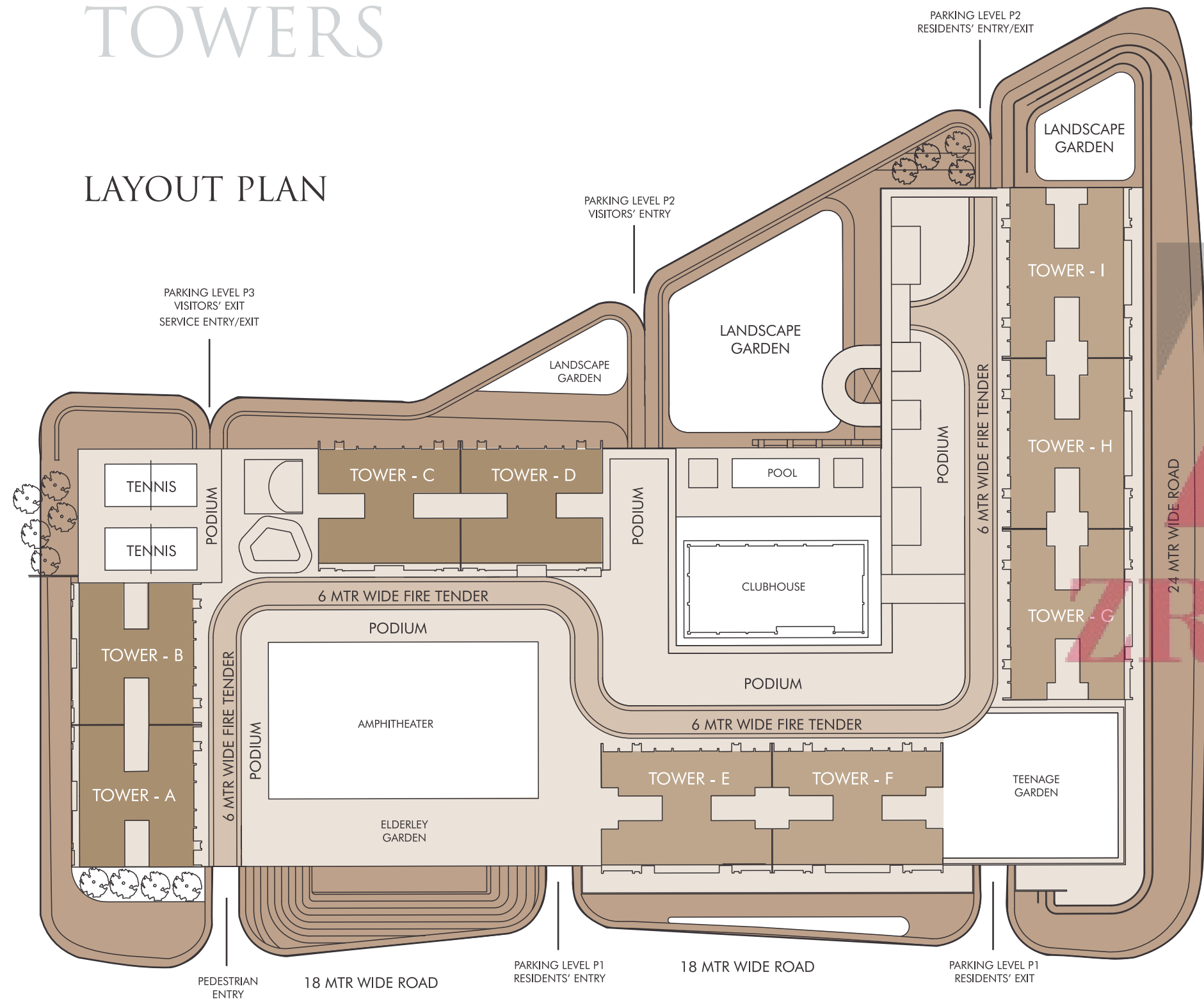
FINISHES/MAKES SPECIFICATIONS

	LIVING ROOM	FLOORING PLASTER SKIRTING PAINT CEILING	600 X 900 MM THICK VITRIFIED TILE GYPSUM PLASTER SPECIALTY WALL BASE - WHITE 150MM HIGH FLAT FINISH PAINT FLAT FINISH PAINT ON GYPSUM FALSE CEILING
	LIVING ROOM BALCONY	FLOORING SKIRTING	150 X 900 MM THICK PORCELAIN TILE 150 X 900 MM THICK PORCELAIN TILE
	DINING ROOM	FLOORING PLASTER SKIRTING PAINT CEILING	600 X 900 MM THICK VITRIFIED TILE GYPSUM PLASTER SPECIALTY WALL BASE/WHITE 150MM HIGH FLAT FINISH PAINT FLAT FINISH PAINT ON PLASTER
	KITCHEN		LIFESTYLE FITTED KITCHENS
	SERVICE BALCONY / POT WASH AREA(SEMI OPEN)	FLOORING PLASTER SKIRTING CLADDING PAINT CEILING	300 X 300 MM THICK VITRIFIED TILE GYPSUM PLASTER SPECIALTY WALL BASE - WHITE 150MM HIGH 300 X 300 MM THICK VITRIFIED TILE EGGSHELL FINISH PAINT FLAT FINISH PAINT ON PLASTER
	PASSAGE / FOYER		
	POWDER ROOM	FLOORING PLASTER SKIRTING CLADDING PAINT CEILING	600 X 900 MM THICK VITRIFIED TILE GYPSUM PLASTER SPECIALTY WALL BASE - WHITE 150MM HIGH FLAT FINISH PAINT FLAT FINISH PAINT GYPSUM FALSE CEILING
	MAID'S ROOM	FLOORING PLASTER SKIRTING CLADDING PAINT CEILING	300 X 600 MM THICK VITRIFIED TILE GYPSUM PLASTER SPECIALTY WALL BASE - WHITE 150MM HIGH ACCENT TILE AT WALLS EGGSHELL FINISH PAINT FLAT FINISH PAINT ON PLASTER
	MAID'S BATHROOM	WALL MOUNTED TOILET WALL MOUNTED PEDESTAL SINK TOILET PAPER HOLDER TOWEL BAR TOWEL HOLDER ROBE HOOK SANITARY BIDET SPRAY SINK FAUCET SHOWER BATHROOM FAUCET FLOORING PLASTER CLADDING PAINT	300 X 600 MM THICK VITRIFIED TILE GYPSUM PLASTER ACCENT TILE AT WALLS EGGSHELL FINISH PAINT
	LIFT LOBBY		BRONZE GLASS 1/4" THICK CLEAR TEMPERED GLASS GRANITE /METAL
	MAIN LOBBY		IMPRESSIVE AIR CONDITIONED ENTRANCE LOBBY WITH DESIGNER FINISHES, CONCIERGE SERVICES, WAITING LOUNGE AND SECURITY.

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PANCHSHIL TOWERS

LAYOUT PLAN



LOCATION MAP

Kharadi is eastern Pune's next home destination. Closer to Pune's global Eastern IT Corridor, Kharadi is fast becoming a natural choice for homeowners.

Comfortably distant, yet equally convenient, citizens are motivated to take advantage of outdoor living spaces. Rapid infrastructure development makes Kharadi an investment haven.

Currently under construction, a new 30 m wide road by the side of the Mula-Mutha river will connect Kharadi to Pune's bustling areas like Koregaon Park, Kalyani Nagar, Yerwada and Boat Club Road in a matter of minutes.





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