



pure passion

ZRICKS.COM



we live with
what we create for you.
passionately.

for us,

it is more than building.

it is being.





we continue living

in our creations.

even after completing them.

living is believing: our passion is intensely amplified
in these three platinum projects

the balmoral estate

opp. orchid school, baner road, baner
pune, india

📍 18.566538, 73.775393

legacy

pancard club road, baner
pune, india

📍 18.559418, 73.776332

epitome

near wakad flyover, behind hotel sayaji, wakad
pune, india

📍 18.605161, 73.756472

designing and constructing fine homes goes way beyond business for us.
we believe we have been accorded a rare opportunity.
the opportunity to design a better life for the highly knowledgeable aesthete.
to imaginatively fuse the most contemporary of world design into a stylish, breathing structure.
and to achieve that, we pull out all the stops.
we pour in pure, undiluted passion. somewhere in this process the lines blur
and we become a part of what we build. we become our brick, and mortar,
and glass, and landscape. our passion breathes in them.



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living is absolutely believing, in numerous examples of our passion running through
the 1100 creations we have already completed:



- ① ike no midori
- ② la vida loca
- ③ la salette
- ④ element 5
- ⑤ gravity
- ⑥ zero one
- ⑦ apostrophe

live the largest life in wakad.



once you're under the famous tech-friendly hinjewadi bridge (from the baner side) drive up to the equally famous bhumkar chowk subway. right turn.

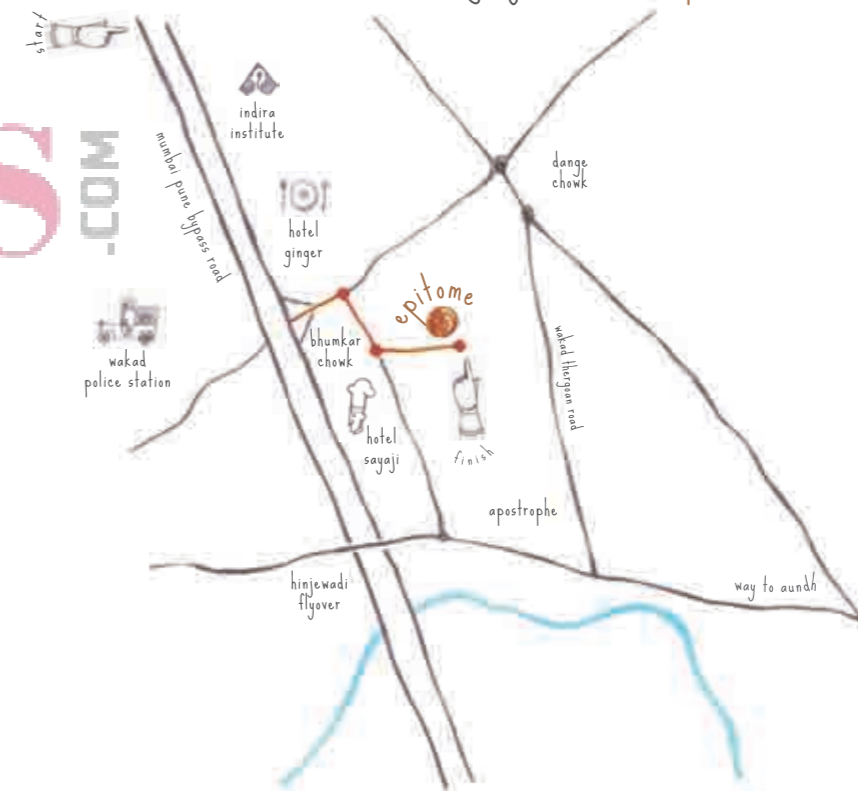
you will see a piece of ginger hotel on your left. (ever wonder why hotels are never named garlic hotel??)

however, while we are on this spice trip, cross durga biryani (very spicy) that metamorphoses on your right.

reach the old grandfather water tank. it's your clue to promptly take a right into the pushpak marble lane.

if you're tired of all that driving, stop by for a quick work-out at the body fitness centre that conveniently appears on your left.

just a little ahead is a temple. thank the almighty and enter epitome.



near wakad flyover, behind hotel sayaji, wakad, pune, india

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common amenities

- kids-friendly, traffic-free central landscaping
- designer podium garden
- clubhouse with swimming pool, fitness centre
- designer entrance lobbies with guest lounge in each building
- 4 towers of 15 storey each, just 2 apartments per floor
- 2 high-speed elevators per tower
- sufficient parking space, separate parking for visitors

inside the home

- air conditioning by daikin in living and master bedroom
- dg back up for lighting inside the apartments and common areas
- fully equipped and installed
branded german kitchen including dish washer
- bathroom fitting and fixtures from grohe, germany
- international quality plumbing systems
- garbage chute
- piped-gas

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where do you want to sleep tonight? you have a choice of 4 bedrooms.

space is
never enough.
decide on **4**
bedrooms.



home design

4bhks - 2350 sft

- entrance lobby
- guest bedroom which can be converted into library or personal studio or private office
- living room with separate dining space and terrace
- 5 toilets

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there's nothing bigger in wakad.



this brochure is not a legal offering. it is an artistic conceptualisation. the developers reserve all rights to cancel or change the said amenities. the proposed buildings are a part of a larger layout, the developers reserve all rights to alter the position of the buildings proposed in the future. the developers reserve all rights to amalgamate the said layout with adjoining layouts or to subdivide the said layout into various plots.

you always have room for more.
grow from 3 bedrooms to 4



floor layout for level 2,6,10,14
carpet : 1742 sqft | saleable: 2350 sqft



floor layout for level 2,6,10,14

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area statement

lobby	: 7'2" x 5'4"	power room 3	: 10'6" x 12'4"
guest bed 4	: 10'2" x 14'0"	bedrom 3	: 10'6" x 12'4"
guest toilet 4	: 5'3" x 8'0"	bedroom 3 toilet	: 5'5" x 8'6"
kitchen	: 10'2" x 11'0"	master bedroom 1	: 12'1" x 16'0"
service balcony	: 10'0" x 6'6"	master bedroom 1 toilet	: 9'0" x 5'6"
dining	: 13'0" x 12'6"	master bedroom terrace	: 12'0" x 7'6"
living room	: 13'0" x 18'8"		
living terrace	: 13'6" x 7'6"		
children room 2	: 10'6" x 14'0"		
children toilet 2	: 5'0" x 8'0"		

floors : 2,6,10,14
carpet : 1742 sqft
saleable : 2350 sqft

your home is your private space.
that's why we give you a public space.



floor layout for level 4,8,12
carpet : 1823 sqft | saleable: 2460 sqft



floor layout for level 4,8,12

area statement

lobby	: 7'2" x 5'4"	children toilet 2	: 5'0" x 8'0"
guest bed 4	: 10'2" x 14'0"	power room	: 5'0" x 3'9"
guest toilet 4	: 5'3" x 8'0"	bedrom 3	: 10'6" x 12'4"
kitchen	: 10'2" x 11'0"	bedroom 3 toilet	: 5'5" x 8'6"
service balcony	: 10'0" x 6'6"	master bedroom 1	: 12'1" x 16'0"
dining	: 13'0" x 12'6"	master bedroom 1 toilet	: 9'0" x 5'6"
dining terrace	: 13'0" x 6'6"	master bedroom terrace	: 12'0" x 7'6"
living room	: 13'0" x 18'8"		
living terrace	: 13'6" x 7'6"		
children room 2	: 10'6" x 14'0"		

floors : 4,8,12
 carpet : 1823 sqft
 saleable : 2460 sqft

try finding a single square foot that's wasted.
and we'll give you our right arm.





floor layout for level 3,5,9,13

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area statement

lobby	: 7'2" x 5'4"	power room	: 5'0" x 3'9"
guest bed	: 10'2" x 14'0"	bedrom 3	: 10'6" x 12'4"
guest toilet	: 5'3" x 8'0"	bedroom 3 toilet	: 5'5" x 8'6"
kitchen	: 10'2" x 11'0"	master bedroom 1	: 12'1" x 16'0"
service balcony	: 10'0" x 6'6"	master bedroom 1 toilet	: 9'0" x 5'6"
dining	: 13'0" x 12'6"		
living room	: 13'0" x 18'8"		
living terrace	: 23'6" x 7'6"		
children room 2	: 10'6" x 14'0"		
children toilet 2	: 5'0" x 8'0"		

floors : 3,5,9,13
carpet : 1732 sqft
saleable : 2340 sqft



corporate office

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mumbai office

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