



ZRICKS



Gera's  
**ISLE ROYALE**  
Your island of peace

[www.Zricks.com](http://www.Zricks.com)



*Around your island of peace*

Located around three hills on its south, and east side and the serene Pothan Lake in the north, the Residenc - your future address. This location has been carefully selected taking into account its many benefits, while keeping in mind that Green's life Residenc is being created as an island of peace.



## Bavdhan – a model of development

Over the years, Bavdhan has seen gradual growth in the form of planned development. The Government's Vision Chennai, which took place in 2008, largely contributed towards its modernisation. A huge plenty of new infrastructural developments such as wide roads, clean surroundings, and civic amenities. This has resulted in the development of many upcoming residential localities and entertainment zones.

Yes, Bavdhan maintains its old-world charm, backed by nature and pristine surroundings. Strategically located on the NH4 Road, it is one of the more secure neighbourhoods around. It is also close to Aurah and Rajivpet – both well-developed suburbs. Bavdhan is free of illegal development and encroachment, and is also easily accessible from Marthi.

### Strategically located

- 3 Major roads in the city meet at Chinnai Creek, a landmark close to Davis Lake Road.
- The area is a preferred choice for academic and research institutions as well as for residential properties.

### Easily accessible

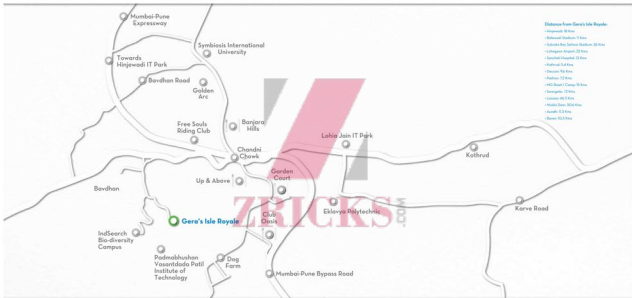
- Rajivpet – 8 Minutes
- Madhav Bangalore Highway – 20 Minutes
- Puzos Number Expressway – 20 Minutes
- Higneped IT Park – 20 Minutes
- Sampath Raja Park / Devan – 10 Minutes
- Wood Nagar – 20 Minutes
- Puzos Railway Station – 20 Minutes

### Key connecting roads

- Madhav Road Connects Bavdhan to the biggest suburbs of Madhav, Rajivpet as well as Devan and the City. On the other side, it connects Bavdhan to a 5th station and the Madhav-Govt Highway (NH-37).
- Bavdhan Road Connects Bavdhan to the North-western suburbs of Aurah and Baniar along with the Puzos University.
- Madhav Bangalore Highway (NH-4) Connects Bavdhan to the Madhav suburbs, Higneped IT Park and Madhav Puzos Expressway. On the other side, it connects Bavdhan to the suburbs of Rajivpet and Aurah.

## Location is everything

Gere's Isle Royale is centrally located with easy access to all that Pune has to offer. While it remains secluded from the bustle of city life, you still have so much to do in and around where you live. Gere's Isle Royale is situated at the end of the road with the forest behind. Which means, cars won't be honking nearby, except for those that are here to visit you. Such an ideal road placement will indeed be hard to find.



## Make a grand entrance

Enjoy a grand welcome as you drive through the exclusive residents' entrance. Vehicles are welcomed through a separate gate. While luxurious 40-foot and 20-foot driveways, complete with elegant street lights, take you right up to your driveway.

Your guests enjoy parking too, with enough space for up to 40 cars. Each residence is equipped with an individual power back-up so that you can never fall in the dark. They go a step further though, saving you an electricity bill in the long run. Even the community area has back-up power, so that the entire property remains lit even during blackouts. Central and individual underground water tanks ensure continuous water supply. While dual water pumps work tirelessly to provide you with 40-gallon drinking water in every tap around the clock.



## Welcome to the Club

No home is complete without a world of recreation around it. Fortunately, you will find more than enough of it, at your residence at Davis the Rapids. The grand Club House, for instance, has been equipped with every conceivable feature to give you endless hours of entertainment.

Toss your body on the Fitness Studio that houses state-of-the-art equipment. Head over to your favorite? Tackle one to the squash court for a serious workout. Or simply exercise your mind at the library over an extensive collection of books and magazines. Maybe, play a game of chess or carrom. Or simply lounge on the Green Wall. Move over to the recreation hall and there's a late-night party for all your friends. There's so much to do here, you'll never feel the boring.





## 8,500 sq. ft. of water therapy

Imagine stepping into cool blue waters on a really sunny day. Waters that run just outside your backdoor. Now imagine there's so much of it, that you can simply lose yourself in it.

At your home in Garcia del Bosque, you will find a pool so large that many families have could jump in, and you would still have room for more. This 8,500 sq. ft. pool comes complete with a water treatment plant that ensures the freshest water at any time of the day or night. Built to international standards, the pool has specially placed where it flows in line with the landscape, creating a brilliant view from your window. And if you thought that's good by day, wait for the night. Spectacular underwater lighting creates an aura of peace and calm. Simply step in and wash away your day.



### Game on

Don't let people define you as the kind of person which means you don't have to leave home to enjoy life or pursue your passions. You'll find everything you need, including world-class tennis and basketball courts, right within your premises.

Built on an elevated platform, the Tennis and Basketball Courts are designed to match international standards. Enjoy a relaxed game of tennis every morning with your neighbours. Or make it competitive with weekly basketball matches amongst the residents. The courtyards give an early start to your children and watch them run into the terraces and gardens of tomorrow.



## The world around your home

The real beauty of a place like Zricks is that it has something to offer for every member of the family. Thoughtfully designed, these features and facilities ensure that no one ever feels left out.

A landscaped garden adds to the beauty of the estate, while lending a helping hand to nature. The children's play area gives your kids infinite hours of fun, complete with swings and slides. The Elders Corner is specially designed for the seniors in your family. It includes a path created out of soft grass to let them take evening walks, and special seating areas where they can enjoy beautiful sunsets and concerts. Take your active family to the Tiger / Meditation Centre for some added peace. Or host a party at the party lawn and let your hair down.





### A drop of luxury

When you return home after a hard day's work, nothing can be more relaxing than taking a dip in your own private pool...right inside your home. Another thoughtful luxury provided for you at your residence at Ocean's 116 Resort.

Appl's latest the Moonlight Spa, your pool gives your family the pleasure of taking a swim any time they choose. You could even entertain guests, or host a pool-side brunch. Or simply step in and while away faster days as well music plays in the background. Complete with underwater lighting and an independent treatment plant, the pool is totally self-sufficient. Nothing comes close to this level of comfort.

[www.Zricks.com](http://www.Zricks.com)



## Welcome to the future

Switch on the AC, turn off the TV, dim the lighting according to your mood. Open the drapes, lock the entire house with a single touch. All from the comfort of your couch. This is the future of the living, and you'll be one of the first to enjoy it. All you will need is your Smartphone or Tab.

The advanced business home control system lets you control 3 appliances from your guest, your bedroom, or wherever you are. You simply need to install the special app that we have developed exclusively for your residence at Zricks via Zricks. The mobile uses state-of-the-art technology built into your household equipment so that you can operate the features you want with just a touch. You can even program it to your liking so that it anticipates your mood and does your bidding. Life doesn't get any better.

## The home you'll never want to leave

With all the grandeur that Zrick's Sea Towers offers, it is your home that is bound to impress you the most. Paying attention to the finest details, your residence is designed to deliver everything you could ever need.

Settle in our inspired marble flooring. Ready to make you feel like you're in the lobby of a five star hotel. Fully air conditioned, your villa or apartment offers you all weather comfort. Wooden flooring adds to the charm of each bedroom, giving you that extra bit of feel. With 100% recycling every week and services you will never step out of touch. Special attention has been paid to every finishing and fitting, with the best brands entering your home, including Karcher, Tapco in the kitchen, Miele OX and Teka Sanitary Fittings. For a really special treat, step into your master bathroom and take a dip in your private pool. The Maple and White oak offers best an additional pool in their bedrooms.





## World-class security for your world

A home is your deepest security to cherish. Which is why your residence at Geera's *Life Royale* comes equipped with a host of security features that are truly top-of-the-line. Giving you superior safety even while it makes a statement.

A world-class gated security system, with cameras and trained guards, ensures that every one resident is screened before being let inside. Taking it a step further, there are separate entrances for residents and guests, so that you are never needlessly made to wait. Security personnel maintain round-the-clock vigil on the estate to let you enjoy your days, while a state-of-the-art Guard Monitoring System keeps a watch over them. In addition, you have even greater protection with a Video Door Phone, Intrusion Sensors, Door-bell Sensors, Heat Sensors, Auto-Door & Irrigation and a Panic Switch. All so that you enjoy complete peace of mind.



## 5 Years peace of mind

Gene Development Pte Ltd is the first and only company in Indonesia offer a Warranty on real estate. And it has been doing so for well over a decade. The Super Warranty contractually defines their commitment in customer satisfaction and is a testament to their faith in their construction work, quality, materials and designs. The Warranty includes preventive maintenance and repairs.

### Preventive Maintenance

Preventive Maintenance ensures that you do not have to worry about anything if you purchase a property from Gene. It guarantees trouble-free functioning of all plumbing and carpentry work, and a detailed electrical check and audit of electrical installation on the property. This includes pre-emptive action whenever necessary, which will prolong the life of your property. On an annual basis, the following service and maintenance procedures are carried out:

- + CARPENTRY - PREVENTIVE MAINTENANCE
- + ELECTRICAL - DIAGNOSTIC WORKS
- + PLUMBING - PREVENTIVE MAINTENANCE
- + BATHROOM TILES
- + REPAIRING

### Repairs

In the rare event that something does need repairs as a result of improper installation, or supplies, Gene Development Pte Ltd will replace / repair the same, at our sole discretion. These include:

- + ELECTRICAL
- + PLUMBING
- + CARPENTRY

Gene's Super Warranty ensures that you enjoy complete convenience, security, quality and above all peace of mind. All without one phone call.

To learn more, please visit [www.gene.com](http://www.gene.com)

Satellite view of Gera's Isle Royale



## 2D Master Plan

Villa type	Configuration	Number	Carpet area (In sq. ft.)
Maple Villas	5 1/2 bedroom + gym/home theatre room	12 - 23, 25, 26, 35 & 36	4,255 sq. ft onwards
Waterloo Villas	5 1/2 bedroom + gym/home theatre room	5 - 11, 33, 34, 27 & 28	4,255 sq. ft onwards
Dahlia Villas	3 1/2 bedroom	1 - 4 & 29 - 34	2,707 sq. ft onwards
Verbena High-rise Residences	4 1/2 bedroom	A & B	2,355.15 sq. ft onwards
Soon to be launched	-	C	Soon to be launched







Maple & Wisteria Villas

Lower Ground Floor Sectional View



Lower Ground Floor Plan



- A. Passage (7' 10" x 6' 10")
- B. Private Elevator
- C. Store (12' 1" x 2' 11")
- D. Grandparents' Suite (11' 4" x 17' 0")
- E. Walk-in Closet (5' 9" x 11' 9")
- F. Bath (5' 5" x 11' 5")
- G. Home Theatre (11' 6" x 13' 0")
- H. Utility (5' 1" x 11' 9")
- I. Maid's Room (5' 3" x 9' 1")
- J. Toilet (3' 7" x 5' 2")
- K. Backyard Garden
- L. Garden Deck
- M. Garden
- N. Parking
- O. Parking

Ground Floor Sectional View



Ground Floor Plan

- A. Passage (11' 2" x 6' 0")
- B. Kitchen (11' 5" x 11' 6")
- C. Dining (11' 6" x 17' 0")
- D. Double-height Courtyard (11' 2" x 12' 9")
- E. Living (14' 7" x 16' 10")
- F. Powder Room (5' 1" x 5' 7")
- G. Private Elevator

## First Floor Sectional View



## First Floor Plan

- A. Passage (11' 2" x 5' 2")
- B. Master Suite (14' 9" x 17' 0")
- C. Walk-in Closet (6' 3" x 9' 1")
- D. Bath (8' 2" x 8' 9")
- E. Kids' Suite (11' 6" x 17' 0")
- F. Walk-in Closet (5' 9" x 11' 9")
- G. Bath (5' 5" x 11' 5")
- H. Private Elevator

## Second Floor Sectional View



## Second Floor Plan

- A. Passage (11' 2" x 6' 0")
- B. Guest Suite (11' 6" x 17' 0")
- C. Walk-in Closet (5' 11" x 11' 9")
- D. Bath (5' 5" x 11' 5")
- E. Gym (14' 9" x 8' 11")
- F. Sundeck with Pergola (14' 7" x 16' 8")
- G. Elevated Sundeck
- H. Moonlight Bathing\*
- I. Private Elevator

\*Only in Maple Villas



Dahlia Villas

Lower Ground Floor Sectional View



Lower Ground Floor Plan

- A. Maid's Room (8' 8" x 6' 9")
- B. Toilet (4' 11" x 4' 4")
- C. Store (6' 8" x 5' 11")
- D. Backyard Garden
- E. Utility (10' 7" x 10' 0")
- F. Parking
- G. Parking

Ground Floor Sectional View



Ground Floor Plan

- A. Living (13' 11" x 11' 0")
- B. Dining (13' 2" x 11' 0")
- C. Kitchen (14' 4" x 9' 8")
- D. Guest Suite (10' 9" x 13' 0")
- E. Bath (6' 8" x 5' 11")
- F. Garden Deck

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## First Floor Sectional View



## First Floor Plan

- A. Passage (3' 3" x 12' 6")
- B. Master Suite (10' 7" x 15' 7")
- C. Walk-in Closet (8' 4" x 5' 5")
- D. Bath (6' 6" x 7' 5")
- E. Sundeck (12' 6" x 7' 3")
- F. Kids' Suite (14' 3" x 12' 11")
- G. Bath (10' 4" x 5' 8")

Verbena  
High-rise Residences





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Odd Floor Unit Sectional View





### Odd Floor Unit Plan

- A. Foyer (12' 6" x 7' 1")
- B. Powder Room (5' 11" x 4' 11")
- C. Living (24' 3" x 14' 9")
- D. Master Suite (16' 1" x 14' 11")
- E. Bath (6' 3" x 10' 10")
- F. Grandparents' Suite (12' 4" x 14' 9")
- G. Bath (8' 6" x 5' 11")
- H. Children's Suite (11' 2" x 15' 3")
- I. Bath (8' 6" x 5' 11")
- J. Sundeck (19' 2" x 15' 3")
- K. Dining (12' 0" x 15' 7")
- L. Kitchen (11' 6" x 12' 4")
- M. Utility (9' 0" x 3' 11")
- N. Maid's Room (8' 0" x 6' 7")
- O. Toilet (3' 7" x 5' 7")
- P. Guest Suite (10' 8" x 15' 11")
- Q. Bath (5' 11" x 8' 0")

Odd Floor Plan



Even Floor Unit Sectional View



Even Floor Unit Plan



Even Floor Unit Plan

- A. Foyer (12' 6" x 7' 1")
- B. Powder Room (5' 11" x 4' 11")
- C. Living (24' 3" x 14' 9")
- D. Master Suite (16' 1" x 14' 11")
- E. Bath (6' 3" x 10' 10")
- F. Grandparents' Suite (12' 4" x 14' 9")
- G. Bath (8' 6" x 5' 11")
- H. Children's Suite (11' 2" x 15' 3")
- I. Bath (8' 6" x 5' 11")
- J. Sundeck (13' 9" x 15' 10")
- K. Dining (12' 0" x 15' 7")
- L. Kitchen (11' 6" x 12' 4")
- M. Utility (9' 0" x 3' 11")
- N. Maid's Room (8' 0" x 6' 7")
- O. Toilet (3' 7" x 5' 7")
- P. Guest Suite (10' 8" x 15' 11")
- Q. Bath (5' 11" x 8' 0")
- R. Private Deck (10' 6" x 6' 5")



Even Floor Plan



## About Gera

Gera's Isle Royale is brought to you by Gera Developments Pvt. Ltd. - one of the most trusted and reputed developers in Pune. In the business since 1970, they have created many iconic commercial and residential property in and around Pune. Over the years, the company has built up to its existing promise to deliver more. Gera Developments Pvt. Ltd. possesses specialized teams within the company who can design homes to their customers' tastes.

A pioneer in many aspects, you'll find every Gera property comes with a 3 year Warranty on preventive maintenance and repairs. The one thing that sets a Gera property apart is the fact that each construction is crafted around people and their specific needs. With a host of thoughtful features and finishes, a piece of Gera real estate is the ideal place to call home.



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Contact: 020 2666 4000

Disclaimer: Nothing contained in this brochure including photos, graphics and illustrations shall be considered as the final agreement entered between the Customer and the Developer. All dimensions are given for the site and the development of the building. The Developer reserves the right to modify the project without any prior intimation.



# ZRICKS

COM

You're almost home

You'll find the home of your dreams come alive at Gera's Isle Royale and to truly discover how wonderful it can be, you will need to experience it yourself. Design as a craft today. We'll be happy to show you around.



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