



RISE ABOVE ORDINARY

WHERE THE REALMS OF ORDINARY END,

THE EXTRAORDINARY BEGINS.

Just a few dare to scale heights, where life has no limitations. Their choices are exclusive and their life an inspiration to others. They dream big and have the grit to pursue them. It is their ingenious vision that makes them an inspiration to others. However it's their royal ways of leading their lives that truly separates them from the ordinary. And an extraordinary life deserves a lifestyle that complements it.



RISE ABOVE
THE ORDINARY.

EMBRACE THE EXTRAORDINARY LIFE.

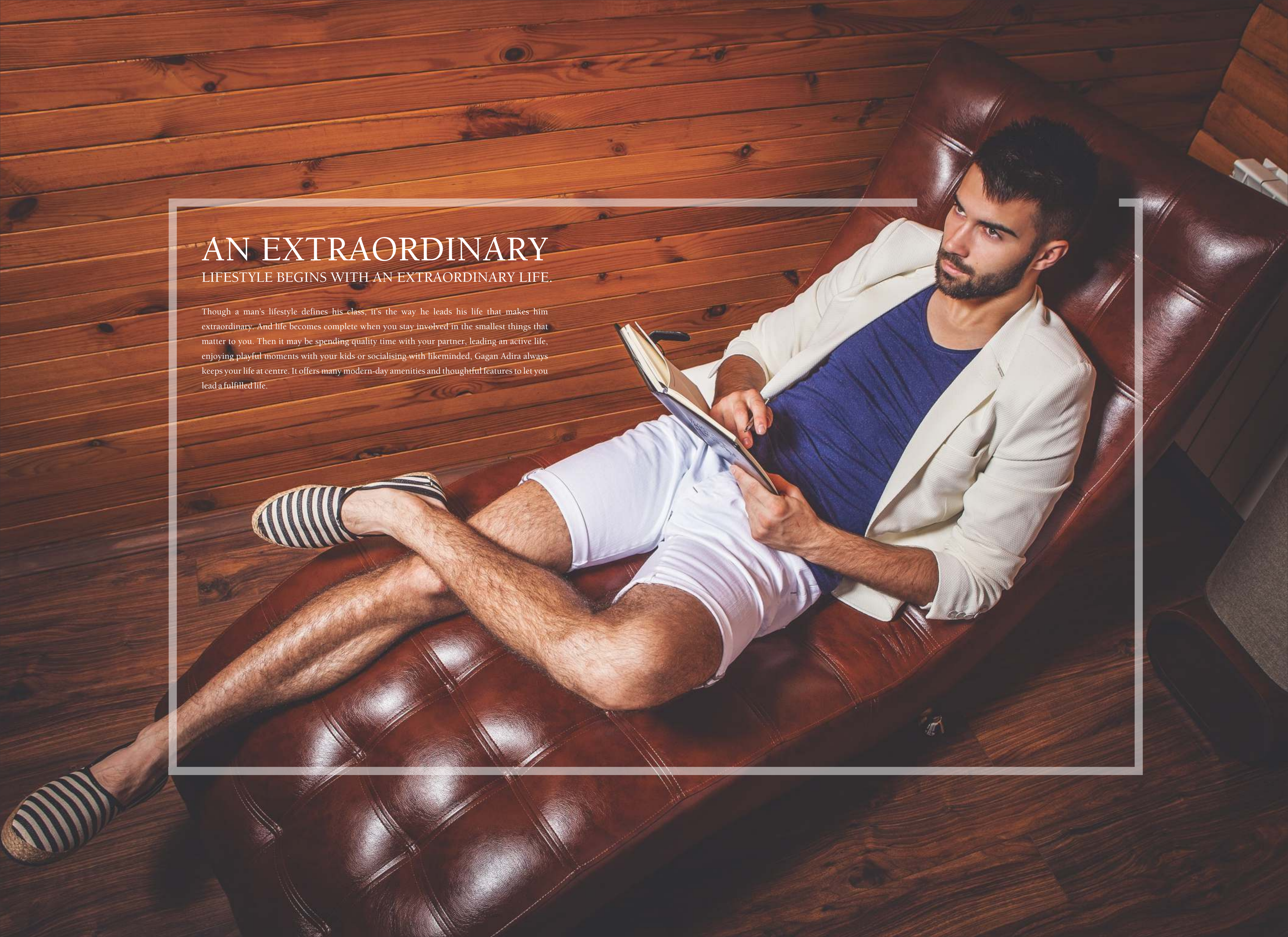
Presenting Gagan Adira, a magnificent project of 2 & 3 BHK lavish homes located in the upcoming locale of Wagholi. These futuristic homes are crafted just to complement an extraordinary life. Every minute detail that goes into the making of this splendid masterpiece, aims at offering an above ordinary experience to you. It's loaded with a host of modern automation features and lifestyle amenities. With its world-class quality, contemporary styling and flawless planning, Gagan Adira is certainly the best you can expect. So here's a home that's sure to complement your extraordinary life.



AN EXTRAORDINARY

LIFESTYLE BEGINS WITH AN EXTRAORDINARY LIFE.

Though a man's lifestyle defines his class, it's the way he leads his life that makes him extraordinary. And life becomes complete when you stay involved in the smallest things that matter to you. Then it may be spending quality time with your partner, leading an active life, enjoying playful moments with your kids or socialising with likeminded, Gagan Adira always keeps your life at centre. It offers many modern-day amenities and thoughtful features to let you lead a fulfilled life.



THE CORNERSTONES OF AN
EXTRAORDINARY LIFE.

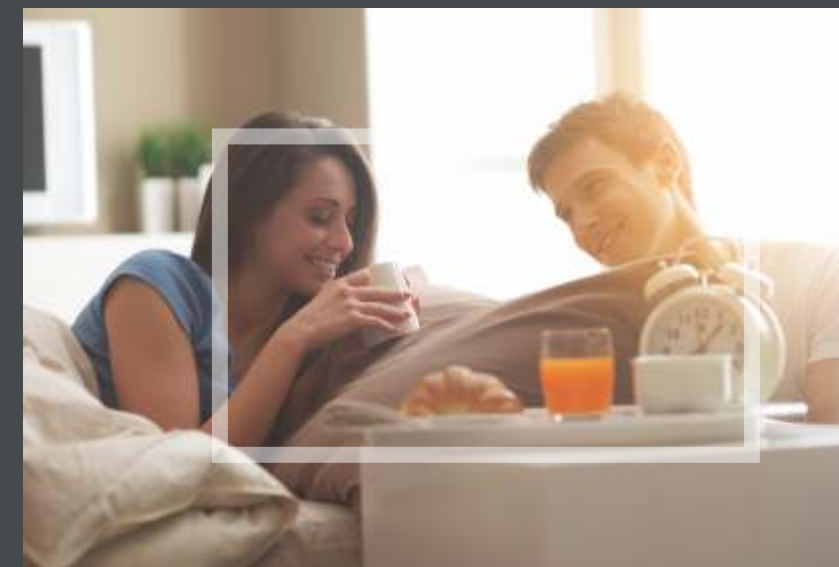
LEISURE



FITNESS



SAFETY



CONVENIENCE





LEISURE














We often lose ourselves in the trivialities of our daily life. That's how life starts getting monotonous. All that's needed to make your life truly extraordinary is a little change. Finding a little time for every purpose – family, friends, play and yourself.

At Gagan Adira we have created the perfect avenues and ambiance for you to immerse yourself in a leisurely life. Right from a romantic evening with your spouse, a little fun time with kids, socialising with friends to some peaceful me-time, this thoughtful venture has avenues for it all.



CLUBHOUSE & POOL

LEISURE AMENITIES

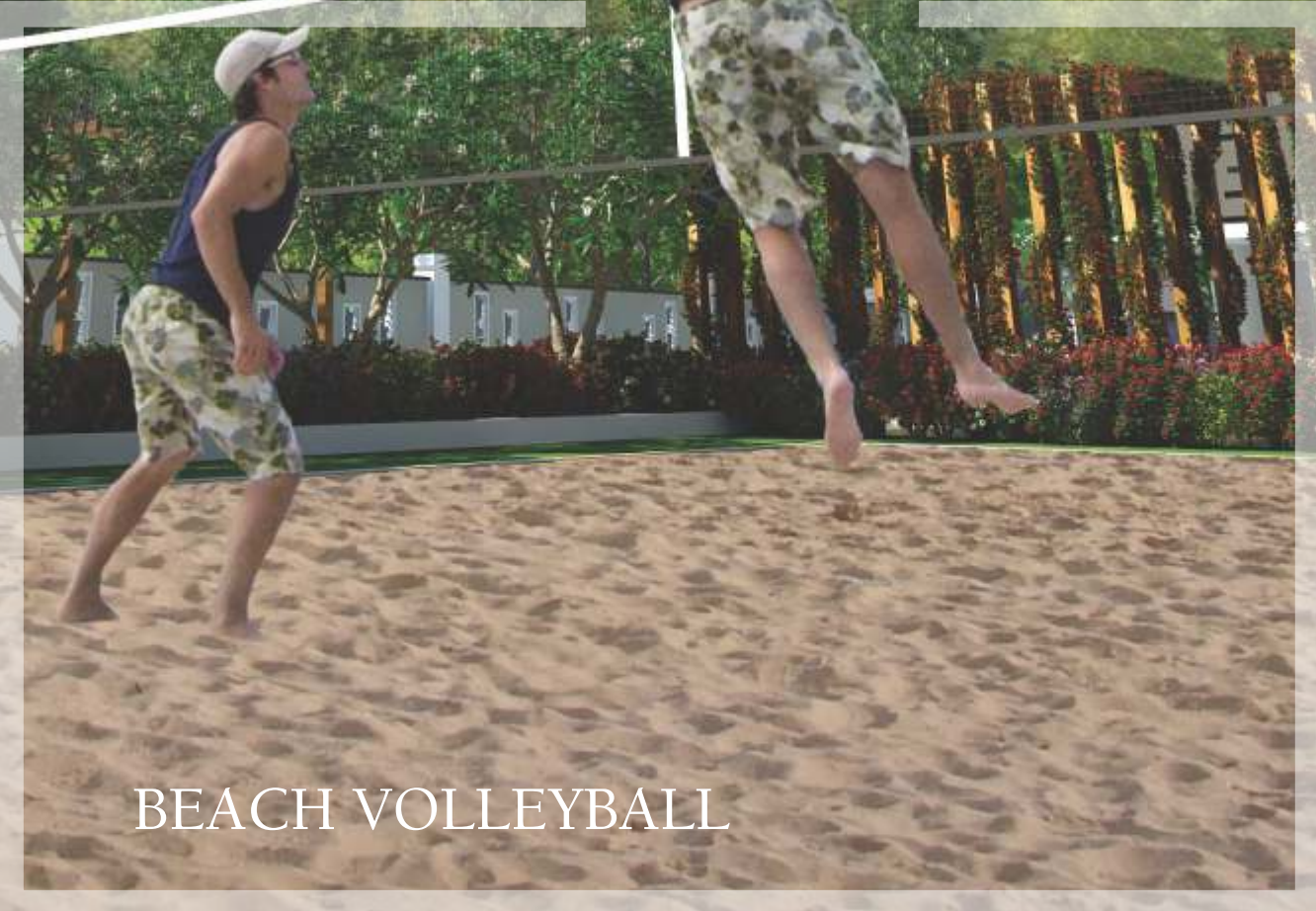
-  MINI THEATRE
-  GAZEBO
-  PLUNGE POOL & JACUZZI
-  PARTY AND BARBEQUE LAWN
-  MUSIC ROOM
-  LOUNGE POOL CABANA
-  KIDS' POOL
-  LIBRARY
-  MULTIPURPOSE HALL
-  TIMBER BOARDWALK & WOODLAND
-  TRELIS WITH SEATING
-  INTERACTIVE WATER FEATURE PLAZA
-  GUESTROOMS IN CLUBHOUSE
















FITNESS

Don't we all wish to lead an active life? Often yearning to get back to our fitness regime – playing the favourite sport, working out at the gym or enjoying the early morning run. Gagan Adira creates an ideal infrastructure to help you stay fit. Equipped with the best in class workout equipments, this thoughtful venture will ensure that you and your family stay healthy and fit.



BEACH VOLLEYBALL

FITNESS AMENITIES

-  FULLY EQUIPPED GYM
-  BASKETBALL COURT
-  SKATING RINK
-  CHILDREN PLAY AREA
-  SQUASH COURT
-  STEAM / SAUNA
-  JOGGING TRACK
-  YOGA / MEDITATION ROOM
-  GAMING ZONE
-  TENNIS COURT
-  BADMINTON COURT












AUTOMATION & SAFETY

Our life revolves around our family. We do our best to ensure that our loved ones live a secured and comfortable life. And you tend to focus better on your professional front when you are assured of their safety and wellness.

Gagan Adira offers the best in class home automation and safety features to make certain that your life stays relaxed and tension-free. These semi-automated homes offer a unique 3 layered security and a host of home automation features like, Mobile screening, Apartment management system and much more.

AUTOMATION & SAFETY AMENITIES

-  3 LAYERED SECURITY
-  MOBILE SCREENING
-  SURVEILLANCE TO COMMON AREAS
-  4 ZONE ALARMS INCLUDING PANIC BUTTON, SMOKE DETECTORS, GAS LEAK DETECTOR AND INTRUDERS
-  VIDEO DOOR PHONES
-  APARTMENT MANAGEMENT SYSTEM
-  DAY CARE IN CLUBHOUSE

3 LAYERED SECURITY





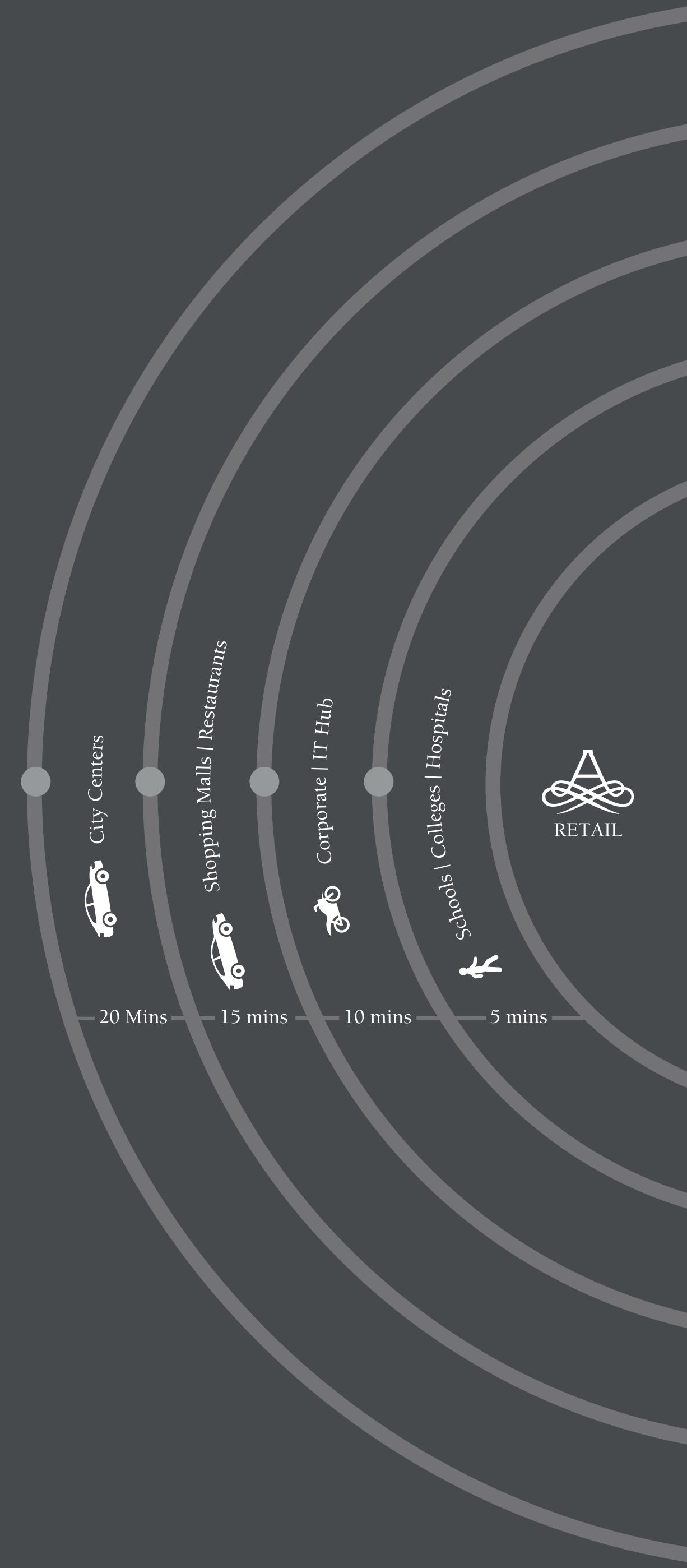
CONVENIENCE

With the city growing rapidly, travelling takes a lot of your time. Waiting endlessly in bumper to bumper traffic is not the best thing you can look forward to after a long day's work. Proximity to everyday essential destinations is certainly the biggest convenience you can ask for.

Located in the happening suburbs of Wagholi, Gagan Adira offers proximity to all the things that matter to you. Most importantly it's close to many established & emerging IT companies and business hubs. It even offers quick access to the best malls in Pune, finest specialty cuisine restaurants, renowned schools, airport and happening upmarket neighbourhoods like Viman Nagar, Koregaon Park and Kalyani Nagar.



PROXIMITY TO BUSINESS HUBS AND IT PARK





THE COMPONENTS OF AN EXTRAORDINARY LIFE.

When life is extraordinary, it must show on all fronts. At Gagan Adira, we've paid attention to even the smallest of details to ensure that your home is a true reflection of your persona. We've used the best-in-class materials, fitments, fixtures, gadgets and equipments to create a larger than life experience for you. Even the contemporary designs and styles used in making this grand project complement a genuine highlife.



DESIGNER MODULAR KITCHEN

SPECIFICATIONS

LIVING ROOMS

- 1200 X 800 Vitrified Tile Flooring
- Telephone and Cable TV connections
- POP / Gypsum finish for walls and ceilings

KITCHEN

- Designer Modular Kitchen with Hob and Chimney
- Dry Balcony
- Piped Gas Line

BEDROOMS

- Vitrified Tile Flooring in all bedrooms
- TV Point



SPECIFICATIONS

BATHROOMS

- Vitrified / Ceramic flooring
- Designer dado
- Finest quality fittings and sanitaryware
- Solar heater connection in one bathroom

TERRACES

- Double heighted terraces
- Glass railing for docks / terraces

OTHER SPECIFICATIONS

- Acrylic OBD finish for internal walls
- Superior quality paint for external walls
- Door & door frames
- Both side laminated flush doors internally



DOUBLE HEIGHT TERRACES



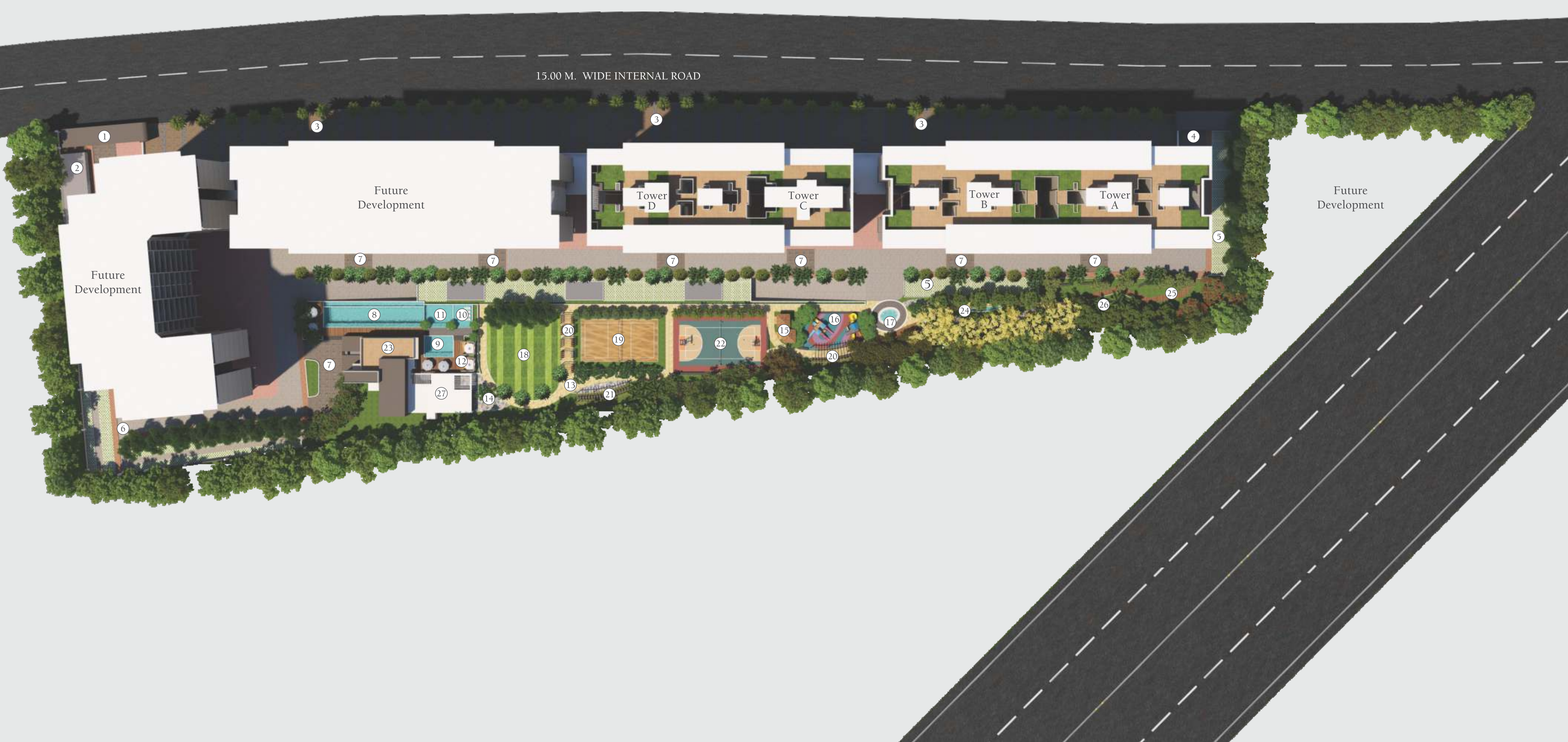
SPACE PLANNING

Gagan Adira is conceptualised to give you an extraordinary living experience. Our layouts have been planned immaculately to offer maximum space utilisation by eliminating any dead spaces. These homes have been designed after thoroughly studying modern interior designing trends, furniture styles and storage needs. The direction of sun and wind has been considered to offer ample sunlight, wind and resonance of positive energies in each house.



LAYOUT PLAN

- | | | | | | |
|---|----------------------------------|---|---------------------------|--------------------|-------------------|
| 1. Main Entry with Special Granite Banding | 8. Main Pool (Lap Pool) | 15. Gazebo | 21. Seating for Parents | 27. Clubhouse: | Multipurpose Hall |
| 2. Security Cabin | 9. Kids Pool | 16. Children & Toddler Play Area | 22. Multipurpose Court | Badminton Court | Concierge |
| 3. Commercial Shops with Strips Pattern Granite | 10. Plunge Pool | 17. Amphitheatre with Interactive Water Feature Plaza | 23. Skating Rink | Squash Court | Steam / Sauna |
| 4. Main Exit with Strips Pattern Granite | 11. Jacuzzi | 18. Multipurpose Lawns | 24. Senior Citizen Garden | Fully Equipped Gym | Day care / Creche |
| 5. External Parking in Grasscrete Pavers | 12. Cabana | 19. Beach Volleyball | 25. Woodland Garden | Mini-Theatre | Guestrooms |
| 6. Driveway in Pavers | 13. Pathway / Jogging Track | 20. Trellis with seating | 26. Timber Boardwalk Path | Library | Gaming Zone |
| 7. Drop-off Special Pattern | 14. Hall Pre-Entry Lounge Garden | | | | |



LOCATION MAP



SCHOOL / COLLEGE

- Lexicon International School
- Sanskriti School
- Symbiosis International School
- Bishop's School
- JSPM College

CORPORATE

- Weikfield IT Park
- Eon IT Park
- Magarpatta
- Ranjangaon MIDC
- Bharat Forge Limited

HOSPITAL

- Lifeline Hospital
- Noble Hospital
- Usha Kiran Hospital
- Imax Multispeciality
- Medipoint Hospital

RESTAURANT

- Ibis Hotel
- Westin Hotel
- Hotel Radisson
- Hayatt
- Hotel Novotel

MALL

- Phoenix Market City
- Season's Mall
- Amanora Town Center
- Ishanya Mall
- Inorbit Mall

OUR CREATIONS

COMPLETED PROJECTS

GAGAN VIHAR
Market Yard

GAGAN GARIMA
Aundh Road

GAGAN ENCLAVE
Market Yard

GAGAN GALAXY
Market Yard

QUEENSGATE
BT Kawade Road

CITRINE
Kharadi

MELROSE
SopanBaug

PAVILION
BT Kawade Road

ONGOING PROJECTS

GAGAN SIGNET
Market Yard

KALASH
Vishrantwadi

ALBERO
Kondwa

ISHANYA
Satara Road

FRIA 2
Wagholi

ACROPOLIS
Banner



We at Gagan Developers understand how important it is to create the perfect home. That's because our homes are built on the strong foundation of a fourteen year old legacy that amalgamates vision with trust. Our expertise lies in our ability to merge high technology with efficient design at affordable prices. Gagan homes are designed for today's urban families that want the best of everything. We do not stop at that. With the vast range of amenities on offer, our homes ensure that you enjoy the new age lifestyle.

Trust is born out of strong values. That is the legacy we have inherited. Gagan brings you the sky. We promise nothing less.



A Project by

GAGAN
DEVELOPERS
CREATING EXPERIENCES

In Association with



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Corporate Address: 3rd Floor, Marvel Alaina, Lane no. 5, Koregaon Park, Pune - 411001

Disclaimer: This brochure is indicative. The Developers reserve the right to amend the layouts, plans, number of floors, specifications, amenities, elevation, colour scheme, etc., without prior notice.