



3 BHK Signature Spaces
MAGARPATTA ROAD



A harmonious life is the culmination of various elements in perfect balance.

Urban Balance, a 3 BHK project on Magarpatta Road, enriches the quality of life by providing this balance in every aspect that goes into making a perfect home and a harmonious life.

Enjoy the advantages of residing in the heart of the city, and at the same time living amidst refreshing, green surroundings. Experience modern comforts and amenities in flawlessly designed interiors with simple, pleasing exteriors.

LIVE IN PERFECT HARMONY



EXCEL AT WORK

Centrally located on Magarpatta Road, Urban Balance ensures you spend quality time at work, as well as private moments at home.



PLAYGROUND OF HAPPINESS

Urban Balance is the perfect place to provide a nurturing environment for your children.

- A safe children's play area has been made to ensure your little ones love living at Urban Balance as much as you do
- With a number of well reputed schools located not very far from the project, it hits the perfect balance yet again



UNWIND AT HOME



A NEIGHBOURHOOD
THAT NURTURES



YET
DISCONNECTED

Urban Balance is nestled on Magarpatta Road, in close proximity to Business and IT centres, townships, malls and shopping arcades. Stay connected to pleasant surroundings and disconnected from the chaos of city life. At Urban Balance, you get to have it all.



STAY
CONNECTED



URBAN BALANCE

Location Map



KEY DISTANCES

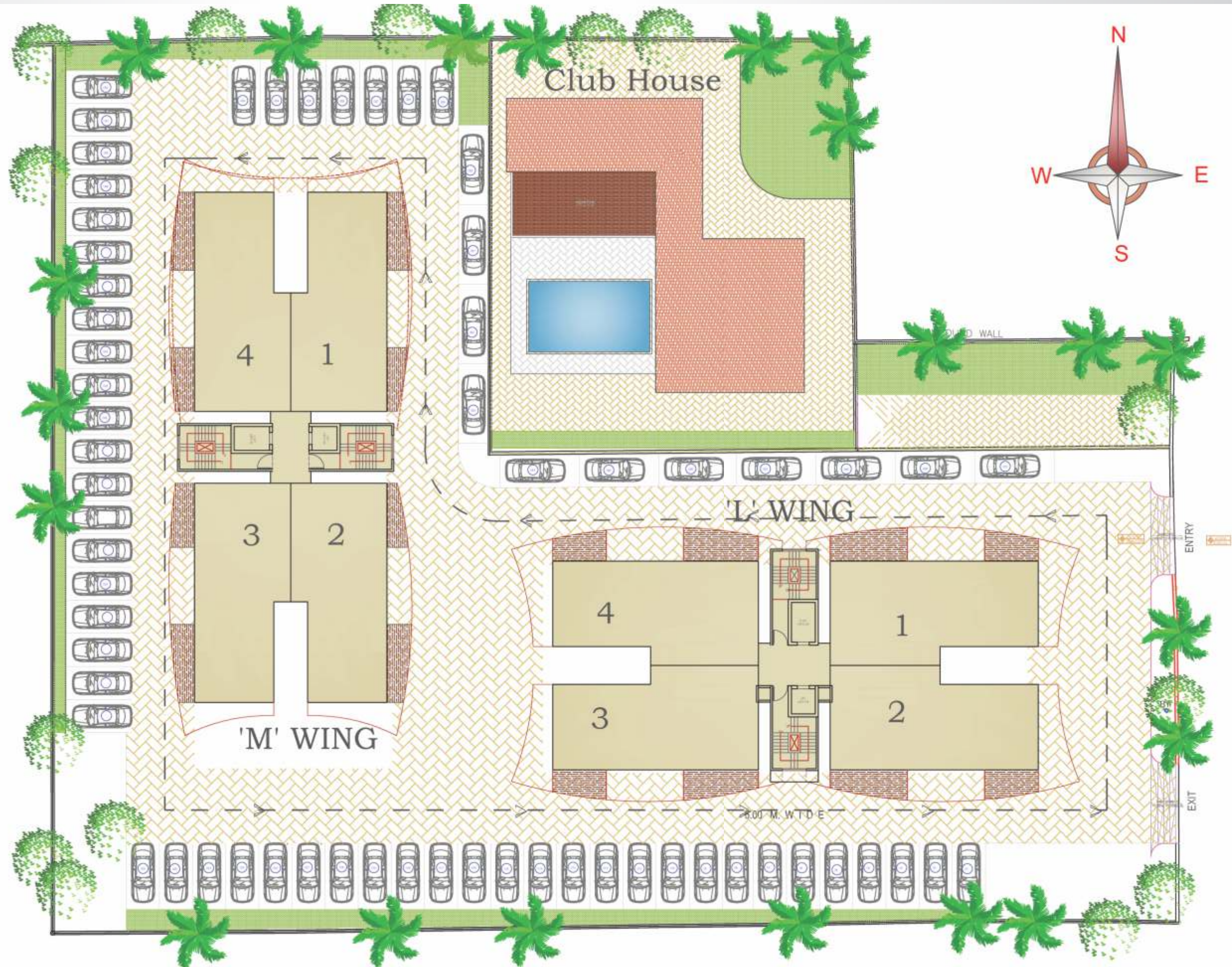
- Airport – 20 Mins.
- Railway Station – 30 Mins.
- Pune Solapur Road – 2 Mins.
- M. G. Road – 25 Mins.
- Magarpatta – 5 Mins.

DISCLAIMER: This map / statement showing the location of developments is stylised and only show the approximate direction/s towards locations of developments. They do not necessarily indicate the location or status of rights of way, highways, transport links or any other geographical features. Description/s of roads and public transport routes, distances and connection times are based on publically available timetables and the burden of determining the accuracy and correct timeline for or the appropriateness for use rests solely with the user accessing the information. The user acknowledges and accepts all inherent limitations of the maps and data to be dynamic and also acknowledges that the same is artistic impression and is in a constant state of maintenance, correction and revision. No express or implied liability is assumed for the accuracy of the delineated data towards the developer.

***MAP NOT TO SCALE**

LAYOUT PLAN

A METICULOUSLY CRAFTED DESIGN



**ALL YOU EVER
WANTED AND MORE**



AMENITIES

- Clubhouse
- State-of-the-art Gymnasium
- Semi Covered Pool
- Party Terrace / Multipurpose Hall
- Children's Play Area
- Grand Entrance Gate with Security Cabin
- Party Lawn with Barbeque Area
- Internal Concrete Roads
- Indoor Game Room

PERFECTION IS
IN THE DETAILS



SPECIFICATIONS

FLOORING

- Flooring for Living & Dining - Composite Marble
- Kitchen and other Bedrooms: 800 X 800 Vitrified Tiles
- Master Bedroom: Wooden Laminated Floor
- Dry Balcony: Designer Anti-Skid Ceramic Tiles
- Tiles Terraces: Designer Anti-Skid Ceramic Tiles

DOORS

- Main Door: Grand Entrance Veneer Finish Door
- Internal Doors: Laminated Flush Door

WINDOWS

- Powder Coated Aluminium Sliding Windows with Mosquito Net

WALL FINISHES

- Interior - Pop Finished Walls with Lustre Paint
- Exterior - Texture Paint

KITCHEN

- Granite Kitchen Platform
- Branded S.S Sink
- Modular Kitchen with Cabinets below the Platform
- Water Purifier
- Chimney & Hob
- Ceramic/Glazed Tiles above Kitchen Platform

TOILETS

- CP Fittings: American Standards Fittings in all Toilets Flooring
- Matt Finished Tiles for all Toilets
- Designer Decorative Dado Tiles
- Glass Partition for Shower Area
- Louvered Glass Window in Powder Coated Aluminium Frame
- Concealed Anti-corrosive Plumbing

AUTOMATION

- Key-less Entry with Biometric Locks
- Video Door Phone with Intercom Facility
- Panic Switch
- Burglar Alarm
- Fire Alarm
- Gas Leak Detector

ADDITIONAL SPECIFICATIONS

- 100% DG Back-up for Lifts & Common Area
- Switches: Legrand or Equivalent Modular Switches
- Concealed Copper Wiring with M.C.B
- Adequate Electric Points with TV & Telephone Points in each Room

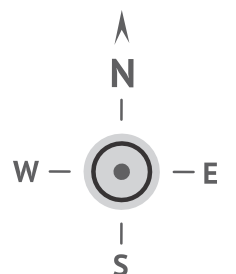
BUILDING L - Odd Floor Plan

1st, 3rd, 5th, 7th, 9th & 11th Floor



AREA STATEMENT

FLAT NO.	TYPE	CARPET		DRY YARD		TERRACE	
		SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.
101, 301, 501, 701, 901, 1101	3 BHK	1061	98.60	32	3.00	178	16.51
102, 302, 502, 702, 902, 1102							
103, 303, 503, 703, 903, 1103							
104, 304, 504, 704, 904, 1104							



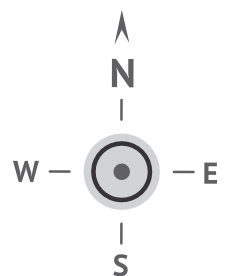
BUILDING L - Even Floor Plan

2nd, 4th, 6th, 8th & 10th Floor



AREA STATEMENT

FLAT NO.	TYPE	CARPET		DRY YARD		TERRACE	
		SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.
201, 401, 601, 801, 1001	3 BHK	1061	98.60	32	3.00	268	24.91
202, 402, 602, 802, 1002							
203, 403, 603, 1003							
204, 404, 604, 804, 1004	2 BHK	857	79.59	-	-	268	24.91
803							



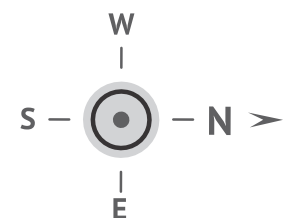
BUILDING M - Odd Floor Plan

1st, 3rd, 5th, 7th & 11th Floor



AREA STATEMENT

FLAT NO.	TYPE	CARPET		DRY YARD		TERRACE	
		SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.
101, 301, 501, 701, 901, 1101	3 BHK	1024	95.15	32	3.00	135	12.50
102, 302, 502, 702, 902, 1102							
103, 303, 503, 703, 903, 1103							
104, 304, 504, 704, 904, 1104							



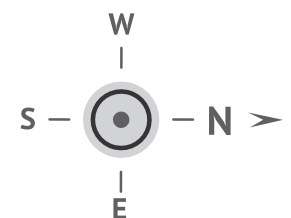
BUILDING M - Even Floor Plan

2nd, 4th, 6th, 8th & 10th Floor



AREA STATEMENT

FLAT NO.	TYPE	CARPET		DRY YARD		TERRACE	
		SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.
201, 401, 601, 801, 1001	3 BHK	1061	98.60	32	3.00	200	18.57
202, 402, 602, 802, 1002							
203, 403, 603, 1003							
204, 404, 604, 804, 1004	2 BHK	813	75.55	-	-	200	18.57
803							





Unit Plan - 3BHK Odd



Unit Plan - 3BHK Even



VTP Realty raises the bar with quality assurance.

Customer delight is precious to us and we are making every possible effort to achieve it. Every space, be it residential or commercial is built with thoughtfulness behind. VTP Realty can be relied on for delivering superior quality, transparency and maximum value to the last detail with every home. Building lasting relationships with customers, by staying connected with them through their journey and beyond, strengthens this trust.

VTP Realty is backed by the 30-year young VTP Group, holding a prominent position in supplying best quality raw-materials; cement & steel in Maharashtra. The Group has successfully constructed close to 100 projects for Government agencies, infrastructure companies and reputed real-estate developers across the country.

www.vtprealty.in



VTP Realty is building spaces with best-in-class offerings in premium, middle-income and affordable segment, catering to each class of the society. Present in all prime locales of Pune, the projects range between ₹ 11 lakhs and ₹ 3.5 Cr.

Walking an extra mile to create customer delight

- ⤴ Charging only 50% upon RCC to ensure extra savings for the customer
- ⤴ No transfer fee on resale of apartments, ensuring maximum returns to investors
- ⤴ No cancellation charges until registration

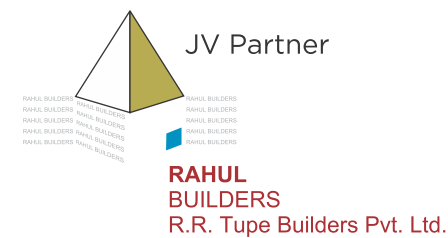
- ⤴ Dedicated customer care team
- ⤴ Post-possession support
 - We partner with service providers for first 6 months after handing over the keys to conduct activities which encourage community building
- ⤴ Professionally managed team facilitating leasing and re-sale of property



3 BHK Signature Spaces MAGARPATTA ROAD

VTP Group brings you the beginning of a beautiful tale as you enter its warm, inviting gates. Built with precision, crafted with care and adorned with elegance and comfort, these homes combine all the elements needed to give a home character and quality. It's the perfect beginning to a perfect story.

VTP invites you to experience life, in its fullest and happiest form.



Architect

Reza Kabul, Mumbai

RCC Consultant

J+W Consultants (Formerly Y. S. Sane)

For Sales/Support Assitance

+91 88888 47452 | 98234 30000

Site Address

Survey No 201, Opposite Kumar Picasso
Sadeh Satra Nali, Magarpatta Road, Pune - 411 028

Corporate Address:

VTP Group, Next To Inorbit Mall, Pune Nagar Road,
Pune - 411014, Maharashtra

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