

SUN EXOTICA

BEYOND IMAGINATION
2 & 3 BHK Luxurious Flats

M
MITTAL GROUP
MORE THAN A HOME



Mittal Group, a trusted name in Construction.

It was in 1998 that the Mittal Group, which was then engaged in retailing & packaging activity which had spread to various parts of the country & flourishing rapidly, decided to diversify. After much deliberation this group of young entrepreneurs, led by the dynamic Mr. Naresh Mittal who has a vision for the future, decided to step into construction business. Various places where the Mittal Group has substantial presence were considered to start this activity. After much thought Pune was chosen for various reasons. Pune at that time was chosen by many multinational as a destination for huge investments. New Government initiatives were evident in establishing huge IT Parks and many software giants already had a presence. The property prices at that point of time were on the upward swing because of its proximity to Mumbai & Hence Pune was seen as an attractive investment option. Above all it was the middle class of Pune which goes only for quality and had extended in valuable support in earlier ventures that was the prime reasons for the selection of this City.

The first step of Mittal group into this arena was a big leap. They did not believe in modest beginning but believed in a grand entry with modesty. The first venture was:

SUN CITY : Comprised of 360 flats spread over 3,00,000 sq.ft. The project was completed without any hitches & the group has not looked back since then. One project followed the other, with resounding success, eclipsing the earlier achievements.

Our Philosophy

Our work philosophy that gives priority to everlasting, emotional bonds over material gains, translates into ever smiling faces! Our thousands of satisfied customers! This is our investment for the future!

SUN EXOTICA

BEYOND IMAGINATION
2 & 3 BHK Luxurious Flats

Enter the charmed circle of Sun Exotica that offers magnificent picturesque of the surroundings. The creators of the project have laid great emphasis on creating a joyful and vibrant lifestyle ensuring greenery and aesthetic environs to lift your spirit. Every living space of the project is filled with positive energies, with small details that touch and make it a breathing and caring space for you and your loved ones. The rising glorious tallness improves the scene perspective giving sufficient daylight and vicinity of greenery environs. Sun Exotica, a lavish residency designed to offer you a life of your dreams.



Yewalewadi is an upcoming locality in the city of Pune with proximity to the various educational institutes and many popular locations like NIBM road, MG Road, Saswad, Katraj.

NIBM Road connects Kondhwa to significant destinations like Pune International Airport, Pune Railway Station and Bus Depot. There are many options for entertainment and shopping in the vicinity for the inhabitants of Yewalewadi.



CLUBHOUSE

CONVENIENT ACCESS

WITH SUN EXOTICA AT THE CORE

MARKETYARD,
GULTEKADI
10 MINS.



HEALTH,
RUBY HALL CLINIC
15 MINS.



BUSINESS/IT PARK
MAGARPATTA CITY
30 MINS.



SCHOOL
BISHOPS & DPS, UNDRI
5 MINS.



AIRPORT
LOHEGAON AIRPORT
35 MINS.



BUS STOP
SWARGATE BUS DEPOT
18 MINS.



ENTERTAINMENT
E-SQUARE MULTIPLEX
5 MINS.



TRAIN
PUNE STATION
25 MINS.



SUN EXOTICA

BEYOND IMAGINATION
2 & 3 BHK Luxurious Flats

In the midst of towering mountains resides an exotic lifestyle. Away from the noise and pollution that haunts you, live in this beautiful world. Pure air injected with the scent of mother earth and enhanced by calm and serenity of nature's sounds, enter this exotic world.



"Where we love is home - home that our feet may leave, but not our hearts."
- Oliver Wendell Holmes, Sr.



SUN
EXOTICA
BEYOND IMAGINATION
2 & 3 BHK Luxurious Flats



SUN EXOTICA

BEYOND IMAGINATION
2 & 3 BHK Luxurious Flats

When the lights go out, the stars shine upon you. Millions of lamps turned on only to make you feel special in this universe. Dreams often come after you sleep, but under this night sky, you will live your dream.



BEAUTIFUL SWIMMING POOL ON TOP OF THE CLUB HOUSE

AMENITIES

- Beautifully designed swimming pool on top of the club house.
- Highly illuminated approach road leading to a decorative artistic gate with round the clock security service.
- A beautiful landscaped garden.
- Well equipped gymnasium
- Concrete/ paved internal roads with street light and plantation.
- Multipurpose Hall.
- Children play garden with games.
- Lighting in parking, Common area & water pump with generator backup.
- Attractive entrance lobby with individual letter box & name plate.
- Sufficient light points with generator backup in each flat.
- Easily accessible fire extinguisher system.
- Lifts with generator backup.
- Staircase & landing space will be well finished.
- Card access security system in entrance lobby & video door phone in each flat.
- Solar water heating system.

SPECIFICATIONS

▪ **STRUCTURE**

R.C.C Frame structure designed as per earthquake resistance norms.

▪ **MASONRY**

Light Weight Block Work 6" thick external internal walls.

Gypsum plaster inside and sand face plaster outside

▪ **KITCHEN**

Granite kitchen platform with stainless steel sink. Glazed tiles dado up to window top.

Provisions for fixing water purifiers and exhaust fan in kitchen.

Provisions for washing machine with waterline and drain in dry terrace.

▪ **DOORS & WINDOWS**

All Door with veneer / Laminate finish and superior fittings. Good quality powder coated aluminum windows with stainless steel mosquito net and MS safety grill. Granite window sills.

▪ **FLOORINGS**

Good quality 2' x 2' vitrified tiles in living, dining, bedrooms and kitchen.

Anti skid ceramic tiles 12" x 12" for attached terraces, toilets.

▪ **TOILETS**

Jaguar / equivalent fittings. Designer glazed dado tiles on the walls up to 7' height.

▪ **ELECTRIFICATION**

Adequate electrical points. Premium quality switches. A.C. point in all bed rooms.

Cable and telephone points in living room and master bedroom.

Concealed copper wiring with circuit breakers.

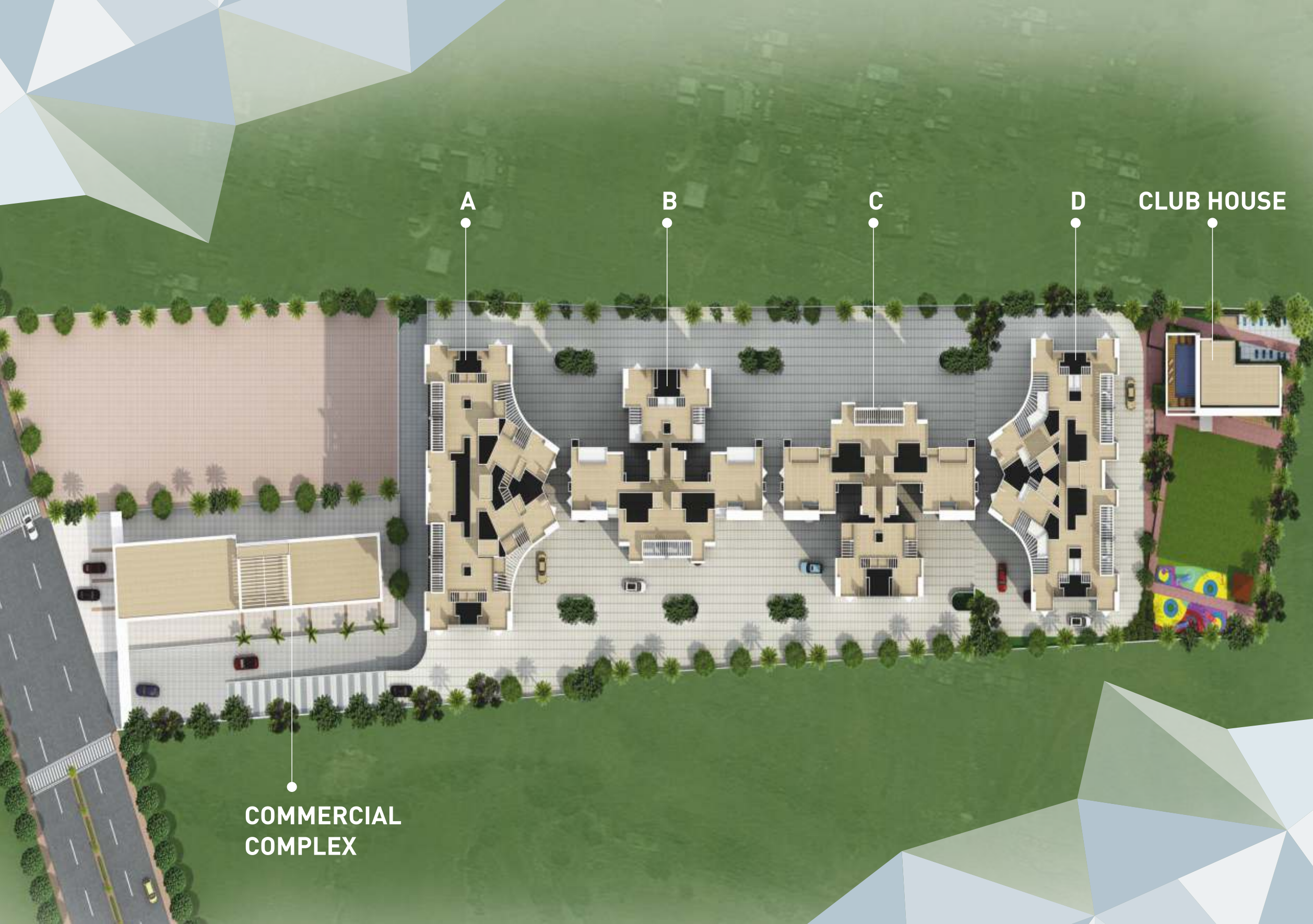
▪ **PLUMBING**

Concealed plumbing with JAGUAR / equivalent fittings in toilets & kitchen.

▪ **PAINTING**

External painting with colour finish in superior quality cement paint,

Internal Painting in good quality OBD paint.



A

B

C

D

CLUB HOUSE

COMMERCIAL
COMPLEX

COMPLETED PROJECTS

SUN CITY Phase I

SUN PARADISE Phase I

SUN EMPIRE

SUN ORION

SUN RESIDENCY

SUN HORIZON

SUN CITY Phase 2

SUN PARADISE Phase 2

SUN GALAXY

SUN ORBIT

SUN SATELLITE

SUN GRANDEUR

ONGOING PROJECTS

**SUN
SAPPHIRE**

A precious lifestyle

2 & 3 BHK Luxurious Apartments



Hadapsar

**SUN
UNIVERSE**

Mega Township of 1, 2 & 3 BHK Luxurious Flats & Twin Bangalows



Sinhgad Road

24 CARATS

3 & 4.5 BHK SKY VILLAS AT PRADHIKARAN



Pradhikaran Nigdi

SUN Planet

2, 3 & 4 BHK Luxurious Apartments



Sinhgad Road

**SUN
Gloria**

2 BHK Luxurious Apartments & Shops



Ambegaon (BK)

**SUN
RADIANT**

2 BHK Luxurious Apartments, Shops & Offices



Kondhwa(BK)



SUN SOLITAIRE

4.5 BHK Premium Apartments



Kalyani Nagar

UPCOMING PROJECTS

**SUN
CORONA**

Ambegaon
1, 2 & 3 BHK

Luxurious Apartments, Shops & Offices

**SUN
VISTA**

Anand Nagar
Wadgaon (BK), Pune

2 & 3 BHK Luxurious Apartments

**SUN
AURA**

Near Sun City, Anand Nagar,
Sinhgad Road, PUNE

1, 2 & 3 BHK
Luxurious Apartments

**SUN
PRESTIGE**

Wadgaon (BK),
Sinhgad Road Pune

2 & 3 BHK Apartments

**SUN
ENCLAVE**

River Side DP Road, Anand Nagar
Sinhgad Road, Pune

2 & 3 BHK Apartments



TIME DESTINATION

EDUCATIONAL INSTITUTE

- 05 MIN BISHOP'S SCHOOL / DELHI PUBLIC SCHOOL
- 02 MIN K.G.. ENGINEERING COLLEGE
- 02 MIN TRINITY ENGINEERING COLLEGE
- 02 MIN SINHGAD INSTITUTE

HEALTH

- 17 MIN INAMDAR HOSPITAL
- 17 MIN SAHYADRI HOSPITAL
- 05 MIN SATYANAND HOSPITAL
- 15 MIN RUBY HALL CLINIC

RELIGIOUS PLACE

- 05 MIN ISKCON TEMPLE
- 04 MIN SHATRUNJAY TEMPLE

SHOPPING, RESTAURANTS, ENTERTAINMENT

- 17 MIN CAMP
- 15 MIN WANOWRIE
- 05 MIN E-SQUARE MULTIPLEX
- 07 MIN JYOTI RESTAURANT
- 10 MIN CORINTHIAN CLUB

CONNECTIVITY

- 14 MIN KATRAJ
- 35 MIN LOHGAON AIRPORT
- 25 MIN PUNE RAILWAY STATION
- 03 MIN KHADI MACHINE CHOWK

SITE ADDRESS:

S. No 10(Part) &12, Yewalewadi,
Kondhwa Bk, Pune - 411048

GPS COORDINATES

18.431794, 73.897954



MITTAL HOUSE 2095 Vijaya Nagar Colony, Nilayam Theatre Chowk,

Sadashiv Peth, Pune - 411030

Phone : +91 20 6688 8888 | Email : sales@mittalbuilders.com

www.mittalbuilders.com

NOTE: The brochure is only a conceptual presentation of the project and not a legal offering. The developers reserve the right for any deletion/additions in plans and elevations. All details are subject to change and all optional amenities other than the above specifications are at extra cost.

