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LIC HOUSING FINANCE LTD.

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Project approved by



GULMOHAR *Primrose*

Homes with a Breath of Fresh Air!



GULMOHAR DEVELOPMENT

Creating Homes with Class since 1984

An ISO 9001:2008 Certified Company

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www.puneinfo-india.com



Life is like a flower, beautiful yet delicate.
It blooms and thrives in the garden called home.
Rediscover the beauty of your life in homes
that bring peace, joy and comfort.

GULMOHAR
Primrose

Homes with a Breath of Fresh Air!

GULMOHAR Primrose

Homes with a Breath of Fresh Air!

2 & 3 Bedroom Premium Terrace Apartments

WAGHOLI

Thriving Location

Located in the most promising locale of East Pune, **Gulmohar Primrose** is situated in Wagholi. Just 500 meters off the Pune-Ahmednagar highway, **Gulmohar Primrose** is surrounded by a green, clean and pollution-free environment. The area is a mere 10-minute drive from Pune Airport and well-connected to important areas like Kharadi, Koregaon Park, Kalyani Nagar and Viman Nagar. Wagholi is witnessing rapid development, due to its proximity to industrial areas like Sanaswadi, Ranjangaon, Shikrapur and Chakan.

Enjoy the comfortable life at **Gulmohar Primrose** where your daily needs are met with ease. The project is close to Kharadi's IT hub and has many leading schools and educational institutes already in the area. As Wagholi is poised to have even better connectivity via a 4-lane expressway and a direct 100 feet link road to Kharadi, your home at **Gulmohar Primrose** will be an example of convenient living and sound investment.



LAYOUT

This layout is purely conceptual. The company reserves the right to add, delete or alter any details and / or specifications in its endeavour to make improvements as and when required.



LOCATION

Advantage Wagholi !

- Most upcoming and promising locale of East Pune.
- Only 10 minutes drive from Pune Airport.
- Many leading schools and educational institutes nearby.
- Proximity to industrial areas of Ranjangaon, Sanaswadi, Shikrapur and Chakan.
- Close to Kharadi IT hub and shopping & entertainment centres.
- Wagholi soon to have better and smoother connectivity to Kharadi.

Advantage 'Gulmohar Primrose' !

- Exclusive separate residential enclave.
- Spacious well-designed 2 & 3 bedroom terrace apartments.
- Thoughtful apartment layout.
- Ample natural light and ventilation.
- Two automatic elevators for each building.
- Grand entrance lobbies.
- Fully landscaped project.
- 24x7 security.

GULMOHAR Primrose

Homes with a Breath of Fresh Air!

2 & 3 Bedroom Premium Terrace Apartments

WAGHOLI

Blooming Lifestyle

At **Gulmohar Primrose**, the safety of your loved ones, the soothing touch of nature, a comfortable lifestyle and the joy of owning a great home; all come together in one place. **Gulmohar Primrose** offers premium 2 & 3 bedroom terrace apartments. With grand entrance lobbies, modern elevation, thoughtful layout and premium specifications, your home will bear the stamp of good quality and beauty. Set aside all your concerns as the project comes with safety features like 24x7 security, intercom, power backup for common areas and firefighting system. The project has its own sewage treatment plant, rain water harvesting and a special reverse osmosis (RO) water treatment plant for purified drinking water.

No more dull days for you. Enjoy life to the fullest with a host of amenities at your disposal. Whether it is a refreshing jog or an invigorating dip in the pool, all your recreational needs have been taken care of. Let your kids enjoy their playtime at the badminton court, the basketball ring, a special children's play area or the kids' pool. **Gulmohar Primrose** comes with a fully-equipped gymnasium, clubhouse, community hall and beautifully landscaped garden. As leisure becomes pleasure, your home at **Gulmohar Primrose** will be the place where you will get true quality living.



SPECIFICATIONS

STRUCTURE

- Earthquake-resistant R.C.C. frame structure.
- Good quality brickwork with bricks / blocks.
- Steel and concrete as per I.S. code.

KITCHEN

- Kitchen platform with granite top and stainless steel sink.
- Provision for fitting exhaust fan in the kitchen.
- Glazed dado tiles upto 3' above kitchen platform.

FLOORING

- Vitrified tile flooring for the entire apartment with skirting.
- Anti-skid tile flooring for toilets and terraces.

DOORS & WINDOWS

- Main entrance door with decorative laminated finish with lock, eye peephole and name plate.
- All internal flush doors with mortise / cylindrical locks for bedrooms, bathrooms and kitchen terrace.
- Powder-coated aluminium windows.

ELECTRIFICATION

- Adequate number of lights, fans and power plug points with concealed copper wiring with MCB controls and modern switches.
- Concealed and underground cabling of telephone, T.V. and electricity lines through conduits and pipes, to ensure no overhead lines.
- Generator backup for lifts, common lighting in the buildings and pumps.
- T.V. and telephone points in the living room and master bedroom.

TOILET

- Chromium plated C.P. fittings.
- Marble / granite door frame.
- Anti-skid flooring and coloured tile dado upto 7' height.
- European WC and wash hand basin of standard make.
- Bathing area with hot and cold water mixer and provision for fixing boiler.

PLUMBING

- Concealed, insulated and chemically tested plumbing.

PLASTER & PAINTING

- Superior paint finish for internal walls in oil bound distemper and superior quality paint in Acrylic Emulsion for external walls.
- External sand-faced plaster and internal Neeru finish plaster.

ELEVATION

- Exclusively designed elevation of buildings.

ENTRANCE LOBBY

- Push entrance lobby for each building.

INTERNAL ROADS

- Roads in Tremix concrete / Asphalt / paving blocks with decorative street lighting.

SAFETY & SECURITY

- Decorative safety wall surrounding the entire perimeter of the project.
- Impressive main gate for the complex with security cabin.
- Intercom security system.
- Fire fighting system for each building.

AMENITIES

- Swimming Pool with Baby Pool
- Designer Clubhouse
- Fully-equipped Gymnasium
- Basketball Ring
- Badminton Court
- Children's Play Area
- Walking Track
- Beautifully Landscaped Garden
- Automatic Elevators
- Sewage Treatment Plant
- Water Treatment Plant
(Reverse Osmosis Plant for Purified Drinking Water)
- Rain Water Harvesting and Water Recycling
- Intercom Facility
- Fire Fighting System
- Power Backup for Lifts and Common Areas
- Compound Wall to the periphery of project



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2 BEDROOM APARTMENT PLAN



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3 BEDROOM APARTMENT PLAN



The furniture and fixtures shown in the apartment layout are for mere representation & concept and the same shall not be provided by the Developers.



With Gulmohar Development, you get more than a home. You get the confidence of making the right decision. Trust and Quality are the pillars of Gulmohar Development. With 38 landmark residential and commercial projects completed with uncompromising dedication towards infrastructure and design, the Group is one of Pune's premier real estate developers. Which is why when you buy a home with us; you buy a great lifestyle with happiness.

Some of our Prestigious Projects



GULMOHAR ORCHIDS
Kharadi



GULMOHAR CITY
Kharadi



GULMOHAR PRIVILEGE
Kharadi



GULMOHAR QUEENSTOWN
Kharadi



GULMOHAR HELIOS
Kharadi



GULMOHAR GOLDCOAST
Kharadi



GULMOHAR PARKVIEW
Kharadi



GULMOHAR COTTAGES
Viman Nagar



KUMAR GULMOHAR
Salunkhe Vihar Road



GULMOHAR COURT
Koregaon Park



GULMOHAR HABITAT
Wanowrie



PARK ORNATE

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