



FEEL
THE
PULSE
EVERY
MOMENT

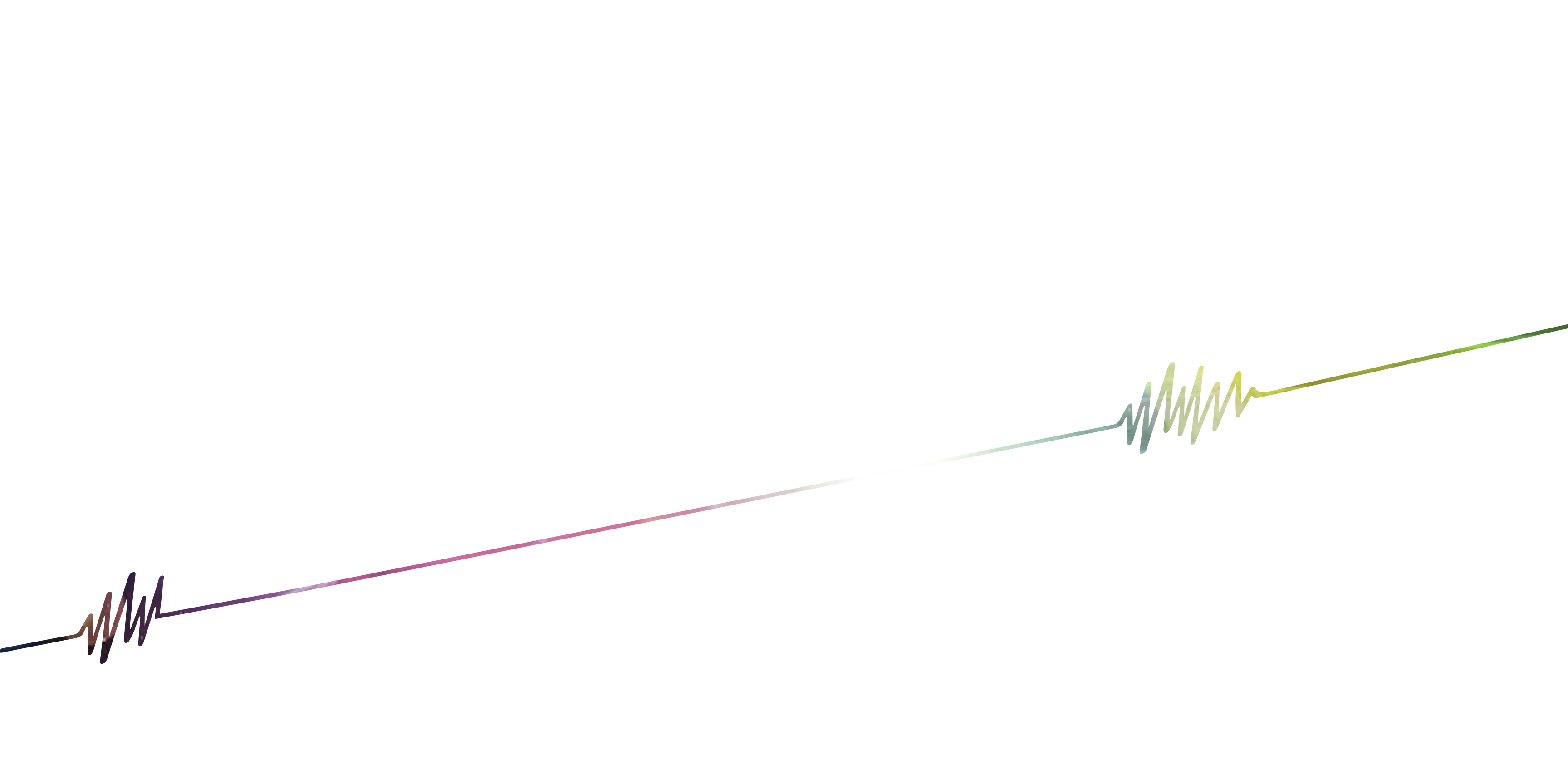


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Amanora Park Town: Amanora-Magarpatta Road, Near Mundhwa Flyover, Hadapsar, Pune 411 028 • Tel: 91-20-3041 0000 • info@amanora.com • www.amanora.com

Disclaimer: The contents of this docket are purely conceptual and have no legal binding on us. The developer reserves the right to amend the layout, number of floors, number of flats, sizes, elevation, colour scheme, amenities and specifications.

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CITIZEN ADRENO

There's a new breed of people on the block.
Their day doesn't begin with a cup of coffee.

It begins with a mug of adrenaline.
For them life comes without a pause button.

And the only option is Fast Forward.
For them life is always on over-drive.

Every moment is precious.

Every moment treasured.

Every moment etched on their soul forever.

They must live on the edge.

They must live non stop.

They must feel the thrill.

LIVE
THE CHART
BUSTER
LIFE





HIT THE
HIGH NOTES
EVERYDAY



**LIVE
ON THE
EDGE**

HOMES THAT GIVE YOU A HIGH

People who desire a pulsating life do not live in homes. They live in adrenaline bars that do not have closing hours. Racy living spaces that are designed around the turbo charge that flows through their veins. Their lives aren't divided into waking hours and sleeping hours. For the Adreno people any time, is time to groove.

AMANORA®
ADRENO
TOWERS
1-4 BHK PULSATING HOMES

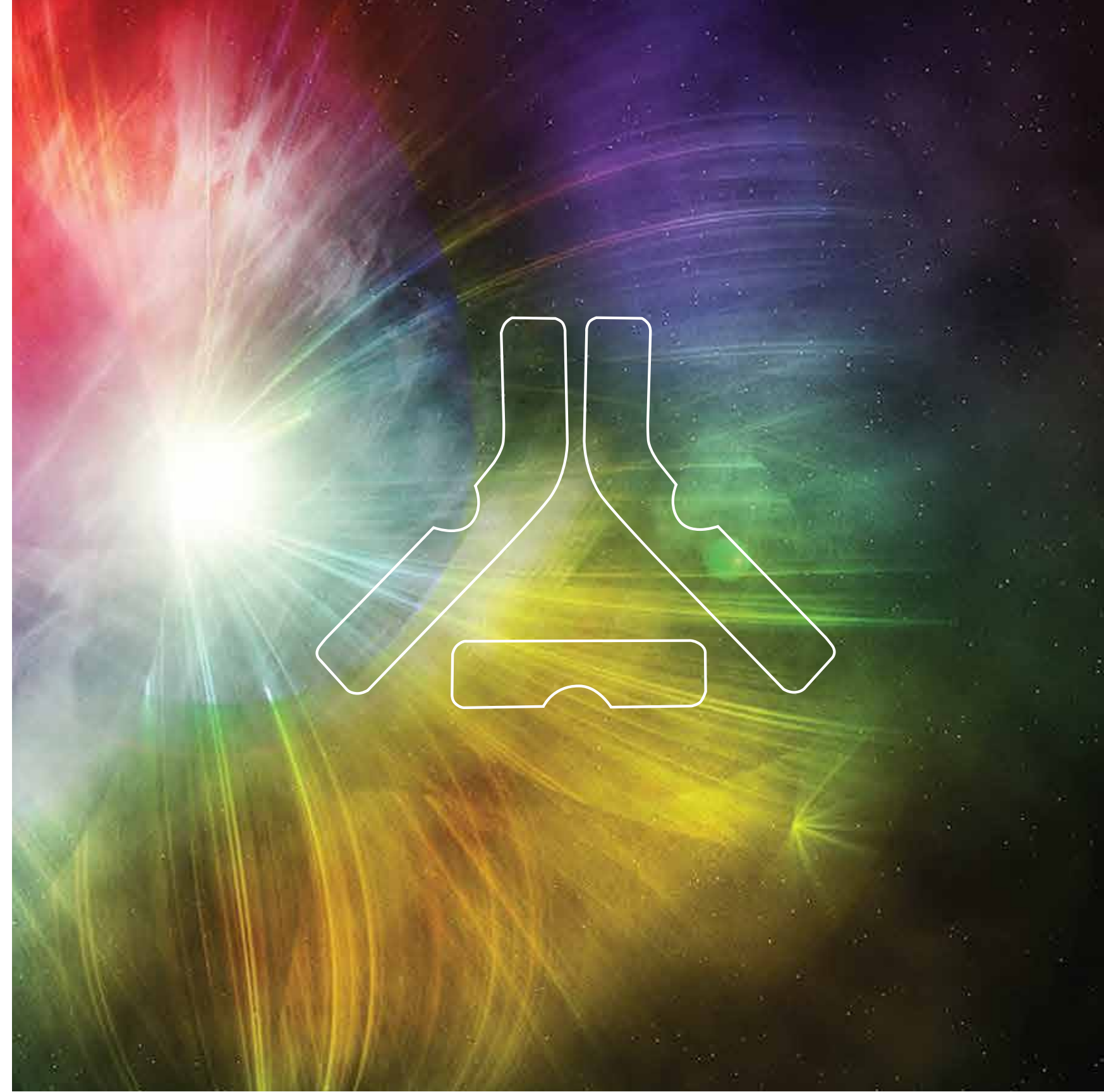


DESIGN PHILOSOPHY OF THE CLUSTER

Amanora Adreno is a premium residential development, designed for people who like to live a life that is pulsating with non stop excitement. For people who live every moment passionately and love to feel the surge of adrenaline in everything that they do. The environment around Adreno offers a resort like ambience with varied spatial experiences of greenery, bio swales, mini water falls, high tree-like pavilions and infinity pools in the eco deck. Adreno enhances its promise of a happening lifestyle with facilities such as fitness pools and slides, function rooms, outdoor spa deck and pavilions, dining decks and spill out coves, outdoor Jacuzzis and jogging tracks are integrated within a lush landscaping to encourage premium lifestyle living. The facilities cater to every age group, from the toddler to the elderly, with each having its own segregated zone, yet blending together in the overall landscape. These features create a green sanctuary for the residents and ensure sensory rejuvenation after a hard day's work.

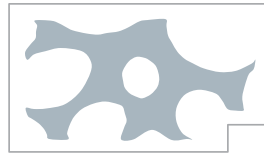
Amanora Adreno is comprised of 5 youthful blocks of 25-30 storeys with a total of 1400 plus units. The development offers a variety of unit types of 1 bedroom, 2 bedrooms, 3 bedrooms, 3.5 bedrooms and 4 bedrooms. The project aims to create a socially enticing environment promoting health, comfort and rejuvenation.

Taking the advantage of the main road frontage in the complex, the development introduces a crafted fabric that weaves various textures into the skin of the building and can be seen from afar. Green Planters, screens, louvers and trellises adorn the facade in a rhythmic interplay creating a diverse experience for each unit owner.

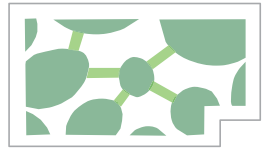




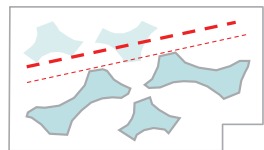
Gardens created on all perimeter of sites



Highlighting zoning for tower development



Linking the greenery zone to create connectivity



Towers formed by the inverted garden scape zone, to have 360 degree garden view for all towers

In keeping with Amanora's environment friendly promise, the planning is masterminded by a green concept, in which every tower is positioned to provide the best possible views into the green township.

Each unit ensures privacy with a 3-side open design, and a garden space to look into, with a 180 degree view of open spaces. The massing celebrates aesthetics that are porous and creates a sublime aura of light and shadow. Adreno has several green features such as rain water harvesting, energy saving vertical louvers to help extend the natural lighting to the interiors while shading off the hot sun and eco gardens at the refuge floors and roof top of the blocks that enhance the microclimate of the surrounding living spaces.

With an exciting landscaping resort theme, a good concoction of unit mix catering to the multi generation, the development successfully lives up to its promise of non stop excitement.

Richard Soon,

Director
P & T Consultants



SITE LAYOUT

- 1 Drop-offs
- 2 Fitness Arena
- 3 Splash Arena
- 4 Enrichment Arena
- 5 Peace Arena
- 6 Party Arena
- 7 Sports Arena
- 8 Adventure Arena
- 9 Pulse Arena

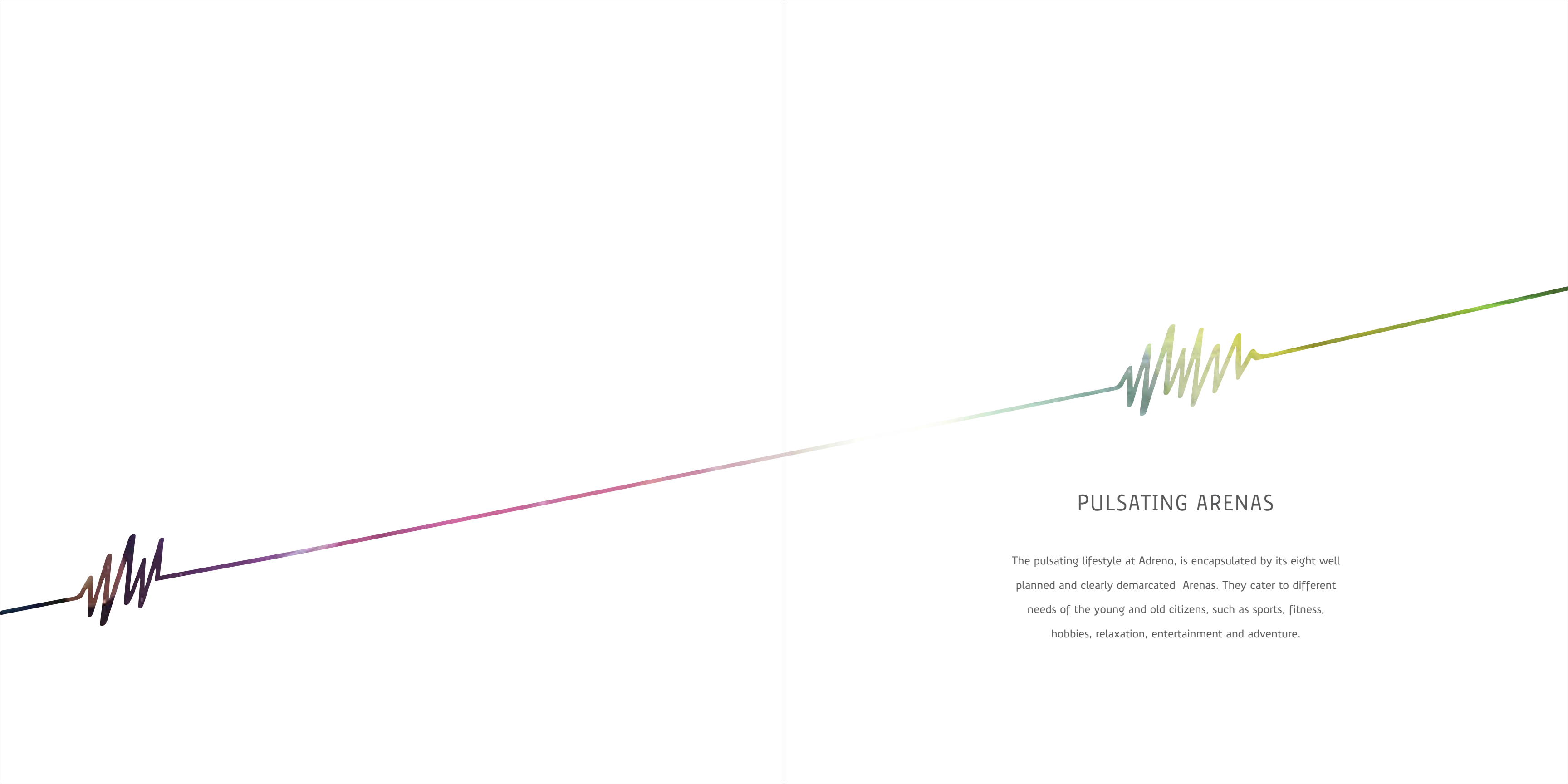


FEATURES



- Right on the buzzing 6 lane pipeline road
- Posh Club House
- Designer Lobbies at every level to welcome you
- Elegant drop-offs





PULSATING ARENAS

The pulsating lifestyle at Adreno, is encapsulated by its eight well planned and clearly demarcated Arenas. They cater to different needs of the young and old citizens, such as sports, fitness, hobbies, relaxation, entertainment and adventure.

Keep fit and nurture your love for running on our Jogging Track



**FITNESS
ARENA**



Two beautiful Tennis Courts where you can practice to win a title at Wimbledon some day



A beautiful Open Air Gym where you can gulp in loads of fresh air and oxygen while you work up a healthy sweat

At the Enrichment Arena the energy exuded by the youngsters will have a positive rub off on the senior citizens whilst the kids can imbibe the values of the elderly.



ENRICHMENT ARENA



Let the youngsters roam free and channel their energy in the right direction at the well planned Kids Activity Zone



Celebrate festivals and other memorable occasions at the lively Festival Area



PARTY ARENA



Don your party caps and get ready to celebrate the treasured moments of life



Aesthetic cabanas for cozy conversations, coffee or precious me-times

Take up the challenge to reach the top of the Rock Climbing Wall



ADVENTURE
ARENA

Cut a dashing figure and impress your friends with some cool moves at the Skating Park



Enjoy quality me-time, amidst
colourful flowers and plants while
adding to your knowledge of
herbs at the Herbal Park



PEACE
ARENA

Cool off after a hard day or splash
around for some fun moments at
the shimmering Olympic size
Swimming Pool



SPLASH
ARENA

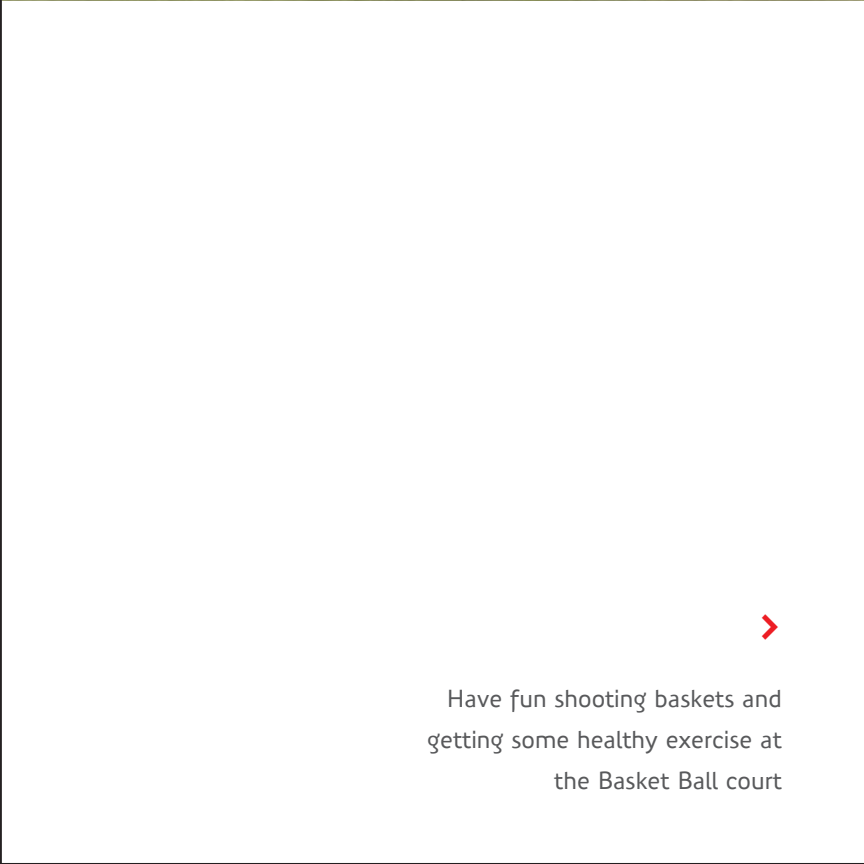
Work up a sweat and burn those stubborn calories at the Beach Volley Ball court



SPORTS ARENA



Got plans to make it to the T20 ? Launch your dreams at the Cricket Nets



Have fun shooting baskets and getting some healthy exercise at the Basket Ball court

Give vent to your musical passion at the well equipped Karaoke Lounge



PULSE ARENA



Hone your concentration and focus with some exciting action at the Pool Table



Spruce up your reflexes and indulge in some peppy fun with a game of Table Tennis





Build a six pack or simply work out and stay fit at the modern, well equipped Gym



The Aerobics/Yoga Room is just the place for those with a fondness for rhythmic exercises or a passion for yoga



Enjoy your leisure hours and expand your mind at the well stocked Library



Relax over a game of bridge or add to your bag of card tricks in the elegant Card Room

SPECIFICATIONS

- Digital Locking System
- Vitrified Flooring
- Provision for Telephone & Cable Connection
- Gypsum Plaster for Ceiling
- Concealed Wiring with Modular Switch Boards
- Elegant Drop-offs
- Door Fittings Aluminium Sliding Windows
- Piped Gas Supply
- Branded Chrome Finished Bathroom fittings
- Concealed Plumbing
- Designer Sanitaryware
- Designer Dado in toilet
- Exhaust Fans in Toilets and Kitchen Platform with Trolley
- Geyser in Master Toilet
- Light & Fan Fittings
- Flush Doors for Internal Rooms

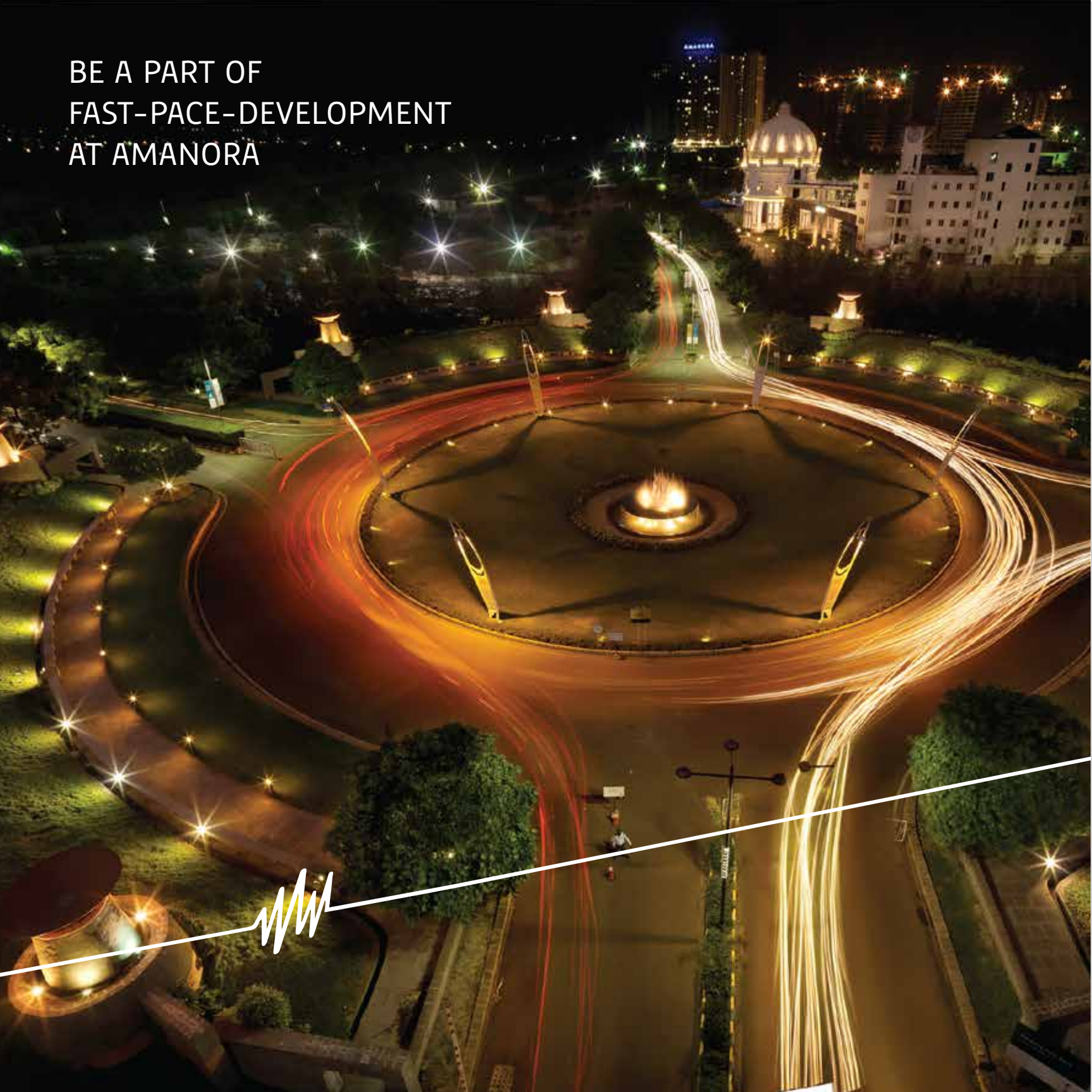
P&T SINGAPORE. ONE OF THE WORLD'S LEADING ARCHITECTS.

P&T Consultants Pvt. Ltd. Singapore, is a part of the International P&T Group and offers architectural, master planning, civil & structural, mechanical & electrical engineering consultancy services. Committed to the pursuit of excellence in architecture, the firm was established in 1972 and has ever since successfully completed a wide range of prestigious mixed use projects, both in Singapore and overseas, including offices, residential developments, hotels, retail complexes, community spaces, institutional and educational buildings.

The company is staffed with over 300 professionals, including architects and civil, structural, mechanical and electrical engineers. Special emphasis is placed on the visual, spatial and functional elements of design, in order to create buildings that are aesthetically pleasing and sympathetic to their surroundings.



BE A PART OF
FAST-PACE-DEVELOPMENT
AT AMANORA



ABOUT AMANORA



Amanora Club



Hospital



12 km long internal roads



Gateway Towers 1



Lake



Pipeline Road



Neo Towers



Town Centre



Adreno Towers



Trendy Homes



Temple of Environment



Future Towers



Amanora school II



Central Green



Sweet Water Villas



Aspire Towers



Amanora school I



MASTER PLAN

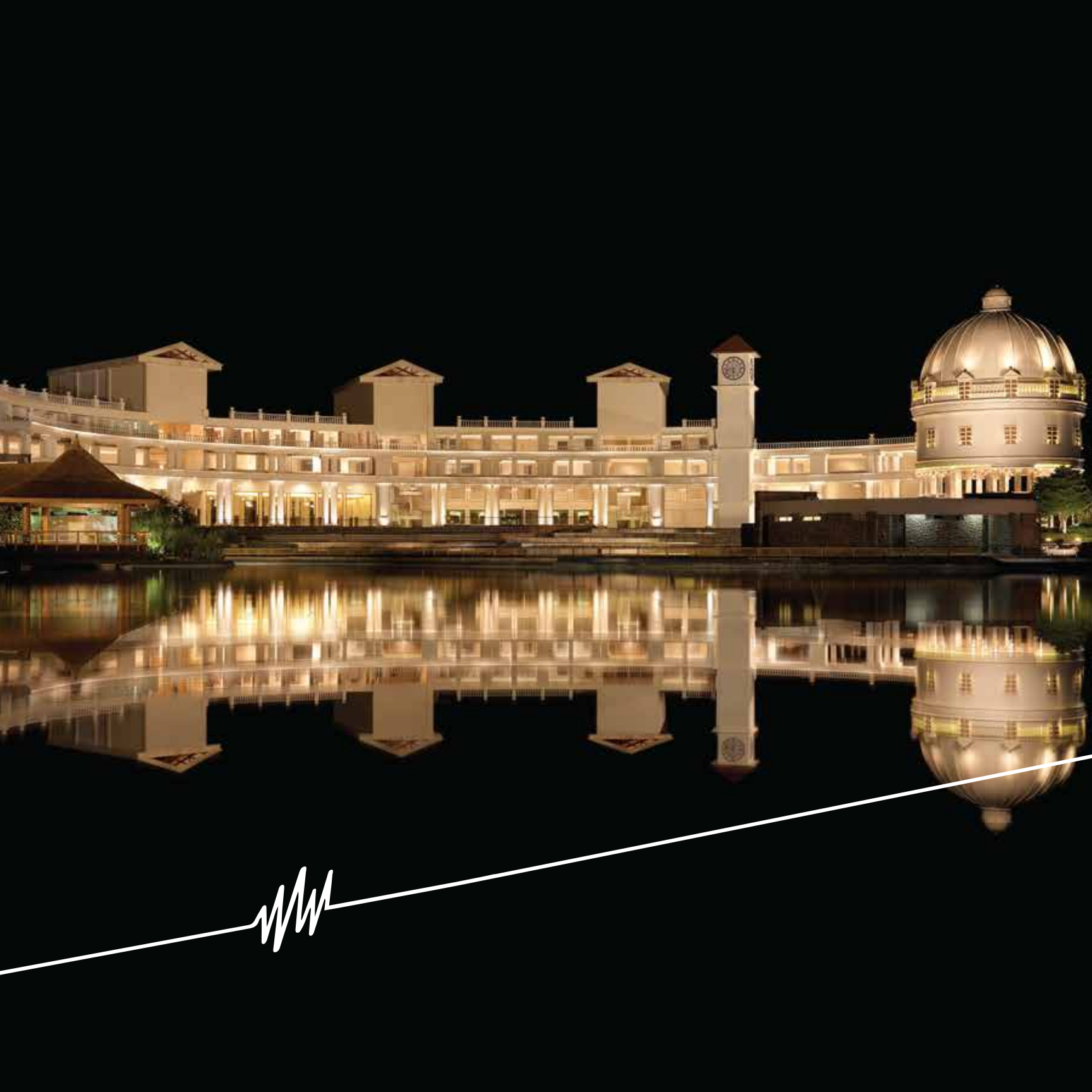
Amanora Park Town, developed by Pune's leading township company City Corporation Ltd., is a 400 acre sprawling, modern day utopia, located in the rapidly developing eastern corridor of Hadapsar. Amanora Park Town is Maharashtra's first special township which successfully marries peace and tranquility with the comforts and conveniences of modern city life. Ecologically sound, yet with every imaginable technical, digital and modern facility, Amanora Park Town will be a benchmark in excitement living.

Club, Lake, Town Centre, Entry Bowl, School, Fire Station, Temple of Environment, Schools

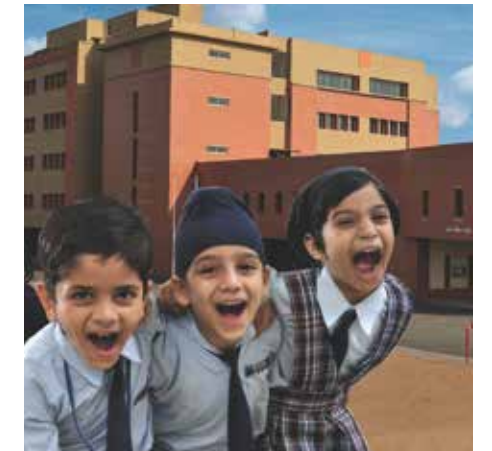
Amanora takes complete care of you and your family. Which is why its residential hub is strategically located close to many excellent schools, two of which are already functional; the Pawar Public school and the Pearson School. And thanks to Amanora's innovative 'walk-to-school concept', which is all about special vehicle-free walkways and dedicated cycle tracks, your child will be guaranteed maximum safety while walking to school without facing any interference from road traffic. Mothers can now finally breathe easy.



TOWNSHIP AMENITIES



- Digital City
- Multiple Purpose Smart Card
- CCTV for Common Areas
- Centralized Payment & Monitoring Facility for Electricity, Gas, Water Bills, etc.
- Efficient Power & Water System
- Water Treatment Plant
- Rainwater Harvesting
- Efficient Waste Management
- Education and Sports
- Schools located within the Township
- Cycling Track
- Large Green Landscaped Parks
- Artificial Lakes & Water Bodies
- Health Care
- Multi-Specialty Hospital
- Amanora Club
- Eco Friendly Transportation
- Public Transport Terminus
- Amanora Town Centre
- Fire Station



WHY AMANORA PARK TOWN IS SO SPECIAL



(Clockwise)

Digitally Automated Homes | Digital Locking | Water Meter | Gas Meter

Electricity Meter | Day Destination Centre | Smart Card | 24x7 Electricity

- A real township extending over 400 acres
- 20 million plus sq. ft. of development
- Over 2500 plus apartments already occupied, with fully functional facilities and services
- More than 70 acres of well-designed open spaces
- Clean water supply, available round the clock
- Well-distributed power infrastructure, 24 x 7
- 18 - 45 storey buildings, designed by international architects
- Well-paved internal roads and main roads over 80 feet wide
- Roadways totalling a length of 12 kms
- Dedicated pedestrian and cycle tracks across the township
- Eco-friendly, clean and non-polluting internal transportation system
- Child-friendly: one of the few townships with a 'safe walk to school' concept
- Efficient waste management system
- Amanora railway station

AMANORA TOWN CENTRE

Amanora Park Town is the result of meticulous planning by some of the world's leading town planners, international architects and visionaries, keeping an enriched quality of life in mind, equal to the best across the world. Amanora Town Centre is a vibrant, all-day destination centre, an 8-screen multiplex, over 30 restaurants, coffee bars and activity zones.

It is home to high-end, international fashion and luxury brands including Marks & Spencer, Vero Moda, Alcott, Esprit, UCB, Hush Puppies, Swatch and many more. Located right here in the centre of the township, Amanora Town Centre puts high-quality entertainment at your doorstep.



OTHER AVENUES AT AMANORA

Future Towers

The Future lies in Amanora. Amanora is home to many architectural marvels. And one of them is Future Towers, a pioneering and path-breaking residential project. Future Towers lives up to its name by incorporating the most advanced technologies and comforts of modern life, at par and even above the swankiest residential spaces of the West.



Aspire Towers

Aspire for the best. From Amanora comes another spectacular project – Aspire Towers, fully completed, ready possession residences. Spread over an expanse of 12 acres, these elegant towers are Pune's tallest residential buildings till date. With a unique layout which allows for well-ventilated parking spaces, landscaped gardens and breathtaking views of the city, Aspire Towers truly makes life a carnival.





Gateway Towers

Against the night sky, Gateway Towers 1 will appear like a sparkling diamond. Gateway Towers 1 is the first and only residential structure in the world to be marvelled by the world's most renowned luxury brand – Swarovski. The tower interiors will come adorned with Swarovski elements, including breathtaking crystal light fixtures. Swarovski has lent its shine to Amanora. Now prepare to be dazzled like never before. It is also the first building in the city to have 45 storeys, making it the tallest structure in Pune, standing above the crowd, quite literally.

The unique shape of these towers also sets them apart from other buildings. Built with flowing aesthetic lines and well-planned landscaped terrace gardens, Gateway Towers 1 will be as much of a wonder to behold, as it will be to live in.

AMANORA® GATEWAY TOWERS 1



Neo Towers

NEO Towers at Amanora offers a fantastic blend of everything a smart homebuyer seeks. At NEO Towers, everything from its location within the township, to the very design of the apartments, to the amenities is smartly planned and promises to appeal to the sensibilities of every family member. First things first. NEO Towers enjoys a location which makes the term 'strategic' seem like an understatement.

Situated right at the entrance to the Township, NEO Towers has the bustling Amanora Town Centre as its neighbour and is yet far removed from the bustle of the main road traffic. It also has easy access to township amenities and features, making it a smart location by all means.

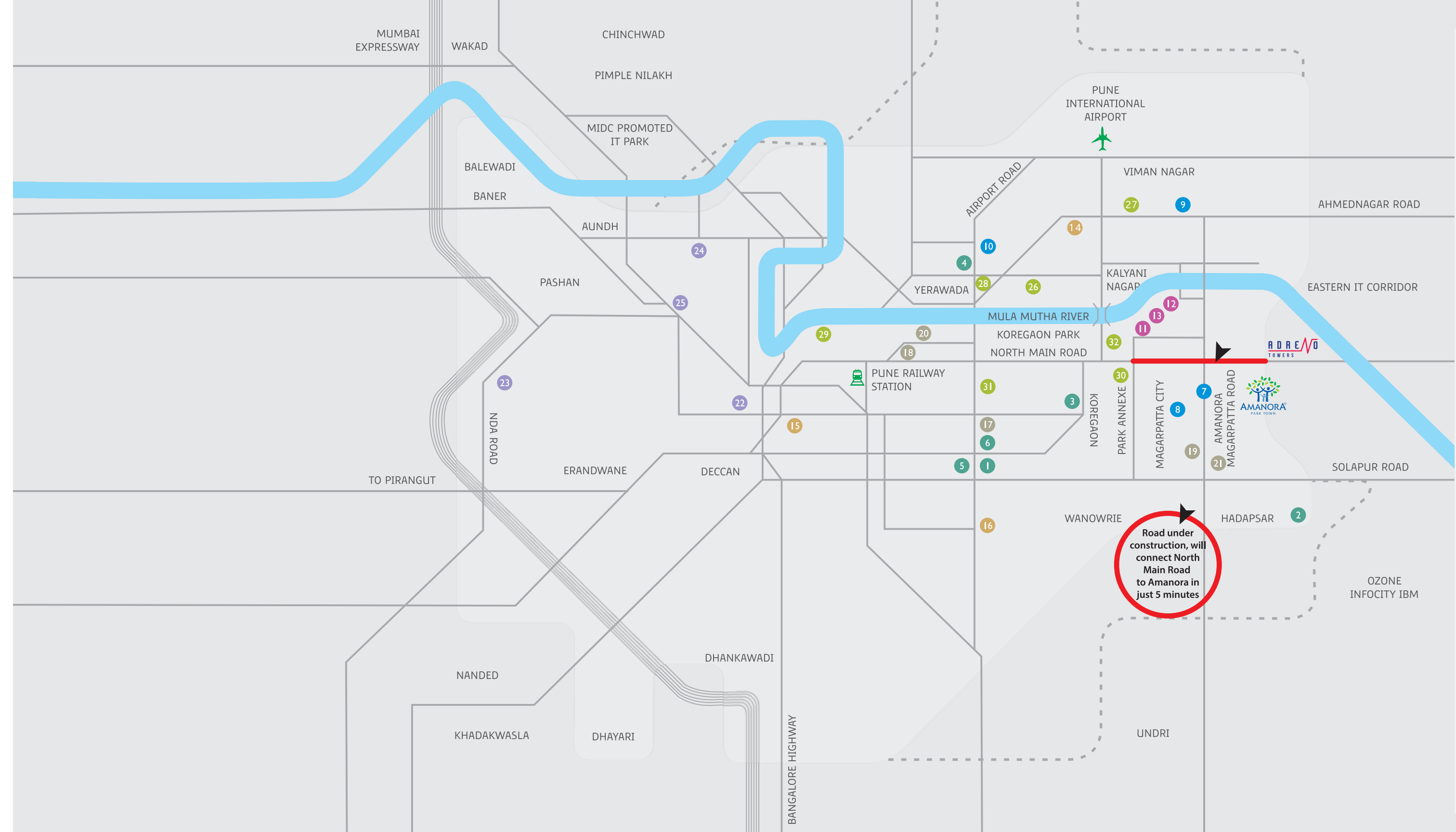


Sweet Water Villas

The Sweet side of life. For the truly evolved soul, Amanora presents Sweet Water Villas – an exclusive project of limited edition signature villas. Situated in the most picturesque part of Amanora Park Town, Sweet Water Villas come in 5 villa types, allowing you to choose a home that matches your taste.

But whatever you choose, every villa comes with a 26 acre private garden as an extended courtyard, shimmering lakes as prized neighbours and the finest green concepts for responsible living. Ensuring that you leave behind a living philosophy for future generations to inherit.





Map Reference

Recreation and Relaxation

- 01 Empress Garden
- 02 Gliding Centre
- 03 Osho Meditation Resort
- 04 Pune Golf Course
- 05 Race Course
- 06 RSI Golf Course

Retail

- 07 Town Centre Amanora
- 08 Magarpatta
- 09 Phoenix Market City Mall
- 10 Ishanya Mall

Dining and Nightlife

- 11 ABC Farm
- 12 Hard Rock Cafe
- 13 Stone Water Grill

Historical Sites

- 14 Aga Khan Palace
- 15 Shaniwar Wada
- 16 Shinde Chatri

Medical Services

- 17 Inlaks and Budhrani Hospital
- 18 Jahangir Hospital
- 19 Noble Hospital
- 20 Ruby Hall Clinic
- 21 Sahyadri Hospital

Education

- 22 Fergusson College
- 23 National Defence Academy
- 24 Pune University
- 25 Symbiosis University

Hospitality

- 26 ISTA
- 27 Hyatt Regency
- 28 JW Marriott
- 29 Le Meridien
- 30 Oakwood Premier
- 31 Taj Blue Diamond
- 32 Westin

Key

- Road
- ≡≡≡ Six Lane Expressway
- ▬ River
- - - City Limits