





UNIQUE
G R O U P

*... aapki ek **unique** pehchan!*

In Association with
AGARWAL GROUP

ABOUT US

Unique Group is a construction & real estate company with innovation at its core and an aim to build a healthier lifestyle for the city dwellers ensuring greater sustainability for the ecosystem.

The company's corporate philosophy focuses on balancing the evolving needs of a modern city while maintaining and conserving the environment.

Unique Group has maintained a steady growth launching not only unique, but also comprehensive projects that have revolutionized the concept of urban living in Pune.



Agarwal Business Hub

Proposed Amenity Area

Unique Lifestyle

Children's Play Area

Gazebo

Party Lawn

Club House

Baif Road

Main Entrance Gate

Completed Project SAI SANSKRUTI

Multi-Purpose Sports Court

Sit-out

Buffet Area



FOR THOSE WHO VALUE MONEY

When the increasing cost of living and financial responsibilities are adding to your worries, it's time to take a practical decision. Move to Unique Lifestyle Homes. Smartly sized 1 & 2 BHK apartments with an exciting list of amenities await you at a prominent location in Wagholi. These budget-friendly apartments offer you best-in-class specifications so you have an enhanced residential experience. Now you can own a home without feeling the financial burden.

FOR THOSE WHO VALUE TIME

When the hassles of heavy traffic and long work hours eat into your personal time, it's time to take a practical decision. Move to Unique Lifestyle Homes. Conveniently located at Wagholi, just off Nagar Road, the project enjoys superior connectivity with concrete roads that lead to nearby IT Parks at Kharadi, Yerawada and Kalyani Nagar. Now you can save on commuting time and enjoy spending it with your family.



FOR THOSE WHO VALUE CONVENIENCE

When the luxury of having daily necessities around your home is important, it's time to take a practical decision. Move to Unique Lifestyle Homes. Wagholi is an upcoming residential area with projects being developed by some of the biggest names in real estate. A major reason for this development is the good connectivity, schools, hospitals, restaurants and shopping destinations that surround Wagholi. Now you can give your family a pleasurable lifestyle and add to their well-being.



ADDING VALUE TO YOUR HOME






















ADDING VALUE TO YOUR LIFESTYLE

ARTISTIC IMPRESSION



AMENITIES

- | | | |
|--|--|--|
|  Landscaped garden |  Multi-purpose sports court |  Children's play area |
|  Party lawn |  Basketball ring |  Name plate & letter box for each flat |
|  Club house |  Designer entrance gate with security cabin |  CCTV at main entrance gate and main entrance lobby |
|  Well-equipped gym |  Solar water heater |  Power back-up in common areas |
|  Buffet area |  Rain water harvesting |  Inverter provision for each flat |
|  Senior citizens sit-out |  Lifts of standard make with backup |  Gazebo |
|  Video door phone for each flat | | |



1 BHK



2 BHK



SPECIFICATIONS



RCC

- Earthquake resistant RCC framed structure



Plumbing

- Concealed plumbing with hot and cold mixer
- Washing machine provision in dry balcony



Bathrooms

- Designer wall tiles up to lintel level
- CP fittings of Jaquar/equivalent make
- Sanitary fittings of Jaquar/equivalent make
- Provision for exhaust fan and geyser



Flooring

- Vitrified 2'x2' tiles in complete apartment



Paint

- Oil Bound Distemper for internal walls
- Acrylic paint for external walls



Doors & Windows

- Designer laminated main door
- Internal laminated flush doors
- Granite/Marble door frames for bathrooms
- 3 track powder coated aluminium sliding doors/French doors
- Granite/marble sill for all windows
- Designer MS railing for sit out



Plaster

- Gypsum plaster internally
- Sand faced plaster externally



Kitchen

- Black granite kitchen platform
- Dado ceramic tiles up to lintel level above platform
- Stainless Steel sink
- Provision for exhaust fans and water purifier



Electrification

- Concealed copper wiring with ELCB
- Single phase connection to all apartments
- Adequate electrical points in all rooms
- Premium quality modular switches
- Provision for inverter backup
- Provision for telephone & TV points in living room
- Provision for water heater in bathroom

FLOOR PLAN

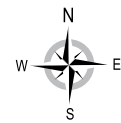
TYPICAL 1ST, 3RD, 5TH & 7TH FLOOR PLAN

TYPICAL 2ND, 4TH, 6TH & 8TH FLOOR PLAN



AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA		ENCL. BALCONY		OPEN BALCONY		DRY BALCONY		TERRACE CARPET		TOTAL CARPET	
		Sq.Mtr	Sq.Ft.	Sq.Mtr	Sq.Ft.	Sq.Mtr	Sq.Ft.	Sq.Mtr	Sq.Ft.	Sq.Mtr	Sq.Ft.	Sq.Mtr	Sq.Ft.
101,301,501,701	2 BHK	49.88	536.71	4.87	52.40	3.72	40.03	3.34	35.94	5.88	63.27	67.69	728.34
102,302,502,702	1 BHK	36.56	393.39	-	-	-	-	2.24	24.10	3.77	40.57	42.57	458.05
103,303,503,703	1 BHK	36.56	393.39	-	-	-	-	2.24	24.10	3.77	40.57	42.57	458.05
104,304,504,704	2 BHK	49.88	536.71	4.87	52.40	3.72	40.03	3.34	35.94	4.19	45.08	66	710.16
105,305,505,705	2 BHK	51.15	550.37	3.60	38.74	3.72	40.03	3.34	35.94	3.66	39.38	65.47	704.46
106,306,506,706	1 BHK	36.56	393.39	-	-	-	-	2.24	24.10	3.77	40.57	42.57	458.05
107,307,507,707	1 BHK	36.56	393.39	-	-	-	-	2.24	24.10	3.77	40.57	42.57	458.05
108,308,508,708	2 BHK	49.88	536.71	4.87	52.40	3.72	40.03	3.34	35.94	3.66	39.38	65.47	704.46



AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA		ENCL. BALCONY		OPEN BALCONY		DRY BALCONY		TERRACE CARPET		TOTAL CARPET	
		Sq.Mtr	Sq.Ft.	Sq.Mtr	Sq.Ft.	Sq.Mtr	Sq.Ft.	Sq.Mtr	Sq.Ft.	Sq.Mtr	Sq.Ft.	Sq.Mtr	Sq.Ft.
201,401,601,801	2 BHK	49.88	536.71	4.87	52.40	3.72	40.03	3.34	35.94	5.88	63.27	67.69	728.34
202,402,602,802	1 BHK	36.56	393.39	-	-	-	-	2.24	24.10	3.77	40.57	42.57	458.05
203,403,603,803	1 BHK	36.56	393.39	-	-	-	-	2.24	24.10	3.77	40.57	42.57	458.05
204,404,604,804	2 BHK	49.88	536.71	4.87	52.40	3.72	40.03	3.34	35.94	4.19	45.08	66	710.16
205,405,605,805	2 BHK	51.15	550.37	3.60	38.74	3.72	40.03	3.34	35.94	3.66	39.38	65.47	704.46
206,406,606,806	1 BHK	36.56	393.39	-	-	-	-	2.24	24.10	3.77	40.57	42.57	458.05
207,407,607,807	1 BHK	36.56	393.39	-	-	-	-	2.24	24.10	3.77	40.57	42.57	458.05
208,408,608,808	2 BHK	49.88	536.71	4.87	52.40	3.72	40.03	3.34	35.94	3.66	39.38	65.47	704.46



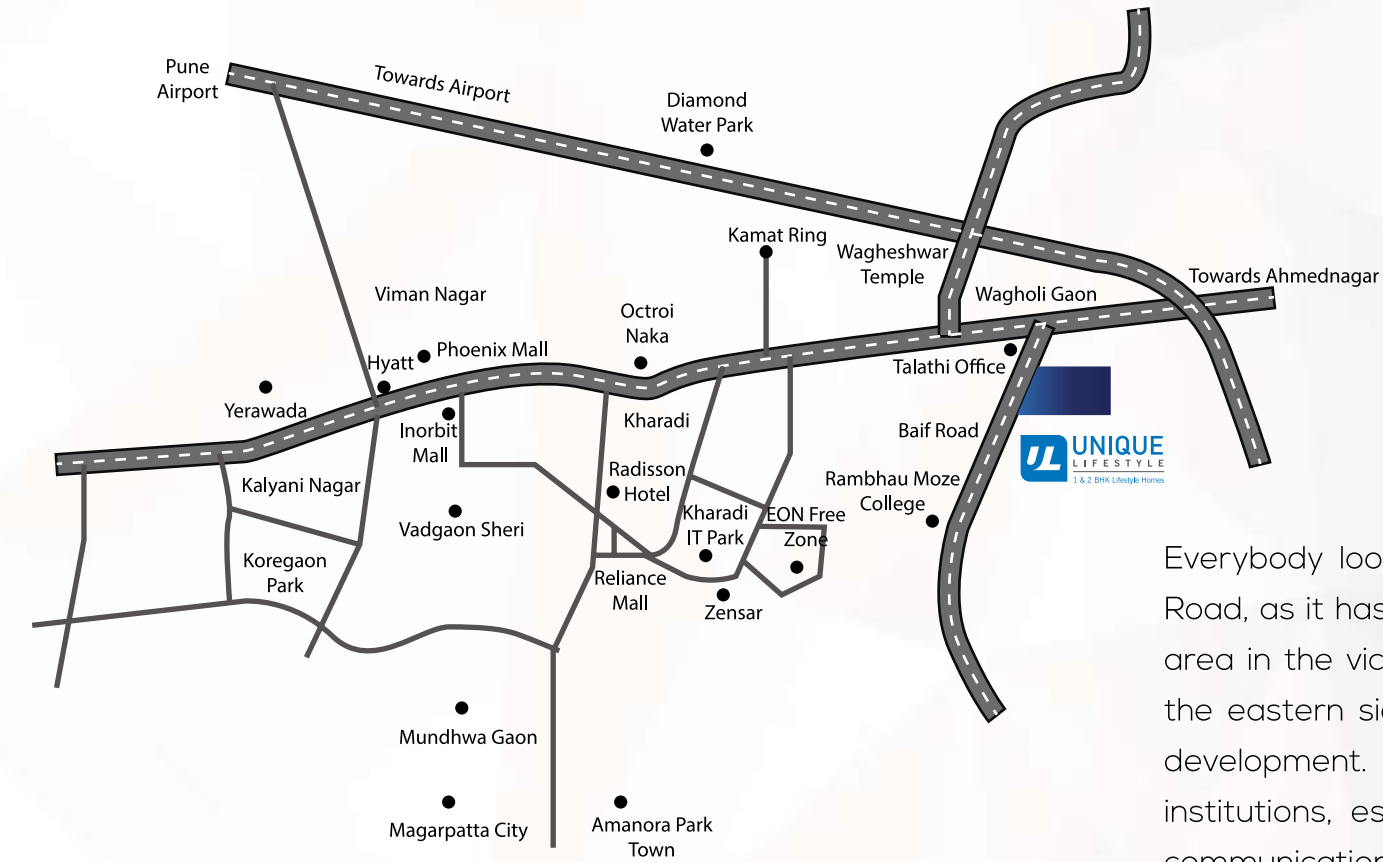
COMPLETED PROJECT

Aeropolis Phase 1 | Silver Mist | Sai Sanskruti | Abhilasha | Faith

ON-GOING PROJECT

Unique Prospero | Goodwill palette | Aeropolis phase 2 | Goodwill Unique Zest County | Goodwill Nirmiti

LOCATION MAP



All comforts at a convenient distance:

- Kharadi - 06 kms
- Viman Nagar - 08 kms
- Kalyani Nagar - 10 kms
- Airport - 10 kms
- Koregaon Park - 11 kms
- Pune Raliway Station - 12 kms

Everybody looking for a home in Wagholi aims at Baif Road, as it has risen to the status of the most premium area in the vicinity. Wagholi is the largest IT corridor on the eastern side of Pune. It has been witnessing rapid development. Basic infrastructure, reputed educational institutions, essential services like hospitals, transport, communication, lifestyle shopping malls, multiplexes etc. are in the close vicinity.

CREDITS

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A Project By



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In Association with

In J.V with

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