

# Citron

KESNAND ROAD, WAGHOLI, PUNE

PHASE II



Development Management by

**MANISHA**  
CONSTRUCTIONS

  
**VASCON**

Developer Cherry Constructions  
MahaRERA No. Citron Phase 2 - P52100018850  
available at website: <http://maharera.mahaonline.gov.in>



**Why  
Wagholi?**

**GROWTH. UNBOUND.**



**Wagholi, located on the Pune-Nagar Highway close to the Kharadi IT hub, has been enjoying rapid development in terms of**

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**• REAL ESTATE**

**• SOCIAL INFRASTRUCTURE**

**• EDUCATION SECTOR**








The area, once a predominantly industrial region, is now a sought-after residential destination among both end users and investors.

Now, with the heart of Pune reaching saturation point, people are looking towards better opportunities in the growing suburbs of the city

Wagholi has gained momentum over the past five years. In addition to this, its strategic location on Nagar Road and great connectivity to city offers the best suitable advantages.





# Fine Prints of a Strategic Location

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-  Great Connectivity to Airport
-  Connect to major Industrial areas
-  Social Infrastructure Development
-  Easy access to Solapur Highway & Shikrapur-Chakan Road
-  Proximity to Magarpatta & Kharadi IT Hubs
-  Located on Proposed 36M wide DP Road
-  Direct access to Viman Nagar, Hadapsar, Manjari, Keshavnagar, MIDC Rajangaon & Supa MIDC

# Proposed Infrastructure highpoints

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-  Recently upgraded under construction six-lane Nagar Road linking Wagholi to EON IT Park
-  Proposed Ring Road from Ambegaon to Wagholi
-  Four lane flyover linking Wagholi to Shikrapur
-  Proposed metro to Improve Connectivity

**CONNECT. COMMUTE.**





### IT Parks & Business Districts:

- World Trade Centre - 8 kms
- EON IT Park - 8 kms
- Zensar Technologies - 9.5 kms
- Panchshil Tech Park - 11 kms
- Vascon Weikfield IT Park - 11 km
- Magarpatta IT Park - 17 kms



### Educational & Knowledge:

- Parvatibai Genba Moze College of Engineering - 2.8 kms
- Lexicon International School - 3.4 kms
- JSPM Imperial College of Engineering & Research - 4.5 kms
- Podar International School - 6 kms
- Dhole Patil College of Engineering - 6.8 kms
- Victorious Kidss Educares - 7 kms
- Symbiosis International School - 12 kms



### Hotels & Hospitality:

- Radisson Blue - 8.3 kms
- Four Points by Sheraton hotel - 10.4 kms
- Novotel - 11 kms
- Hyatt Regency - 11 kms



### Healthcare & Hospitals:

- Care Hospital - 1.9 kms
- Lifeline Hospital - 4.3 kms
- Columbia Asia Hospital - 9.8 kms



### Entertainment Centers & Malls:

- Reliance Mart - 8.6 kms
- Phoenix Market City - 11.9 kms
- Amanora Mall - 12 kms
- Seasons Mall - 12 kms



### Major Connectivity:

- Viman Nagar
- Hadapsar
- Rajangaon
- Manjari
- Keshavnagar (Mundhwa)



### Daily Conveniences:

- Banks & ATMs close by
- Bakeries & Dairy close by
- Utility Stores Nearby

**INVEST. PROSPER.**







Stronger the location  
premium the pricing



Ideal choice to invest  
in residential property



Only area showing steady  
appreciation since last 2 years



Prices 30%-40%  
less than Kharadi



Good Rental Yield



Resale and Rental  
Help Desk

**EXCELLENCE DELIVERED.**





Marigold



Mariplex



Citron Phase I



10 Luxe

Manisha Constructions and Vascon have come a long way in delivering above par lifestyle and creating landmarks in the most sought after locations in Pune.

They have a diversified portfolio of developments to their credit ranging from luxury living to expansive retail spaces.

Marigold, Mariplex Mall and 10 Luxe are some of the notable real estate addresses that has offered modern and well-designed spaces to its discerning owners.



**Begin**

**Become**





In each phase  
of your life, you

**Begin**

with something

and

**Become**

what you thought





You

**Begin**

planning today,

you

**Become**

stable  
tomorrow





You

**Begin**

thinking today,



you

**Become**

achiever  
tomorrow







**Begin**  
**Become**

at

*Citron*

KESNAND ROAD, WAGHOLI, PUNE

PHASE II

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# Project Highlights

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- 15 Storey 'L' Shaped Towers
- Ready Infrastructure
- Ample Parking Spaces
- Mins away from Day-to-Day Conveniences, Markets & Schools
- 24x7 Secured Gated Community
- Ready-to-Use Clubhouse & Recreation
- Quality Construction
- Phase I Successfully Delivered to 130+ Happy Families

# Amenities

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- Clubhouse
- Party Lawn
- Multipurpose Court
- Swimming Pool
- Kids Play Area
- Senior Citizens Area
- Function Stage
- Main Entry/Exit
- Multi Activity Zone
- Amphitheater



# The Start. A Transformation.

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Life is all about beginning somewhere and becoming. It's the first thought, the initiative and the idea that improves life and ushers goodness of a modern lifestyle.

To begin with, here is an opportunity that presents a fine mix of lifestyle, location, growth & credibility.

An endeavor to offer the best-in-class, to ultimately become the landmark of Wagholi.



Begin

with grandeur

Entrance  
Gate



PHASE 1



Begin

with moment

Club  
House



Begin

the play



Kids Play Area

Begin

the celebration



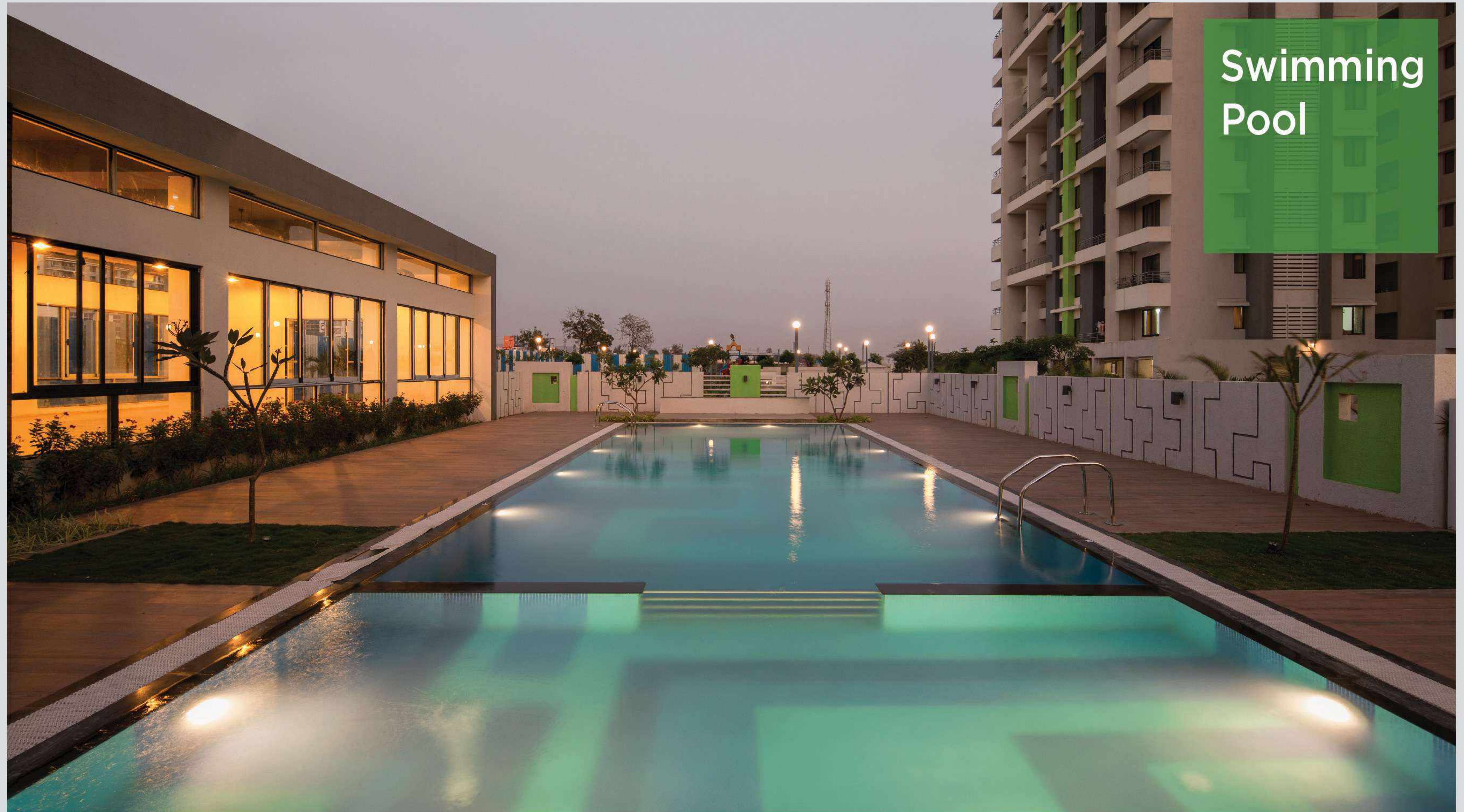
Party  
Lawn





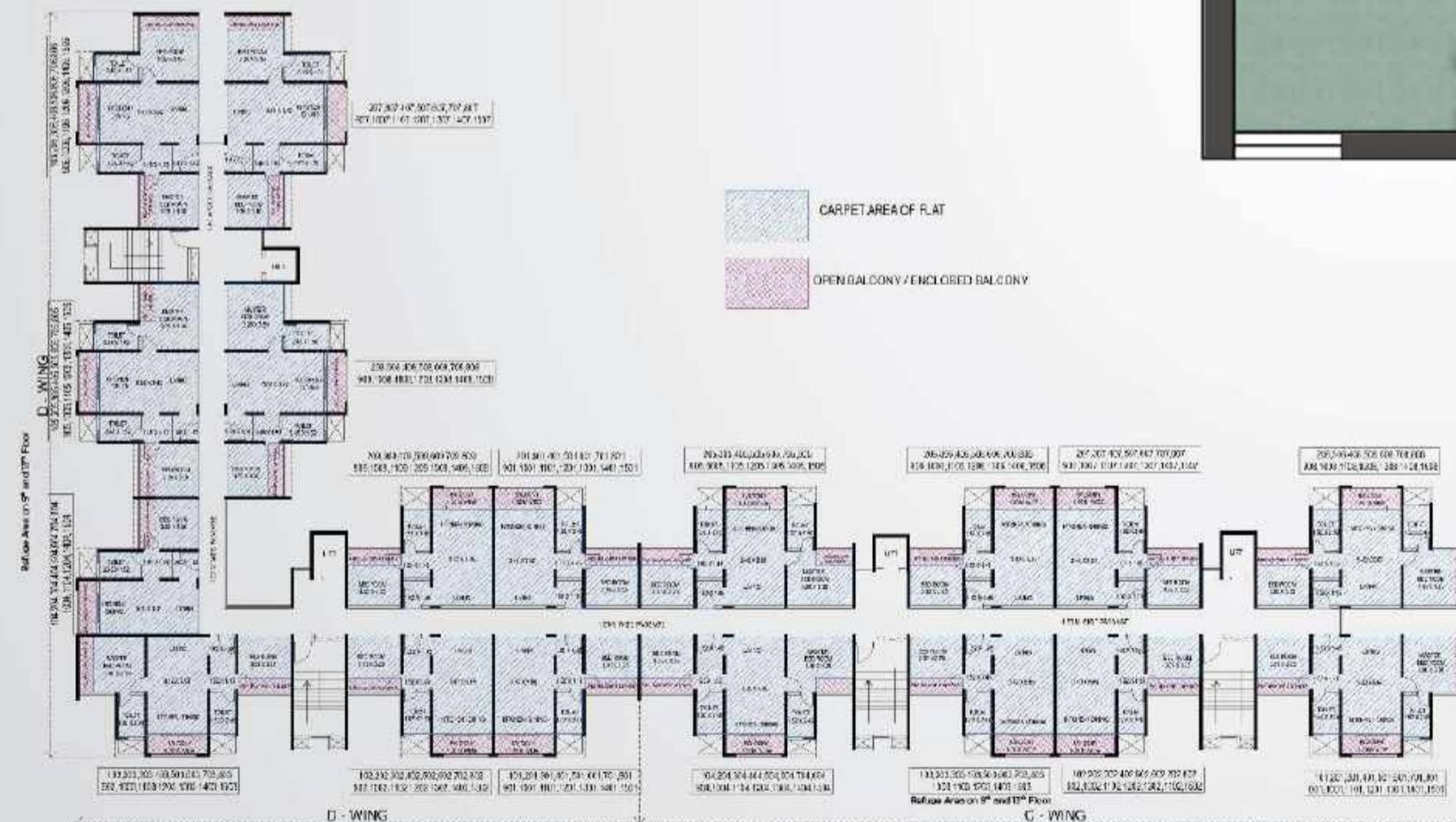
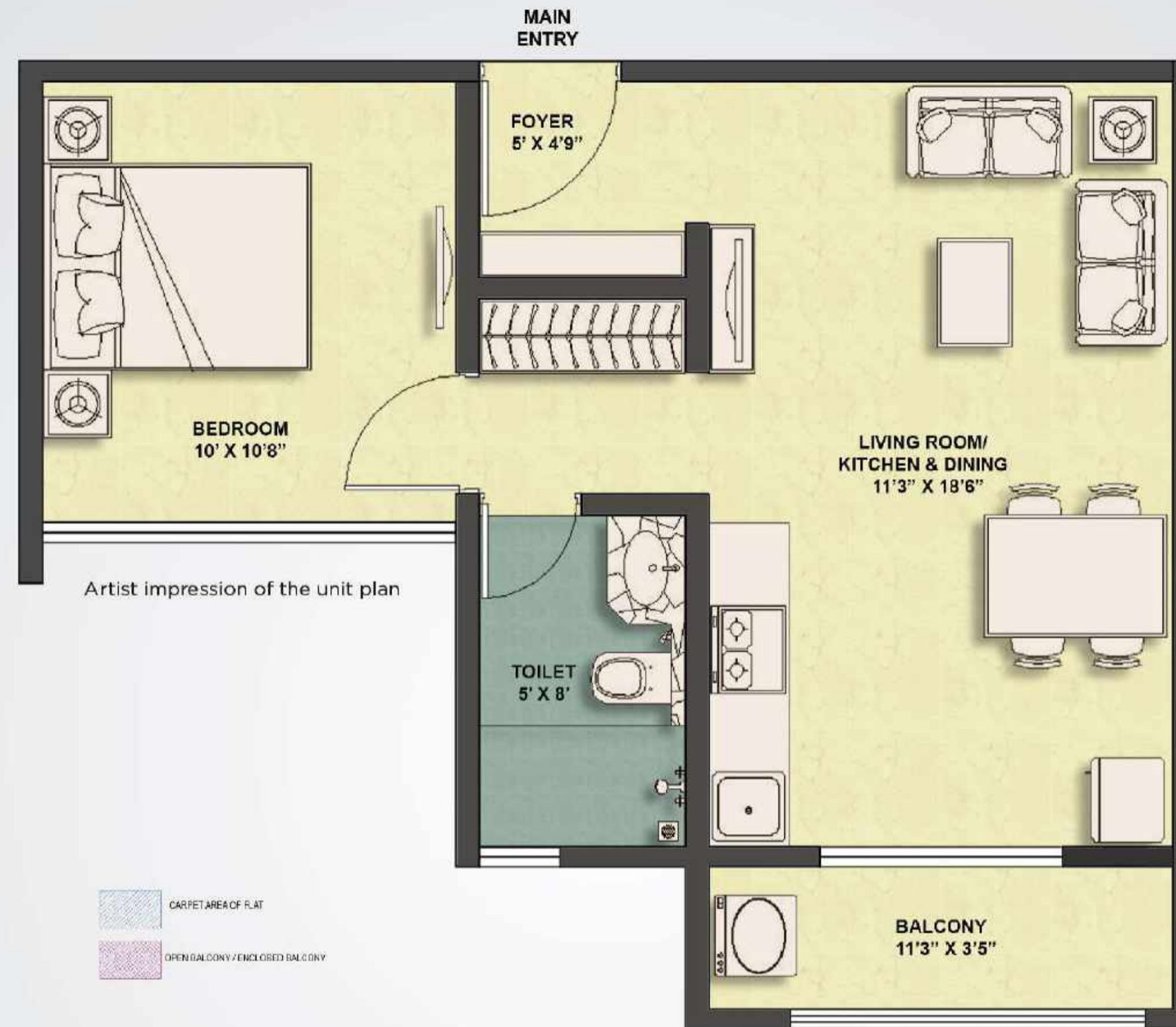
Begin

become serenity



Swimming  
Pool

# 1 BHK UNIT PLAN



(2ND 3RD 4TH 5TH 6TH 7TH 8TH 10TH 11TH 12TH 14TH 15TH)



Wing	Unit No.	CARPET AREA (sq.mtr.)	ENCLOSED BALCONY (sq.mtr.)	LIVING ROOM BALCONY OPEN (sq.mtr.)	TOTAL AREA (sq.mtr.)	TOTAL AREA (sq.ft.)
C	102, 103	40.1	--	3.6	43.7	470
C	X02, X03, X06, X07	37.5	2.6	3.6	43.7	470
D	101, 102	40.1	--	3.6	43.7	470
D	X01, X02, X09, X10	37.5	2.6	3.6	43.7	470

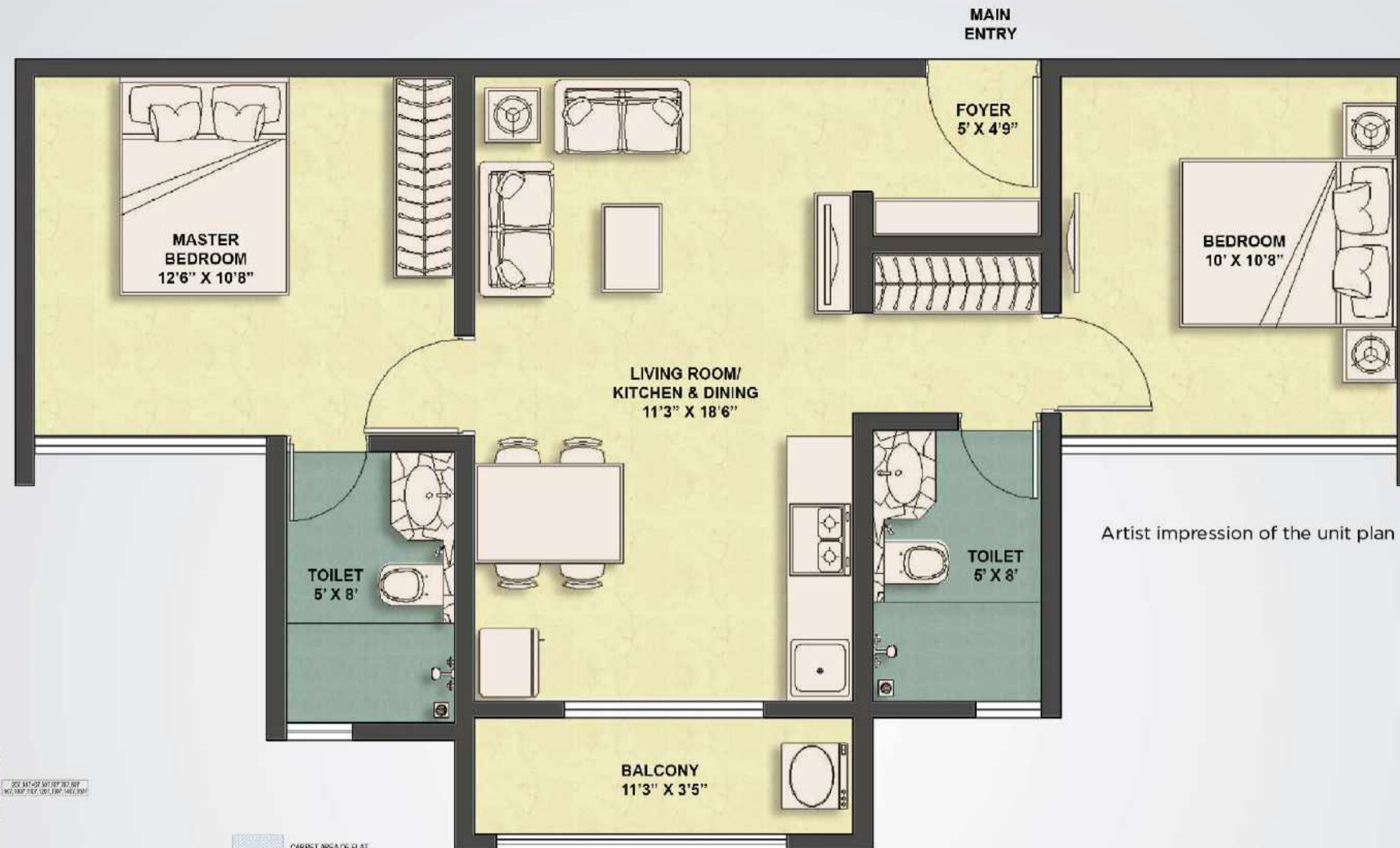
RERA approved floor plan

Disclaimer: The picture of the proposed Residential Flat/Unit and all furniture's, fixtures, items, electronic goods, amenities, landscaping, accessories etc. specified therein are only for the purpose of show casing the Residential Flat/Unit and the Developer is not liable / required to provide any furniture, items, electronic goods amenities, accessories etc. as displayed in the pictures. Artist's impression. Please refer RERA approved plan for the same on the last page.

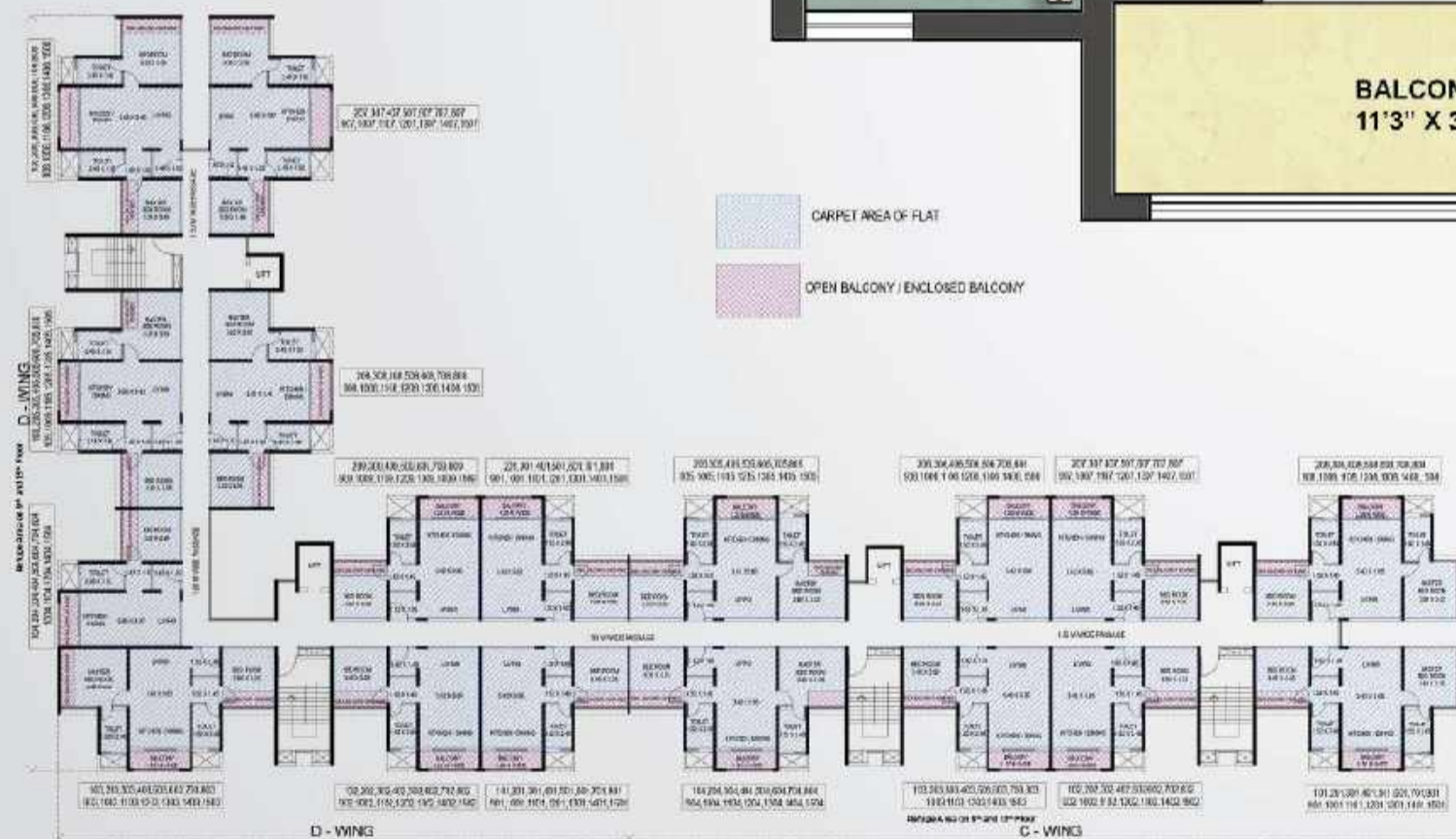
# 1 BHK Isometric unit plan



## 2 BHK UNIT PLAN



Artist impression of the unit plan



TYPICAL FLOOR LAYOUT  
(2ND 3RD 4TH 5TH 6TH 7TH 8TH 10TH 11TH 12TH 14TH 15TH)

Wing	Unit No.	CARPET AREA (sq.mtr.)	ENCLOSED BALCONY (sq.mtr.)	LIVING ROOM BALCONY OPEN (sq.mtr.)	TOTAL AREA (sq.mtr.)	TOTAL AREA (sq.ft.)
C	101, 104	57.4	--	3.6	61.0	656
C	X01, X04, X05, X08	52.1	5.3	3.6	61.0	656
D	103, 105, 106	57.4	--	3.6	61.0	656
D	X03, X06, X07	52.1	5.3	3.6	61.0	656
D	X05	53.0	4.4	3.6	61.0	656
D	X08	54.9	2.6	3.6	61.0	656

RERA approved floor plan

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# 2 BHK Isometric unit plan





Artist's impression



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Artist's impression



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Artist's impression



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**Thank You!**

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