

A large, dark brown L-shaped bracket graphic that frames the word 'UNIKA'. The top-left corner is a horizontal line extending to the right, then a vertical line extending downwards. The bottom-right corner is a horizontal line extending to the left, then a vertical line extending upwards.

# UNIKA

THE ULTIMATE ADDRESS FOR UNIQUE LIFESTYLE  
**HADAPSAR**

# UNIKA

UNEQUALLY PLANNED FOR URBAN LIVING.



**UNIKA**, A UNIQUE BLEND OF FUNCTIONALITY AND ELEGANCE,  
SUPERIOR DESIGN WITH QUALITY CONSTRUCTION AND  
LUXURY WITH ECONOMY.

APARTMENTS WHERE COMFORT AND HAPPINESS RESIDE TOGETHER.  
SET IN THE HEART OF HADAPSAR, THE 2 AND 3 BHK EXCEPTIONAL  
HOMES PROMISES TO BE SPECTACULAR IN EVERY WAY, FROM  
A HEALTHY MILIEU TO SPACIOUS LIVING.

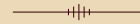
WITH TOP NOTCH FACILITIES AROUND EVERY CORNER,  
YOU ARE SURE TO GET THE FEEL, THE TOUCH  
AND THE SENSE OF REJUVENATION.





# UNIKA

THE ULTIMATE ADDRESS OF LUXURY



THIS UNIQUE RESIDENTIAL PROJECT DEVELOPED BY  
BY LOHIA JAIN ASSOCIATES & MALPANI PROPERTIES.

THIS PROJECT IS CENTRALLY LOCATED IN THE  
EASTERN PART OF PUNE CITY.

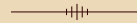
UNIKA OFFERS SMART CHOICES OF 2 AND 3 BHK  
APARTMENTS THAT ARE HOME TO A COMFORT  
AND ULTRA MODERN LUXURY, A COMBINATION  
THAT IS BOUND TO TAKE YOUR LIVING TO AN EPITOME.







LIVING AT YOUR OWN PACE  
IS THE NEW LUXURY



FROM LIFESTYLE FEATURES TO BEST-IN-CLASS AMENITIES,  
ALL THE ELEMENTS WORK IN TANDEM TO GIVE YOU  
A HEIGHTENED PLEASURE OF LIVING. CRAFTED TOGETHER  
WITH CARE AND THOUGHT EVERY ASPECT  
OF UNIKA ADDS VALUE IN MAKING IT THE  
ULTIMATE DESTINATION OF COMFORT  
AND LUXURY.

UNIKA COMBINES MODERN AND BETTER LIVING  
BLENDING COMFORT, STYLE, AN LUXURY IN  
OPTIMUM BALANCE.





LAYOUT OF SR NO. 162, HADAPSAR

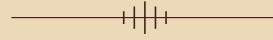
LAYOUT PLAN



- |                     |                                 |
|---------------------|---------------------------------|
| ① CLUB HOUSE        | ④ LANDSCAPED GARDEN WITH GAZEBO |
| ② SWIMMING POOL     | ⑤ JOGGING TRACK                 |
| ③ MULTI-SPORTS AREA | ⑥ LANDSCAPED OUTDOOR SEATING    |



# YOUR ARRIVAL INTO UNIQUE LIFE



# UNIKA

- GRAND ENTRANCE LOBBY
- CLUB HOUSE
- SWIMMING POOL
- WELL-EQUIPPED GYMNASIUM
- MULTI-SPORTS AREA
- INDOOR GAMES
- LANDSCAPED GARDEN WITH GAZEBO
- LANDSCAPED OUTDOOR SEATING
- PARTY HALL
- YOGA & MEDITATION SPACES
- CHILDREN PLAY AREA
- JOGGING TRACK
- 3 TIER LEVEL SECURITY WITH ACCESS CONTROL
- AMPLE 3 LEVEL PARKING

# YOUR ARRIVAL INTO UNIQUE LIFE





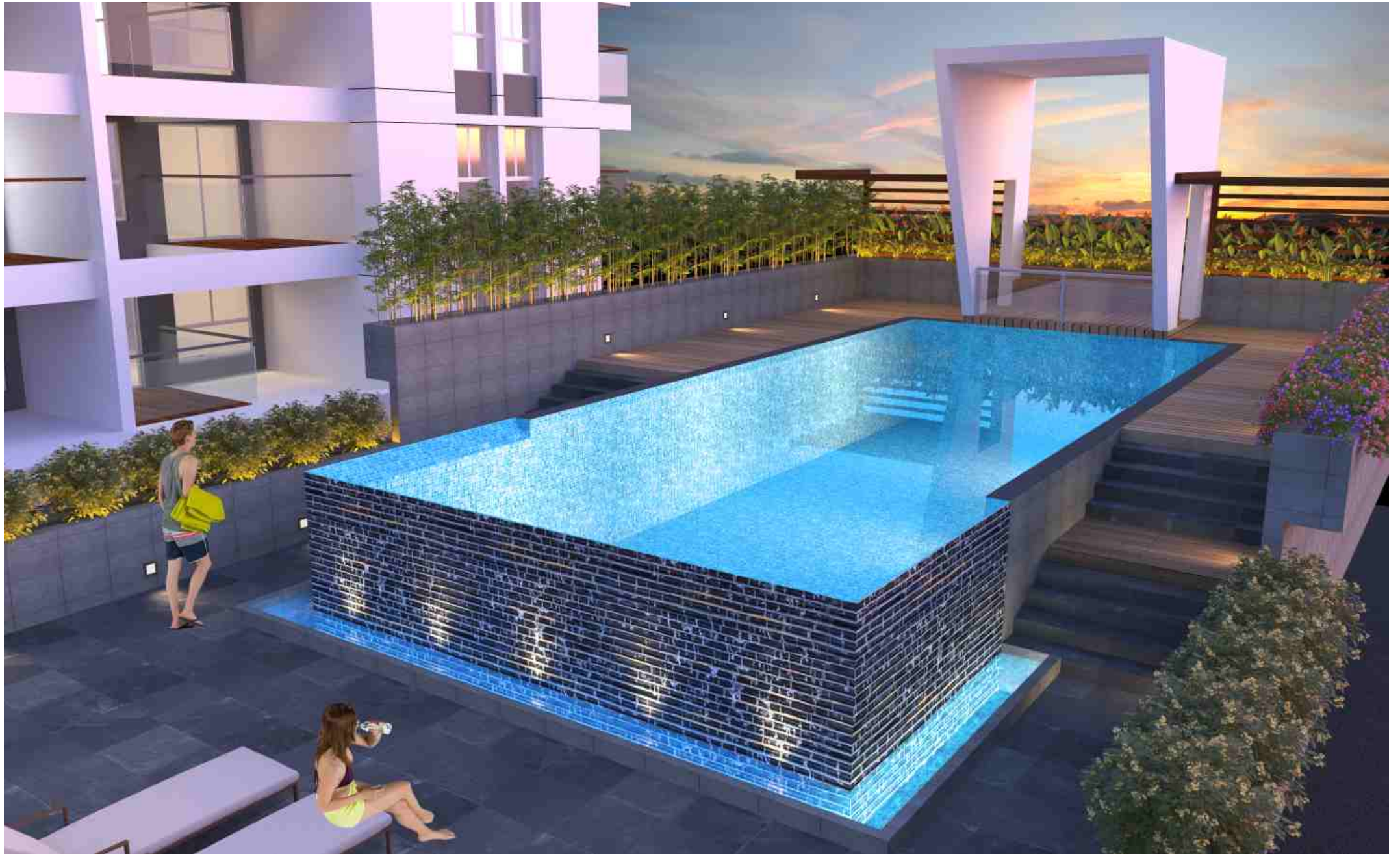
# YOUR ARRIVAL INTO UNIQUE LIFE





# UNIKA

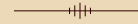
Thoughtful design and superior amenities are the hallmark of UNIKA and true enablers of an extraordinary life. Enjoy a splash in the pool, sweat it out in a fully equipped modern gym or simply hang out and talk. There's something for everyone to do at the Club, a place where everyone gets together as a community and creates that special WE time.







# SEPECIFICATIONS



## FLOORING

Vitrified flooring  
Anti-skid tiles in terrace and dry balcony



## KITCHEN

L type granite platform  
Provision for Aqua water filter  
Provision for chimney



## WINDOWS

Large domain section aluminium powder coated windows  
Mosquito net in bedroom  
Granite sill in bay window



## DESIGN

Earthquake resistant RCC framed structure  
Good ceiling height



## ELECTRICAL

Legrand / Schneider electrical switches  
Provision to fit UPS inverter to battery  
Foot lamps wherever necessary  
Sufficient light points



## BALCONY

Clove aluminum glass railing with laminated glass



## ESSENTIAL

STP  
OWC machine  
100% DG back up for all common lights and lifts  
Fire fighting system



## SECURITY

CCTV for security  
Access control at all building  
Video door phone  
3 Tier security system



## DOORS

Modular door frame  
Laminated door  
Mortise handles



## TOILETS

Designer toilet with 4'x2' tiles  
Anti skid flooring  
Top of line CP fittings (Grohe/Jaguar)  
Top of line sanitary ware  
Vanity box  
Grohe/Geberit flushing system



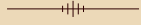
2BHK EVEN FLOOR PLAN



2BHK ODD FLOOR PLAN



3 BHK EVEN FLOOR PLAN

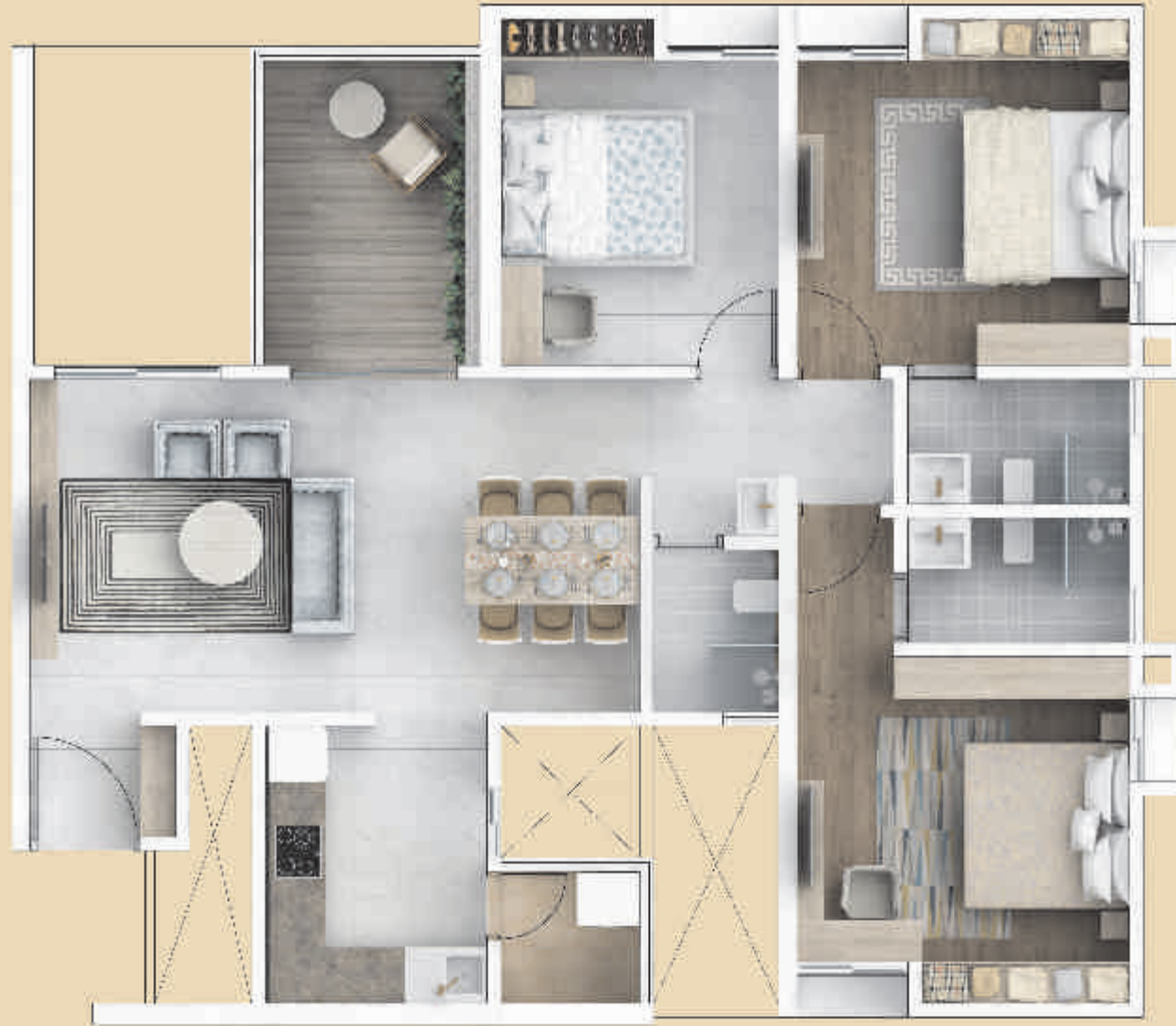


3 BHK ODD FLOOR PLAN





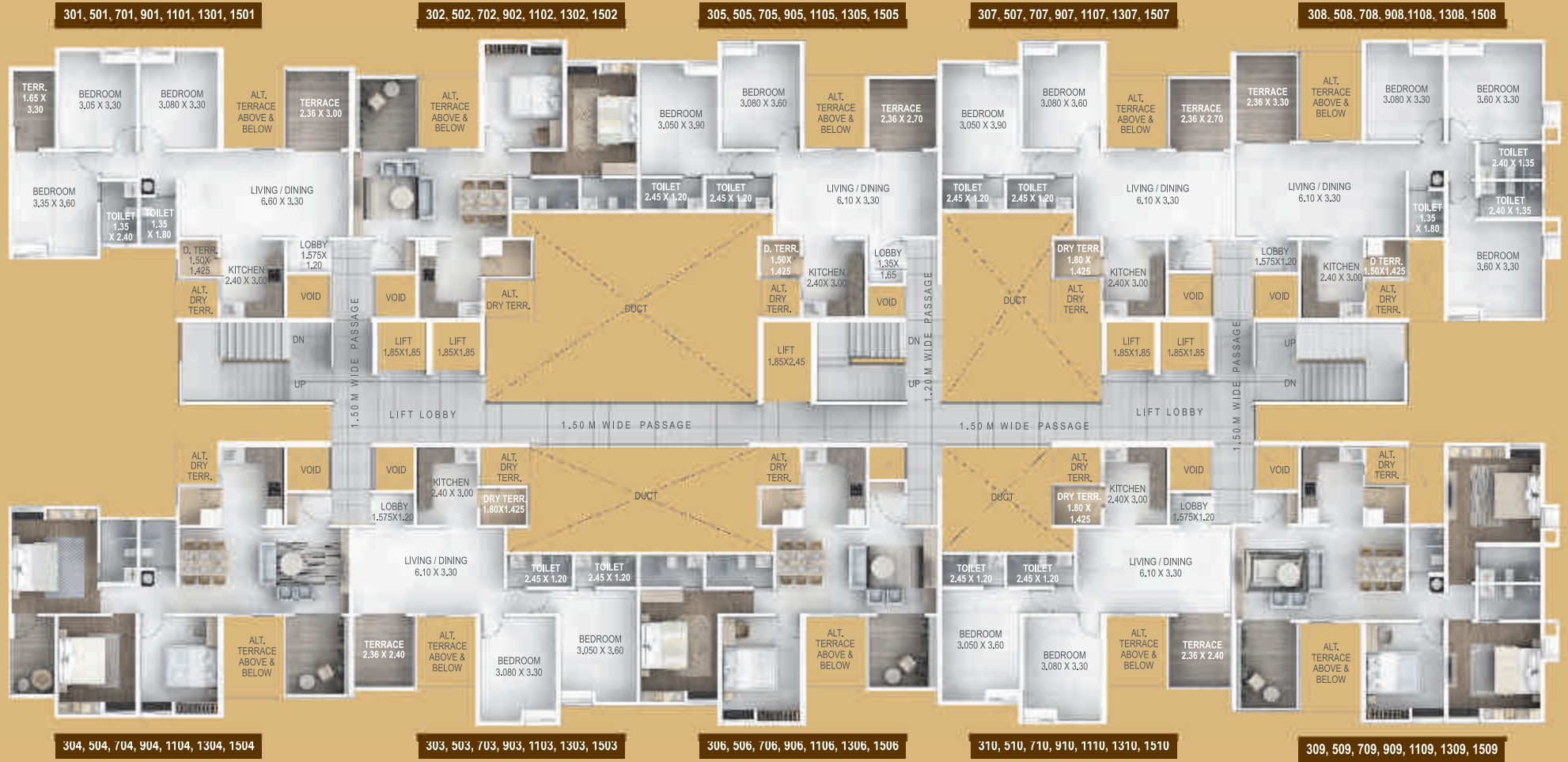
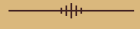
3BHK EVEN FLOOR PLAN



# 3BHK ODD FLOOR PLAN

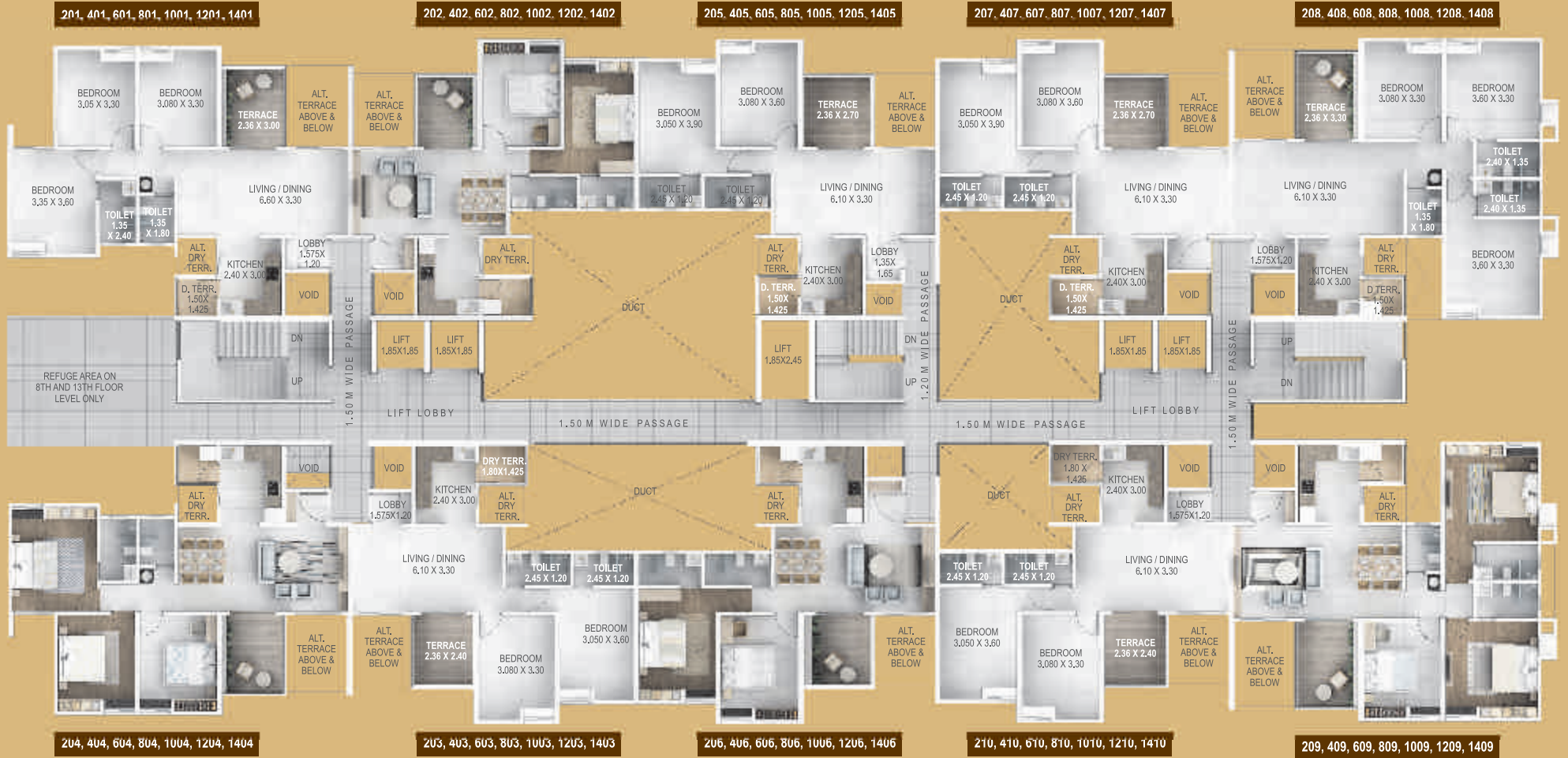
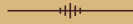


# ODD FLOOR PLAN





# EVEN FLOOR PLAN





## LOCATION ADVANTAGE



Convenience is larger than life at UNIKA. Everything you need is simply within reach like your workplace, everyday necessities, weekend exhilaration, and even peaceful getaways to recharge your soul. In fact, there's never a dull moment, because nothing is ever too far away.



- Strategically situated on Pune-Solapur Highway
- Well developed civil infrastructure.
- Excellent frontage of 37 Mtr wide road.
- This Location is mushrooming with prestigious Residential & Commercial Complexes.
- This location is already rich with people with spending power.

## KEY DISTANCES



- Magarpatta City 3 mins.
- Amanora Park Town 5 mins.
- Kharadi IT Park 7 mins.
- SP Infocity 4 mins.
- Swarget 15 mins.
- Pune Station 15 mins.



Pune Airport

Pune-Nagar Road

Kharadil

Mundhwa

Pune Station

UNIKA  
One of its kind

Amanora  
Park Town

Magarpatta  
City

Empress  
Garden

Race Course

CITY CENTER

Pune-Solapur Road

Pune-Cantonment

Swargate

Vaibhav  
Theater

Gadital

To Saswad

Project By



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HEAD OFFICE

Lohia Jain House

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