

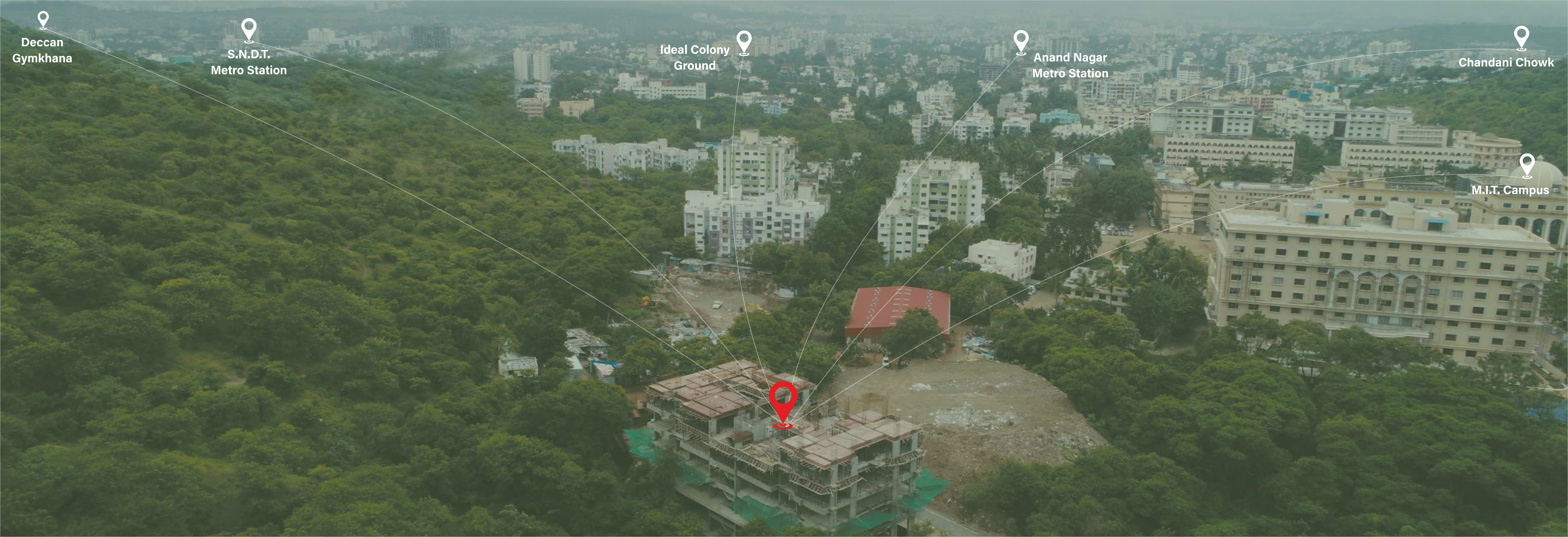
EXPERIENCE URBAN LIVING IN THE LAP OF NATURE



2 & 3 BHK SPACIOUS PREMIUM RESIDENCES

Kothrud – an eminent suburb of Pune city is the location of this luxurious project. It promises easy access to educational institutes, hospitals, restaurants, shopping malls and entertainment destinations. It only gets easier with excellent connectivity to public transport and the newly introduced metro project. And to top it all, the lush green backdrop of the project sets the perfect harmony between nature and an uber-cool lifestyle.





Deccan
Gymkhana



S.N.D.T.
Metro Station



Ideal Colony
Ground



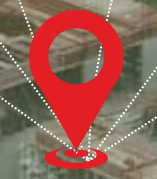
Anand Nagar
Metro Station



Chandani Chowk



M.I.T. Campus





LIFE IS A REFLECTION OF YOUR CHOICES.
You've made some great choices to win the achiever's crown. Your penchant for perfection has scaled newer peaks of success. Naturally, your ideal home would not be anything less than idyllic. And we understand this. Hence, we present you a thoughtfully designed residential scheme of 2 & 3 BHK **Spacious Premium Residences**, **Perinsheri Pinnac Greens**, an embodiment of perfection...
a Reflection of You...!

- A** Landscaped Garden
- B** Children's Play Area
- C** Gazebo
- D** Landscaped Terrace Area
- E** Well Equipped Gym
- F** Entrance Gate
- G** Multi Purpose Hall / Indoor Game
- H** Solar Powered Pavilion
- I** Deck View Point
- J** Open Amphitheatre
- K** Naturally Shaded Seating Arrangement
- L** Walking / Jogging Track
- M** Open Yoga / Meditation Zone

'Perinsheri Pinnac Greens' is stacked with top-end amenities for its residents.

The top terrace hosts a contemporary gym, multi-purpose hall, deck view point, solar powered pavilion.

On the ground level, is a beautifully landscaped garden along with dedicated space for children's play area, senior citizens, Naturally Shaded Seating Arrangement, Walking / Jogging Track, Open Amphitheatre and Open Yoga / Meditation Zone.



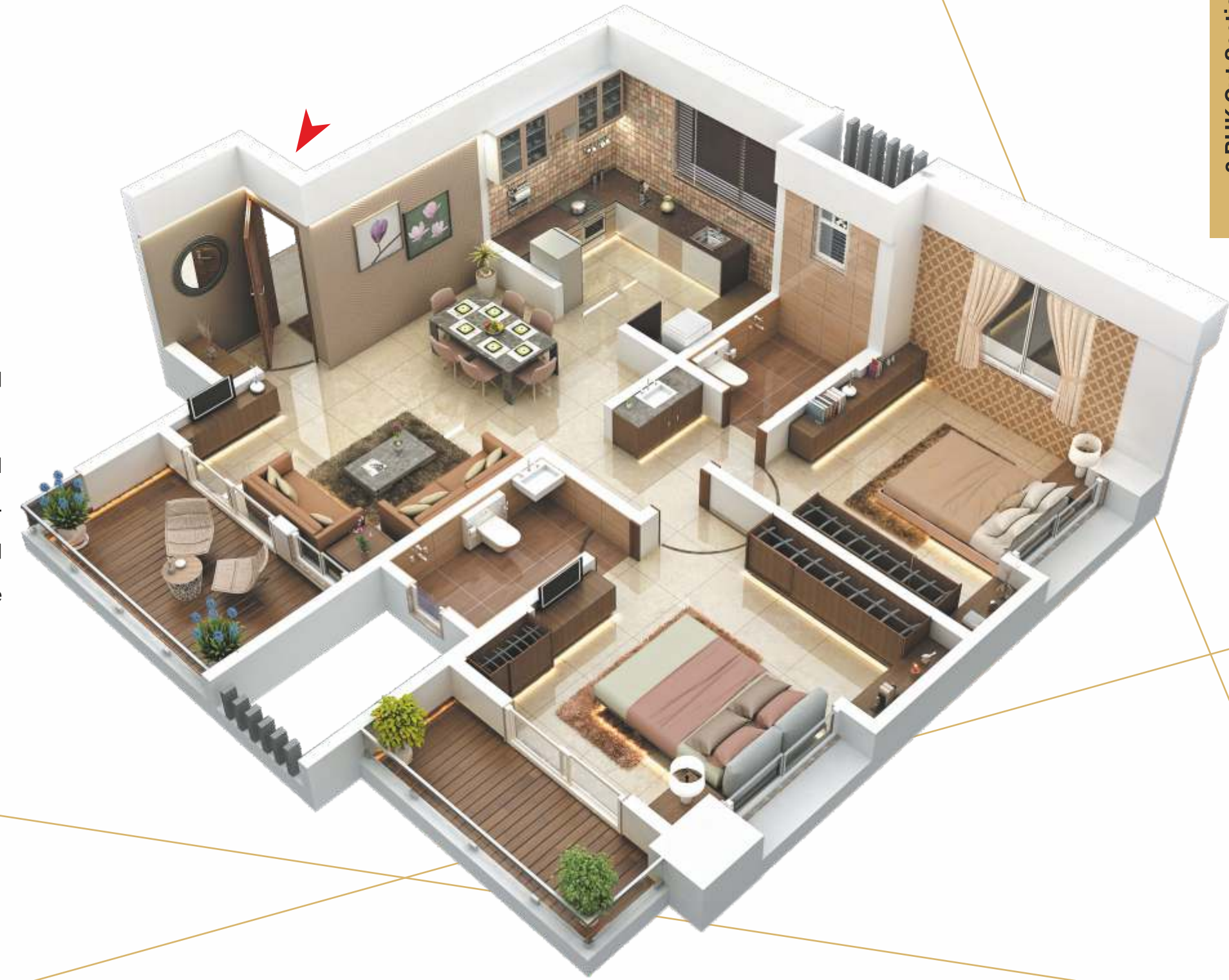


3 BHK Cut Section



Discover the luxurious side of urban living.
Each specification, every feature in here is designed to convey elegance that befits the elite class.
Your neighborhood is one of the most well maintained, pollution-free areas of Pune - 'Rambaug Colony'. Efficient layout complemented with magnificent architecture elevates your lifestyle to 'a class apart' and 'class inimitable'.

2 BHK Cut Section



STRUCTURE :

RCC framed structure

BRICKWORK :

Internal / External 6" thick clay bricks / AAC blocks

PLASTER :

- Internal cement mortar plaster with gypsum finish
- External sand face finish cement mortar double coat plaster

FLOORING / DADO TILES :

- 800 mm X 800 mm Vitrified tile flooring in Living / Kitchen / Dining
- 600 mm X 600mm Vitrified tile flooring in Bedrooms and passage
- Antiskid ceramic tile flooring and dado upto ceiling in Bathrooms
- Antiskid ceramic tile flooring in Terrace / balcony / utility

KITCHEN

- Black Granite Platform
- Stainless steel sink
- Sufficient electrical points
- Dado upto ceiling level
- Gas leak alarm system in Kitchen

BATHROOMS

- Designer dado tiles
- Concealed plumbing
- Chromium plated C. P. fittings
- Counter wash basin in M. Bedroom bath
- Wall hung commode
- Glass partition in M. Bedroom bath

DOORS

- Flush door with laminated plywood door frames for Main Door & Bedroom doors
- Flush doors with natural stone door frames for bathrooms
- M.S. Powder coated door frames and shutters

WINDOWS

- Powder coated Aluminum sliding windows with mosquito shutters
- Natural stone sills & jambs for all windows

ELECTRIFICATION

- Premium modular switches
- Adequate points in all the rooms
- Concealed good quality copper wiring with MCB & ELCB
- Provision for inverter back-up
- Provision for internet cable
- Provision for Air-conditioners points in all bedrooms

PAINTING

- Internal –Superior wall finish with luster / plastic paint
- External –Superior quality 100% acrylic water resistant paint

SECURITY & SAFETY

- Video Door Phone
- CCTV in campus & common areas
- Fire fighting as per PMC norms
- Intercom between flat to flat & security cabin
- 8/13 passenger automatic elevators with intercom facility & auto rescue device system
- 100% Generator power back-up for lifts, pumps, parking, staircase & common lights

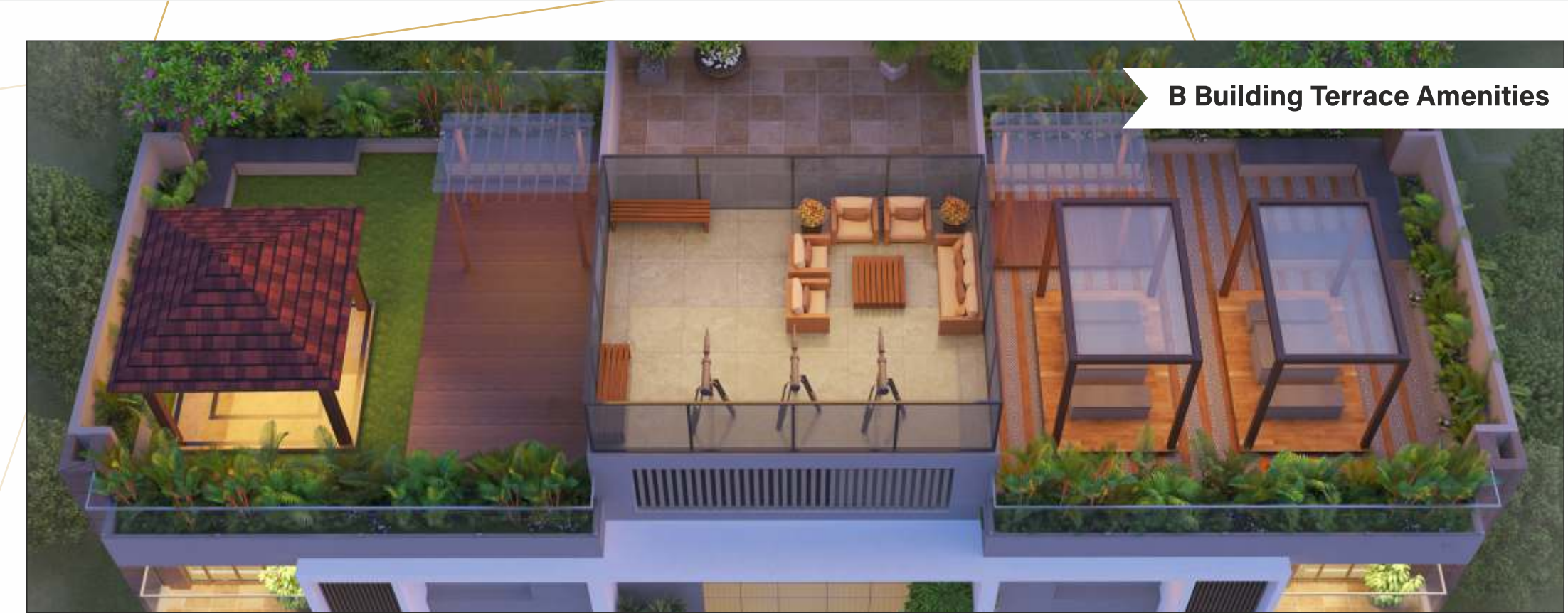
ENVIRONMENTAL FRIENDLY PROVISIONS

- Buildings designed to facilitate natural light & ventilation
- Rain water harvesting
- Bio-degradable waste treatment machine
- Solar water supply for master bedroom bathroom only
- Energy efficient fixtures in common areas
- Sewage treatment plant
- Storm water drains for driveways

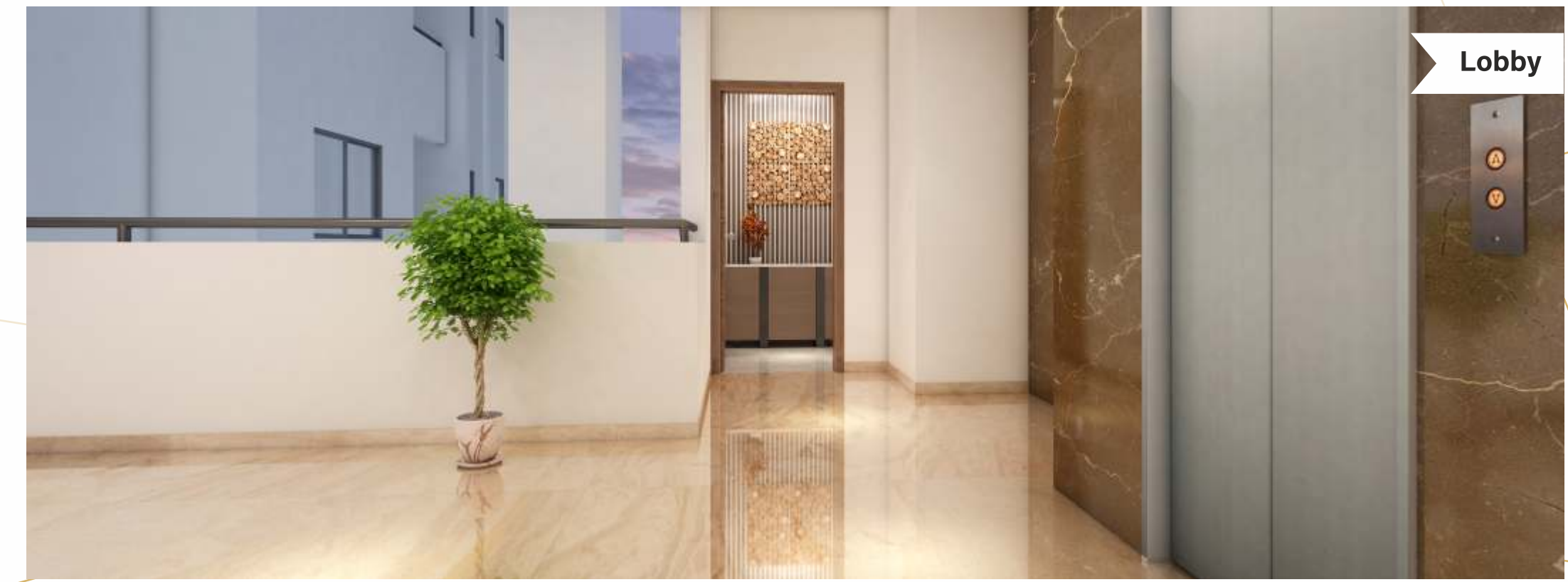




Children's Play Area












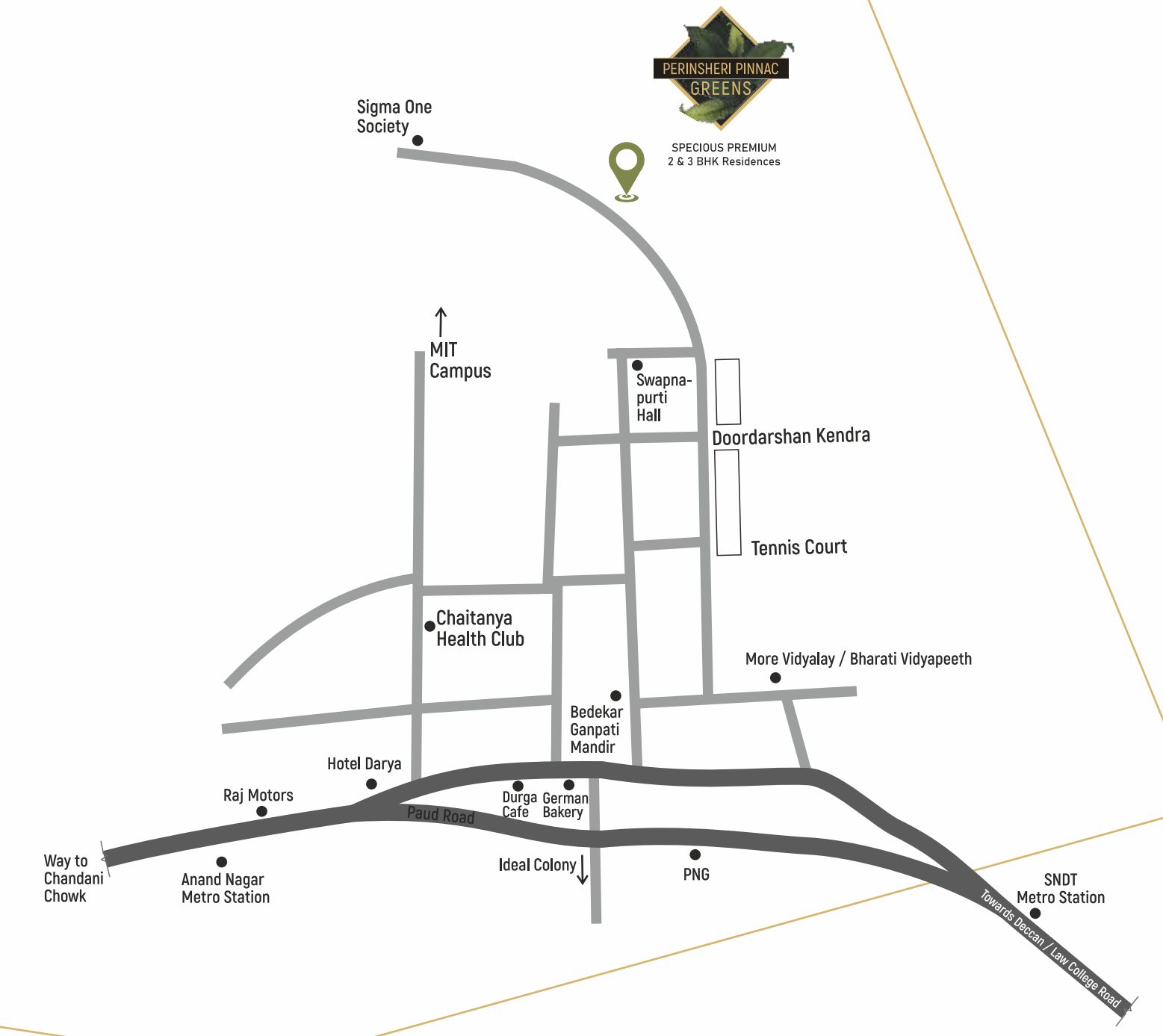
B Building Terrace Amenities



Lobby



-  MIT Campus
Bharti Vidyapeeth University
Abhinav Vidyalaya
Karnataka High School
-  Krishna Hospital
Jehangir Specialty Hospital
Sahyadri Hospital
-  Bank of India
State Bank of India
Union Bank of India
Kotak Mahindra Bank
-  Hinjewadi IT Park
Lohia Jain IT Park
-  Anandnagar Metro Station
SNDT Metro Station
-  Solaris
Metrocity Sports Ground
Ideal Colony Ground
-  Palavi Pure Veg.
Cafe Durga
-  Vijay Sales
Reliance Digital
Croma
Big Bazaar
City Pride Multiplex
-  Pune Airport



♀ S.No. 124/8, CTS no. 1155, Behind MIT College Campus, Near Sigma One Society, KOTHRUD, PUNE - 411 038

Credits :

Architect

Pinnac AECL

Consultancy Pvt. Ltd.

RCC

Sunil Mutalik & Associates

Green Building Consultant

Maithilee Chandratre - Eco-Studio

Legal Consultant

Adv. Nikhil Deshpande

A Project by : **F. S. Mazda & Pinnac Housing**
Associates LLP

📍 3rd Floor, Pinnac House – I, Pinnac Memories, Near City Pride Multiplex, Kothrud, Pune

🌐 www.pinnacgroup.com ✉ phpl@pinnacgroup.com

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The project has been registered via **MahaRERA** Registration No. **P52100021115** & is available on the website <https://maharera.mahaonline.gov.in>

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