**Disclaimer:** The imagery used in the brochure is indicative of style only. The photographs of the interiors, surrounding views and location may have digitally enhanced or altered and do not represent actual views or surrounding views. These photographs are indicative only.
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The information contained herein is believed to be correct but is not guaranteed. Prospective purchasers should make and must rely on their own experience.
The colours of the building are indicative only. This brochure is a guide only and does not constitute an offer or contract.
"Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, area under services shafts, exclusive balcony or open terrace area, but includes the area covered by the internal partition walls of the apartment. (Sources: THE REAL ESTATE (REGULATION AND DEVELOPMENT) Areas are excluding elevation features. Balcony dimensions are calculated from outer edge to outer edge.

***This brochure is conceptual in nature and is indicative of what is being offered. For the latest information, please contact a sales representative for more accuracy.***

A Project By

## Yash Vastu Developers

**Site Address:** Park Land, Survey no. 70A/1, 2 & 3, Sopan Baug Annexe, B.T. Kawade Road, Near Balaji Mandir, Next to Siciliaa Society, Pune - 01

**www.parklandhomes.co.in | sales@parklandhomes.co.in | 9749 654 654**

P52100079835

CREDAI

A. Project to mortgaged with and funded by Bajaj Hosing Finance Limited(BHFL).
B. No objection certificate/permission to mortgage from Bajaj Hosing Finance Limited(BHFL) will be provided for sales of flats.

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# Park Land

*Designed to endure a luxurious lifestyle*



*Walls & square feet do not make a home.*
A home is the confluence of the individual needs & ***desires of the souls*** that exist in its realm. It is where a story begins and also finds its culmination. With the passage of time there's another factor that defines a home - ***aspiration.*** Parkland homes are especially crafted to meet your expectations both big or small, the Yin to every Yang. A haven that celebrates the uniqueness of your family.

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# Pune - 01

Nestled in the ***heart of the city, Parkland*** places you in ***perfect proximity*** from the best ***schools, malls, cafe's and hospitals*** in town.

- **8 mins** from Pune Camp
- **10 mins** from Pune Railway Station
- **15 mins** from Pune Airport
- **10 mins** from Pune City
- **8 mins** from Koregaon Park
- **10 mins** from Kalyani Nagar
- **12 mins** from Kharadi
- **05 mins** from Hadapsar

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# Soaring Scraper

Rising as the ***crown jewel*** of the development, the latest tower commands the skyline with its ***soaring height*** and sweeping vistas. Beneath your ***residence, premier retail spaces*** place the privilege of working within effortless reach. An exclusive collection of ***world-class amenities,*** reserved solely for residents, promises an unparalleled lifestyle of ***comfort and convenience.***

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*Indulge in world-class amenities*
A rooftop with panoramic views of the magnificent city's skyline, a fully equipped fitness center, co-working lounges, landscaped sky gardens, children's play area and exclusive entertainment zones.



# Podium Amenities

Stepping Stone
Pathway
Running Track
Feature wall with sit-out
Floor game
Multipurpose Court
Children's Play Area
Wooden Deck
Artificial Party Lawn
Zulu below pergola
Pergola with feature wall
Buffet counter


Indoor Games


Gym & Fitness Center


Multipurpose Hall


Multipurpose court


Recreational Lawn


Children's Playground



# Luxury Redefined

Overseeing the lush green backyards & the breathtaking panoramic landscapes from the balcony, ***Parkland***, situated at ***Sopan Baug Annexe*** provides a wholesome living experience. Rekindle your relationship with your family and friends as the ***living room extends to the balcony***, thereby, widening the space that promotes a luxurious lifestyle.

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# Crafted Culinary

We at Parkland, have the most perfectly designed ***Kitchen*** spaces to bring out the chef in you!

A beautifully curated ***Dining Area overlooking the kitchen***, awaits you and your family to indulge in delicious home cooked delicacies. After all, a family that eats together, stays together!



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# Splendid Suites

Step into your own personal space, the bedroom is designed to navigate you into your zone. Rekindle your relashionship with your partner as you wake up in the comfiest interiors witnessing the most beautiful sunrises after a good night sleep under the stars, as the ***master bedroom opens up to a connected balcony***, thereby waking you up with a nature's kiss!

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# Typical Floor Plan

| TYPE | UNIT NO. | CARPET AREA IN SQ.M. PER FLAT | BALCONY AREA IN SQ.M. PER FLAT | TOTAL AREA IN SQ.M. PER FLAT | TOTAL AREA IN SQ.FT. PER FLAT |
|---|---|---|---|---|---|
| 2 BHK | 01/04/06/09 | 67.38 | 12.70 | 80.08 | 862 |
| 2 BHK | 05 | 69.60 | 12.70 | 82.30 | 886 |
| 3 BHK | 02/03/07/08 | 92.51 | 14.69 | 107.20 | 1154 |

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# SPECIFICATIONS

## WALLS

Exterior surface as Exterior Grade paint / waterproof texture.
Living Room, Master Bedroom, Other Bedrooms - Gypsum Plaster finish walls. Superior Quality Paint.
Kitchen - Gypsum Plaster finish walls. Superior Quality Paint. Ceramic / Glazed tiles Dado, up to 2' height above the counter.
Balconies & Terraces - Exterior Grade Paint Over Sand Faced Plaster.
Toilets - Patra Punning Plaster finish walls. Superior Quality Paint. Designer Dado tile up to lintel levels.

## FLOOR

Living Room - 200 x 800 Vitrified Tile.
Master Bedroom - 800" X 800" Vitrified Tile.
Other Bedrooms - 800" x 800" Vitrified Tile.
Kitchen - Size of tile may be upgraded as per market condition
Balconies, Terraces & Toilets - Anti Skid Tile.

***Size of tile may be upgraded as per market condition***

## DOOR

Living Room, Master Bedroom, Other Bedrooms - Plywood door frame & Flush doors with decorative laminate finish.
Balconies and Terraces - Sliding doors with Mosquito net.
Toilets - Flush door.

## ELECTRIFICATION

Adequate electrical points to suite interior.
Concealed wiring.
Premium make switches.
Power back up for Common Areas and Common Services.
Provision for Inverter. Earth Leakage Circuit Breaker for Electrical Safety.
Video door phone facility.

## WINDOWS

Living Room, Master Bedroom, Other Bedrooms, Kitchen - Aluminum Powder Coated Windows with Mosquito Net, Windows sill in stone finish.
Toilets - Aluminum Powder Coated Ventilator with Glass Louvers. Sill in stone finish.

## CEILING

Living Room, Master Bedroom, Other Bedrooms, Kitchen, Toilets - Gypsum Plaster Ceiling with Plastic Emulsion Paint.
Balconies & Terraces - Exterior Emulsion Paint.

## OTHERS

Provision for AC in Living Room, Master Bedroom and other Bedrooms.
Kitchen - Granite Platform.
S.S. sink with Drain Board.
Provision for Water Purifier.
Provision for Exhaust fan in Kitchen.
Balconies and Terraces - MS Railing for Terrace.
Toilets - Granite ventilator sill.
Provision for Exhaust fan in Toilet.
Wall hung Commode in all Toilets

## AMENITIES

Club House with a Community Hall, Gym & Indoor Games.
Kone / Otis or equivalent elevators with Automatic Rescue Device Features.
Fire Fighting System as per applicable norms.
CP Fitting with Aerators.
Mechanised Parking system.

## STRUCTURES

Earth-quake Resistant R.C.C. Frame Structure.

Indian Green Building Council
*Greening India since 2001*

IGBC GREEN HOME
*Pre-Certified*




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# The Parkland Team

**Architects**

S+V architects

**Project Management**

FIDESTO
WHERE VISION MEETS PRECISION

**Environmental Consulant**

SprOut
Greening Ideas

**Structural Consulants**

J W CONSULTANTS
Formerly Y S Sane Associates

**Legal Advisors**

Sudhakar Kale & Associates
Priyanka Kale-Uppal, Sanchit Uppal

**Landscape Consulants**

MAHESH CHINCHALKAR
LANDSCAPE DESIGNER

**MEP Consulants**

Sky

**Brand Consulants**

studio Prishita Jain

**Marketing Partner**

NORTH POINT
TRANSCENDING HEIGHTS



# Completed Projects



Hyde Park, Gultekdi



Mahalaxmi, Gultekdi



Yash Ravi Park, Hadapsar



Gloxinia Green, Empress Garden



Parkland Phase 1, BT Kawade Rd



Tulips, Sinhagad Road

YASH VASTU DEVELOPERS

Two decades of experience in the real estate business, one singular outlook. Excellence, and its relentless pursuit. Our track record in Pune time and again speaks of customer satisfaction, punctuality and professionalism.

# Current Commercial Projects



HQ1, Koregaon Park




Oneworld, Balewadi High Street

From luxury apartments to Commercial spaces, we have covered a vast and varied ground and delivered exactly what we promised. Our proven stamp record is our reliability with the success of our completed and ongoing projects in premium locations across Pune.

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