



VERDE

RESIDENCE COLLECTION

KALYANI NAGAR



Vistas So Spectacular..
Deserve More than Just a Home with 4 Walls.

*Overlooking 200 acres of lush stud farms, where Air, Light & Water will be in abundant presence.
Where you will be one with the elements and your mind, roaming free, in a world extraordinary.*

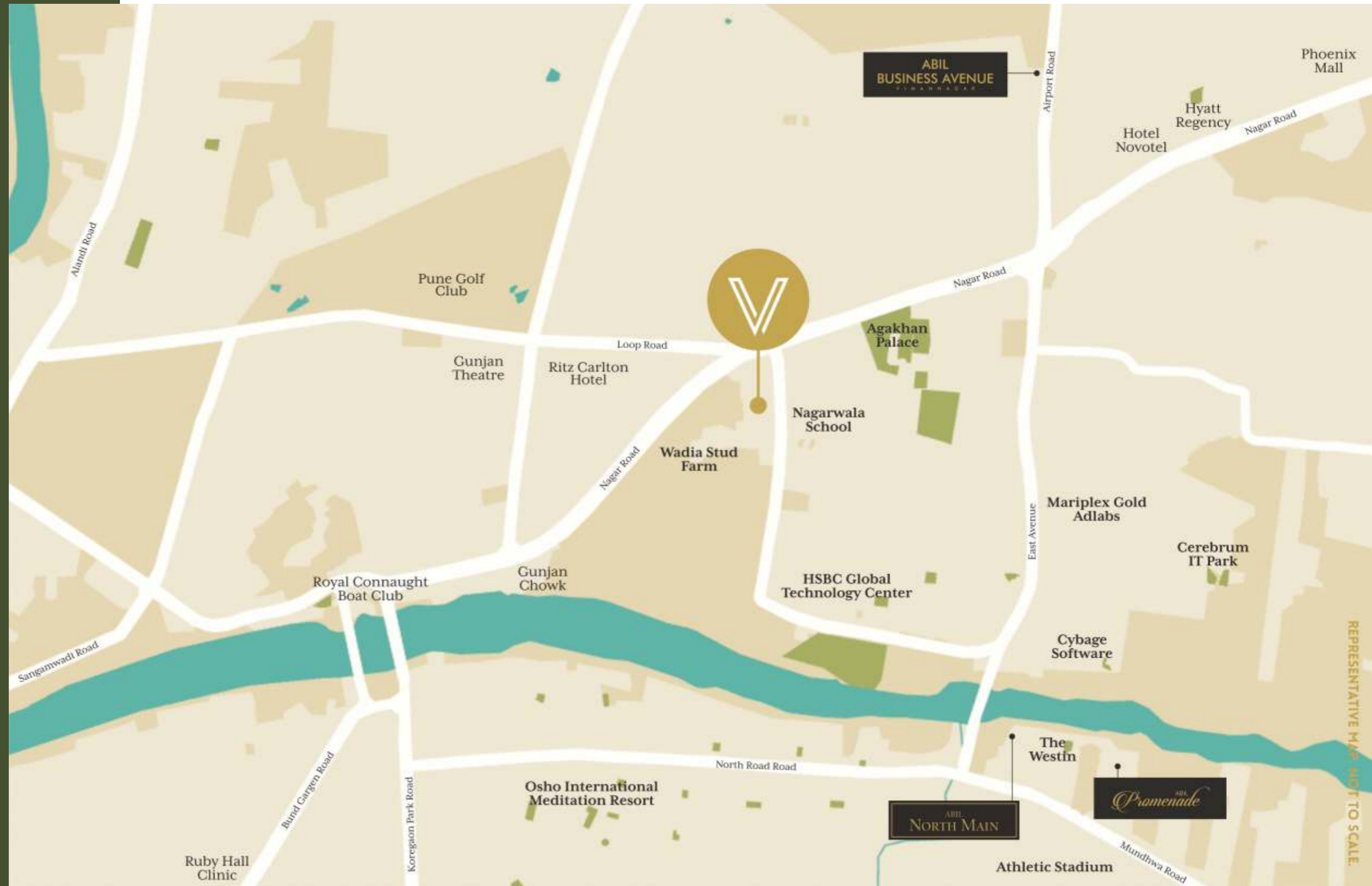
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ARTISTS IMPRESSION

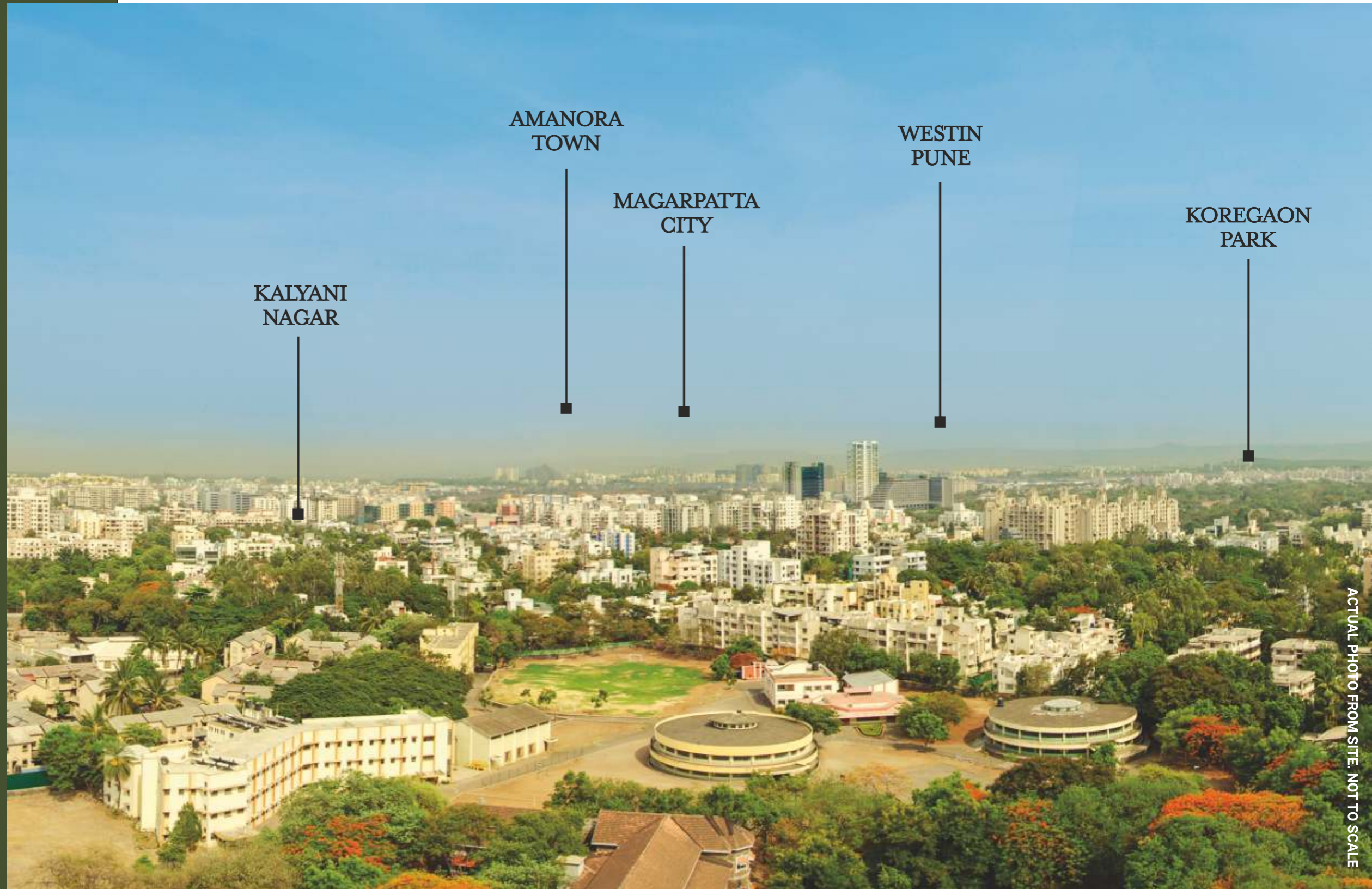
Live in the heart of a vibrant city and yet have your own cocooned lifestyle. Enscenced in Kalyani Nagar, known for prosperity, creativity and striking architectural design - Verde Residences allows you to explore the dynamic rhythm of the neighbourhood at your pace. Take in unimpeded views of enchanting greenery, a rare luxury in a city.

Location Map



Kalyani Nagar, offers the luxury of open spaces & greenery, all in the heart of the city. From hospitals to shopping malls & movies, fine dine restaurants & a pulsating night-life, art & music, Kalyani Nagar offers the conveniences of modern-day lifestyles to its residents, all at a stone's-throw distance.

Towering Above All



ACTUAL PHOTO FROM SITE. NOT TO SCALE

PANORAMIC VIEW OF EASTERN PUNE
AS SEEN FROM VERDE

Neighbourhood

BANKS

- > HSBC
- > Citi Bank
- > Standard Chartered Bank
- > HDFC
- > Yes Bank
- > Bank of Baroda
- > ICICI
- > Axis Bank
- > State Bank of India
- > Corporation Bank

PREMIUM HOTELS

- > The Westin
- > Marriott Suites
- > Conrad
- > Novotel
- > Hyatt Regency
- > Ibis
- > Four Points By Sheraton
- > Ritz Carlton (Opening Soon)

FNB & ENTERTAINMENT

- > Koregaon Park
- > Kalyani Nagar
- > Magarpatta

EDUCATIONAL INSTITUTES

- > Symbiosis International University
- > Shrishti Institute of Design
- > College of Engineering Pune
- > B J Government Medical Colleg
- > Ness Wadia College of Commerce
- > MES's College of Engineering

RESTAURANTS

- > Royal China
- > The Ship
- > Kalyani Veg
- > Northern frontier
- > Barbeque Nation
- > ABC Farms
- > Polka Dots
- > Sohos & Toscana
- > Stone Water Grill
- > Hard Rock Café
- > Leo Cafe
- > Great Punjab
- > Prens
- > Cream Center
- > Post 91
- > Malaka Spice
- > Yellow Chillies
- > Trois
- > Arthur's Theme
- > Copper Chimney

HOSPITALS


- > Ruby Hall Clinic
- > Jehangir Hospital
- > Inlaks Budhrani Hospital
- > Medipoint Hospital
- > K. K. Eye Institute
- > Jeevan Jyot Hospital

CINEMAS

- > Big Cinemas
- > Cinemax – Inorbit Mall
- > PVR Cinemas – Phoenix Mall
- > Inox

PREMIUM RETAIL SPACES

- > Phoenix Market City
- > Amanora Mall
- > Seasons Mall
- > Creaticity



Curated living
experiences.
To suit your
bespoke lifestyle.

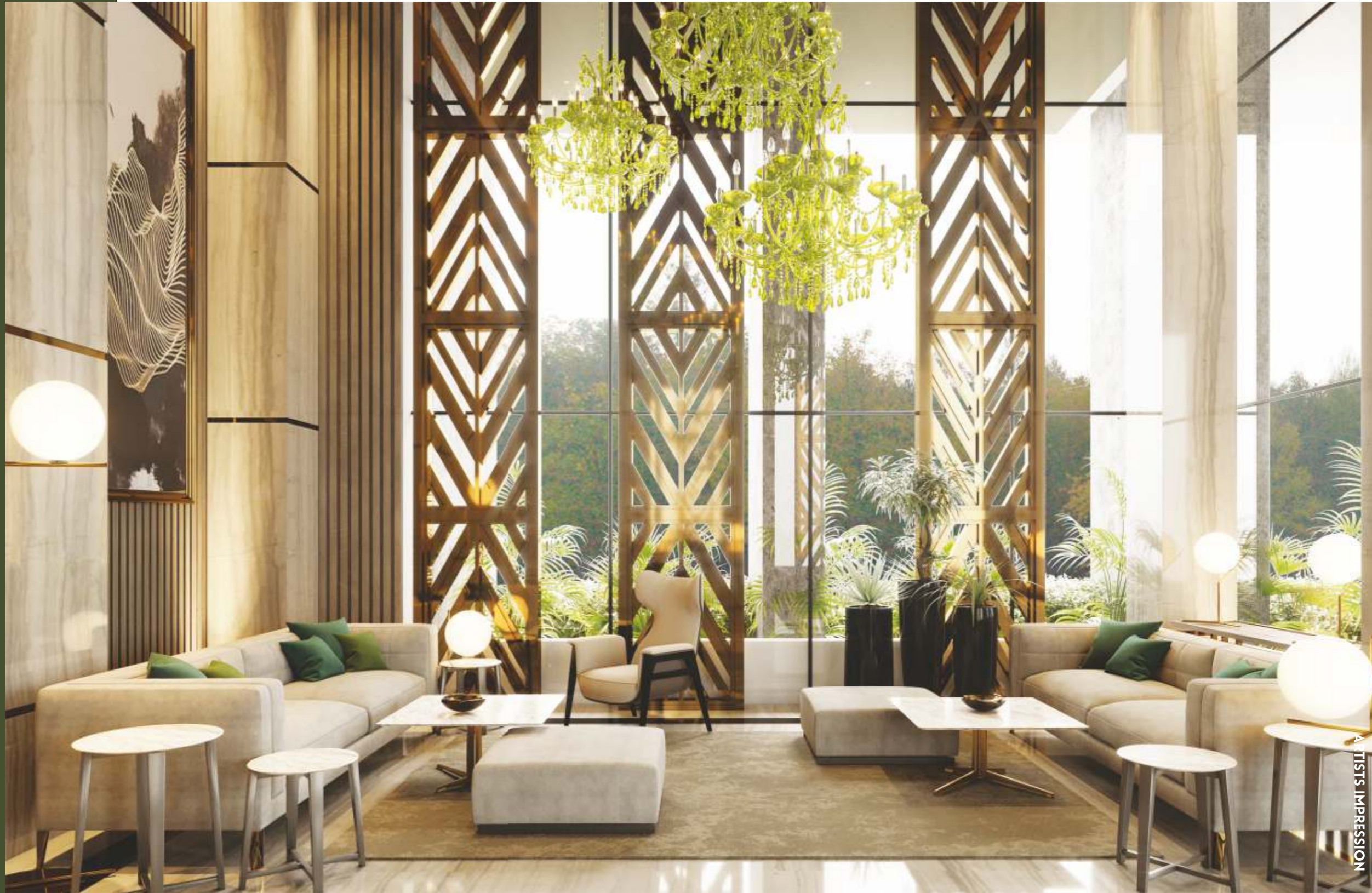
Grand Entrance



ARTISTS IMPRESSION

A Welcome Experience

Entrance Lobby



A Welcome Experience

Living Room



ACTUAL PHOTO

Welcome to a world without limits.
A world that you call your home.

Dining Area



ACTUAL PHOTO

Luxury is in the details.

Bed Room



Find solace in a serene cocoon of thoughtfully crafted interiors.
Lounge, rest or simply enjoy the view.

Podium View



ARTISTS IMPRESSION

The podium takes community living to a whole new level.
Whatever your moment of joy, the podium is where you'll find it.

Amenity Area



ARTISTS IMPRESSION

Swimming Pool | Kids Pool | Gymnasium
Yoga Deck | Skating Rink

Barbeque Area



Games Room



Private Screening Room



Amenities

Amenities on Ground Level:

- > Ecological Garden
- > Banquet Hall
- > Double height Main entrance lobby for each Tower
- > Lounge & Fashionably crafted waiting area in main lobby
- > Squash court
- > Kids Play Area with Rubberised Floor
- > Multipurpose Court
- > Common Society Meeting Room

Amenities on Stilt Level:

- > Games room
 - Pool Table
 - Foosball Table
 - Table Tennis
 - Poker Table
 - PlayStation
- > Private Screening room
 - 20 Seater with Dolby Atmos

Amenities on Podium Level:

- > Swimming Pool(Temperature Controlled)
- > Kid's Pool
- > Jacuzzi
- > Gymnasium
- > Separate spa area for Men & Women.
- > Skating Rink
- > Acupressure Pathway
- > Jogging Track
- > Outdoor Chess
- > Sand Pit for kids

Specifications

LIVING/ DINING/ FOYER/ PASSAGE

Flooring: Marble
Walls (paint and plaster): Acrylic emulsion paint with POP punning/ Gyp plaster
Ceiling (paint): Acrylic emulsion

BEDROOMS

Flooring:
Engineered Wooden flooring in Master Bedroom and Guest Bedroom
Marble flooring in other rooms
Walls (paint and plaster): Acrylic emulsion paint with POP punning/ Gyp plaster
Ceiling (paint and plaster): Acrylic emulsion with POP punning/ Gyp plaster

TOILETS

Flooring: Marble in all toilets except servant's toilet
Walls: Combination of marble and luster paint in all toilets except servant's toilet
Ceiling: Modular/MR board false ceiling
Counter : Marble in all toilets except servant's toilet
Fittings and Fixtures:
5 premium quality fixtures in master toilet and vertical glass shower partition
3 premium quality fixtures in other toilets with imported chinaware and CP fittings
Vertical glass shower partition, except in powder room and servant's toilet

KITCHEN

Flooring: Stone/ Marble
Walls (paint and plaster): Acrylic emulsion paint with POP punning/ Gyp plaster
Ceiling (paint and plaster): Acrylic emulsion paint with POP punning/ Gyp plaster
Bare-shell kitchen with provision for water inlet and outlet

BALCONY/ SIT-OUTS

Flooring: Combination of anti skid/ vitrified tiles and granite

FACADE

Windows: Aluminium with approved glass thickness
Railing: SS Railing with laminated glass
Combination of durable exterior paint and cladding

UTILITY BALCONY

Flooring: Combination of anti-skid/ vitrified tiles and granite
Walls: Acrylic emulsion paint
Counter top: SS sink with granite counter top

SERVANT'S ROOM

Flooring: Vitrified tiles
Walls (paint and plaster): Acrylic emulsion paint with POP punning/ Gyp plaster
Ceiling: Acrylic emulsion paint

SERVANT'S TOILET

Floor: Anti-skid tiles
Walls dado: Acrylic emulsion paint/ vitrified tiles
Ceiling: Acrylic emulsion paint
Fixtures and Fittings: CP fittings and fixtures of standard make

HOME AUTOMATION

Lighting: Switch on, switch off and dimming provision in living, dining areas and master bedroom
Curtains: Provision for curtain control in living, dining areas and master bedroom

SECURITY

CCTV surveillance for common areas
Main door with digital lock
Video door phone
Intercom facility
Access control for building entry

STAIRCASE

Flooring: Kota stone
Wall (paint & plaster): Gypsum/wall putty finish
Railing: MS railing

TYPICAL LIFT LOBBY

Flooring: Stone
Walls: Combination of stone/wallpaper

PLUMBING

Piping system: CPVC pipes for internal water supply and HDPE pipes for drainage

FIRE FIGHTING

Automatic Sprinkler System with wet riser, fire detection alarm system and safety equipment as per norms

EQUIPMENT

Tower A: 2 passenger elevators and 1 service elevator
Tower B: 3 passenger elevators and 1 service elevator
Tower C: 2 passenger elevators and 1 service elevator
All elevators with intercom facility

EXTERNAL INFRA SERVICES

100% DG backup for each apartment
Water Supply
Hydropneumatics system for water supply
Solar water supply in the kitchen and servant's room only
Treated water supply for gardening

FIRE FIGHTING PUMPS:

Multi stage main hydrant and sprinkler, jockey pumps and booster pumps

GARBAGE TREATMENT: Garbage chute at each level

PIPED GAS SYSTEM: Piped Gas system for kitchen

HVAC

Exhaust fans/ inline fans for toilet extracts
Lift pressurization as per CFO NOC
Ductable split system for all apartments except for areas like kitchens, toilets, sit-outs and maid's rooms.

FIRE ALARM SYSTEM

Multi detectors, smoke detectors for alarm system in lift lobbies, amenity spaces and parking areas
Addressable FA panel with smoke detectors in all apartments, lobby and parking areas as per CFO NOC, with two-way talk back system

SERVICES (ELECTRICAL)

100% DG backup for each apartment
Fittings and Fixtures:
Modular switches, sockets and copper wiring
Electrical points: Provision for TV, data and telephone points in all rooms
Ceiling fans: Provision for 1 fan each in bedrooms and kitchen
Lights:
Provision for ceiling lights in living, dining, bedrooms and toilets
Provision for 1 Chandelier or 1 fan in living and dining
Geyser: Provision for geyser in all toilets except kitchen & servant's toilet

Verde Residence Collection

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Stratford Realty LLP



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We are currently in the process of revising project details in consonance with the Real Estate (Regulation and Development) Act, 2016 and the Rules made there under ("RERA"), which have been brought into effect from 1st May, 2017 and accordingly may not be fully in terms thereof as of date. You are therefore requested to directly verify all details and aspects including but not limited to area, amenities, services, terms of sales and payments and other relevant terms directly with our authorised representatives. Please do not rely on the information contained in this presentation, until our revision and updation is complete.

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