



# Bhaktamar

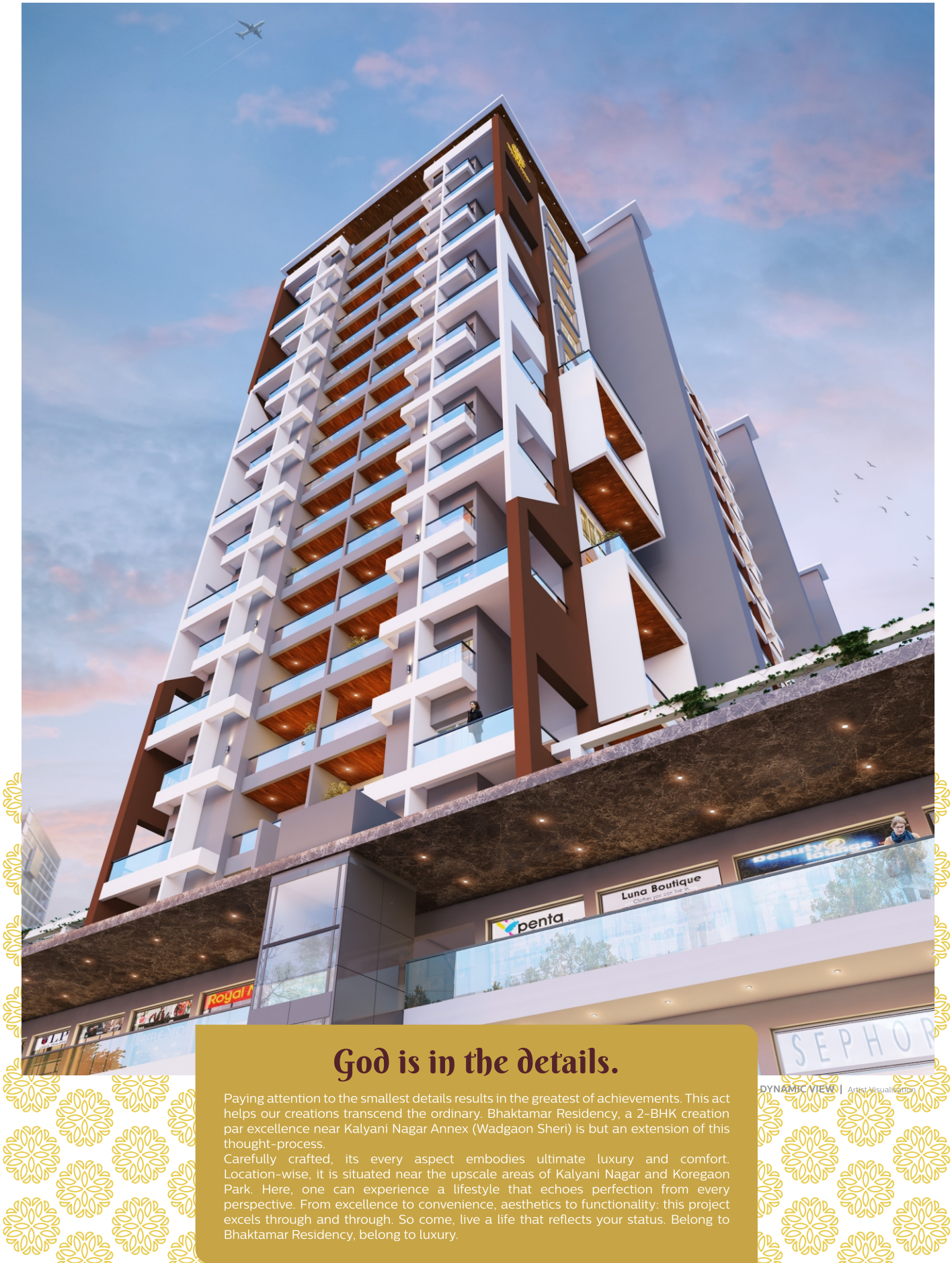
RESIDENCY

2 BHK PREMIUM APARTMENTS & COMMERCIAL SPACES  
KALYANI NAGAR ANNEX (WADGAON SHERI)



## Don't simply survive – Live life!

Bhaktamar Residency combines both, commercial and residential offerings. Exquisitely designed 2 BHK residences signify excellence in structure and finishing, replete with premium fittings and fixtures. It is conceived as a home that echoes your ambitions and ensures familial happiness. Small touches on the utilities front can go a long way – for instance, the gas leak detector in kitch – en or a numeric lock for the main door reinforces these practices. It is a thought that touches the heart.



## God is in the details.

Paying attention to the smallest details results in the greatest of achievements. This act helps our creations transcend the ordinary. Bhaktamar Residency, a 2-BHK creation par excellence near Kalyani Nagar Annex (Wadgaon Sheri) is but an extension of this thought-process.

Carefully crafted, its every aspect embodies ultimate luxury and comfort. Location-wise, it is situated near the upscale areas of Kalyani Nagar and Koregaon Park. Here, one can experience a lifestyle that echoes perfection from every perspective. From excellence to convenience, aesthetics to functionality; this project excels through and through. So come, live a life that reflects your status. Belong to Bhaktamar Residency, belong to luxury.

DYNAMIC VIEW | Artist: Musalim

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COMMERCIAL VIEW | Artist Visualisation.

## A fine blend of business & residential aspects.

Business and living are firmly intertwined due the flow of money that drives them both. Hence, we possess a swanky commercial center, which is attached to the fine abodes of Bhaktamar Residency. Replete with classy offices and shops of diverse spaces, it caters to a plethora of business and retail requirements. While the upscale neighborhoods of Kalyani Nagar and Koregaon Park are within earshot, the business-strategic areas of Yerwada, Kharadi and the entire stretch of Nagar Road to Ranjangaon are also easily accessible.



\*Representational Image

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DAY VIEW | Artist Visualisation.

## An abode where class is eternal.

The first distinct aspect of Bhaktamar Residency is its pure class. Bound to invoke a feeling of exclusivity with its imposing, majestic structures, the project exemplifies a sense of pride. We have successfully created a coveted address that underscores sophistication and distinction. Come; experience living that exists in a class of its own!



ENTRANCE GATE VIEW | Artist Visualisation.

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NIGHT VIEW | Artist Visualisation.

## Enjoy the best of high life.

'A dull moment' is an unheard-of phrase at Bhaktamar Residency. Here, life is vibrant, happening and radiant – all at once! Its insightful amenities notwithstanding, Bhaktamar Residency's strategic location puts it within striking reach of world-class hotels on the Pune-Nagar Road, peppered with major recreation centers – not to mention its proximity to Koregaon Park and Kharadi, ensuring that you never suffer from complacency and boredom.



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## Utilities for a Holistically Enriching Lifestyle

Bhaktamar Residency has been curated in a manner that guarantees residents a fine, wholesome lifestyle. This is reflected via the addition of utilities like the clubhouse, a children's play area and more – all of which serve to create a sense of living that is complete in its scope, no matter the resident in question. Created with ample thought and thoroughness where both – materials and techniques are the best to be found in the industry, there is something for everyone at Bhaktamar Residency, and it shows!

NIGHT VIEW | Conceptualisation

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CLUBHOUSE VIEW | Artist Visualisation.

## The Utilities

### FITNESS & LEISURE



- Clubhouse
- Gymnasium
- Senior citizen's sitting area
- Yoga & meditation area
- Children's play area
- Amphitheater

### SECURITY



- Grand entrance gate with security cabin
- Video door phone
- Numeric lock for main door
- CCTV in common areas & every floor
- 24/7 & 365-day security
- Firefighting system in common area
- Vehicle-free zone in amenity area
- Mobile application with security

### ECO-SENSE



- Solar water system
- Solar light in common areas (subject to environment)
- Rainwater harvesting
- Organic waste converter (OWC)

### USABLE



- Electrical vehicle charging point
- Designated car wash area
- Common area power back-up
- Attractive lobby area with name plates
- Automatic door with high speed lift
- Attractive letterbox

### MISCELLANEOUS



- Surrounding all area trimix/paver block road
- Sewage treatment plant (STP)



BIRD'S EYE VIEW | Artist Visualisation.



SOLAR PANELS ABOVE ROOF FOR GREEN VIEW | Artist Visualisation.

## Luxury driven by Sustainability.

Bhaktamar Residency distills the essence of luxury that is balanced by sustainability at its core. This is evidenced by its solar-energy installations and green building norms integrated within the project, which are backed by an IGBC Certification. It synchronizes beautifully with the lifestyle you desire while being supported on a foundation that guarantees a brighter, greener future for generations to come.

★ The project is endeavouring for IGBC Green Home Platinum Rating. ★



Save Energy



Cost-Efficient



Eco-Friendly



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Disclaimer: Furniture shown is for representational purpose, actual flat will be non-furnished

MASTER BEDROOM VIEW | Artist Visualisation.

## The Particulars

### STRUCTURE



- Earthquake resistant RCC structure
- 6" AAC blocks/bricks for external & internal walls
- Gypsum finishing plaster for internal walls
- Decent quality internal paint
- Double coat sand faced plaster with texture on external walls

### LIVING



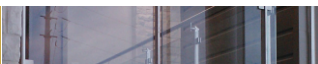
- Vitrified tiles for flooring
- Sliding windows with mosquito net
- Granite sill for all windows
- Attractive main entrance door
- AC point in living & bedroom
- Intercom/telephone point in living room
- DTH & internet connection provision
- Provision for inverter

### BEDROOM



- Premium quality doors for all bedrooms
- Premium brand lock fittings for all doors
- AC point in all bedrooms
- TV point

### BALCONY



- Toughened glass railing for all balconies

### KITCHEN & DRY BALCONY



- Piped gas connection
- Gas leak detector in kitchen
- Granite kitchen platform with SS sink
- Hot water provision for usage in kitchen
- Water purifier provision
- Premium dado tiles up to 2 ft. above kitchen platform
- Exhaust fan provision in kitchen
- Dry balcony with 3 ft. dado tiles

### WASHROOM



- Granite door frame
- False ceiling in all bathrooms
- Premium dado tiles in all bathrooms (up to lintel level)
- Luxury quality sanitary ware & CP fittings
- Anti-skid flooring
- Solar water connection in all bathrooms for limited hours (subject to environment)
- Exhaust fan provision in all bathrooms
- Provision for geyser point
- Mosquito net in bathroom windows

### ELECTRICAL



- Concealed electrical wiring with premium switches



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LIVINGROOM VIEW | Artist Visualisation.



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KITCHEN VIEW | Artist Visualisation.



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CHILDREN'S ROOM VIEW | Artist Visualisation.



\*Representational image

## Small moments, big joys!



AMPHITHEATER



GARDEN



CLUBHOUSE



CCTV CAMERA



SOLAR WATER  
SYSTEM



GYMNASIUM



CHILDREN'S  
PLAY AREA



CRICKET  
PITCH



YOGA



SITTING AREA

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LOBBY VIEW | Artist Visualisation

**2 BHK | CUT SECTION**



A: LIVING ROOM B: TERRACE C: BALCONY D: TERRACE E: CHILDREN'S BEDROOM F: MASTER BEDROOM  
 G: WC/BATH H: COMMON WC/BATH I: DINING J: DRY BALCONY K: KITCHEN

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Artist Visualisation.

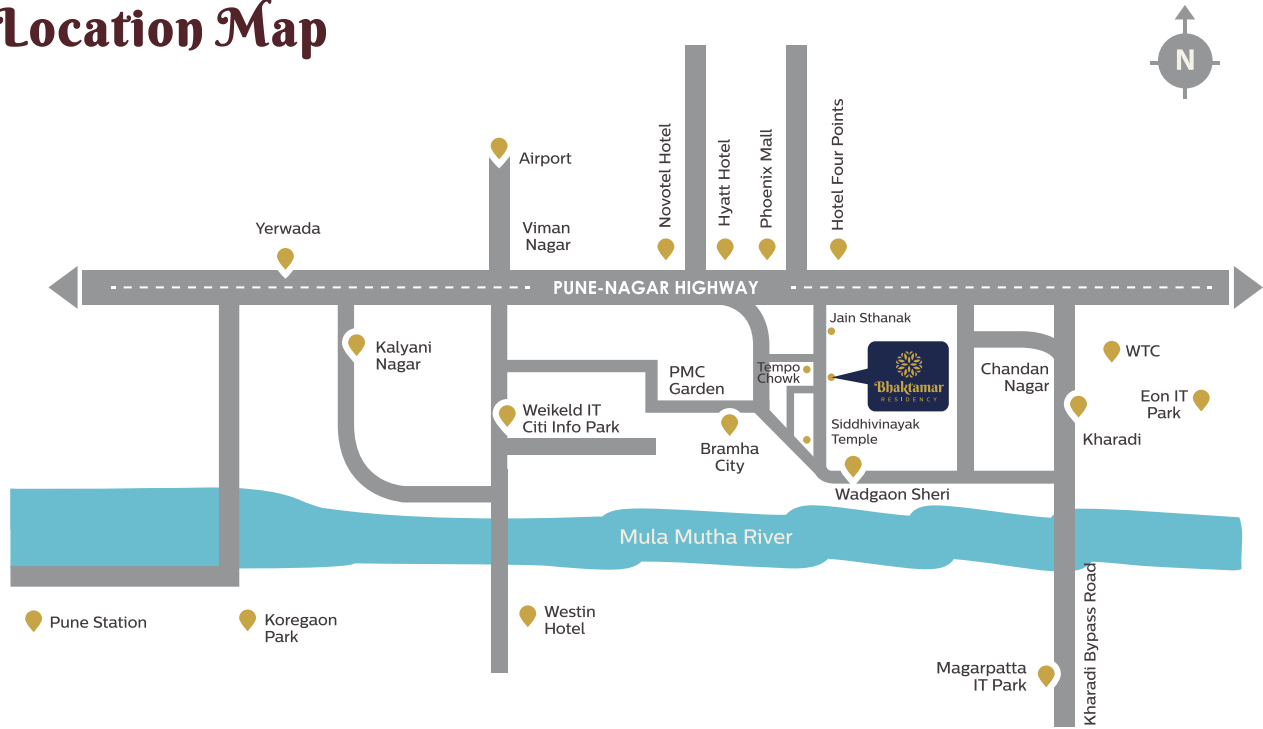


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TOP VIEW | Artist Visualisation.

# Location Map



## The Essentials

### ● KEY LANDMARKS

- Pune Airport : 4.5 kms
- Pune Railway Station : 7.5 kms
- Koregaon Park : 2.0 kms

### ● SHOPPING CENTERS

- Phoenix Market City : 1.5 kms
- D Mart : 3.4 kms
- Nitesh Hub : 6.0 kms

### ● EDUCATIONAL INSTITUTES

- Bishop's School : 8.0 kms
- Symbiosis Int. School : 2.0 kms
- Arnold's School : 1.2 kms

### ● HOSPITALS

- Budhrani Hospital : 5.8 kms
- Jehangir Hospital : 7.0 kms
- Ruby Hall Clinic : 7.0 kms

### ● ENTERTAINMENT

- PVR Cinemas : 1.7 kms
- Carnival Cinemas : 3.6 kms
- Nehru Memorial Hall : 8.0 kms

### ● IT HUBS

- Eon IT Park : 6.0 kms
- Commerzone IT Park : 6.0 kms
- Weikeld IT Citi Info Park : 1.9 kms

#### CREDITS

- Architect : Jay Aeram Architects
- Consulting Architect : Jyotindra Nikam & Milind Dixit
- Legal Advisor : Adv. Prashant Mane
- RCC Consultant : Parag Chopda
- Landscape Designer : Christopher D'Lima
- Brand Consultant : Qurious Design Pvt. Ltd.

#### SITE OFFICE

Sr. No. 39, Behind Belmac Residences,  
Wadgaon Sheri, Pune - 411014

#### OFFICE

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CREDAI  
PUNE METRO

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A PROJECT BY



**Bhaktamar**

— REALITIES LLP —

LLP NO. - AAD 1770



A  
Pratul Kothari  
VENTURE

