



Bhaktamar

R E S I D E N C Y

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



God is in the details.

Attention to smallest details reward with great achievement. It helps transcend beyond the ordinary. Bhaktamar Residency, a 2-BHK creation par excellence near Kalyani Nagar Annex (Wadgaon Sheri) manifests the same. Carefully crafted, its every aspect provides ultimate luxury and comfort. Location-wise, it is well-developed and in proximity to upscale areas of Kalyani Nagar-Koregaon Park.

Experience a lifestyle perfect from every perspective. Be it – excellence, convenience or appreciation, the project scores on various attributes. So come, live a life equivalent to your status. Belong to Bhaktamar Residency, belong to luxury.

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Legal Note: Proposed Phases 2 & 3

DYNAMIC VIEW | Artist Visualisation.



Live life, not merely exist.

Bhaktamar Residency is an exclusive venture of residential and commercial offering. The exquisitely designed 2 BHK residences signify excellence in structure, finishing – even premium fittings and fixtures. It is conceived as a home to your ambitions and familial happiness.

The thoughtful utilities support the requisites of life. For instance, the gas leak detector in kitchen or numeric lock for the main door reflects our concern for small yet crucial things. It is a thought that touches the heart.

*Representational image

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COMMERCIAL VIEW | Artist Visualisation.



*Representational image

A confluence of business & living.

Business and living are interrelated owing to the money factor that drives them both. Hence, our swanky commercial centre is attached to the fine living of Bhaktamar Residency. Replete with classy offices and shops of diverse spaces, it suits diverse business or retail requirements. Location-wise, it is well-developed and in proximity to upscale areas of Kalyani Nagar-Koregaon Park. Moreover, the business-strategic areas of Yerwada, Kharadi and the entire stretch of Nagar road to Ranjangaon is easily accessible.

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DAY VIEW | Artist Visualisation.

An abode whither class is permanent.

The first distinct aspect of Bhaktamar Residency is its pure class. It is bound to invoke a feeling of exclusivity with its imposing, majestic structure which is road touch property. The project is an asset of pride, a coveted address that encompasses class as its permanent attribute. Come; experience a living in a class of its own!

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ENTRANCE GATE VIEW | Artist Visualisation.

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Enjoy the best of high life.

There would never be a dull moment at Bhaktamar Residency. Life shines with all its brilliance over here. Insightful amenities notwithstanding, its strategic location is one of the unique features. Lined with global-class hotels on the Pune-Nagar road with major recreation centres and proximity to Koregaon Park and Kharadi enable one to enjoy the best of high life.

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BIRD'S EYE VIEW | Artist Visualisation.



SOLAR PANELS ABOVE ROOFTOP GARDEN VIEW | Artist Visualisation.

Luxury driven by solar energy.

Bhaktamar Residency is inspired by distinct luxury with an insightful idea of solar energy. Therefore, a fine balance of both these attributes maintains eco-friendliness. Moreover, the project follows green building norms to achieve IGBC Certification. It synchronizes beautifully with the lifestyle you have been accustomed to. In a nutshell, to own a Bhaktamar home shall definitely be one the best decisions of your life.

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



Save Energy



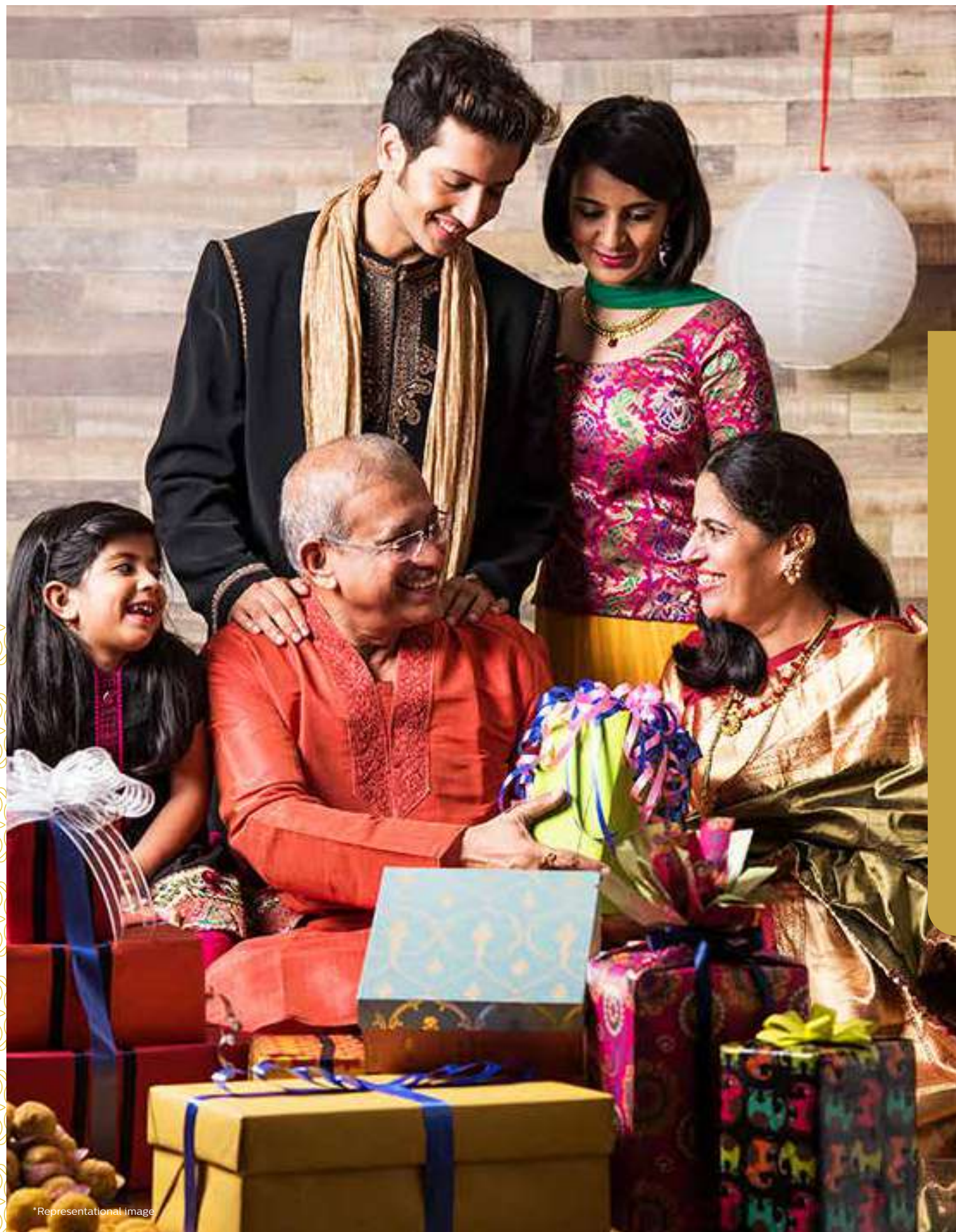
Cost-Efficient



Eco-Friendly

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The larger celebratory privilege.

Some privileges in life make a larger picture of celebration. It is thoughtfully conceived to nurture the every joy of life. The ample space at Bhaktamar Residency underlines a great degree of grandeur and a distinct social standing of the family. It presents a sense of superiority that transcends mere elegance. Bhaktamar Residency is for those, discerning enough to comprehend the finest in their lives.

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The Utilities

FITNESS & LEISURE



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

ECO-SENSE



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

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

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)



Legal Note: Proposed Phases 2 & 3

CLUBHOUSE VIEW | Artist Visualisation.



AMPHITHEATER



GARDEN



CLUBHOUSE



CCTV CAMERA



SOLAR WATER SYSTEM



CRICKET PITCH



GYMNASIUM



CHILDREN'S PLAY AREA



YOGA



SITTING AREA



Finest utilities for a carefree life

Bhaktamar Residency has been curated to lead a fine life. Insightful utilities like clubhouse, children's play area and more are convenient in diverse ways. Created with the best quality material combining elegance, these utilities enable a carefree life.

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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.



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MASTER BEDROOM VIEW | Artist Visualisation.

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

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

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.

2 BHK | CUT SECTION

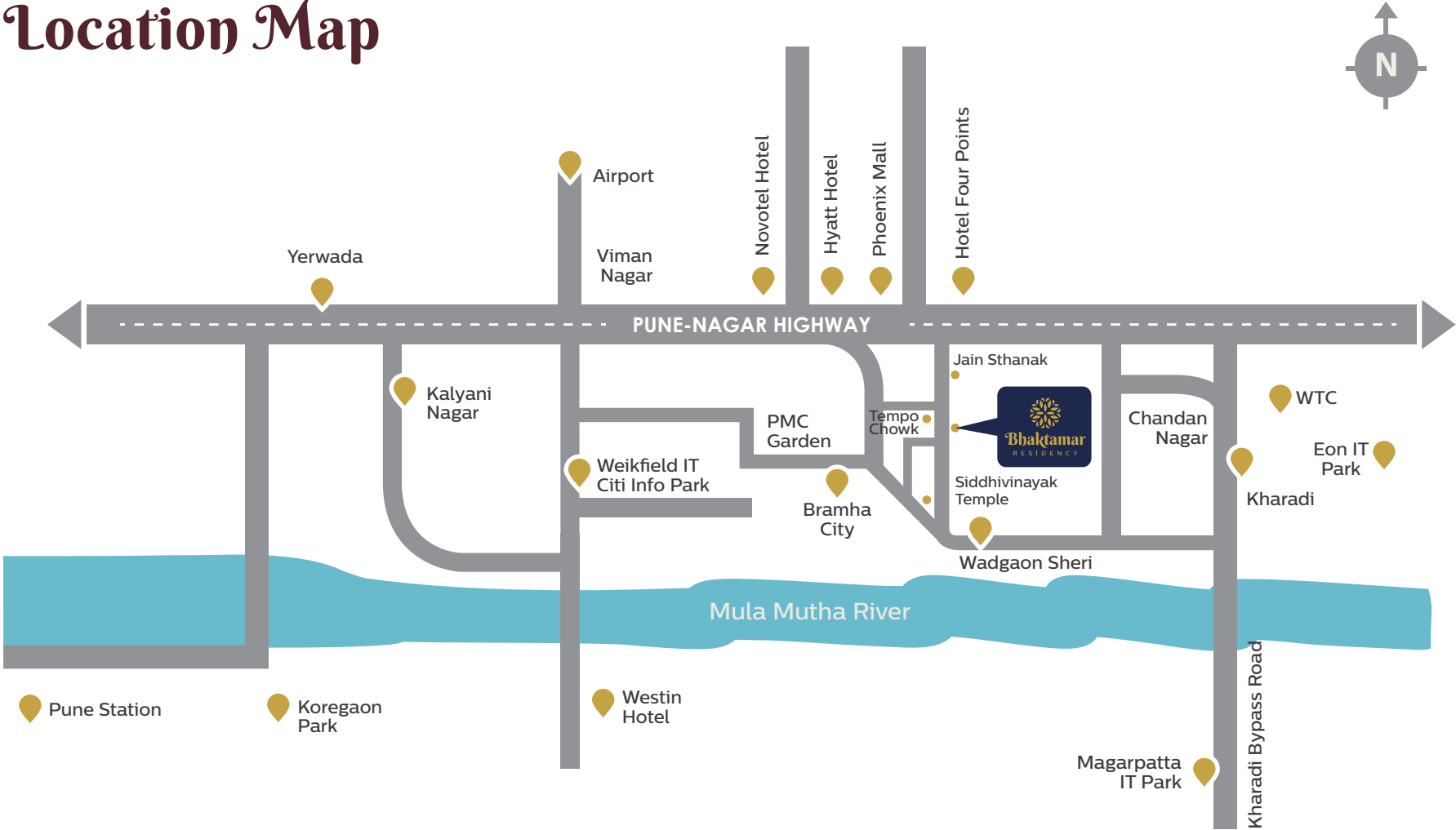


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Artist Visualisation.

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
- Weikfield 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.

OFFICE / SITE OFFICE

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P52100022186
<https://maharera.mahaonline.gov.in/>



PUNE METRO

A PROJECT BY



Bhaktamar

— REALITIES LLP —

LLP NO. - AAD 1770



A
Praful Kothari
VENTURE



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