

DEVELOPER



DEVELOPMENT MANAGER

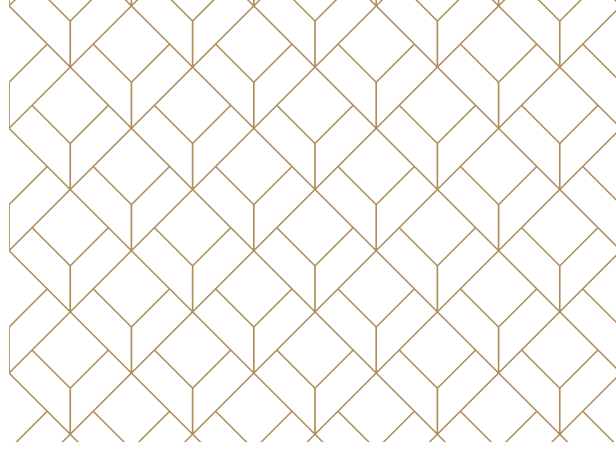


THE BEST SEAT IN TOWN,  
*reserved for you*

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LAUNCHING  
**VERTILLAS**  
K H A R A D I , P U N E



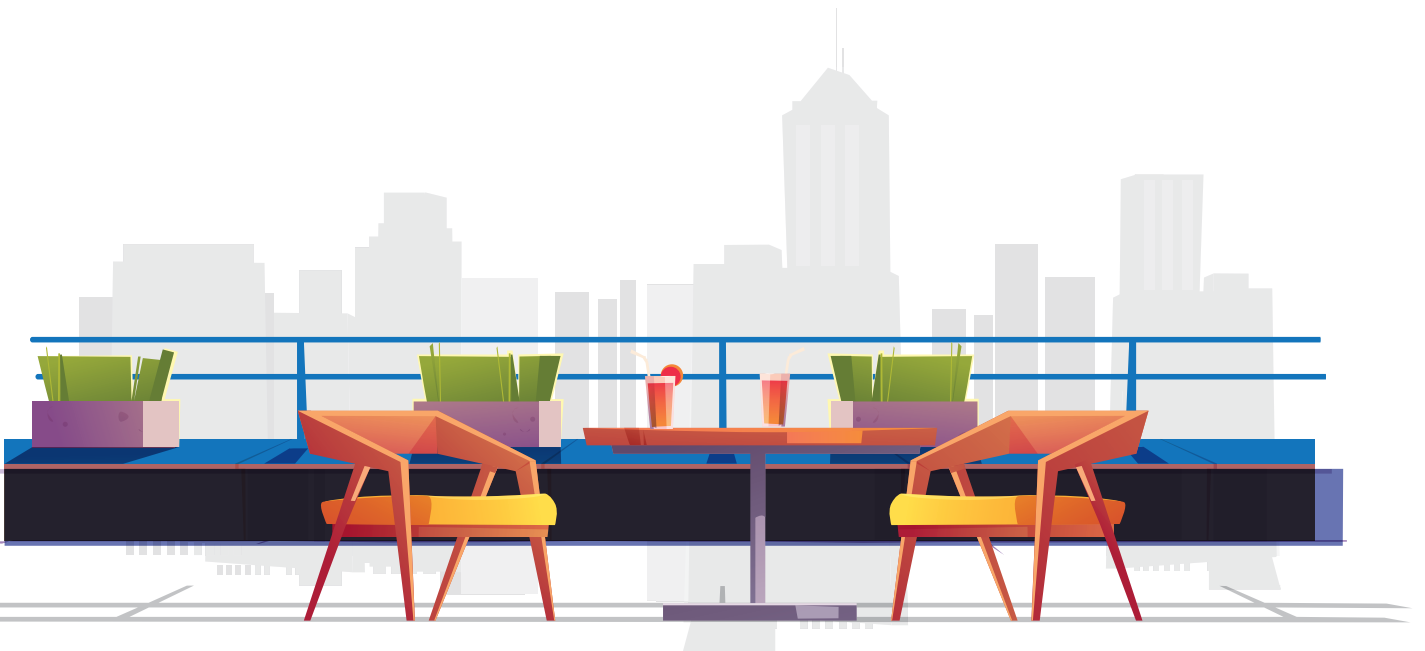
## A PRIVATE DECK & A ROOFTOP.

### *Many Memories.*

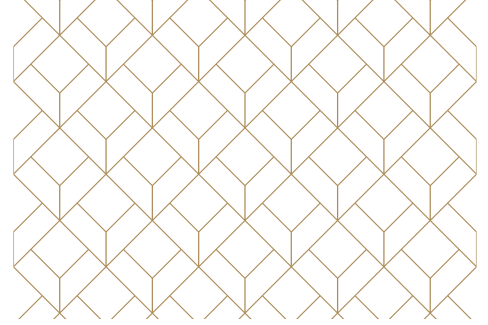
Everyone is entitled to a space in which they enjoy their well-earned privileges. A space designed for your passion and a place to satisfy your heart's desire. A place for your next party or your next networking spot. We present you a home that caresses your heart and desires.

**'Deck Living'**, a one-of-a-kind luxury living concept that provides you with an expanse of colossal abodes in the heart of Pune - Kharadi.

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# LIVE IN THE Heart of Pune



## SHOPPING

- Reliance Mall | 0.35 KM
- Seasons Mall | 3.8 KMS
- Amanora Mall | 3.9 KMS
- Phoenix Mall | 4.5 KMS
- The Pavilion | 15.5 KMS
- Westend Mall | 16.8 KMS

## ENTERTAINMENT BARS, PUBS & DISCO + DINE

- The Bridge - Mexican Entry | 0.3 KM
- Rio Costal Gourmet | 0.35 KM
- Texas Tower | 0.65 KM
- Chulbul Dhaba | 0.8 KM
- Fly High | 1.7 KMS
- 21 Shots Bar & Club | 1.7 KMS
- Global Punjab | 2.0 KMS
- Agent Jack's, KP | 5 KMS

## BUSINESS HUBS

- Global Business Hubs | 1.6 KMS
- EON IT Park | 2.3 KMS

- City Space | 2.7 KMS
- Magarpatta SEZ | 4.9 KMS

## EDUCATION

- Orchids The International School | 0.95 KM
- Dr. RKS College | 0.95 KM
- KTDP School and College | 1.6 KMS
- P T Pathare Jr. College | 1.7 KMS
- Dhole Patil Junior College | 2.2 KMS
- Euro School | 2.6 KMS
- Kothari International School | 3.1 KMS
- Oxford World School | 3.7 KMS
- Symbiosis College, Viman Nagar | 4.4 KMS

## CONNECTIVITY [ROAD, RAIL & AIR]

- Hadapsar Railway Station | 3.6 KMS
- Viman Nagar | 4.1 KMS
- Magarpatta | 5.1 KMS
- Kalyani Nagar | 5.6 KMS
- Pune International Airport | 6.0 KMS
- Koregaon Park | 7.0 KMS
- Pune Railway Station | 9.7 KMS

## HEALTH CARE

- Rising Medicare | 0.26 KM
- Healthcare Clinic | 0.35 KM
- Shree Hospital | 0.55 KM
- Motherhood Hospital | 0.75 KM
- Columbia Asia Hospital | 1.5 KMS
- Manipal Hospital | 1.5 KMS
- Medipoint Hospital | 2.2 KMS

## FOREST/GARDEN/PARKS

- Oxygen Park | 1.9 KMS
- Kharadi Garden | 2.6 KMS

## TOURIST DESTINATIONS

- Sanchit Dam | 3 KMS
- Aga Khan Palace | 6.2 KMS
- Pune Golf Course | 6.5 KMS
- Shaniwar Wada | 12.7 KMS
- Dagdusheth Halwai Ganpati Mandir | 13.3 KMS
- Raja Dinkar Kelkar Museum | 13.4 KMS
- Taljai Watch Tower | 16.7 KMS

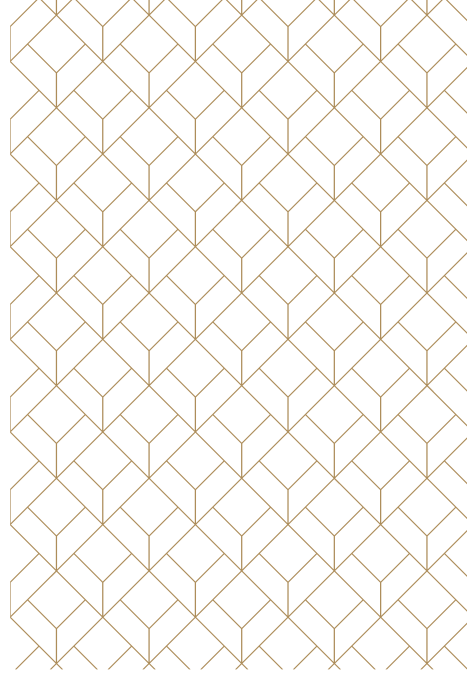
- The Senate Business Centre | 16.9 KMS

- Cerebrum IT Park | 5.9 KMS
- Ethos Workspace | 14.6 KMS

# ONE LIFE. MANY GREAT *Experiences.*

Your life at Vertillas can be a hundred things. One thing it will never be, is boring.

You will be spoilt for choice with the many activities and amenities that make Vertillas extraordinary.



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## ROOFTOP AMENITIES



Seating Lounge



Sculpture



Barbeque



Projection Area with Projector Provision



Acupressure Pathway



Lawn



Meditation Deck



Yoga Deck

## PODIUM/GROUND FLOOR AMENITIES



Lush Green Lawn



Walkway



Multipurpose Hall



Children's Play Area



Swimming Pool



Gym



Amphitheatre



Library



Seating Lounge



Open Gym



Indoor Games Lounge

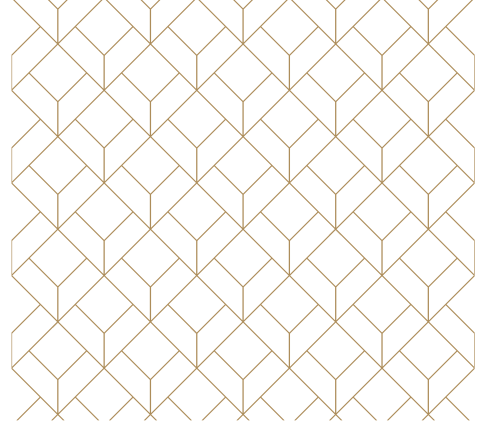


Entrance Gateway with Provision for Bus Pickup and Drop Off

# FLOOR Plan

Tower 1 and 2 Odd Floor

1<sup>st</sup>, 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup> & 13<sup>th</sup>\* Floor



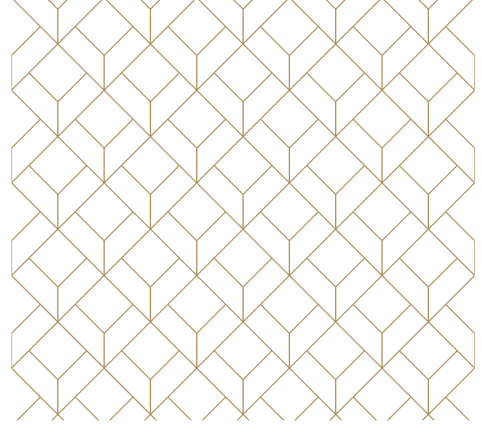
Flat Series	Type	RERA Carpet Area (Sq.Mt.)	Terrace + Balcony Area (Sq.Mt.)	RERA Carpet area (Sq.Ft.)	Terrace + Balcony Area (Sq.Ft.)	Total Usable Carpet (Sq.Mt.)	Total Usable Carpet (Sq.Ft.)
Series 1	2 BHK	81.42	25.23	876.40	271.58	106.65	1148
Series 2	3 BHK	129.69	14.98	1395.98	161.24	144.67	1557
Series 3	3 BHK	127.05	17.53	1367.57	188.69	144.58	1556
Series 4	2 BHK	79.20	20.17	852.51	217.11	99.37	1070

Disclaimer: For the 13<sup>th</sup> Floor, Series 2 and Series 3 units are sanctioned and can be considered for sale.

# FLOOR Plan

Tower 1 and 2 Even Floor

2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup> & 12<sup>th</sup> Floor



Flat Series	Type	RERA Carpet Area (Sq.Mt.)	Terrace + Balcony Area (Sq.Mt.)	RERA Carpet area (Sq.Ft.)	Terrace + Balcony Area (Sq.Ft.)	Total Usable Carpet (Sq.Mt.)	Total Usable Carpet (Sq.Ft.)
Series 1	2 BHK	80.86	27.95	870.38	300.85	108.81	1171
Series 2	3 BHK	129.48	15.01	1393.72	161.57	144.49	1555
Series 3	3 BHK	126.87	17.57	1365.63	188.69	144.44	1555
Series 4	2 BHK	79.18	24.12	852.29	259.63	103.3	1112

# ALL THE FIXTURES OF *A Great Life*

## STRUCTURE

RCC framed structure  
AAC block masonry  
Internal gypsum finish plaster  
External sand faced plaster

## FLOORING

Living Room | Italian Designer Vitrified Tiles 1000x1000  
Kitchen | Italian Designer Vitrified Tiles 300x600  
Kitchen Wall | Wall Tiles upto lintel level  
Other Bedroom | Italian Designer Vitrified Tiles 1000x1000  
Master Bedroom | Italian Designer Vitrified Tiles 1000x1000  
Dry Balcony | Antiskid Vitrified tiles 600x600  
Terraces | Antiskid Vitrified tiles 200x1200

## TOILETS

Jaguar or equivalent CP fittings  
Antiskid flooring & glazed tile (DADO) upto lintel level  
Glass partition in all toilets  
False ceiling in all toilets  
Mirror in all toilets

## DOORS

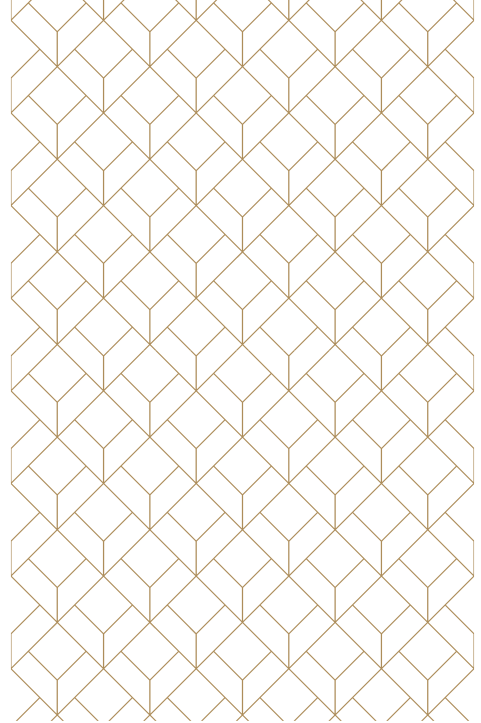
Both side laminated finish door with frame along with premium hardware fittings

## WINDOWS

UPVC Windows with  
Mosquito Net

## KITCHEN

Z black granite platform  
Anti-scratch S. S. sinks  
Provision for Hob and Chimney  
Ceramic/ Glazed tile above kitchen platform till lintel level



## ELECTRIFICATION

Concealed electrical wiring  
Modular switch plate & switches  
Electrical energy meter

## BACK-UP

DG backup for common areas

## INTERNAL AMENITY

Tv point in living & master bedroom,  
inverter provision, exhaust fan provision

## PLUMBING

Concealed plumbing

## PAINTING

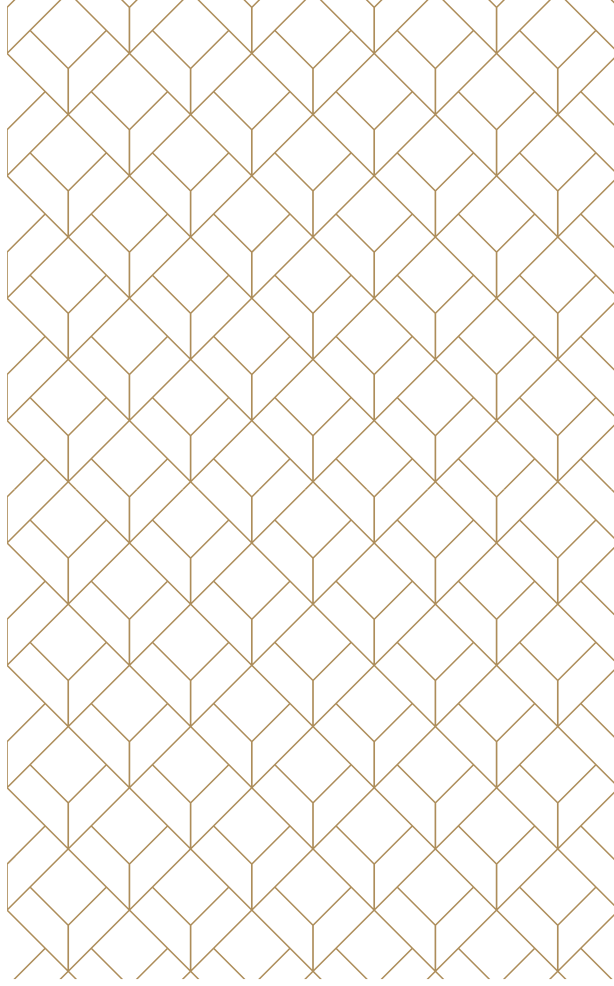
Luster paint finish for internal flat wall  
For external surface - apex make finish

## FABRICATION

S.S railing for balcony and terrace

## AUTOMATION

Premium digital lock for main door  
Video door phone



**DEVELOPER**



**SPECTRUM**  
P R O P E R T I E S

**DEVELOPMENT MANAGER**

**VIBE**  
THE  
R E A L T Y

Site address: Vertillas, Next to Radisson Blu Hotel, Pandhari Nagar, Kharadi, Pune,  
Maharashtra 411014.

MahaRERA Reg. No.: P52100012616. Project details available on website  
<https://maharera.mahaonline.gov.in> under registered projects.

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