



K P A N N E X E

2, 3 & 4 BHK SKY ABODES



A PRIVILEGE
RESERVED FOR
THE PRIVILEGED



RESIDENCES DEFINED BY PERFECTION

Each project is a carefully curated masterpiece, an elegant fusion of striking design, handpicked premium locations, and an uncompromising pursuit of perfection.

At UNI, we delved deep into the essence of luxury through extensive research and insight, crafting offerings that glamorously align with your definition of indulgence.

Created for the discerning few, UNI residences go beyond lavishness to embody a lifestyle of rare comfort and exclusivity. Because at UNI, we don't chase trends; we set new benchmarks in refined living.

THE LUXURY LINE BY **UNIQUE**[®]
PROPERTIES ●●●
IT'S ALL ABOUT YOU!

THREE PILLARS OF



CURATED LIVING

From white-glove services, luxuriant amenities and bespoke experiences to exceptional privacy and prestigious living, every lifestyle offering is thoughtfully curated for those who demand nothing but the best. It focuses on low-density living at the most happening locales of the city!

EXQUISITE AESTHETICS

Every UNI residence is a showcase of tasteful refinement. With iconic glass facades, premium flooring, statement architecture, and branded fittings, beauty is embedded in every corner. From grand entrances to good security, the aesthetic speaks volumes – a bold yet graceful expression of stated luxury and timeless design.

GUARANTEED CRAFT

UNI is driven by an uncompromising commitment to craftsmanship. From construction excellence to material integrity, every element is carefully engineered to stand the test of time.



THE NEIGHBOURHOOD

Studded with a plethora of beautiful landmarks, our project in KP Annexe is strategically located close to major points of interest – offering both lifestyle and convenience – ensuring you're never far from where you want to be.

The locality also features good road networks like Koregaon Park, Kharadi & Hadapsar, access to major highways such as NH65, and proximity to the Pune International Airport and the upcoming metro line, facilitating excellent connectivity.

SOCIAL & RETAIL INFRA

Who wouldn't want the best shopping and food experiences right at their doorstep? Our project is at the heart of Pune's vibrant lifestyle and party destinations!

But it doesn't end there – the project is also surrounded by a plethora of educational institutions and top-notch hospitals, ensuring excellent healthcare-truly, covering all aspects of life needs, making it a place to be!

MAJOR CORPORATES

KP Annexe is a haven that simply works for you. With major corporate hubs and IT parks in close proximity, achieving the perfect work-life balance here is not just a dream – it's a stunning reality!





THE BEST WAS
YET TO COME.

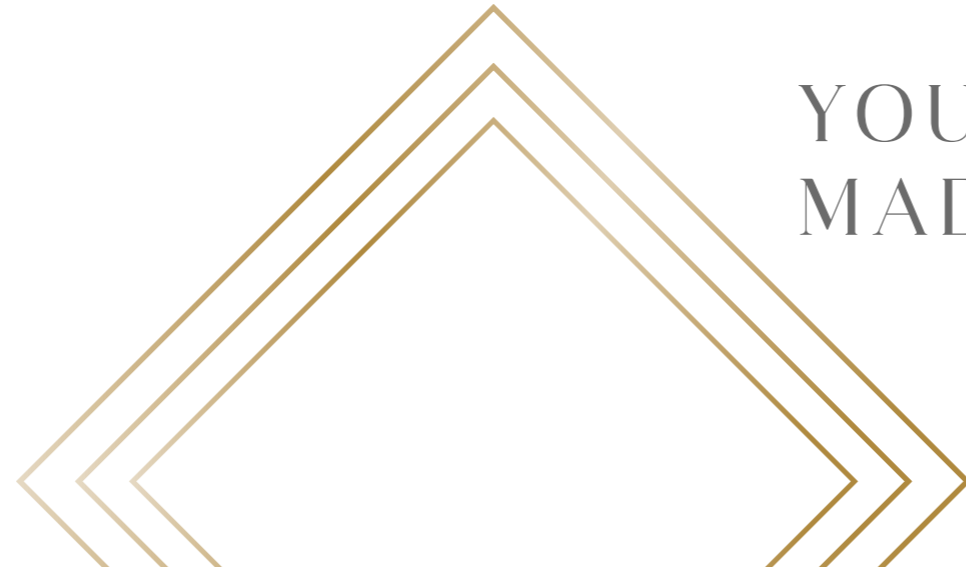
UNTIL NOW.

LUXURY GARNERS NEW
CONTOURS OF MEANING.



Artistic Impression

GRAND ENTRANCE GATE



**YOUR ARRIVAL
MADE NOTEWORTHY!**



Artistic Impression

SIGNATURE LOBBY

**CHARACTER IN
EVERY SPACE!**



UNIB9
UNIQUE



TRULY A SIGHT TO BEHOLD



K P A N N E X E

**RISING GRACEFULLY TOWARDS THE SKY,
UNI 89 STANDS AS A SYMBOL OF EXCLUSIVITY.**

Crafted for the most distinguished lifestyles, the 2, 3 & 4 BHK sky abodes here are truly a sight to behold. Expansive, luxurious, and supremely comfortable, these homes are enriched with a wide array of amenities and thoughtful enhancements, offering you a life that resonates with your heart.



Artistic Impression

MASTER LAYOUT

1. GRAND ENTRANCE GATE
2. BOX CRICKET
3. PICKLEBALL COURT
4. OPEN BADMINTON COURT
5. HERBAL GARDEN WITH GAZEBO
6. CHILDREN'S PLAY
7. ACUPRESSURE TRACK

8. SKYWALK WITH SEATING AREA
9. INFINITY SWIMMING POOL
10. DECK AREA WITH SHOWER
11. JACUZZI
12. FITNESS STUDIO
13. YOGA / ZUMBA / DANCE STUDIO
14. UNISEX SALON

15. STEAM & MASSAGE ROOM
16. HOBBY ROOM
17. CO-WORKING SPACE
18. CAFETERIA WITH LOUNGE AREA
19. TOP TERRACE AMENITY MANAGER CABIN
20. KIDS' PLAY AREA WITH EQUIPMENT
21. CRÈCHE

22. GUEST ROOMS
23. THE SCREENING LOUNGE
24. CARD ROOM
25. INDOOR GAMES AREA
26. GOLF SIMULATOR
27. MULTIPURPOSE HALL

 **PROJECT AMENITIES**



TOUCHED BY THE SKY, YET DESIGNED FOR COMFORT!

**TAKE A STEP BACK, BREATHE IN THE
MOMENT, AND LET THE COMPANY OF
CLOUDS AND STARS ELEVATE YOUR LEISURE.**

With 20+ stellar amenities, UNI 89 unveils a world of wonder, featuring an unmissable skywalk, an infinity pool, a serene zen garden, co-working spaces, and so much more!

PROJECT AMENITIES

- GRAND ENTRANCE GATE
- SIGNATURE LOBBY
- CHILDREN'S PLAY AREA
- HERBAL GARDEN WITH GAZEBO
- BOX CRICKET
- PICKLEBALL COURT
- OPEN BADMINTON COURT
- ACUPRESSURE TRACK
- SOLAR WATER HEATER
- SOLAR PHOTOVOLTAIC (PV) CELLS
- AUTO DOOR LIFTS WITH GENSET BACKUP
- LIMITED CCTV CAMERAS IN COMMON AREAS
- FIRE FIGHTING SYSTEM
- GENSET BACKUP FOR COMMON AREAS
- TRIMIX / PAVING BLOCKS INTERNAL ROAD
- RAINWATER HARVESTING
- SEWAGE TREATMENT PLANT
- SOCIETY OFFICE



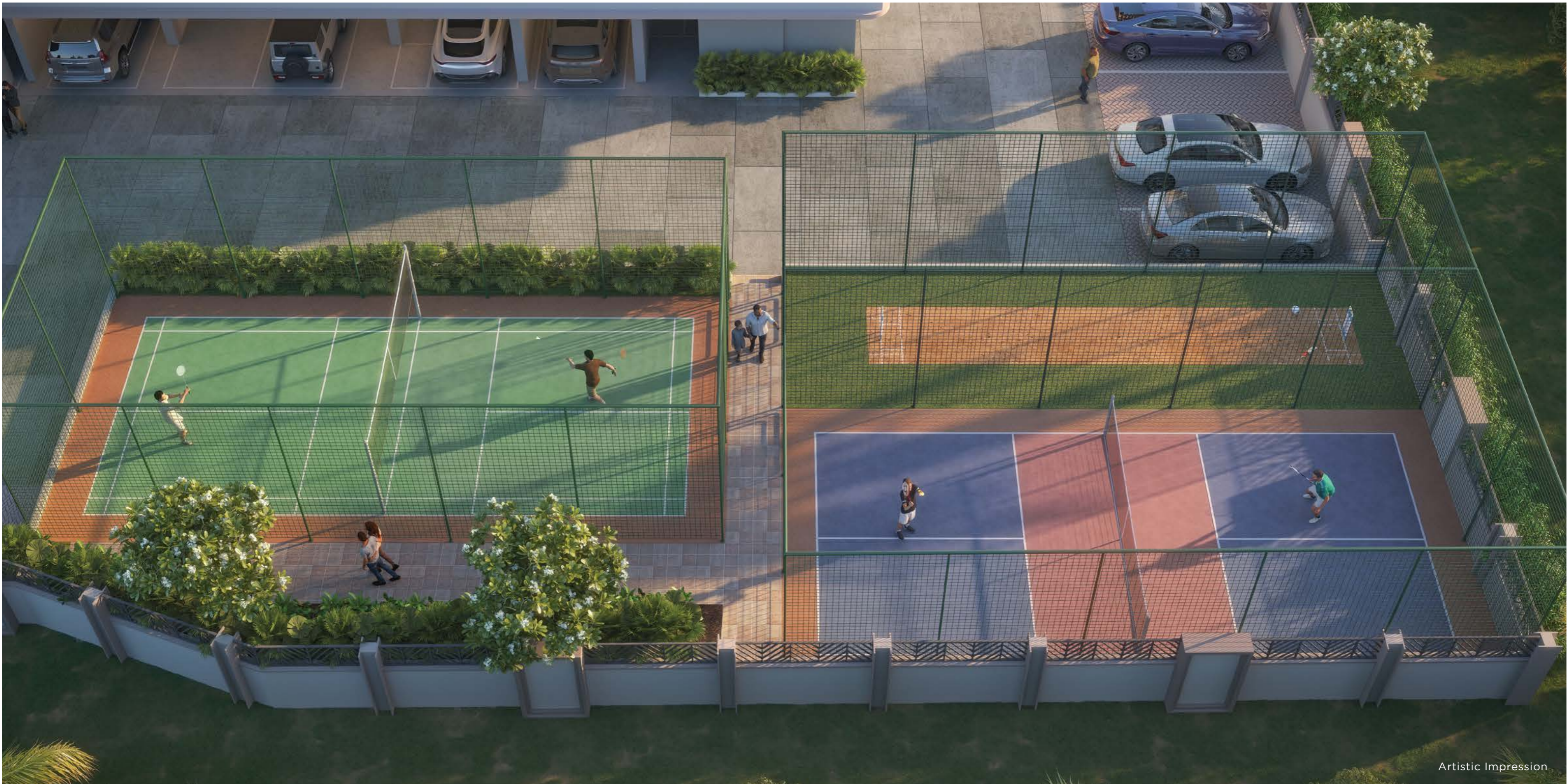
TOP TERRACE AMENITIES

- SKYWALK WITH SEATING AREA
- INFINITY SWIMMING POOL
- DECK AREA WITH SHOWER AREA
- JACUZZI
- MULTI-PURPOSE HALL
- INDOOR GAMES AREA
- GOLF SIMULATOR
- THE SCREENING LOUNGE
- CARD ROOM
- YOGA / ZUMBA / DANCE STUDIO
- FITNESS STUDIO
- UNISEX SALON & SPA
- CRÈCHE
- CO-WORKING SPACE
- CAFETERIA WITH LOUNGE AREA
- HOBBY ROOM
- KIDS' PLAY AREA
- GUEST ROOMS



HERBAL GARDEN WITH GAZEBO

LUSH GREENS THAT INVITE
CALM & CONNECTION



Artistic Impression

PLAYCOURT ARENA



THE PERFECT PLACE FOR
ACTIVE PLAY &
COMPETITIVE ENERGY!



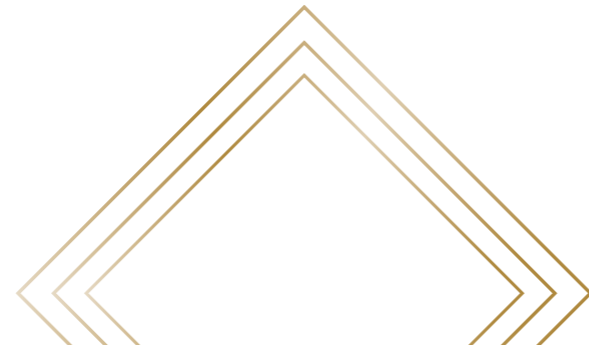
SKYWALK WITH SEATING AREA

FOR SERENE MOMENTS
ABOVE THE CITY



INFINITY SWIMMING POOL

**A REFRESHING ESCAPE
DESIGNED FOR RELAXATION!**





Artistic Impression

CRÈCHE



A NURTURING ENVIRONMENT
FOR THE YOUNGLINGS



Artistic Impression

YOGA / ZUMBA / DANCE STUDIO

**A REFRESHING ESCAPE
DESIGNED FOR RELAXATION!**





Artistic Impression

UNISEX SALON

SELF-CARE IS
JUST A STEP AWAY!



MULTI-PURPOSE HALL



**A VERSATILE VENUE
FOR CELEBRATIONS!**



Artistic Impression

INDOOR GAMES AREA

ENGAGING SPACES
FOR RECREATION.





Artistic Impression

CAFETERIA WITH LOUNGE AREA

ENGAGING SPACES
FOR RECREATION.



Artistic Impression

THE SCREENING LOUNGE

ENTERTAINMENT
MADE IMMERSIVE



SPECIFICATIONS



CONSTRUCTION

- Texture finish external surface
- Gypsum finish internal walls
- Partial aluminium formwork concrete walls and partial AAC blocks



FLOORING

- Designer floor tile in living room, bedrooms & kitchen
- Designer anti-skid tiles in terraces, toilets and dry balcony



PAINT

- Tractor emulsion or equivalent paint on internal walls
- Texture with acrylic paint on external walls



KITCHEN

- Engineered stone platform
- Designer dado tiles up to 2 feet height
- Provision for exhaust fan



TOILETS

- CP & sanitary fittings of premium quality
- Provision for exhaust fan in bathrooms
- Solar heated water in one bathroom
- Designer wall tiles up to lintel level
- Designer false ceiling in toilet
- Slung plumbing in all toilets



ELECTRICALS

- Premium electrical switches
- Limited gen-set back-up within the flat
- Video door phone for each flat
- AC point in living and bedrooms



DOORS & WINDOWS

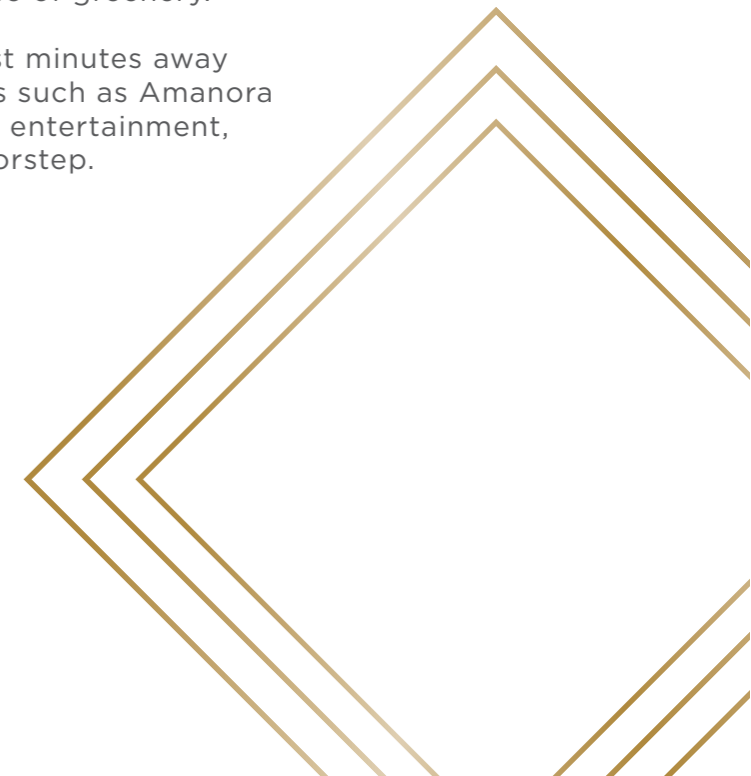
- Smart biometric locks for main door
- Laminated finished doors for bedrooms & toilets
- Veneer finished main door.
- Partial granite door frame in bathrooms.
- UPVC windows with mosquito mesh in bedrooms
- UPVC sliding door in living
- Full body vitrified tiles window sill
- Glass railing in balcony



KP ANNEXE: EVER MESMERISING, YET EFFORTLESSLY LIVEABLE.

KP Annexe has recently emerged as a homebuyer's paradise in Pune East! With its close proximity to key employment hubs and renowned educational and healthcare facilities in Kharadi, Magarpatta, Kalyani Nagar, Koregaon Park, and beyond, KP Annexe truly offers it all. It beautifully blends the charm of rivers with a lush expanse of greenery.

Adding to its appeal, UNI 89 is just minutes away from premier lifestyle destinations such as Amanora and Seasons Mall bringing leisure, entertainment, and convenience right to your doorstep.



KEY DISTANCES

CONNECTIVITY

Kalyani Nagar	3.0 KM
Hadapsar	3.0 KM
Koregaon Park	3.5 KM
Kharadi	5.0 KM
Pune International Airport	7.0 KM
Pune Railway Station	8.0 KM

CORPORATE HUBS

AP 81	1.0 KM
Magarpatta Cyber City	3.0 KM
Business Bay	5.0 KM
EON IT Park World Trade Centre	6.0 KM

EDUCATION

VIGBYOR High School	2.0 KM
Bishops School	3.5 KM
St. Mira's College for Girls	4.5 KM
Sadhu Vaswani Inst. of Management	4.5 KM
Symbiosis International University	5.0 KM
Nowrosjee Wadia College	5.0 KM

HOTELS

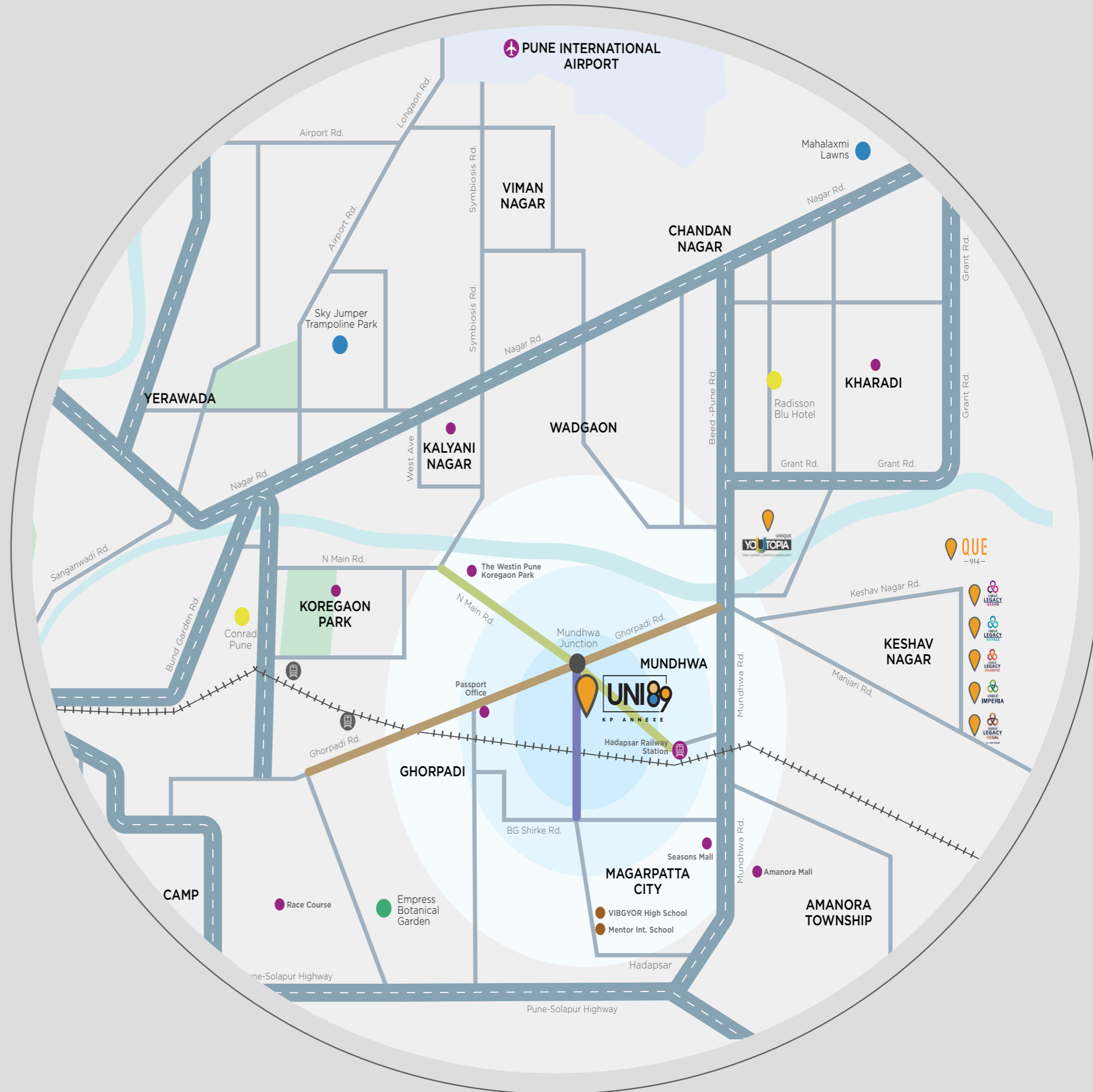
Marriott Suites	2.0 KM
The Westin Hotel	2.5 KM
Conrad	4.5 KM
Ritz Carlton	5.0 KM
Hyatt Regency Pune	5.5 KM

HOSPITALS

Cloud Nine Hospital	3.0 KM
Columbia Asia Hospital	4.0 KM
Budhrani Hospital	4.0 KM
Noble Hospital	4.5 KM
Jehangir Hospital	5.5 KM
Ruby Hall Clinic	6.0 KM

MALLS

The KOPA Mall	2.5 KM
Seasons Mall	3.5 KM
Amanora Mall	5.0 KM
Phoenix Market City	6.0 KM





CREDITS

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A PROJECT BY

UNIQUE[®]
PROPERTIES 
IT'S ALL ABOUT YOU!

JV PARTNER
"JEJURKAR FAMILY"

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