

Gera's

AFFINIA

2, 3 bedroom luxury condos and duplexes, Baner

Clutter v/s Clutter free

What would you choose?



clutter vs clutter free

Sometimes you have the luxury of your own space around which invariably translates into the real sense of exclusivity. And sometimes you have the option of many people around. It's up to you what luxury do you choose.



clutter vs clutter free

Being at a well-connected location can attract huge traffic. At the same time, a location and the project planning can be smart enough to create a beautiful balance, where you leave the traffic before you get home. It depends on you, what you choose to call home!

LIVE CLUTTER FREE

Only a few understand the beauty of minimalism... the peace of mind that comes with a single tower, have like-minded neighbours, scope to have your own space, carefully defined amenities and a lot of privacy. Made for those who cherish this beauty, Gera's Affinia is everything you ever dreamt of. The luxury outside extends right within your home to every element of your living.

Choose Gera's Affinia. Choose refined living. Choose to be yourself.

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CONTEMPORARY AND CLUTTER FREE

Spacious 2 and 3 bedroom residences, 3.5 bedroom class-apart duplexes and 4 bedroom larger-than-life condos. A single tower but a large variety to choose from as per varied requirements and budgets. The location promises convenience and class like none other, the amenities offer the essentials to complete this minimalistic lifestyle.

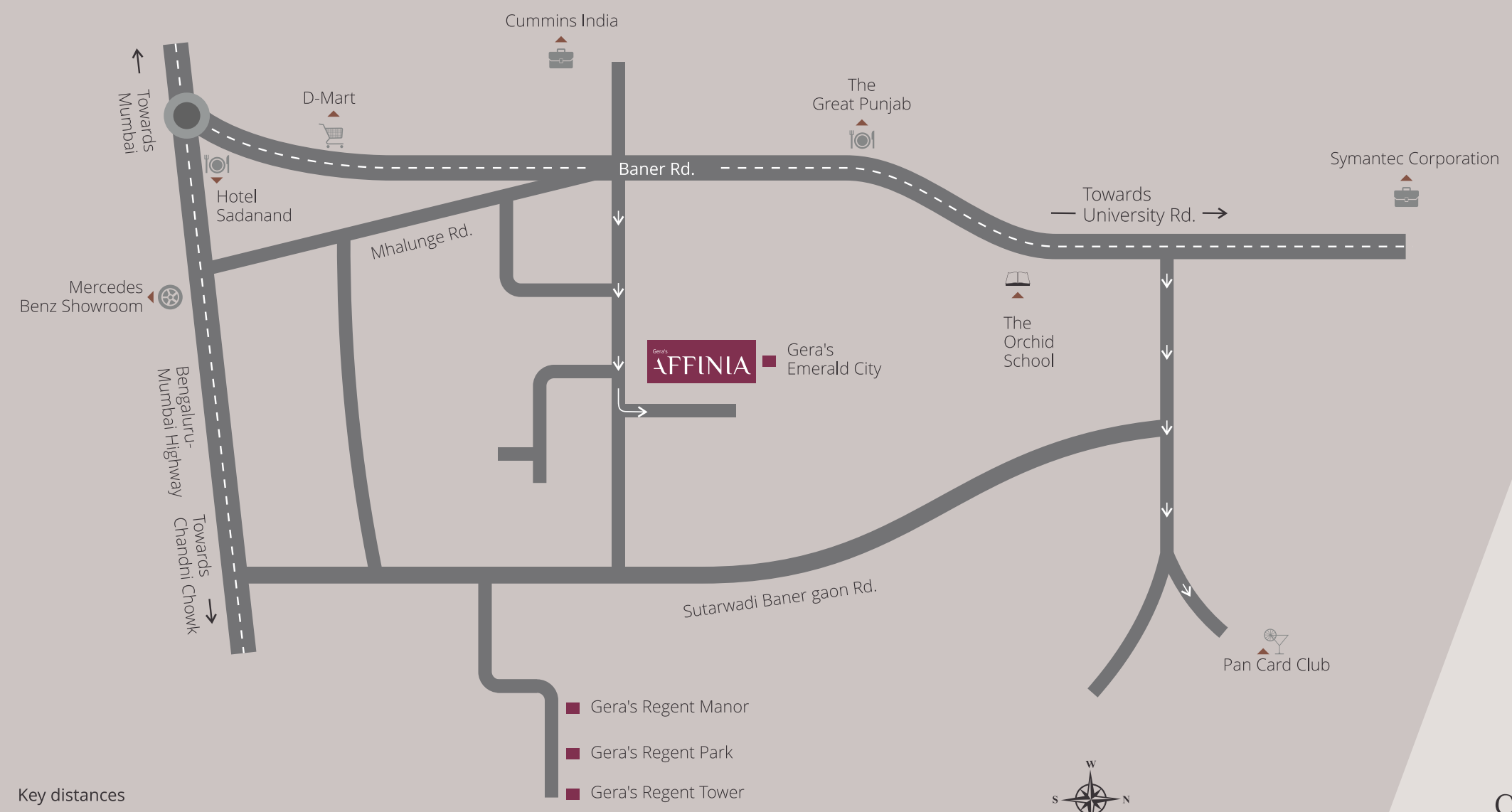
With all the things going your way, a clutter free lifestyle is just a decision away.

Project highlights:

- Contemporary elevation
- Double height designer entrance lobby
- Abundant sizes for every living space
- Amenity niches on almost every alternate floor
- A wide access road in the heart of Baner



LOCATION MAP



Key distances

- Pan Card Club - 5 min.
- D-Mart - 4 min.
- Cummins India Ltd. - 4 min.
- Sadanand Hotel - 5 min.
- The Orchid School - 3 min.
- The Great Punjab - 4 min.
- Symantec Corporation - 7 min.

CLUTTER FREE YET CONNECTED

- Reputed schools, colleges and universities in close vicinity
- Reliable hospitals in close range
- A number of malls, multiplexes, varied restaurants in close vicinity
- D-mart just a 4 minute drive away
- An elite neighbourhood to match your style
- Easy entry and exit via Expressway
- Being just off Baner road, it's close to everything of importance, still has its own space

Map not to scale.



A LIFESTYLE FOR THE SELECT FEW

All essentials are in place at Gera's Affinia. A lovely garden for children to well-designed landscapes for the elderly. For a refreshing morning or a relaxed evening enjoy at the fitness studio on the first floor and cabana on the terrace. Find break-away zones with a variety of things to do on almost every alternate floor. And with very few families to share these with, a free-from-clutter exclusivity is ensured.

A complete lifestyle with amenities:

- Toddlers play area
- Seating area for elderly people
- Life size chess play area
- Fitness studio on the first floor
- Podium garden
- Developed landscapes
- Break-away zones on almost every alternate terrace
- Cabana on the terrace



DETAILING IN A CLUTTER FREE LIVING

Every detail at Gera's Affinia is treated with attention. Right from space designing to selecting every element that will enhance the smallest part of your living. After all, exclusivity is a function of detailing. Live it at Gera's Affinia.

Specifications:

- Imported Marble flooring in living, dining & foyer area
- Wooden laminated flooring in all bedrooms
- Vitrified tiles in kitchen and Antiskid vitrified flooring in toilets
- Wood finish Ceramic tile in terrace
- Glass railing with SS bars in terraces
- CP-Sanitary in Kohler & Hansgrohe or similar brands
- Decorative double height main lobby & passage
- Security system - Video door phone for main door, door sensor for terrace, motion sensor in toilet area
- Kitchen - Cabinets below and above counter with hob, chimney & Corian top

MASTER LAYOUT



* Artistic impression only.

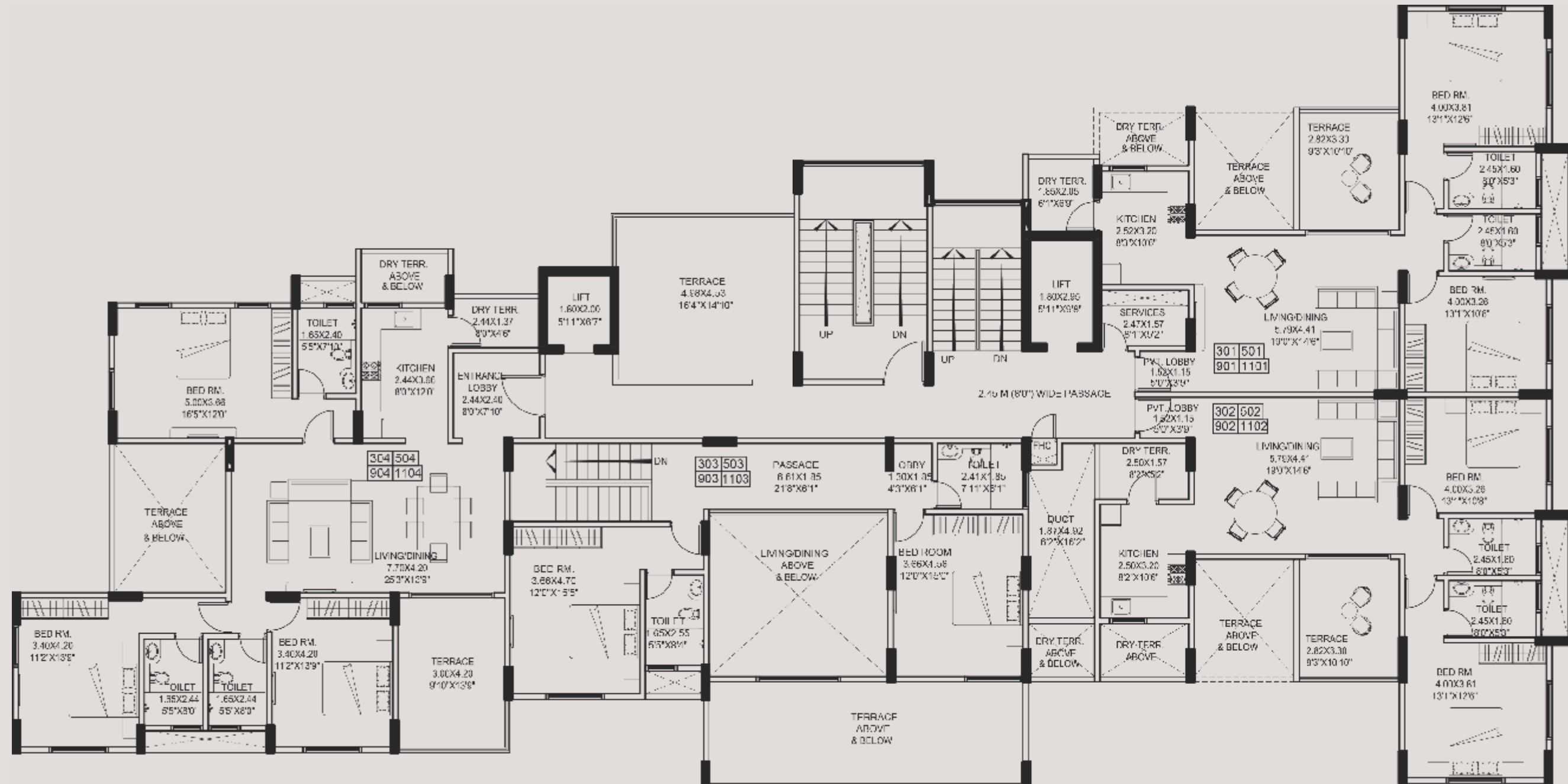
FIRST FLOOR PLAN



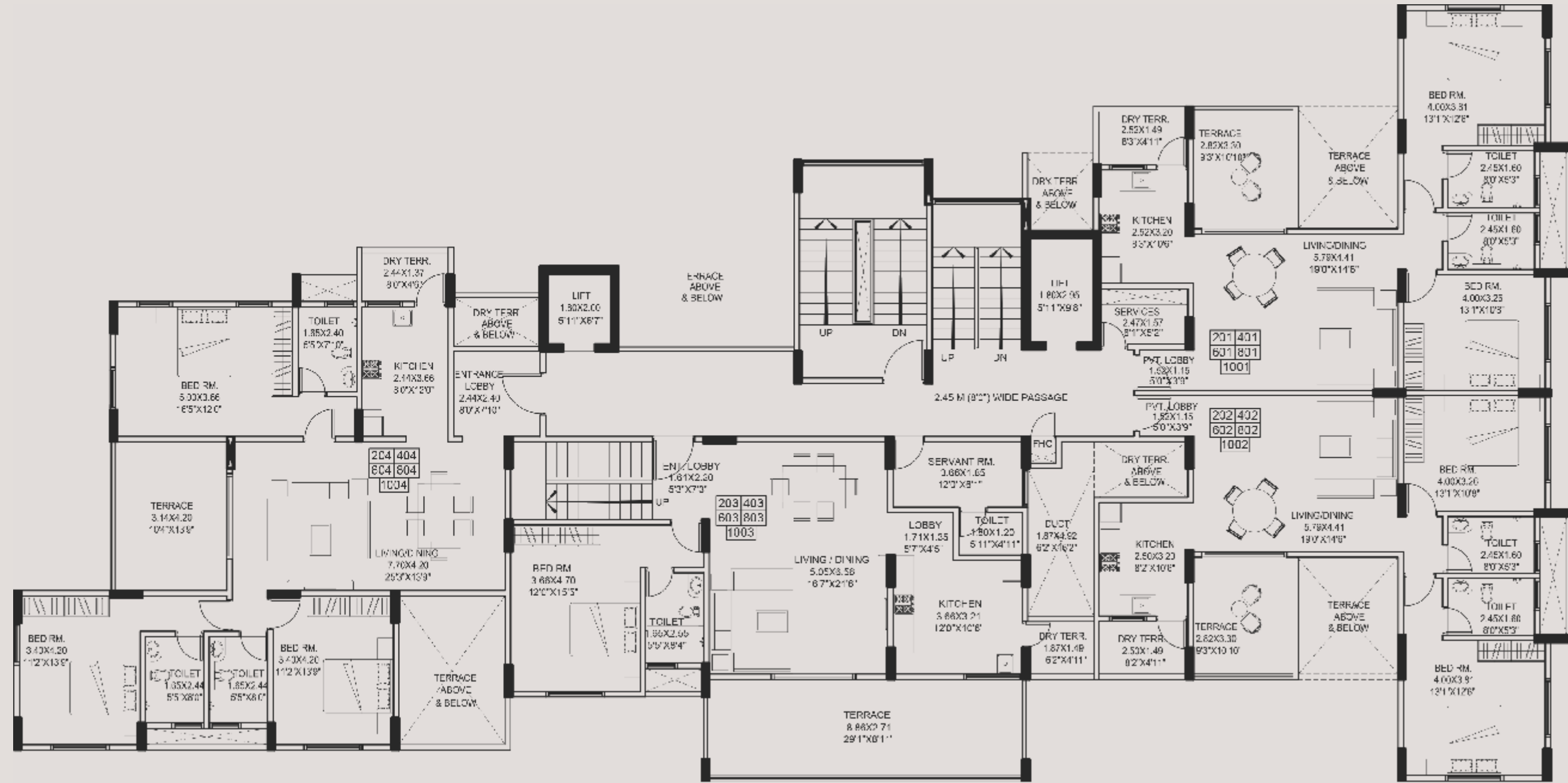
PODIUM GARDEN
 SSL +3.20 M
 Area = 190.59 SQ.M.
 Area = 2051.51 SQ.FT.



ODD FLOOR PLAN



EVEN FLOOR PLAN



TYPICAL UNIT PLAN - 2 BHK



- A Living & Dining : 19'0" x 14'6"
- B Kitchen : 8'2" x 10'6"
- C Kid's Bedroom : 13'1" x 10'8"
- D Master Bedroom : 13'1" x 12'6"
- E Master Bedroom : 8'0" x 5'3"
- F Common Bathroom : 8'0" x 5'3"
- G Terrace : 9'3" x 10'10"
- H Dry Balcony : 8'2" x 5'2"

TYPICAL UNIT PLAN - 3 BHK

- A Living & Dining : 25'3" x 13'9"
- B Kitchen : 8'0" x 12'0"
- C Kid's Bedroom : 11'2" x 13'9"
- D Common Bathroom : 5'5" x 8'0"
- E Master Bedroom : 12'2" x 13'9"
- F Master Bathroom : 5'5" x 8'0"
- G Guest Bedroom : 16'5" x 12'0"
- H Guest Bathroom : 5'5" x 7'1"
- I Terrace : 10'4" x 13'9"
- J Dry Balcony : 8'0" x 4'6"



TYPICAL UNIT PLAN - 3 BHK DUPLEX | LOWER LEVEL



- A Entrance Lobby : 5'3" x 7'3"
- B Living & Dining : 16'7" x 21'6"
- C Kitchen : 12'0" x 10'6"
- D Guest Bedroom : 12'0" x 15'5"
- E Guest Bathroom : 5'5" x 8'4"
- F Terrace : 29'1" x 8'11"
- G Dry Balcony : 6'2" x 4'11"
- H Servant's Room : 12'0" x 6'1"
- I Servant's Bathroom : 5'11" x 4'11"

TYPICAL UNIT PLAN - 3 BHK DUPLEX | UPPER LEVEL

- J Master Bedroom : 12'0" x 15'5"
- K Master Bathroom : 5'5" x 8'4"
- L Kid's Bedroom : 12'0" x 15'0"
- M Common Bathroom : 7'11" x 6'11"
- N Passage : 25'11" x 6'1"





THE GERA PROMISE. THE 5 YEAR GERA WARRANTY.

Over four decades of unwavering commitment to quality, innovation and finest customer service has earned us the trust and respect of our customers as well as the reputation of pioneers in the real estate industry.

As a leader in the industry, we have established a new benchmark in quality and service: The Gera Warranty, offered for the very first time in India by Gera Developments Pvt. Ltd. in 2004.

The Gera Warranty reaffirms our commitment to customers' satisfaction and is a testimony of our faith in the quality of our construction, materials and designs. We believe in what we do and we stand by our work.

By offering a 5-year Warranty to you, we ensure that the entire property stays in premium condition for years to come.

The Gera warranty includes:

- Preventive maintenance
- Repairs

For more details on the Gera Warranty, please ask for our Warranty Brochure.

THE GERA EDGE

- Over 45 years of experience
- Present in Pune, Goa & Bengaluru
- 4 million sq. ft. (approx.) of construction and over 50 projects successfully completed
- Core value of innovation, quality, trust and customer-first
- Forefront of coming up with innovations that are well ahead of their times
- Has a research wing that studies customers and their evolving needs
- Complete transparency - no hidden costs, no legal tangles or complaints, no tax compliance issues - a truly stress-free buying experience
- Introduced 5 year warranty on construction for the first time in India in 2004

ISO Certification

Gera Developments Pvt. Ltd. is an ISO 9001:2008 certified company. The certification validates the 'Quality Management System Standards' for Design, Development, Construction, Marketing and Sales of Residential and Commercial Properties.



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PUNE | GOA | BENGALURU

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