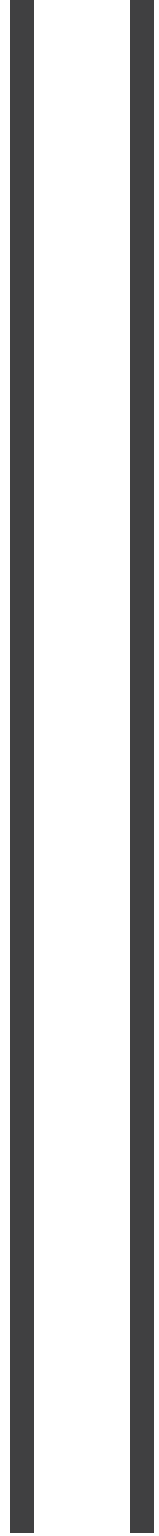




TALLEST TOWER IN
KOREGAON PARK



PROJECT

ABOUT THE

Opulent Developers introduces the tallest 32 storey tower in Koregaon Park with a highly convenient & elevated 10 storey automated covered car parking and 22 floors of lavish living in the upscale neighbourhood of Koregaon Park surrounded by the elite company of Poonawala, Bajaj, Firodia and Manikchand.

Koregaon Park is a hub for fine dining, live music bars, pubs and fashion stores that make it a great place to live at. It is surrounded by Kalyani Nagar, Viman Nagar, Boat Club & Magarpatta.

This traffic free locality is well-connected via North Main Road, South Main Road, Kalyani Nagar and Yerawada Bridge. It's in close vicinity to the Airport, Railway Station and the upcoming metro, making it easily reachable to important destinations in the city.





Night View | Artist Visualization

Imagine a large carpet of stars floating above you. You can see the twinkling of the stars and feel their light falling on you. Experience the beauty of these celestial bodies only at the super luxurious 2 BHK homes in the 32 storey single tower building standing tall at the plush location of Koregaon Park.

Opulent Developers brings you its unique residential project – Starlit. It has only 4 apartments per floor to offer you privacy and exclusivity. These homes are full of lavishness owing to their aesthetics and panache. Every corner of these homes is thoughtfully designed with fine eye for detail & perfection that shows itself in every way.

THE AURA OF THE STARS



An impressive entrance invites you into the building. This grand entrance speaks about luxury and beauty.

A GRAND ENTRANCE



Entrance Night View | Artist Visualization

Opulent Starlit offers an AC Waiting Lounge on both sides of the building for the residents as well as the visitors. This lounge is equipped with Television and high speed WI-FI.

ZERO INCONVENIENCE



Entrance Lobby | Artist Visualization



Day View | Artist Visualization

THE ASPECTS OF STARLIT

- Lucrative location of Koregaon Park
 - Fully automated smart homes
 - 32 story single tower
 - Sprawling expanse of 120000 sqft
 - 83 lavish 2 BHK flats
 - 4 apartments on each floor
 - 10 storey elevated, multi- storey automated car parking
 - Double heighted entrance lobby
 - Dedicated amenities floor
-

LUSH GREENERY

The lush greenery surrounding Opulent Starlit will leave you spellbound. Osho International Meditation centre adds to the beauty of this greenery. Koregaon Park is renowned as the locality with the highest density of trees in the city of Pune.

AROUND



Bird Eye View | Artist Visualization

AMENITIES

- Solar System for common electrical usage
- Total power backup for all apartments
- Lifts with DG backup
- CCTV surveillance
- Intercom facility
- Security cabin
- Modern firefighting system
- Rain water harvesting
- Automated car parking with AC waiting lounge
- Totally air conditioned double highted amenities floor
- Multipurpose lounge with open kitchen & barbeque
- Home theatre
- Gymnasium
- Party & Movie Lounge
- Society Office
- Double heighted Waiting Lounge
- Co-working Space

Indoor Games:

- Table Tennis
- Snooker
- Carrom
- Chess
- Card Table
- Play Station



SITTING AREA



Gymnasium



MINI THEATER



HOME THEATRE

COMPLETE SMART HOME AUTOMATION SPECIFICATIONS

Structure

- Earthquake resistant R.C.C. Frame structure using Mivan Technology
- Complete smart home automation
- 5 inch thick siporex work for internal walls

Plaster

- External Textured Coating
- Internal Gypsum/POP Finished Wall

Electrification

- Modular Switches
- Adequate electrical point with MCB
- TV & Telephone Point in Living room
- AC points in all rooms
- Separate space for AC outdoor units
- Basic DG Backup for each apartment



Flooring

- 900mm x 900mm Vitrified flooring for entire flat
- Anti-skid flooring for toilets, bath and Terraces

Kitchen

- Granite kitchen platform (otta) with SS Sink
- Designer Wall tiles upto lintel level
- Provision for exhaust fan
- Gas pipeline

Doors and Windows

- French Doors for living room with sound proof glass
- 3 track powder coated windows with sound proof glass
- Granite door frame for toilets/bath/WC
- Wooden door frame for main door & bedroom doors
- Digital Main Door Lock



Disclaimer: Furniture shown is for representational purpose, actual flat will be unfurnished

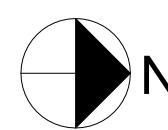
INTERNAL VIEWS

The interiors of every apartment are super spacious and designed to take your breath away.

*This is an artist's visualization of the internal view meant for presentation purpose only. The furniture or any other commodity shown here is not a part of the final delivery.



TYPICAL FLOOR PLAN



2 BHK CUT SECTIONS



A: Living Room | B: Terrace | C: Kitchen | D: Dry Balcony
E: WC / Bath | F: Kids Bedroom | G: Master Bedroom

MULTI STOREY AUTOMATED CAR PARKING

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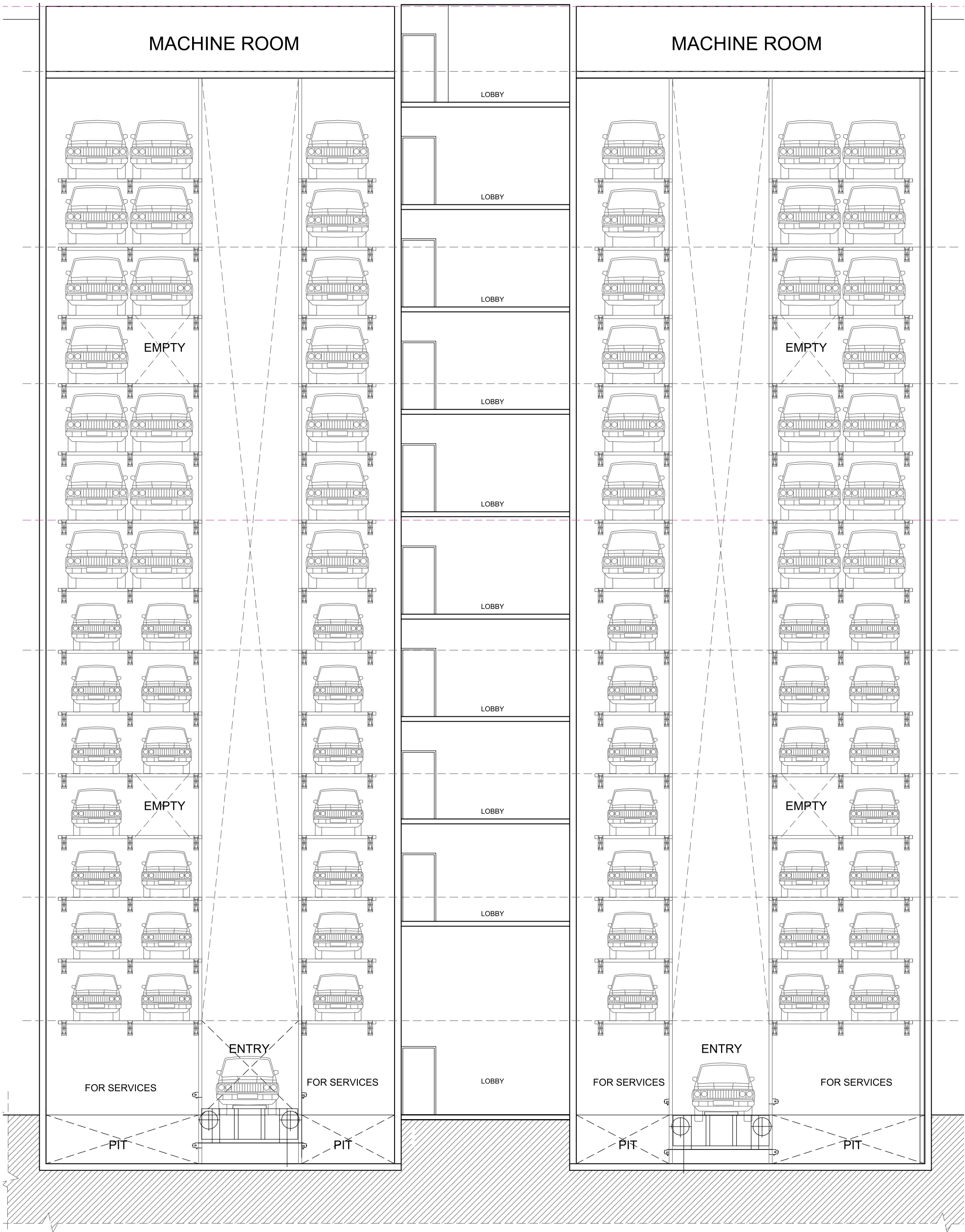
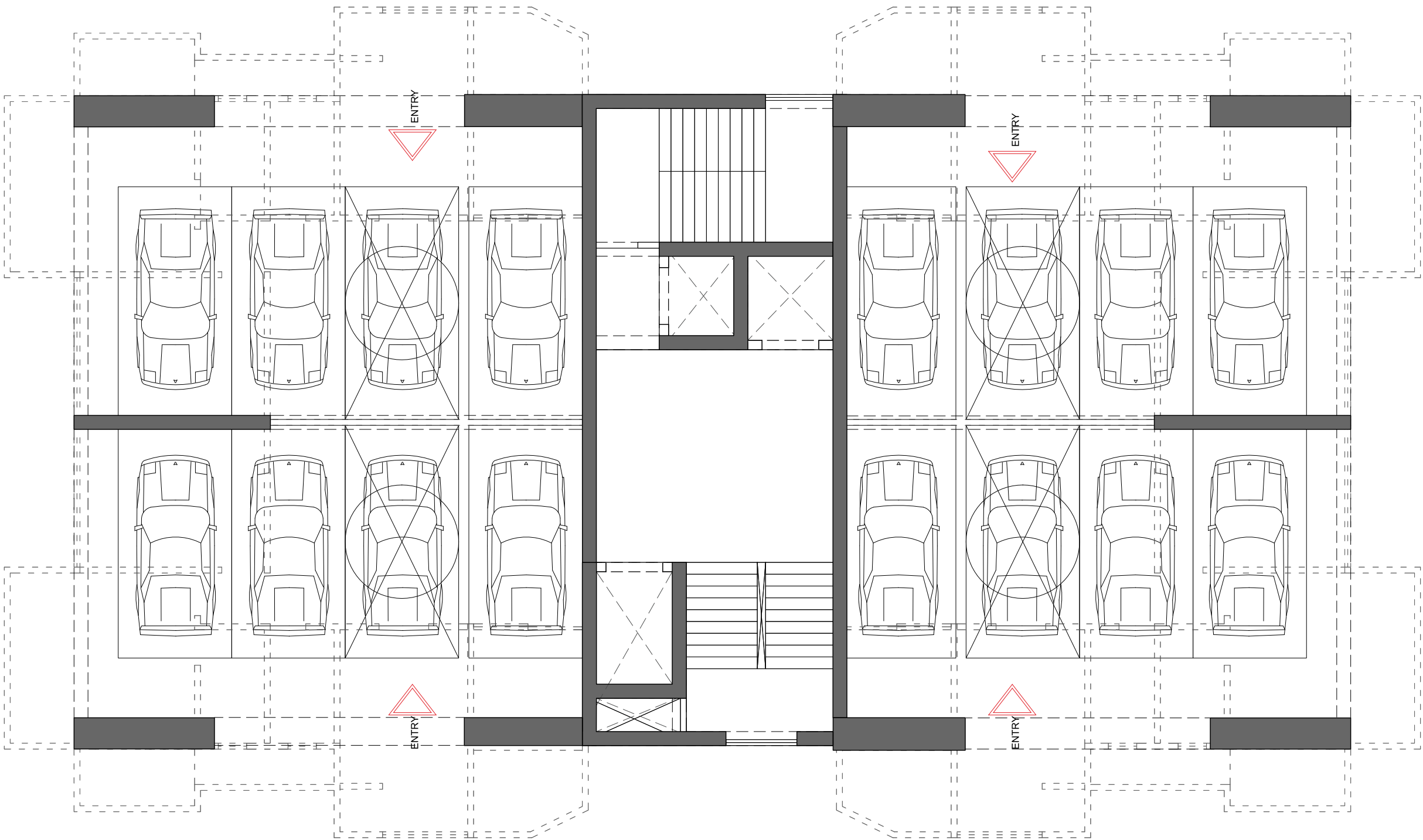
EVENING VIEW | Artist Visualization



AUTOMATED CAR PARKING | Artist Visualization

Know More: Scan the QR Code for the youtube link featuring the video of how automated car parking works.





SECTION BB'

LOCATION HIGHLIGHTS

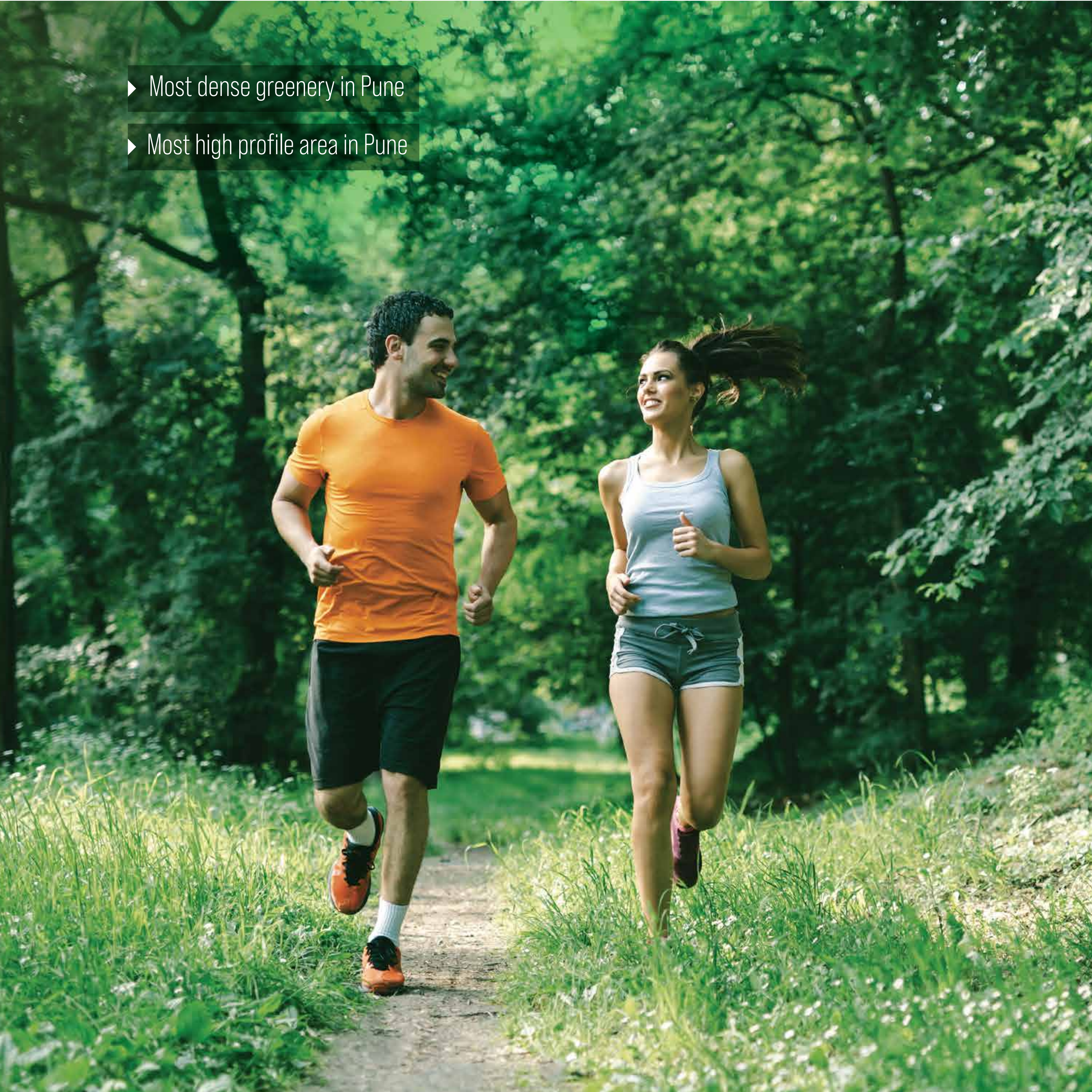
CONNECTIVITY

- | | |
|-------------------------------|---------|
| • Pune Railway Station | 10 Mins |
| • Airport | 15 Mins |
| • Bund Garden Metro Station | 08 Mins |
| • Kalyani Nagar Metro Station | 08 Mins |

EDUCATIONAL INSTITUTES

- | | |
|----------------------------------|---------|
| • Bishop School, Kalyani nagar | 15 Mins |
| • Ness Wadia College of Commerce | 10 Mins |
| • Saint Mira School | 12 Mins |
| • Mira College for Girls | 12 Mins |
| • Don Bosco School | 12 Mins |
| • Army Public School | 12 Mins |
| • Dastoor School | 15 Mins |

- ▶ Most dense greenery in Pune
- ▶ Most high profile area in Pune



- St. Vincent School12 Mins
- Bishops School, Camp15 Mins

HOSPITALS

- Budhrani Hospital04 Mins
- Ruby hall Hospital10 Mins
- Jehangir Hospital10 Mins

IT Park

- Kalyani Nagar IT Park10 Mins
- Yerwada IT Park10 Mins
- Kharadi IT Park15 Mins
- Magarpatta IT Park10 Mins

**SHOPPING &
ENTERTAINMENT**

- 93 Avenue18 Mins
- Vascon Mariplex Mall10 Mins
- D Mart10 Mins
- SGS Mall15 Mins
- Seasons Mall15 Mins
- Amanora Mall18 Mins
- Phoenix Market City15 Mins
- German Bakery05 Mins
- Starbucks05 Mins

HOTELS

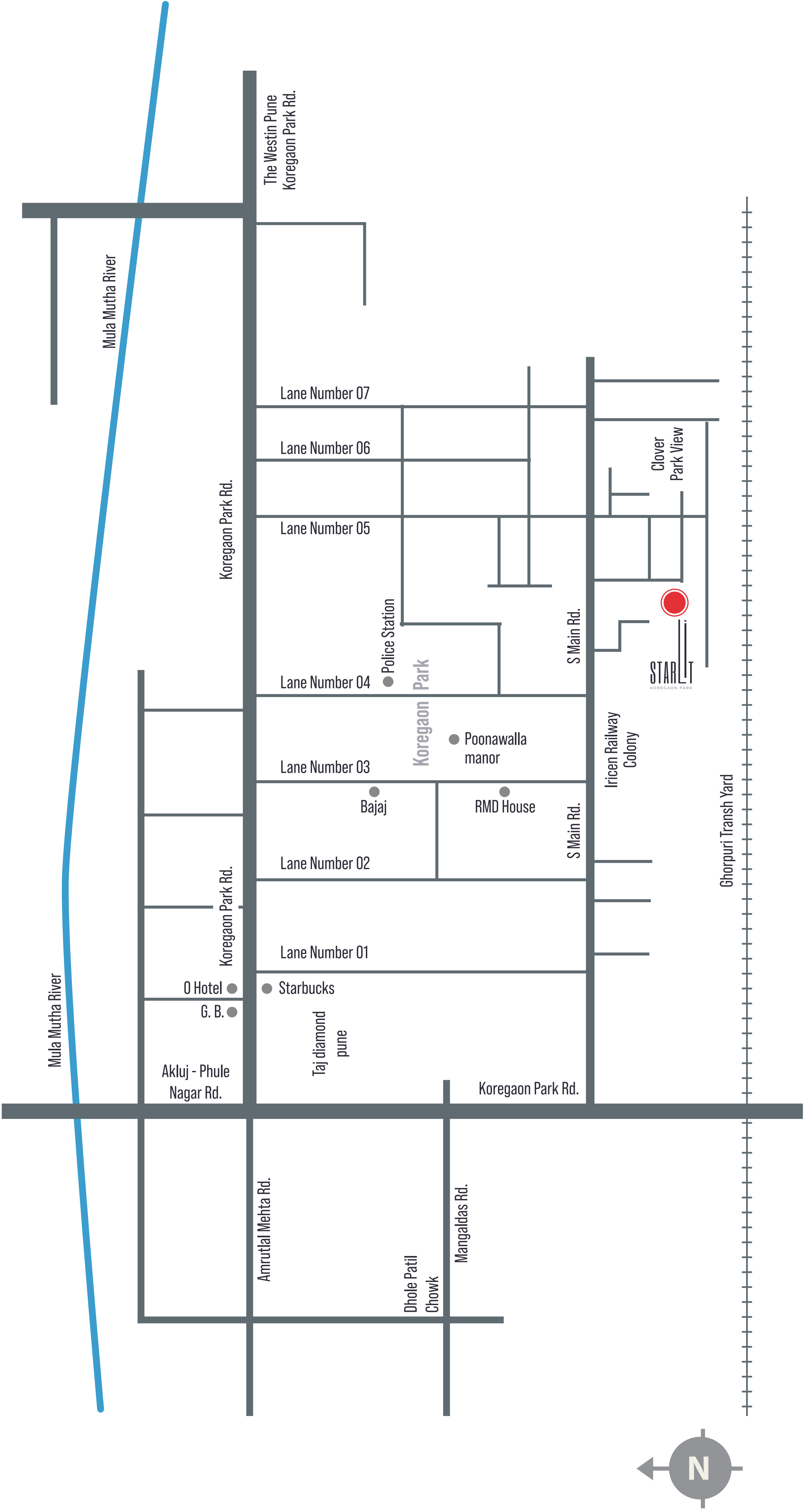
- The Westin Hotel15 Mins
- Oak Lounge - Marriott Suites10 Mins
- Conrad Hotel10 Mins
- Blue Diamond Hotel05 Mins
- The O Hotel05 Mins

Clubs

- Residency Club10 Mins
- Country Club15 Mins
- Poona Club15 Mins
- Boat Club10 Mins
- Ladies Club15 Mins

Others

- Osho International Meditation Resort05 Mins
- Koregaon Park Police Station05 Mins
- Yerawada Fire Station05 Mins



A Project By



Site address:

S. No.14A/3/1/1, Final Plot 409, Ghorpadi, Koregaon Park, Pune- 411001.

Corporate office address:

Office No. 5, 3rd Floor, Shree Towers, Near Savali
Corner, Magarpatta Chowk, Hadapsar, Pune - 411028

Booking Contact

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Credits

Architect

Atit Admulwar

RCC Consultant

G A Bhilare

Legal Advisor

Adv. Anil Tambe

Landscape designer

Atul Raut

Brand Consultant

Qurious Design Pvt. Ltd.

Marketed By

Umbrella Housing Company

Disclaimer: All plans, layout, drawing, amenities, specifications, facilities mentioned in the brochure may be subject to change at the sole discretion of the developers. The constructions shall be as per prevalent rules & regulations subject to necessary approvals.