

CLOVER

The new Address of  
**Exclusivity**



# The Art of Handpicked Luxury

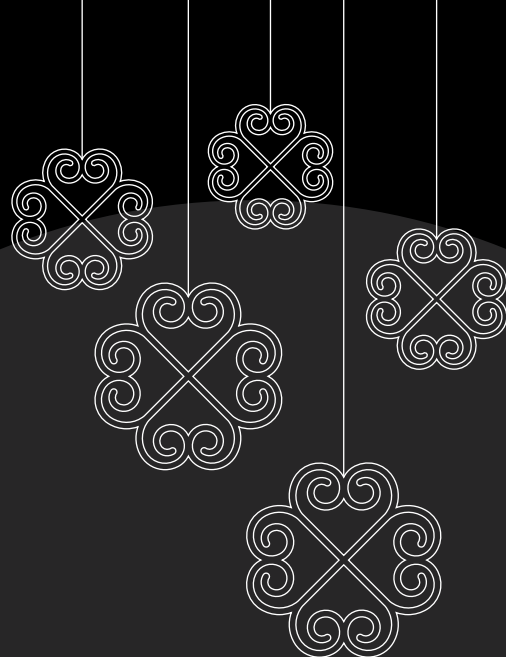
In a world of ordinary living, Clover stands apart - crafted with care, intention, and an unwavering eye for detail. Every element has been handpicked to reflect a deeper understanding of refined taste. This is not just luxury, it's luxury chosen with purpose.

After our landmark projects in Ideal Colony, Kothrud - Lata, Surabhi, and Matoshree Sulbha, we introduce the 4<sup>th</sup> in line - Clover, a signature development crafted for a discerning few. Nestled in the premium enclave of Ideal Colony, Kothrud, Clover offers an exceptional residential experience. Designed with meticulous attention to detail, these exclusive homes blend luxury with intelligent design, featuring premium fittings, a stylish lobby and rooftop indulgences. More than just a home, Clover is a statement of class.

Every element, from the sophisticated aesthetic to the thoughtfully curated amenities, is designed to elevate modern living with timeless elegance and purpose. Because true luxury isn't built, it's deeply considered.







# Where Luxury Finds Its Leaf

Clover is more than a name - it's a quiet nod to new beginnings, prosperity, and the promise of a life well-rooted. Like the leaf it draws from, Clover is rare and distinctive, echoing the serenity of green spaces and the grace of quiet luxury. Rising 12 storeys in the heart of Ideal Colony, its elegance isn't loud - it's lived. A space where every detail is thoughtfully chosen, and every moment feels like a gentle unfolding of good fortune.

Where space breathes and privacy resides. Every residence is a celebration of space, thoughtfully laid out to ensure both openness and intimacy. Expansive rooms flow seamlessly, offering a sense of ease and calm, while smart planning ensures each home feels private and personal. Large windows invite generous natural light and fresh air, creating well-ventilated interiors that feel as alive as they are luxurious. With every detail crafted to enhance comfort and well-being, these homes aren't just built - they're beautifully composed for everyday living.

Seamlessly connected, Clover provides easy access to the Mumbai bypass and other key locations, while the upcoming Metro station at your doorstep ensures effortless city commutes. It's a location that blends prestige, comfort, and accessibility - a perfect complement to the elite lifestyle Clover promises.

Luxury has found its serene, perfect home. Come home to Clover!





# Refresh All 5 Senses



Our True Sense philosophy guides us to design with sensitivity and mindful attention to detail. We re-imagine the simple natural pleasures that many of us have lost touch with and recreate them to make life rich and fulfilling. The True Sense approach is all about mindful living - about rediscovering simple joys and sensory pleasures.

Our True Sense homes are crafted as little islands of peace and enriching experiences that refresh the senses and uplift the soul. Keeping this philosophy in mind, we design our rooftop terraces as serene extensions of this vision, seamlessly incorporating them into our projects.



\*Shot At Actual Site



# Skyward Living Awaits

The spectacular rooftop of Clover will transport you to new heights of luxury.

Enjoy the quiet spaces, the well-planned greenery, the informal seating and the decks for meditation or workouts. These are the spaces that nurture both privacy and social bonding. Be one with the floating clouds and starry skies that motivate you to aim even higher.

Discover the inspiration that springs from tranquillity and simple sights like a leaf unfurling or a crescent moon rising on the horizon. Find a new experience, a fresh delight at every turn - on the 13<sup>th</sup> floor of Clover.



# Every Element, Hand-Picked For Lasting Value



## WALLS

- AAC Blocks Masonry with POP/Gypsum finishes for Internal Walls and Ceiling.
  - Plastic emulsion for all internal walls.
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## CEILING

- RCC Slab with POP/Gypsum finishes for Ceiling with Plastic Emulsion Paint (Asian Paints/ Nerolac).
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## FLOORING

- Wooden Flooring in Master Bedroom.
  - 1800 x 1200mm (6'x4') Vitrified Tiles in all other rooms. (Brand: Kajaria/Asian)
  - Anti-Skid Tiles for Terrace, Sit-Out, and Dry Balcony.
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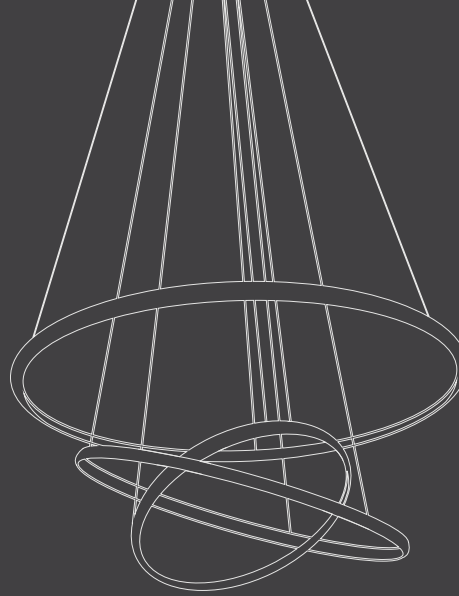
## DOORS

- Ply Door Frames, Laminate Finish Door Shutters (All internal doors 32mm Thick).
  - Main door and Safety door to be Veneer Brass fittings & Night Latch. (Main Door 35mm Thick).
  - Sliding Doors to Sit-Out with Mosquito mesh wherever possible.
  - Black Granite/Marble Door frames for toilets.
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## WINDOWS

- Aluminium windows with Granite framing (3-Track Windows including Mosquito mesh wherever possible.) (Tostem or equivalent).



#### **ELECTRIFICATION & POWER BACK-UP**

- Concealed Electrical Piping.
  - DG/ Invertor Power backup covering 1 light point & 1 fan point in all rooms and One Light Point in Toilet.
  - Cable/Wiring - (Polycab/Finolex) & Switches - (Anchor/Legrand).
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#### **KITCHEN & DRY BALCONY**

- Granite Kitchen platform with 2ft Height Dado and SS Sink.
  - Combination of Anti-Skid/ Vitrified tiles and granite in Dry Balcony.
  - 15 Amp Point for Refrigerator & Mixer/Microwave in Kitchen, Washing Machine in Dry Balcony.
  - Provision for Exhaust.
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#### **BEDROOM**

- Television and Telephone Point Provision in Master Bedroom.
  - 15 Amp Point for Air Conditioner.
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#### **TOILETS**

- Concealed Piping in all Toilets.
- Provision for Hot water through Common Solar Heating System in all Toilets.
- 600 x 600mm dado tiles in all Toilets. (Kajaria/Simpolo/Asian).
- Single lever bath fittings in toilets. (Brand- Jaquar or equivalent).
- 15 Amp Point for Boiler/Geyser.
- Provision for Exhaust.
- 600 x 600 Anti-skid flooring

# Common Amenities, Uncommon Class



Rain water harvesting.



Separate partition in the Underground Tank for Corporation water and Borewell water.



Terrace with Potted plants and seating areas wherever possible.



Staircase with Marble/Granite for Treads, Risers and Landings. Decorative Steel railing.



Secured Decorative Entrance Lobby with Ramp Access.



Video door phone access and Intercom Facility. CCTV covering the ground parking floor.



Solar Water Heater System with heat pump.



Net metering system reducing the power consumption of common meters.



1 - 8 passengers Auto-Door Elevator of reputed make (Kone/Omega).



1 - Stretcher Auto-Door Elevator of reputed make (Kone/Omega).



Genset Power Backup for Lift, Common Lighting and Water Pump (Kirloskar/Kohler/Cooper).



Gas pipeline as per MNGL scope.



Dedicated driver's toilet in parking area.



Barrier-free common area access for the elderly with the provision of wheelchair.

# Where Liveability Meets Elite Neighbourhood

## PARKS

Mayur Colony Residents Park  
Vitthal Rakhmai Park  
Tatyasaheb Thorat Garden  
Tathawade Udyan



## EDUCATION - COLLEGES

MIT World Peace University  
(MIT-WPU)  
Suryadatta College Of Management  
Information Research and Technology  
SNDT College Of Home Science  
Bharati Vidyapeeth  
MKSSS's Cummins College of  
Engineering For Women  
Garware College of Science



## SCHOOLS

Abhinava Vidyalaya  
KHS  
Bal Shikshan Mandir English  
Medium  
Podar Jumbo Kids Pre-school  
P. Jog High School  
EuroKids Pre-school



Kothrud ranks high on the liveability index, offering an exceptional quality of life. From cultural hotspots, shopping malls, to commercial zones, top-tier educational institutions, and vibrant food destinations, every convenience is within easy reach. Recreational centres, parks, and sports grounds add to a well-rounded lifestyle, offering spaces to unwind and rejuvenate.

### RESTAURANTS

Hippie @ Heart  
Kimaya Veg Restaurant  
Oblique Kitchen  
Sheetal  
Wadeshwar

### FITNESS

Solaris Sports World  
Metrocity Sports Club  
Ethcure Fitness Club  
Nitrro Wellness and Fitness Hub  
ARAI Hill  
Atinex Performance Studio  
Fitranger Gym

### HOSPITALS

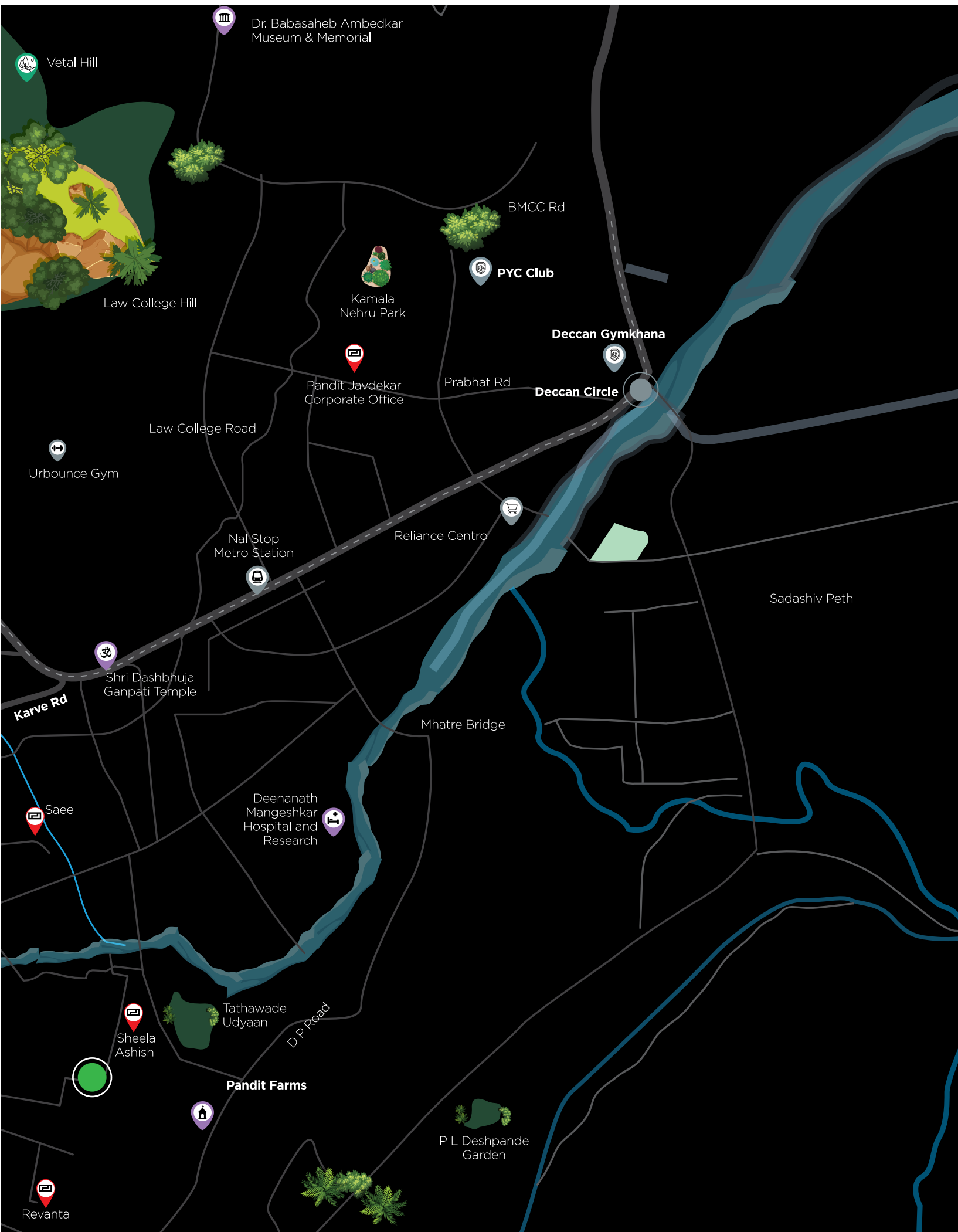
Deenanth Mangeshkar Hospital  
and Research Centre  
City Hospital  
Deoyani Multi Speciality Hospital  
Sahyadri Hospital Kothrud

### ENTERTAINMENT

City Pride Kothrud  
Yashwantrao Chavan  
Natyagruha  
Lifestyle Stores  
Westside  
Fabindia









# Raising Standards, Building Relationships

Today, Pandit Javdekar is a name to reckon within luxury real estate. A brand committed to creating 'real' value, forging 'real' relationships, and making a 'real' difference to the city and its living standards. Pune's Deccan area bears the stamp of several Pandit Javdekar projects.

The grandeur and prominence of Prabhat Road speak volumes for this developer, with 90+ projects in 9+ prime locations and others at elite addresses across Pune, such as Prabhat Road, Model Colony, Aundh, Baner, Karve Nagar, Kothrud and Mitra Mandal. Each one is a living proof of our futuristic vision, innovative design, quality workmanship and sustainable construction.

This promise, this legacy continues to spread out across Pune... Elevating spaces, transforming lifestyles... shaping brighter futures.





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Corporate Office Address - 101, Vijaydurg, 115C, Prabhat Road, Erandwane, Pune, 411004.

Site Address - Plot No. 53, Loknath Society, Ideal Colony, Kothrud, Pune, Maharashtra 411038



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**Disclaimer:**

This brochure is an imaginary concept and not be to scaled. All plans are subject to accommodate the changes as per the sanctioning authorities.

All amenities and specifications are as per availability of the developer, images shown are artistic impressions.