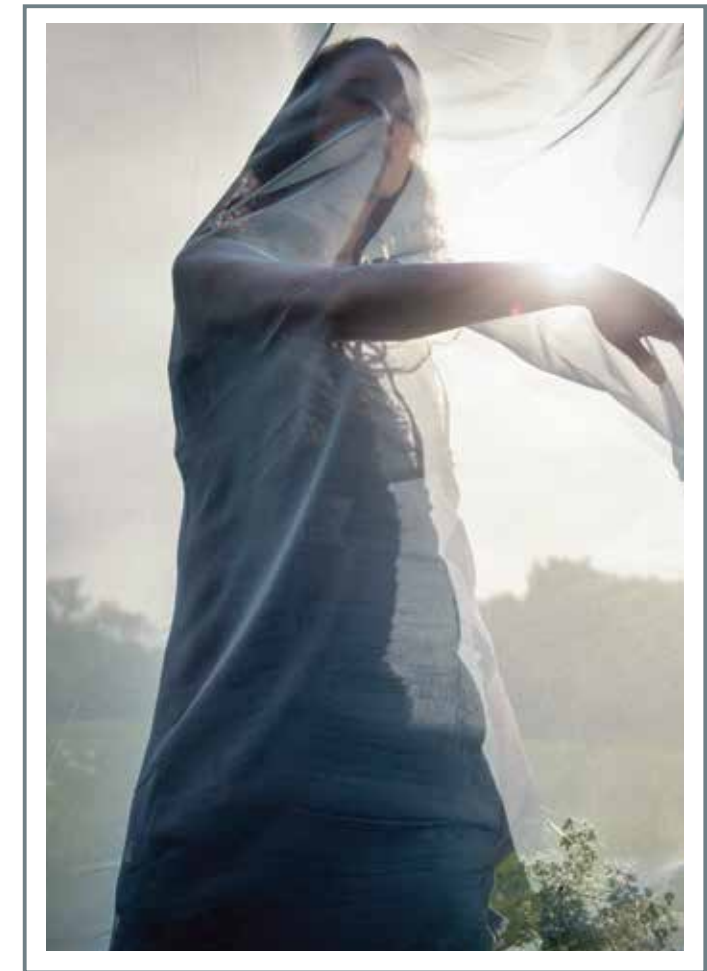


AP
PRIVADO
BANER, PUNE

in a world full of crazes



you want your own



SPACE



B E C A U S E

IT SUITS YOU.

IT ECHOES

YOUR INNER PACE.

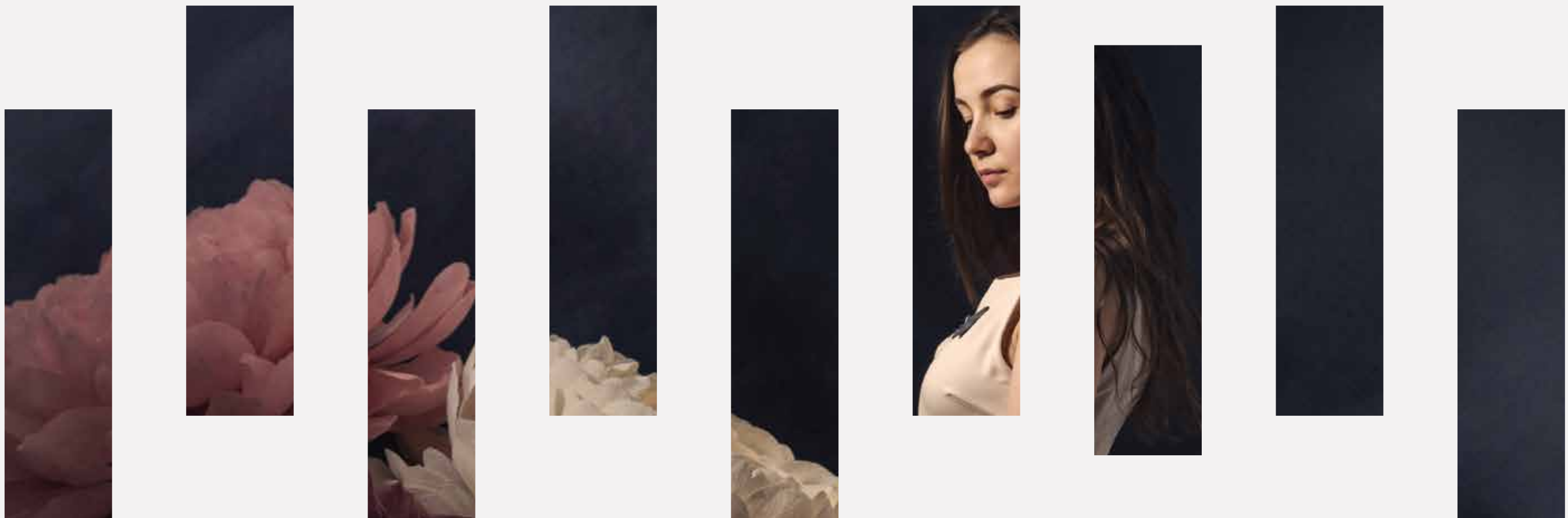
IT REINFORCES

THE RELATIONSHIP

WITH YOU AND

ONLY WITH YOU.

AN ABODE OF PRIVACY



in the array of your collection.

AP
PRIVADO
BANER, PUNE

Where Pashan Hill stands tall, sunlight embraces,
and greenery shields — a sanctuary of rare privacy,
where peace begins anew each morning.





10 acres of wonders

9 meditative towers

Towers 1-8 (33 residential floors) / tower 9 (34 residential floors)

Infused with a ballet of rituals

PRIVACY BEGINS WITH WHERE YOU STAY

Perfectly placed in Pune's Western Corridor — where the city's energy meets quiet, tree-lined streets — **ANP Privado** offers seamless access to work, leisure, and nature, yet holds the rare power to remain untouched by it all.

HEALTHCARE

The ritual of care within easy reach.

- Manipal Hospitals, Baner - 5 mins
- Jupiter Hospital, Baner - 5 mins
- Vitalife, Healing Hands - 5 mins
- Ankura Hospital - 12 mins

LIFESTYLE & RETAIL

The ritual of indulgence at your doorstep.

- Balewadi High Street — fine dining, bars, cafés, and pubs - 7 mins
- Cosmos Street - 9 mins
- Westend Mall, Aundh - 10 mins
- Phoenix Mall of the Millennium - 15 mins
- The Pavillion Mall - 20 mins

EDUCATION

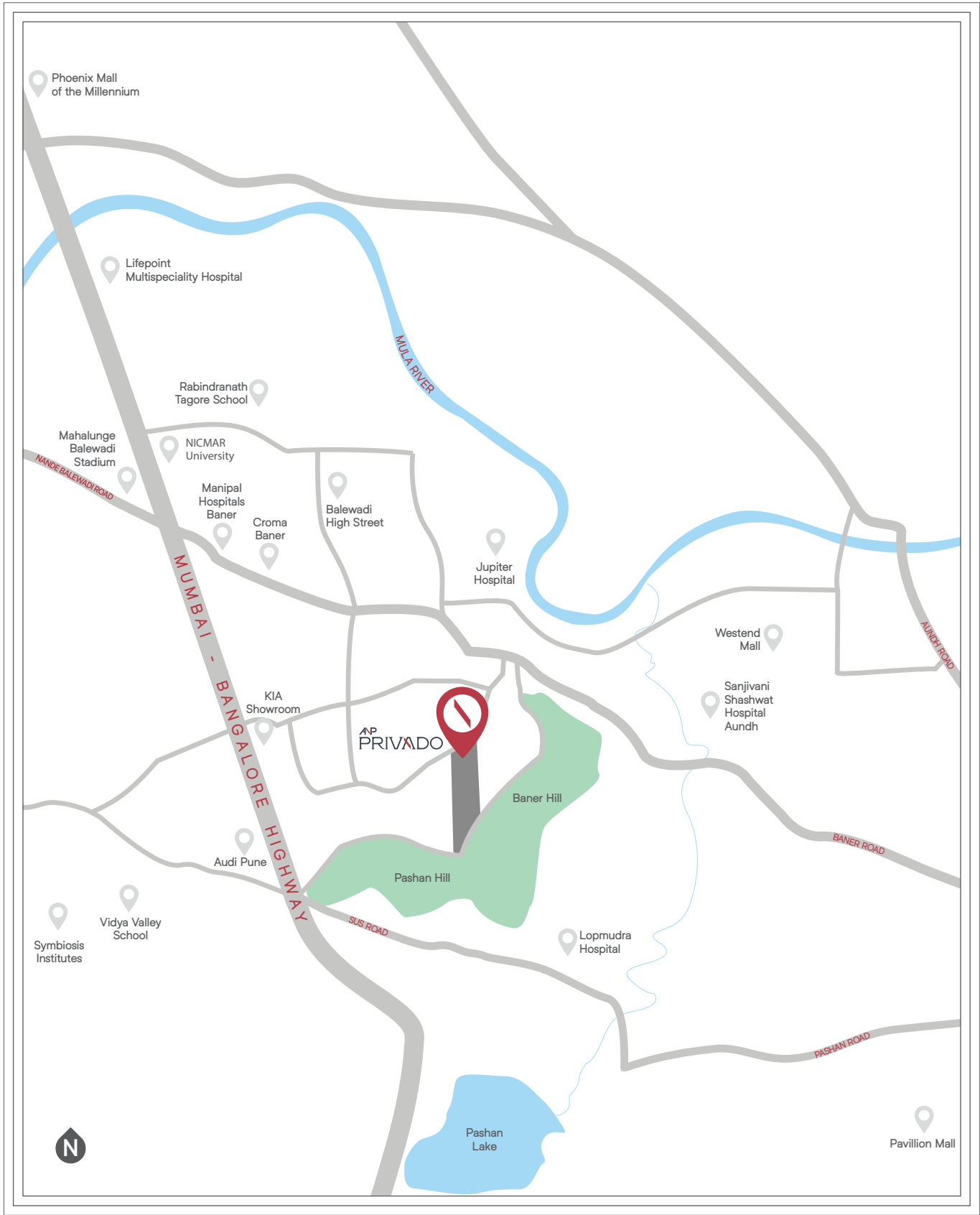
The ritual of learning in a cultured neighbourhood.

- VIBGYOR High School - 4 mins
- St. Joseph's School, Pashan - 10 mins
- Bharati Vidyapeeth Rabindranath Tagore School - 10 mins
- NICMAR - 10 mins
- Symbiosis Institutes - 15 mins
- Vidya Valley School - 15 mins
- Global Indian International School - 20 mins

IT & BUSINESS HUBS

The ritual of working near, but living far from distraction.

- Balewadi IT Park - 5 mins
- ANP THINQ - 10 mins
- Shivajinagar Business District - 15 mins
- ICC Trade Tower, SB Road - 16 mins
- Hinjewadi IT Park (Phases 1 - 3) - 18 mins



Scan for location



Anchored on Pan Card Road, Baner.
ANP Privado is more than a residence. It is
an address of statement living, where design
and refinement meet seamlessly.

MASTER PLAN

FUTURE
COMMERCIAL
DEVELOPMENT

Artist's Impression

PODIUM AMENITIES

- 01

YOUTH PARK
- 02

CHILDREN'S INTERACTIVE PLAY AREA
- 03

CHILDREN'S PAVILION
- 04

SPILL-OUT PLAY LAWN
- 05

ALLEY OF COLOURS (SEASONAL TREES)
- 06

TODDLERS' COVE
- 07

COURTYARD SIT-OUT
- 08

SEATING ALCOVE
- 09

OVERLOOKING SWING DECK
- 10

MOVABLE STAGE
- 11

MULTIPURPOSE EVENT LAWN
- 12

TRELLIS SHADE
- 13

AMPHITHEATRE
- 14

AROMA GARDEN
- 15

COFFEE DECK
- 16

OUTDOOR CO-WORKING STATION
- 17

FLOWER AVENUE
- 18

TOWER ENTRY COURTYARD
- 19

POOL LOUNGE DECK
- 20

OUTDOOR SHOWER
- 21

SUNKEN SEATER WITH PRESSURE JETS
- 22

BOARDWALK
- 23

VITALITY POOL
- 24

SUNKEN WET LOUNGE
- 25

LAZY RIVER
- 26

TODDLERS' SPLASH POOL

- 27

PARENTS' LOUNGE
- 28

LADIES' TOILET & CHANGING ROOM
- 29

GENTS' TOILET & CHANGING ROOM
- 30

PARTY DECK
- 31

SEATING ALCOVE
- 32

ZEN COURT
- 33

OVERLOOKING DECK
- 34

SENIORS' LOUNGE
- 35

KIDS' TRICYCLE TRACK
- 36

KIDS' PLAY AREA
- 37

TOWER ENTRY COURTYARD
- 38

ACTIVITY/PLAY FIELD
- 39

RESTING PAVILION

- 40

SIT-OUT PLAZA
- 41

MULTIPURPOSE DECK
- 42

COMMUNITY GARDEN (EDIBLE)
- 43

LUXURY TOWER ACCESS GATE
- 44

SWIMMING POOL
- 45

LUXURY POOL LOUNGE
- 46

KIDS' POOL
- 47

CHANGING ROOMS & TOILET
- 48

LEISURE LAWN
- ...

JOGGING TRACK

GROUND FLOOR AMENITIES

- 01

DROP-OFF TO CLUBHOUSE LEVEL
- 02

ENTRANCE PORTAL WITH SECURITY CABIN
- 03

TOWER ENTRANCE LOBBY DROP-OFF
- 04

FLOWER CASCADE
- 05

PET PARK
- 06

MIYAWAKI FOREST
- 07

CANOPY WALK (BETWEEN TOWERS 1 & 3)
- 08

FRAGRANT PLAZA
- 09

BUTTERFLY GARDEN LOUNGE
- 10

BRIDGE CONNECTING TO PARKING LEVEL
- 11

HALF BASKETBALL COURT
- 12

SEATING GALLERY
- 13

RESTING PAVILION
- 14

OUTDOOR FITNESS STATION
- 15

BAUBOTANIK VIEWING PLATFORM
- 16

PET PARK
- 17

MULTI-LEVEL ADVENTURE FOREST
- 18

CANOPY WALK (BETWEEN TOWERS 5 & 7)
- 19

ADVENTURE PLAYGROUND (MOUNDS & TUNNELS)
- 20

LINK BRIDGE
- 21

BOX CRICKET
- 22

PICKLEBALL COURT
- 23

FUTSAL COURT
- 24

SPECTATORS' SEATING
- 25

NATIVE FRUIT-BEARING TREES



WHEN
ARCHITECTURE
TOUCHES THE SKY



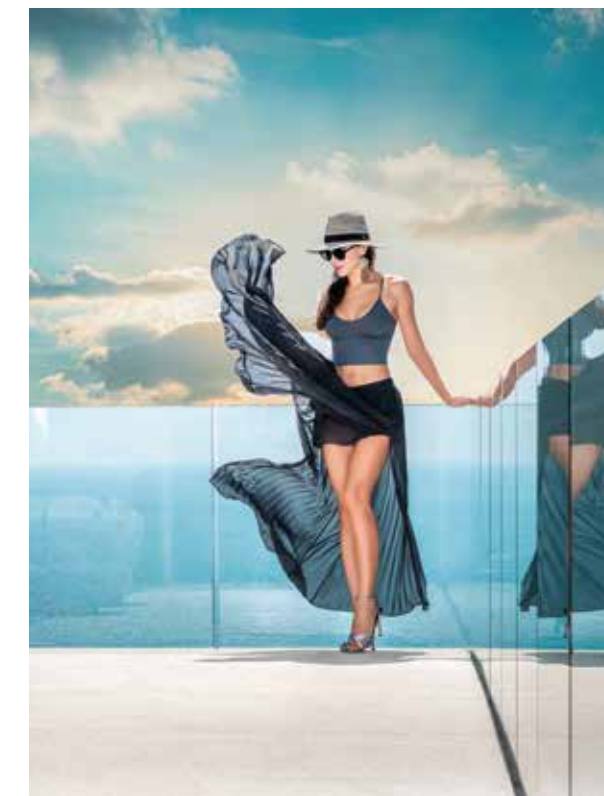
Designing
privacy as a
lifestyle

ARCHITECT’S NOTE

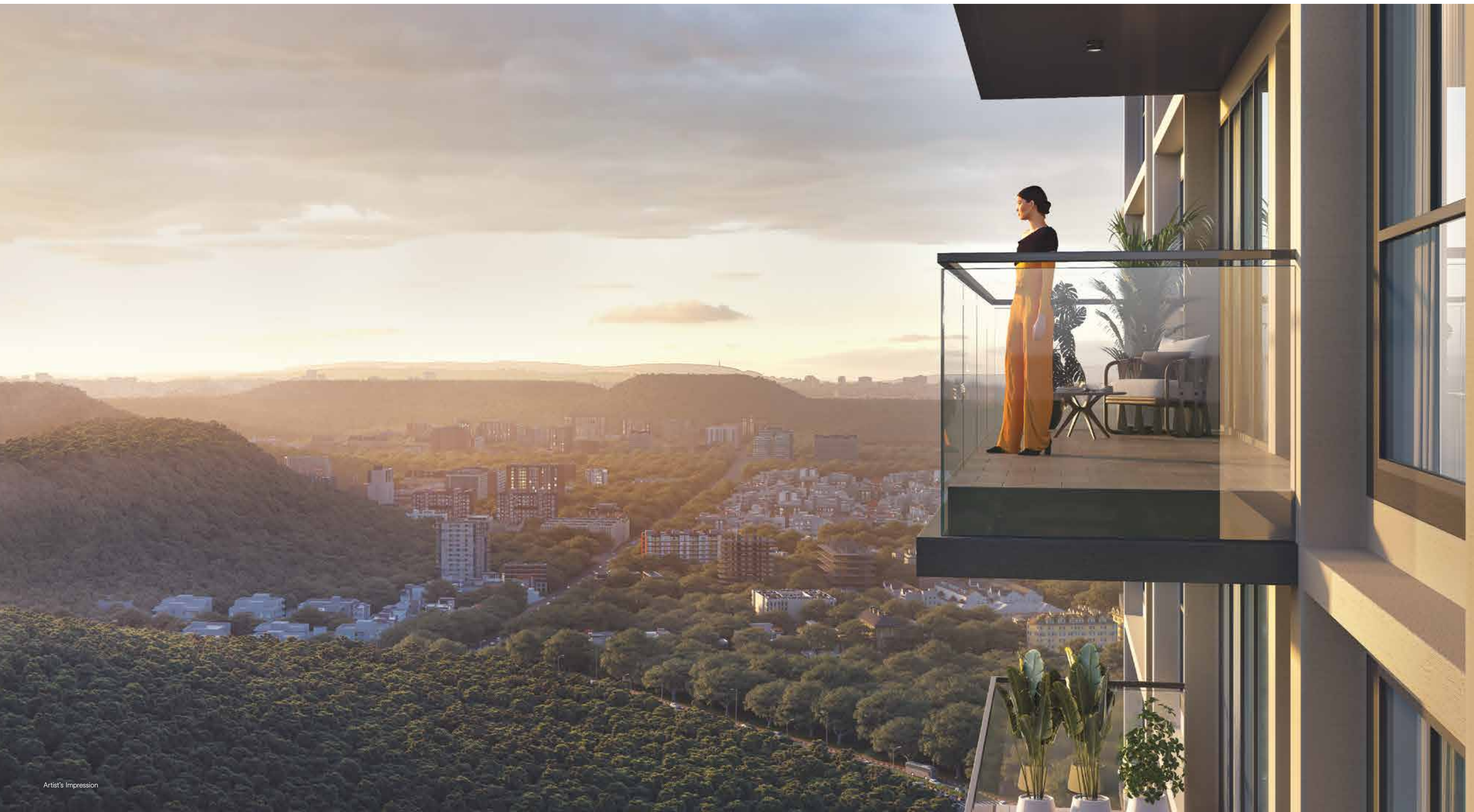
As architects, we are entrusted not only with building homes but also with shaping the way people live. With ANP Privado, our intent was clear—to design residences that offer privacy without isolation, luxury without ostentation, and functionality without compromise. Natural light, ventilation, and flow of movement were at the heart of every decision. The architectural language of the project blends clean modern lines with thoughtful spatial planning, resulting in homes that are as practical as they are poetic. Here, there is no need to look outward for beauty or leisure—the richness lies within. The planning is enclave-style, conceived to create an enclave of exclusivity. Luxurious landscaped spaces, curated with resort-style detailing, weaves through the development, ensuring that every view is serene and every step connects residents with nature. The integration of world-class amenities transforms daily living into an experience usually reserved for the finest retreats, bringing leisure, wellness, and community together within one seamless environment. ANP Privado is more than a project, it is a reflection of ANP Corp’s commitment towards excellence and we believe that true luxury lies not just in scale, but in precision, comfort, and authenticity.

- Ar. Amit Bhat
Principal Architect, ABA Architects

Here
CLOUDS SWIM
Approx. 200 ft from one balcony to another



Expansive gap between two towers



Artist's Impression

PRIVATE SKYDECK
OVERLOOKING THE HILLS

8 0 %
O P E N
S P A C E

Crafted for your
privacy of thoughts

—

Privacy of imaginations

—

Privacy of silence

—

Privacy of being





Artist's Impression

OPEN & EXPANSIVE SPACES TO FREE YOUR MIND

THE RITUAL OF
WANDERING
SOFTLY

WHERE NATURE

DOESN'T KNOCK.

IT SIMPLY SURROUNDS.

IT WHISPERS AROUND.

A thoughtfully
layered natural landscape.
A curated green terrain.

GROUND-LEVEL
AMENITIES

COMMUNITY
& CONNECTIVE
SPACES

Grand arrival drop-off
Signature arrival sculpture
Step-up seating gallery
Living green viewpoint
(baubotanik platform)
Treetop canopy walk
Serenity pavilions
Linkway promenade

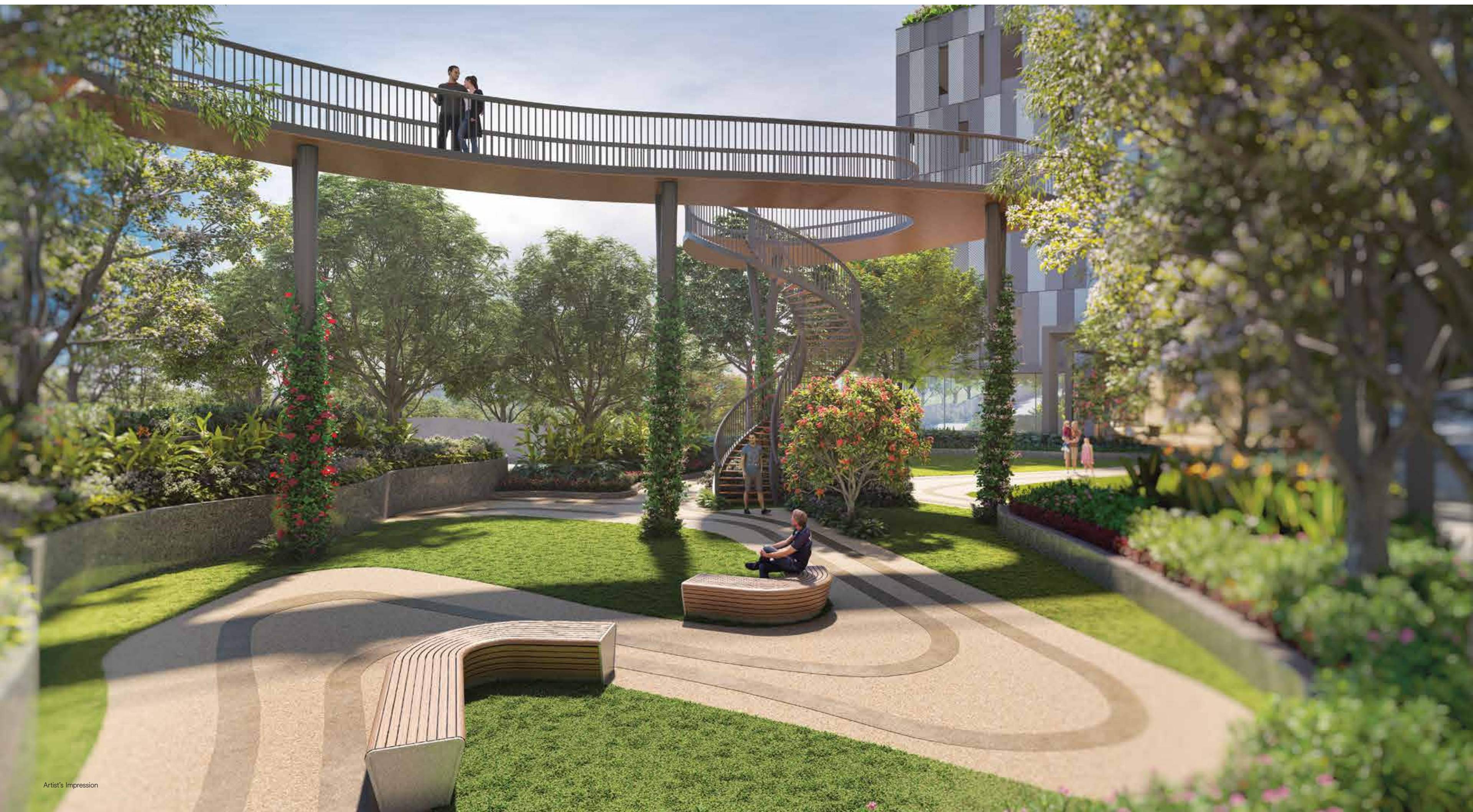
The garden plaza
Fragrant bloom cascade
The miyawaki greenwoods
Heritage orchard grove
Butterfly lounge garden
Evergreen cascade trail
Paws & play pet park
Adventure forest heights
Explorers' playground
(mounds, tunnels & slides)

NATURE &
LEISURE
RETREATS

ACTIVE &
SPORTING
ZONES

Pickleball arena
Futsal court
with stadium seating
Half-court hoops zone
Cricket practice pitch
Open-air fitness hub
Jogging track





Artist's Impression

PET PARK, MULTI-LEVEL ADVENTURE FOREST & CANOPY WALK
EXPLORE LIFE LIKE NEVER BEFORE



Artist's Impression

CASCADING EVERGREEN, SEATING GALLERY & OUTDOOR FITNESS ZONE
GET CRADLED IN GREEN HUES



Artist's Impression

RESTING PAVILION & MULTIPURPOSE COURT
LIVE ACTIVE OR RELAX ANYTIME

THE PODIUM ISN'T FOR NOISE



IT'S FOR NUANCE

WHERE
ELEVATION BECOMES
AN INTROSPECTION.

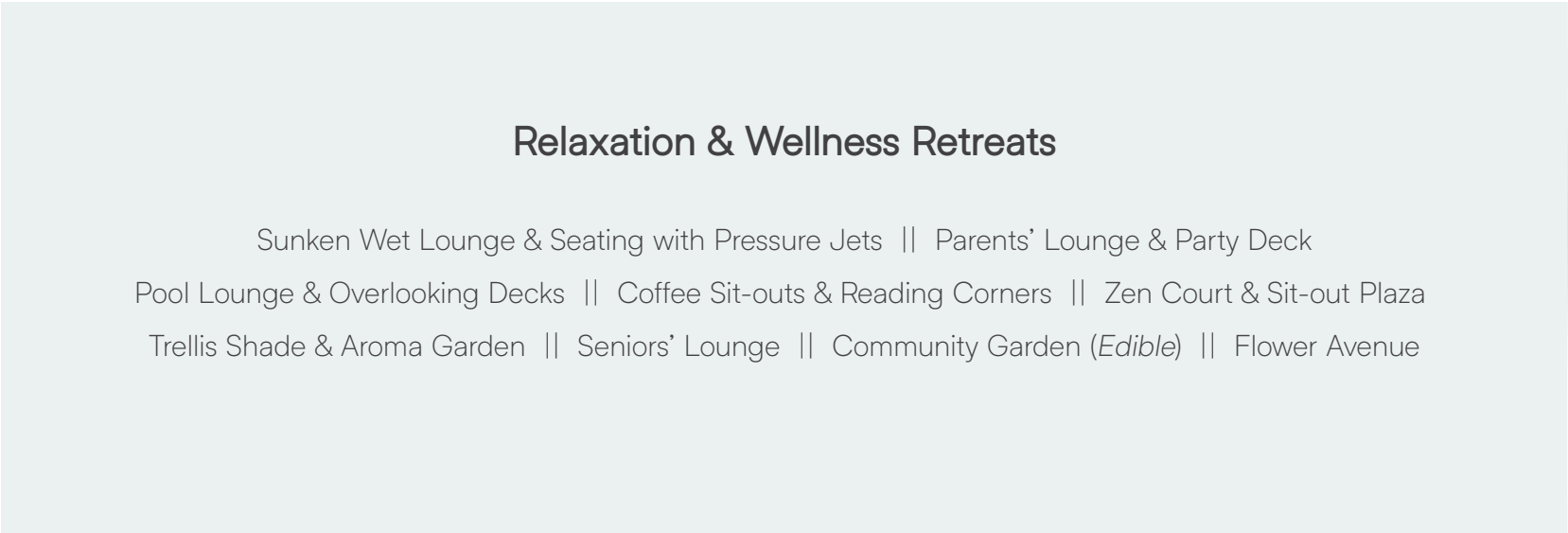
THE RITUAL OF
SUSPENDED
CALM



ELEVATED COMFORTS, REIMAGINED.

Active & Fitness Realms

Jogging Track Loop || Vitality Pool || Swimming Arena with Decks & Lazy River
Toddlers' Splash Pool & Kids' Pool || Leisure Lawn || Youth Park (*Mist Pavilion*)
Children's Interactive Play Zones || Outdoor Co-working Station



Relaxation & Wellness Retreats

Sunken Wet Lounge & Seating with Pressure Jets || Parents' Lounge & Party Deck
Pool Lounge & Overlooking Decks || Coffee Sit-outs & Reading Corners || Zen Court & Sit-out Plaza
Trellis Shade & Aroma Garden || Seniors' Lounge || Community Garden (*Edible*) || Flower Avenue



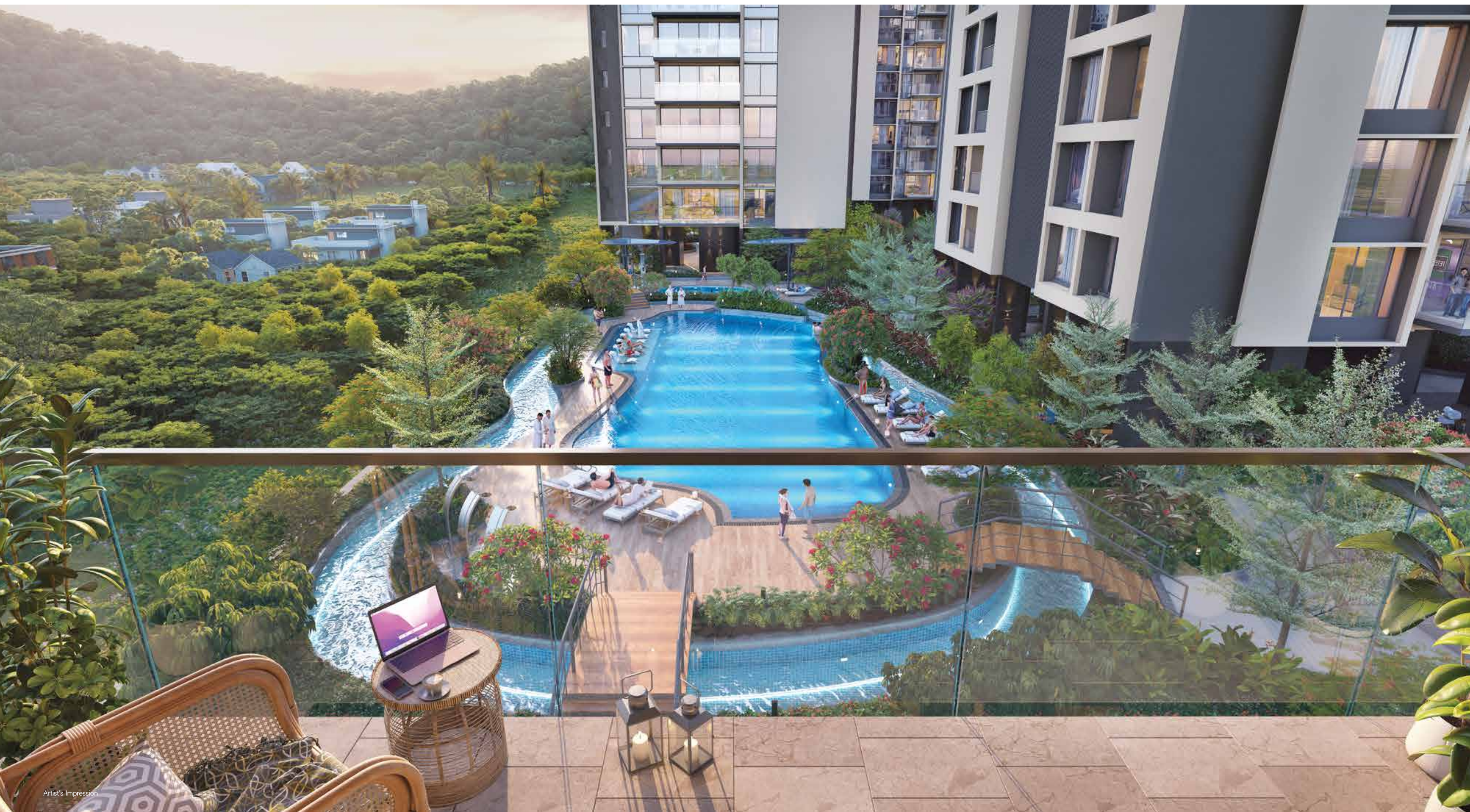
BECAUSE ELEVATION IS NOT JUST ALTITUDE



IT'S AN ATTITUDE.

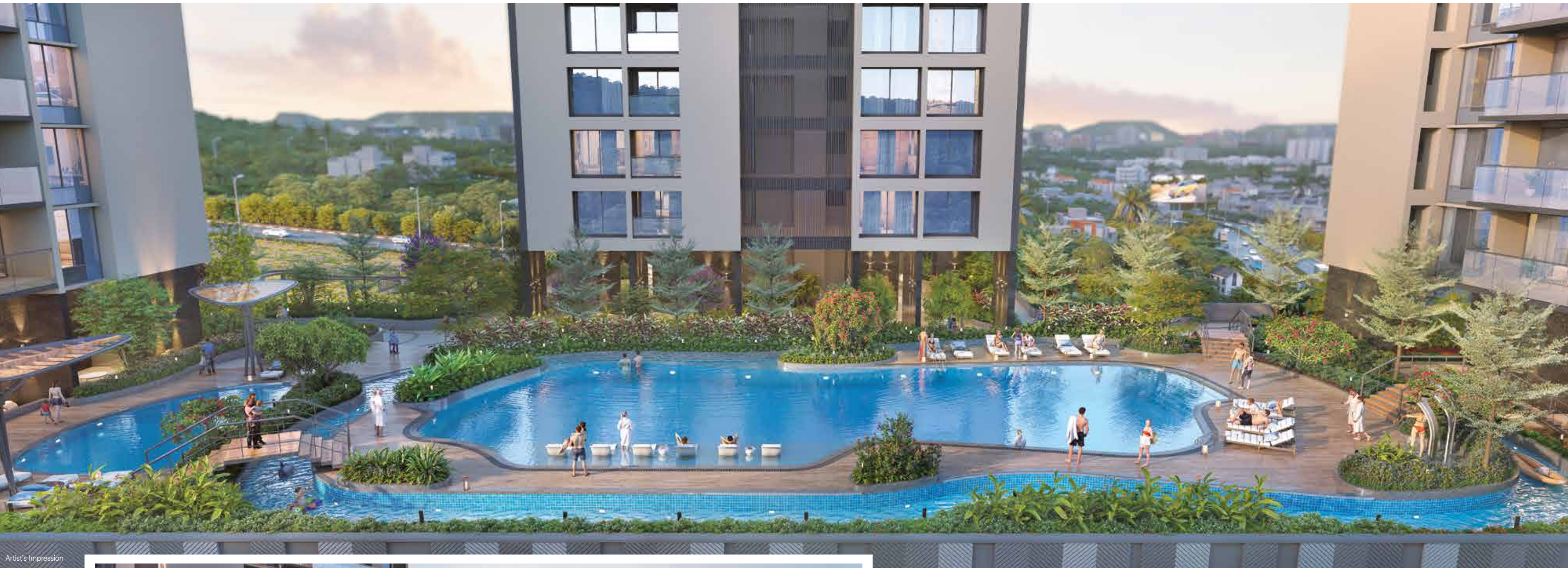
Recreation & Activity Arenas

Crèche & Courtyard Sit-outs || Indoor Games & Activity Corners
Billiards & Table Tennis Room || Arts & Crafts / Hobby Area
Movable Stage & Multipurpose Event Lawn || Professionals' Conclave



Artist's Impression

A VIEW TO BEHOLD. AN EXPERIENCE TO SOAK IN



Artist's Impression



Artist's Impression

SWIMMING POOL WITH
LAZY RIVER
Jump in. Hit refresh.



Artist's Impression

ACTIVITY / PLAY FIELD & RESTING PAVILION
FIT FOR YOUR EVERY MOOD



Artist's Impression

JOGGING TRACK
RUN WITH THE MORNING SUN



Artist's Impression

YOUTH PARK & CHILDREN'S INTERACTIVE PLAY AREA
WHERE CHILDHOODS BLOOM



WHAT IF
PRIVACY
WENT
FOR A
SOCIAL
CIRCLE?



THE RITUAL OF CHOSEN CLOSENESS

The grand 50,000 sq. ft clubhouse
All-season temperature-controlled pool
Private luxe theatre
Regal banquet hall with pre-function lounge
Gourmet kitchen & alfresco lawn
Champion's arena (*badminton x 2, squash x 2, cricket simulator*)
Elite fitness studio & games lounge



Artist's Impression

GRAND ARRIVAL
A DRIVE INTO GRANDEUR



Artist's Impression

TRIPLE-HEIGHT TRICKLING FALL
A MASTERPIECE OF DESIGN THAT AWES



Artist's Impression

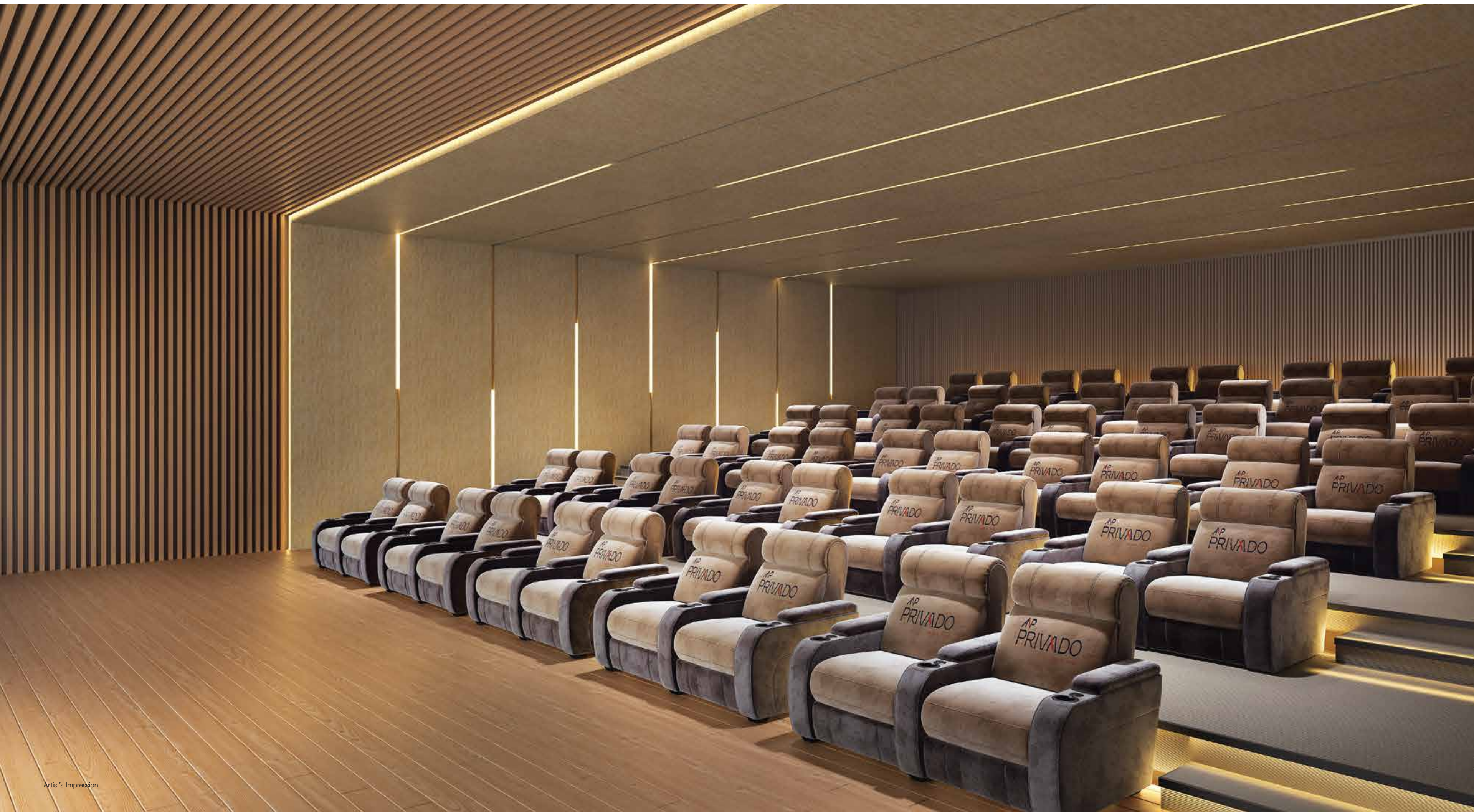
TEMPERATURE-CONTROLLED INDOOR POOL
FOR EVERY SEASON



Artist's Impression

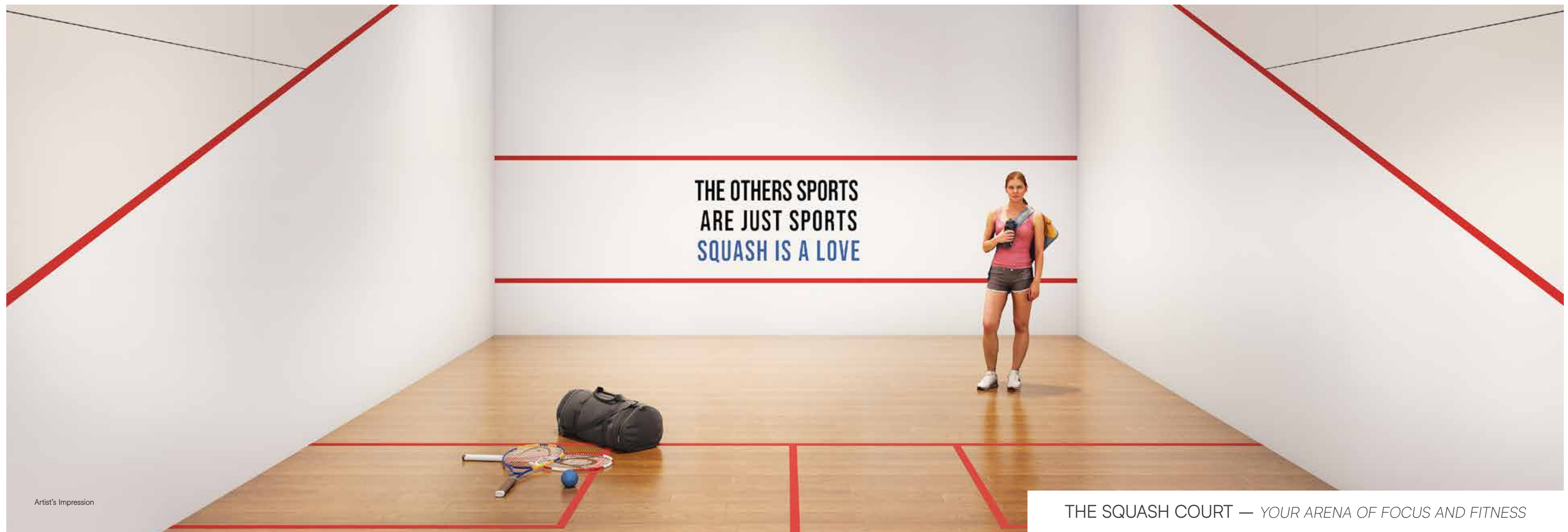
ELITE FITNESS STUDIO
FEEL MORE ALIVE





Artist's Impression

PRIVATE LUXE THEATRE
ENTERTAINMENT AT HOME



Artist's Impression

THE SQUASH COURT — *YOUR ARENA OF FOCUS AND FITNESS*



BADMINTON COURT — *UNLEASH YOUR SPIRIT*

Artist's Impression

Because privacy also needs a
**MOMENT OF PAUSE
AND PREPARATION**



All rooms with en suite washrooms and
an additional powder room in every apartment

Super-sized layouts || Above-standard floor-to-floor heights
Open-to-skydecks || Exclusive corner residences



THE RITUAL OF
INVISIBLE
LUXURY

SPECIFICATIONS

Construction

A-Class, earthquake-resistant RCC structure with Aluform technology

RCC floor-to-floor, top height of 3400 mm (Spacious apartment height)

Flooring & Dado

Hand-picked imported marble slab flooring in entire flat covering living/dining/kitchen and bedrooms

Toilet flooring and dado in combination of marble and premium vitrified tiles in all toilets

Anti-skid tiles for terraces

Vitrified PGVT tiles for kitchen dado above counter up to lintel level

Walls & Ceilings

Gypsum punning on walls

Premium emulsion paint for walls and flat matt plastic emulsion paint for ceilings

False Ceiling in toilets

Windows

Aluminium system windows by a reputed brand with integrated glass railing and sliding doors

Railings for Attached Terraces

Laminated glass railing for attached terraces

Doors

Premium veneer polished flush for entrance door with digital lock

Premium laminated flush doors for bedrooms and toilets with mortise locks (Yale or similar)

Kitchen

Engineered stone slab for kitchen counter

Quartz sink for kitchen and stainless steel sink in dry balcony service counter

Power plug point for water purifier and electrical point for exhaust fan

Dry balcony attached to kitchen with service counter and plumbing and drainage provisions made to install washing machine and dishwasher

Plumbing, Bathroom and Toilets

Swiss engineered plumbing and drainage using GEBERIT Piping for concealed plumbing

Internal toilet shaft with one drywall to have easy access for maintenance from inside of toilet

Premium ceramic sanitary ware of a reputed brand (Duravit or similar for ceramic fittings/Hans Grohe or similar for CP fittings)

Rimless wall hung commode with soft close seat cover with concealed flush tank

Single lever diverter fitted with iBox by Hans Grohe in shower areas along with wash basin mixers for all toilets

Thermostatic diverter with iBox for one master toilet shower area

Glass shower partition in all toilets

Ceiling mounted exhaust fans in all toilets and window exhaust fan for kitchen

Hot water supply using centralised heat pump system for all toilets

Electrical

Concealed copper wiring in the entire flat with ELCB and MCB

Installation of IOT device to monitor electrical power and its parameters

Premium range of modular electrical switches and sockets

Electric supply by way of 3 phase meter and bus bar risers for building

Adequate points for lights, fans and TV

Telephone points in the living room and bedrooms.

Provision for Centralised VRV for the flat, with single outdoor VRV unit installed at one location

Power plug point for cable TV

100% DG back up for entire flat limited to 60% of demand load based on MSEDCL norms

Lifts & Lobby

Automatic high speed elevator with 3.0 mps speed of reputed make

Designer finish entrance lobby

External Finish

Exterior grade texture paint

Security

Intercom facility through mobile app - MyGate or similar

Video door phone with integrated security for the apartment

Access control for main entrance lobby and CCTV cameras for common areas

T E A M S

Masters of tropical minimalism
and spatial solitude

Landscape Architect:

Site Concepts International, Singapore

With over two decades of expertise, Kit Madula brings a multidisciplinary background in architecture and landscape architecture. Asmita Bhore, with 26 years of professional experience, leads SCI India as Country Manager and Director—Design & Strategy, shaping diverse landmark projects. Shruti Saitwal, Branch Manager for Mumbai, contributes 12 years of design expertise and heads SCI's Mumbai operations. Together, they represent SCI's strength in design leadership, innovation, and regional expertise across India and Asia.

A language of design
that speaks in stillness

MEP:

Eskayem Consultants

Eskayem Consultants Pvt Ltd is a body of professional engineers engaged in rendering consultancy services in electrical, mechanical, plumbing and low voltage utilities as applied to manufacturing establishments such as pharmaceuticals, chemical processes, electronics and semiconductors, automobiles, textiles and variety of engineering industries, hospitals, offices, hotels, shopping complexes, computer and research establishments, apartments, banks in india and abroad.

T E A M S

Engineers of some
of India’s quietest high-rises

Structural Consultant:

JW Consultants LLP

Founded in 1975 in Pune, JW Consultants LLP stands among India’s premier structural consultancies. With the capability to design over 70 million square feet annually across more than 30 cities, they leverage advanced software, technical expertise, and constructibility insights to deliver structurally sound, economical, and award-winning built environments.

The storytellers shaping
350+ real estate projects
across India

Branding:

Be the Bee

Bibhor Singhanian & Banibrata Goswami have been working with the real estate pioneers across the nation, and serving more than 200+ clients and 350+ real estate projects across West Bengal, Maharashtra, Chhattisgarh, Assam, Bihar, Pune, Bangalore, Odisha & many more states.

Be the Bee is one of India’s most promising advertising agencies, with a bunch of innovative ideators and strategic thinkers. They aim to serve the most creative as well as effective branding approaches, that touch all the verticals of marketing and create a distinguished position with the help of outstanding aesthetic skills for each real estate project.

ARCHITECT



A B A - Amit Bhat Architects is an Architecture and Interior Design Service firm based in Pune. The firm was started in 2008 by Ar. Amit Bhat who previously has worked with established companies. His last working experience was with Jurong International based in Singapore for more than 3 years as Business Head for western region, India. He also worked on various National and International projects with the company.

A B A has worked on a wide range of projects from high-end residential to commercial, IT, multiplex, and more. Our expertise covers a full range of services including high-end refurbishments and interior design. A B A team comprises qualified architects who are all at par with working and designing best solutions for clients as per site scenario and conditions.

Their idea of providing services through an architecture and interior design firm is not about giving standard solutions but about understanding the plot parameters and utilizing them to maximum potential.

DEVELOPER



ANP Corp started its journey in 1996. Initially known as 5 Star Constructions, now it comes with a new identity, **ANP Corp**.

The goal of the group has always been about giving an experience to the customers and not just spaces. Building retail, residential, and commercial spaces of top-notch standards to match with the best across the world. ANP Corp with its brand new identity is particular about offering a life which is more pleasurable and delightful in the most magnificent way possible.

Grandiosity not only comes from just a well-planned layout, but from every small detail that makes for a fine living experience.

ANP Corp is known for bringing architectural brilliance to your home.

Every project is crafted with careful planning, ensuring a home befitting your dreams.

Every detail added by ANP Corp enhances the beauty of each home.

An array of homes that will be a perfect host to all your moments with your loved ones.

Here, we redefine 'better living' with ideal designs, modern amenities, better specifications, and safer neighbourhoods.



A project by



Corporate Address

Sr. no. 109, ANP ONE, Balewadi High Street, Near Cummins, Baner, Pune - 411045

P: 70280 43666 | W: www.anpcorp.in | E: info@anpcorp.in

Site Address

ANP Privado

Sr. no. 16, Pan Card Club Road, Baner, Pune - 411045



MahaRERA No.: PR1260002500840
<https://maharera.maharashtra.gov.in>

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