

Excellence is...
Pioneering transformations.

LAUNCHING
RAHEJA
STERLING
— OFF NIBM —

K Raheja Corp - A name renowned for its excellence.



4 | 5 | 77 | 6500+
decades | cities | Lakh sq. ft. developed | happy families

Residential



Commercial



Hospitality



Retail





We have achieved excellence.
With an undeterred urge to go beyond expectations,
so that you get the best.
By adhering to the inspiration to craft the unthought
so that you revel in the extraordinary.
With the selfless intent to go an extra mile
so that you see your imaginations come to life.

And it is this excellence that you will identify
in every aspect of our new offering.





Representative image

Excellence is... a legacy of benchmarks

K Raheja Corp Homes is one of India's leading real estate developers. With a rich legacy of over 4 decades, the brand has created glorious footprints across India's major cities, and is revered for its excellence.

Now, K Raheja Corp Homes offers you the finest Gold rated homes – Raheja Sterling. Revel in the luxury of superior amenities and landscape features, in one of the fastest growing suburbs of Pune.

Project highlights -

- | 3 levels of exclusive parking area at the basement
- | 2 lavish clubhouses
- | 40+ world class unique amenities
- | Aspirational location with great connectivity
- | Spacious apartments with wide decks

LAUNCHING
RAHEJA
STERLING
— OFF NIBM —

Excellence, starts with a dream, ends with an inspiration



DEDICATED SPORTS ZONE

OF 25,000 SQ.FT. (2322 SQ.MTR.)

- Senior citizens' corner
- Indoor games room
- Butterfly gardens
- Party lawn
- 2-level clubhouse
- Banquet hall
- Day/night full size futsal court
- Callisthenic & fitness zone
- Basketball court
- Jogging/walking track
- Pergola seatings with creepers
- Open gym
- Pet play area with water feeding



Excellence is, offering indulgences ahead of their time



LEISURE ZONE OF

**21,000 SQ.FT. (1996.72 SQ.MTR.)
AT PODIUM LEVEL**

- Walking track
- Well-equipped kids' zone
- Fully equipped gym
- Recreational zone
- Senior citizens' corner
- Temperature controlled swimming pool
- Separate kid's pool
- Crèche/toddlers room
- Clubhouse/recreational room
- Multi martial arts zone
- Indoor games room
- Alfresco yoga/meditation zone
- Party lawn
- BBQ pavilion
- Adventure play area for kids
- Pergola
- Seating area
- Open-air gym
- Table tennis
- Arches with foggers
- Spacious deck overlooking pool
- Pool chair alcove
- Dedicated seating sundecks for parents to overlook kids while swimming



EXTERNAL SPECIFICATIONS

Common amenities

- Grand arrival experience with security cabin & gate
- Arrival to have clear signages
- All common areas with amenities and building lobbies to be disabled-friendly
- Common driveways / access / layout roads / avenues
- Sufficient parking areas
- Common passages (including lift/s, staircases/landings/mid-landings for the limited purpose of ingress and egress) on all floors of the said building
- Green building – targeted for gold
- Green building compliant over-deck insulation waterproofing on top terrace
- Open terrace, if any, over the top floor only for the purpose of access to Overhead water tanks installations or antennae (if so permitted by the concerned authority/ies) and other permitted services.
- Adequate lighting with LED light fixtures for all common areas
- CCTV at parking levels & security gate
- RCC framed structure designed to seismic resistance zone –III
- External wall finishes: texture paint for all external surfaces.
- Requisite pumps as per norms
- Underground water tank and pump room
- Intercom connection to stilt floor lobby along with handset

AMENITIES AT CLUBHOUSE

Reception area & staircase

Multipurpose hall 1

- Size – 15m x 10m
- Floor to floor height – 4.2m
- Flooring – vitrified tile 600 x 600mm
- Attached toilets for gents and ladies (1 WB + 1WC in each)
- Attached deck in landscape overlooking lawn
- Air-conditioner (high wall)

Multipurpose hall 2

- Size – 7.5m x 10m
- Floor to floor height – 3.9m
- Flooring – vitrified tile 600 x 600mm
- Attached toilets for gents and ladies (1 WB + 1WC in each)
- Attached terrace 7.5m x 10m, with antiskid flooring 600 x 600mm
- Table tennis (1no.)

Main lobby

- Combination of 600 x 600 premium vitrified tiles (80%) + granite (20%) for flooring
- Full height dado of 600 x 600 vitrified tiles
- Lift wall cladding – granite jambs (20%) + 600 x 600 vitrified tiles (80%)

Typical floor and parking level lobby & passage

- 600 x 600 vitrified tiles for flooring
- 75mm vitrified tile skirting
- Lift wall cladding – granite jambs (20%) + 600 x 600 vitrified tiles (80%)
- Parapet wall with granite cill (no windows in common passage)
- Gypsum finish walls with ODB paint
- White wash in duct walls

Staircase

- Tandor / kota / green marble floor
- MS railing
- Powder coated aluminium sliding windows – 2 track
- Wall putti finish walls with ODB paint
- Fire rated doors for staircases

Sewage treatment plant

- Centralized STP
- Recycling of water as per green homes
- STP treated water for flushing in toilets / landscape

Fire safety

- Hydrant system for common area at all floors as per fire norms
- Automatic sprinkler system & water curtain system for basement
- Basement ventilation system
- Addressable fire alarm system
- Manual call pull station at each typical lobby
- Hooter at main lobby
- Talk back speaker for each typical floor lobby

AMENITIES AT CENTRAL PODIUM

Gymnasium

- Size – 24m x 10m
- Floor to floor height – 3.6m
- Cardio and weight training equipment
- Dedicated cross fit work out area and battle ropes
- Combination of hard floor & Sports flooring (weight training area)
- Full height glazing towards swimming pool, rest all aluminium windows
- Terrace of gym will be used for yoga deck/ outdoor seating
- Air conditioned (high wall)

Zumba / aerobics / yoga room (between A3 & A4)

- Size – 6.9m x 11.05m
- Floor to floor height – 3.6m
- 600 x 600 vitrified flooring
- Air conditioned (high wall)

Swiming pool

- Main pool size – 25m x 10m x 1.2m (water depth)
- Kids pool size – 4m x 3m x 0.45m (water depth)
- Temperature controlled main pool
- 2m wide deck with anti-skid tiles
- Separate gents and ladies changing rooms with following facilities in each changing room - 2 shower + 2 changing rooms + 2 WC + 2 urinals in gents room

Board’s game room (below A1)

- Size – 52 sq.m.
- Floor to floor height – 3.6m
- Flooring – 600 x 600 Vitrified tile
- Air conditioned (high wall)

Crèche/ toddlers’ room (below A5)

- Size – 52 sq.m.
- Floor to floor height – 3.6m
- Flooring – Kids friendly flooring
- Attached toilet – 2.4m x 1.2m
- Air conditioned (high wall)

INTERNAL SPECIFICATIONS

All rooms

- 600 x 600 vitrified tiles in all rooms
- Gypsum finish walls
- ODB paint for internal walls & ceiling

Kitchen

- Granite platform in kitchen – fixing on kadappa
- 300 x 600 Tiled dado above the platform up to 2 feet high
- Stainless steel kitchen sink (without drain board)
- Provision for water purifier (power & water supply)
- Exhaust fan provision (in window with electrical supply)
- Provision for Pipe gas (sleeve in wall)

Toilets

- 300 x 300 antiskid ceramic tiles for toilet flooring
- 300 x 450 ceramic tiles for toilet dado upto lintel level
- Granite frame for toilet doors
- Jaguar (entry / mid level) or equivalent CP fittings
- Jaguar (entry / mid level) or equivalent sanitary ware
- Exhaust fan provision in all toilets
- Granite counter for wash basin in master toilets, wall mounted wash basin in common toilet
- Modular false ceiling

Fire fighting & safety

- Sprinklers in all rooms (if required as per fire NOC)
- Smoke detector (if required as per fire NOC)

Electrical

- No. of electrical points – 55 target in 2BHK , 40 in 1 BHK, 65 in 3BHK
- TV point in living room & master bedroom
- Internet point in living room
- Telephone point in living room
- Provision for AC in living room and all bedrooms
- Concealed copper wiring with modular switches – Anchor Roma or equivalent
- Intercom facility in living room
- DG backup for common areas & emergency services

Balcony

- Antiskid tiles for flooring
- MS railing with oil paint finish for balcony railing

Door & window

- Two side laminate finish main door
- Video door phone
- All internal flush doors with two side laminate finish
- Powder coated Aluminium sliding windows – 3 track (2 glass shutter + 1 mosquito net)
- Openable windows in toilets
- 2” wide granite cill for all windows
- Provision for MS grill from inside (only design will be provided)

South Pune
A bustling location adorned
with scenic views.

Advantage South Pune



South Pune has witnessed growing demand for residential properties. The location not only offers scenic views, but also puts you amid a vibrant cosmopolitan community, gives you the benefit of a hassle-free lifestyle with its social infrastructure, and seamlessly connects you with prime destinations in and around the city. A few of the many reasons why personnel from the defense, business community and professionals have preferred South Pune as their abode.



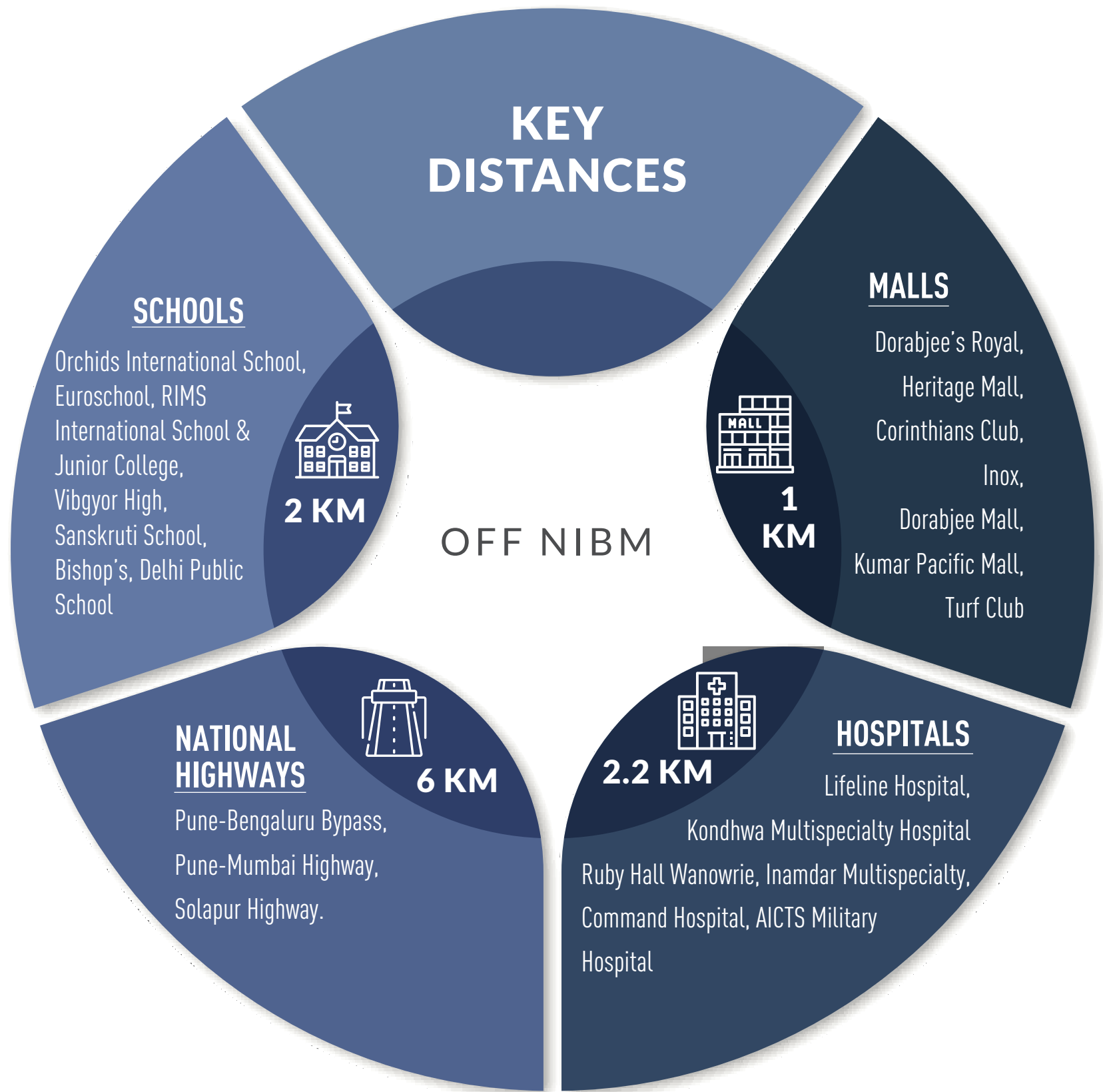
Relish an excellent blend of views and convenience.

The residents of this development will benefit from its strategic location. A gorgeous neighbourhood that offers life conveniences in immediate vicinity.

Located off NIBM Road, you can enjoy the best of South and East Pune.

An assortment of restaurants and entertainment hubs are lined up practically next door. You can also discover the best of schools like Bishop's, Sanskriti and Vibgyor in the area.

The location also provides quick access to workspaces in Magarpatta, Kharadi, and Phursungi.



Locations/Landmarks mentioned above are as per their presence in and around the project site in August 2019. Promoter/Developer makes no representation regarding existence/continuity of existence of any locations/landmarks shown above. These landmarks/locations may be subject to change from time to time and the Promoter/Developer has no control over the same distance mentioned are approximate.

Location Map



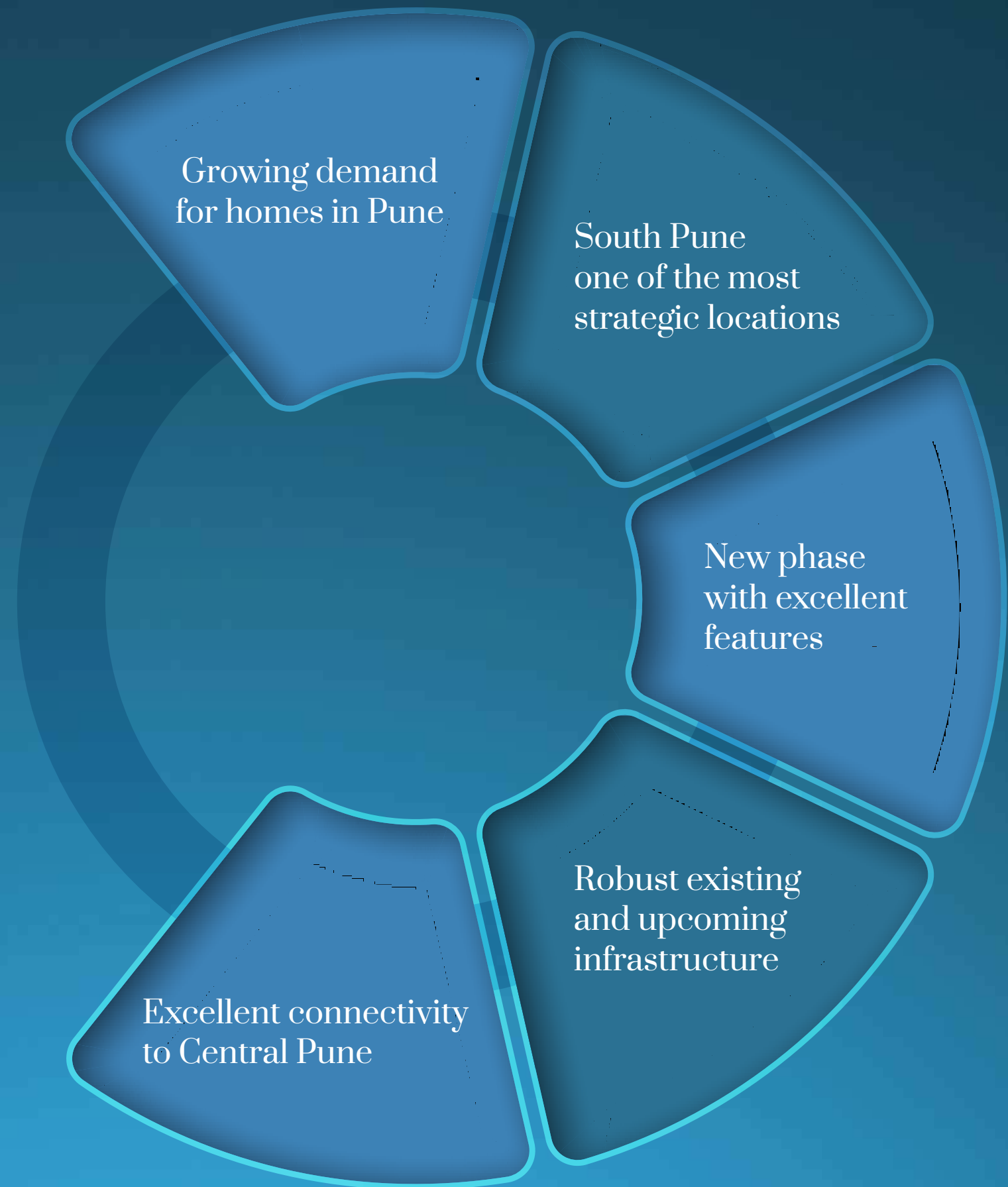
Map not to scale

The details mentioned above are based on information available through Google Maps. The existence/continuity of existence of any landmark/s shown above are subject to change (as per plans finalized by the concerned authorities) and such changes are completely outside the control of the Promoter/Developer. Promoter/Developer makes no representation regarding existence/continuity of existence of any locations/landmarks shown above.



Invest in South Pune's most coveted development.

- 40+ unique and world-class amenities
- By K Raheja Corp Homes - India's leading real estate brand.
- Track record of steady price appreciation
- South Pune's finest community
- Strategic location with excellent connectivity





Promoter/Developer Cavalcade Properties Private Limited (a 'K.Raheja Corp Homes' group co.)

Call 8080 445 445 or write to sales@kraheja.com

Site Address: Sales Gallery, Raheja Reserve, Near Dorabjee Mall, off NIBM, Pune - 411 060