

Project approved by



GULMOHAR DEVELOPMENT

Creating Homes with Class since 1984

This brochure is purely conceptual and not a legal offering. The company reserves the right to add, delete or alter any details and / or specifications in its endeavour to make improvements as and when required.

An ISO 9001:2008 Certified Company

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GULMOHAR GOLDCOAST

Experience a Golden Lifestyle!



Your Home

Your treasure chest of golden moments!
It is your paradise for you and your loved ones.

It impacts your lifestyle, reflects your taste and
defines your personality.

Your home is here; unique, convenient and vibrant.

Your Home at

GULMOHAR

GOLD COAST

An opportunity to discover your golden moments

GULMOHAR
GOLDCOAST

2 Bedroom Premium Apartments
KHARADI

Gulmohar Goldcoast is located in Kharadi, an excellent area witnessing an astounding growth as the new nucleus of IT and other business sectors. EON Tech Park is just at 900 meters. The manufacturing hub at Sanaswadi-Ranjangaon is also at easy driving distance. Kharadi is fast becoming a most sought-after destination for various global investors and businesses. As commuting to your work place becomes hassle-free, entertainment arenas are within easy reach too. Enjoy close proximity to many mega shopping malls and multiplexes in Kharadi or in the nearby areas of Viman Nagar, Kalyani Nagar, Koregaon Park and Magarpatta. **Gulmohar Goldcoast** is well connected to many important city destinations like Pune Airport, Railway Station, Nagar highway and Camp. With such a high potential for growth, this golden location translates into a great convenience of living and a sound investment too.

Advantage Kharadi !

Poised to become the central location of east zone of Pune.

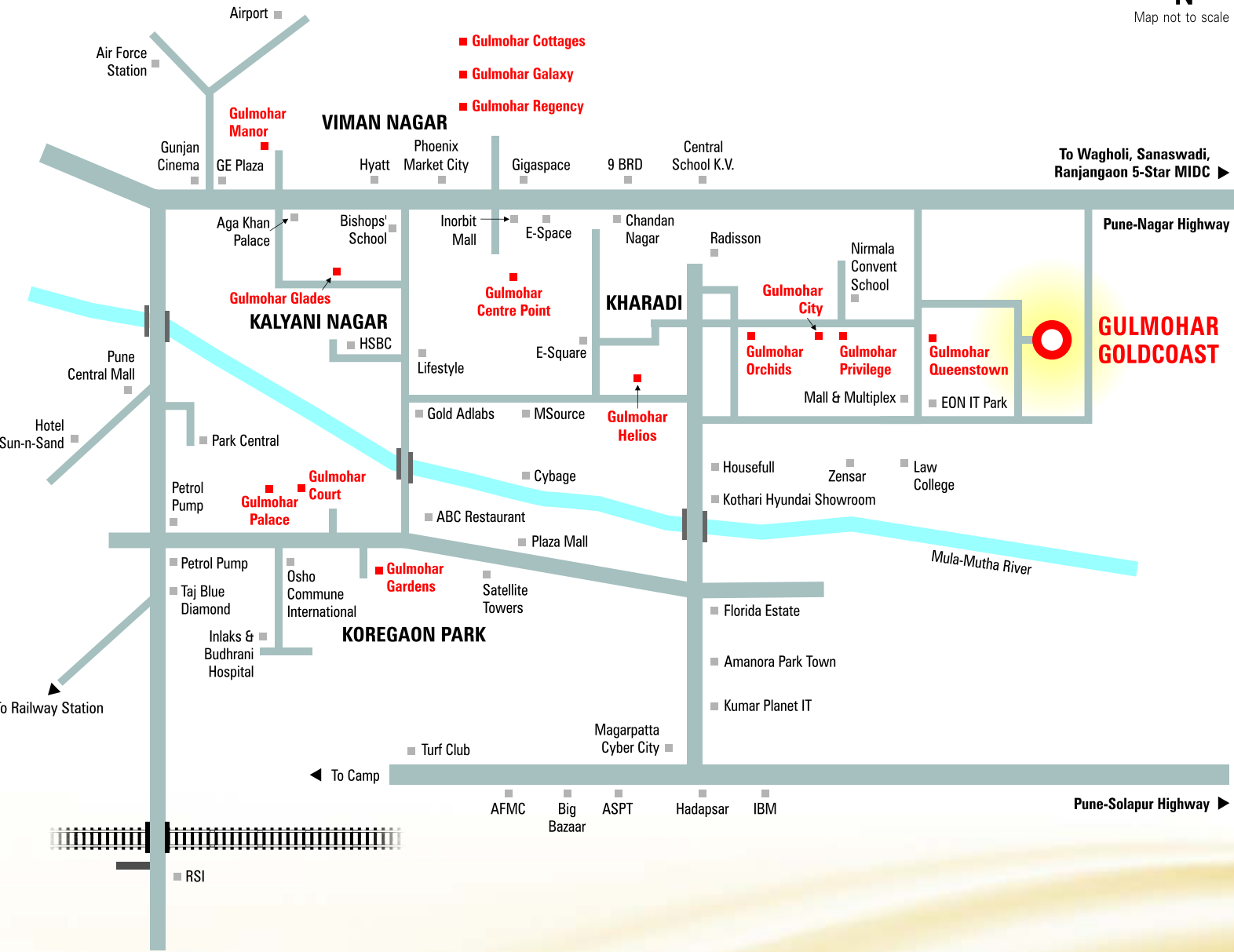
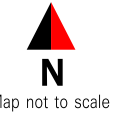
Within 5 to 10 minutes drive you have :

- Zensar, EON Tech Park, Kharadi IT Park, Magarpatta Cyber City, Kumar Planet IT.
- Koregaon Park, Viman Nagar, Kalyani Nagar, Hadapsar and Mundhwa.
- Reliance Mega Mart, Housefull, Ishanya, Inorbit, Plaza Mall and Phoenix Market City.
- Radisson, Taj Blue Diamond, Hyatt, Sheraton, Ista and a range of multicuisine restaurants.
- Airport, Railway Station, reputed schools, colleges and hospitals.

LAYOUT

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LOCATION



In the Proximity

(Approx. distances by road)

- EON Tech Park / SEZ : 900 mtrs. ■ Nagar Highway : 1.0 km ■ Koregaon Park : 7.0 km
Airport : 7.0 km ■ Pune Station : 11.0 km

GULMOHAR GOLDCOAST

2 Bedroom Premium Apartments KHARADI

Like a breath of fresh air, **Gulmohar Goldcoast** offers you a lifestyle with the refinement of modern living. Its tasteful design is complemented by the thoughtfulness of layout and quality construction. A host of amenities come bundled with the premium 2 bedroom apartments, making **Gulmohar Goldcoast** a haven of comfort for you and your family. Careful planning is an integral part of everything; ranging from the stylish elevation, exquisite detailing, superior specifications, sophisticated layout and natural greens.

Experience the refined life at **Gulmohar Goldcoast** and explore its multitude benefits for a golden lifestyle for you and your family.

Advantage 'Gulmohar Goldcoast' !

- Exclusive separate residential enclave.
- Spacious well-designed 2 BHK apartments.
- Thoughtful apartment layout.
- Ample natural light and ventilation.
- Terraces for living and kitchen.
- Two automatic elevators for each building.
- Grand entrance lobbies.
- Fully landscaped project.
- 24x7 security.

AMENITIES

Designer Clubhouse

Well-equipped Gymnasium

Separate Play Area for Children

Beautifully Landscaped Garden

Indoor Games like Chess, Carrom, Cards etc.



SPECIFICATIONS

STRUCTURE

- Earthquake-resistant R.C.C. frame structure.
- Good quality brickwork with bricks / blocks.
- Steel and concrete as per I.S. code.

KITCHEN

- Kitchen platform with granite top and stainless steel sink.
- Piped gas supply through gas bank.
- Provision for separate water taps for drinking water and washing water in kitchen.
- Provision for fitting exhaust fan in the kitchen.
- Glazed dado tiles upto 2' above kitchen platform.

FLOORING

- Vitrified tile flooring for the entire apartment with skirting.
- Antiskid tile flooring for toilets and terraces.

DOORS & WINDOWS

- Main entrance door with decorative laminated finish with lock, eye peephole and name plate.
- All internal flush door with mortise / cylindrical locks for bedrooms, bathrooms and kitchen terrace.
- Powder-coated aluminium sliding doors and windows to kitchen, living room, dining room and bedrooms.

ELECTRIFICATION

- Adequate number of lights, fans and power plug points with concealed copper wiring with MCB controls and modern switches.
- Concealed and underground cabling of telephone, T.V. and electricity lines through conducts and pipes, to ensure no overhead lines.
- Generator backup for lifts, common lighting in the buildings and pumps.
- T.V. and telephone points in the living room and master bedroom.

TOILET

- Chromium plated C.P. fittings.
- Marble / granite door frame.
- Anti-skid flooring and coloured tile dado upto 7' height.
- European WC and wash hand basin of standard make.
- Bathing area with hot and cold water mixer and provision for fixing boiler.

PLUMBING

- Concealed, insulated and chemically tested plumbing.

PLASTER & PAINTING

- Superior paint finish for internal walls in oil bound distemper and superior quality paint in Acrylic Emulsion for external walls.
- External sand faced plaster and internal Neeru finish plaster.

ELEVATION

- Exclusively designed elevation of buildings.

ENTRANCE LOBBY

- Plush entrance lobby for each building.

INTERNAL ROADS

- Roads in Tremix concrete / Asphalt / paving blocks with decorative street lighting.

SAFETY & SECURITY

- Decorative safety wall surrounding the entire perimeter of the project.
- Impressive main gate for the complex with security cabin.
- Intercom security system.
- Fire fighting system for each building.



GULMOHAR
GOLDCOAST

TYPICAL
APARTMENT PLAN

1st, 3rd, 5th, 7th & 9th Floor



The furniture and fixtures shown in the apartment layout are for mere representation & concept and the same shall not be provided by the Developers.

GULMOHAR
GOLDCOAST

TYPICAL
APARTMENT PLAN

2nd, 4th, 6th & 8th Floor



Some of our Prestigious Projects



GULMOHAR ORCHIDS
Kharadi



GULMOHAR CITY
Kharadi



GULMOHAR PRIVILEGE
Kharadi



GULMOHAR QUEENSTOWN
Kharadi



With Gulmohar Development, you get more than a home.

You get the confidence of making the right decision.

Trust and Quality are the pillars of Gulmohar Development.

With 36 landmark residential and commercial projects completed with uncompromising dedication towards infrastructure and design, the Group is one of Pune's premier real estate developers.

Which is why when you buy a home with us; you buy a great lifestyle with happiness.



GULMOHAR HELIOS
Kharadi



GULMOHAR REGENCY
Viman Nagar



GULMOHAR COURT
Koregaon Park



KUMAR GULMOHAR
Salunkhe Vihar Road



GULMOHAR IT PARK
Nagar Road



GULMOHAR CENTRE POINT
Nagar Road



GULMOHAR HABITAT
Wanowrie



PARK ORNATE

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