



PCMC's New Landmark.
Designed for the Elite.

Near Aditya Birla Hospital, Thergaon





Artistic Impression

Welcome to the
Elite Life



Artistic Impression

Live Like Royalty

Developed spaciouly across 5.5 acres, Kingsley has been designed as a benchmark of aesthetic architecture and thoughtful planning. The best architects and design consultants have been roped in to create an elite living experience that reflects throughout every nook and corner of Kingsley. Comprising of elegant homes designed as per Victorian architecture and complete with 30+ premium lifestyle avenues, Kinglsey offers a regal lifestyle that will be longed for by all but privy to a few like you.

20 Storeys of
Victorian Architecture

10,000 Sq. Ft.
Club Royale

Enviabl lifestyle in
the heart of PCMC

Leisure and fitness amenities
for every age group

PROKIDSTM
HOMES

The Palatial Podium: Avenues for every age group and every experience

From gazebos and sit-outs for senior citizens to adventure walls and putt-putt golf for youngsters, Kingsley features an exclusive podium of lifestyle avenues that cater to every lifestyle requirement.

Victorian Sculptures • Herbal Garden • Pavillion
Putt-Putt Golf Corner • Water Cascade • Pergolas
Party Lawn • Yoga Lawn • Paved Walkways • Amphitheatre
Children's Play Area



Artistic Impression



Artistic Impression

A resort-like lifestyle experience that you will enjoy, and others will envy

Be it the comforting water cascades or vanishing edge swimming pools, every avenue at Kingsley provides an unparalleled lifestyle experience to all.

2 Swimming pools • 2 Jacuzzis • Water Cascades • Sit-outs
Floating Deck • Vanishing-edge Swimming Pools

Club Royale: Taking your fitness to the next level, literally!

The robust clubhouse here features three floors of fitness amenities that are designed to pump up your adrenaline. Adding value to the clubhouse is the spacious multipurpose lawn that can be utilized for outdoor sports and community programs.

- Ground Level: Indoor Games And Multipurpose Hall
- 1st Level: Approx. 3000 sq. Ft. International Standard Gym With Latest Equipment And Dance / Aerobics / Spinning Studio
- 2nd Level: Two Badminton Courts
- 3rd Level: Two Futsal Turfs



Artistic Impression



A unique concept for the holistic upbringing of your children

Ensure your kids receive all the nurturing they need for their overall growth with Pro-Kids™ Homes. These holistic homes offer dedicated amenities for all-round development of your children.

Pro-Kids™ Homes feature a dedicated space for Martial Arts, Music & Arts, Abacus and other such activities. Other amenities include:

Children's Play Area · Kids Pool · Creche With Toddler Play Area And Kids gym



Image for representation purpose only

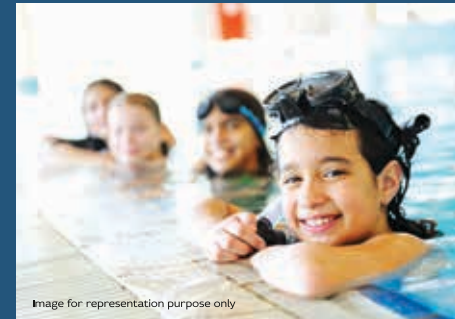


Image for representation purpose only



Image for representation purpose only



Image for representation purpose only



Artistic Impression

Grand Entrance

Wide, Victorian-styled arches and artistic statues welcome you to your palatial abodes at Kingsley. What's more, the shopping arcade at the entrance offers engaging retail experiences to you and your family as well.

An artistic rendering of a grand hotel entrance. The building is a light beige color with classical architectural elements. A large, ornate chandelier hangs from the ceiling of the entrance canopy. A white Rolls-Royce Phantom is parked in the driveway. A person in a tuxedo stands near the car. The entrance is flanked by manicured greenery and a paved walkway. The sky is clear and blue.

WING G

Grand Lobby: *Arrive in style, every day*

The feature wall paving patterns, manicured landscapes, aesthetic designs, and grand drive-ins, all come together to provide you with a royal welcome at any time of the day.

Artistic Impression



Here's to mesmerising evenings and memories

As you walk amidst elegant sculptures alongside landscaped gardens on pathways lit with fog lights, you discover an immersive experience unlike any.

Artistic Impression





Artistic Impression

Resort-style Features that enhance your lifestyle

FITNESS

1. Yoga Lawn
2. Well Equipped Gym
3. Outdoor Gym
4. Spinning & Aerobics Studio
5. Two Futsal Courts
6. Two Badminton Courts
7. Kids Martial Arts Studio

CELEBRATION

22. Party Lawn
23. Sky Lounge
24. Pavillion
25. Pergolas
26. Gazebos

RECREATION

8. Floating Deck
9. Swimming Pool
10. Indoor Games
11. Kids Pool With Vanishing Edge
12. Jacuzzi
13. Putt Putt Golf
14. Children's Play Area
15. Amphitheatre

REJUVENATION

27. Acupressure Pathway
28. Senior Citizen Plaza
29. Herbal Garden
30. Viewing Deck
31. Arched Colosseum Walkways

LIFESTYLE & ARCHITECTURE

16. Coworking Spaces
17. Indoor Creche With Toddlers Play Area And Kids Gym
18. Water Cascades With Sculptures
19. Commercial Front
20. Feature Wall Paving Pattern
21. Entrance Paving Pattern



An architectural marvel that redefines the skyline of PCMC

What makes Kingsley a residential landmark is its robust architecture, masterful planning, and top-notch construction quality. International-grade fittings enhance your homes while thoughtful project planning enriches your everyday living experience.

Artistic Impression

Furnishings that reflect royalty throughout your homes

Flooring

- 800mm X 800mm Vitrified Tiles In Full Apartment
 - 600mm X 600mm Anti-Skid Tiles In Washrooms & Terraces
 - 7ft Designer Dado Tiles In Washrooms
-

Kitchen & Dry Balcony

- Granite Top Kitchen Platform With SS Sink
 - Designer Dado Tiles Above Platform Upto Lintel Level
 - Electrical Points For Fridge, Microwave And Water Purifier
 - Washing Machine Point In Dry Balcony
 - Provision For Exhaust Fan In Kitchen
-

Windows & Grills

- Part Safety Grills For All Windows
- 3 Track Powder Coated Aluminium Sliding Windows With Mosquito Mesh
- Safety Grills For All Windows
- Glass Louvers With Exhaust Fan Provision In Washrooms
- M.S Railing

Doors & Door Frames

- Elegant Designer Laminate-Finish Main Door
 - Digital Lock For Main Door
 - Both Side Laminated Doors In Bedroom And Washrooms
 - Premium Accessories And Fixtures For Doors In All Rooms
 - Glass Partition In Master Washroom
 - Aluminium Sliding Doors For Terraces With Mosquito Mesh
-

Wall Finish

- AAC Block Masonry
 - Internal Wall & Ceiling In Gypsum Finish
-

Plumbing

- Concealed Plumbing Of CPVC
- CP Fittings Of GROHE Or Equivalent Make
- Sanitary Wares Of American Standards Or Equivalent Make
- Brick BAT / Chemical Double Coat Water Proofing In Washrooms, Terraces & Dry Balcony

Electrical

- Concealed Wiring With Modular Switches
 - TV And Telephone Points In Living And Master Bedroom
 - Provision For DTH, Broadband And Inverter Point
 - AC Point In Living & Master Bedroom
 - Electrical Exhaust Fan Point In Kitchen And Washrooms
 - Separate MCB / ELCB For Each Apartment
 - Video Security Camera With Intercom Facility For Every Flat
-

Lift Lobbies

- Designer Lobby At Podium Level
 - Access Control For Lobby
-

Paint

- OBD Paint Internally
 - Semi-Acrylic Paint Externally - Texture Paint
 - Oil Paint For Window Grills
-

Structure

- Earthquake Resistant RCC Framed Structure

Live at the center of convenience, connectivity, and comfort. Enjoy a comfortable lifestyle with all modern lifestyle destinations and essential necessities right around the corner.





Schools And Colleges

• EuroSchool West Campus	4 km
• Akshara International School	4.1 km
• Indira National School	4 km
• Vidya Valley World School	5.1 km
• Sri Balaji Society College	2.8 km
• Dr. D. Y. Patil Biotechnology & Bioinformatics Institute	4 km
• BIMM	4 km
• Rajarshi Shahu College of Engineering	4.4 km
• Blue Ridge Public School	8.1 km
• Podar International School	4 km
• Wisdom World School	5.4 km



Hospitals

• Aditya Birla Memorial Hospital	1.7 km
• Lifepoint Multispecialty Hospital	4.5 km
• Polaris Healthcare	4.6 km
• Surya Mother And Child Care Superspecialty Hospital	5.6 km
• Ruby Hall Clinic, Hinjawadi	6 km



Workplaces And Landmarks

• MNGL CNG Pump	2.6 km
• Tathawade	4.2 km
• Mumbai Bangalore Highway	5.3 km
• Infosys	8.7 km
• Cognizant	7.2 km
• Wipro	7.7 km
• Accenture	8.5 km
• Hinjawadi IT Park	7.5 km
• IBM	8.2 km



Hotels

• Noorya Hometel	1 KM
• Ginger Hotel	3.1 KM
• Sayaji Hotel	4.3 KM
• Vivanta Pune, Hinjewadi	5.7 KM
• Courtyard by Marriott	5.5 KM



Public Transport

• Chinchwad Railway Station	3.9 KM
• Wakad Bus Stop	5.6 KM
• Shivajinagar Bus Stop	16 KM
• Pune Junction Railway Station	21 KM



Food And Malls

• D-Mart	3.3 KM
• Decathlon	3.3 KM
• Big Bazaar	4.4 KM
• Commercia Mall	4.9 KM
• White Square	5.5 KM
• Xion Mall	5.6 KM
• Brand Factory	5.7 KM



Banks

• SBI	3.6 KM
• Axis Bank	6.8 KM
• ICICI Bank	6.1 KM
• IndusInd Bank	5.9 KM



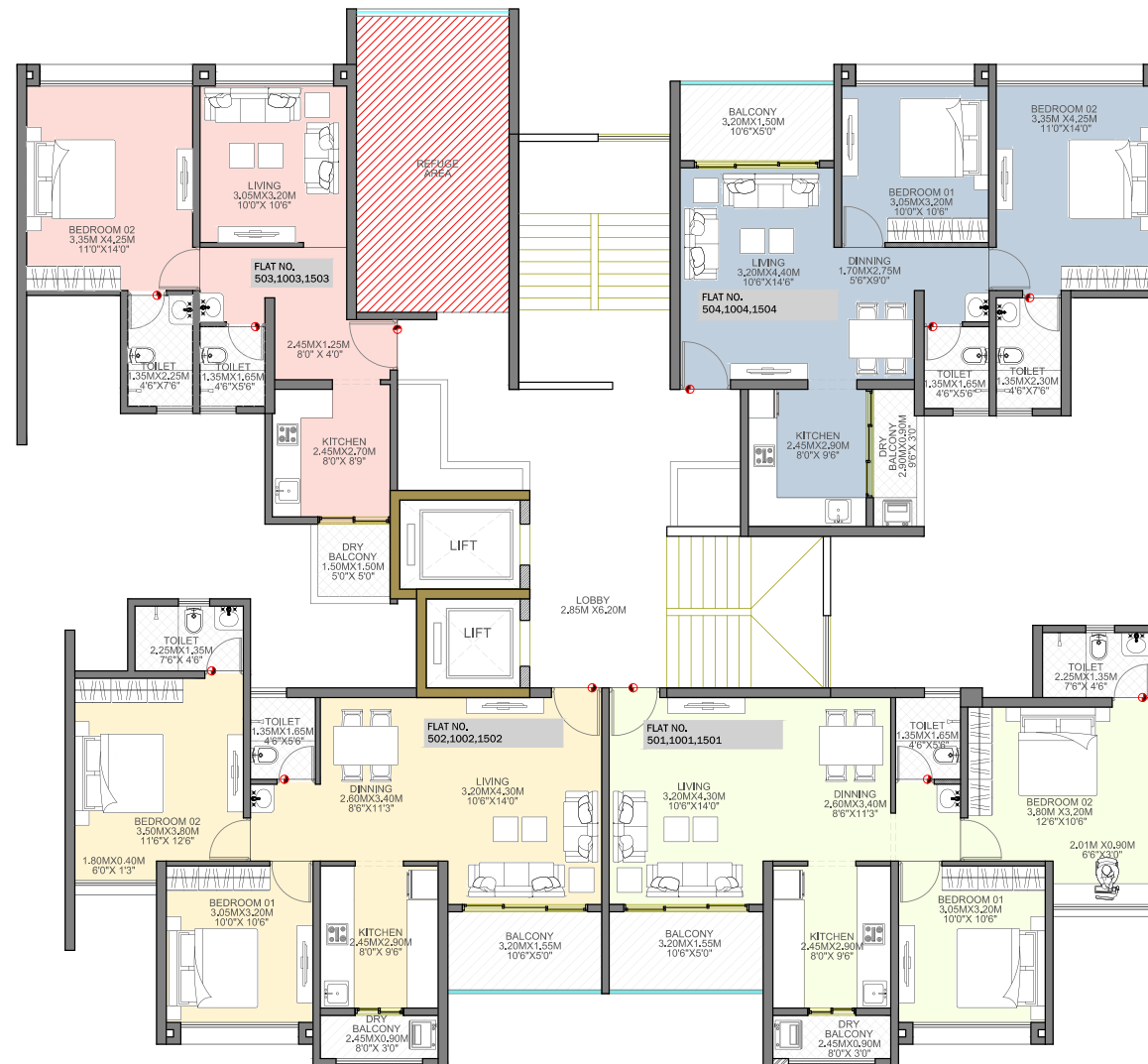
Upcoming Infra

• Phoenix Market City - Proposed	
• World Trade Center - Proposed	
• Dmart	
• Metro Connectivity - Proposed	
• Hilton Hotel - Proposed	
• City Pride CBSE School	
• Panchshil IT Park -Proposed	
• Indialand Global High Street & Shopping Mall	
• PCMC Garden - Proposed	

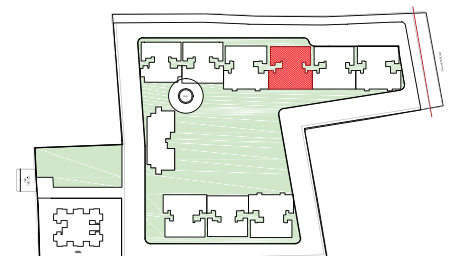
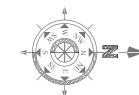
BUILDING - C

Refuge Floor Plan

(5th, 10th, 15th)

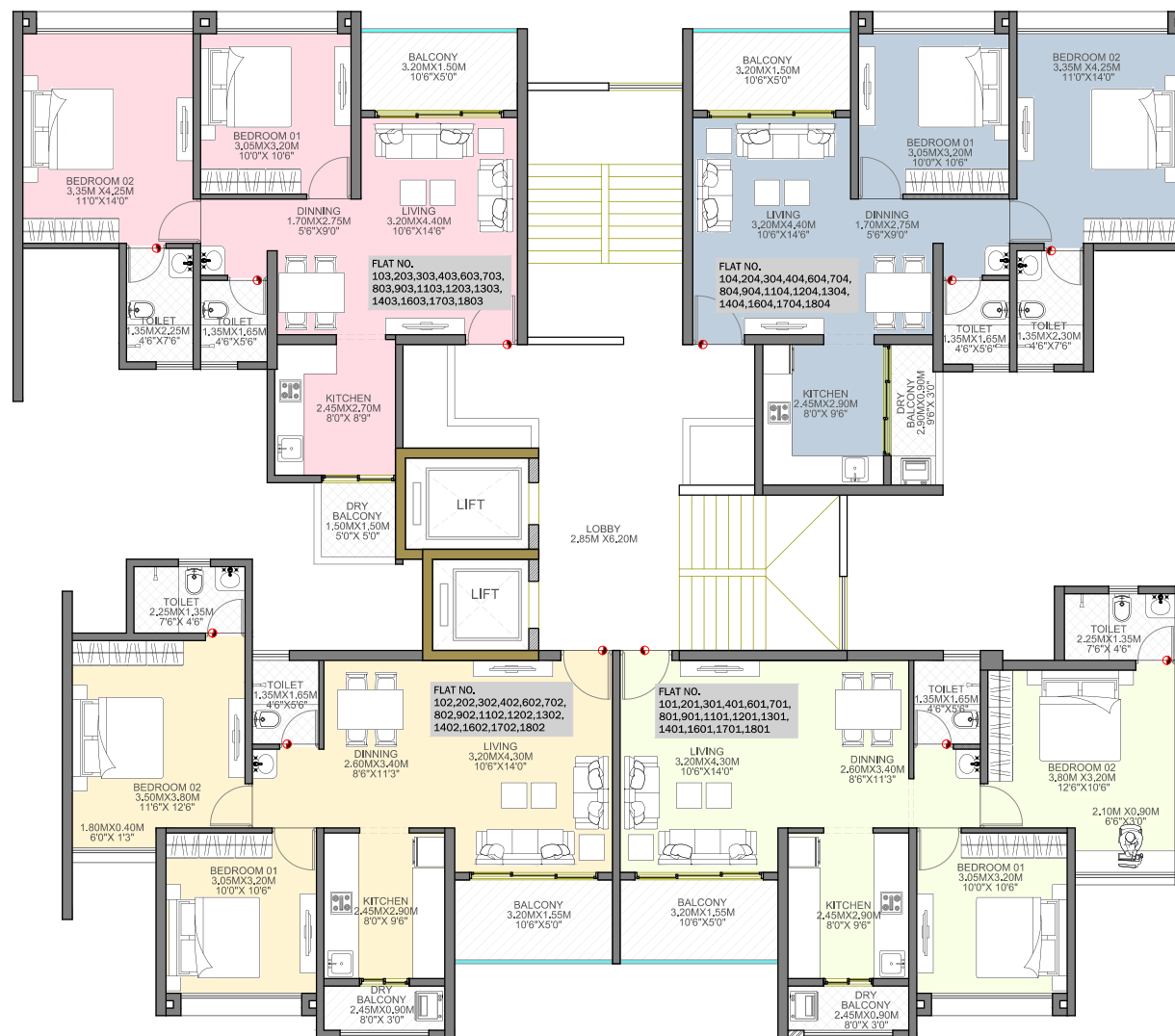


FLAT NO	CARPET AREA		DRY BALCONY CARPET AREA		BALCONY CARPET AREA		TOTAL CARPET AREA	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
501,1001,1501	65.59	706	2.20	24	5.20	56	72.99	786
502,1002,1502	65.43	704	2.20	24	5.20	56	72.83	784
503,1003,1503	46.81	504	2.25	24	0	0	49.06	528
504,1004,1504	61.99	667	2.53	27	5.04	54	69.56	749

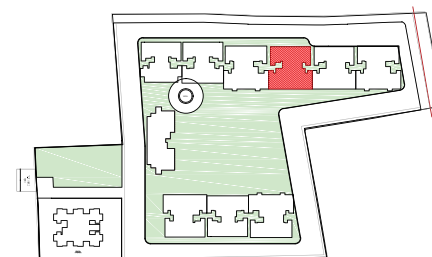


BUILDING - C

Typical Floor Plan
(1st-4th, 6th-9th,
11th-14th, 16th-18th)



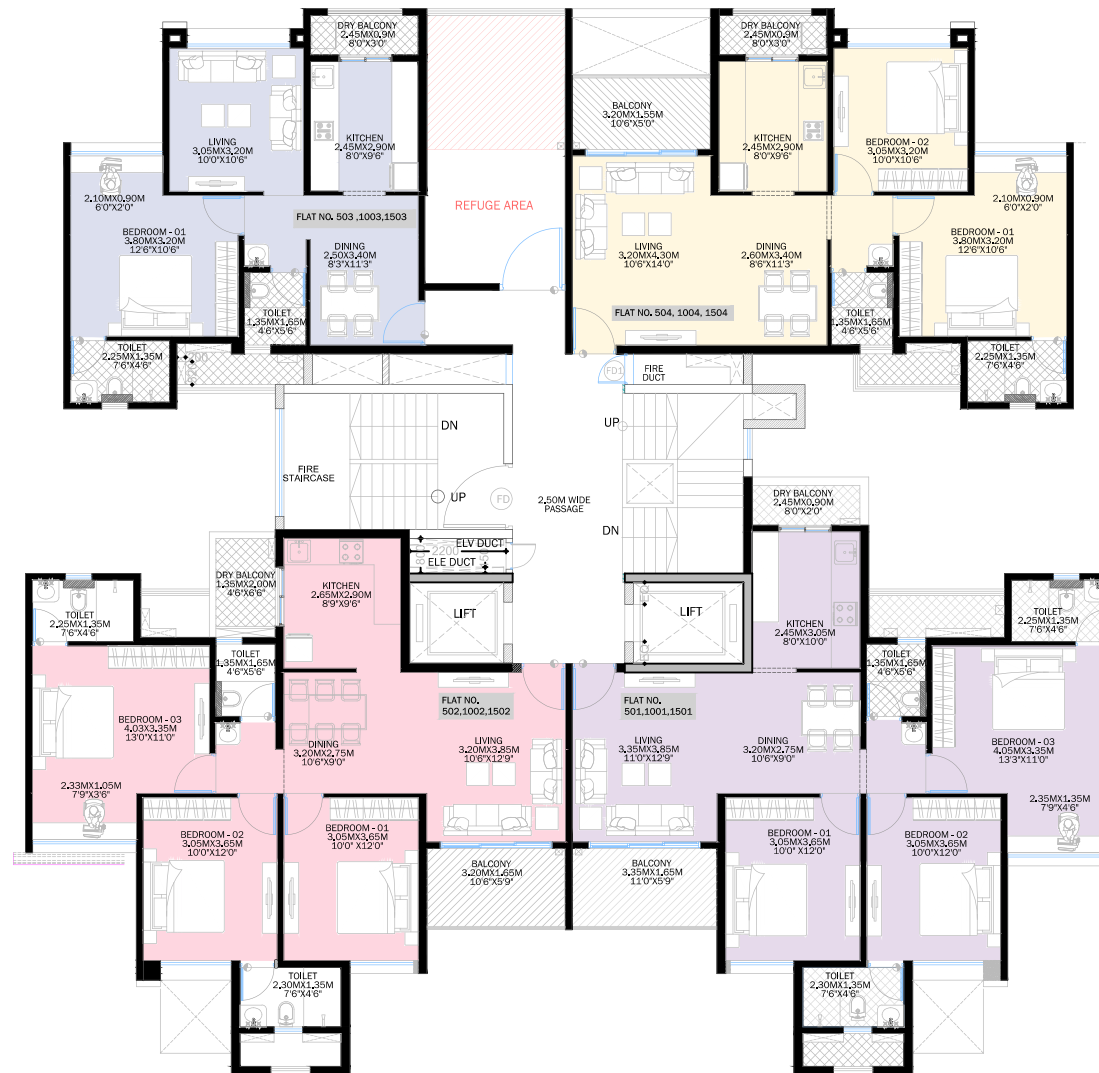
FLAT NO	CARPET AREA		DRY BALCONY CARPET AREA		BALCONY CARPET AREA		TOTAL CARPET AREA	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
101,201,301,401,601,701,801,901,1101, 1201,1301,1401,1601,1701,1801	65.59	706	2.20	24	5.20	56	72.99	786
102,202,302,402,602,702,802,902,1102, 1202,1302,1402,1602,1702,1802	65.43	704	2.20	24	5.20	56	72.83	784
103,203,303,403,603,703,803,903,1103, 1203,1303,1403,1603,1703,1803	61.38	661	2.25	24	4.99	54	68.62	739
104,204,304,404,604,704,804,904,1104, 1204,1304,1404,1604,1704,1804	61.99	667	2.53	27	5.04	54	69.56	749



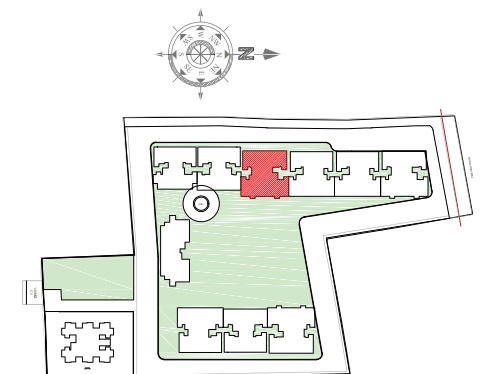
BUILDING - D

Refuge Floor Plan

(5th, 10th, 15th)

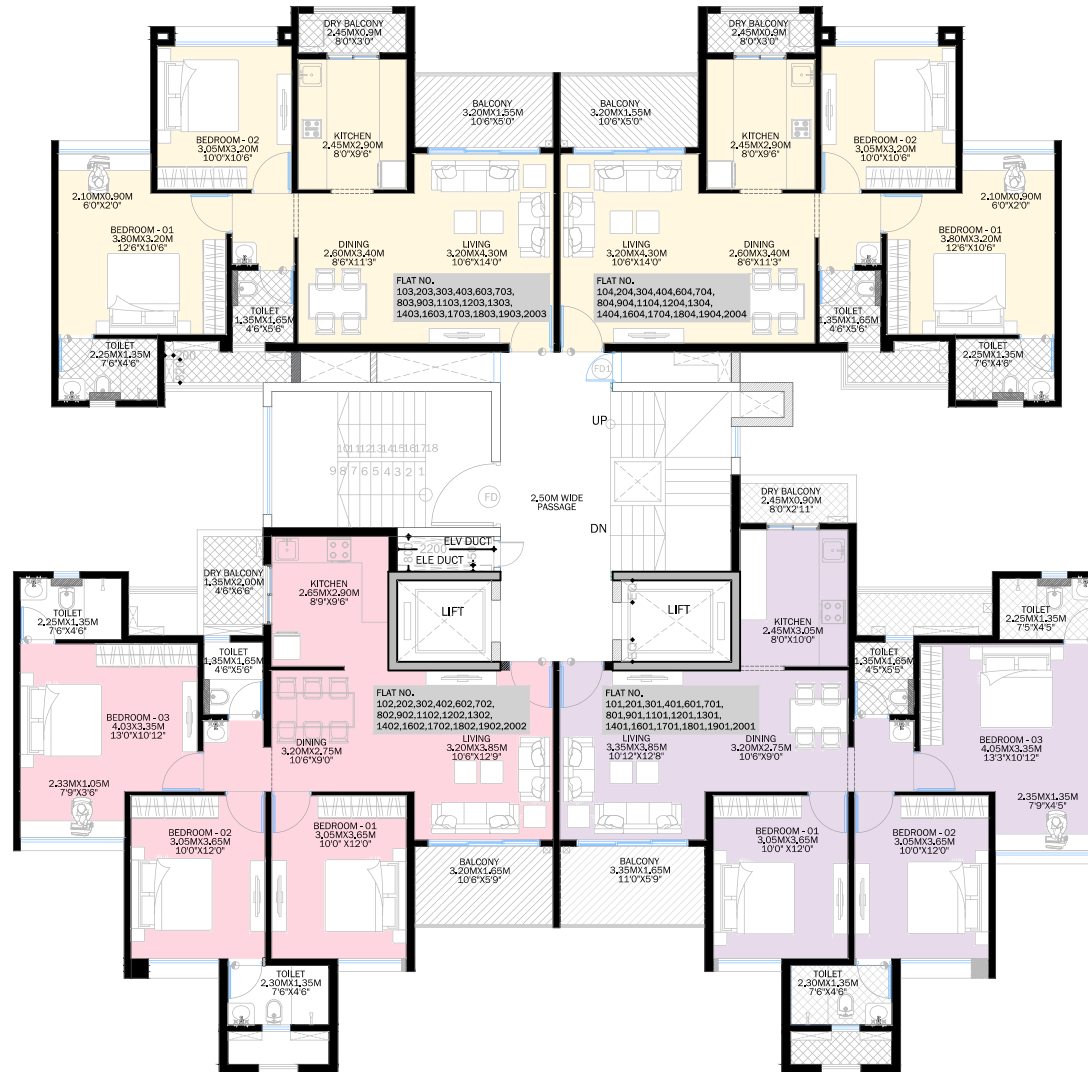


FLAT NO	CARPET AREA		DRY BALCONY CARPET AREA		BALCONY CARPET AREA		TOTAL CARPET AREA	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
501,1001,1501	84.29	907.30	2.20	23.68	5.85	62.97	92.34	993.95
502,1002,1502	83.40	897.72	2.70	29.06	5.59	60.17	91.69	986.95
503,1003,1503	50.17	540.03	2.20	23.68	0	0.00	52.37	563.71
504,1004,1504	65.46	704.61	2.20	23.68	5.11	55.00	72.77	783.30

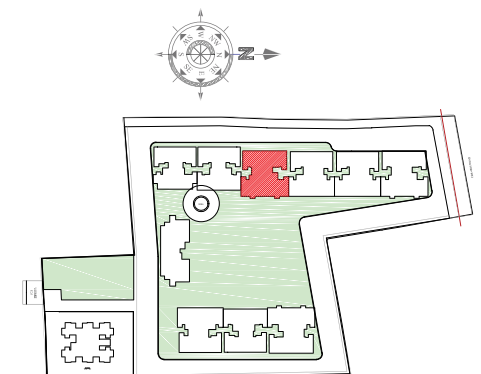


BUILDING - D

Typical Floor Plan
(1st-4th, 6th-9th,
11th-14th, 16th-20th)



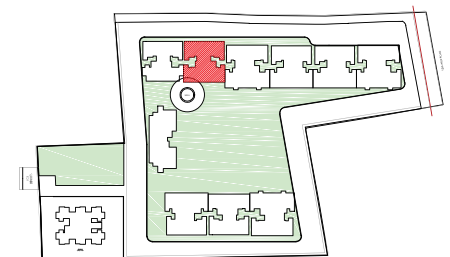
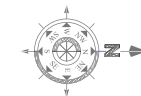
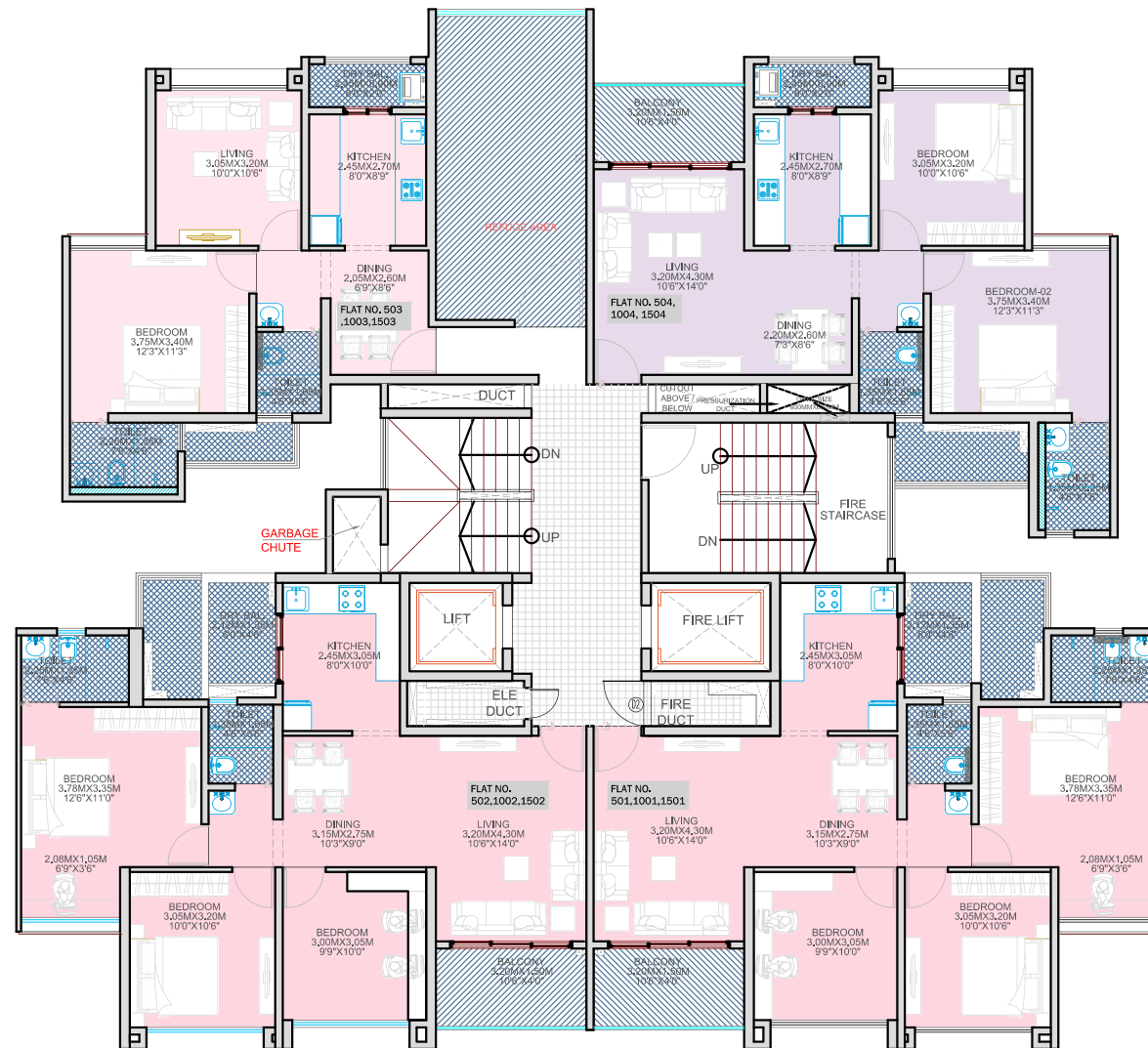
FLAT NO	CARPET AREA		DRY BALCONY CARPET AREA		BALCONY CARPET AREA		TOTAL CARPET AREA	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
101,201,301,401,601,701,801,901,1101,1201,1301,1401,1601,1701,1801,1901,2001	84.29	907	2.20	23.68	5.85	62.97	92.34	993.95
102,202,302,402,602,702,802,902,1102,1202,1302,1402,1602,1702,1802,1902,2002	83.40	898	2.70	29.06	5.59	60.17	91.69	986.95
103,203,303,403,603,703,803,903,1103,1203,1303,1403,1603,1703,1803,1903,2003	65.46	705	2.20	23.68	5.11	55.00	72.77	783.30
104,204,304,404,604,704,804,904,1104,1204,1304,1404,1604,1704,1804,1904,2004	65.46	705	2.20	23.68	5.11	55.00	72.77	783.30



BUILDING - E

Refuge Floor Plan

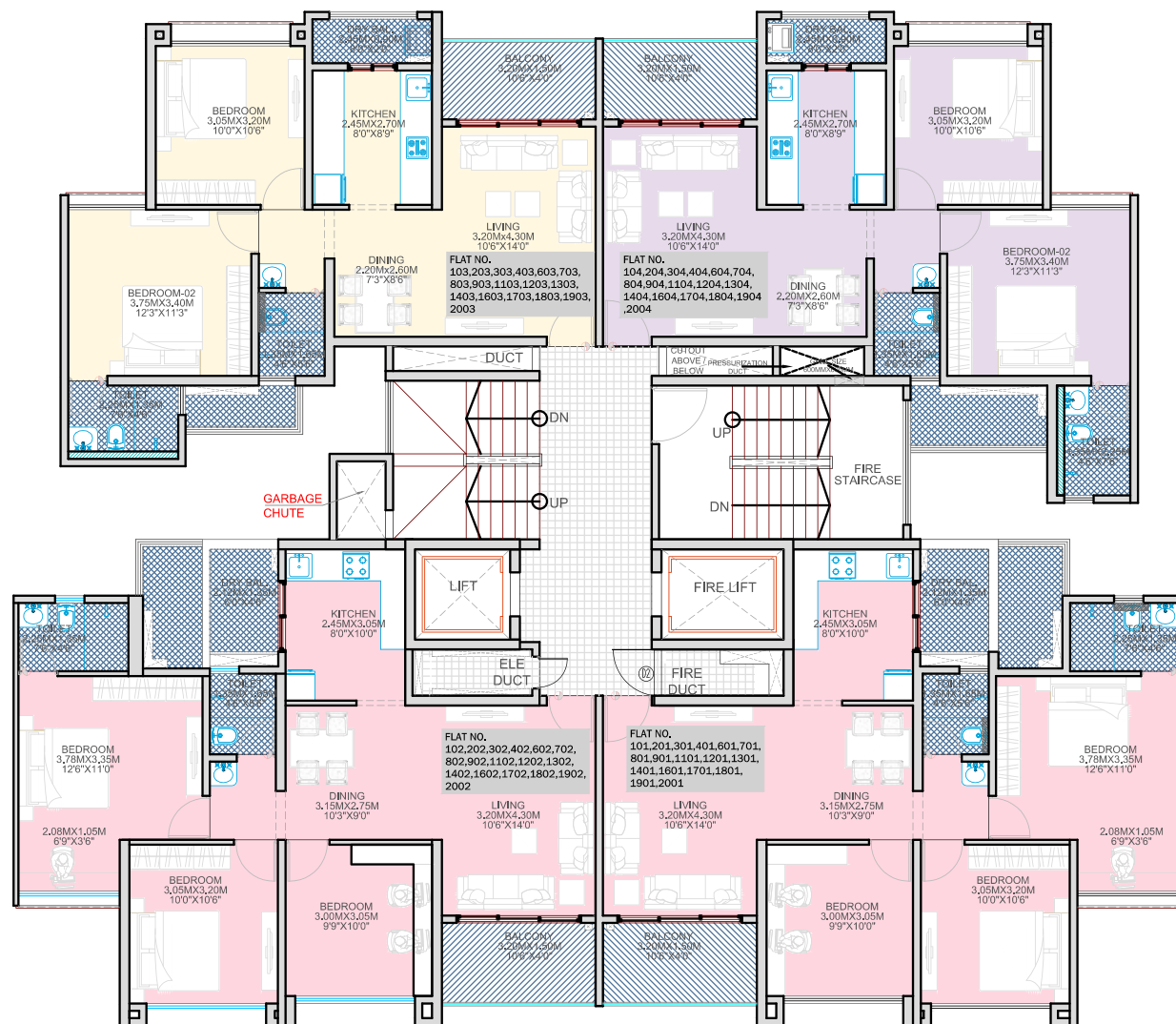
(5th, 10th, 15th)



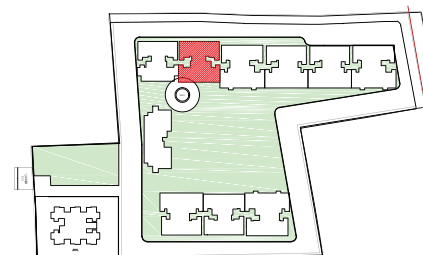
RERA AREAS_ E BUILDING 5TH,10TH,15TH FLOOR								
FLAT NO	CARPET AREA		DRY BALCONY CARPET AREA		BALCONY CARPET AREA		TOTAL CARPET AREA	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
501,1001,1501	76.36	821.94	2.94	31.65	5.11	55.00	84.41	909
502,1002,1502	76.36	821.94	2.94	31.65	5.11	55.00	84.41	909
503,1003,1503	45.72	492.13	2.20	23.68	0	0.00	47.92	516
504,1004,1504	60.69	653.27	2.20	23.68	4.96	53.39	67.85	730

BUILDING - E

Typical Floor Plan
(1st-4th, 6th-9th,
11th-14th, 16th-20th)



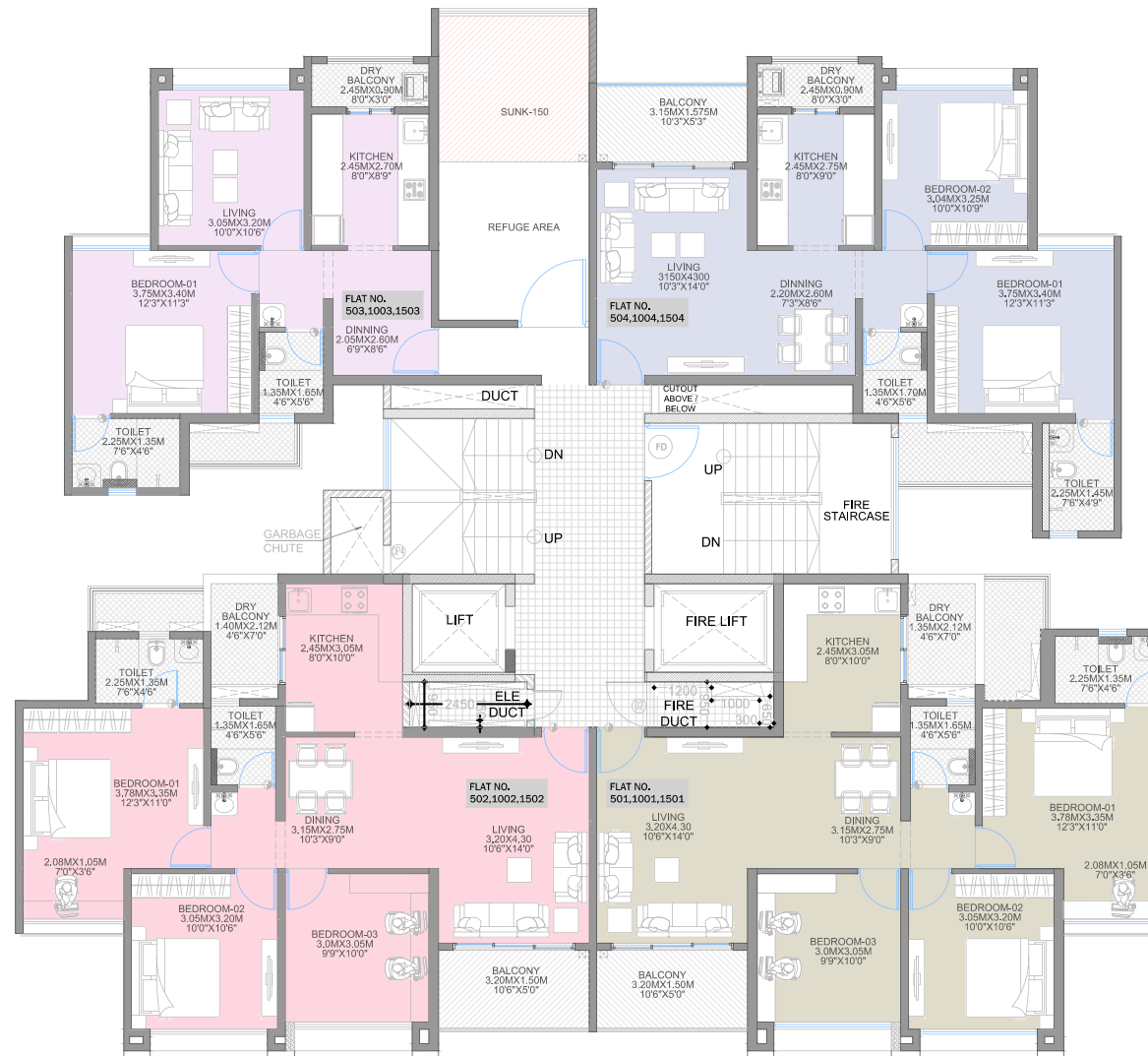
FLAT NO	CARPET AREA		DRY BALCONY CARPET AREA		BALCONY CARPET AREA		TOTAL CARPET AREA	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
101,201,301,401,601,701,801,901,1101,1201,1301,1401,1601,1701,1801,1901,2001	76.36	821.94	2.94	31.65	5.11	55.00	84.41	909
102,202,302,402,602,702,802,902,1102,1202,1302,1402,1602,1702,1802,1901,2001	76.36	821.94	2.94	31.65	5.11	55.00	84.41	909
103,203,303,403,603,703,803,903,1103,1203,1303,1403,1603,1703,1803,1903,2003	60.83	654.77	2.20	23.68	4.96	53.39	67.99	732
104,204,304,404,604,704,804,904,1104,1204,1304,1404,1604,1704,1804,1904,2004	60.69	653.27	2.20	23.68	4.96	53.39	67.85	730



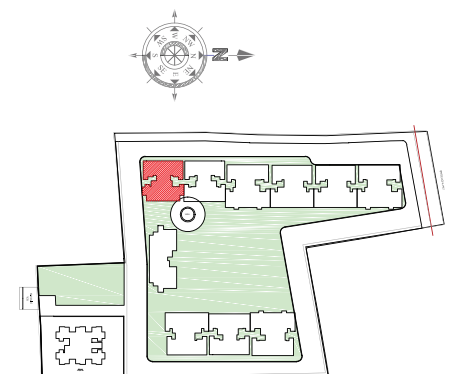
BUILDING - F

Refuge Floor Plan

(5th, 10th, 15th)

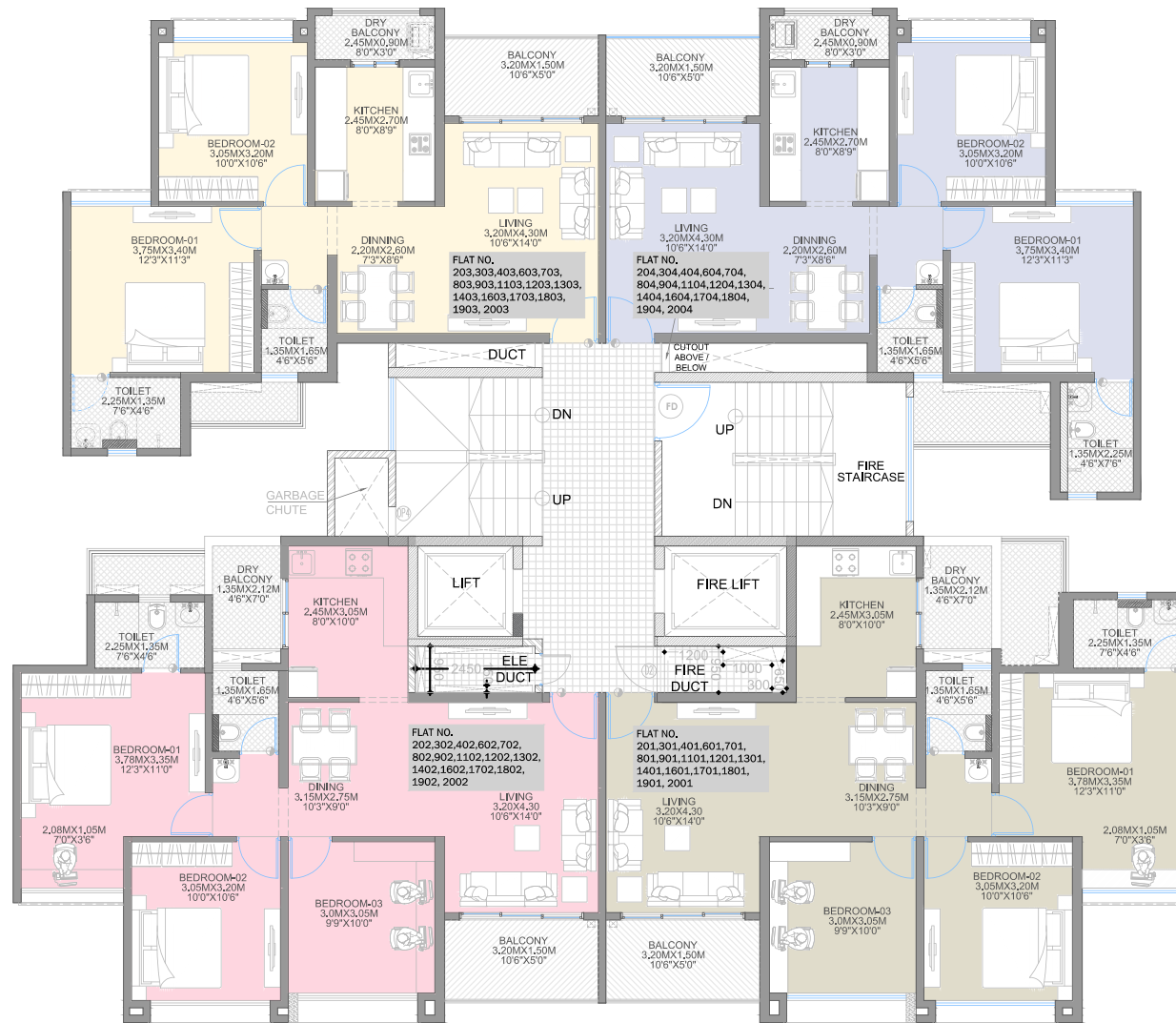


RERA AREAS_ F BUILDING 5TH,10TH,15TH FLOOR (REFUGE FLOOR)								
FLAT NO	CARPET AREA		DRY BALCONY CARPET AREA		BALCONY CARPET AREA		TOTAL CARPET AREA	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
501,1001,1501	76.34	821.72	2.94	31.65	5.11	55.00	84.39	908.37
502,1002,1502	76.27	820.97	2.94	31.65	5.11	55.00	84.32	907.62
503,1003,1503	45.37	488.36	2.20	23.68	0	0.00	47.57	512.04
504,1004,1504	60.59	652.19	2.20	23.68	4.96	53.39	67.75	729.26

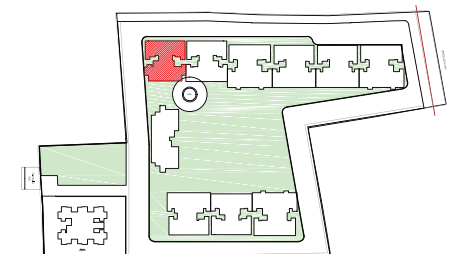


BUILDING - F

Typical Floor Plan
(2nd-4th, 6th-9th,
11th-14th, 16th-20th)



FLAT NO	CARPET AREA		DRY BALCONY CARPET AREA		BALCONY CARPET AREA		TOTAL CARPET AREA	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
201.301,401.601,701,801,901,1101,1201,1301,1401,1601,1701,1801,1901,2001	76.34	821.72	2.94	31.65	5.11	55.00	84.39	908.37
202.302,402.602,702,802,902,1102,1202,1302,1402,1602,1702,1802,1902,2002	76.27	820.97	2.94	31.65	5.11	55.00	84.32	907.62
203.303,403.603,703,803,903,1103,1203,1303,1403,1603,1703,1803,1903,2003	60.40	650.15	2.20	23.68	4.96	53.39	67.56	727.22
204.304,404.604,704,804,904,1104,1204,1304,1404,1604,1704,1804,1904,2004	60.59	652.19	2.20	23.68	4.96	53.39	67.75	729.26



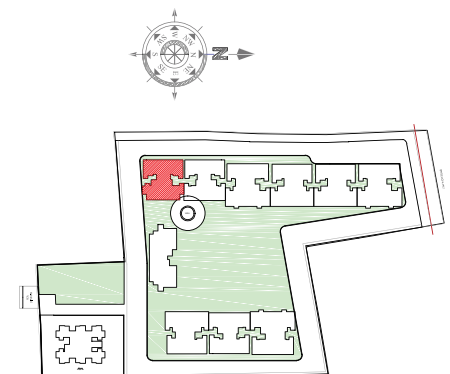
BUILDING - F

Typical Floor Plan

(1st Floor)

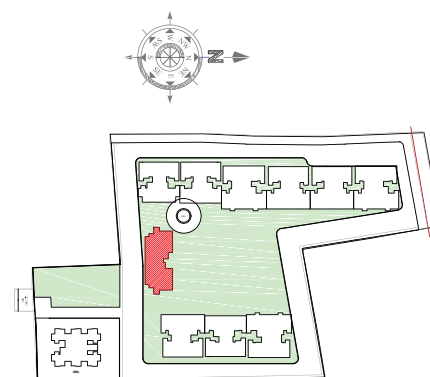


RERA AREAS_ F BUILDING 1ST FLOOR								
	CARPET AREA		DRY BALCONY CARPET AREA		BALCONY CARPET AREA		TOTAL CARPET AREA	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
103	60.40	650.15	2.20	23.68	4.96	53.39	67.56	727.22
104	60.59	652.19	2.20	23.68	4.96	53.39	67.75	729.26



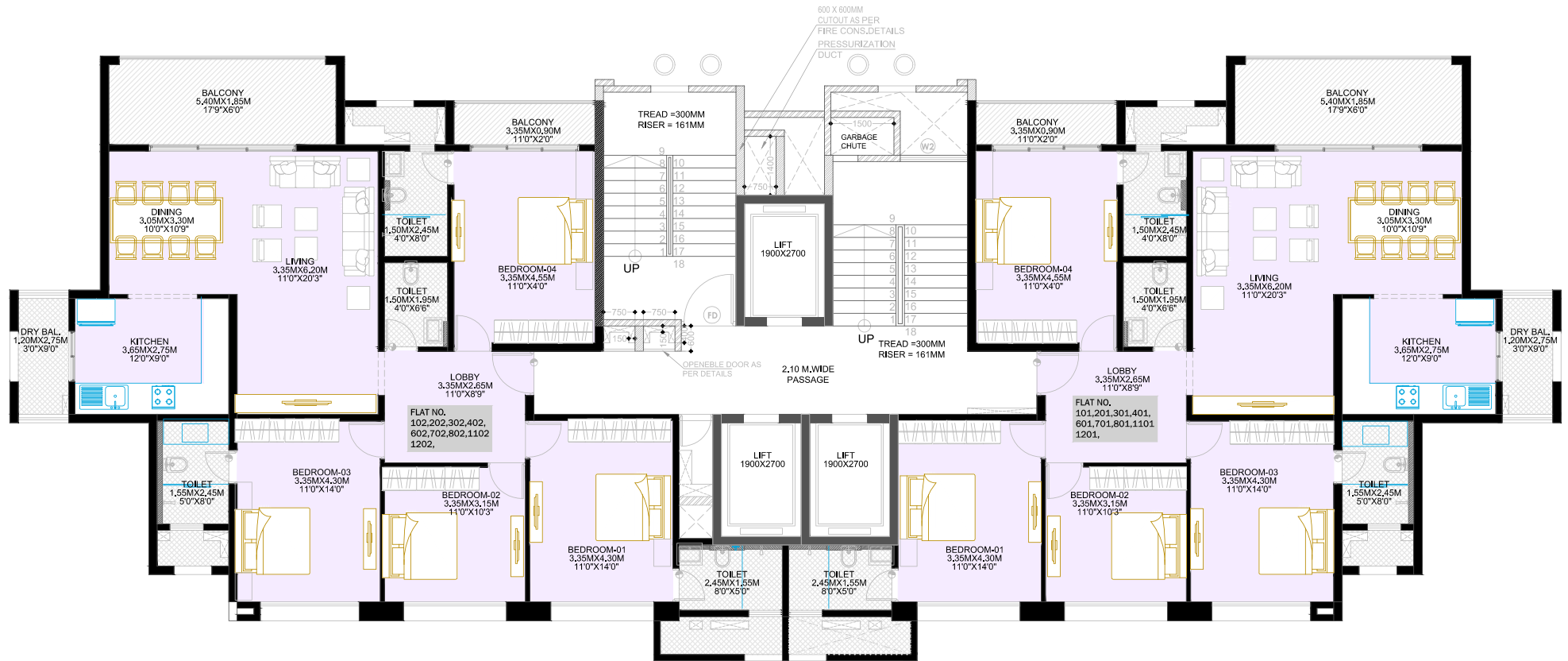
[illegible]

RERA AREAS_E BUILDING 5TH, 10TH FLOOR										
FLAT NO	CARPET AREA		DRY BALCONY CARPET AREA		BALCONY CARPET AREA		TOTAL CARPET AREA		TOTAL CARPET AREA X 1.3 (TOTAL CARPET AREA X 1.3 = SALEABLE AREA)	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
501 , 1001	108.87	1171.88	3.30	35.52	14.13	152.10	126.30	1359.49	170.51	1835.32
502, 1002	128.03	1378.11	3.30	35.52	14.13	152.10	145.46	1565.73	196.37	2113.74

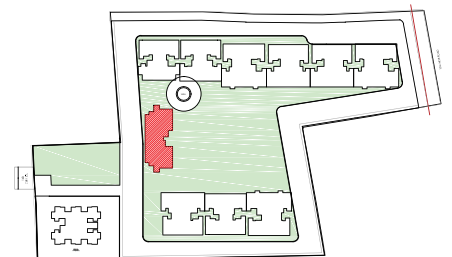


BUILDING - G

Typical Floor Plan
(1st-4th, 6th-9th, 11th, 12th)



FLAT NO	CARPET AREA		DRY BALCONY CARPET AREA		BALCONY CARPET AREA		TOTAL CARPET AREA		TOTAL CARPET AREA (TOTAL CARPET AREA X 1.35 = SALEABLE AREA)	
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
101,201,301,401,601,701,801,901,1101,1201	128.03	1378.11	3.30	35.52	14.13	152.10	145.46	1565.73	196.37	2113.74
102,202,302,402,602,702,802,902,1102,1202	128.03	1378.11	3.30	35.52	14.13	152.10	145.46	1565.73	196.37	2113.74



Floor Plan

PCMC's Biggest Developers



**SUKHWANI CHAWLA
CONSTRUCTION**

Excellence might sound like a tall claim but at Sukhwani Chawla Developers, it's a way of life.

It's the guiding principle behind every creation. It always inspires us to excel beyond the limitations and lay benchmarks with every creation. It's a glorious legacy of adding class apart lifestyle and commercial spaces to Pune's breathtaking skyline. So be it fine homes or prime commercial spaces, you are dealing with the best to get the best in properties.

45+

YEARS OF EXPERIENCE

2Cr

SQ. FT. QUALITY CONSTRUCTION

60+

PROJECTS EXECUTED

5K+

APARTMENTS DELIVERED

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EVERY HOME
IS A MASTERCLASS

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