



# KOSMIC KOURTYARD

2 & 3 BHK STELLAR HOMES

5 MINS FROM UPPER KHARADI



Founded by **Shyam Goel**, a leader in the field of development and construction for over **20 years**, the group has conceived, designed and executed several prestigious commercial and residential projects in and around Pune; and caters to niche markets. The company believes in providing customer delight by adopting a customer-centric value-for-money philosophy. At **Triaa**, corporate governance and ethical policies are implemented by our thoroughly professional and experienced team members. As a customer, you can be rest assured that you have made the right choice by deciding to be amongst the proud owners of homes at our projects.

## OUR MILESTONES

**30**

Years of  
Sustained Growth

**35**

Lacs Sq. Ft.  
Delivered

**43+**

Landmark Projects

**5000+**

Happy Families

## COMPLETED PROJECTS



Triaa Hillome, Lohegaon



Castle Royale, Lohegaon



Augustaa, Kharadi



Triaa Princetown, Shikrapur



Shubh Gateway, Viman Nagar



Punyavaastu, Alandi



Polaris, Hadapsar



Saachee Era, Moshi



Goodwill Breeza, Dhanori

## ONGOING PROJECTS



Triaa Vasantam City Center, Dhanori



Elysia, Keshav Nagar



K City, Keshav Nagar



K Pune, Bavdhan



Triaa Galaxy City Center, Hinjawadi



Shubh Gateway, Viman Nagar



38 Divine, Kondhwa



Flow, Bavdhan

TAKING YOUR DREAM HOMES  
TO NEW HEIGHTS.

UPPER FLOORS  
NOW OPEN  
FOR BOOKING

KOSMIC  
**KOURTYARD**



Artistic Impression



## THE KOURTYARD OF BLISSFUL LIVING!

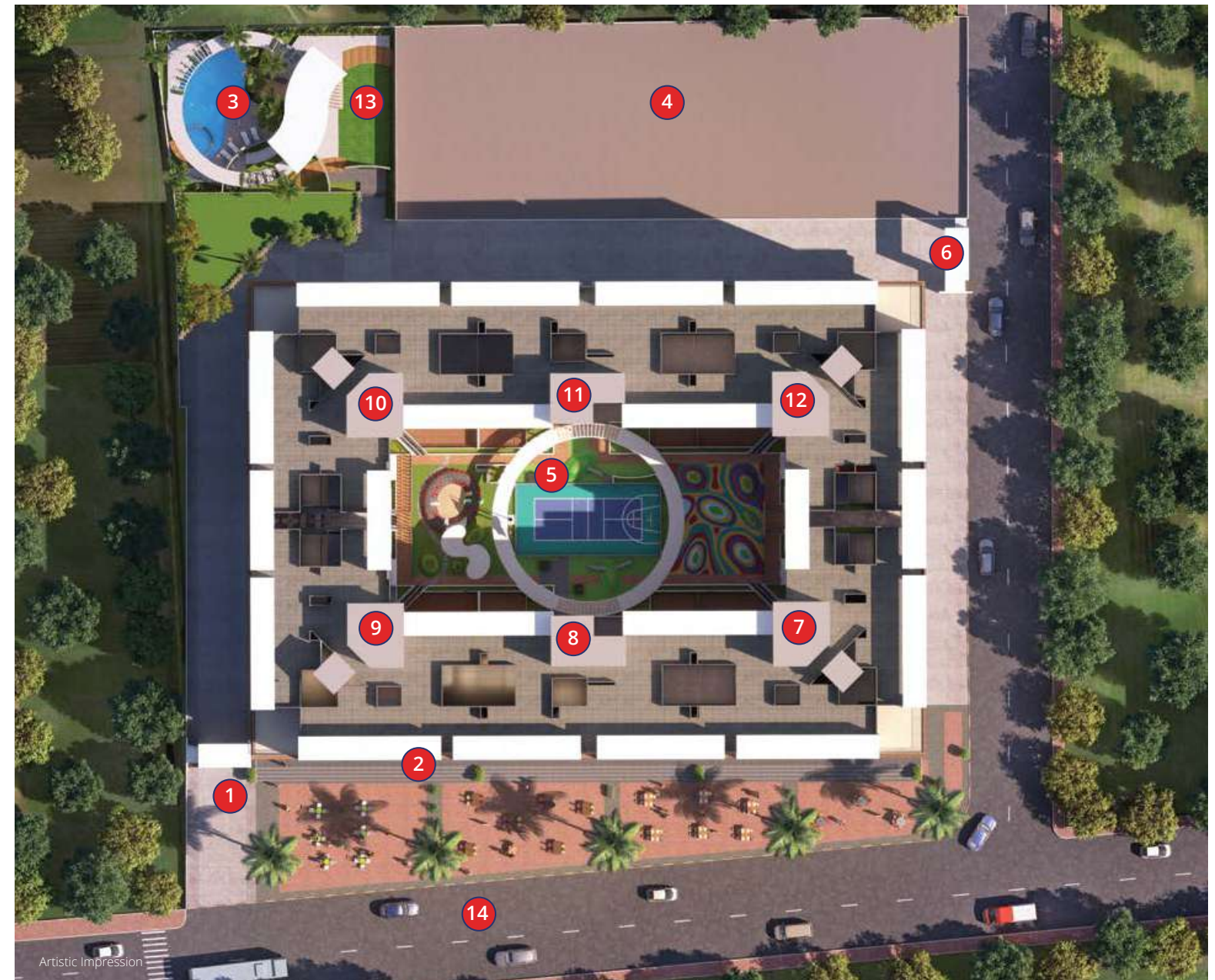
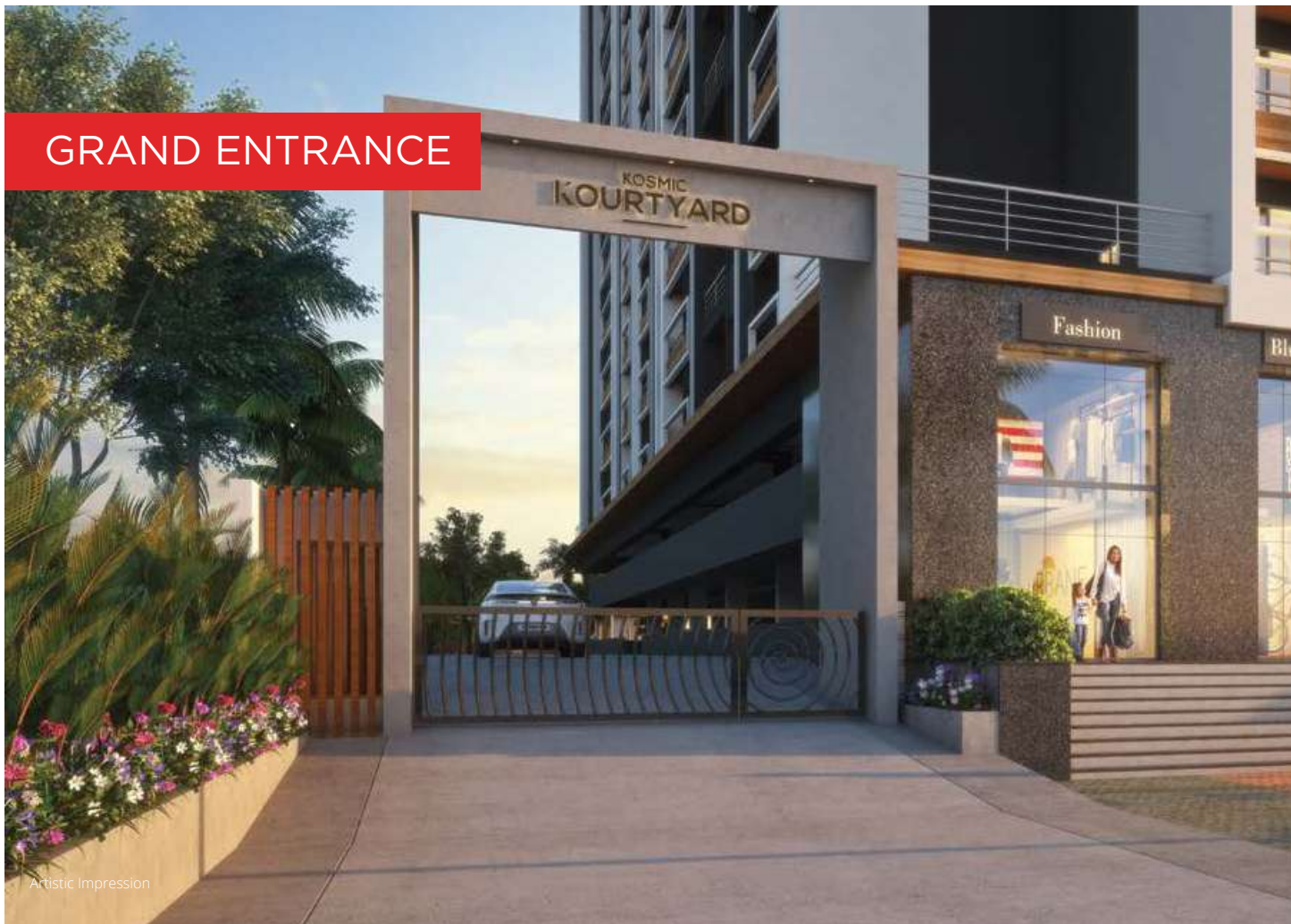
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Come home to festivities, fun, and frolic at Kosmic Kourtyard. The homes here are spacious and offer gateways to new, transformed, and elevated lives. This brilliant creation is The Next Big Thing in Wagholi. Come, be a part of Kosmik Kourtyard, and uplift yourself to an elite strata of society.

A new life awaits you!

# KOSMIC KOURTYARD





1. Main Gate
2. High Street (Shops and Showrooms)
3. Swimming Pool, BBQ/Buffer, Party Lawns
4. Amenity Space
5. Vehicle Free Podium for Amenities
6. Exit Gate
7. Wing A1
8. Wing A2
9. Wing A3
10. Wing A4
11. Wing A5
12. Wing A6
13. Party Lawns
14. Wagholi -Manjari Road

## THE KOURTYARD OF PURE JOY!

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From Zumba and Gymming to Nature Walks and Swimming; residents at Kosmic Kourtyard always have more to do on the premises than in their homes. Indulge in a wide range of facilities that offer a heady mix of play and comfort. At Kosmic Kourtyard, daily life is designed to be delightful, all in our Kourtyard of pure joy!





Artistic Impression

## AMENITIES



Clubhouse



Party Lawn



Feature Wall



Swimming Pool



Carrom and  
Chess Zones



Baby Pool



Pool Side Deck



Buffet Area/BBQ Zone



Seating



Kids' Play Area



Gazebo



Wooden Pathway



Acupressure Track



Artificial Lawn



Toddlers' Play Area



Rock Climbing Wall



Box Cricket



Senior Citizens' Area



Flag Hoisting Post



Multipurpose  
Play Court

## AMENITIES



**Day Care Area**



**Co-working Space**



**Open Gym Area**



**Society Office**



**Library**



**Guest Rooms**



**Multi-activity Room**



**Indoor Gym**



**Table Tennis,  
Foosball, Pool Table**



**Group X Zumba  
Dance Studio**



**Genset Backup for  
Lift & Common Area**



**Automatic  
Boom Barrier**



**Decorative  
Entrance Lobby**



**Smart Security  
Systems**



**Decorative Entrance Gate  
with Security Cabin**



**Drivers' Room  
in Parking Area**



**Common  
Dish Antenna**

We believe that every residential space must give its residents a delightful living experience, both inside and outside their homes. At Kosmic Kourtyard, you get a plethora of amenities to indulge in, at not one, but two of its crown jewels: the Open Garden and the Podium Garden.



VEHICLE-FREE PODIUM FOR AMENITIES

CRÉCHE



Artistic Impression

## INDOOR GAMES



Artistic Impression

## KIDS' PLAY AREA



## ZUMBA & PILATES STUDIO



Artistic Impression



## THE KOURTYARD OF SPACIOUS LIVING!

Exquisitely designed modern spaces perfectly crafted for comfort; is what we at Kosmic Kourtyard offer you. As our cities grow, so do our homes; allowing you to breathe free, relax, and experience lavish living, in a Kourtyard of spacious living.



## SPECIFICATIONS

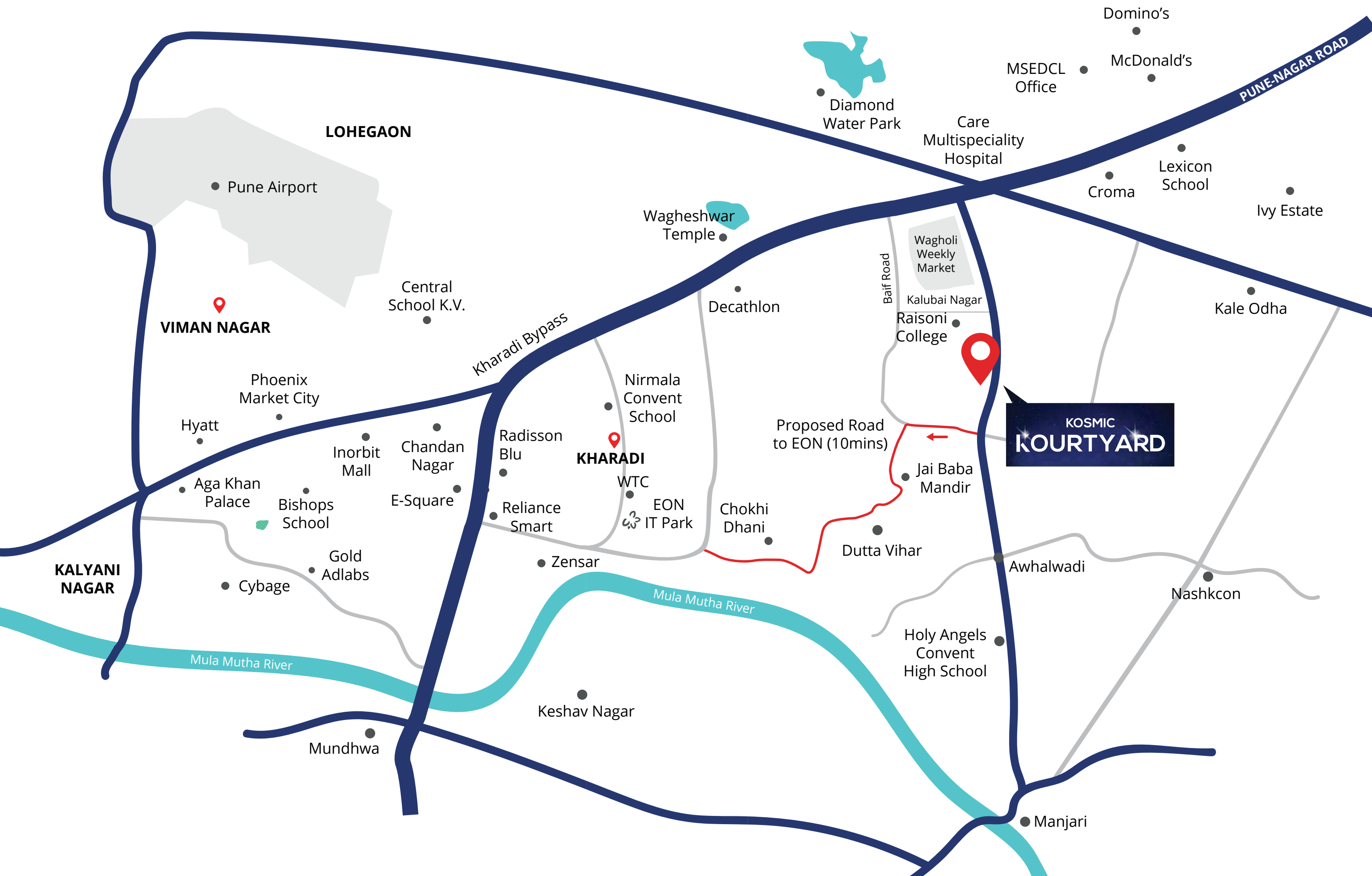
- » Sand Finish External Plaster
- » Gypsum Finish Internal Walls
- » AAC Blocks Walls
- » Vitrified Tiles in Living Room, Bedroom & Kitchen
- » Designer Tiles in Bathrooms
- » Anti-Skid Tiles for Terrace
- » Granite Platform with Stainless Steel Sink
- » Provision for Exhaust Fan & Water Purifier
- » CP Sanitary Fittings of Good Quality
- » Solar Heated Water in Both Bathrooms
- » Laminated Flush Door
- » Granite Door Frame in Toilets
- » Aluminium Windows with Mosquito Mesh
- » Granite Window Sill
- » Concealed Copper Wiring
- » High Quality Electrical Switches
- » Television Point with DTH Connection in Living Room & Master Bedroom
- » AC Points in Living Room & Bedrooms
- » Provision for Inverter Point
- » Oil Bound Distemper Finish Paint for Interiors
- » Semi-Acrylic Paint for External Walls
- » Provision for WiFi
- » VDP with Intercom Facility

## THE KOURTYARD OF SEAMLESS CONNECTIVITY!

Another great advantage offered by Kourtyard is its tactical location. Find yourself surrounded by Reputed Schools, Shopping Malls, and Business Parks. With the Kharadi IT Park at a close distance of 10 mins, you get to beat the traffic blues with ease. You can also find a quick escape from the city through the nearby Pune-Nagar Highway.



# LOCATION MAP



## KEY DISTANCES

### INFRASTRUCTURE

|                         |        |
|-------------------------|--------|
| » Wagholi Weekly Bazaar | 0.3 km |
| » Star Bazaar           | 1.1 km |
| » Domino's Wagholi      | 1.6 km |
| » Croma                 | 2.2 km |
| » Reliance Smart        | 2.4 km |
| » Pizza Hut             | 2.5 km |
| » McDonald's Wagholi    | 2.6 km |
| » Radisson Hotel        | 6.9 km |
| » Kharadi EON IT Park   | 7.2 km |
| » Inorbit Mall          | 7.9 km |
| » Zensar Kharadi        | 8 km   |
| » Phoenix Market City   | 8.2 km |
| » Seasons/Amanora Mall  | 11 km  |
| » Magarpatta City       | 11 km  |

### MEDICARE

|                                    |        |
|------------------------------------|--------|
| » Care Multispeciality Hospital    | 0.6 km |
| » Phoenix Multispeciality Hospital | 0.7 km |
| » Imax Multispeciality Hospital    | 1 km   |
| » Global Multispeciality Hospital  | 1.2 km |
| » Lifeline Hospital                | 2 km   |
| » Columbia Asia Hospital           | 8.4 km |

### CONNECTIVITY

|                   |        |
|-------------------|--------|
| » Pune-Nagar Road | 0.4 km |
| » Kharadi Bypass  | 6 km   |
| » Chandan Nagar   | 6.7 km |
| » EON IT Park     | 7.3 km |
| » Viman Nagar     | 8 km   |
| » Magarpatta      | 11 km  |
| » Pune Airport    | 11 km  |

### EDUCATIONAL HUBS

|                                      |        |
|--------------------------------------|--------|
| » Rasoni Group of Institutions       | 1.1 km |
| » Sankriti School                    | 1.8 km |
| » Eva World School                   | 1.8 km |
| » Lexicon International School       | 2.5 km |
| » BJS School and College             | 2.6 km |
| » Prodigy Public School              | 3.5 km |
| » Imperial College of Engineering    | 3.6 km |
| » SNBP International School          | 4.6 km |
| » Podar International School         | 4.6 km |
| » Dhole Patil College of Engineering | 5.4 km |
| » Holy Angels Convent School         | 7 km   |
| » Delhi Paramedical Institute        | 7.3 km |

Site Address: Gat No. 1130, Wagholi-Manjari Road, Near Wagholi Bazaar, A/P Wagholi, Pune - 412 207

Corporate Address: Office No. 401/A, City Bay, City Point Tower, Dhole Patil Road, Pune - 411 001

**www.triaahousing.in**



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# KOSMIC KOURTYARD

A Project by



TRIAA



KOSMIC BUILDERS

Disclaimer: This perspective image may not be to scale or may not represent actual facade/elevation. The details of windows, paints, elevation features, landscaping, ground development, trees, or any other details within this perspective are an artist's impression; and could differ from actual specifications. The viewer affirms that he/she has not taken his/her decision of purchase/booking by viewing this perspective. This brochure is not a legal offering. The developers reserve absolute rights to change/cancel any plans, layouts, no. of floors, and/or specifications at their own discretion. All images used within this brochure are for representational purposes only.