CODENAME

2 & 3 BED VILLAMENTS
AT WANOWRIE CENTRAL

Nature

IS EVERYWHERE YET EXCLUSIVE

NATURE IS A

Luxury

ADORNED BY
THE PRIVILEGED FEW



In the realm of modern living, the innovative concept of **"Villaments"** emerges as a seamless fusion of villa-style speciousness and the functional elegance of apartments. These unique residential spaces encapsulate the best of both worlds, combining the privacy and exclusivity of villas with the cons of apartment livingvenience and amenitie. The Villament concept represents a progressive evolution in housing design, creating a new benchmark for contemporary living. Welcome to the future of residential spaces - Welcome to the World of Codename O_2 Villaments

• • •

THE OXYGEN OASIS OF WANOWRIE CENTRAL

• • •



ARTIST'S IMPRESSION



ACTUAL VIEW OF LANDSCAPE

CODENAME

O_2

2 & 3 BED VILLAMENTS AT WANOWRIE CENTRAL

• • •

Rising high to dominate Wanowrie's skyline,
Codename O_2 promises to become the reference point for the
entire neighborhood. An address for many to look on with envy,
and a few-including, perhaps, you? - to dwell it with pride.

Make yourself at home in the choicest of
2 & 3 BED VILLAMENTS the city could offer.

ARTIST'S IMPRESSION

CODENAME O_2



ARTIST'S IMPRESSION

NATURE IS A

Luxury

ADORNED BY
THE PRIVILEGED FEW

Tucked away in the heart of Wanowrie stands Codename O_2 harmoniously blending nature and luxury. This exclusive community offers a lifestyle where tranquillity amidst lush greenery becomes everyday living. It's an opportunity to be among the elite few who know that grandeur doesn't only come in towering structures but in the rustling leaves, the melodious songs of nature, and the breathtaking sight of a sunrise. It's not just ownership; it's stewardship of nature's treasures.





...

THE OXYGEN OASIS OF WANOWRIE CENTRAL

...



ARTIST'S IMPRESSION



Lifestyle,

BEYOND EXPECTATIONS

At Codename O_2 life is more than mere existence; it's a daily celebration that extends from dawn to dusk and often well into the night. Our meticulously crafted amenities are designed to enhance your daily experiences and offer a more fulfilling way to cherish each moment.



ARTIST'S IMPRESSION



LIFESTYLE

Amenities

Amenities

Club House

Gymnasium

Multipurpose Hall with Pantry Provisions

Mini Theatre with Sofas and Big LED Screen/ Projector

Indoor Games: Carrom, Cards, Chess, Foosball

Kids Innovation Centre & Library

Landscaped Garden Area

Children Play Area

Senior Citizens Sit Out

Rooftop Retreat

- Yoga Deck
- Meditation Deck
- Leisure Seating
- Stargazing Deck
- Sky Walk
- Barbeque Counter with Sink
- Buffet Plaza
- Pet Pit Park

HOME IS

Beyond

FOUR WALLS FOR THE ESTEEMED FEW

We believe home is an experience, a haven that extends beyond the walls that shelter you. It's an opportunity to reside in an environment where each day unfolds to the melodious tunes of birds, where the verdant landscape is a living masterpiece, and where every sunrise and sunset are private shows put on by nature herself. It's about embracing a lifestyle where every breath is a reminder of the grandeur of the world around you, and where every glance out of your window is a moment of tranquil reflection.





• • •

THE OXYGEN OASIS OF WANOWRIE CENTRAL

• • •



ARTIST'S IMPRESSION

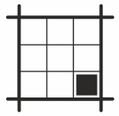
EXPERIENCE THE ESSENCE OF

Harmonious Living

Your exquisite residence at Codename O_2 seamlessly incorporates a lavish array of amenities. These revitalizing luxuries have been carefully curated to cater to the desires and requirements of every member of your household. At Codename O_2 we unite harmony, well-being, recreation, and convenience, all within a single, welcoming sanctuary.



ATTACHED DECK AREAS



LARGER CARPET AREAS



FULLY POWERED HOMES



SUNLIT HOMES





ARTIST'S IMPRESSION

EXQUISITELY INSPIRED LIVING

Specifications

STRUCTURE

- Earthquake-resistant RCC frame structure

WALLS & CEILING

- All external and internal walls in 6” & 4” masonry
- External walls finished with sand faced plaster
- Internal walls in neeru/gypsum & ceiling finished with pop

FLOORING

- Room - vitrified tiles and skirting in entire apartment
- Toilets - anti-skid tiles
- Deck area - wooden finish tiles

KITCHEN

- Kitchen platform with single bowl SS sink
- Provision for exhaust fan and water purifier
- Ample electric points with adequate power points

WINDOWS

- Powder coated aluminium sliding windows with mosquito net
- Marble window sills

DOORS

- Elegant veneer finish main door with frames and premium quality accessories
- All internal doors are laminated doors with mortise locks
- Wooden + granite door frames for toilets

ELECTRICAL

- Concealed electrification
- Fire retardant copper wiring
- TV points in living room
- Provision for split AC in all bedrooms
- Provision for internet connectivity
- Power back-up for lifts, pumps & common lighting
- Intercom & video door phones

TOILETS

- Designer Glazed tile up to lintel level
- Concealed plumbing with high quality sanitary ware & chromium plated fittings and fixtures
- Concealed diverters for toilets
- Wall/floor mounted commodes for all toilets
- Solar water connection in common toilets
- Provision for exhaust fan and boilers

PAINT

- Internal walls with acrylic oil-bound paint
- External walls with waterproof acrylic paint

LIFTS

- Two stretcher lifts

106, 206, 306, 406, 506, 606, 706, 906, 1006, 1106, 1206

101, 201, 701, 901

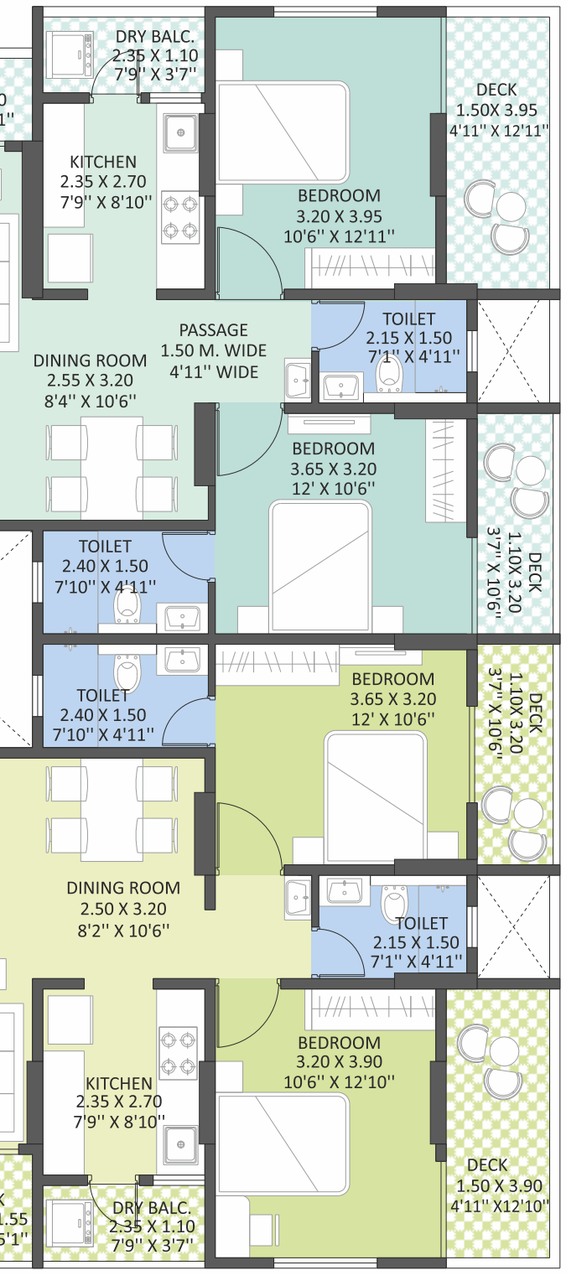


105, 205, 305, 405, 505, 605, 705, 905, 1005, 1105, 1205

104, 204, 304, 404, 504, 604, 704, 904, 1004, 1104, 1204

103, 203, 303, 403, 503, 603, 703, 903, 1003, 1103, 1203

301, 401, 501, 601,
, 1001, 1101, 1201



102, 202, 302, 402, 502, 602,
702, 902, 1002, 1102, 1202

Typical Floor Plan
1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th, 11th & 12th

Flat No.	Type	Carpet Area	Deck	Total Carpet	
		sq.m	sq.m	sq.m	sq.ft
101, 201, 301, 401, 501, 601, 701, 901, 1001, 1101, 1201	3 BED	89.80	21.71	111.51	1200
102, 202, 302, 402, 502, 602, 702, 902, 1002, 1102, 1202	2 BED	69.45	17.35	86.80	935
103, 203, 303, 403, 503, 603, 703, 903, 1003, 1103, 1203	2 BED	64.12	10.14	74.26	800
104, 204, 304, 404, 504, 604, 704, 904, 1004, 1104, 1204	2 BED	64.12	10.14	74.26	800
105, 205, 305, 405, 505, 605, 705, 905, 1005, 1105, 1205	2 BED	71.00	11.47	82.47	888
106, 206, 306, 406, 506, 606, 706, 906, 1006, 1106, 1206	3 BED	93.00	16.58	109.58	1180





806

DECK
4.30 X 0.95
14'1'' X 3'1''

BEDROOM
4.30 X 3.05
14'1'' X 10'

BEDROOM
3.20 X 3.55
10'6'' X 11'8''

DECK
3.00 X 1.09
9'10'' X 3'7''

REFUGE AREA
5.30 X 5.35
17'5'' X 17'7''

DECK
3.05 X 1.20
10' X 3'11''

DECK
3.45 X 1.20
11'4'' X 3'11''

TOILET
1.50 X 2.50
4'11'' X 8'2''

TOILET
1.50 X 2.50
4'11'' X 8'2''

PASSAGE
1.00M. WIDE
3'3'' WIDE

DINING ROOM
3.35 X 2.80
11' X 9'2''

LIVING ROOM
3.00 X 5.25
9'10'' X 17'3''

LIFT 1

LIFT 2

TOILET
1.45 X 2.40
4'9'' X 7'10''

BEDROOM
3.05 X 4.25
10' X 14'11''

LIVING ROOM
3.45 X 5.35
11'4'' X 17'7''

1.8 MTR. WIDE PASSAGE

DRY BALC.
1.10 X 2.50
3'7'' X 8'2''

KITCHEN
2.85 X 2.50
9'10'' X 8'2''

DRY BALC.
1.10 X 2.50
3'7'' X 8'2''

KITCHEN
2.85 X 2.50
9'10'' X 8'2''

TOILET
2.40 X 1.35
7'10'' X 4'5''

TOILET
2.40 X 1.35
7'10'' X 4'5''

TOILET
1.35 X 2.05
4'5'' X 6'9''

TOILET
1.20 X 2.05
4'5'' X 6'9''

TOILET
1.50 X 2.50
4'11'' X 8'2''

TOILET
1.50 X 2.50
4'11'' X 8'2''

PASSAGE
1.00M. WIDE
3'3'' WIDE

DINING ROOM
3.35 X 2.80
11' X 9'2''

LIVING ROOM
3.00 X 5.25
9'10'' X 17'3''

LIVING ROOM
3.05 X 5.25
10' X 17'2''

DINING ROOM
2.25 X 2.70
7'5'' X 8'10''

BEDROOM
3.50 X 3.55
11'6'' X 11'8''

BEDROOM
3.50 X 3.55
11'6'' X 11'8''

DINING ROOM
2.25 X 2.70
7'5'' X 8'10''

LIVING ROOM
3.05 X 5.25
10' X 17'2''

LIVING ROOM
2.80 X 5.60
9'2'' X 18'4''

BEDROOM
4.30 X 3.05
14'1'' X 10'

BEDROOM
3.20 X 3.55
10'6'' X 11'8''

KITCHEN
2.40 X 2.40
7'10'' X 7'10''

DECK
1.80 X 1.85
5'11'' X 6'1''

DECK
1.80 X 1.85
5'11'' X 6'1''

BEDROOM
3.05 X 3.65
10' X 12'

BEDROOM
3.05 X 3.65
10' X 12'

KITCHEN
7'10'' X 8'4''
2.40 X 2.55

DECK
4.30 X 0.95
14'1'' X 3'1''

DECK
3.00 X 1.15
9'10'' X 3'9''

DECK
3.05 X 1.10
10' X 3'7''

DRY BALC.
2.40 X 1.10
7'10'' X 3'7''

DRY BALC.
2.40 X 1.15
7'10'' X 3'9''

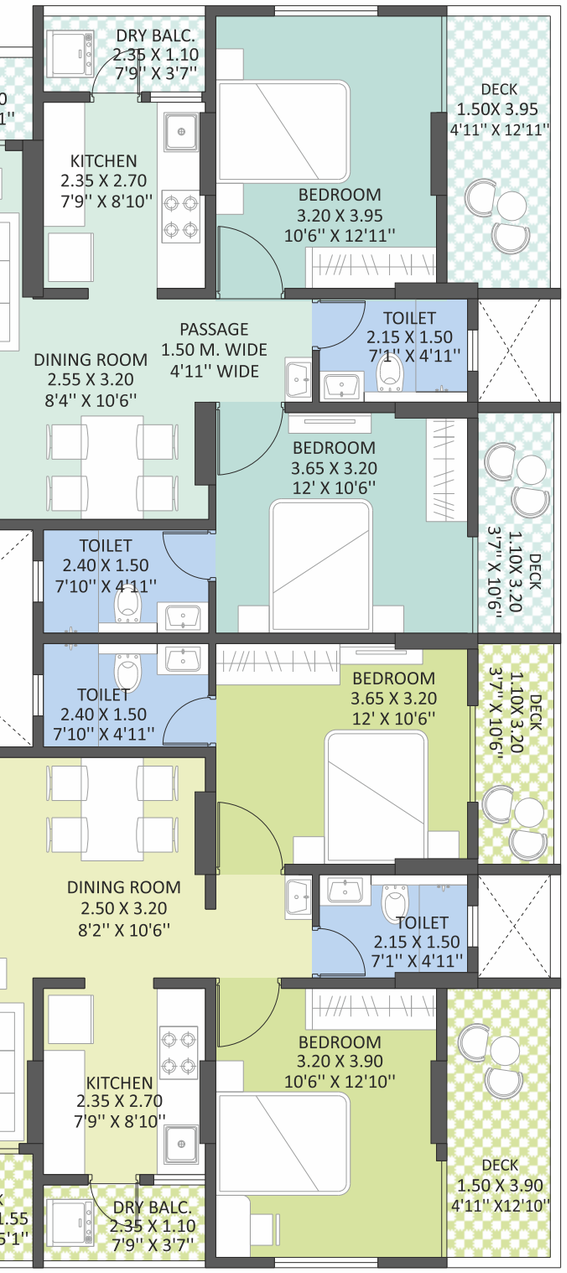
DECK
3.05 X 1.15
10' X 3'9''

805

804

803

801



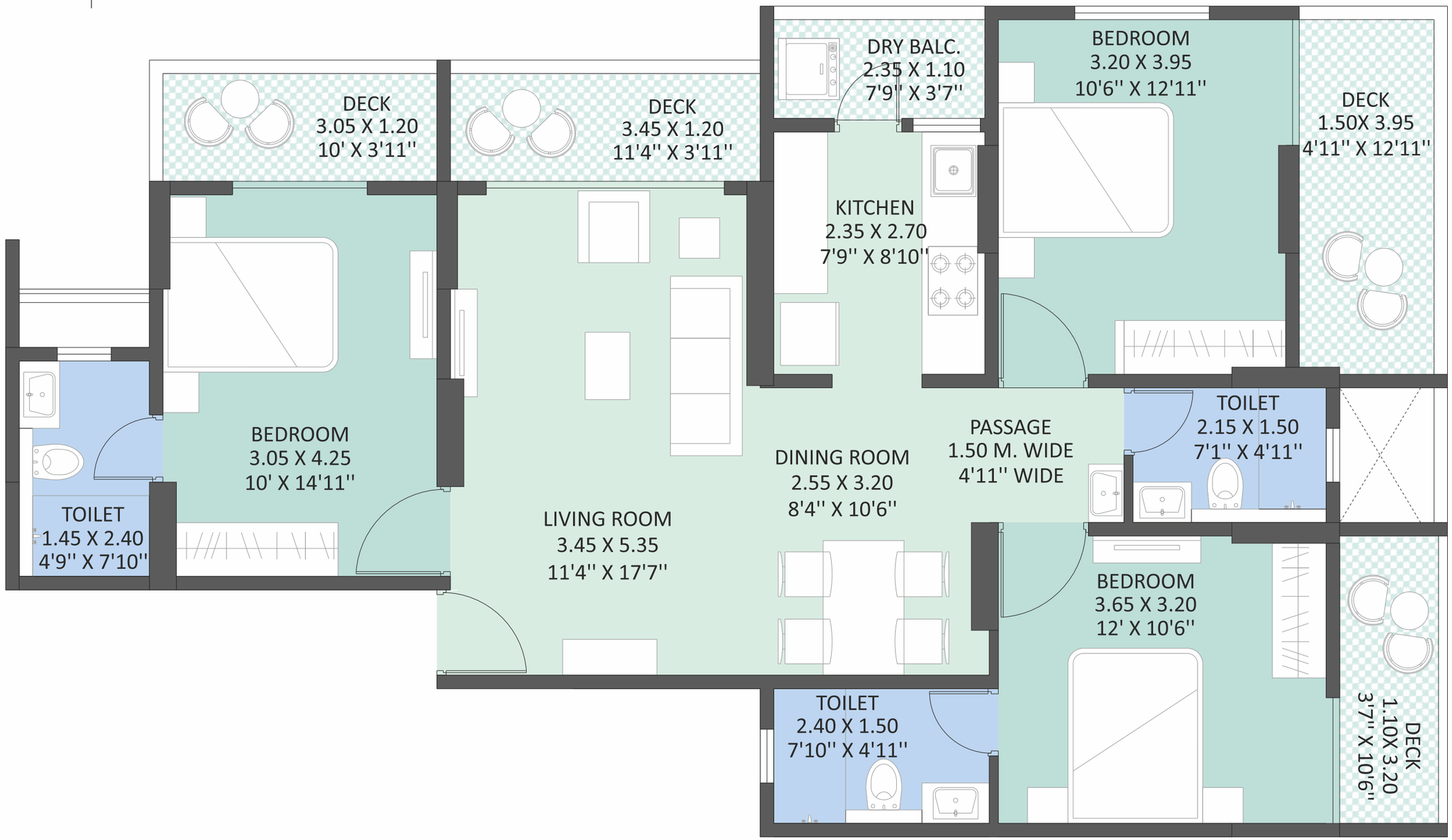
802

8th Refuge Floor Plan

Flat No.	Type	Carpet Area	Deck	Total Carpet	
		sq.m	sq.m	sq.m	sq.ft
801	3 BED	89.80	21.71	111.51	1200
802	2 BED	69.45	17.35	86.80	935
803	2 BED	64.12	10.14	74.26	800
804	2 BED	64.12	10.14	74.26	800
805	2 BED	71.00	11.47	82.47	888
806	2 BED	71.85	11.70	83.55	900



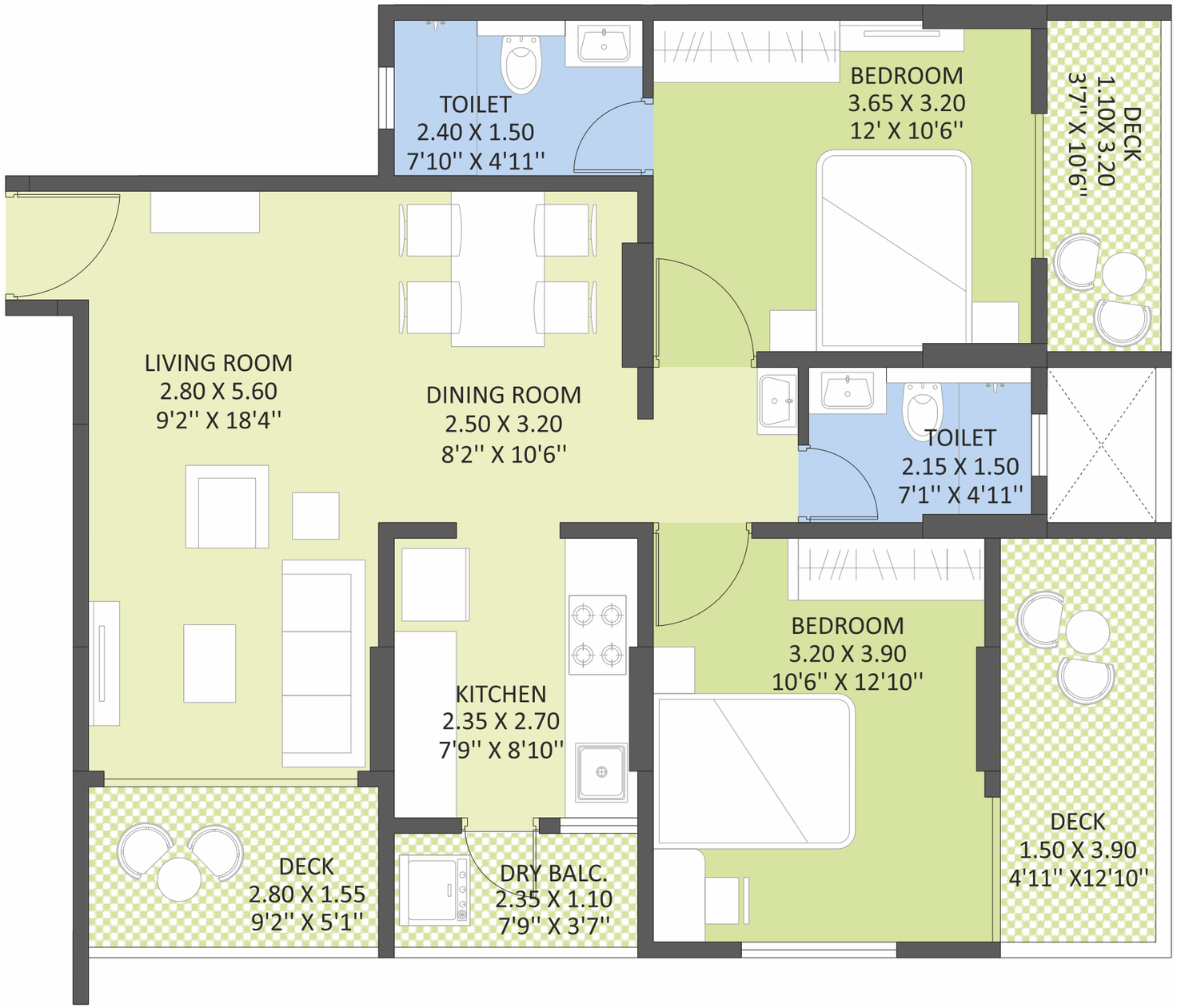
3 BED | Typical Unit Plan



Flat No.	Type	Carpet Area	Deck	Total Carpet	
		sq.m	sq.m	sq.m	sq.ft
101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201	3 BED	89.80	21.71	111.51	1200

N

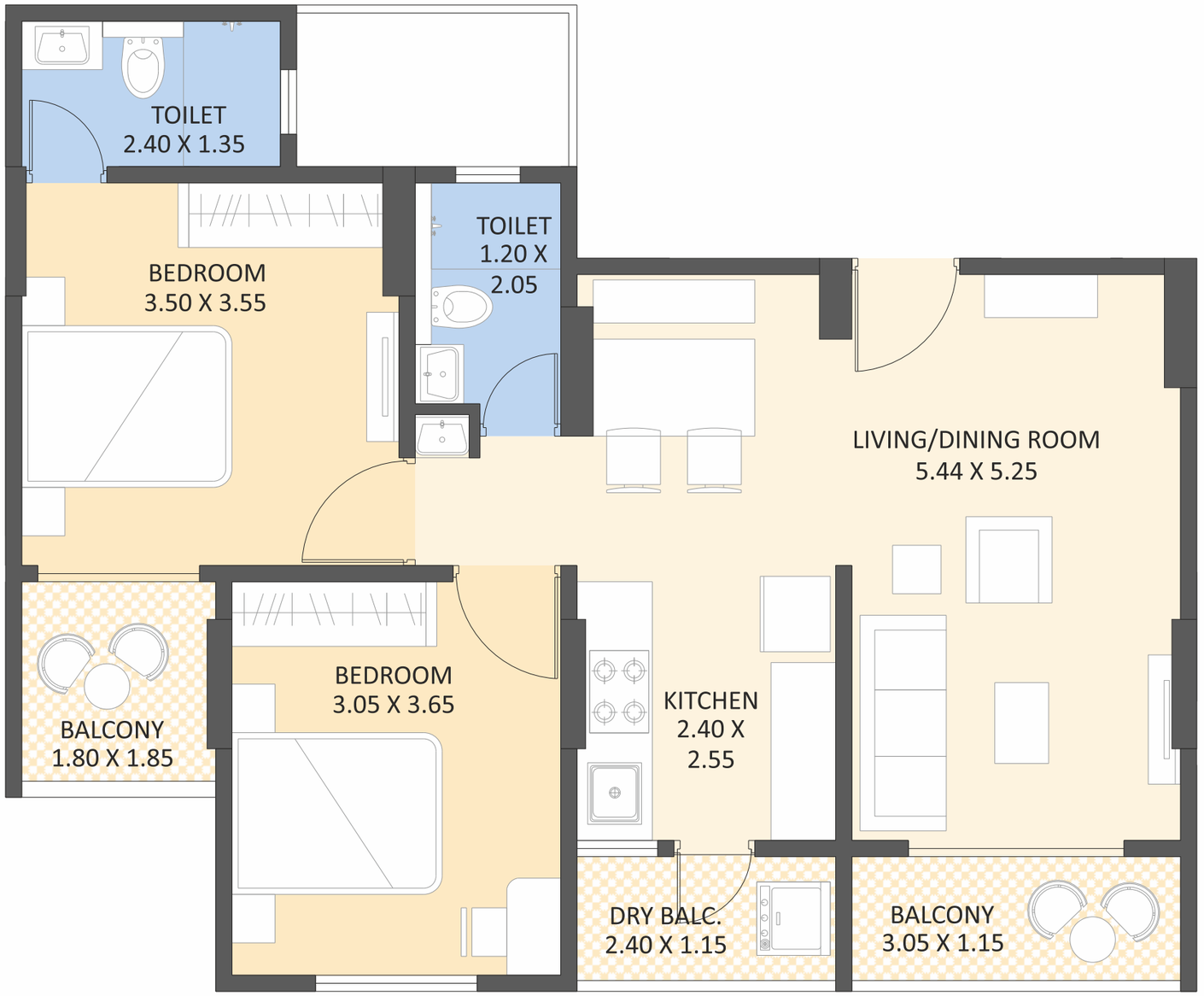
2 BED | Typical Unit Plan



Flat No.	Type	Carpet Area	Deck	Total Carpet	
		sq.m	sq.m	sq.m	sq.ft
102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202	2 BED	69.45	17.35	86.80	935

N

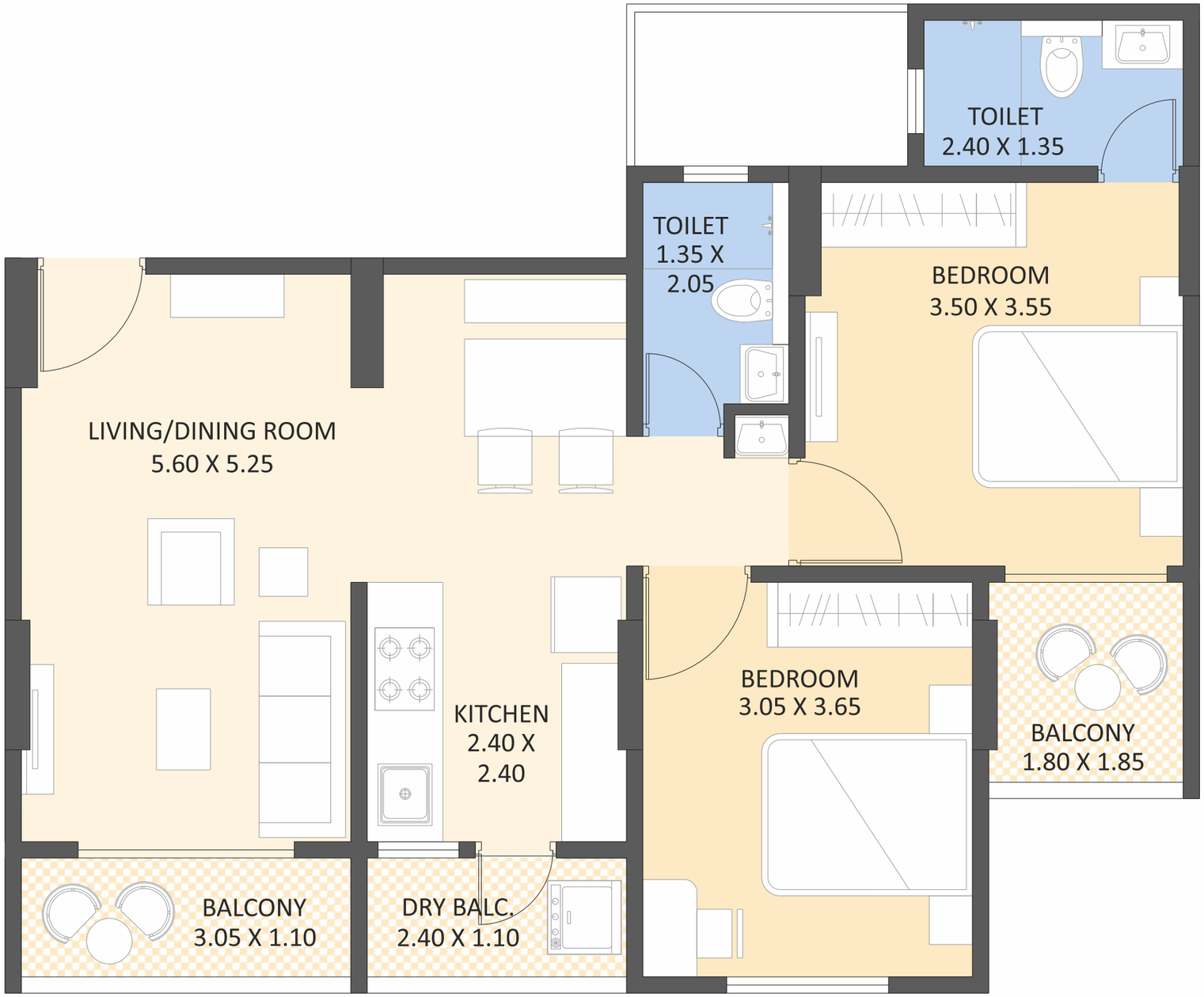
2 BHK | Typical Unit Plan



Flat No.	Type	Carpet Area	Balcony	Total Carpet	
		sq.m	sq.m	sq.m	sq.ft
103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203	2 BHK	64.12	10.14	74.26	800



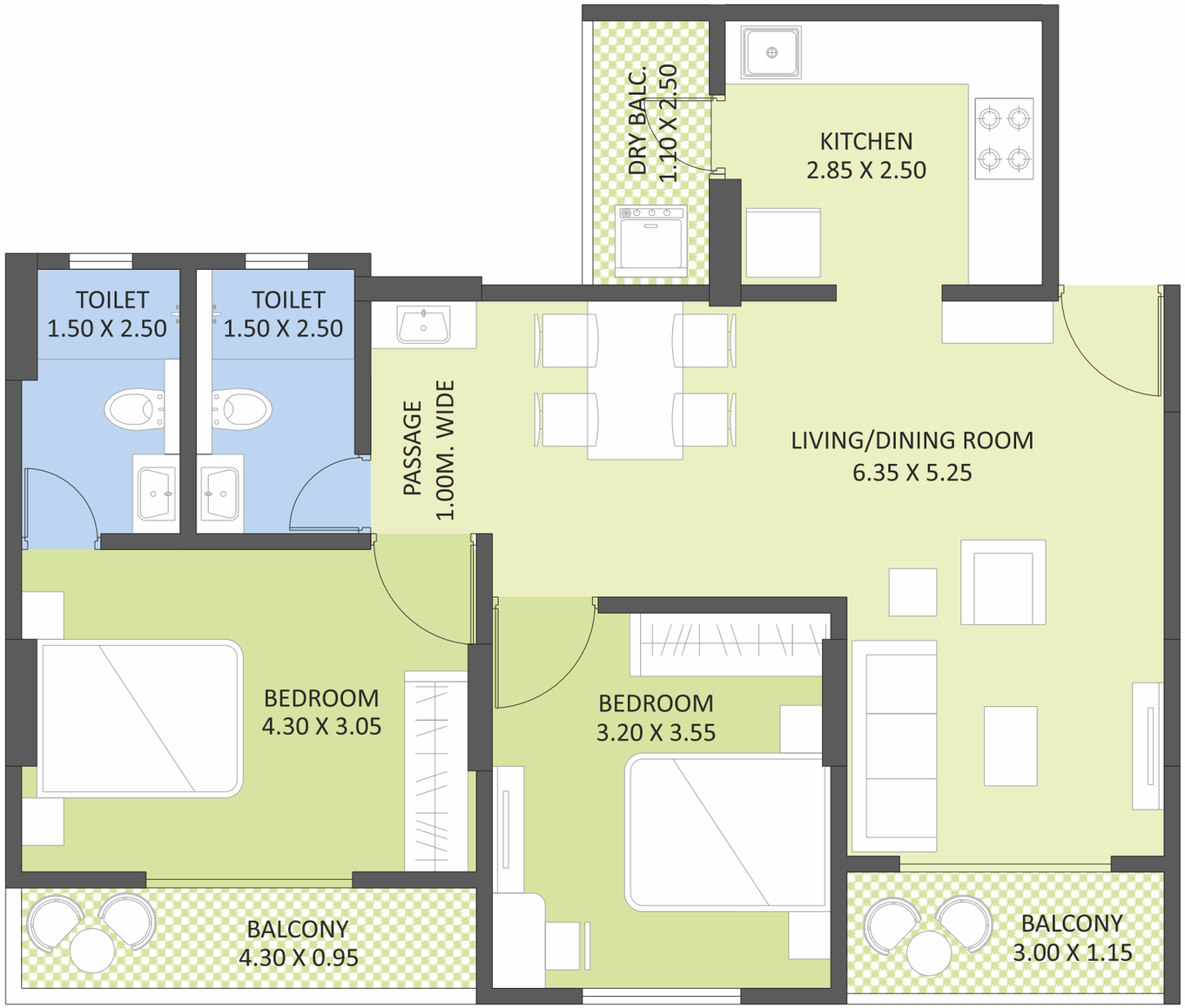
2 BHK | Typical Unit Plan



Flat No.	Type	Carpet Area	Balcony	Total Carpet	
		sq.m	sq.m	sq.m	sq.ft
104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204	2 BHK	64.12	10.14	74.26	800

N

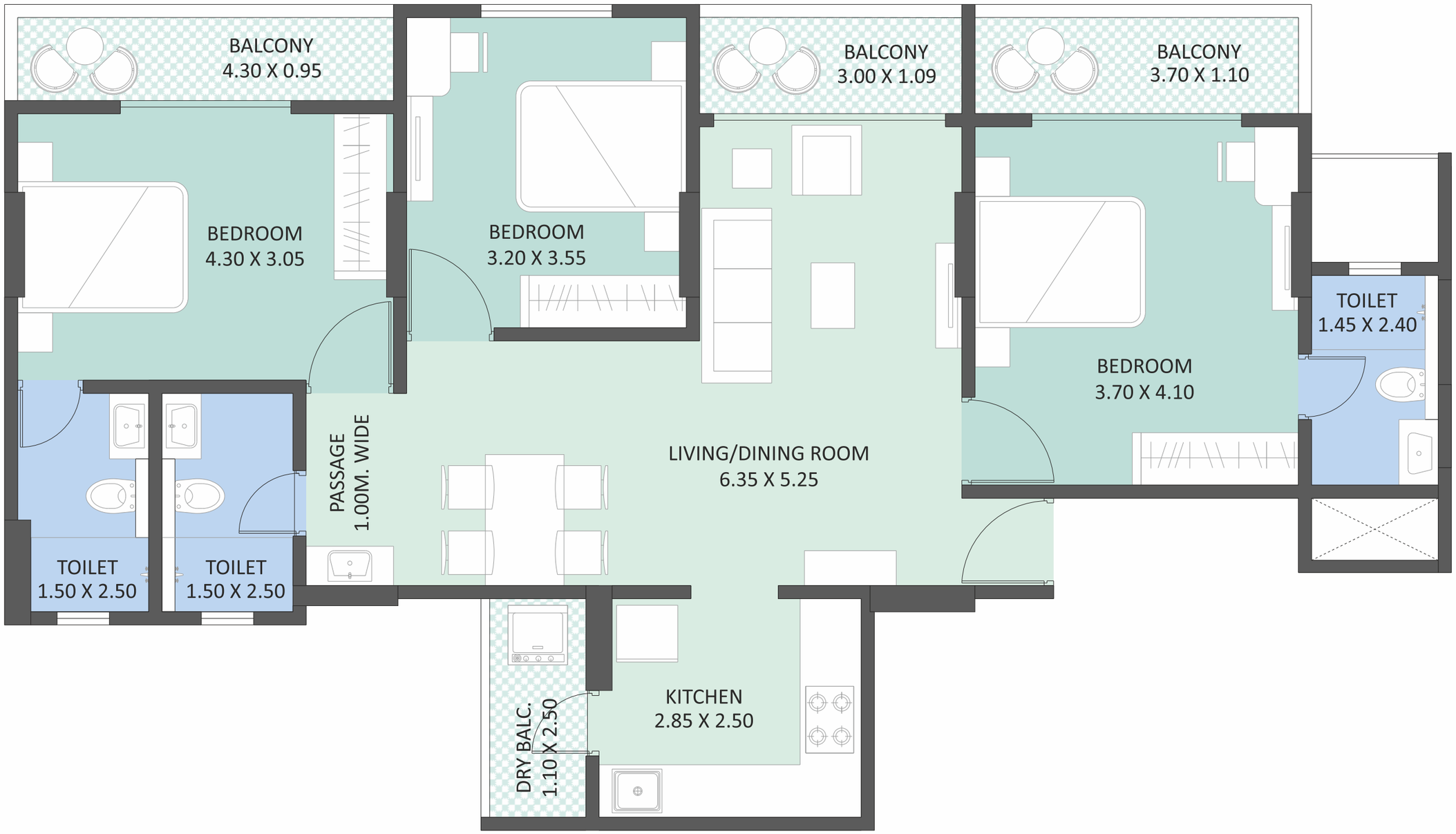
2 BHK | Typical Unit Plan



Flat No.	Type	Carpet Area	Balcony	Total Carpet	
		sq.m	sq.m	sq.m	sq.ft
105, 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205	2 BHK	71.00	11.47	82.47	888

N

3 BHK | Typical Unit Plan



Flat No.	Type	Carpet Area	Balcony	Total Carpet	
		sq.m	sq.m	sq.m	sq.ft
106, 206, 306, 406, 506, 606, 706, 906, 1006, 1106, 1206	3 BHK	93.00	16.58	109.58	1180

N

2 BED VILLAMENT



1. Entrance
2. Living Room
3. Attached Deck 1
4. Dining Area
5. Kitchen
6. Dry Balcony
7. Common Washroom
8. Master Bedroom
9. Attached Washroom
10. Attached Deck 2
11. Bedroom 2
12. Attached Deck 3

1. Entrance
2. Living Room
3. Attached Deck 1
4. Dining Area
5. Kitchen
6. Dry Balcony
7. Common Washroom
8. Guest Bedroom
9. Attached Washroom
10. Attached Deck 2
11. Master Bedroom
12. Attached Washroom 2
13. Attached Deck 3
14. Bedroom 3
15. Attached Deck 4



3 BED VILLAMENT

ROW HOUSES

Wing 'C'

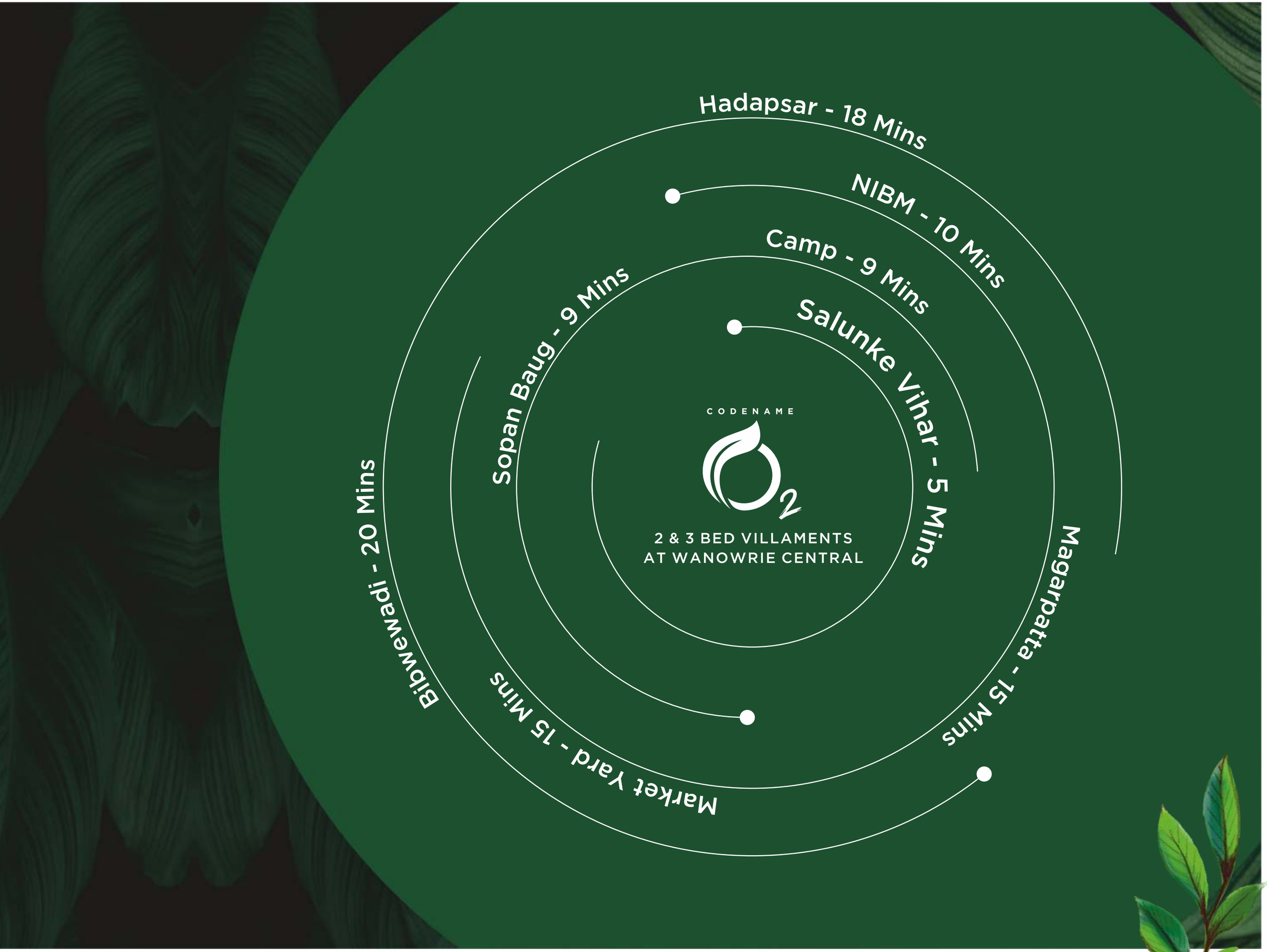
Wing 'B'



LAYOUT

Master


WHERE LIFE
ASCENDS
Beyond
THE ORDINARY
Nestled in the eastern outskirts of Pune, Wanowrie stands as a pivotal residential enclave. The real estate landscape here is burgeoning, thanks to its seamless connectivity to the thriving employment center of Hadapsar and outstanding transportation networks.Wanowrie shares its borders with prominent neighborhood such as Camp, Sopan Baug, Magarpatta, NIBM, Kondhwa & Hadapsar.


Hadapsar - 18 Mins
NIBM - 10 Mins
Camp - 9 Mins
Salunke Vihar - 5 Mins
Magarpatta - 15 Mins
Market Yard - 15 Mins
Bibwewadi - 20 Mins
Sopan Baug - 9 Mins
CODENAME
2 & 3 BED VILLAMENTS
AT WANOWRIE CENTRAL

LOCATION MAP

PUNE-SOLAPUR RD

FATIMA NAGAR CHOWK

INAMDAR HOSPITAL

RELIANCE SMART

KEDARI GARDEN CHOWK

BANK OF MAHARA-SHTRA

CODENAME O2

PUNE CANTOMENT

SHIVARKAR GARDEN

LITTLE ITALY

TRIMURTI RD

MAHATMA PHULE

SANSKRITIK BHAVAN

JAMBHULKAR GARDEN

SUBWAY

WANOWRIE

ZK'S

GERA JUCTION

SANVIDHAN CHOWK

RAMTEKDI

SRPF GROUND

ATC GROUND

YOUNG STEPS ACADEMY

RAMTEKDI INDUSTRIAL AREA

FOREST AREA WANOWRIE

GANGADHAM CHOWK

FAKHRI HILLS

SALUNKE VIHAR RD

RUBY HALL CLINC

BAKER'S POINT

RIMS INTERNATIONAL

JYOTI PURE VEG RESTAURANT

NIBM INSTITUTE

NIBM RD

DORABJEE STORE

KONARK INDRAYU

SATYANANAD HOSPITAL

KONARK E-SQUARE

VIBGYOR HIGH SCHOOL

CLOVER PALLISADES

PINNACLE RIDGE

SBI BANK

DORABJEE MALL

BIZZ BAY MALL

GOLD'S GYM

HADAPSAR RD

CORINTHIANS CLUB

N

MAP NOT TO SCALE

Location
MAP

LANDMARKS

Salunkhe Vihar	2.5 km
NIBM	3.5 km
Camp	3.5 km
Magarpatta	5.4 km
Hadapsar	4.9 km

HOSPITALS

Motherhood Hospital	1.8 km
Inamdar Multispeciality Hospital	2.1 km
Satyanand Hospital	2.1 km
Southern Command Hospital	2.2 km
Electricwala Hospital	2.6 km
Ruby Hall Clinic	5.9 km
Noble Hospital	6.5 km

EDUCATIONAL INSTITUTES

Kroot Memorial School	1.2 km
Sungrace High School & Junior College	1.4 km
Oysters International School	1.6 km
Vidya Bhawan College Cantonment Area	1.8 km

SHOPPING CENTRES

Reliance SMART	1.8 km
D Mart	1.9 km
Gera Mall	2.3 km
Seasons Mall	3.7 km
SGS Mall	4.5 km
Dorabjee Mall	4.7 km

KAKKAD GROUP

TRANSFORMING LIVES

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We are also one of the most rapidly growing construction companies in Pune. We have executed large-scale projects that have been successful in impressing our clients and the end-buyers. We have completed various types of projects like Hospitals, Factory sheds building, Educational institutions and Pharmaceutical industries.

Completed Projects



Kakkad Madhuban
Balewadi, Pune

2 & 3 BHK Apartments

Ongoing Projects



Kakkad Madhukosh
Balewadi, Pune

2 & 3 BHK Homes

Ongoing Projects



Kakkad La Vida
Balewadi, Pune

2 & 3 BHK Apartments

Ongoing Projects



Bella Casa
Ambegaon Budruk, Pune

1 & 2 BHK Apartments

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KAKKAD GROUP

TRANSFORMING LIVES

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SHUBH ADVERTISING

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*The project is mortgaged with and funded by Bajaj Housing Finance Limited (BHFL).
*No objection certificate/permission to mortgage from Bajaj Housing Finance Limited (BHFL) will be provided for sale of flats.

Project Financed By

BAJAJ FINSERV

Bajaj Housing Finance Limited