HORIZON

HIGHGROVES

KOREGAON PARK ANNEXE

3 & 4 BHK Quintessential Residences



AT THE CENTRE
OF ALL THINGS FABULOUS.



Artistic Impression

HORIZON

HIGHGROVES

KOREGAON PARK ANNEXE

AT THE CENTRE OF ATTENTION

WELCOME
TO A WORLD OF OPULENCE;

Horizon Highgroves is Koregaon Park Annexe's latest high-end, luxury development that is set to become a future landmark. With the most luxurious amenities, aesthetic features, elegant design and superior quality of construction. But that's not the only reason to move in...



Artistic Impression

PROJECT OVERVIEW

- G+14 - Storeyed Magnificent Tower with a Contemporary Design
- Quintessential 3 & 4 BHK Residences with Decks for Stunning Skyline Views
- A Community Living for 84 Families
- 11000 Sq. Ft. Landscaped Rooftop Terrace with Top of the Line Recreational Amenities
- Rooftop Infinity Swimming Pool
- 3000 Sq. Ft. Air-conditioned & Wi-Fi Enabled Multipurpose Hall and Fitness Centre that serve as a Vibrant Socializing Zone
- Gated Community with High-tech 24x7 Surveillance
- Opulent Entrance Lounge for a Warm Welcome with 4 High-speed Elevators
- Business Centre with Seamless Wi-Fi Connectivity
- State-of-the-art Safety and Security Features comprising 100% Power Backup, Firefighting System, CCTV surveillance, Access Control for better Peace of Mind
- 2 Basements and Podium with Mechanical Car Parking
- Energy-efficient Building to Protect the Environment, Enhance the Quality of Life and Significantly Reduce all Utility Bills
- Efficiently Designed to Achieve Maximum Space Utility, Essential Privacy, Natural Light and Air Ventilation
- Smartly Planned for a Better Furniture Layout to Maximize Space
- 30m and 24m proposed DP Road
- Walk to Work for better Work-life Balance ;- Proximity to Koregaon Park, D.P road (Dhole Patil road), Bund Garden, Yerawada business district. Magarpatta, Kharadi, Kalyani Nagar, Viman Nagar I.T hubs, Mundhwa & Hadapsar Industrial hubs



Conceptual Image

ENERGY EFFICIENT DESIGN

Energy Efficient Design for a low carbon footprint and lower utility bills.

- EV Charging Provision
- Solar Water Heating
- Solar PV Power Panels for Common Lights with Net-Metering
- Rain Water Harvesting
- Use of Green Building Material
- Ample Light & Ventilation
- LED Lights for Common Areas



Conceptual Image

SAFETY & SECURITY

State-of-the-art Safety and Security Measures to protect what matters the most.

- Elevators equipped with Auto Rescue Device and other Safety Features
- Biometric Locking Systems
- Firefighting System with Fire Alarm
- 24x7 CCTV Monitoring
- Video Door-Phone
- Security Cabin
- DG Backup for Common Areas
- Covered Car Parking
- UPVC Windows



Artistic Impression

Welcome to an Opulent Entrance hallway.

Be greeted in style and experience a world of grandeur.

Artistic Impression

The quintessential Living Room at Horizon Highgroves is ideal for hosting your friends and family. This statement-making living room with a spacious open layout is both stylish and functional.

Artistic Impression

With the perfect blend of design & functionality,
our Kitchens bring out the joy of cooking.
Whip up your favorite recipes in style here.

Artistic Impression

Spacious, well-lit Dining areas that let you savour your meal with all your senses.

Artistic Impression

From a busy day's work, enter the liberty of our

Deluxe Bedrooms at Horizon Highgroves.

Enter your own private world of luxury.

Artistic Impression

Sink into your bed as you enjoy a spectacular view from your

Master Bedroom at Horizon Highgroves.

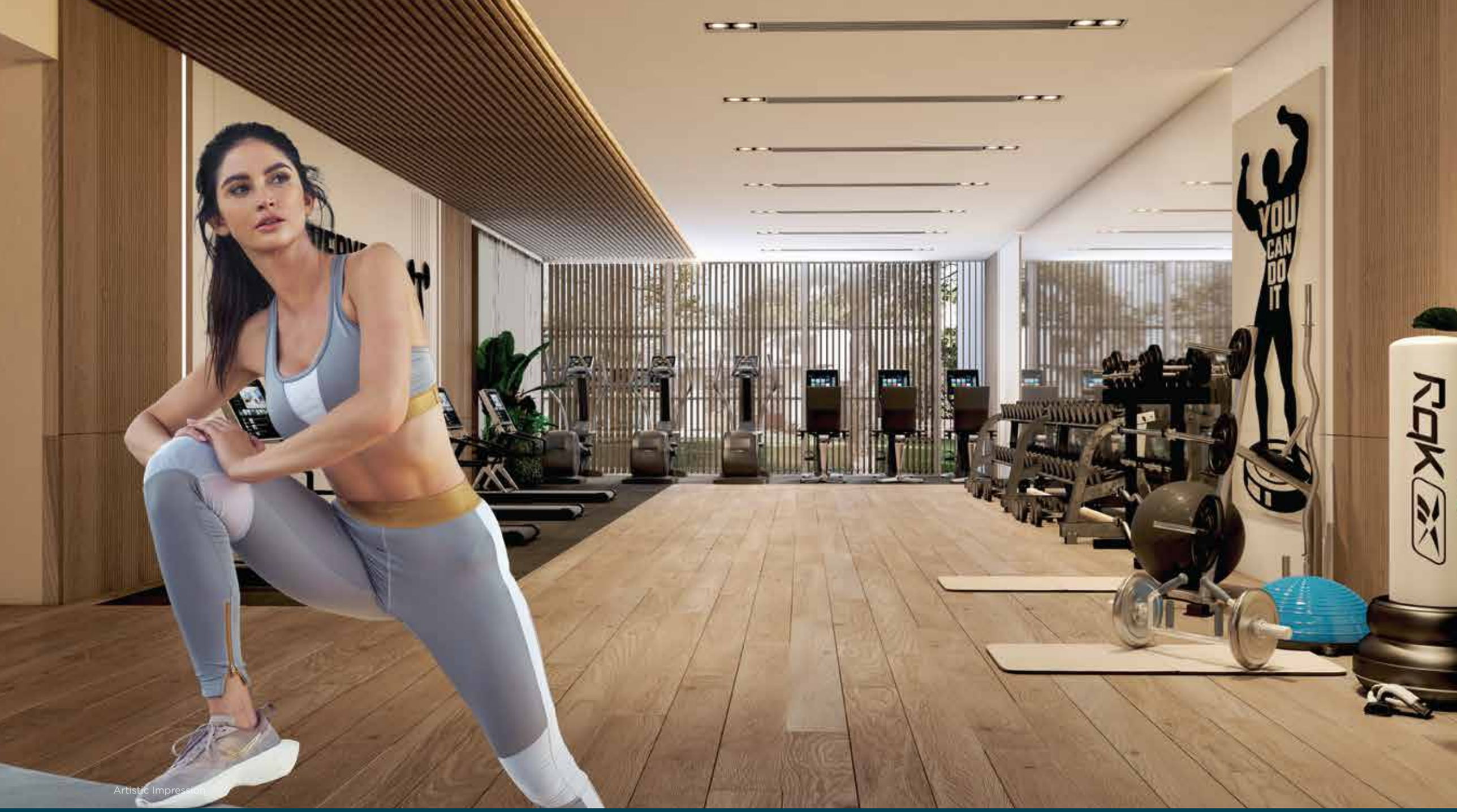
This sanctuary of luxury and comfort uplifts your mood to dream bigger.

Artistic Impression

Gift your Children the uber stylish and cozy spaces at Horizon Highgrove.
Set them free to discover a world of learning, imagination and fun.

Artistic Impression

Enjoy endless conversations over coffee with a stunning view of the city from your Panoramic Balcony at Horizon Highgroves.



Artistic Impression

High-tech Air Conditioned Fitness Centre with top of the line equipment.

Artistic Impression

When we say ‘luxury’, we mean it! Rediscover the joys of socializing in our Wi-Fi enabled Multipurpose Hall with a host of recreational amenities, spread across an expanse of 2000 Sq. Ft.

Artistic Impression

Soak yourself in the stunning skyline views,

above green forest-landscapes at our exclusive Infinity Swimming Pool.



Artistic Impression

Enjoy sundowners at the Rooftop Party Lounge

Your go-to space for social get-togethers.

Artistic Impression

Stretch peacefully on the Rooftop Yoga Deck

Your sanctuary of spirituality and bliss.

Artistic Impression

Enjoy Zoom calls, brainstorms and client meetings with a view at our

Rooftop Co-working Pods, your workplace in the sky.

Artistic Impression

Enjoy workouts with breathtaking views, catch-up with friends under the night sky or have super-productive workdays, on our Spectacular Rooftop.



Artistic Impression

Play safe with your tiny-tots at our secured Rooftop Play Area.
Enjoy their capering with your mind at peace.



Artistic Impression

HIGH-STREET SHOPPING

Enter a world of convenience; a world where appearances meet purpose; where shopping is an elevated experience; a world where advantage becomes part of your every day life. Enjoy a high-street shopping experience at an address so fine, it will transport you to a world of opportunity, benefits and comfort. Welcome to high living. **Welcome to Horizon Highgroves.**



Artistic Impression

AN OPPORTUNITY OF A LIFETIME

Horizon Highgroves is situated in an exceptional area at the heart of East Pune right next to Koregaon Park in Mundhwa.

It is located on a 30 meter wide road which is an extension of North Main road. The project is approachable from 4 sides and enjoys seamless accessibility to the Ahmednagar and Solapur Highway.

Being centrally located, Horizon Highgroves is close to all business hubs, IT Parks and hotels of Koregaon Park, Kharadi, Magarpatta, Kalyani Nagar, Yerawada and the industrial estates of Mundhwa and Hadapsar.

Just a 15-20 minute drive to Pune International Airport and equidistant to the Railway Station.

The presence of public and social infrastructure within the vicinity makes Mundhwa a prosperous location! Also, it's surrounded by the serene Mula-Mutha River.



Artistic Impression

FROM FARMLANDS TO PRIMELANDS

Mundhwa today finds itself in a similar situation as Kalyani Nagar did about 15 years ago. Despite being located right next to Koregaon Park, Kalyani Nagar only began to flourish after the construction of the Koregaon Park-Kalyani Nagar Bridge. Multiplexes, business hubs, hotels and restaurants popped up overnight, sending property rates skyrocketing by almost 10 times within a span of 15 years!

With the inclusion of Mundhwa into Corporation limits, it is all set to follow the trajectory of Kalyani Nagar. Over 7 million Sq. Ft. of commercial development is planned around North Main road and Mundhwa. Combined with upcoming robust infrastructure, and given its strategic location, these farmlands are all set to be prime lands in the near future.

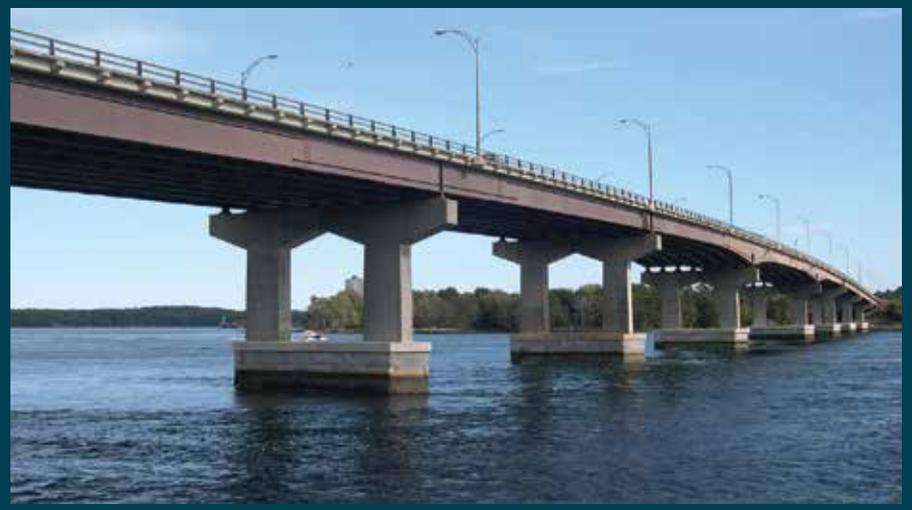
- Robust DP roads network of **30 meter** and **24 meter** in the vicinity to help the ease of traffic movement.

- The Pune and Pimpri-Chinchwad Municipal Corporation are set to roll out the **High Capacity Mass Transit Route** (HCMTR) also known as **inner ring road** plan to help decongest traffic for **Mundhwa** and **Kharadi**. HCMTR is located at a distance of 750 meter from Horizon Highgroves.
  Source: *https://www.hindustantimes.com/pune-news/high-capacity-mass-transit-route-project-gets-green-signal-in-pune/story-AMxE8L Pqc9O3T x4GlormRP.html*

- The Pune Municipal Corporation (PMC) has introduced a Public Private Partnership (PPP) model to construct a new **5.5 kilometer bridge (30 meter wide) from Bund Garden to Mundhwa Bridge** which is parallel to the Mula-Mutha road to ease the traffic problems of Koregaon park area.
  Source: *https://www.hindustantimes.com/cties/pune-news/ppp-bridge-from-bund-garden-road-to-mundhwa-in-pune-planned-to-ease-traffic-problem-101612522465736.html*

- The Pune Municipal Corporation (PMC) has approved Rs. 581 crore fund for developing **12 link roads and two bridges in the Kharadi and Mundhwa** area of the city on Public Private Partnership (PPP) model and development credit note basis. This decision will give a boost to development in Kharadi and Mundhwa areas along with other parts of the city.
  Source: *https://deccanexpress.co/pune/pune-pmc-to-spend-rs-581-crore-for-developing-12-link-roads-2-bridges-in-kharadi-mundhwa-area-13326/*

- The projects includes a **24-meter-wide bridge on Mula-Mutha river**, connecting Mundhwa and Kharadi, at an estimated cost of Rs 40 crore; a **30-meter-wide and 3.4-kilometer-long elevated road** from Kalyani Nagar to Mundhwa, at a cost of Rs 227 crore and 2.1-kilometer-long elevated road from Bund Garden to Kalyani Nagar bridge, at a cost of Rs 141 crore.
  Source: *https://indianexpress.com/article/cities/pune/road-development-takes-centre-stage-in-pmcs-infrastructure-works-7173340/*





- **Hadapsar Terminus** will be ready by March 2023 which is merely **500 meters from Horizon Highgroves**. The railway plans to shift operations of some prominent north India-bound trains to Hadapsar to relieve the load on the Pune Railway Station. This will give tremendous boost to the neighborhood.
  Source: *https://indianexpress.com/article/cities/pune/pune-infrastructure-watch-hadapsar-railway-terminus-7253939/*

- The PMC approves **Railway Over Bridge (ROB) on Pune-Solapur line near Thopate chowk in Ghorpadi** which will help connect Mundhwa, Kharadi and Kalyani Nagar areas to Pune station and Sasoon Hospital areas.
  Source: *https://www.hindustantimes.com/pune-news/pmc-approves-1-83cr-for-railway-over-bridge-at-ghorpadi/story-xNfH8CL7tMdUR4efDOKzlL.html*

- The **elevated corridor 2 of the proposed Pune Metro** project Phase-1 will connect Ramwadi to Vanaz via Mangalwar Peth and Deccan Gymkhana and Kalyani Nagar with an **extension to Kharadi and will lead Mundhwa to easy connectivity** with the key nodes of the city.
  Source: *https://www.hindustantimes.com/pune-news/extension-of-the-vanaz-ramwadi-metro-line-to-kharadi-it-park-will-cost-1-000-crore /story-TIdVHS24HIfsefPyAz9wYP.html*

- **Extension of Pune Metro to Airport from Kalyani Nagar and Ramwadi till Airport** will give the passengers / flyers a convenient option to reach Pune airport.
  Source: *https://www.punekarnews.in/pune-metro-to-extend-till-airport-wagholi-from-ramwadi/*

- **The flyover near Passport office**, Mundhwa and the road planned behind Ghorpadi, gives the residents of Mundhwa a direct access to Magarpatta IT Park.





HOTSPOT HIGH LOCATION

With easy access to business districts, industrial estates and highways, your daily commute from Horizon Highgroves will be an easy breeze. Surrounded by neighborhoods at the forefront of culture, you can experience the finest hospitality, dining, shopping and entertainment that the city has to offer.

From upscale Koregaon Park to corporate Kharadi, Magarpatta to hipster Mundhwa to hotspot Kalyani Nagar, the charm of every neighborhood is just a few minutes away!

UNMATCHED CONNECTIVTY

- 15 min. from Pune International Airport
- 15 min. from Pune Railway Station
- 500 m. from the Mega Hadapsar Terminus

PERFECT WORK-LIFE BALANCE

- Next door to Passport Office, AP81 and upcoming Commercial Parks
- 3 min. to downtown Koregaon Park
- 5 min. to Magarpatta IT Park
- 5 min. to BG Shirke Group and Bharat Forge
- 7 min. to Mariplex and Cerebrum IT Park
- 10 min. to EON IT Park and WTC
- 15 min. to Raheja Commerzone, Panchsheel Tech Park and Business Bay

WORLD-CLASS HEALTHCARE WITHIN 15 MIN.

- Columbia Asia Hospital
- Noble Hospital
- Ruby Hall Clinic
- Inlaks Budhrani
- Sahyadari Hospital
- Jehangir Hospital

EDUCATIONAL INSTITUTES IN THE VICINITY

- St. Mira College
- Bishops School
- VIBGYOR High School
- The Orbis School
- Symbiosis College, Viman Nagar
- Wadia College
- Army Sports Institutes

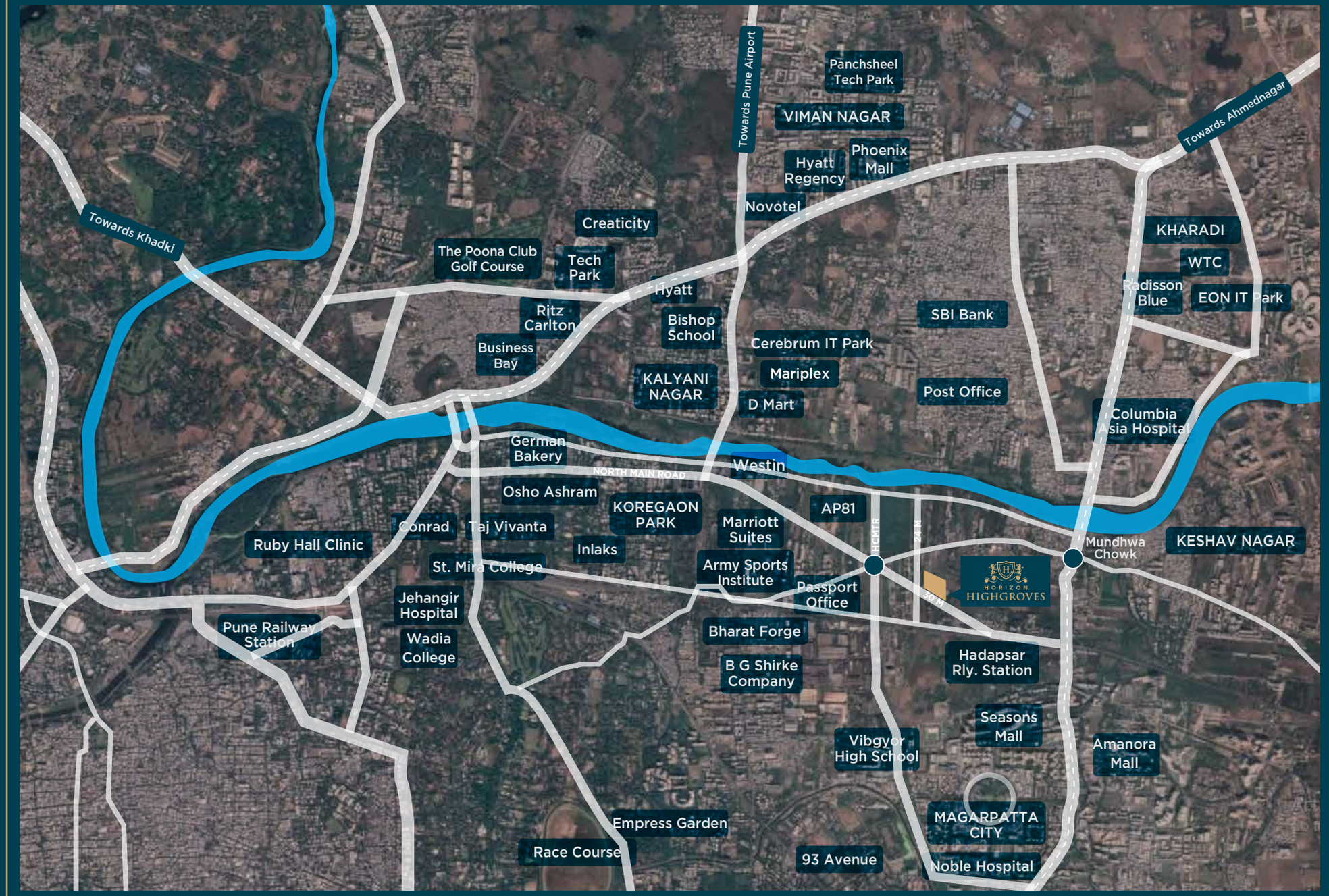
NEARBY RECREATIONAL CENTRES

- Phoenix, Amanora and Seasons Mall
- Creaticity
- Mariplex Plaza
- Poona Club and Golf Course
- Boat Club
- Residency Club

A 5-STAR NEIGHBOURHOOD

- OSHO International Meditation Resort
- Marriott Suites
- Conrad
- Ritz Carlton
- Hyatt and Grand Hyatt
- Westin
- 4 Points by Sheraton
- Taj Vivanta
- O hotel

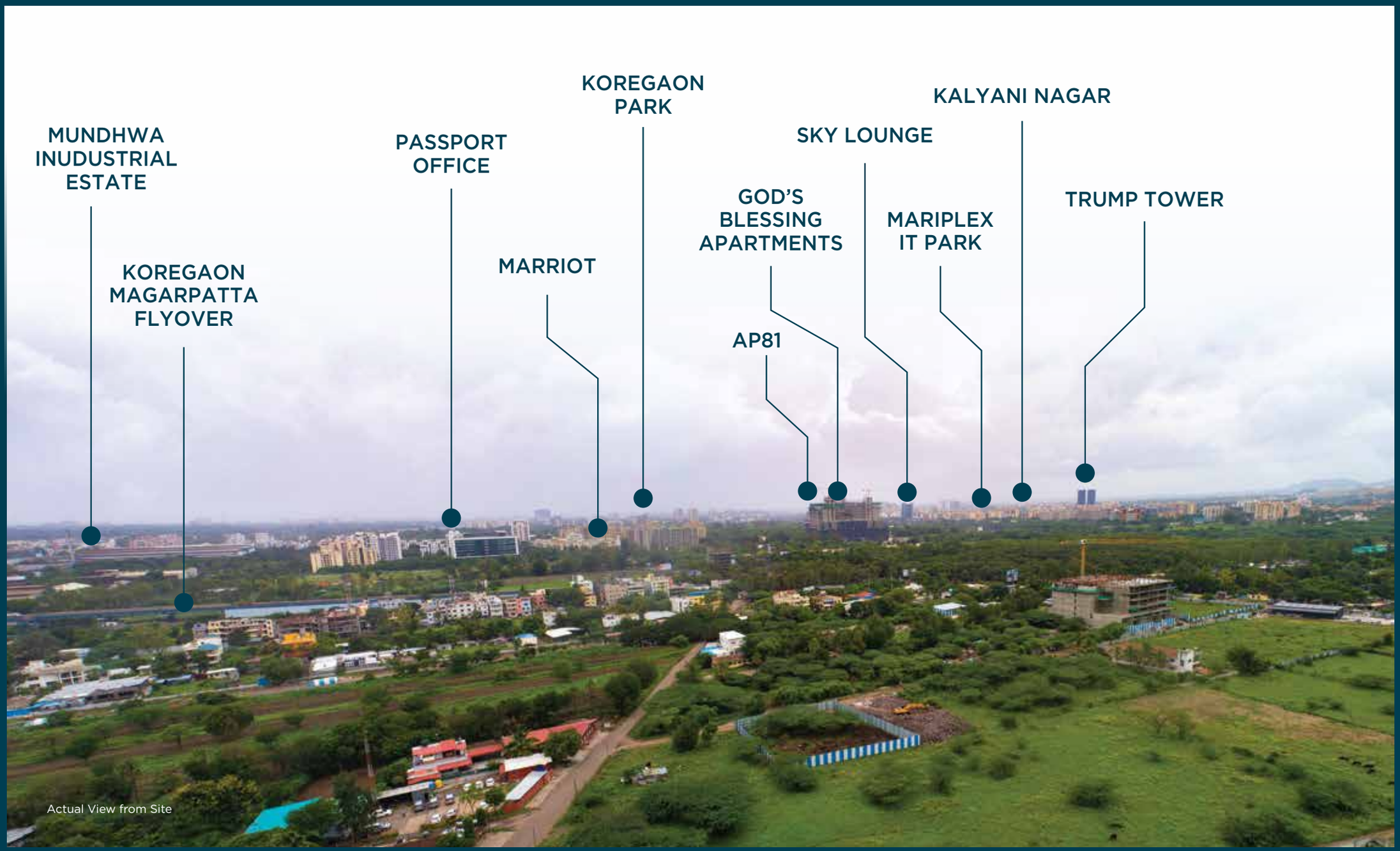
EVERYTHING WITHIN 15 MINUTES



EAST SIDE


KHARADI
KESHAV NAGAR
AMANORA PARK
MAGARPATTA CITY
Actual View from Site

WEST SIDE


MUNDHWA INUDUSTRIAL ESTATE
KOREGAON MAGARPATTA FLYOVER
PASSPORT OFFICE
MARRIOT
KOREGAON PARK
AP81
GOD'S BLESSING APARTMENTS
SKY LOUNGE
MARIPLEX IT PARK
KALYANI NAGAR
TRUMP TOWER
Actual View from Site

NORTH SIDE


AP81
TRUMP TOWER
SKY ONE CORPORATE PARK
45 ACRES BOTANICAL GARDEN
HYATT
PUNE AIRPORT
WADGAON SHERI
PHOENIX MALL
KHARADI
COLUMBIA ASIA HOSPITAL
EON
Actual View from Site

SOUTH SIDE


AMANORA PARK
HADAPSAR STATION
HADAPSAR
YOO PUNE
MAGARPATTA CITY
ONE NORTH
HIGHGROVES
MUNDHWA INDUSTRIAL AREA
HADAPSAR INDUSTRIAL AREA
Actual View from Site

AMENITIES

- Multipurpose Hall with Wi-Fi Provision
- Indoor Games
- Air-conditioned Gymnasium
- Business Center with Wi-Fi Provision
- Landscaped Terrace Garden with Soothing Lighting and Music, Yoga / Meditation Deck, Open Gym, Senior Citizen Seating, Stage, Toddler's Play Area, Gazebo, Pergola, Party Lawn, Co-working Zone with Wi-Fi Connectivity and charging points
- DG backup for all Common Facilities / Areas
- EV Charging Provision
- 4 High Safety and Speed Schindler Elevators
- Solar Water Heating in Master Toilets
- Solar PV Power Panels for Common Lights with Net Metering
- Designer Entrance Lounge
- Firefighting System
- Designer Lobby
- 24x7 CCTV Surveillance
- Name Board / Parking Boards
- Trimix / Paving Blocks for Outdoor Areas & Parking Areas
- Designer Main Gate with Security Cabin
- Video Door-Phone and Biometric Lock
- Conduiting / Cabling for Dish TV and Wi-Fi
- Letter Box
- Rain Water Harvesting
- Ample Parking

SPECIFICATIONS

Type of Structure:
- RCC Framed Structure

Masonry:
- Internal / External 5” Thick Light Weight AAC Blocks

Plaster:
- Internal Walls – Gypsum Finish & Tar Plaster for Tile Areas
- External Walls – Double Coat Sand Faced Plaster
- Staircase & Waist Slab – Neeru Finish

Painting:
- Internal – Premium Emulsion for Rich Matt Finish
- External – Texture & Acrylic Paint
- Oil Paint for M.S.

Electrical Systems:
- Three Phase MSEB Meters
- Fire Resistant Concealed Copper Wiring
- Provision of Light and Fan Points in all Rooms
- Provision of T.V., A.C Points in Living & Bedrooms
- Adequate Plug Points
- Schneider Switches & Earth Leak Circuit Breaker ELCB
- Provision for Invertor
- Pre-wired Internet Connectivity in Bedrooms

Kitchen:
- Quartz Tile Counter Top with Composite Granite Sink
- Exhaust Fan Point
- Dado Below and 2’ Above Platform
- Water Purifier Point
- Dishwasher & Washing Provision in Utility Area

Plumbing:
- Grohe/Toto or Equivalent Sanitary Ware and C.P. Fittings

Flooring:
- 800 mm X 1600 mm Vitrified Tiles for All Units and Passages
- Designer Flooring in the Entrance Lobby
- Wooden Finished Plank Tiles in Attached Balconies
- 600 mm X 1200 mm Designer Wall / Dado Tiles – up to Lintel Level of Door in Toilets

Doors:
- Laminated Plywood Main Door Frame & Grand Main Door with Premium Quality Fittings
- Laminated Flush Doors for Toilets
- UPVC Sliding Glass Doors for Balconies

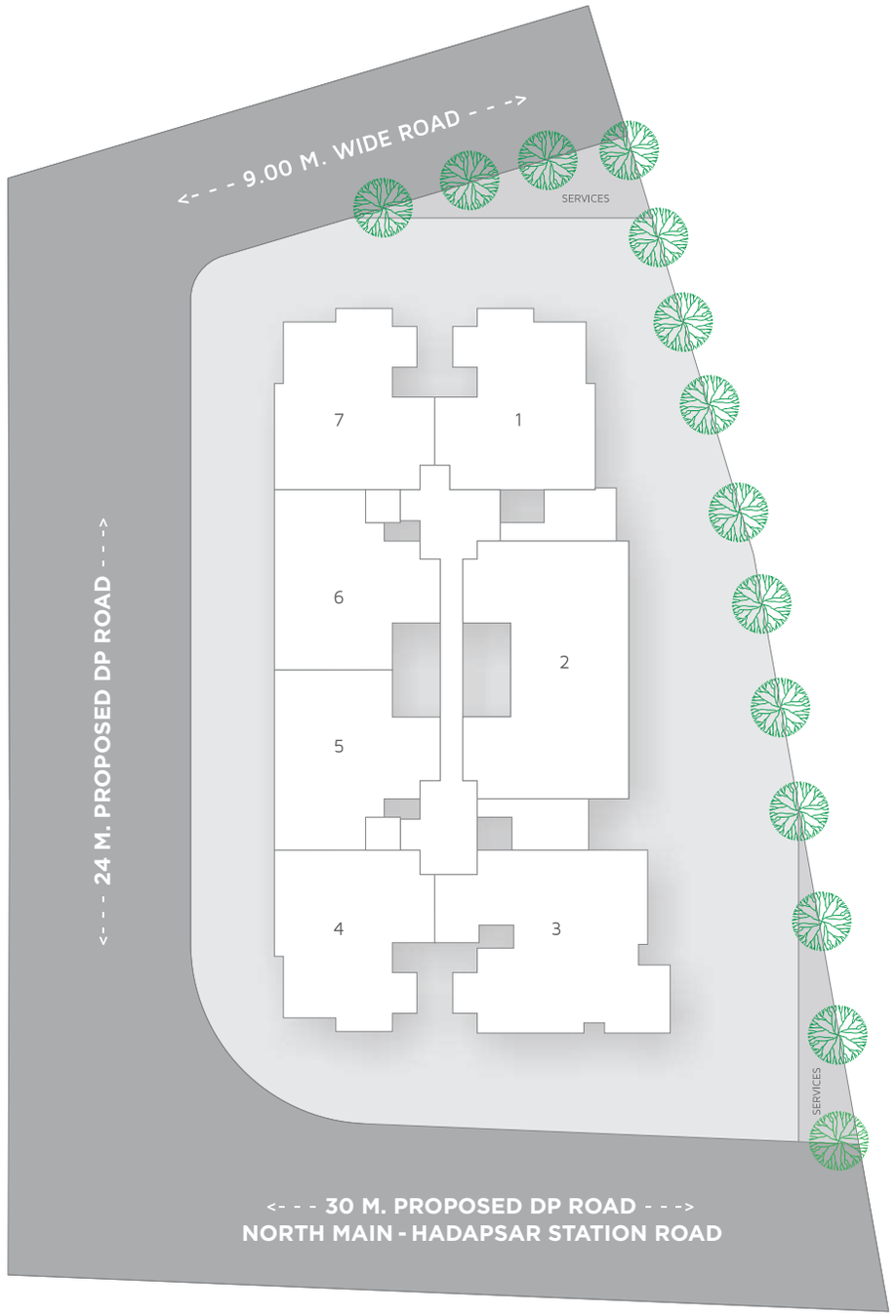
Windows:
- UPVC Windows
- Granite/Quartz Tile Window Sills

Toilets:
- TOTO or Equivalent EWC Hung with Health Faucet Along with Concealed Flush Tanks
- Counter Wash Basins
- Exhaust Fan Point
- Geyser Point Provision

Waterproofing:
- Shahabad / Brick Bat Waterproofing of Toilets, Top & Attached Terraces / Balconies, Raft, Retaining Wall, Basement, OHWT & UGWT

Fabrication:
- Glass & S.S. Railing for Balconies
- Staircase Railing in M.S.
- M.S. Sliding Main Gates

LAYOUT PLAN



NORTH

HORIZON
DEVELOPERS

CONSTRUCTING SUPERIOR VALUE

One of the leading developers of Pune, Horizon Developers has been committed to construct spaces that exude superiority and excellence. With a proven track record of over 25 years, Horizon Developers ensure customer delight by constructing spaces that maximize efficiency along with a strong emphasis on aesthetics. The Group's passion for perfection helps them build well ventilated spaces with excellent space utility to offer a superlative experience. Their desire to excel and commitment to timely delivery ensures that whenever you invest with Horizon Developers, you invest in superior value and design.

OUR LEGACY

25+	20+	1M+	1000+
Years in Real Estate	Number of Projects	Sq.Ft. Delivered	Happy Families

OUR FEW PROJECTS



NEON



A10 VISHNU VIHAR



43 HORIZON AVENUE



HORIZON WEST ONE



ASTER TRINITY



GAGAN UNNATI

CREDITS

Architect
Imran Shaikh
Cubix Architects and Consultants

Structural Consultant
Ajay Bhilare and Associates

MEP
Narendra Chavan
Siddhivinayak MEP Consultants

Project Management Consultant
Planedge Consultants Pvt. Ltd.

Landscape Consultant
Mahesh Chinchalkar

Project by:

HORIZON DEVELOPERS | KC KUSHAL CONSTRUCTION

SITE ADDRESS:
Plot No. 18, Survey No. 58/ 7 (CTS No. 1807/13), Plot No. 1, Sr. No. 62/ 1 (CTS No. 1696), North Main-Hadapsar Station Road, Mundhwa, Pune - 411 036

CORPORATE OFFICE:
Horizon Developers, Ground Floor, Indraneel Building, Next to Basuri Restaurant , Opp. PNG Jewellers, Satara Road, Pune - 411 009
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CREDAI PUNE METRO