Welcome to the World of

Uber Convenience



Opulent

Central Park

Positioned for appreciation



Take a short drive to a life of abundance. At Opulent Central Park. A plush residential cum commercial address set in the scenic reaches of Manjri, a surprisingly short drive from Pune's central hub of Hadapsar.

With lush, tranquil locales on one hand and short, multiple access routes to the happening business districts of Pune East on the other, life here promises to be a blissful union of the best of both worlds central convenience and lifestyle extravagance.

Hadapsar
Railway Station

Amanora
Park Town

Maharashtra
Academy of
Engineering

Manjri
Stud Farm

Season
Mall

Loni
Oil-Terminal

East Pune

Magarpatta
IT Park

Hadapsar
Industrial Estate

Race
Course

Mumbai-Hyderabad
Highway
NH-9

Convenience at
your fingertips

Happiness is an abundance of Everything!

If you're one of those who demand more from life, you will feel right at home in Opulent Central Park. Expansive living spaces, city connectivity, convenient in-house shopping, leisure galore and recreations by the dozen… it's all here for your personal pleasure.

Business people looking to grow have even more reason to cheer; the podium level showrooms, retail- and office-spaces are strategically located to capitalize on the substantial daily footfall of a captive market and avid shoppers from all around.





Actual Project Visualization

Too much of a good thing

makes life great!



Actual Project Visualization





Strategically sited to welcome visitors from within and around the area, Opulent Central Park is more than a lifestyle destination, it's the perfect location for any commercial establishment.

Excellent frontage along both blocks, combined with the inviting façade, convenient parking and, of course, a ready market of in-house customers make it ideal for retail spaces and showrooms alike.

Commercial Spaces Suitable for

Educational Institute | Banks | ATM's | Retail Outlets | Restaurants | Office Spaces | Shopping Centers

Futuristic by design,

thoughtful by intent



Actual Project Visualization



Actual Project Visualization

Taking convenience to luxurious new heights

With its contemporary glass and artistic concrete façade, Opulent Central Park more than lives up to its name. Not just from the outside but inside as well.

Its eye-catching exteriors, complete with a futuristic air-walk connecting its 2 blocks and the superb mix of leisure, wellness and shopping it offers simplify and elevate the experience of urban convenience not just for its residents but for the entire locale.

West Wing

Actual Project Visualization

Lifestyle ease at Opulent Central Park comes in a variety of packages ranging from generous 1,050 sq.ft. 2 BHK residences to space-optimized 700 sq.ft. 1 BHK homes. With ample free space surrounding each block, residents can enjoy clean open views of the surrounding locales as well as a high level of privacy.

The rooftop garden and amenity area add another dimension of luxury to the lifestyle on offer here.

The podium level of the West Wing comprises retail spaces that can be scaled and done up to suit the specific needs of individual businesses. With its large floor plate, and excellent frontage, the commercial area makes for excellent showrooms or retail outlets, ideal for businesses that thrive on high footfall.



East Wing



Like its west-oriented twin, the East Wing comprises 6 storeys housing a mix of 2-side open 2 BHKs & 1 BHK homes. Behind the elegant glass façade are living spaces that are just as graceful, embellished with top quality fittings and finishes. The lush garden on the roof-top, and a host of lifestyle-enriching diversions on the ground floor, including a separate clubhouse, designer garden and a thoughtful mix of leisure and sporting recreations, promise a lifestyle of surpassing comfort.

The podium level offers commercial spaces that can be sectioned off and designed to suit. With its strategic location and substantial in-house audience, the retail plaza is a prime destination for all, be it shoppers or growth-focused businesses.

Actual Project Visualization

7th Heaven

Rise above Opulent Central Park's 7 storeys and enter a virtual 7th heaven. Spread across the entire rooftop of the West Block, with a panoramic 360 degree view of the surrounding countryside and cityscapes, this is a wellness zone par excellence.

Bedecked with artificial lawns, an exotic garden and a designer swimming pool that overlooks a green expanse, the rooftop garden is an opiate for your senses-physical and emotional.



Discover
cooler ways
to chill out

Rooftop Swimming Pool

Artistic Impression

Make a big splash

The perfect spot for a tranquil interlude, with views that stretch to the horizon but keep you well away from public gaze, the rooftop swimming pool offers poolside pleasures high above the ordinary.

Large enough to satisfy almost any aquatic desires, the athletic minded will lap it up while leisurely sybarites can soak in the relaxing ambience on the adjacent deck.

Rooftop Swimming Pool

Actual Project Visualization

Amenities

On Top Terrace
- Open Air Gym
- Swimming Pool
- Kids Pool
- Pool Deck
- Gazebo
- Multipurpose Artificial Lawn
- Barbeque Counter
- Seating Area

Multipurpose Activity
- Club House 1
- Multipurpose Hall
- Jogging Track
- Multipurpose Party Lawn
- Seating Katta

Play And Game Activity
- Club House 2
- Indoor Game Room
- Senior Citizen Court
- Children's Play Area

Revel in a surfeit of fun

Living well is a matter of course at Opulent Central Park. With a wide choice of options for sport, wellness and fun recreations, there's something for everyone, be it the very young or the young at heart.

From the energizing and refreshing open air gymnasium to the vehicle-free children's play area to the multipurpose party lawn and clubhouse–an exclusive one for each block–there are many fun and sporty ways to occupy the hours of each day.

Actual Project Visualization

Kids Play Area

Live as large as you desire

Artistic Impression

Living & Dining Room

Good to the last detail



Specification

Structure
- Earthquake resistant R.C.C. frame structure

Plaster
- External sand faced cement plaster
- Internal gypsum/pop finished wall

Brickwork
- 5" thick fly ash brick work internally & externally

Electrical
- Concealed fitting
- Invertor point
- Schneider / Legrand equivalent modular switches
- Adequate electrical point with mcb
- TV & telephone point in living room & master bedroom
- AC point in master bedroom

Painting
- Internal oil bound distemper
- External weather shield acrylic paint

Flooring
- 600 mm x 600 mm vitritified flooring for entire flat
- Anti-skid flooring for toilets, bath and attached terraces

Doors
- All doors decorative laminated hot pressed flush doors
- Granite door frame for toilets / bath / wc
- Wooden door frame for main door & bedroom doors

Windows
- Powder coated aluminium windows with mosquito net
- Granite frame for windows

Plumbing
- Concealed plumbing internally
- Jaguar or equivalent CP sanitary fittings

Lift
- Automatic standard make lifts with power back-up

Kitchen
- Granite kitchen platform (otta) with SS sink
- Designer wall tiles upto lintel level
- Provision for exhaust fan

Washroom
- Designer glazed wall tiles upto lintel level
- Hot & cold single lever diverter provided in washroom
- Provision for exhaust fan

Exquisite Amenities
- Glass & glazed handrails and railings
- Video door phone for security
- Provision for inverter
- Solar water heating system
- Security gate



1 BHK Apartments
706 - 742 sq.ft.



A) Living Room
B) Terrace
C) Dining Area
D) Kitchen
E) Washroom
F) Master Bedroom
G) Master Washroom

2 BHK Apartments
975 - 1072 sq.ft.



A) Living Room
B) Terrace
C) Dining Area
D) Kitchen
E) Dry Balcony
F) Washroom
G) Guest Bedroom
H) Master Bedroom
I) Master Washroom

Artistic Impression



Opulent
LANDMARKS

Site Address:

Opulent Central Park,
Sr. No. 86, Opposite Manjri Stud Farm, Next to Bharat Petrol Pump,
Pune - Solapur Highway, Pune - 412307.

Mob.: +91 9226 500 700
E-mail: cp.sales@opulentlandmarks.com
Website: www.opulentlandmarks.com

Kalpataru 020-2635 6357

NOTE : This Brochure is purely conceptual and is designed in good faith to give you a fair and overall view of the project and is not a legal offering, nor will it be part of any agreement. Photographs are not necessarily comprehensive or current. Nothing contained in this brochure will take precedence in the final agreement. Number of buildings, areas, flats/units, amenities, specifications, floors, roads, open space etc. may be revised.

Promoters reserve the right to amend layouts, plans, elevations, designs, specifications, amenities, areas etc. without notice. The use of clubhouse shall be strictly in accordance with the rules and regulations. "Future Development" may consist of high-rise buildings.