



GAGAN UNNATI
Platinum Spaces



GET
READY
TO EXPERIENCE
'HIGH LIVING'



GAGAN UNNATII

Platinum Spaces

It gives me immense pleasure to be the brand ambassador of Gagan Unnatii which is perhaps one of the finest residential schemes that I have ever come across. As everybody already knows, Gagan Properties and Horizon Developers have a rich legacy of creating crest quality homes. Whether it's the architecture or the aesthetics, Gagan Unnatii is the real mark of perfection.

Pooja Chopra

Pooja Chopra
(Miss India)
Actress



FINE LIVING

South Pune, one of the city's most plush locales is an emerging destination for many. Situated just minutes away from Marketyard, Asia's largest grain trading centre, Katraj Kondhwa is the showcase of progress and modern development. The suburb's metropolitan persona and friendly culture has made it one of the most sought-after places to reside.

- Fully Developed Suburb of Pune
- Existence of a Divine & Spiritual Ambience
- Excellent Connectivity to Various Parts of the City
- Trade & Economic Hub
- Inhabitation by Business Community



GAGAN UNNATI, THE TALLEST TOWER OF SOUTH PUNE

High Living is all about Recognition. Gagan Unnati's beautiful elevation of '20 floors' has made it the tallest residential complex which is visible from all the neighbouring areas. The project's breath-taking designs and fantastic layout have been planned to make this place into a completely new landmark that everybody is aware of.



LIVE THE 'HIGH LIFESTYLE'



Gagan Unnati is not just an opulent scheme of residential spaces but as the tagline says, homes here are truly 'Platinum Spaces'. Having said this, every apartment has been embellished with all luxury amenities to give the residents a life of exclusivity and premiumness.

HIGH LIVING NOW
LUXURIOUSLY ELEVATED



HIGHLY COVETED ADDRESS

Stepping inside Gagan Unnathi will be quite a grandiose experience. The majestic entrance is bound to reflect the maiden aspect of high living, and once you step into the lobby, our security procedures will provide you with a feeling of entering a safe and secure zone.

- Attractive Entrance that will Mesmerize Anybody who Enters
- Security Bay for Complete Protection and Safety
- Mechanized Car Parking for Convenience



YOUR HOME IN AN AUSPICIOUS WORLD



ISKCON TEMPLE

SHATRUNJAY JAIN TEMPLE



JAIN TEMPLE WITHIN THE PREMISES



With the ISKCON temple and Shatrunjay Jain temple situated in neighbourhood along with a Jain temple within the project premises, your home will be a habitat of positivity and happiness. Also, as this place is situated amidst nature, the fresh and pristine surroundings will make each moment a melange of beauty, serenity, harmony and elegance.



ARCHITECTURE

All the three towers at Gagan Unnati are uniquely planned and open from all four sides thus making it a residential paradise. The architectural precision has provided cross ventilation, easy access for sunlight and complete privacy.

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LANDSCAPE

The project's landscaping and amenities are in complete sync with its design and layout. Built on a lush green area and having followed all environmental protection norms the project has received a "GOLD" rating pre-certification from IGBC.

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ENVIRONMENT

All facilities for solar energy and rainwater harvesting have been implemented as a part of our 'Eco Living Initiative' which reduces costs and protects the environment.

FIRST IMPRESSION IS THE BEST IMPRESSION

The grand double height lobby for every building at Gagan Unnati has been developed to generate an aura of lavishness. From the designs to the décor, we have strived to create this area as extravagant as possible. Due to the high elevation of each building, provision for three dedicated elevators in towers A and B have been made so that you can reach your apartment without having to wait for long.





Living Room

- Imported Marble Flooring.
- Large Room Height.
- HD Set-Top Box.



FIRST CLASS COMFORT

All bedrooms at Gagan Unnatii have been created keeping in mind your fast paced and hectic lifestyle. After working all day long everybody needs some rest and a bedroom is the place where you can relax and get recharged. That's why the bedrooms over here are large and spacious blended with aesthetics that generate a calming effect.



- Air Conditioned Bedrooms.
- Wooden Flooring in Master Bedroom.
- Adequate Electrical Points.
- Attached Washrooms for all Bedrooms.
- Full-Length Windows for Better Ventilation.



YOUR CULINARY HUB

All apartments at Gagan Unnati have a reasonably large kitchen area which gives you the space to play the role of a quick and efficient home chef. With all the freedom to treat your taste buds, it's time to spice up your meal and relish every morsel.



Kitchen

- Water Purifier
- Granite Kitchen Platform with Stainless Steel Sink
- Decorative Dado Tiles above Platform upto Lintel Level
- Ready made Modular Kitchen with Chimney and Hob
- Dry Terrace with provision for Washing Machine



SPECIFICATION

STRUCTURE

- Masonry - Internal/External 6" & 4" Thick High Quality Light Weight Blocks.
- Plaster - External Waterproof Double -Coated Sand Faced Plaster. Internal POP /Gypsum Walls.
- R.C.C - Earth Quake Resistant Structure.
- Painting - Weatherproof Exterior Emulsion Paint, 100% Acrylic Based Water Soluble Internal Paint.

ELECTRIFICATION

- Concealed Copper Wiring With Circuit Breakers.
- Telephone Points in Living and Master Bedroom.
- Adequate Electrical Points.
- Shuttered Plug Socket to Avoid Accidental Contacts.
- Inverter Back-up for One Light and Fan Per Room.
- Alternative Power Back-up for Common Areas and Lift.
- Premium Quality Modular Switches.
- Provision of Split A.C. Point in Living.
- 3-Phase Connection for all Flats.
- 2 Way Switches in all Bedrooms for Fan and Light.
- Broadband Provision in all Flats
- Wi-Fi Connectivity in Selected Areas.

KITCHEN

- 1M X 1M Vitrified Tiles in Bedrooms.
- Black Granite Kitchen Platform with Stainless Steel Sink.
- Ready made Modular Kitchen with Chimney and Hob.
- Glazed / Ceramic Tiles Dado 2 Ft. above Kitchen Platform.
- Water Purifier.
- Electrical Layout with Adequate Plug Point for Kitchen Appliance.
- Dry Balcony with Provision for Washing Machine/Dryer (Water Inlet and Outlet) and Separate Washing Area.

LIVING/DINING/TERRACE

- Imported Marble in Living, Dining & Passage
- Hi-Tech Security Color Video Door Phones.
- Intercom.
- Safety Door.
- Set Top Box
- Decorative Veneer Main Door with Good Quality Fittings.
- Provision for Telephone, Lights, Fans, TV Points, Plug Points, & Adequate Extra Plug Point.
- Premium Quality Hardware Fittings and Modular Switches.
- Full Length Glass Windows/Doors for Proper Ventilation & Light Exposure
- Anti-Skid Designer Tiles (Flooring) for Terrace.
- Three Track Powder Coated Aluminum Window Frames with Mosquito Nets.
- Granite Window Sills.
- Terraces with Stainless Steel Railing and Toughened Glass.

BEDROOMS

- Wooden Flooring in Master Bedroom.
- 1M X 1M Vitrified Tiles In Other Bedrooms.
- Split A.C. in all Bedrooms.
- Premium Quality Laminated Door Frames with Both Side Laminated Doors.
- Cable Point in all Bedrooms.
- Provision of Telephone, Lights, Fans, Plug Points & Adequate Extra Plug Point.
- Premium Quality Hardware Fittings and Modular Switches.
- Full Length Glass Windows/Doors for Proper Ventilation & Light Exposure.
- Three Track Powder Coated Aluminum Window Frames with Mosquito Nets.
- Granite Window Sill.

WASHROOMS

- Anti Skid Designer Flooring Tiles.
- Designer Glazed Dado Tiles on the Walls up to Door Height.
- Concealed Plumbing With International Standards/Equivalent Premium Quality C.P. Fittings.
- Exhaust Fan.
- Hot and Cold Single Lever Diverter.
- Wall Hung EWC with Health Faucet in all Washrooms.
- Flush Valves in all Washrooms.
- Premium Quality Laminated Door and Frames for all Washrooms.
- Acrylic False Ceiling in all Washrooms..
- Counter Wash Basin with Mirror.
- Half Glass Partition.

SPECTACULARLY BEAUTIFUL GARDEN

For the ones who like some quiet time by themselves, the project has a dedicated garden with a charming seating arrangement. Blended with exotic plantations on a landscaped lawn, this garden is a unique place to ease you from everyday worries.



THE RETREAT OF SELF RECLAMATION

The club house at Gagan Unnati is just like a plush and classic lifestyle club. It is the place where you can leave behind the everyday hassles and get engaged in some recreational activities. So set yourself free and come to spend some time here to get back into the groove.

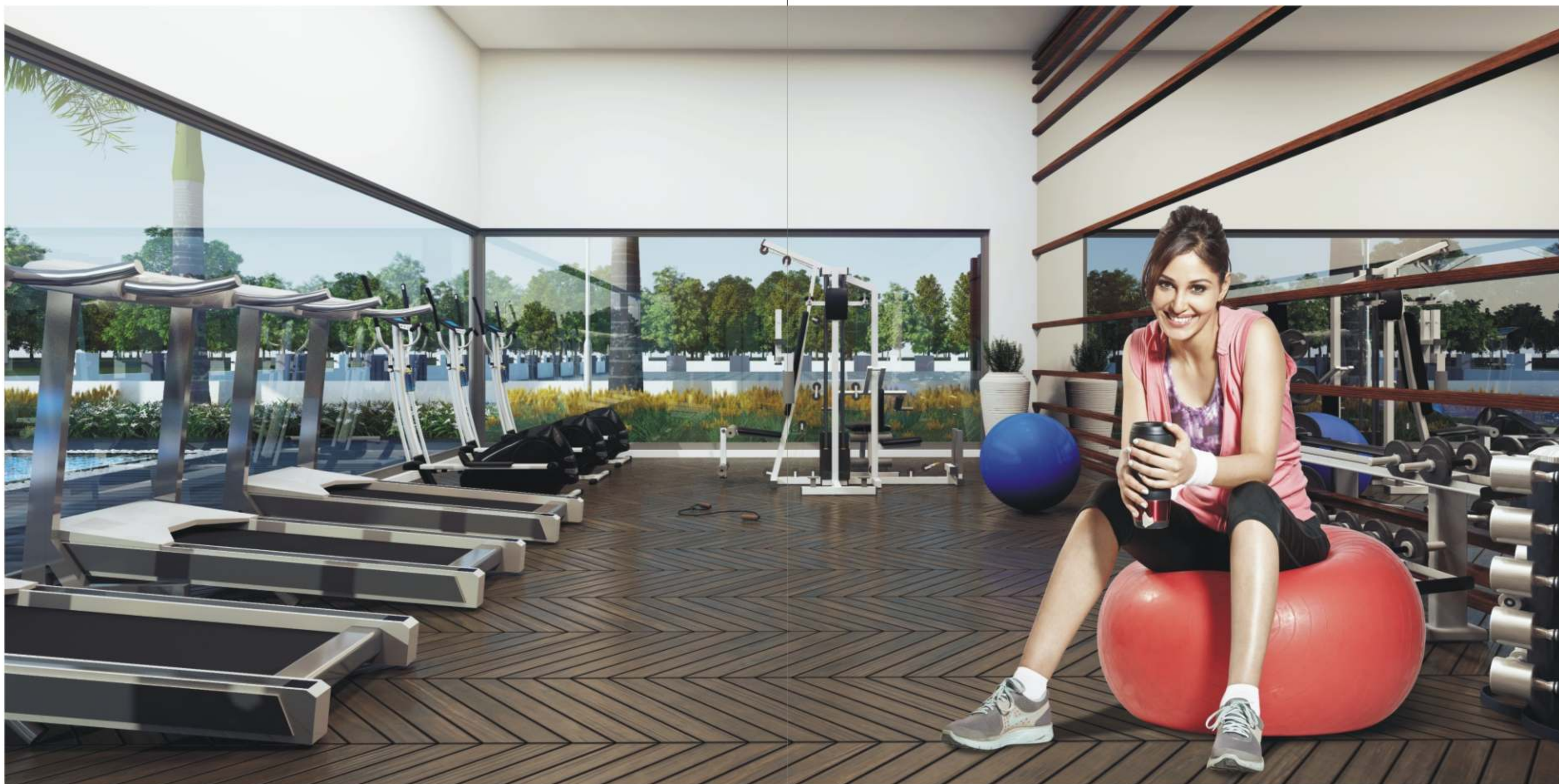




AT THE PINNACLE OF ENTERTAINMENT



The conveniently located club house is one spot which has a multi-purpose hall where you can host parties and social gatherings in complete style. This entertainment zone is away from the homes yet within the premises thus giving you complete freedom to enjoy.



GOOD HEALTH TODAY, TOMORROW & ALWAYS

For all the health conscious people, we have built a state-of-the-art gymnasium equipped with the latest cardio vascular & weight training facilities ideal for weight control, body toning and overall physical well-being. So whatever are your fitness goals, a swanky fitness centre and well trained professionals will be there to help you achieve them.

EXTRAVAGANT POOL SIDE PARTY DECK





UNMATCHED EXHILARATION

Are you more of an outdoor sports enthusiast? If so, then Gagan Unnatii has taken care of this particular interest of yours also. Similar to a sports centre, the complex also has provision for various outdoor sports amenities like basketball and jogging. So put on your sports gear and challenge your buddies to an exciting game



IT'S TIME TO GET HIGH ON LUXURY

AMENITIES

SPORTS, HEALTH & FITNESS

- Swimming Pool.
- Kid's Pool.
- Well Equipped Gymnasium.
- Multi-Purpose Court.
- Walking and Jogging Track.
- Open Meditation area .
- Acupressure / Pebbles path.
- Exercise Decks.
- Children Play Zone with Sand Pit.

ENTERTAINMENT

- Recreation Hall.
- Multiple Kid's play areas.
- Poolside Party Deck.
- Indoor Games.
- Open Sit Outs.

GREEN ZONES

- Landscaped Garden with Water Bodies.
- Plethora of Shady Trees all Over the Campus.
- Senior Citizen Park.

SECURITY & SAFETY

- Hi-Tech Security System (CCTV Video Door Phones etc.).
- Fire Fighting System for Each Building.
- Vehicle Free - Children Play Area.

VALUE ADDITION

- Jain Temple.
- Three Level Parking.
- Modern Mechanized Automatic Parking System.
- Attractive Entrance Gate with Security Cabin.
- Car Washing Area.
- Garbage Chute.
- High Speed Automatic Elevators including One Stretcher Elevator.
- Generator Backup in Lift & Common Areas.
- Drinking Water Facility in Kid's Zone.
- Wide Pathways & Driveways.
- Intercom System.
- Solar System Hot Water in Master Bathroom.

OTHERS

- Decorative Double Height Entrance Lobby.
- Internal Concrete Roads.
- Rain Water Harvesting
- Automatic Water Pumping System.
- Sewage Treatment Plant.
- Washroom for Servants in Parking Area.
- Common Rest Rooms for Drivers.
- Anti-Termite and Cockroach Treatment.
- Name Plate & Letter Box for Each Flat.

SHOPPING AVENUES AT GAGAN UNNATI



Commercial spaces at Gagan Unnati offer numerous opportunities for business growth as well as expansion, and for the residents, these spaces will add to the convenience because shopping over here will be a lot more easier.

Spaces Suitable For:

- Departmental Stores and Supermarkets
- Showrooms and Boutiques
- Restaurants and Coffee Shops
- Banks and ATM's

Schools

The Playground of Knowledge for your Child's Future



- Bishops School 10 Min.
- Vibgyor School 12 Min.
- Delhi Public School 13 Min.
- Mahveer Pratishthan 13 Min.

Colleges

The Fundamental Platform for Successful Careers



- Sinhgad Institute 1 Min.
- KJ Education Institutes 6 Min.
- Bharti Vidyapeeth 15 Min.
- VIT College of Engg. 4 Min.

Convenience

The Time Saving and Happiness Giving Element



- Marketyard 5 Min.
- Camp 18 Min.
- NIBM Road 10 Min.
- Satara Road 5 Min.

Highways

The Quick Entry and Exit Points to all Parts of Maharashtra



- Pune Mumbai Express way 25 Min.
- Pune Bangalore 5 Min.
- Panchgani 100 Min.
- Solapur 20 Min.

Markets

The Continent's Largest Trade Hub



- Foodgrain Market 5 Min.
- Vegetable Market 10 Min.
- Timber Market 20 Min.
- KK Market 7 Min.

Entertainment Hubs

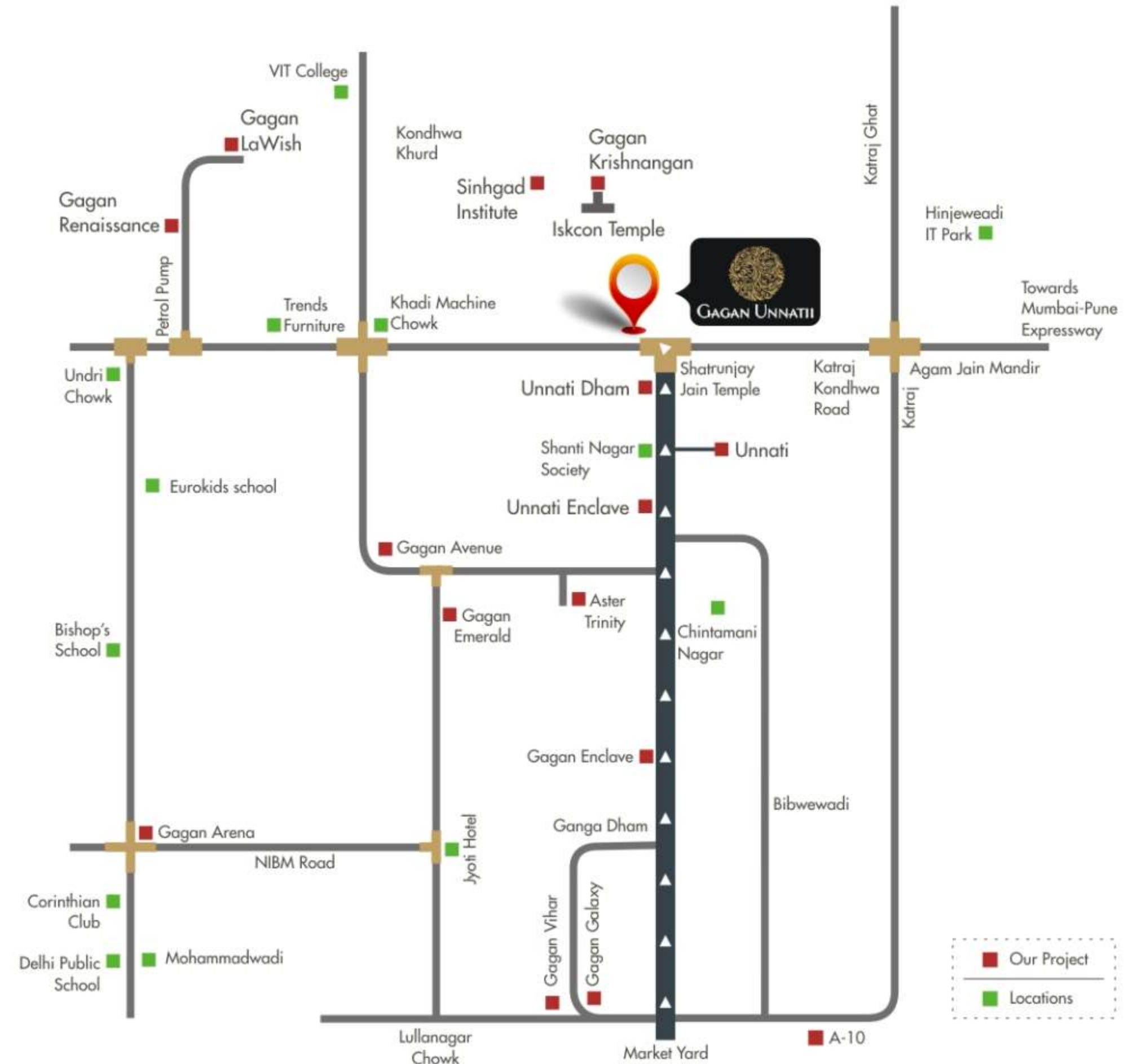
The Fun Time Places for All



- Corinthian Club 10 Min.
- City Pride Theater 15 Min.
- Restaurants 2 Min.
- Malls 10 Min.

DIRECTIONS TO REACH HIGH LIVING

Strategically positioned amidst nature yet closely connected to the city, Gagan Unnati is privileged to be at a place which is convenient and accessible.



Credits

Architect
Vilas Tarwadi

Legal Advisor
Adv. Chandan Parwani

Landscape Consultant
Vilas & Neelima Bhoseker

Structural Designer
G.A. Bhilare & Consultants

Developers: GAGAN UNNATI VENTURES



Site Address:

GAGAN UNNATI

Sr. No. 56/8.9, Opp. Shatrunjay Jain Temple, Adjacent to ISKCON Temple, Katraj-Kondhwa Road, Kondhwa (Bk.) Pune 411048.

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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, areas, flats/units, amenities, specifications, floor, roads, open space etc. may be revised.