

| QUEEN'S TOWER



YOUR
DREAM
HOME
AWAITS

Discover the Perfect blend of comfort and luxury

WELCOME TO
QUEEN'S TOWER

Imagine coming home to a place where comfort meets elegance, where modern amenities combine with thoughtful design, and where community flourishes.

Welcome to Queens Tower, your heaven in the heart of the city.

MODERN ARCHITECTURE
PRIME LOCATION
UNPARALLELED AMENITIES

WHY NIBM

A PRIME LOCATION FOR LUXURY LIVING

UNMATCHED CONNECTIVITY



Strategic Location

Access to Hadapsar, Kondhwa, Magarpatta, Kalyani Nagar, Wanowrie.



Key Roads

Kondhwa Road, Katraj-Hadapsar Bypass, Mumbai-Bangalore Highway.



Future Developments

Upcoming infrastructure projects.

LUXURY LIVING SPACES



Premium Residences

Spacious 2 & 3 BHK apartments.



Modern Design

Contemporary layouts with elegant interiors.

GREEN & SERENE ENVIRONMENT



Lush Parks

Scenic views providing tranquility.



Relaxing Atmosphere

Ideal for unwinding after busy days

ESSENTIAL FACILITIES NEARBY



Education

Top schools like Orchid International and Vibgyor High.



Healthcare

Lifeline Hospital and Kondhwa Multispeciality Hospital nearby.



Shopping

Heritage Mall, Dorabjee's Royal, and Tribeca Highstreet just minutes away.

VIBRANT COMMUNITY



Community Amenities

Facilities for interaction and bonding.



Social Events

Engaging gatherings and cultural events.

INVESTMENT POTENTIAL



Dynamic Neighborhood

Long-term growth opportunities



Smart Investment

Consistent property value appreciation



About Us

Perfectly perched amid a growing Cosmo lifestyle, yet within nature's reach, your royal home awaits a Queens Tower. Right from an imposing lobby to an amenity-rich rooftop, everything at Queens Tower stems from your aspirations for intelligent space design, contemporary lifestyle, and an inspiring community. Every tower has a magnificent lobby, which serves as the perfect prelude to the contemporary design story that follows.

Sun-drenched entrances and rich, seamless marbles highlight an elevated style of living. Here awaits a royal residence crafted with cutting-edge engineering and artistic architecture, for you. Engineering astuteness meets inspiring art to create an everlasting masterpiece that is a stunning blend of classic grandness and modern minimalism.

Queens Tower does not confine itself to the royal premises of NIBM; rather, it extends beyond to wonderfully weave itself into the fabric of a rapidly developing neighborhood and city. Experiencing an upward swing in the price trends, Queens Tower, located at an elevation of 200 feet above sea level on the NIRM Road, boasts of good public infrastructure, refreshing natural surroundings, and seamless connectivity to numerous upscale localities such as Hadapsar, Koregaon Park, Swargate, Kharadi, and Kondhwa and more. NIRM Road and the Pune Railway Junction are around 8 kilometers apart. Getting to the Pune International Airport from NIBM takes around 45 minutes. NIBM is life-ready thanks to the countless retail establishments, high-end shopping centers, commercial spaces, renowned schools, hospitals, banks, brands, restaurants and more.

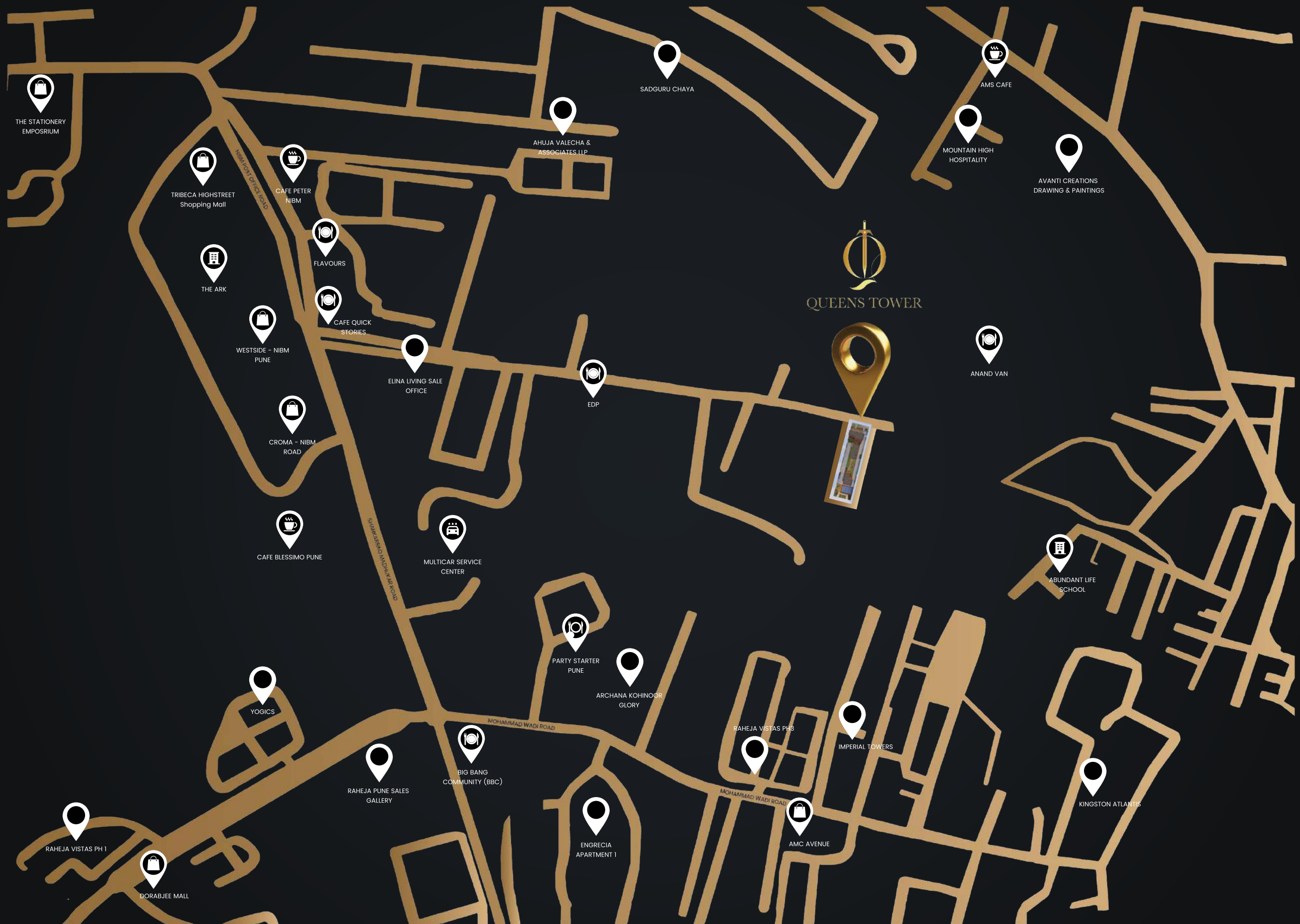


Step into Queens Tower, where opulent living converges with the thriving suburb of Pune, NIBM Road. Here, you can envelop yourself in the serenity of this residential treasure, cradled by the undulating hills and verdant scenery, providing an idyllic and peaceful residential experience. Immerse yourself in the natural beauty and tranquil surroundings.

A KINGDOM OF CONNECTIVITY

Queens Tower doesn't constrict itself only within the royal premises – Rather it extends beyond to weave itself into the immediate rise of an up-style society.





MAJESTIC ROOFTOP AMENITIES

Queens Tower, being the perfect multi-family property in design and form, offers a premium rooftop amenity space for residents and guests to relish, making smart use of an otherwise unusable area to create an engagement and entertainment arena with incredible, panoramic views. Overlooking the city skylines and adding brilliance to

"EXPERIENCE ELEVATED LIVING WITH OUR LUXURIOUS TERRACE AMENITIES THAT OFFER BREATHTAKING VIEWS, RALEXATION, AND A TOUCH OF PARADISE IN THE HEART OF THE CITY."



URBAN AMENITIES



Jogging Track

If jogging is how you prefer to stay in shape, here's a delightful track for you.



YOGA/AEROBICS ROOM

A well- designed indoor area to burn your calories and enjoy a good workout.



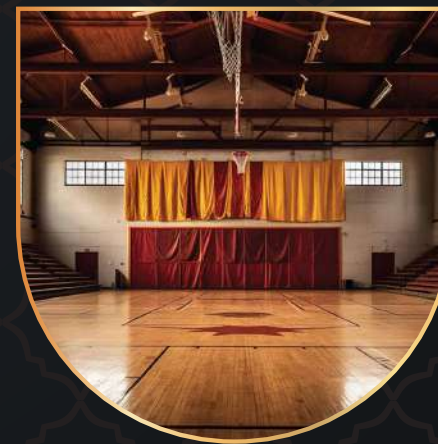
GYMNASIUM

A well- designed indoor area to burn your calories and enjoy a good workout.



INDOOR GAMES ROOM

Make new partnerships and friendships over a game of cards and lots of fun.



INDOOR COURT

From footsie to dunking a few baskets, enjoy multiple sports at this play court.

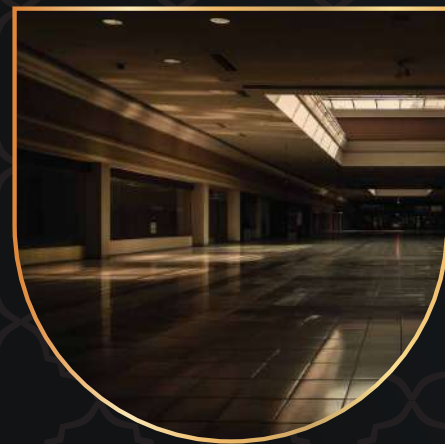


ROOFTOP GARDEN

A well- designed indoor area to burn your calories and enjoy a good workout.

LUXURY LIFESTYLE

Exceptional Infrastructure



WAITING AREA



STILT PARKING



TERRACE AMENITIES



LIFT LOBBY



BRAND STORES



SECURITY FEATURES

Discover The art of Living
In Every Brick, Beam and View



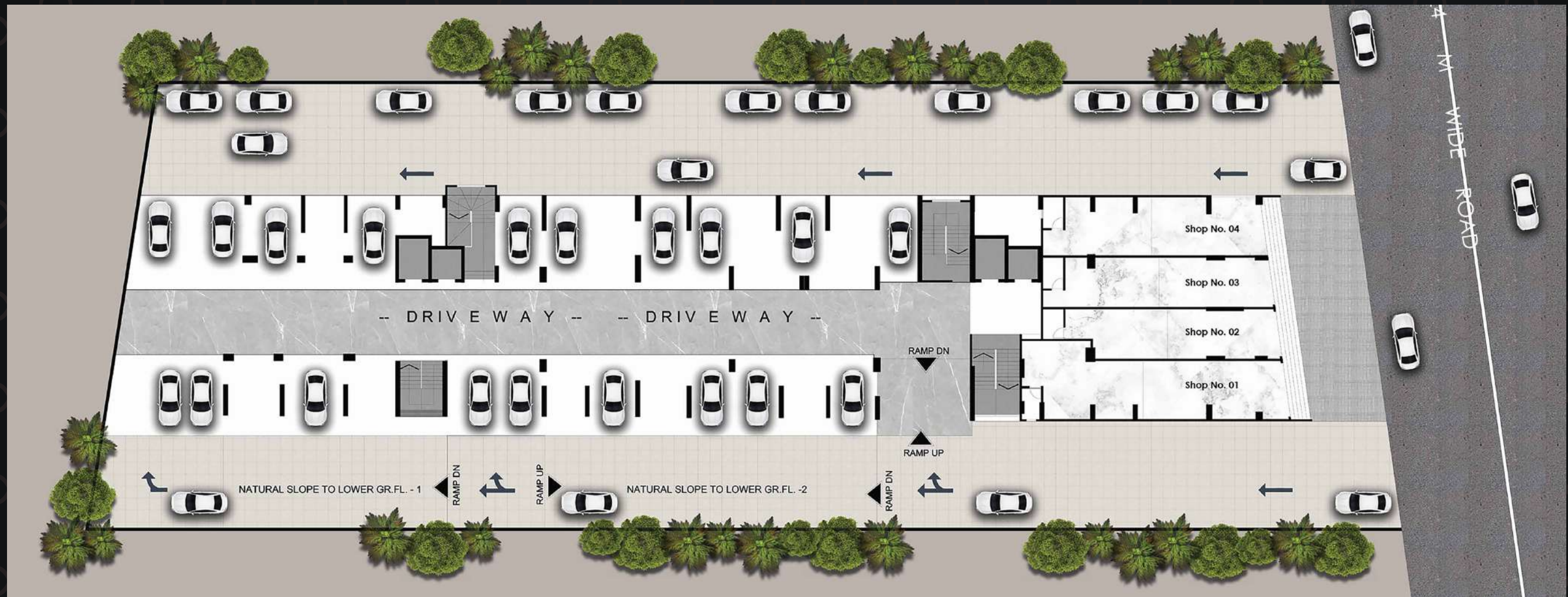
EXPERIENCE THE EPITOME OF LUXURY LIVING A
QUEENSTOWER, TAILORED FOR THOSE WHO SEEK
EXTRAORDINARY RESIDENCES. THIS MAJESTIC PROPERTY
COMBINES CONTEMPORARY CONVENIENCES WITH A
REGAL TOUCH.

Discover the allure of 2 and 3 bedroom apartments
nestled within two remarkable 12-story towers.

A rooftop brimming with a wide
array of amenities.



Ground Floor Plan



Typical Floor Plan



Wing – A



	WING	SERIES	SPECIFICATION	UNIT NO.	FLAT AREA	TERRACE AND BALCONY	TOTAL CARPATE AREA
SQ. MT.	A	01	2 BHK	101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201	58.3 SQ. MT.	9.17 SQ. MT.	67.47 SQ. MT.
SQ. FT.					628 SQ. FT.	99 SQ. FT.	727 SQ. FT.
SQ. MT.	A	02	2 BHK	102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202	57.64 SQ. MT.	9.17 SQ. MT.	66.81 SQ. MT.
SQ. FT.					621 SQ. FT.	99 SQ. FT.	720 SQ. FT.
SQ. MT.	A	03	3 BHK	103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203	94.43 SQ. MT.	15.22 SQ. MT.	109.65 SQ. MT.
SQ. FT.					1017 SQ. FT.	164 SQ. FT.	1181 SQ. FT.
SQ. MT.	A	04	3 BHK	104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204	94.45 SQ. MT.	15.06 SQ. MT.	109.51 SQ. MT.
SQ. FT.					1016 SQ. FT.	163 SQ. FT.	1179 SQ. FT.



Type 1 2 BHK Specification

- Vitrified Tiles
- Gypsum Finish Wall
- Granite Kitchen Platform
- Exhaust fan provision
- Premium Sanitary Fitting
- Anti-skid Tiles in Balcony
- Wooden Finish Door Frame
- Video Door phone



Type 1

2 BHK A – 101



Type 2

2 BHK A – 102



UNIT NO.	FLAT AREA	TERRACE & BALCONY	TOTAL CARPATE AREA
101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201	58.3 SQ. MT	9.17 SQ. MT	67.47 SQ. MT
	628.00 SQ. FT	99.00 SQ. FT	727.00 SQ.FT

UNIT NO.	FLAT AREA	TERRACE & BALCONY	TOTAL CARPATE AREA
102,202,302,402, 502,602,702,802, 902, 1002,1102,1202	57.64 SQ. MT	9.17 SQ. MT	66.81 SQ. MT
	621.00 SQ. FT	99.00 SQ. FT	720.00 SQ.FT

Type 3
3 BHK A – 103



Type 4
3 BHK A – 104



UNIT NO.	FLAT AREA	TERRACE & BALCONY	TOTAL CARPATE AREA
103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203	94.43 SQ. MT	15.22 SQ. MT	109.65 SQ. MT
	1017.00 SQ. FT	164.00 SQ. FT	1181.00 SQ. FT

UNIT NO.	FLAT AREA	TERRACE & BALCONY	TOTAL CARPATE AREA
104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204	94.45 SQ. MT	15.6 SQ. MT	109.51 SQ. MT
	1016.00 SQ. FT	163.00 SQ. FT	1179.00 SQ. FT

Type 2

3 BHK Specification

- Vitrified Tiles
- Gypsum Finish Wall
- Granite Kitchen Platform
- Exhaust fan provision
- Premium Sanitary Fitting
- Anti-skid Tiles in Balcony
- Wooden Finish Door Frame
- Video Door phone





Wing – B



	WING	UNIT	SPECIFICATION	UNIT NO.	FLAT AREA	TERRACE AND BALCONY	TOTAL CARPATE AREA
SQ. MT.	B	01	2 BHK	101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201	69.33 SQ. MT.	15.8 SQ. MT.	85.13 SQ. MT.
SQ. FT.					747 SQ. FT.	170 SQ. FT.	917 SQ. FT.
SQ. MT.	B	02	2 BHK	102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202	66.94 SQ. MT.	15.7 SQ. MT.	82.64 SQ. MT.
SQ. FT.					721 SQ. FT.	169 SQ. FT.	890 SQ. FT.
SQ. MT.	B	03	2 BHK	103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203	59.39 SQ. MT.	9.61 SQ. MT.	69 SQ. MT.
SQ. FT.					639 SQ. FT.	104 SQ. FT.	743 SQ. FT.
SQ. MT.	B	04	2 BHK	104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204	57.3 SQ. MT.	9.15 SQ. MT.	66.45 SQ. MT.
SQ. FT.					617 SQ. FT.	99 SQ. FT.	716 SQ. FT.
SQ. MT.	B	05	2 BHK	105, 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205	57.69 SQ. MT.	9.15 SQ. MT.	66.84 SQ. MT.
SQ. FT.					621 SQ. FT.	99 SQ. FT.	720 SQ. FT.
SQ. MT.	B	06	2 BHK	106, 206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206	58.98 SQ. MT.	9.61 SQ. MT.	68.59 SQ. MT.
SQ. FT.					635 SQ. FT.	104 SQ. FT.	739 SQ. FT.



Type 5
2 BHK B – 101



Type 6
2 BHK B – 102



UNIT NO.	FLAT AREA	TERRACE & BALCONY	TOTAL CARPATE AREA
101,201,301,401,501, 601,701,801, 901, 1001,1101,1201	69.33 SQ. MT	15.8 SQ. MT	85.13 SQ. MT
	747.00 SQ. FT	170.00 SQ. FT	917.00 SQ.FT

UNIT NO.	FLAT AREA	TERRACE & BALCONY	TOTAL CARPATE AREA
102,202,302,402,502, 602,702,802, 902, 1002,1102,1202	66.94 SQ. MT	15.7 SQ. MT	82.64 SQ. MT
	721.00 SQ. FT	169.00 SQ. FT	890.00 SQ.FT

Type 7
2 BHK B – 103



Type 8
2 BHK B – 104



UNIT NO.	FLAT AREA	TERRACE & BALCONY	TOTAL CARPATE AREA
103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203	59.39 SQ. MT	9.61 SQ. MT	69 SQ. MT
	639.00 SQ. FT	104.00 SQ. FT	743.00 SQ.FT

UNIT NO.	FLAT AREA	TERRACE & BALCONY	TOTAL CARPATE AREA
104, 204, 304, 404, 504, 604, 704, 804, 904,1004, 1104, 1204	57.3 SQ. MT	9.15 SQ. MT	66.45 SQ. MT
	617.00 SQ. FT	99.00 SQ. FT	716.00 SQ.FT

Type 9
2 BHK B – 105



Type 10
2 BHK B – 106



UNIT NO.	FLAT AREA	TERRACE & BALCONY	TOTAL CARPATE AREA
105.205,305,405, 505,605,705,805, 905,1005,1105,1205	57.69 SQ. MT	9.15 SQ. MT	66.84 SQ. MT
	621.00 SQ. FT	99.00 SQ. FT	720.00 SQ.FT

UNIT NO.	FLAT AREA	TERRACE & BALCONY	TOTAL CARPATE AREA
106.206.306, 406,506, 606.706, 806,906, 1006,1106,1206	58.98 SQ. MT	9.61 SQ. MT	68.59 SQ. MT
	635.00 SQ. FT	104.00 SQ. FT	739.00 SQ.FT





**“ Redefining urban living: soaring
heghits, infinite possibilities.”**

*Artistic impression

“DISCOVER THE KEYS TO YOUR FUTURE IN THE DOORWAYS OF OUR
EXCEPTIONAL PROPERTY.”



PROJECT BY



IKON BUILDCORP
India Pvt. Ltd.

C R E D I T S

Architect

Ar. Vilas Tarwadi

RCC Consultant

R. K. Randhave

Legal Advisor

Tushar Chavan



STRATEGIC PARTNER

SALEMAX PLUS
Real Estate Growth Accelerator

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