



2 and 3 BHK Privileged Terrace Homes





KARAN  
**SUNCOAST**  
feel the gleaming light

Enchanting home with scenic views...

Wake up to the chirping of birds... With a cup of hot coffee, stand in your balcony and be mesmerised by the enchanting sight of the rising sun hovering over the blue waters of Ramnadi. See the ripples move as the cool breeze caresses your face. Be a witness to the changing hues of nature... moment by moment, every day. Live a life of exuberance and positivity that only Mother Nature can bestow.

This is not a scene from fantasy but it is a home in reality, your cherished home. After a hard day's work, relax watching colourful flower beds that dot the landscaped gardens or enjoy a game of lawn tennis with your partner. Karan Suncoast has its own ghat on the banks of Ramnadi. So, rejuvenate by taking an evening stroll or by choosing to paint with your kids.

Welcome to Karan Suncoast...





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Delightful home with pleasing environs...

A seamless blend of beautiful, spacious apartments, landscaped gardens, club house, kids play area, the project incorporates the comfort of space and the privilege of privacy in one unique package just for you. Having the NH-4 close, Karan Suncoast is conveniently placed. You can move around joyously to locations of your choice, be it the Pune city, the IT park in Hinjewadi or to different picnic spots in its vicinity.

A home amidst nature, yet located conveniently at Kothrud annexe. The Karan Suncoast, duo of towers, hosts top notch quality 2 & 3 BHK terrace apartments. Safety is the key in designing the smooth internal driveway and ample parking space, well-resourced with rain water harvesting, solar water heating systems and various eco-friendly measures.

Karan Suncoast is indeed an amazing space to be owned...





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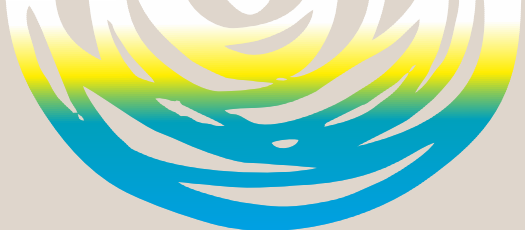
Bright and warm home just for you...

It is not just the exteriors that are eye catching. Every apartment is thoughtfully planned and designed, so that each gets liberal amount of sunlight and breeze. The interiors of the apartments offer you an enviable life to live and enjoy to the fullest. The apartments are a testimony of the correct open-space equation, designed to maximise space. The contemporary homes have great aesthetic value to it.

Following the rich tradition of quality homes, Karan Suncoast boasts of all the ultra modern amenities that will help you to lead a well balanced life.

A home in Karan Suncoast will truly give you a privileged living..





Magnificent : 3BHK



Splendid : 2BHK



# Typical Floor Plan



Typical 1st, 3rd, 5th, 7th, 9th Floor Plan

Flat no.	Flat Type	Carpet Area	Terrace Area	Salable Area
101, 301, 501, 701, 901	2 BHK	604	88	913
102, 302, 502, 702, 902	2 BHK	604	73	894
103, 303, 503, 703, 903	2 BHK	609	82	912
104, 304, 504, 704, 904	2 BHK	609	99	935
105, 305, 505, 705, 905	2 BHK	626	83	936
106, 306, 506, 706, 906	3 BHK	915	159	1418
107, 307, 507, 707, 907	3 BHK	915	159	1418
108, 308, 508, 708, 908	2 BHK	630	96	958



# Tower : A



Typical 2nd, 4th, 6th, 10th Floor Plan

Flat no.	Flat Type	Carpet Area	Terrace Area	Salable Area
201, 401, 601, 1001	2 BHK	604	75	896
202, 402, 602, 1002	2 BHK	604	73	894
203, 403, 603, 1003	2 BHK	610	82	913
204, 404, 604, 1004	2 BHK	610	99	936
205, 405, 605, 1005	2 BHK	627	78	931
206, 406, 606, 1006	3 BHK	911	189	1452
207, 407, 607, 1007	3 BHK	911	189	1452
208, 408, 608, 1008	2 BHK	630	71	925

# Typical Floor Plan



8th Floor Plan

Flat no.	Flat Type	Carpet Area	Terrace Area	Salable Area
801	2 BHK	604	75	896
802	2 BHK	604	73	894
803	2 BHK	610	82	913
804	2 BHK	610	99	936
805	2 BHK	627	78	931
806	3 BHK	911	189	1452
807	3 BHK	911	189	1452
808	2 BHK	630	71	925



# Tower : A



11th Floor Plan

Flat no.	Flat Type	Carpet Area	Terrace Area	Salable Area
1101	2 BHK	604	86	911
1102	2 BHK	604	73	894
1103	2 BHK	609	82	912
1104	2 BHK	609	99	935
1105	3 BHK	915	929	2434
1106	3 BHK	915	952	2464



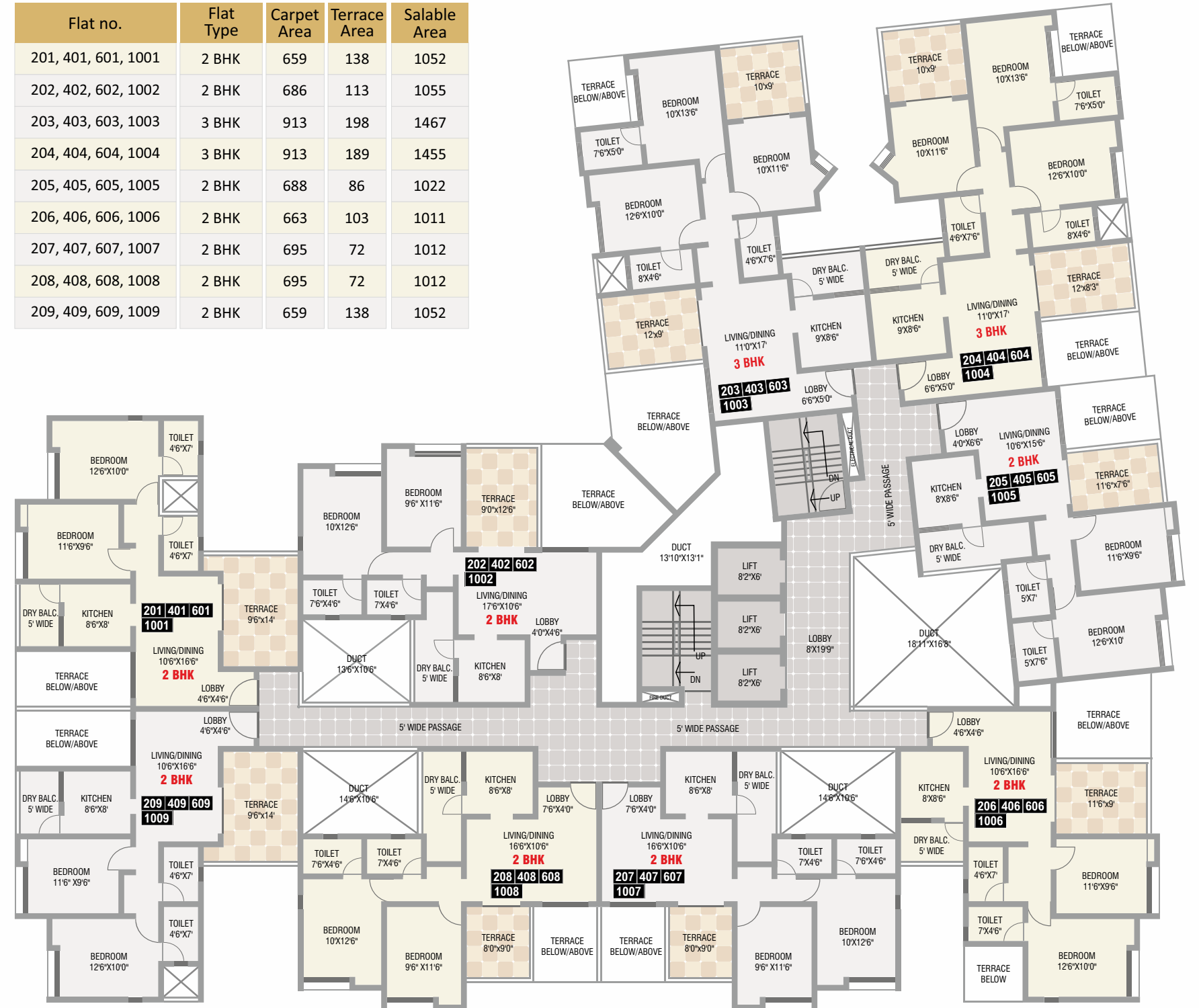
Typical 1st, 3rd, 5th, 7th, 9th Floor Plan

Flat no.	Flat Type	Carpet Area	Terrace Area	Salable Area
101, 301, 501, 701, 901	2 BHK	659	98	999
102, 302, 502, 702, 902	2 BHK	686	165	1123
103, 303, 503, 703, 903	3 BHK	917	238	1525
104, 304, 504, 704, 904	3 BHK	917	159	1420
105, 305, 505, 705, 905	2 BHK	688	86	1022
106, 306, 506, 706, 906	2 BHK	665	162	1092
107, 307, 507, 707, 907	2 BHK	695	72	1012
108, 308, 508, 708, 908	2 BHK	695	72	1012
109, 309, 509, 709, 909	2 BHK	659	98	999



Typical 2nd, 4th, 6th, 10th Floor Plan

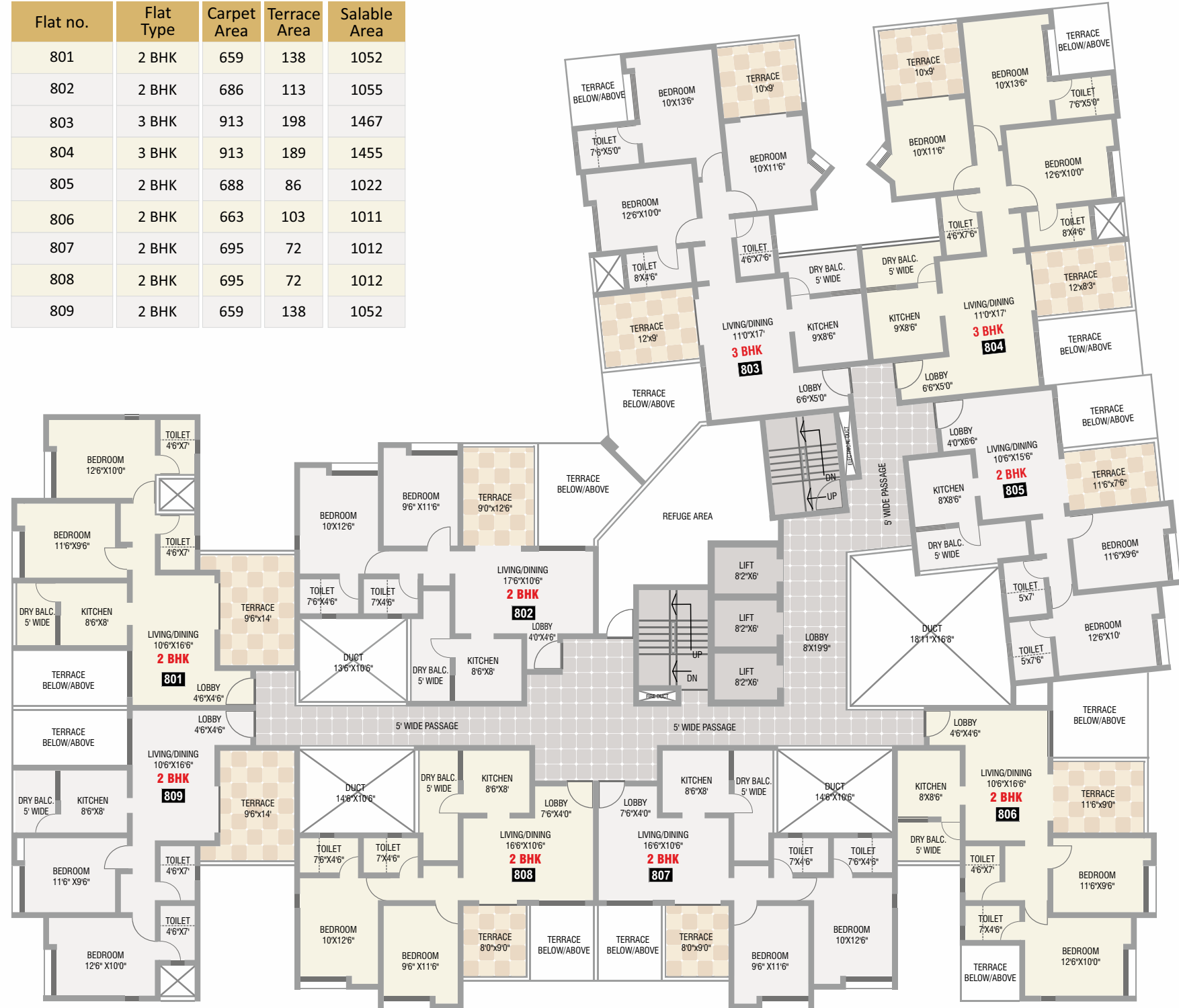
Flat no.	Flat Type	Carpet Area	Terrace Area	Salable Area
201, 401, 601, 1001	2 BHK	659	138	1052
202, 402, 602, 1002	2 BHK	686	113	1055
203, 403, 603, 1003	3 BHK	913	198	1467
204, 404, 604, 1004	3 BHK	913	189	1455
205, 405, 605, 1005	2 BHK	688	86	1022
206, 406, 606, 1006	2 BHK	663	103	1011
207, 407, 607, 1007	2 BHK	695	72	1012
208, 408, 608, 1008	2 BHK	695	72	1012
209, 409, 609, 1009	2 BHK	659	138	1052





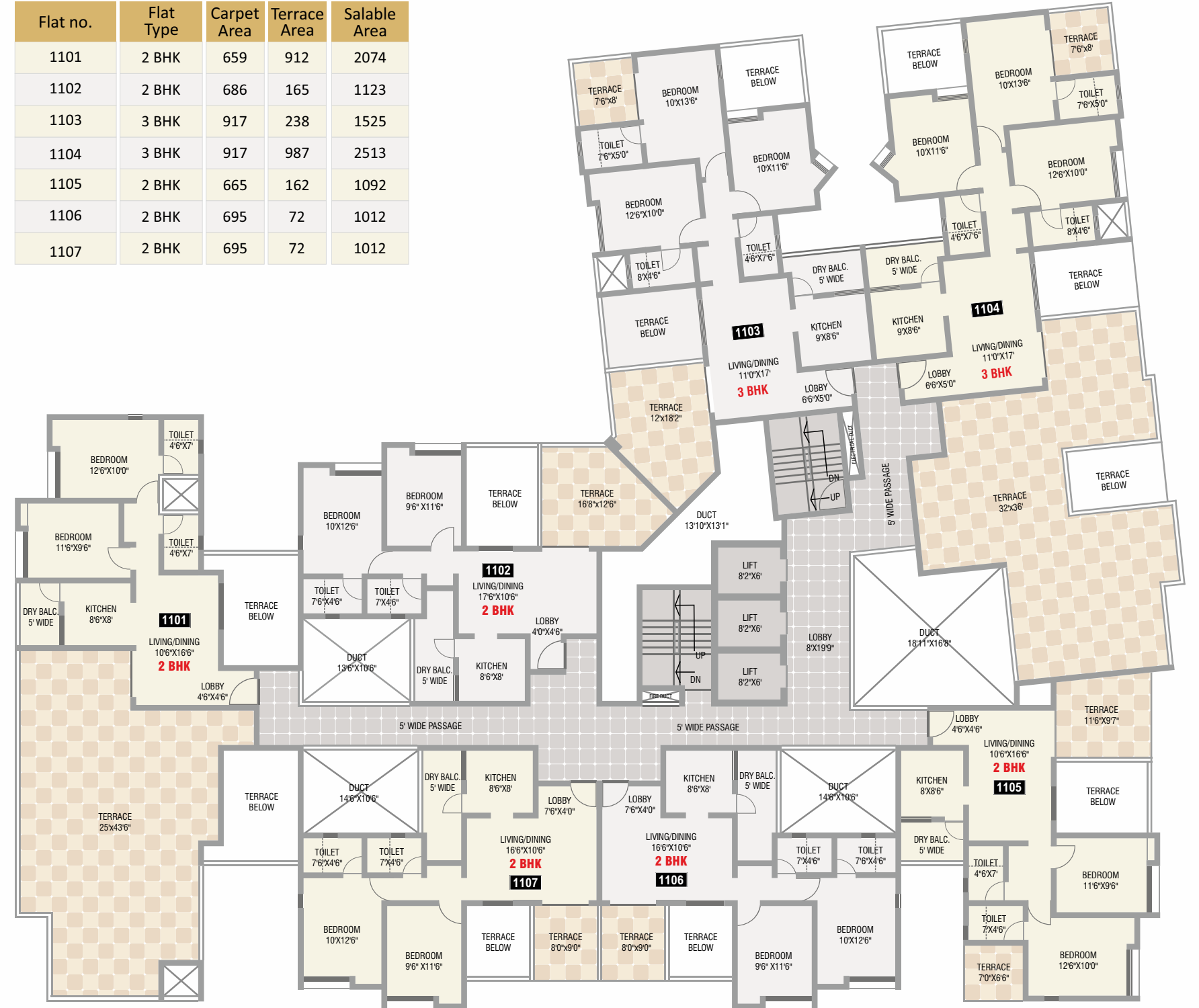
8th Floor Plan

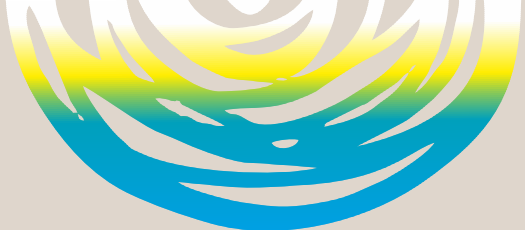
Flat no.	Flat Type	Carpet Area	Terrace Area	Salable Area
801	2 BHK	659	138	1052
802	2 BHK	686	113	1055
803	3 BHK	913	198	1467
804	3 BHK	913	189	1455
805	2 BHK	688	86	1022
806	2 BHK	663	103	1011
807	2 BHK	695	72	1012
808	2 BHK	695	72	1012
809	2 BHK	659	138	1052



11th Floor Plan

Flat no.	Flat Type	Carpet Area	Terrace Area	Salable Area
1101	2 BHK	659	912	2074
1102	2 BHK	686	165	1123
1103	3 BHK	917	238	1525
1104	3 BHK	917	987	2513
1105	2 BHK	665	162	1092
1106	2 BHK	695	72	1012
1107	2 BHK	695	72	1012





## Amenities

### Nature Nurture

- ◆ Elegant Landscaped Garden
- ◆ Ample plantation and dazzling flower beds inside the entire project
  - ◆ Rain Water Harvesting
  - ◆ Solar Water Heating System
- ◆ Vermicomposting Systems for garbage treatment

### Healthy Leisure

- ◆ Club House with Party Lawn and Indoor Games
  - ◆ Tennis Court
  - ◆ Well equipped Gymnasium
- ◆ Open Air Stage and Amphitheatre
  - ◆ Children Play Area
  - ◆ Senior Citizen County

### Simply Safe

- ◆ CCTV surveillance system covering all common areas
  - ◆ Video door phone for each apartment
    - ◆ Intercom connectivity
  - ◆ 24 Hours Security Service
  - ◆ School bus waiting stop
    - ◆ Fire fighting system
  - ◆ Compound wall for entire project
- ◆ Generator backup for all common areas
  - ◆ Safety window grills

### Convenient Add-ons

- ◆ 3 elevators of reputed make with generator backup for each wing
- ◆ Two level car parking with ample common 2 wheeler parking space
  - ◆ Elegant entrance gate
  - ◆ Decorative entrance lobby
- ◆ Internal concrete or paving roads
  - ◆ Shri Ganesh Temple
  - ◆ Society maintenance office
- ◆ Additional water supply for common use through Bore-well
  - ◆ Common toilets in parking area for drivers and servants
- ◆ Attractive L.E.D. illumination for common areas and around the buildings
  - ◆ Individual name plate and letter box for each apartment
    - ◆ Water Level control system with standby pump



## Specifications

### Structure and masonry

- ◆ Earthquake resistant R.C.C. frame structure
- ◆ 6" Thick Siporex brickwork for external walls and 4" brickwork for internal walls
  - ◆ External wall sand faced plaster and superfine POP for Internal Walls

### Electrification

- ◆ Concealed flame retained copper wiring with good quality designer modular switches along with MCB and distribution board
- ◆ Adequate electrical points for entire apartment
  - ◆ Provision for Inverter
  - ◆ Shuttered plug socket to avoid accidental contact
- ◆ 2-Way Switches in master bedroom
  - ◆ A/C point in master bedroom
  - ◆ T.V. and Telephone points in living and master bedroom
- ◆ Electrical and Plumbing provision for washing machine in dry balcony

### Kitchen

- ◆ Kitchen Platform with black granite top and stainless steel sink
  - ◆ Colour glazed dado tiles above kitchen platform up to lintel level
- ◆ Electrical and Plumbing provision for water purifier and exhaust fans in Kitchen
  - ◆ Electrical provision for Refrigerator and Microwave
  - ◆ Anti Cockroach Traps for kitchen outlets

### Flooring

- ◆ Vitrified tiled flooring in living, kitchen and bedrooms
- ◆ Antiskid ceramic flooring in attached Terraces, Dry Balcony and Toilets
  - ◆ Colour glazed dado tiles up to lintel level in all toilets

### Doors

- ◆ Decorative main door with high quality fittings and latch lock of Europa or equivalent make
- ◆ High quality flush doors with plywood frames and standard hardware fittings
  - ◆ Waterproof flush doors with granite frames for all toilets

### Windows

- ◆ 3 track powder coated aluminium sliding windows with mosquito net
- ◆ Aluminium sliding door for terrace adjoining living room / bedroom
  - ◆ Oil painted M.S. Safety Grills
    - ◆ Granite Sill for all Windows

### Plumbing and Sanitary

- ◆ Electrical and plumbing provision for water heater and exhaust fans in all toilets
  - ◆ Designer toilets with concealed plumbing along with Jaquar or equivalent make CP fittings
- ◆ Glazed / ceramic tiles dado up to lintel level
  - ◆ Good quality sanitary fittings

### Painting

- ◆ Weatherproof paint "Apex" for exteriors
  - ◆ OBD for Internal walls
  - ◆ Oil paint for all window grills and railings



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# TRADITION . INNOVATION . PERFORMANCE

Karan Developers, established in the year 2000 by Mr. Sunil Jadhav and Mr. R. J. Lahoti, prides over its accomplishment of delivering more than 20 residential and commercial projects, over 2500 flats and most importantly, a big family of satisfied customers. Their projects incorporate tools like water harvesting, recycling and solar panels in order to improve their green footprint. Karan Developers aims at providing good quality, efficient and affordable homes to its customers. 'Trust and Timely Delivery' are truly its hallmarks. It follows the tradition of excellence, believes in innovation and therefore its performance is impeccable. The different projects that it has executed are testimony for the same...

Completed Projects:



Ongoing Project:



*Karan Woods*  
Experience Nature's Phenomena...

2 BHK Luxurious Homes, Warje, Pune

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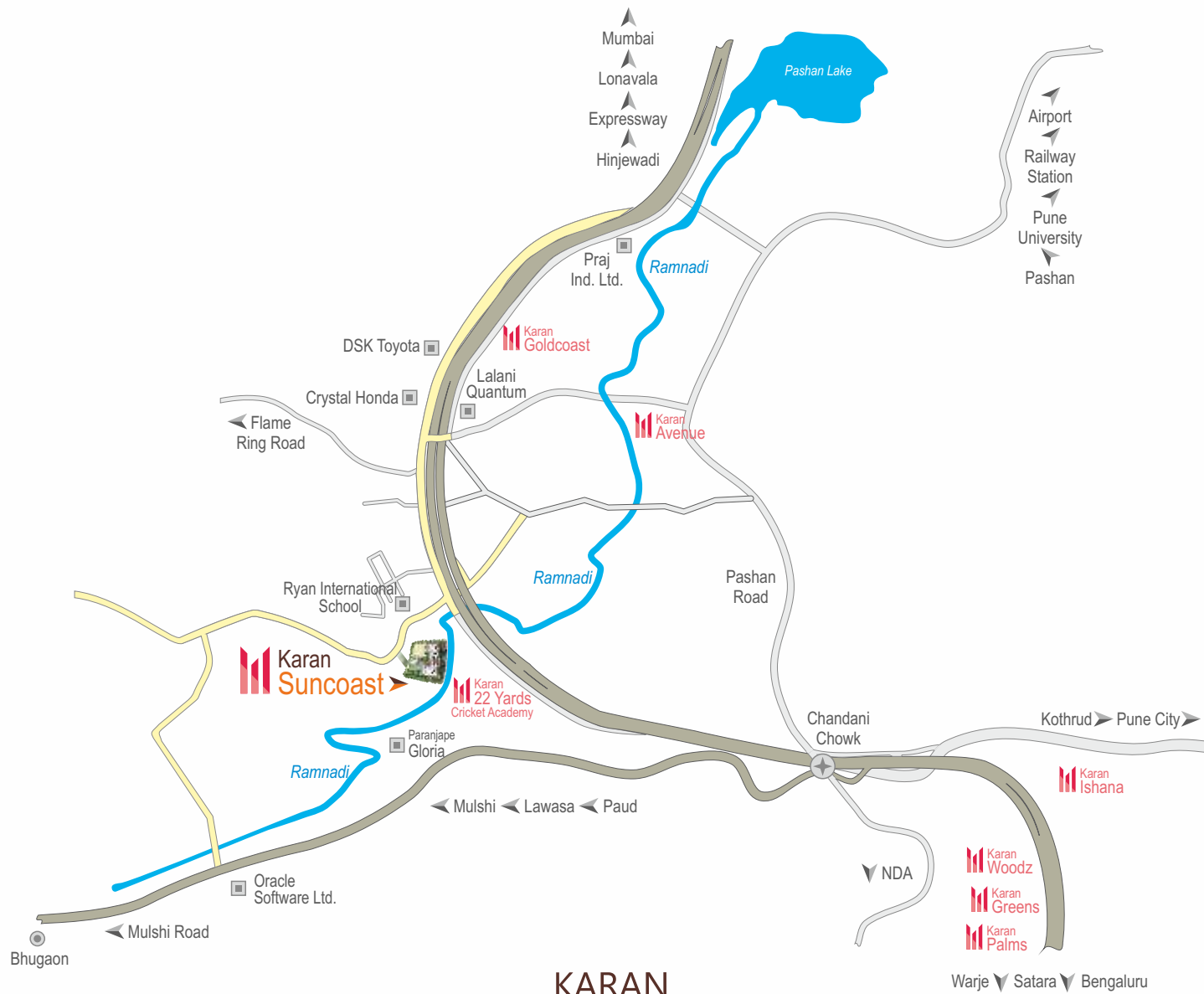
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