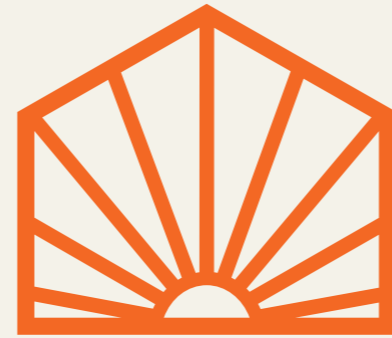


SUN EMERALD

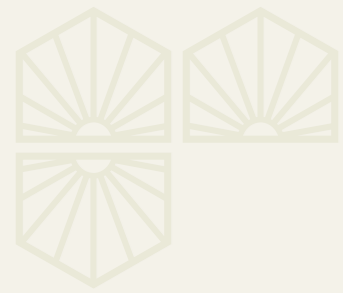
KHARADI

www.mittalbuilders.com



SUN EMERALD

2, 2.5 & 3 BHK Apartments



LIMITLESS YOU

Discover a life that encourages you to embrace your limitless potential at **Sun Emerald by Mittal Group.**

We invite you to break free from constraints, explore new horizons, and embody your true essence. It's not just a home; it's a canvas for you to unleash the boundless possibilities within.



KHARADI

Discover Your Limitless Self in Kharadi

Nestled in the vibrant locale of Kharadi, Sun Emerald is your gateway to discovering the limitless facets of yourself. Experience the dynamic energy of Kharadi, where every moment propels you towards self-discovery and growth.



LIMITLESS
Peace & Happiness



LIMITLESS
Work Life Balance



LIMITLESS
Connectivity



Indulge in Limitless Luxuries.



At Sun Emerald, indulge in an array of luxuries that amplify your #LimitlessYou lifestyle.



Family-Friendly Fun, Fitness, and Culture, Limitless Amenities for you to thrive!

Kids & Play

- Indoor Games
- Kids Play Area
- Creche
- Toddlers Play Area

Work & More

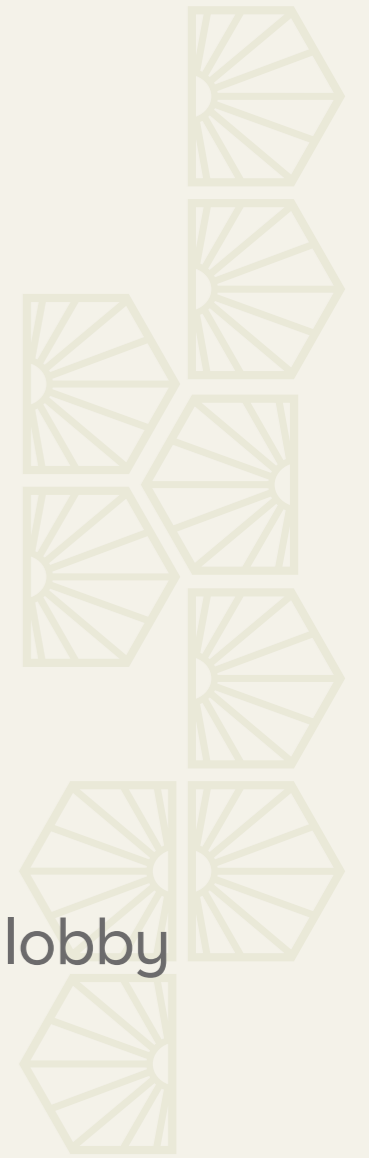
- Co-working Area
- Open Garden & Party Lawn
- Open Sitting Area

Security & Luxury

- CCTV Surveillance
- Guarded security round the clock
- Video door phone with access card in lobby
- Lavish Entrance Lobbies

Fitness & Fun

- Fully Equipped Gym
- Swimming Pool
- Outdoor Yoga & Meditation Space





Modern Comforts & Conveniences



For a Limitless Leisure





Artistic Impression*

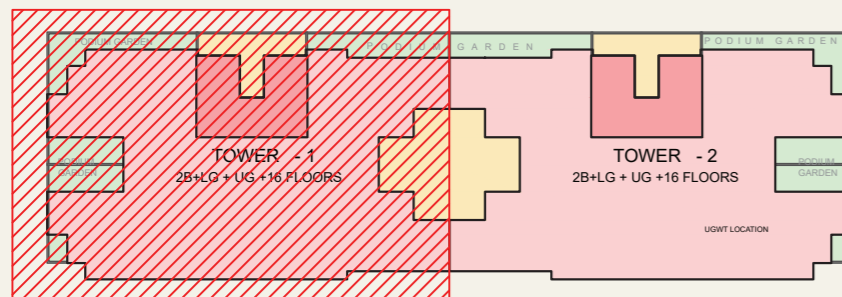
Breath of Fresh Air at Oxygen Park

Adjacent to Sun Emerald lies Oxygen Park, A sanctuary of greenery that let's you live limitless in tune with nature. Spread across an area of 7.5 acres, the park has a dedicated yoga area, a play section for the kids and a 1 km long jogging track. Also, what makes this garden even more alluring is the fact that it will house a maze garden in its premises, which will be the first of its kind in Pune. Breathe in the freshness as you enjoy the tranquility of this lush retreat right at your doorstep.



Sculpt Your Tomorrow: **Sun Emerald**,
Where Opportunities To live Limitless Await.

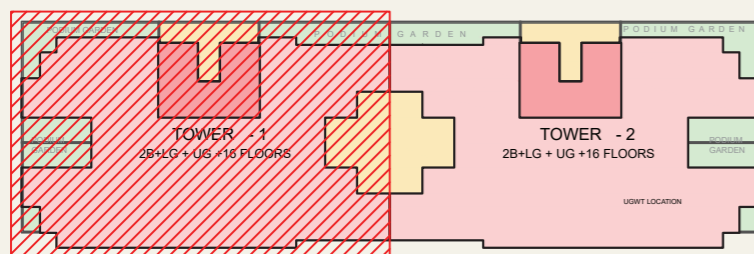
Tower 1 - 1st Floor



TOWER-01 1ST FLOOR								1 SQ.M = 10.764 SQ.FT	
Flat No.	Flat Type	Product Code	Flat Carpet Area		Enclosed Balcony	Total Carpet Area		Formed Terrace area	75% of Formed Terrace area
			SQ.M	SQ.M		SQ.M	SQ.FT		
T1-101	2.5BHK-A	1536	74.17	6.30	8.60	89.07	958.75	26.39	19.79
T1-102	2.5BHK	1323	74.17	6.30	8.60	89.07	958.75	0.00	0.00
T1-103	2BHK	1047	55.60	6.12	8.77	70.49	758.75	0.00	0.00
T1-104	3BHK-B	1609	86.89	6.57	8.64	102.10	1099.00	11.47	8.60
T1-105	3BHK-A	1828	86.89	6.57	8.64	102.10	1099.00	38.63	28.97



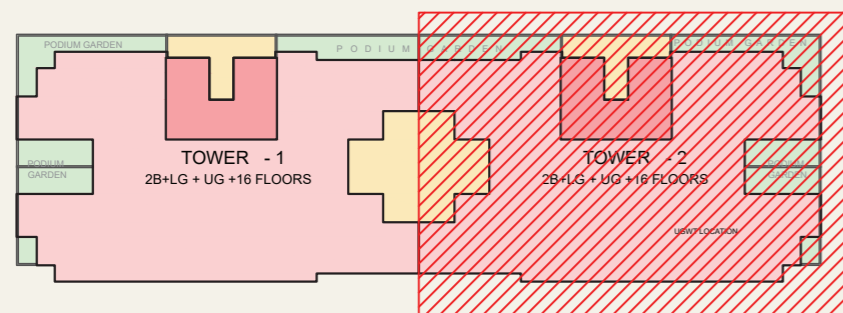
Tower 1 - 2nd to 15th Floor



TOWER-01- 2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH,10TH,11TH,12TH,13TH,14TH,15th							1 SQ.M = 10.764 SQ.FT	
Flat No.	Flat Type	Product Code	Flat Carpet Area	Open Balcony / Sit out Area	Enclosed Balcony	Total Carpet Area		
			SQ.M	SQ.M	SQ.M	SQ.M	SQ.FT	
T1-201,301,401,501,601,701,801,901,1001,1101,1201,1301,1401,1501	2.5BHK-A	1323	74.17	6.30	8.60	89.07	958.75	
T1-202,302,402,502,602,702,802,902,1002,1102,1202,1302,1402,1502	2.5BHK-A	1323	74.17	6.30	8.60	89.07	958.75	
T1-203,303,403,503,603,703,803,903,1003,1103,1203,1303,1403,1503	2BHK	1047	55.60	6.12	8.77	70.49	758.75	
T1-204,304,404,504,604,704,804,904,1004,1104,1204,1304,1404,1504	3BHK	1515	86.76	6.57	8.64	101.97	1097.61	
T1-205,305,405,505,605,705,805,905,1005,1105,1205,1305,1405,1505	3BHK	1515	86.76	6.57	8.64	101.97	1097.61	



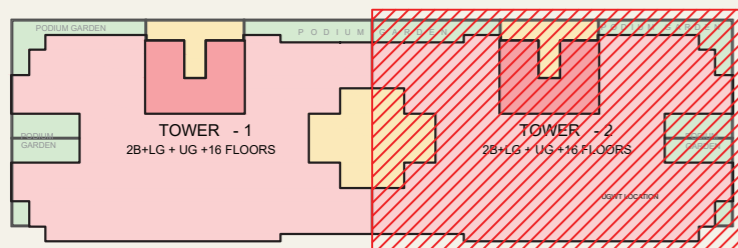
Tower 2 - 1st Floor



TOWER-02 1ST FLOOR							1 SQ.M = 10.764 SQ.FT			
Flat No.	Flat Type	Product Code	Flat Carpet Area	Balcony / Sit out Area	Enclosed Balcony	Total Carpet Area	Formed Terrace area	75% of Formed Terrace area		
			SQ.M	SQ.M		SQ.M	SQ.FT	SQ.M	SQ.M	
T2-101	2.5BHK-A	1536	74.17	6.30	8.60	89.07	958.75	26.39	19.79	
T2-102	2.5BHK	1323	74.17	6.30	8.60	89.07	958.75	0.00	0.00	
T2-103	2BHK	1047	55.60	6.12	8.77	70.49	758.75	0.00	0.00	
T2-104	3BHK-B	1609	86.89	6.57	8.64	102.10	1099.00	11.47	8.60	
T2-105	3BHK-A	1828	86.89	6.57	8.64	102.10	1099.00	38.63	28.97	



Tower 2 - 2nd to 15th Floor



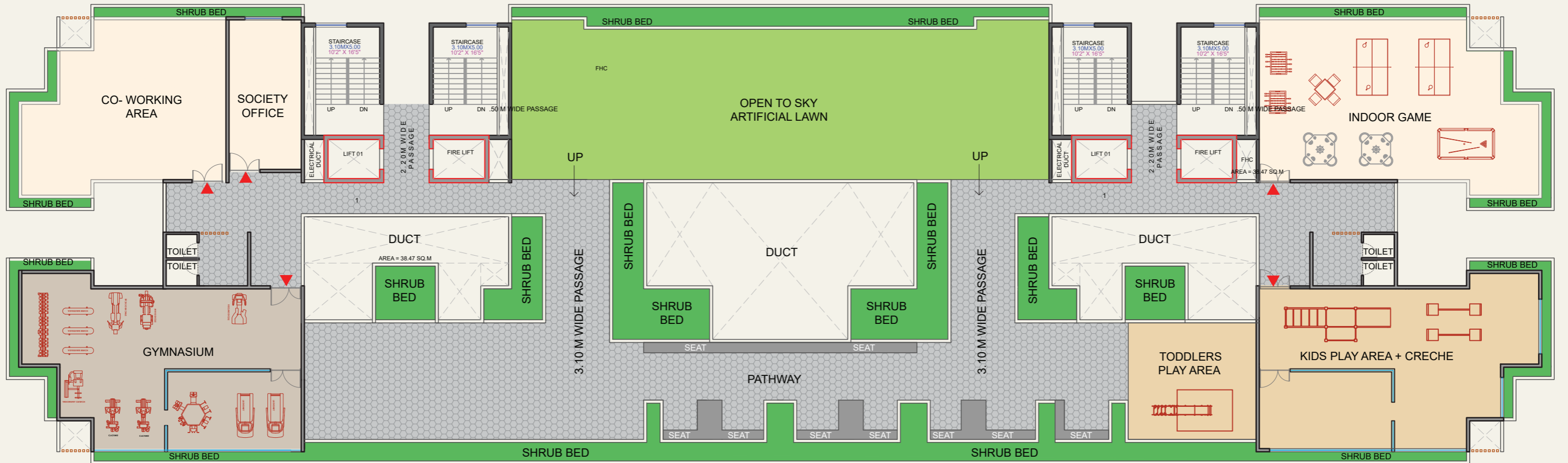
TOWER-02- 2ND,3RD,4TH,5TH,6TH,7TH,8TH,9TH,10TH,11TH,12TH,13TH,14TH,15th								1 SQ.M = 10.764 SQ.FT	
Flat No.	Flat Type	Product Code	Flat Carpet Area		Enclosed Balcony	Total Carpet Area			
			SQ.M	Open Balcony / Sit out Area SQ.M		SQ.M	SQ.FT		
T2-201,301,401,501,601,701,801,901,1001,1101,1201,1301,1401,1501	2.5BHK-A	1323	74.17	6.30	8.60	89.07	958.75		
T2-202,302,402,502,602,702,802,902,1002,1102,1202,1302,1402,1502	2.5BHK-A	1323	74.17	6.30	8.60	89.07	958.75		
T2-203,303,403,503,603,703,803,903,1003,1103,1203,1303,1403,1503	2BHK	1047	55.60	6.12	8.77	70.49	758.75		
T2-204,304,404,504,604,704,804,904,1004,1104,1204,1304,1404,1504	3BHK	1515	86.76	6.57	8.64	101.97	1097.61		
T2-205,305,405,505,605,705,805,905,1005,1105,1205,1305,1405,1505	3BHK	1515	86.76	6.57	8.64	101.97	1097.61		



Tower 1 & 2 - 16th Floor - Amenity Floor

TOWER-01

TOWER-02



Structure

- R.C.C Frame structure designed as per earthquake resistance norms.

Kitchen

- Granite kitchen platform with stainless steel sink.
- Glazed dado tiles up to window top.
- Provisions for fixing water purifiers & exhaust fan.
- Provisions for washing machine with waterline & drain in dry terrace.
- Drinking water connection in Kitchen

Painting

- External painting in superior quality paint.
- Internal painting in good quality OBD paint.

Floorings

- 4' X 2' flooring tiles in living, dining, bedrooms & kitchen.
- 12" X 12" flooring tiles for attached terraces, toilets.

Masonry

- Light Weight Block Work 6" thick external & internal walls.
- Gypsum plaster inside & sand face plaster outside.

Doors & Windows

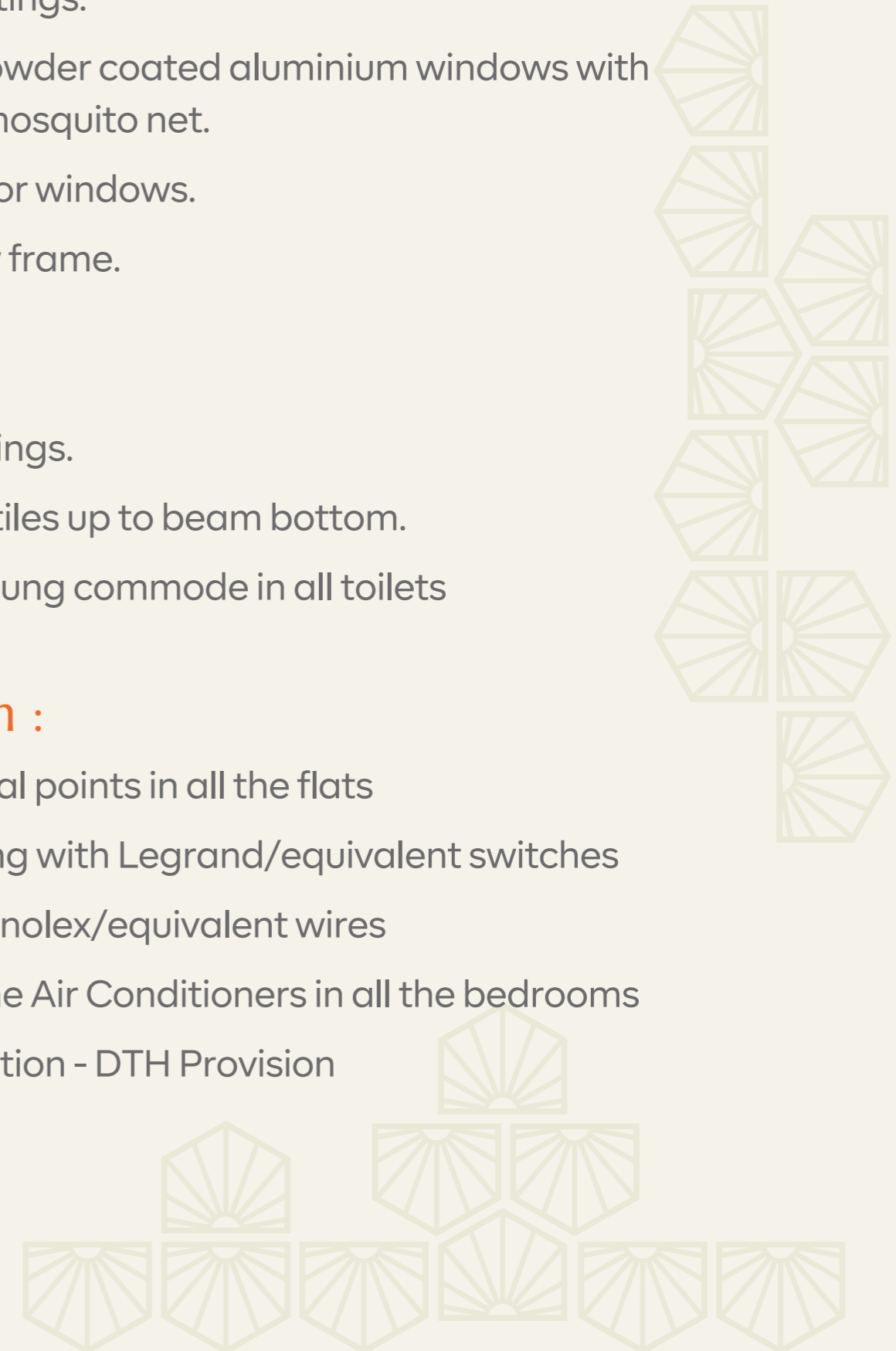
- Main Door with veneer/Laminate finish & superior fittings.
- All other internal doors will be flush doors/polyflex laminated doors with superior fittings.
- Good quality powder coated aluminium windows with stainless steel mosquito net.
- MS safety grill for windows.
- Granite window frame.

Toilets

- Branded CP fittings.
- Designer dado tiles up to beam bottom.
- Branded Wall Hung commode in all toilets

Electrification :

- Enough electrical points in all the flats
- Concealed wiring with Legrand/equivalent switches and polycab/Finolex/equivalent wires
- Provisions for the Air Conditioners in all the bedrooms
- TV/Dish connection - DTH Provision



Location



● VIMAN NAGAR

Phoenix marketcity

● CHANDAN NAGAR

Nagar Highway

WATER TANK

Oxygen Park

SUN EMERALD

Radisson Blue

Nagar Highway

Kharadi Bypass

D P Road

Eon IT Park Pune

● KALYANI NAGAR

Bollywood Multiplex

Zensar Technologies

Mula Mutha River

● KESHAV NAGAR

The Westin Pune Koregaon Park

Ghorpadi Road

● MUNDHWA CHOWK

N Main Road

● AMANORA

MAGARPATTA ●

Limitless Connectivity in Kharadi

Time, Vibrancy, Community

*Approximate distances

*Map not to scale



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